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Top Sales and Contracts: \$440.5M in Manhattan deals; Penthouse at The Benson tops contracts for second week in a row

November 23, 2020

In Manhattan last week, there were **239** condo, condop, and co-op sales amounting to **\$440,526,881**, the highest since mid-March. The 115 condo sales came in at a median of \$1.715 million (\$1,531/ft²). The 120 co-op sales came in at a median of \$780,000. A full, sortable list of apartment sales may be found below.

The Greenwich Lane, the luxury condominium complex that rose on the former site of St. Vincent's Hospital, had a good week with two homes in the top five. Indeed, the third week of November was a good one for downtown condos and co-ops. The one outlier in the top five was a Park Avenue cooperative that sold for [\\$7.3 million](#).

Also downtown, closings commenced this fall at [126 West 16th Street](#), a new boutique condominium on a tree-lined Chelsea block. Three listings were in the top ten, and remaining availabilities start at [\\$3.35 million](#).



The Benson via Hayes Davidson

Olshan Realty's [market report](#) notes that the week before Thanksgiving is traditionally a big one in the luxury real estate market, and that holds true even in 2020: From November 16-22, 25 contracts were signed for Manhattan listings priced at \$4 million and up. This is the highest total since the first week of March 2020, and this week's asking price total inched up from last week to **\$194,823,000**.

For the second week in a row, a penthouse at [The Benson](#) had the week's top contract. This one has three bedrooms, three and a half baths, three private terraces, and an asking price of **\$22 million**. The Benson has attracted attention for its Upper East Side address, its traditional yet modern design, its luxurious amenities, and most recently, its [billboard](#) featuring **Jerry Seinfeld**.

The Benson is still under construction, but the second-highest contract of the week took place in a long-standing New York City Landmark: A four-bedroom duplex at [The Eldorado](#) entered contract with an asking price of **\$19.999 million**. This was the most expensive co-op to sell on the Upper West Side this year, and one of eight co-ops to enter contract in the past week. The report states that this is the highest total of co-op sales since the last week in January 2020, when eight co-ops also sold.

Top Contracts

1. The Benson, 1045 Madison Avenue, #PHC – \$22,000,000

Carnegie Hill | Condo | 3 beds, 3.5 baths | 3,780 ft²



The Benson via Hayes Davidson

From the listing:

Corner penthouse duplex with 3 bedrooms and 3.5 bathrooms perched above the new Benson condo. The unit has 3,780 square feet and 3 terraces that total 676 square feet. Downstairs is a living room with a fireplace, formal dining room, eat-in kitchen and a powder room. There are terraces off the living room and eat-in kitchen. Upstairs is 3 bedrooms and 3 bathrooms. The master bedroom opens onto a a 10' x 21' terrace.