

70 Vestry Street

Developer: Related Companies

Architect: Robert A.M. Stern Architects & Daniel Romualdez (Interiors)

Units: 46

Amenities: Full-time Doorman, Elevator, The Wright Fit Fitness Center with Pool & Spa, Squash Court, Café, Library, Billiards Room, Lounge, and a Dining Suite, Play Room, Pet Spa, Automated Parking, Storage

70 VESTRY STREET - ACTIVE LISTINGS

| Address | Ask Price | Size (SF) | Ask PPSF | Beds | Baths | M/Cc | M/Tax | DOM | Original Ask | Listed Date |
|---------------------------------------|-------------|-----------|----------|------|-------|---------|---------|-----|--------------|-------------|
| 70 Vestry St, Unit 3D | \$9,995,000 | 1,937 | \$5,160 | 2 | 2.5 | \$5,000 | \$3,832 | 165 | \$9,995,000 | 9/24/2025 |
| Average | \$9,995,000 | | \$5,160 | | | | | 165 | | |

70 VESTRY STREET - SOLD LISTINGS

| Address | Sold Price | Size (SF) | PPSF Sold | Beds | Baths | M/Cc | M/Tax | DOM | Original Ask | Last Ask Price | Listed Date | Sold Date | % Negotiated From Original Ask |
|--|--------------|-----------|-----------|------|-------|----------|----------|-----|--------------|----------------|-------------|------------|--------------------------------|
| 70 Vestry St, Unit PHS | \$57,000,000 | 7,808 | \$7,300 | 6 | 6.5 | \$22,196 | \$17,326 | 90 | \$65,000,000 | \$65,000,000 | 11/7/2025 | 2/5/2026 | -12% |
| 70 Vestry St, Unit 5B | \$21,000,000 | 3,242 | \$6,477 | 4 | 4.5 | \$7,927 | \$6,451 | 16 | \$22,500,000 | \$22,500,000 | 9/3/2025 | 12/1/2025 | -7% |
| 70 Vestry St, Unit 10W | \$18,748,626 | 2,592 | \$7,233 | 3 | 3 | - | \$5,148 | - | \$18,748,626 | \$18,748,626 | Off Market | 7/25/2025 | 0% |
| 70 Vestry St, Unit 5C | \$8,600,000 | 1,906 | \$4,512 | 2 | 2.5 | \$4,466 | \$3,731 | 27 | \$8,995,000 | \$8,995,000 | 2/4/2025 | 4/4/2025 | -4% |
| 70 Vestry St, Unit 4A | \$9,575,000 | 2,844 | \$3,367 | 4 | 3.5 | \$6,649 | \$5,536 | 134 | \$10,750,000 | \$10,750,000 | 9/16/2024 | 2/26/2025 | -11% |
| 70 Vestry St, Unit 5B | \$16,000,000 | 3,242 | \$4,935 | 4 | 4.5 | \$7,226 | \$6,055 | 43 | \$17,500,000 | \$17,500,000 | 4/10/2023 | 9/18/2023 | -9% |
| 70 Vestry St, Unit 6B | \$14,800,000 | 3,242 | \$4,565 | 4 | 4.5 | \$6,859 | \$6,040 | 56 | \$14,500,000 | \$14,500,000 | 7/6/2022 | 8/31/2022 | 2% |
| 70 Vestry St, Unit 4B | \$12,000,000 | 3,242 | \$3,701 | 4 | 4.5 | \$6,307 | \$6,141 | 96 | \$13,000,000 | \$13,000,000 | 8/31/2021 | 3/4/2022 | -8% |
| 70 Vestry St, Unit 11N | \$24,620,625 | 5,003 | \$4,921 | 6 | 7.5 | \$8,509 | \$9,074 | 639 | \$28,500,000 | \$28,500,000 | 5/1/2019 | 2/18/2021 | -14% |
| 70 Vestry St, Unit 12S | \$39,285,000 | 8,346 | \$4,707 | 6 | 10.5 | \$7,760 | \$8,275 | 770 | \$26,000,000 | \$26,000,000 | 1/6/2017 | 2/15/2019 | 51% |
| 70 Vestry St, Unit PHN | \$40,735,500 | 6,547 | \$6,222 | 4 | 4.5 | \$12,435 | \$13,261 | 772 | \$40,735,500 | \$40,735,500 | 11/8/2016 | 12/20/2018 | 0% |
| 70 Vestry St, Unit 9S | \$21,412,500 | 4,355 | \$4,917 | 4 | 4.5 | \$7,570 | \$8,073 | 855 | \$21,000,000 | \$21,000,000 | 8/11/2016 | 12/14/2018 | 2% |
| 70 Vestry St, Unit 12N | \$25,462,250 | 4,647 | \$5,479 | 5 | 5.5 | \$8,646 | \$9,221 | 803 | \$29,500,000 | \$29,500,000 | 8/11/2016 | 10/23/2018 | -14% |
| 70 Vestry St, Unit 10S | \$18,805,000 | 4,127 | \$4,557 | 5 | 5.5 | \$7,068 | \$7,538 | 633 | \$20,000,000 | \$20,000,000 | 1/6/2017 | 10/2/2018 | -6% |
| 70 Vestry St, Unit 10N | \$26,989,125 | 5,152 | \$5,239 | 6 | 7.5 | \$8,791 | \$9,375 | 231 | \$26,989,124 | \$26,989,124 | 2/7/2018 | 9/27/2018 | 0% |
| 70 Vestry St, Unit 9N | \$23,500,000 | 5,384 | \$4,365 | 6 | 7.5 | \$9,280 | \$9,897 | 688 | \$25,700,000 | \$25,700,000 | 10/24/2016 | 9/12/2018 | -9% |
| 70 Vestry St, Unit 8N | \$28,000,000 | 5,825 | \$4,807 | 7 | 8.5 | \$10,328 | \$11,015 | 833 | \$28,000,000 | \$28,000,000 | 5/26/2016 | 9/6/2018 | 0% |
| 70 Vestry St, Unit 8S | \$24,006,500 | 4,888 | \$4,911 | 6 | 7.5 | \$8,768 | \$9,351 | 616 | \$24,006,500 | \$24,006,500 | 12/14/2016 | 8/23/2018 | 0% |
| 70 Vestry St, Unit 6B | \$12,936,275 | 3,242 | \$3,990 | 4 | 4.5 | \$5,469 | \$5,833 | 701 | \$12,936,275 | \$12,936,275 | 8/25/2016 | 7/27/2018 | 0% |
| 70 Vestry St, Unit 3B | \$10,550,000 | 3,252 | \$3,244 | 4 | 4.5 | \$5,476 | \$5,840 | 712 | \$10,550,000 | \$10,550,000 | 8/11/2016 | 7/24/2018 | 0% |
| 70 Vestry St, Unit 4B | \$11,755,500 | 3,242 | \$3,626 | 4 | 4.5 | \$5,463 | \$5,826 | 707 | \$11,950,000 | \$11,950,000 | 8/11/2016 | 7/19/2018 | -2% |
| 70 Vestry St, Unit 5B | \$11,710,274 | 3,242 | \$3,612 | 4 | 4.5 | \$5,466 | \$5,829 | 805 | \$11,710,274 | \$11,710,274 | 4/28/2016 | 7/12/2018 | 0% |
| Average | \$21,704,190 | | \$5,007 | | | | | 487 | | | | | -2% |