



COMPASS

# Manhattan Luxury Report

April 07 - 13, 2025, Residential Contracts \$5M+

Photo: [2 East 70th St, Unit 4A](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 21 contracts signed this week, made up of 18 condos, 1 co-op, and 2 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

**\$8,415,715**

Average Asking Price

**\$6,775,000**

Median Asking Price

**\$2,854**

Average PPSF

**2%**

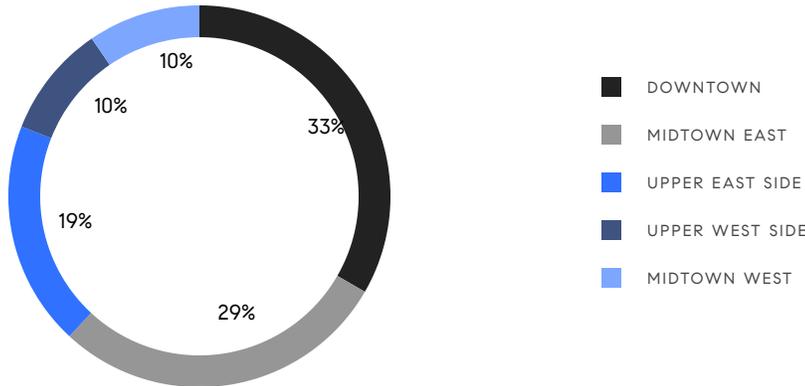
Average Discount

**\$176,730,000**

Total Volume

**101**

Average Days On Market



**18**

Condo Deal(s)

**1**

Co-op Deal(s)

**2**

Townhouse Deal(s)

**\$8,443,612**

Average Asking Price

**\$6,400,000**

Average Asking Price

**\$9,172,500**

Average Asking Price

**\$6,887,500**

Median Asking Price

**\$6,400,000**

Median Asking Price

**\$9,172,500**

Median Asking Price

**\$2,885**

Average PPSF

**\$2,573**

Average PPSF

**2,928**

Average SqFt

**3,712**

Average SqFt



### 400 West 12th St, Unit 15CD

Contact Signed

West Village

Type	Condo	Price	\$19,850,000	Sq. Ft.	4,100	Beds	3
DOM	73	Initial	\$19,850,000	PPSF	\$4,842	Baths	3.5



### 111 West 57th St, Unit 35

Contact Signed

Midtown

Type	Condo	Price	\$17,250,000	Sq. Ft.	4,492	Beds	3
DOM	-	Initial	\$20,250,000	PPSF	\$3,841	Baths	3.5



### 151 East 85th St, Unit 15A

Contact Signed

Upper East Side

Type	Condo	Price	\$12,000,000	Sq. Ft.	3,500	Beds	5
DOM	74	Initial	\$12,000,000	PPSF	\$3,429	Baths	4.5



### 214 West 11th St

Contact Signed

West Village

Type	Townhouse	Price	\$11,995,000	Sq. Ft.	3,344	Beds	5
DOM	28	Initial	\$11,995,000	PPSF	\$3,588	Baths	4.5



### 50 West 66th St, Unit 12C

Contact Signed

Upper West Side

Type	Condo	Price	\$9,165,000	Sq. Ft.	3,223	Beds	4
DOM	-	Initial	\$9,165,000	PPSF	\$2,844	Baths	4



### 4 East 62nd St, Unit PH1

Contact Signed

Upper East Side

Type	Condo	Price	\$8,900,000	Sq. Ft.	2,465	Beds	3
DOM	218	Initial	\$9,950,000	PPSF	\$3,611	Baths	3.5

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### 15 Hudson Yards, Unit 71B

Contact Signed

Hudson Yards

Type	Condo	Price	\$8,495,000	Sq. Ft.	3,039	Beds	4
DOM	68	Initial	\$8,495,000	PPSF	\$2,796	Baths	4.5



### 430 East 58th St, Unit 67A

Contact Signed

Sutton Place

Type	Condo	Price	\$8,300,000	Sq. Ft.	2,295	Beds	3
DOM	-	Initial	\$8,300,000	PPSF	\$3,617	Baths	3.5



### 124 Hudson ST, Unit 7B

Contact Signed

Tribeca

Type	Condo	Price	\$7,750,000	Sq. Ft.	2,711	Beds	3
DOM	-	Initial	\$7,850,000	PPSF	\$2,859	Baths	3



### 247 West 46th St, Unit PH2

Contact Signed

Midtown

Type	Condo	Price	\$7,000,000	Sq. Ft.	4,335	Beds	4
DOM	285	Initial	\$8,500,000	PPSF	\$1,615	Baths	5



### 520 5th Ave, Unit 43B

Contact Signed

Midtown

Type	Condo	Price	\$6,775,000	Sq. Ft.	2,506	Beds	3
DOM	312	Initial	\$6,775,000	PPSF	\$2,704	Baths	3.5



### 255 East 74th St, Unit 21AB

Contact Signed

Upper East Side

Type	Condo	Price	\$6,695,000	Sq. Ft.	3,950	Beds	6
DOM	81	Initial	\$6,995,000	PPSF	\$1,695	Baths	5.5

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### 35 Hudson Yards, Unit 5304

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Hudson Yards

Type	Condo	Price	\$6,450,000	Sq. Ft.	2,652	Beds	3
DOM	143	Initial	\$6,450,000	PPSF	\$2,433	Baths	3



### 53 West 53rd St, Unit 22D

Contact Signed

Midtown

Type	Condo	Price	\$6,410,000	Sq. Ft.	2,607	Beds	2
DOM	-	Initial	\$6,410,000	PPSF	\$2,459	Baths	2.5



### 200 Central Park South, Unit 18BC

Contact Signed

Midtown

Type	Coop	Price	\$6,400,000	Sq. Ft.	-	Beds	3
DOM	8	Initial	\$6,400,000	PPSF	-	Baths	3



### 133 East 92nd St

Contact Signed

Upper East Side

Type	Townhouse	Price	\$6,350,000	Sq. Ft.	4,080	Beds	3
DOM	96	Initial	\$6,350,000	PPSF	\$1,557	Baths	4



### 90 Lexington Ave, Unit PHC

Contact Signed

Nomad

Type	Condo	Price	\$5,695,000	Sq. Ft.	1,858	Beds	3
DOM	57	Initial	\$5,695,000	PPSF	\$3,066	Baths	3.5



### 475 Greenwich St, Unit PHN

Contact Signed

Tribeca

Type	Condo	Price	\$5,600,000	Sq. Ft.	2,663	Beds	3
DOM	21	Initial	\$5,600,000	PPSF	\$2,103	Baths	2.5

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### 160 West 86th St, Unit PH4

Contact Signed

Upper West Side

Type	<b>Condo</b>	Price	<b>\$5,500,000</b>	Sq. Ft.	<b>3,019</b>	Beds	<b>4</b>
DOM	<b>51</b>	Initial	<b>\$5,500,000</b>	PPSF	<b>\$1,822</b>	Baths	<b>3</b>



### 21 East 12th St, Unit 9B

Contact Signed

Greenwich Village

Type	<b>Condo</b>	Price	<b>\$5,150,000</b>	Sq. Ft.	<b>1,629</b>	Beds	<b>2</b>
DOM	<b>75</b>	Initial	<b>\$5,150,000</b>	PPSF	<b>\$3,162</b>	Baths	<b>2.5</b>



### 515 West 18th St, Unit 1102

Contact Signed

Chelsea

Type	<b>Condo</b>	Price	<b>\$5,000,000</b>	Sq. Ft.	<b>1,654</b>	Beds	<b>2</b>
DOM	<b>15</b>	Initial	<b>\$5,000,000</b>	PPSF	<b>\$3,023</b>	Baths	<b>2.5</b>

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