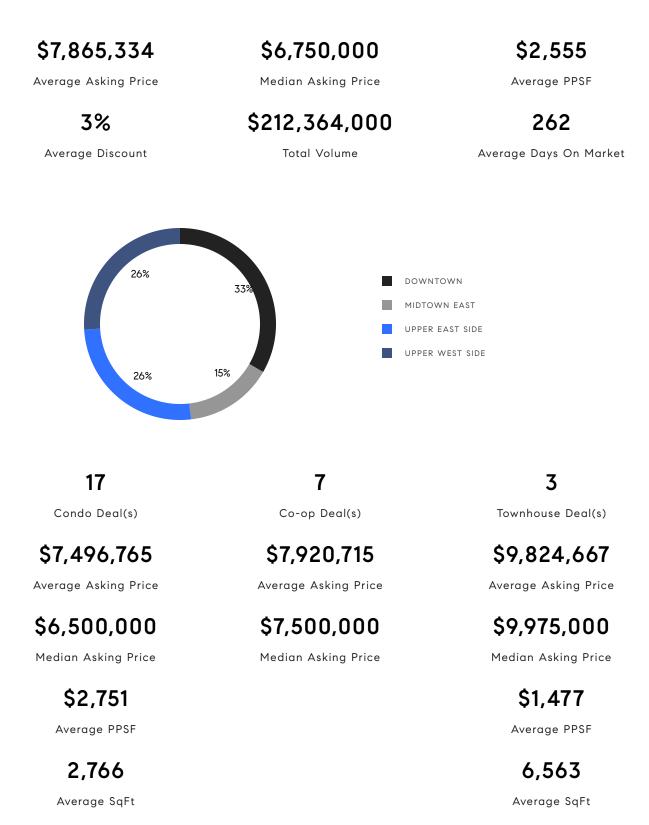
# Manhattan Luxury Report

April 14 - 20, 2025, Residential Contracts \$5M+ Photo: <u>2 East 70th St, Unit 4A</u>

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 27 contracts signed this week, made up of 17 condos, 7 co-ops, and 3 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.



### Manhattan Luxury Report

Contracts \$5M+, April 14 - 20, 2025

	140 J	ane St, Unit	t 2N					Contact Signed
	West V	'illage						
	Туре	Condo	Price	\$19,950,000	Sq. Ft.	4,573	Beds	s <b>4</b>
Инип Солот	DOM	-	Initial	\$19,950,000	PPSF	\$4,363	Bath	<b>4.5</b>
	280 V	Vest 11th St						Contact Signed
	West V	/illage						
		Townhouse	Duine	\$13,999,000		7,921	Deal	s <b>9</b>
	Type DOM	727	Price Initial	\$17,999,000	Sq. Ft. PPSF	\$1,768	Bed: Bath	
	DOM	121	Initial	\$11,777,000	PP3F	\$1,100	Batr	IS <b>O</b>
and an and the second	150 C	entral Park	South,	Unit 3001				Contact Signed
	Midtow	'n						
		Соор	Price	\$9,995,000	Ст. <b>Г</b> ф	3,000	Beds	s <b>3</b>
	Type DOM	357	Initial	\$9,995,000 \$9,995,000	Sq. Ft. PPSF	\$3,332	Bath	_
	DOM	551	Initial	\$7,773,000	FFJF	\$J,JJZ	Bati	
	30 W	est 11th St						Contact Signed
	Greenw	vich Village						
		Townhouse	Price	\$9,975,000	Sa Et	5,670	Beds	5 <b>6</b>
	Type DOM	180	Initial	\$10,500,000	Sq. Ft. PPSF	\$1,760	Bath	
	DOM	100	mitiai	\$10,500,000	FFSF	\$1,100	Bati	
(These	910 5	th Ave, Unit	t 15/16C	:				Contact Signed
B THINK I	Lenox	Hill						
		Соор	Dai	\$9,500,000		4,000	D - 1	
	Type DOM	224	Price Initial	\$9,500,000 \$9,500,000	Sq. Ft. PPSF	4,000 \$2,375	Bed: Bath	
	DOM	LLT	mitiai	\$7,300,000	11.51	Q2,310	Dati	10 <b>T</b>
	211 C	entral Park	West, L	Jnit 8F				Contact Signed
A DESCRIPTION OF THE PARTY OF T	Upper '	West Side						
			Dui	\$0.500.000		2 014		. 7
	Туре	Coop 154	Price	\$9,500,000 \$11,500,000	Sq. Ft.	2,914 \$3.261	Beds	
	DOM	154	Initial	\$11,500,000	PPSF	\$3,261	Bath	is <b>3</b>

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Contracts \$5M+, April 14 - 20, 2025

	-	it 6BC					Contact Signed		
Tribeco <sub>Type</sub> DOM	1 Condo -	Price Initial	\$9,000,000 \$9,000,000	Sq. Ft. PPSF	3,350 \$2,687	Beds Baths	2 2.5		
450 V	Vashingto	n St, Unit	t 605				Contact Signed		
Tribecc	1								
Туре	Condop	Price	\$7,995,000	Sq. Ft.	2,438	Beds	4		
DOM	869	Initial	\$7,995,000	PPSF	\$3,280	Baths	<b>4</b>		
27 Ea	st 79th St.	Unit 11					Contact Signed		
		• • • • • •					<b>3</b>		
			47.050.000		7.00/		4		
							4		
DOM	490	Initial	\$8,300,000	PPSF	Ş2,045	Baths	5.5		
50 W	est 66th S	t, Unit 16	Ε				Contact Signed		
Upper '	West Side								
Туре	Condo	Price	\$7,900,000	Sg. Ft.	2,488	Beds	3		
DOM	-	Initial	-	PPSF	\$3,175	Baths	s <b>4</b>		
160 1	erov St. III	nit N8A					Contact Signed		
	-	III NOA					contact signed		
West V	illage								
Туре	Condo	Price	\$7,895,000	Sq. Ft.	2,046	Beds	3		
DOM	704	Initial	\$7,995,000	PPSF	\$3,859	Baths	3		
288 V	Vest St, Ur	nit PH					Contact Signed		
		Deiter	\$7 E00 000	Car Et	4 150	D - J	7		
lype	Coop	Price	\$1,500,000	5q. ⊦t.	4,150	Beds	3		
	Tribecc Type DOM 450 V Tribecc Type DOM 27 Ea Upper Type DOM 50 W Upper Type DOM 160 L West V Type DOM	TribecaTypeCondoDOM- <b>450</b> WashingtonTribecaCondopDOM869 <b>27 East 79th St</b> Upper East SideTypeCondoDOM496 <b>50</b> West SideTypeCondoDOM- <b>160</b> Leroy St, UnWest VillageTypeCondoDOM- <b>160</b> Leroy St, UnTypeCondo704	Type DOMCondo -Price Initial450Variation450VariationTribecaTribecaTypeCondop 869Price Initial27East 79th St, Unit 11 Upper East SideTypeCondo 496DOMPrice Initial50Vest Side InitialTypeCondo 496DOMPrice Initial50Vest Side InitialTypeCondo 1nitialFiloCondo 1nitial160Vest Side Initial160Leroy St, Unit N8A InitialVest Village DOM704288Vest St, Unit PH InitialTribecaTribeca	TribecaTypeCondoPrice\$9,000,000DOMPrice\$9,000,000InitialSP,000,000SP,000,000TribecaTypeCondopPrice\$7,995,000DOM869Price\$7,995,000SP,000,000 <th cols<="" td=""><td>TribecaSq. Price S9,000,000Sq. Ft. PPSFTypeCondopPriceST,995,000Sq. Ft.TypeCondopPriceST,995,000Sq. Ft.DOM869PriceST,995,000Sq. Ft.DOMSdeST,950,000Sq. Ft.DOMCondoPriceST,950,000Sq. Ft.TypeCondoPriceST,950,000Sq. Ft.DOM496PriceST,950,000Sq. Ft.DOMAgoPriceST,900,000Sq. Ft.DOMAgoPriceST,900,000Sq. Ft.DOMCondoPriceST,895,000Sq. Ft.DOMST,995,000Sq. Ft.DOMPriceST,895,000Sq. Ft.DOMPriceST,895,000Sq. Ft.DOMPriceST,895,000Sq. Ft.DOMPrice<td colsp<="" td=""><td>Tribeca Type Condo Price \$9,000,000 Sq. Ft. 3,350   DOM - Initial \$9,000,000 PPSF \$2,687   <b>450 Washington St, Unit 605</b>   Tribeca Tribeca Sq. Ft. 2,438   Type Condop Price \$7,995,000 Sq. Ft. 2,438   DOM 869 Initial \$7,995,000 Sq. Ft. 2,438   PDM 869 Initial \$7,995,000 Sq. Ft. 2,438   Price \$7,995,000 Sq. Ft. 3,006   Price \$7,995,000 Sq. Ft. 3,006   DOM 496 Initial \$8,000,000 Sq. Ft. 3,006   DOM 496 Initial \$7,990,000 Sq. Ft. 2,488   Upper Vest Side   Type Condo Price \$7,900,000 Sq. Ft. 2,448   DOM - Initial - PDSF \$3,175   Initial 57,995,000 Sq. Ft. 2,046   DOM &lt;</td><td>Tribeca Tribe Condo Price \$9,000,000 Sq. Ft. 3,350 Beds   DOM - Initial \$9,000,000 PPSF \$2,687 Beths   <b>450</b> Washington St, Unit 605   Tribeca Tribeca Tribeca \$7,995,000 Sq. Ft. 2,438 Beds   DOM 869 Initial \$7,995,000 PPSF \$3,280 Beds   27 East 79th St, Unit 11 Upper East Side Type Condo Price \$7,950,000 Sq. Ft. 3,006 Beds   DOM 496 Initial \$8,300,000 PPSF \$2,645 Beds   50 West 66th St, Unit 16E Upper West Side Type Condo Price \$7,900,000 Sq. Ft. 2,488 Beds   DOM - Initial 57,900,000 Sq. Ft. 2,488 Beds   DOM - Initial - PPSF \$3,175 Beds   DOM - Initial - PPSF \$3,859 Beds   DOM - Initial \$7,995,000 Sq. Ft.</td></td></td></th>	<td>TribecaSq. Price S9,000,000Sq. Ft. PPSFTypeCondopPriceST,995,000Sq. Ft.TypeCondopPriceST,995,000Sq. Ft.DOM869PriceST,995,000Sq. Ft.DOMSdeST,950,000Sq. Ft.DOMCondoPriceST,950,000Sq. Ft.TypeCondoPriceST,950,000Sq. Ft.DOM496PriceST,950,000Sq. Ft.DOMAgoPriceST,900,000Sq. Ft.DOMAgoPriceST,900,000Sq. Ft.DOMCondoPriceST,895,000Sq. Ft.DOMST,995,000Sq. Ft.DOMPriceST,895,000Sq. Ft.DOMPriceST,895,000Sq. Ft.DOMPriceST,895,000Sq. Ft.DOMPrice<td colsp<="" td=""><td>Tribeca Type Condo Price \$9,000,000 Sq. Ft. 3,350   DOM - Initial \$9,000,000 PPSF \$2,687   <b>450 Washington St, Unit 605</b>   Tribeca Tribeca Sq. Ft. 2,438   Type Condop Price \$7,995,000 Sq. Ft. 2,438   DOM 869 Initial \$7,995,000 Sq. Ft. 2,438   PDM 869 Initial \$7,995,000 Sq. Ft. 2,438   Price \$7,995,000 Sq. Ft. 3,006   Price \$7,995,000 Sq. Ft. 3,006   DOM 496 Initial \$8,000,000 Sq. Ft. 3,006   DOM 496 Initial \$7,990,000 Sq. Ft. 2,488   Upper Vest Side   Type Condo Price \$7,900,000 Sq. Ft. 2,448   DOM - Initial - PDSF \$3,175   Initial 57,995,000 Sq. Ft. 2,046   DOM &lt;</td><td>Tribeca Tribe Condo Price \$9,000,000 Sq. Ft. 3,350 Beds   DOM - Initial \$9,000,000 PPSF \$2,687 Beths   <b>450</b> Washington St, Unit 605   Tribeca Tribeca Tribeca \$7,995,000 Sq. Ft. 2,438 Beds   DOM 869 Initial \$7,995,000 PPSF \$3,280 Beds   27 East 79th St, Unit 11 Upper East Side Type Condo Price \$7,950,000 Sq. Ft. 3,006 Beds   DOM 496 Initial \$8,300,000 PPSF \$2,645 Beds   50 West 66th St, Unit 16E Upper West Side Type Condo Price \$7,900,000 Sq. Ft. 2,488 Beds   DOM - Initial 57,900,000 Sq. Ft. 2,488 Beds   DOM - Initial - PPSF \$3,175 Beds   DOM - Initial - PPSF \$3,859 Beds   DOM - Initial \$7,995,000 Sq. Ft.</td></td></td>	TribecaSq. Price S9,000,000Sq. Ft. PPSFTypeCondopPriceST,995,000Sq. Ft.TypeCondopPriceST,995,000Sq. Ft.DOM869PriceST,995,000Sq. Ft.DOMSdeST,950,000Sq. Ft.DOMCondoPriceST,950,000Sq. Ft.TypeCondoPriceST,950,000Sq. Ft.DOM496PriceST,950,000Sq. Ft.DOMAgoPriceST,900,000Sq. Ft.DOMAgoPriceST,900,000Sq. Ft.DOMCondoPriceST,895,000Sq. Ft.DOMST,995,000Sq. Ft.DOMPriceST,895,000Sq. Ft.DOMPriceST,895,000Sq. Ft.DOMPriceST,895,000Sq. Ft.DOMPrice <td colsp<="" td=""><td>Tribeca Type Condo Price \$9,000,000 Sq. Ft. 3,350   DOM - Initial \$9,000,000 PPSF \$2,687   <b>450 Washington St, Unit 605</b>   Tribeca Tribeca Sq. Ft. 2,438   Type Condop Price \$7,995,000 Sq. Ft. 2,438   DOM 869 Initial \$7,995,000 Sq. Ft. 2,438   PDM 869 Initial \$7,995,000 Sq. Ft. 2,438   Price \$7,995,000 Sq. Ft. 3,006   Price \$7,995,000 Sq. Ft. 3,006   DOM 496 Initial \$8,000,000 Sq. Ft. 3,006   DOM 496 Initial \$7,990,000 Sq. Ft. 2,488   Upper Vest Side   Type Condo Price \$7,900,000 Sq. Ft. 2,448   DOM - Initial - PDSF \$3,175   Initial 57,995,000 Sq. Ft. 2,046   DOM &lt;</td><td>Tribeca Tribe Condo Price \$9,000,000 Sq. Ft. 3,350 Beds   DOM - Initial \$9,000,000 PPSF \$2,687 Beths   <b>450</b> Washington St, Unit 605   Tribeca Tribeca Tribeca \$7,995,000 Sq. Ft. 2,438 Beds   DOM 869 Initial \$7,995,000 PPSF \$3,280 Beds   27 East 79th St, Unit 11 Upper East Side Type Condo Price \$7,950,000 Sq. Ft. 3,006 Beds   DOM 496 Initial \$8,300,000 PPSF \$2,645 Beds   50 West 66th St, Unit 16E Upper West Side Type Condo Price \$7,900,000 Sq. Ft. 2,488 Beds   DOM - Initial 57,900,000 Sq. Ft. 2,488 Beds   DOM - Initial - PPSF \$3,175 Beds   DOM - Initial - PPSF \$3,859 Beds   DOM - Initial \$7,995,000 Sq. Ft.</td></td>	<td>Tribeca Type Condo Price \$9,000,000 Sq. Ft. 3,350   DOM - Initial \$9,000,000 PPSF \$2,687   <b>450 Washington St, Unit 605</b>   Tribeca Tribeca Sq. Ft. 2,438   Type Condop Price \$7,995,000 Sq. Ft. 2,438   DOM 869 Initial \$7,995,000 Sq. Ft. 2,438   PDM 869 Initial \$7,995,000 Sq. Ft. 2,438   Price \$7,995,000 Sq. Ft. 3,006   Price \$7,995,000 Sq. Ft. 3,006   DOM 496 Initial \$8,000,000 Sq. Ft. 3,006   DOM 496 Initial \$7,990,000 Sq. Ft. 2,488   Upper Vest Side   Type Condo Price \$7,900,000 Sq. Ft. 2,448   DOM - Initial - PDSF \$3,175   Initial 57,995,000 Sq. Ft. 2,046   DOM &lt;</td> <td>Tribeca Tribe Condo Price \$9,000,000 Sq. Ft. 3,350 Beds   DOM - Initial \$9,000,000 PPSF \$2,687 Beths   <b>450</b> Washington St, Unit 605   Tribeca Tribeca Tribeca \$7,995,000 Sq. Ft. 2,438 Beds   DOM 869 Initial \$7,995,000 PPSF \$3,280 Beds   27 East 79th St, Unit 11 Upper East Side Type Condo Price \$7,950,000 Sq. Ft. 3,006 Beds   DOM 496 Initial \$8,300,000 PPSF \$2,645 Beds   50 West 66th St, Unit 16E Upper West Side Type Condo Price \$7,900,000 Sq. Ft. 2,488 Beds   DOM - Initial 57,900,000 Sq. Ft. 2,488 Beds   DOM - Initial - PPSF \$3,175 Beds   DOM - Initial - PPSF \$3,859 Beds   DOM - Initial \$7,995,000 Sq. Ft.</td>	Tribeca Type Condo Price \$9,000,000 Sq. Ft. 3,350   DOM - Initial \$9,000,000 PPSF \$2,687 <b>450 Washington St, Unit 605</b> Tribeca Tribeca Sq. Ft. 2,438   Type Condop Price \$7,995,000 Sq. Ft. 2,438   DOM 869 Initial \$7,995,000 Sq. Ft. 2,438   PDM 869 Initial \$7,995,000 Sq. Ft. 2,438   Price \$7,995,000 Sq. Ft. 3,006   Price \$7,995,000 Sq. Ft. 3,006   DOM 496 Initial \$8,000,000 Sq. Ft. 3,006   DOM 496 Initial \$7,990,000 Sq. Ft. 2,488   Upper Vest Side   Type Condo Price \$7,900,000 Sq. Ft. 2,448   DOM - Initial - PDSF \$3,175   Initial 57,995,000 Sq. Ft. 2,046   DOM <	Tribeca Tribe Condo Price \$9,000,000 Sq. Ft. 3,350 Beds   DOM - Initial \$9,000,000 PPSF \$2,687 Beths <b>450</b> Washington St, Unit 605   Tribeca Tribeca Tribeca \$7,995,000 Sq. Ft. 2,438 Beds   DOM 869 Initial \$7,995,000 PPSF \$3,280 Beds   27 East 79th St, Unit 11 Upper East Side Type Condo Price \$7,950,000 Sq. Ft. 3,006 Beds   DOM 496 Initial \$8,300,000 PPSF \$2,645 Beds   50 West 66th St, Unit 16E Upper West Side Type Condo Price \$7,900,000 Sq. Ft. 2,488 Beds   DOM - Initial 57,900,000 Sq. Ft. 2,488 Beds   DOM - Initial - PPSF \$3,175 Beds   DOM - Initial - PPSF \$3,859 Beds   DOM - Initial \$7,995,000 Sq. Ft.

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## Manhattan Luxury Report

Contracts \$5M+, April 14 - 20, 2025



300 C	300 Central Park West, Unit 21G								
Upper \	West Side								
Туре	Соор	Price	\$7,450,000	Sq. Ft.	-	Beds	4		
DOM	67	Initial	\$7,450,000	PPSF	-	Baths	4		



450 V	Vashingtor	n St, Unit	1002			C	Contact Signed
Tribeco	2						
Туре	Condop	Price	\$6,750,000	Sq. Ft.	2,077	Beds	3
DOM	14	Initial	\$6,750,000	PPSF	\$3,250	Baths	3.5



520 5	ith Ave, Ur	nit 44B				C	Contact Sigr	ned
Midtow	/n							
Туре	Condo	Price	\$6,525,000	Sq. Ft.	2,341	Beds	3	
DOM	1	Initial	\$6,525,000	PPSF	\$2,788	Baths	3.5	

347 B	owery, Un	it 9/10				C	Contact Signed	
East Vi	llage							
Туре	Condo	Price	\$6,500,000	Sq. Ft.	2,900	Beds	3	
DOM	-	Initial	\$6,750,000	PPSF	\$2,242	Baths	3.5	
	East Vi <sub>Type</sub>	East Village	Type <b>Condo</b> Price	East Village Type Condo Price \$6,500,000	East Village Type Condo Price \$6,500,000 Sq. Ft.	East Village Type Condo Price \$6,500,000 Sq. Ft. 2,900	East Village Type Condo Price \$6,500,000 Sq. Ft. 2,900 Beds	East Village Type Condo Price \$6,500,000 Sq. Ft. 2,900 Beds 3

1120	Park Ave,	Unit 3C				C	Contact Signe	d
Upper	East Side							
Туре	Соор	Price	\$6,500,000	Sq. Ft.	3,200	Beds	5	
DOM	-	Initial	\$6,500,000	PPSF	\$2,032	Baths	4	

	111 W	est 67th St	t, Unit 54	P1D			С	ontact Signed	
TRANS	Upper	West Side							
	Туре	Condo	Price	\$6,495,000	Sq. Ft.	2,479	Beds	4	
	DOM	144	Initial	\$6,495,000	PPSF	\$2,621	Baths	3.5	

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Contracts \$5M+, April 14 - 20, 2025



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	390 W	est End Ave	e, Unit 1	I1EN				Contact Signed
-	Upper V	Vest Side						
5	Туре	Condo	Price	\$6,495,000	Sq. Ft.	2,907	Beds	3
Fr	DOM	231	Initial	\$6,995,000	PPSF	\$2,235	Baths	s <b>3</b>
1/2	100 Ec	ıst 50th St,	Unit 19 <sup>.</sup>	12				Contact Signed
	Midtowr	1						
	Туре	Condo	Price	\$6,250,000	Sq. Ft.	1,567	Beds	2
	DOM	-	Initial	\$6,250,000	PPSF	\$3,989	Baths	s <b>2.5</b>
	80 Riv	erside Blvd	. Unit P	H1A				Contact Signed
		Vest Side						, , , , , , , , , , , , , , , , , , ,
	Туре	Condo	Price	\$5,995,000	Sq. Ft.	3,056	Beds	4
	DOM	293	Initial	\$6,995,000	PPSF	\$1,962	Bath	-
	255 Ec	ast 74th St,	llnit 21	2				Contact Signed
T	Lenox H							contact orgined
	Type	Condo	Price	\$5,995,000	Sq. Ft.	3,950	Beds	6
	DOM	6	Initial	\$5,995,000	PPSF	\$1,518	Bath	-
	419 Ec	ist 50th St						Contact Signed
	Turtle Bo							
		Townhouse	Duit	ŚE 500 000	0 -	6 009	D	7
1	Type DOM	10wnnouse 60	Price Initial	\$5,500,000 \$5,500,000	Sq. Ft. PPSF	6,098 \$902	Beds Baths	-



150 E	ast 72nd S	St, Unit 7	S			C	Contact Signed
Lenox	Hill						
Type DOM	Condo 16	Price Initial	\$5,500,000 \$5,500,000	Sq. Ft. PPSF	2,316 \$2,375	Beds Baths	3 2.5

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Contracts \$5M+, April 14 - 20, 2025

COM	PASS
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<b>1 West</b> Upper W	: <b>End Ave, U</b> /est Side	Jnit 21E					Contact Signed
Type DOM	Condo 105	Price Initial	\$5,250,000 \$5,450,000	Sq. Ft. PPSF	2,457 \$2,137	Beds Baths	3 3.5
<b>1185 P</b> o	ark Ave, Un ast Side	it 4K					Contact Signed
Type DOM	Соор 46	Price Initial	\$5,000,000 \$5,000,000	Sq. Ft. PPSF	-	Beds Baths	3 3
525 Ec Upper Ec Type DOM	ast 80th St, ast Side Condo 354	Unit 11E Price Initial	\$5,000,000 \$5,600,000	Sq. Ft. PPSF	3,065 \$1,632	Beds Baths	Contact Signed 5 4

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