



COMPASS

# Manhattan Luxury Report

April 21 - 27, 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 24 contracts signed this week, made up of 19 condos, 2 co-ops, and 3 houses. The previous week saw 27 deals. For more information or data, please reach out to a Compass agent.

**\$9,966,250**

Average Asking Price

**\$7,892,500**

Median Asking Price

**\$2,760**

Average PPSF

**1%**

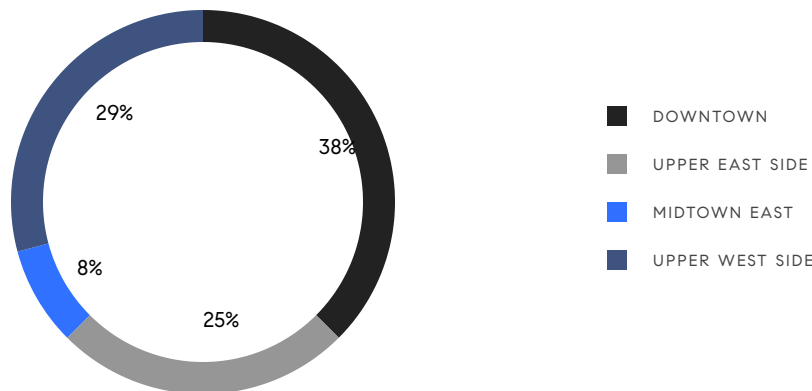
Average Discount

**\$239,190,000**

Total Volume

**107**

Average Days On Market

**19**

Condo Deal(s)

**2**

Co-op Deal(s)

**3**

Townhouse Deal(s)

**\$9,760,790**

Average Asking Price

**\$6,622,500**

Average Asking Price

**\$13,496,667**

Average Asking Price

**\$7,800,000**

Median Asking Price

**\$6,622,500**

Median Asking Price

**\$8,995,000**

Median Asking Price

**\$2,896**

Average PPSF

**\$2,154**

Average PPSF

**3,301**

Average SqFt

**5,800**

Average SqFt



### 601 Washington St, Unit PHE

West Village

Contact Signed

Type	Condo	Price	\$29,000,000	Sq. Ft.	7,475	Beds	6
DOM	142	Initial	\$36,500,000	PPSF	\$3,880	Baths	6

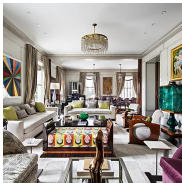


### 16 East 64th St

Lenox Hill

Contact Signed

Type	Townhouse	Price	\$25,000,000	Sq. Ft.	8,700	Beds	5
DOM	369	Initial	\$25,000,000	PPSF	\$2,874	Baths	7



### 1 Central Park South, Unit 409

Midtown

Contact Signed

Type	Condo	Price	\$18,900,000	Sq. Ft.	4,000	Beds	4
DOM	69	Initial	\$18,900,000	PPSF	\$4,725	Baths	3.5

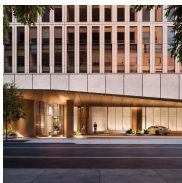


### 737 Park Ave, Unit 15E

Lenox Hill

Contact Signed

Type	Condo	Price	\$14,250,000	Sq. Ft.	4,382	Beds	5
DOM	89	Initial	\$14,595,000	PPSF	\$3,252	Baths	7.5

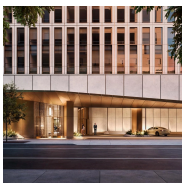


### 50 West 66th St, Unit 8D

Upper West Side

Contact Signed

Type	Condo	Price	\$12,250,000	Sq. Ft.	3,889	Beds	5
DOM	1	Initial	\$12,250,000	PPSF	\$3,150	Baths	5



### 50 West 66th St, Unit 15D

Upper West Side

Contact Signed

Type	Condo	Price	\$12,075,000	Sq. Ft.	3,889	Beds	5
DOM	-	Initial	\$12,075,000	PPSF	\$3,105	Baths	5

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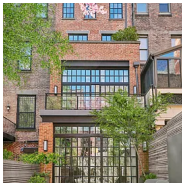


### 150 East 72nd St, Unit 5S

Lenox Hill

Contact Signed

Type	Condo	Price	\$9,995,000	Sq. Ft.	4,175	Beds	4
DOM	1	Initial	\$9,995,000	PPSF	\$2,395	Baths	5

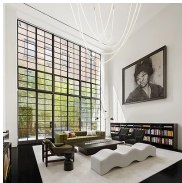


### 131 East 95th St

Upper East Side

Contact Signed

Type	Townhouse	Price	\$8,995,000	Sq. Ft.	5,200	Beds	4
DOM	24	Initial	\$8,995,000	PPSF	\$1,730	Baths	4.5



### 7 Harrison St, Unit ATELIER

Tribeca

Contact Signed

Type	Condo	Price	\$8,995,000	Sq. Ft.	3,135	Beds	3
DOM	237	Initial	\$9,400,000	PPSF	\$2,870	Baths	3.5

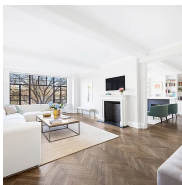


### 11 Beach St, Unit 5C

Tribeca

Contact Signed

Type	Condo	Price	\$8,750,000	Sq. Ft.	3,191	Beds	4
DOM	94	Initial	\$8,500,000	PPSF	\$2,743	Baths	3.5

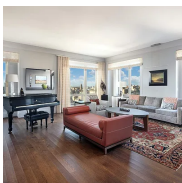


### 320 Central Park West, Unit 4BC

Upper West Side

Contact Signed

Type	Coop	Price	\$7,995,000	Sq. Ft.	3,750	Beds	4
DOM	49	Initial	\$7,995,000	PPSF	\$1,999	Baths	7



### 181 East 65th St, Unit 27B

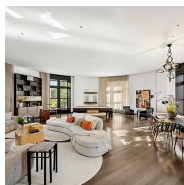
Lenox Hill

Contact Signed

Type	Condo	Price	\$7,985,000	Sq. Ft.	2,807	Beds	4
DOM	115	Initial	\$7,985,000	PPSF	\$2,845	Baths	3.5

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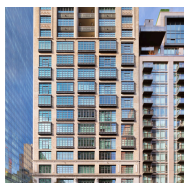


### 455 Central Park West, Unit 9L

Upper West Side

Contact Signed

Type	Condo	Price	\$7,800,000	Sq. Ft.	4,400	Beds	4
DOM	122	Initial	\$7,800,000	PPSF	\$1,773	Baths	3.5

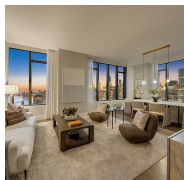


### 404 Park Ave South, Unit PH15A

Nomad

Contact Signed

Type	Condo	Price	\$7,500,000	Sq. Ft.	2,983	Beds	3
DOM	309	Initial	\$7,500,000	PPSF	\$2,514	Baths	4



### 430 East 58th St, Unit 56B

Sutton Place

Contact Signed

Type	Condo	Price	\$6,950,000	Sq. Ft.	2,116	Beds	3
DOM	-	Initial	\$6,950,000	PPSF	\$3,285	Baths	3.5

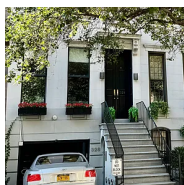


### 15 West 96th St, Unit 23

Upper West Side

Contact Signed

Type	Condo	Price	\$6,800,000	Sq. Ft.	2,662	Beds	3
DOM	46	Initial	\$6,800,000	PPSF	\$2,555	Baths	3

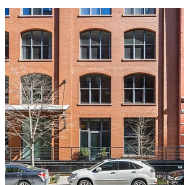


### 328 East 69th St

Lenox Hill

Contact Signed

Type	Townhouse	Price	\$6,495,000	Sq. Ft.	3,500	Beds	4
DOM	101	Initial	\$6,495,000	PPSF	\$1,856	Baths	4.5



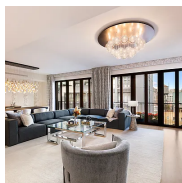
### 415 Washington St, Unit THA

Tribeca

Contact Signed

Type	Condo	Price	\$6,495,000	Sq. Ft.	3,300	Beds	5
DOM	49	Initial	\$6,495,000	PPSF	\$1,969	Baths	5

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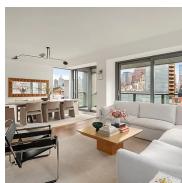


### 210 West 77th St, Unit 12W

Upper West Side

Contact Signed

Type	Condo	Price	\$6,250,000	Sq. Ft.	2,720	Beds	4
DOM	86	Initial	\$6,295,000	PPSF	\$2,298	Baths	4.5

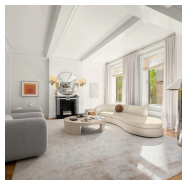


### 180 6th Ave, Unit 8A

Soho

Contact Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,261	Beds	4
DOM	56	Initial	\$5,995,000	PPSF	\$2,652	Baths	3.5

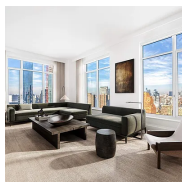


### 271 Central Park West, Unit 3W

Upper West Side

Contact Signed

Type	Coop	Price	\$5,250,000	Sq. Ft.	-	Beds	4
DOM	67	Initial	\$5,250,000	PPSF	-	Baths	4

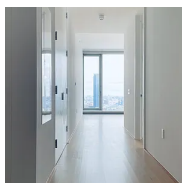


### 30 Park Place, Unit 40A

Tribeca

Contact Signed

Type	Condo	Price	\$5,200,000	Sq. Ft.	2,219	Beds	3
DOM	-	Initial	\$5,200,000	PPSF	\$2,344	Baths	3.5

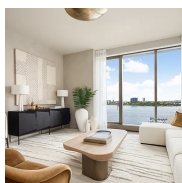


### 56 Leonard St, Unit 33BE

Tribeca

Contact Signed

Type	Condo	Price	\$5,185,000	Sq. Ft.	1,668	Beds	2
DOM	55	Initial	\$5,185,000	PPSF	\$3,109	Baths	2.5



### 500 West 18th St, Unit W14B

West Chelsea

Contact Signed

Type	Condo	Price	\$5,080,000	Sq. Ft.	1,429	Beds	2
DOM	147	Initial	\$5,080,000	PPSF	\$3,555	Baths	2.5

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