



COMPASS

Manhattan Luxury Report

April 28 - May 4, 2025, Residential Contracts \$5M+

Photo: [301 East 80th Street, Unit 25B](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 24 contracts signed this week, made up of 15 condos, 5 co-ops, and 4 houses. The previous week saw 24 deals. For more information or data, please reach out to a Compass agent.

\$8,511,771

Average Asking Price

\$7,072,500

Median Asking Price

\$2,484

Average PPSF

0%

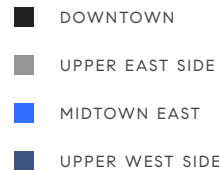
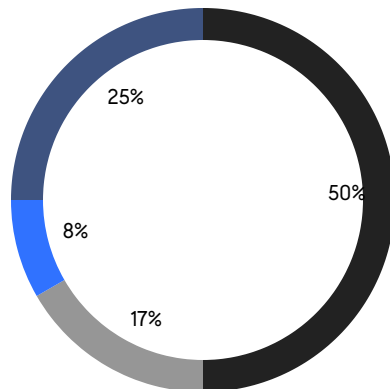
Average Discount

\$204,282,500

Total Volume

87

Average Days On Market



15

Condo Deal(s)

5

Co-op Deal(s)

4

Townhouse Deal(s)

\$8,303,167

Average Asking Price

\$7,608,000

Average Asking Price

\$10,423,750

Average Asking Price

\$7,150,000

Median Asking Price

\$5,995,000

Median Asking Price

\$10,972,500

Median Asking Price

\$2,632

Average PPSF

\$2,205

Average PPSF

3,118

Average SqFt

4,888

Average SqFt



215 Chrystie St, Unit PH2

Lower East Side

Contact Signed

Type	Condo	Price	\$17,995,000	Sq. Ft.	4,236	Beds	4
DOM	86	Initial	\$17,995,000	PPSF	\$4,249	Baths	5.5



2 East 70th St, Unit 4A

Lenox Hill

Contact Signed

Type	Coop	Price	\$14,900,000	Sq. Ft.	-	Beds	3
DOM	72	Initial	\$14,900,000	PPSF	-	Baths	3

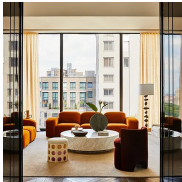


244 West 12th St

West Village

Contact Signed

Type	Townhouse	Price	\$13,000,000	Sq. Ft.	4,138	Beds	6
DOM	22	Initial	\$13,000,000	PPSF	\$3,142	Baths	4.5

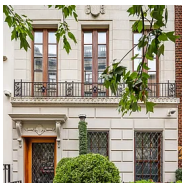


111 West 57th St, Unit 25

Midtown

Contact Signed

Type	Condo	Price	\$12,500,000	Sq. Ft.	4,492	Beds	3
DOM	78	Initial	\$12,500,000	PPSF	\$2,783	Baths	3.5

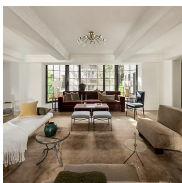


180 East 75th St

Lenox Hill

Contact Signed

Type	Townhouse	Price	\$11,995,000	Sq. Ft.	6,700	Beds	6
DOM	104	Initial	\$12,495,000	PPSF	\$1,791	Baths	7



118 West 13th St, Unit 6

Greenwich Village

Contact Signed

Type	Condo	Price	\$10,800,000	Sq. Ft.	3,483	Beds	4
DOM	3	Initial	\$10,800,000	PPSF	\$3,101	Baths	4.5

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21 West 11th St

Greenwich Village

Contact Signed

Type	Townhouse	Price	\$9,950,000	Sq. Ft.	4,114	Beds	5
DOM	19	Initial	\$9,950,000	PPSF	\$2,419	Baths	5.5

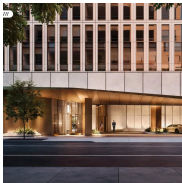


111 Murray St, Unit 51E

Tribeca

Contact Signed

Type	Condo	Price	\$9,550,000	Sq. Ft.	2,962	Beds	3
DOM	-	Initial	\$9,550,000	PPSF	\$3,225	Baths	4



50 West 66th St, Unit 15C

Upper West Side

Contact Signed

Type	Condo	Price	\$9,265,000	Sq. Ft.	3,223	Beds	4
DOM	44	Initial	\$9,265,000	PPSF	\$2,875	Baths	4

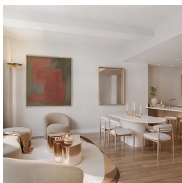


211 West 84th St, Unit 5C

Upper West Side

Contact Signed

Type	Condo	Price	\$9,100,000	Sq. Ft.	3,409	Beds	5
DOM	180	Initial	\$9,000,000	PPSF	\$2,670	Baths	5.5



114 East 25th St, Unit PH

Flatiron District

Contact Signed

Type	Condo	Price	\$7,195,000	Sq. Ft.	2,647	Beds	3
DOM	23	Initial	\$7,195,000	PPSF	\$2,719	Baths	3.5



52 Lispenard St, Unit 3

Tribeca

Contact Signed

Type	Condo	Price	\$7,150,000	Sq. Ft.	3,336	Beds	3
DOM	1	Initial	\$7,150,000	PPSF	\$2,144	Baths	4.5

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114 East 25th St, Unit 12A

Flatiron District

Contact Signed

Type	Condo	Price	\$6,995,000	Sq. Ft.	3,006	Beds	4
DOM	-	Initial	\$6,995,000	PPSF	\$2,328	Baths	4.5

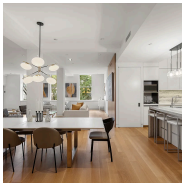


129 East 81st St

Upper East Side

Contact Signed

Type	Townhouse	Price	\$6,750,000	Sq. Ft.	4,600	Beds	4
DOM	12	Initial	\$6,750,000	PPSF	\$1,468	Baths	3

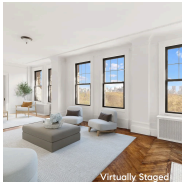


110 Duane St, Unit 2

Tribeca

Contact Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	4,000	Beds	5
DOM	196	Initial	\$5,995,000	PPSF	\$1,499	Baths	3



50 Central Park West, Unit 8BB

Upper West Side

Contact Signed

Type	Coop	Price	\$5,995,000	Sq. Ft.	-	Beds	4
DOM	39	Initial	\$5,995,000	PPSF	-	Baths	2

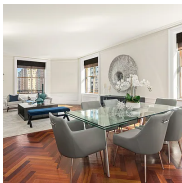


445 Lafayette St, Unit 14B

Noho

Contact Signed

Type	Coop	Price	\$5,995,000	Sq. Ft.	3,174	Beds	3
DOM	1	Initial	\$5,995,000	PPSF	\$1,889	Baths	3.5



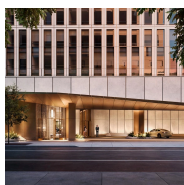
225 West 86th St, Unit 709

Upper West Side

Contact Signed

Type	Condo	Price	\$5,900,000	Sq. Ft.	2,554	Beds	4
DOM	179	Initial	\$5,900,000	PPSF	\$2,311	Baths	3.5

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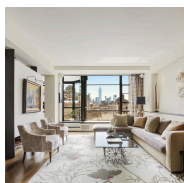


50 West 66th St, Unit 9A

Upper West Side

Contact Signed

Type	Condo	Price	\$5,675,000	Sq. Ft.	2,089	Beds	2
DOM	-	Initial	\$5,675,000	PPSF	\$2,717	Baths	2

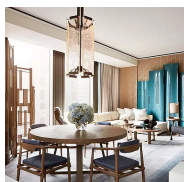


37 West 12th St, Unit 10J

Greenwich Village

Contact Signed

Type	Coop	Price	\$5,650,000	Sq. Ft.	-	Beds	3
DOM	19	Initial	\$5,650,000	PPSF	-	Baths	2

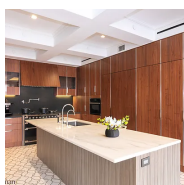


53 West 53rd St, Unit 32B

Midtown

Contact Signed

Type	Condo	Price	\$5,600,000	Sq. Ft.	2,051	Beds	2
DOM	393	Initial	\$5,600,000	PPSF	\$2,731	Baths	2.5

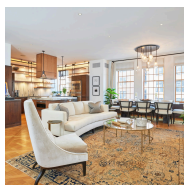


12 East 13th St, Unit 7

Greenwich Village

Contact Signed

Type	Condo	Price	\$5,527,500	Sq. Ft.	2,816	Beds	3
DOM	219	Initial	\$6,900,000	PPSF	\$1,963	Baths	3.5

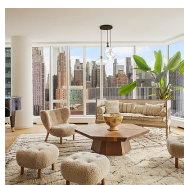


45 East 66th St, Unit 5W

Lenox Hill

Contact Signed

Type	Coop	Price	\$5,500,000	Sq. Ft.	2,800	Beds	3
DOM	77	Initial	\$5,500,000	PPSF	\$1,965	Baths	3



1 West End Ave, Unit 22E

Upper West Side

Contact Signed

Type	Condo	Price	\$5,300,000	Sq. Ft.	2,457	Beds	3
DOM	46	Initial	\$5,300,000	PPSF	\$2,158	Baths	3.5

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