



COMPASS

# Manhattan Luxury Report

June 02 - 08, 2025, Residential Contracts \$5M+

Photo: [150 East 73rd St, Unit PH](#)



The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 25 contracts signed this week, made up of 16 condos, 6 co-ops, and 3 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

**\$9,980,160**

Average Asking Price

**\$7,950,000**

Median Asking Price

**\$2,802**

Average PPSF

**2%**

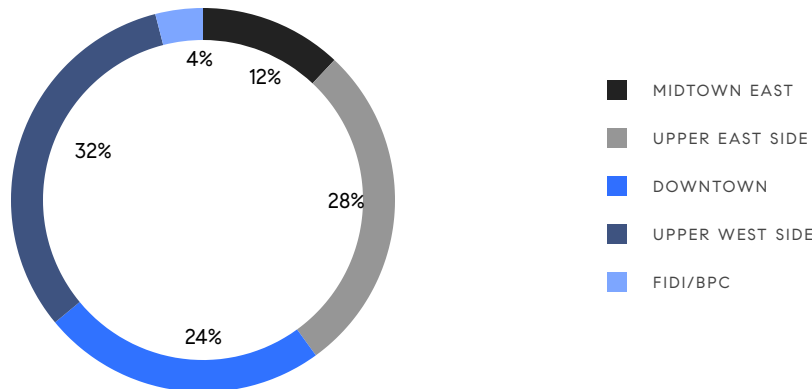
Average Discount

**\$249,504,000**

Total Volume

**161**

Average Days On Market

**16**

Condo Deal(s)

**6**

Co-op Deal(s)

**3**

Townhouse Deal(s)

**\$10,110,313**

Average Asking Price

**\$8,874,834**

Average Asking Price

**\$11,496,667**

Average Asking Price

**\$7,350,000**

Median Asking Price

**\$7,600,000**

Median Asking Price

**\$9,995,000**

Median Asking Price

**\$3,152**

Average PPSF

**\$2,023**

Average PPSF

**3,048**

Average SqFt

**5,639**

Average SqFt





### 157 West 57th St, Unit 66B

Midtown

Contract Signed

Type	Condo	Price	\$26,000,000	Sq. Ft.	4,193	Beds	3
DOM	51	Initial	\$26,000,000	PPSF	\$6,201	Baths	3.5



### 520 Park Ave, Unit 31

Lenox Hill

Contract Signed

Type	Condo	Price	\$25,950,000	Sq. Ft.	4,628	Beds	4
DOM	42	Initial	\$26,950,000	PPSF	\$5,608	Baths	5



### 87 Mercer St, Unit PHB

Soho

Contract Signed

Type	Coop	Price	\$17,900,000	Sq. Ft.	7,500	Beds	4
DOM	63	Initial	\$17,900,000	PPSF	\$2,387	Baths	4



### 83 Jane St

West Village

Contract Signed

Type	Townhouse	Price	\$14,995,000	Sq. Ft.	6,090	Beds	5
DOM	119	Initial	\$16,250,000	PPSF	\$2,463	Baths	4



### 180 East 88th St, Unit PH44

Upper East Side

Contract Signed

Type	Condo	Price	\$13,850,000	Sq. Ft.	4,017	Beds	4
DOM	23	Initial	\$13,850,000	PPSF	\$3,448	Baths	4.5



### 7 Hubert St, Unit 10B

Tribeca

Contract Signed

Type	Condo	Price	\$11,625,000	Sq. Ft.	3,253	Beds	3
DOM	19	Initial	\$11,625,000	PPSF	\$3,574	Baths	4

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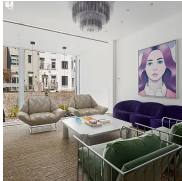


### 118 West 13th St, Unit 4

Greenwich Village

Contract Signed

Type	Condo	Price	\$10,250,000	Sq. Ft.	3,483	Beds	4
DOM	12	Initial	\$10,250,000	PPSF	\$2,943	Baths	4.5



### 125 West 87th St

Upper West Side

Contract Signed

Type	Townhouse	Price	\$9,995,000	Sq. Ft.	5,600	Beds	5
DOM	29	Initial	\$9,995,000	PPSF	\$1,785	Baths	6.5



### 225 West 86th St, Unit 712

Upper West Side

Contract Signed

Type	Condo	Price	\$9,900,000	Sq. Ft.	3,956	Beds	5
DOM	602	Initial	\$10,895,000	PPSF	\$2,503	Baths	4.5

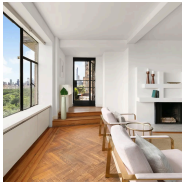


### 211 East 62nd St

Upper East Side

Contract Signed

Type	Townhouse	Price	\$9,500,000	Sq. Ft.	5,225	Beds	4
DOM	322	Initial	\$10,750,000	PPSF	\$1,819	Baths	5

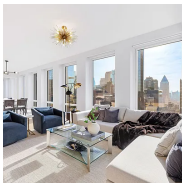


### 320 Central Park West, Unit 18B

Upper West Side

Contract Signed

Type	Coop	Price	\$8,900,000	Sq. Ft.	3,500	Beds	4
DOM	220	Initial	\$9,250,000	PPSF	\$2,543	Baths	4



### 15 West 61st St, Unit PH1C

Upper West Side

Contract Signed

Type	Condo	Price	\$8,500,000	Sq. Ft.	2,216	Beds	3
DOM	108	Initial	\$8,900,000	PPSF	\$3,836	Baths	3

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### 770 Park Ave, Unit 8D

Lenox Hill

Contract Signed

Type	Coop	Price	\$7,950,000	Sq. Ft.	-	Beds	4
DOM	84	Initial	\$7,950,000	PPSF	-	Baths	5



### 50 Riverside Blvd, Unit 28A

Upper West Side

Contract Signed

Type	Condo	Price	\$7,500,000	Sq. Ft.	3,190	Beds	4
DOM	40	Initial	\$7,500,000	PPSF	\$2,352	Baths	4



### 1100 Park Ave, Unit 15B

Upper East Side

Contract Signed

Type	Coop	Price	\$7,250,000	Sq. Ft.	-	Beds	3
DOM	77	Initial	\$7,250,000	PPSF	-	Baths	3



### 15 West 96th St, Unit 25

Upper West Side

Contract Signed

Type	Condo	Price	\$7,200,000	Sq. Ft.	2,662	Beds	3
DOM	-	Initial	\$7,200,000	PPSF	\$2,705	Baths	3

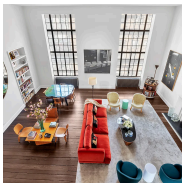


### 1078 Madison Ave, Unit 5AB/4B

Upper East Side

Contract Signed

Type	Condo	Price	\$7,000,000	Sq. Ft.	3,725	Beds	5
DOM	150	Initial	\$7,995,000	PPSF	\$1,880	Baths	5



### 324 East 57th St, Unit 12A

Sutton Place

Contract Signed

Type	Coop	Price	\$5,999,000	Sq. Ft.	3,900	Beds	4
DOM	104	Initial	\$5,999,000	PPSF	\$1,539	Baths	3

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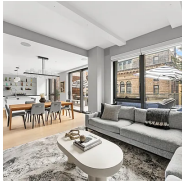


### 1 Wall St, Unit 2401

Financial District

Contract Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,521	Beds	3
DOM	232	Initial	\$5,995,000	PPSF	\$2,379	Baths	3.5



### 121 East 22nd St, Unit S901

Flatiron District

Contract Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,553	Beds	4
DOM	79	Initial	\$6,495,000	PPSF	\$2,349	Baths	4.5



### 53 West 53rd St, Unit 18A

Midtown

Contract Signed

Type	Condo	Price	\$5,950,000	Sq. Ft.	2,462	Beds	2
DOM	97	Initial	\$5,950,000	PPSF	\$2,417	Baths	2.5

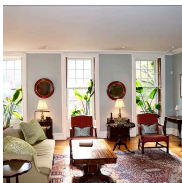


### 212 West 72nd St, Unit 8H

Upper West Side

Contract Signed

Type	Condo	Price	\$5,600,000	Sq. Ft.	2,082	Beds	4
DOM	1	Initial	\$5,600,000	PPSF	\$2,690	Baths	3.5

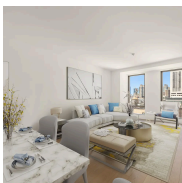


### 119 Waverly Place, Unit 3/4

Greenwich Village

Contract Signed

Type	Coop	Price	\$5,250,000	Sq. Ft.	3,600	Beds	4
DOM	1,295	Initial	\$5,750,000	PPSF	\$1,458	Baths	4



### 50 West 66th St, Unit 10G

Upper West Side

Contract Signed

Type	Condo	Price	\$5,250,000	Sq. Ft.	1,699	Beds	2
DOM	58	Initial	\$5,250,000	PPSF	\$3,090	Baths	3

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200 East 75th St, Unit 5B

Lenox Hill

Contract Signed

Type	Condo	Price	\$5,200,000	Sq. Ft.	2,118	Beds	3
DOM	21	Initial	\$5,200,000	PPSF	\$2,456	Baths	3.5

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