



COMPASS

Manhattan Luxury Report

June 16 - 22, 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 20 contracts signed this week, made up of 10 condos, 4 co-ops, and 6 houses. The previous week saw 30 deals. For more information or data, please reach out to a Compass agent.

\$10,830,900

Average Asking Price

\$8,372,500

Median Asking Price

\$2,931

Average PPSF

2%

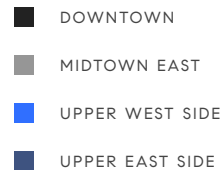
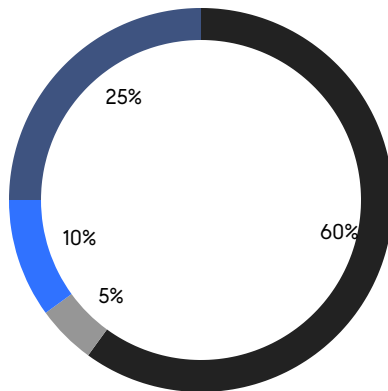
Average Discount

\$216,618,000

Total Volume

132

Average Days On Market



10

Condo Deal(s)

4

Co-op Deal(s)

6

Townhouse Deal(s)

\$11,738,800

Average Asking Price

\$6,622,500

Average Asking Price

\$12,123,334

Average Asking Price

\$8,372,500

Median Asking Price

\$6,247,500

Median Asking Price

\$9,625,000

Median Asking Price

\$3,309

Average PPSF

\$2,713

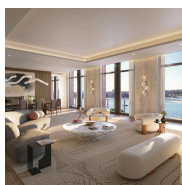
Average PPSF

3,298

Average SqFt

4,490

Average SqFt

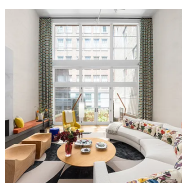


555 West 22nd St, Unit PH25

Chelsea

Contract Signed

Type	Condo	Price	\$39,500,000	Sq. Ft.	5,761	Beds	4
DOM	405	Initial	\$39,500,000	PPSF	\$6,856	Baths	5

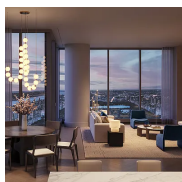


11 West 12th St

Greenwich Village

Contract Signed

Type	Townhouse	Price	\$27,000,000	Sq. Ft.	9,652	Beds	6
DOM	-	Initial	\$27,000,000	PPSF	\$2,798	Baths	6



217 West 57th St, Unit 90W

Midtown

Contract Signed

Type	Condo	Price	\$16,500,000	Sq. Ft.	3,073	Beds	3
DOM	368	Initial	\$17,950,000	PPSF	\$5,370	Baths	3

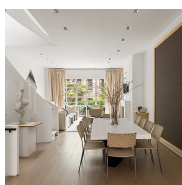


235 West 75th St, Unit PH1

Upper West Side

Contract Signed

Type	Condo	Price	\$12,500,000	Sq. Ft.	4,063	Beds	3
DOM	-	Initial	\$12,500,000	PPSF	\$3,077	Baths	4

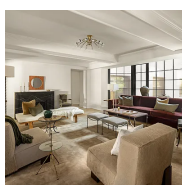


344 West 22nd St

Chelsea

Contract Signed

Type	Townhouse	Price	\$11,995,000	Sq. Ft.	4,395	Beds	5
DOM	14	Initial	\$11,995,000	PPSF	\$2,730	Baths	3



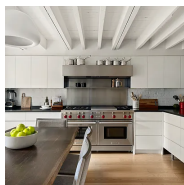
118 West 13th St, Unit 5

Greenwich Village

Contract Signed

Type	Condo	Price	\$10,650,000	Sq. Ft.	3,483	Beds	4
DOM	5	Initial	\$10,650,000	PPSF	\$3,058	Baths	4.5

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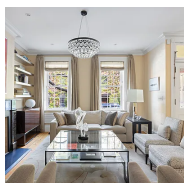


110 West 13th St

Greenwich Village

Contract Signed

Type	Townhouse	Price	\$9,750,000	Sq. Ft.	4,250	Beds	5
DOM	429	Initial	\$10,995,000	PPSF	\$2,295	Baths	4.5

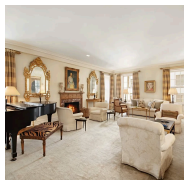


310 West 11th St

West Village

Contract Signed

Type	Townhouse	Price	\$9,500,000	Sq. Ft.	3,360	Beds	4
DOM	43	Initial	\$9,995,000	PPSF	\$2,828	Baths	3.5

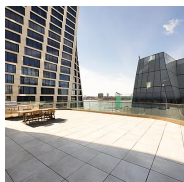


730 Park Ave, Unit 9C

Lenox Hill

Contract Signed

Type	Coop	Price	\$8,500,000	Sq. Ft.	-	Beds	4
DOM	215	Initial	\$8,500,000	PPSF	-	Baths	4

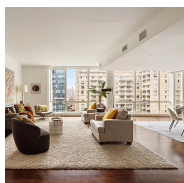


515 West 18th St, Unit 1104

Chelsea

Contract Signed

Type	Condo	Price	\$8,495,000	Sq. Ft.	2,536	Beds	3
DOM	99	Initial	\$8,495,000	PPSF	\$3,350	Baths	3

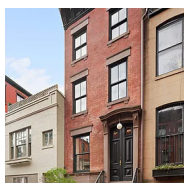


151 East 85th St, Unit 14JK

Upper East Side

Contract Signed

Type	Condo	Price	\$8,250,000	Sq. Ft.	-	Beds	5
DOM	72	Initial	\$8,250,000	PPSF	-	Baths	4



256 West 4th St

West Village

Contract Signed

Type	Townhouse	Price	\$7,500,000	Sq. Ft.	2,280	Beds	3
DOM	51	Initial	\$7,500,000	PPSF	\$3,290	Baths	3

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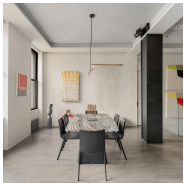


175 East 78th St

Upper East Side

Contract Signed

Type	Townhouse	Price	\$6,995,000	Sq. Ft.	3,000	Beds	4
DOM	34	Initial	\$6,995,000	PPSF	\$2,332	Baths	4

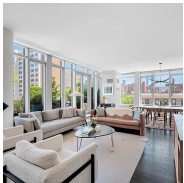


30 East 10th St, Unit 10N

Greenwich Village

Contract Signed

Type	Coop	Price	\$6,500,000	Sq. Ft.	3,000	Beds	3
DOM	83	Initial	\$6,500,000	PPSF	\$2,167	Baths	3



177 9th Ave, Unit PHF

Chelsea

Contract Signed

Type	Coop	Price	\$5,995,000	Sq. Ft.	2,129	Beds	4
DOM	20	Initial	\$5,995,000	PPSF	\$2,816	Baths	3

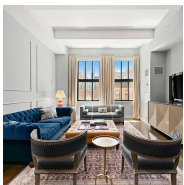


175 East Broadway, Unit 8B

Lower East Side

Contract Signed

Type	Condo	Price	\$5,500,000	Sq. Ft.	2,900	Beds	3
DOM	31	Initial	\$5,500,000	PPSF	\$1,897	Baths	2.5

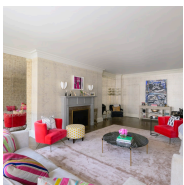


415 Greenwich St, Unit 5H

Tribeca

Contract Signed

Type	Condo	Price	\$5,498,000	Sq. Ft.	2,781	Beds	3
DOM	24	Initial	\$5,498,000	PPSF	\$1,977	Baths	3.5



1220 Park Ave, Unit 9A

Upper East Side

Contract Signed

Type	Coop	Price	\$5,495,000	Sq. Ft.	3,200	Beds	3
DOM	8	Initial	\$5,495,000	PPSF	\$1,717	Baths	3

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170 East End Ave, Unit 10/11B

Upper East Side

Contract Signed

Type	Condo	Price	\$5,300,000	Sq. Ft.	2,857	Beds	3
DOM	428	Initial	\$6,595,000	PPSF	\$1,856	Baths	3.5



25 Central Park West, Unit 11Q

Upper West Side

Contract Signed

Type	Condo	Price	\$5,195,000	Sq. Ft.	2,221	Beds	3
DOM	41	Initial	\$5,195,000	PPSF	\$2,340	Baths	2

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