



COMPASS

Manhattan Luxury Report

June 23 - 29, 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 23 contracts signed this week, made up of 15 condos, 4 co-ops, and 4 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

\$8,815,174

Average Asking Price

\$6,900,000

Median Asking Price

\$2,836

Average PPSF

0%

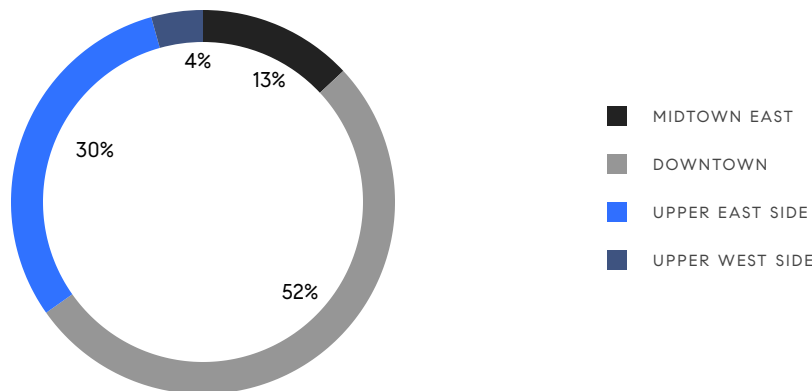
Average Discount

\$202,749,000

Total Volume

165

Average Days On Market

**15**

Condo Deal(s)

4

Co-op Deal(s)

4

Townhouse Deal(s)

\$8,884,267

Average Asking Price

\$6,883,750

Average Asking Price

\$10,487,500

Average Asking Price

\$6,900,000

Median Asking Price

\$6,272,500

Median Asking Price

\$10,750,000

Median Asking Price

\$3,016

Average PPSF

\$2,160

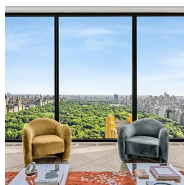
Average PPSF

2,883

Average SqFt

4,740

Average SqFt

**111 West 57th St, Unit 39**

Midtown

Contract Signed

Type	Condo	Price	\$20,500,000	Sq. Ft.	4,492	Beds	3
DOM	15	Initial	\$20,500,000	PPSF	\$4,564	Baths	3.5

**400 West 12th St, Unit TH3**

West Village

Contract Signed

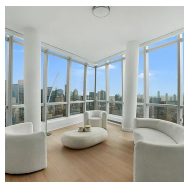
Type	Condo	Price	\$18,000,000	Sq. Ft.	5,468	Beds	5
DOM	72	Initial	\$18,000,000	PPSF	\$3,292	Baths	4

**348 West 22nd St**

Chelsea

Contract Signed

Type	Townhouse	Price	\$14,500,000	Sq. Ft.	5,353	Beds	4
DOM	101	Initial	\$14,500,000	PPSF	\$2,709	Baths	5

**400 Park Ave South, Unit PH1**

Nomad

Contract Signed

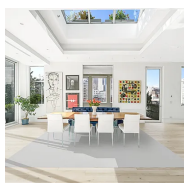
Type	Condo	Price	\$14,000,000	Sq. Ft.	4,020	Beds	5
DOM	433	Initial	\$14,500,000	PPSF	\$3,483	Baths	5

**163 East 78th St**

Upper East Side

Contract Signed

Type	Townhouse	Price	\$13,500,000	Sq. Ft.	5,305	Beds	5
DOM	46	Initial	\$13,500,000	PPSF	\$2,545	Baths	6

**51 Leonard St, Unit PH**

Tribeca

Contract Signed

Type	Condo	Price	\$9,999,000	Sq. Ft.	3,287	Beds	4
DOM	358	Initial	\$9,999,000	PPSF	\$3,042	Baths	3

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956 5th Ave, Unit 11

Lenox Hill

Contract Signed

Type	Coop	Price	\$8,995,000	Sq. Ft.	-	Beds	5
DOM	20	Initial	\$8,995,000	PPSF	-	Baths	4

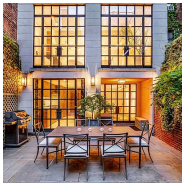


63 West 17th St, Unit 7A

Flatiron District

Contract Signed

Type	Condo	Price	\$8,995,000	Sq. Ft.	4,114	Beds	6
DOM	285	Initial	\$9,745,000	PPSF	\$2,187	Baths	4

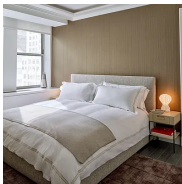


204 West 21st St

Chelsea

Contract Signed

Type	Townhouse	Price	\$8,000,000	Sq. Ft.	4,000	Beds	4
DOM	47	Initial	\$8,000,000	PPSF	\$2,000	Baths	5



303 Park Ave, Unit 2019

Midtown

Contract Signed

Type	Condo	Price	\$7,200,000	Sq. Ft.	2,126	Beds	2
DOM	1	Initial	\$7,200,000	PPSF	\$3,387	Baths	1

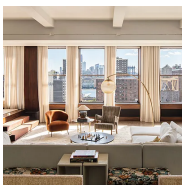


500 West 18th St, Unit E23E

West Chelsea

Contract Signed

Type	Condo	Price	\$6,950,000	Sq. Ft.	2,042	Beds	3
DOM	1,019	Initial	\$6,815,000	PPSF	\$3,404	Baths	3



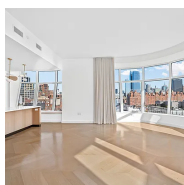
175 East Broadway, Unit 10B

Lower East Side

Contract Signed

Type	Condo	Price	\$6,900,000	Sq. Ft.	2,745	Beds	2
DOM	20	Initial	\$6,900,000	PPSF	\$2,514	Baths	2

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515 West 18th St, Unit 1401

Chelsea

Contract Signed

Type	Condo	Price	\$6,500,000	Sq. Ft.	2,103	Beds	3
DOM	160	Initial	\$7,250,000	PPSF	\$3,091	Baths	3

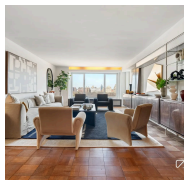


520 5th Ave, Unit 64A

Midtown

Contract Signed

Type	Condo	Price	\$6,450,000	Sq. Ft.	1,944	Beds	3
DOM	225	Initial	\$6,150,000	PPSF	\$3,318	Baths	3



1050 5th Ave, Unit 17D

Upper East Side

Contract Signed

Type	Coop	Price	\$6,295,000	Sq. Ft.	-	Beds	4
DOM	88	Initial	\$6,295,000	PPSF	-	Baths	5

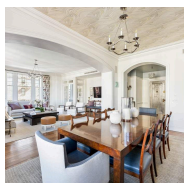


830 Park Ave, Unit 1A

Lenox Hill

Contract Signed

Type	Coop	Price	\$6,250,000	Sq. Ft.	-	Beds	5
DOM	52	Initial	\$6,250,000	PPSF	-	Baths	4

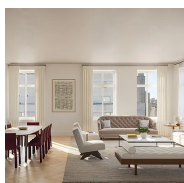


375 West End Ave, Unit 9AB

Upper West Side

Contract Signed

Type	Coop	Price	\$5,995,000	Sq. Ft.	-	Beds	4
DOM	85	Initial	\$5,995,000	PPSF	-	Baths	3



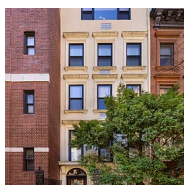
200 East 75th St, Unit 2A

Lenox Hill

Contract Signed

Type	Condo	Price	\$5,975,000	Sq. Ft.	2,484	Beds	4
DOM	183	Initial	\$5,900,000	PPSF	\$2,406	Baths	4

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**166 East 74th St**

Lenox Hill

Contract Signed

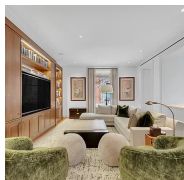
Type	Townhouse	Price	\$5,950,000	Sq. Ft.	4,300	Beds	5
DOM	81	Initial	\$5,950,000	PPSF	\$1,384	Baths	5.5

**255 East 77th St, Unit 3A**

Upper East Side

Contract Signed

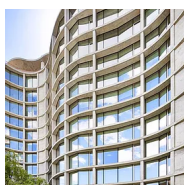
Type	Condo	Price	\$5,800,000	Sq. Ft.	2,613	Beds	4
DOM	-	Initial	\$5,800,000	PPSF	\$2,220	Baths	4.5

**7 Harrison St, Unit 3S**

Tribeca

Contract Signed

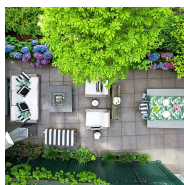
Type	Condo	Price	\$5,495,000	Sq. Ft.	2,126	Beds	3
DOM	137	Initial	\$5,495,000	PPSF	\$2,585	Baths	3

**160 Leroy St, Unit N6C**

West Village

Contract Signed

Type	Condo	Price	\$5,250,000	Sq. Ft.	1,728	Beds	2
DOM	-	Initial	\$5,250,000	PPSF	\$3,039	Baths	2.5

**50 Laight St, Unit 2**

Tribeca

Contract Signed

Type	Condo	Price	\$5,250,000	Sq. Ft.	1,945	Beds	3
DOM	30	Initial	\$5,250,000	PPSF	\$2,700	Baths	2.5

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