



COMPASS

Manhattan Luxury Report

April 07 - 13, 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 21 contracts signed this week, made up of 18 condos, 1 co-op, and 2 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

\$8,415,715

Average Asking Price

\$6,775,000

Median Asking Price

\$2,854

Average PPSF

2%

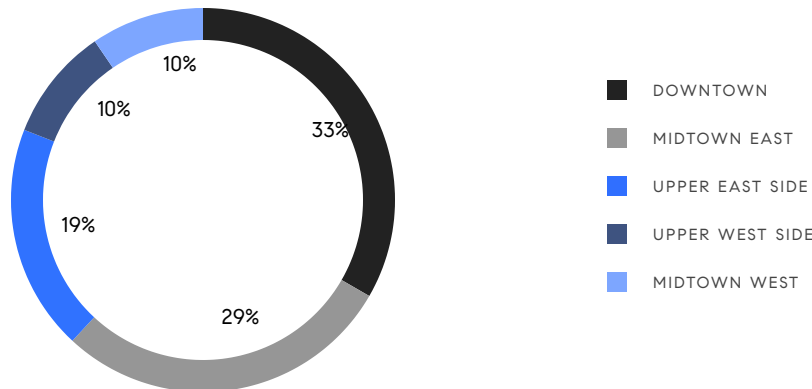
Average Discount

\$176,730,000

Total Volume

101

Average Days On Market



18

Condo Deal(s)

1

Co-op Deal(s)

2

Townhouse Deal(s)

\$8,443,612

Average Asking Price

\$6,400,000

Average Asking Price

\$9,172,500

Average Asking Price

\$6,887,500

Median Asking Price

\$6,400,000

Median Asking Price

\$9,172,500

Median Asking Price

\$2,885

Average PPSF

\$2,573

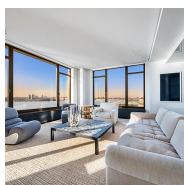
Average PPSF

2,928

Average SqFt

3,712

Average SqFt

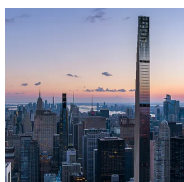


400 West 12th St, Unit 15CD

Contact Signed

West Village

Type	Condo	Price	\$19,850,000	Sq. Ft.	4,100	Beds	3
DOM	73	Initial	\$19,850,000	PPSF	\$4,842	Baths	3.5

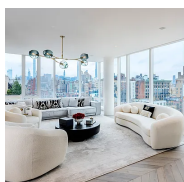


111 West 57th St, Unit 35

Contact Signed

Midtown

Type	Condo	Price	\$17,250,000	Sq. Ft.	4,492	Beds	3
DOM	-	Initial	\$20,250,000	PPSF	\$3,841	Baths	3.5

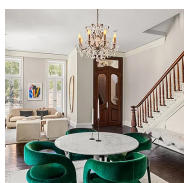


151 East 85th St, Unit 15A

Contact Signed

Upper East Side

Type	Condo	Price	\$12,000,000	Sq. Ft.	3,500	Beds	5
DOM	74	Initial	\$12,000,000	PPSF	\$3,429	Baths	4.5

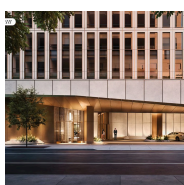


214 West 11th St

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West Village

Type	Townhouse	Price	\$11,995,000	Sq. Ft.	3,344	Beds	5
DOM	28	Initial	\$11,995,000	PPSF	\$3,588	Baths	4.5



50 West 66th St, Unit 12C

Contact Signed

Upper West Side

Type	Condo	Price	\$9,165,000	Sq. Ft.	3,223	Beds	4
DOM	-	Initial	\$9,165,000	PPSF	\$2,844	Baths	4



4 East 62nd St, Unit PH1

Contact Signed

Upper East Side

Type	Condo	Price	\$8,900,000	Sq. Ft.	2,465	Beds	3
DOM	218	Initial	\$9,950,000	PPSF	\$3,611	Baths	3.5

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15 Hudson Yards, Unit 71B

Contact Signed

Hudson Yards

Type	Condo	Price	\$8,495,000	Sq. Ft.	3,039	Beds	4
DOM	68	Initial	\$8,495,000	PPSF	\$2,796	Baths	4.5



430 East 58th St, Unit 67A

Contact Signed

Sutton Place

Type	Condo	Price	\$8,300,000	Sq. Ft.	2,295	Beds	3
DOM	-	Initial	\$8,300,000	PPSF	\$3,617	Baths	3.5



124 Hudson ST, Unit 7B

Contact Signed

Tribeca

Type	Condo	Price	\$7,750,000	Sq. Ft.	2,711	Beds	3
DOM	-	Initial	\$7,850,000	PPSF	\$2,859	Baths	3



247 West 46th St, Unit PH2

Contact Signed

Midtown

Type	Condo	Price	\$7,000,000	Sq. Ft.	4,335	Beds	4
DOM	285	Initial	\$8,500,000	PPSF	\$1,615	Baths	5

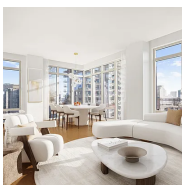


520 5th Ave, Unit 43B

Contact Signed

Midtown

Type	Condo	Price	\$6,775,000	Sq. Ft.	2,506	Beds	3
DOM	312	Initial	\$6,775,000	PPSF	\$2,704	Baths	3.5



255 East 74th St, Unit 21AB

Contact Signed

Upper East Side

Type	Condo	Price	\$6,695,000	Sq. Ft.	3,950	Beds	6
DOM	81	Initial	\$6,995,000	PPSF	\$1,695	Baths	5.5

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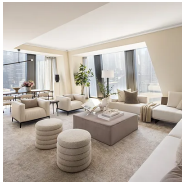


35 Hudson Yards, Unit 5304

Contact Signed

Hudson Yards

Type	Condo	Price	\$6,450,000	Sq. Ft.	2,652	Beds	3
DOM	143	Initial	\$6,450,000	PPSF	\$2,433	Baths	3



53 West 53rd St, Unit 22D

Contact Signed

Midtown

Type	Condo	Price	\$6,410,000	Sq. Ft.	2,607	Beds	2
DOM	-	Initial	\$6,410,000	PPSF	\$2,459	Baths	2.5



200 Central Park South, Unit 18BC

Contact Signed

Midtown

Type	Coop	Price	\$6,400,000	Sq. Ft.	-	Beds	3
DOM	8	Initial	\$6,400,000	PPSF	-	Baths	3

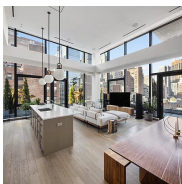


133 East 92nd St

Contact Signed

Upper East Side

Type	Townhouse	Price	\$6,350,000	Sq. Ft.	4,080	Beds	3
DOM	96	Initial	\$6,350,000	PPSF	\$1,557	Baths	4



90 Lexington Ave, Unit PHC

Contact Signed

Nomad

Type	Condo	Price	\$5,695,000	Sq. Ft.	1,858	Beds	3
DOM	57	Initial	\$5,695,000	PPSF	\$3,066	Baths	3.5



475 Greenwich St, Unit PHN

Contact Signed

Tribeca

Type	Condo	Price	\$5,600,000	Sq. Ft.	2,663	Beds	3
DOM	21	Initial	\$5,600,000	PPSF	\$2,103	Baths	2.5

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**160 West 86th St, Unit PH4****Contact Signed**

Upper West Side

Type	Condo	Price	\$5,500,000	Sq. Ft.	3,019	Beds	4
DOM	51	Initial	\$5,500,000	PPSF	\$1,822	Baths	3

**21 East 12th St, Unit 9B****Contact Signed**

Greenwich Village

Type	Condo	Price	\$5,150,000	Sq. Ft.	1,629	Beds	2
DOM	75	Initial	\$5,150,000	PPSF	\$3,162	Baths	2.5

**515 West 18th St, Unit 1102****Contact Signed**

Chelsea

Type	Condo	Price	\$5,000,000	Sq. Ft.	1,654	Beds	2
DOM	15	Initial	\$5,000,000	PPSF	\$3,023	Baths	2.5

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