



COMPASS

# Manhattan Luxury Report

May 5 - 11, 2025, Residential Contracts \$4M+

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

The Manhattan luxury real estate market, defined as all properties priced \$4M and above, saw 33 contracts signed this week, made up of 20 condos, 10 co-ops, and 3 houses. The previous week saw 31 deals. For more information or data, please reach out to a Compass agent.

\$8,584,394

Average Asking Price

\$6,950,000

Median Asking Price

\$2,645

Average PPSF

1%

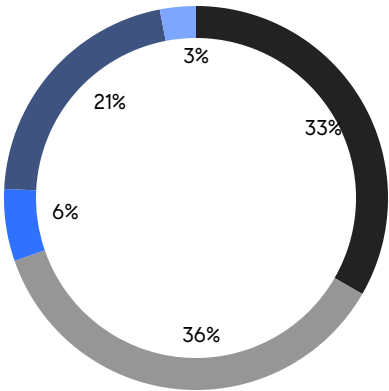
Average Discount

\$283,285,000

Total Volume

153

Average Days On Market



- DOWNTOWN
- UPPER EAST SIDE
- UPPER MANHATTAN
- UPPER WEST SIDE
- MIDTOWN EAST

20

Condo Deal(s)

10

Co-op Deal(s)

3

Townhouse Deal(s)

\$9,722,750

Average Asking Price

\$6,309,000

Average Asking Price

\$8,580,000

Average Asking Price

\$7,070,000

Median Asking Price

\$5,547,500

Median Asking Price

\$8,250,000

Median Asking Price

\$2,822

Average PPSF

\$1,716

Average PPSF

3,378

Average SqFt

5,056

Average SqFt



### 15 East 30th St, Unit PH60A

Nomad

Contract Signed

Type	Condo	Price	\$25,000,000	Sq. Ft.	5,151	Beds	5
DOM	372	Initial	\$25,000,000	PPSF	\$4,854	Baths	5



### 995 5th Ave, Unit 16

Upper East Side

Contract Signed

Type	Condop	Price	\$24,250,000	Sq. Ft.	8,360	Beds	8
DOM	296	Initial	\$24,250,000	PPSF	\$2,901	Baths	9.5



### 500 West 18th St, Unit W22D

West Chelsea

Contract Signed

Type	Condo	Price	\$14,695,000	Sq. Ft.	4,063	Beds	4
DOM	-	Initial	\$14,695,000	PPSF	\$3,617	Baths	4.5



### 180 East 88th St, Unit PH46

Upper East Side

Contract Signed

Type	Condo	Price	\$13,950,000	Sq. Ft.	4,027	Beds	4
DOM	52	Initial	\$13,950,000	PPSF	\$3,465	Baths	4.5



### 301 East 80th St, Unit 25B

Upper East Side

Contract Signed

Type	Condo	Price	\$13,500,000	Sq. Ft.	3,796	Beds	5
DOM	36	Initial	\$13,500,000	PPSF	\$3,557	Baths	5.5



### 118 West 13th St, Unit 2

Greenwich Village

Contract Signed

Type	Condo	Price	\$13,250,000	Sq. Ft.	3,475	Beds	4
DOM	1	Initial	\$13,250,000	PPSF	\$3,813	Baths	4.5

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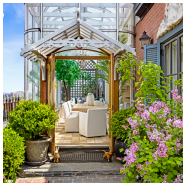


### 85 Charles St

West Village

Contract Signed

Type	Townhouse	Price	\$12,995,000	Sq. Ft.	4,928	Beds	5
DOM	230	Initial	\$12,995,000	PPSF	\$2,637	Baths	4

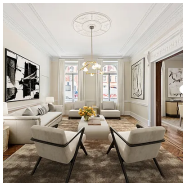


### 1158 5th Ave, Unit PHB

East Harlem

Contract Signed

Type	Coop	Price	\$12,000,000	Sq. Ft.	3,798	Beds	4
DOM	1	Initial	\$12,000,000	PPSF	\$3,160	Baths	4

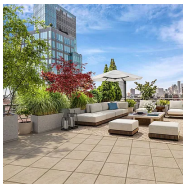


### 390 West End Ave, Unit 2F

Upper West Side

Contract Signed

Type	Condo	Price	\$8,895,000	Sq. Ft.	4,200	Beds	4
DOM	45	Initial	\$8,895,000	PPSF	\$2,118	Baths	3

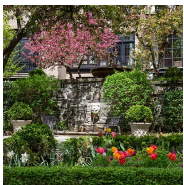


### 21 Astor Place, Unit PHB

Greenwich Village

Contract Signed

Type	Condo	Price	\$8,700,000	Sq. Ft.	2,366	Beds	3
DOM	253	Initial	\$8,700,000	PPSF	\$3,678	Baths	3.5

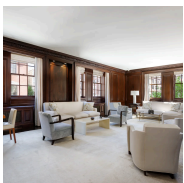


### 163 East 65th St

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$8,250,000	Sq. Ft.	5,000	Beds	6
DOM	9	Initial	\$8,250,000	PPSF	\$1,650	Baths	4



### 1172 Park Ave, Unit 3AC

Upper East Side

Contract Signed

Type	Coop	Price	\$7,850,000	Sq. Ft.	-	Beds	4
DOM	15	Initial	\$7,850,000	PPSF	-	Baths	4

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### 344 West 72nd St, Unit 301

Contract Signed

Upper West Side

Type	Coop	Price	\$7,495,000	Sq. Ft.	4,038	Beds	5
DOM	390	Initial	\$7,995,000	PPSF	\$1,857	Baths	5



### 211 West 84th St, Unit 9B

Contract Signed

Upper West Side

Type	Condo	Price	\$7,150,000	Sq. Ft.	2,461	Beds	3
DOM	226	Initial	\$6,950,000	PPSF	\$2,906	Baths	3.5

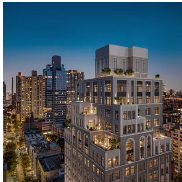


### 138 East 50th St, Unit 67

Contract Signed

Turtle Bay

Type	Condo	Price	\$7,145,000	Sq. Ft.	2,756	Beds	3
DOM	-	Initial	\$7,145,000	PPSF	\$2,593	Baths	3

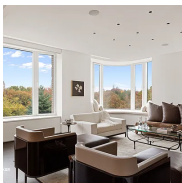


### 200 East 75th St, Unit 10B

Contract Signed

Lenox Hill

Type	Condo	Price	\$6,995,000	Sq. Ft.	2,476	Beds	4
DOM	145	Initial	\$6,995,000	PPSF	\$2,826	Baths	4.5



### 279 Central Park West, Unit 6B

Contract Signed

Upper West Side

Type	Condo	Price	\$6,950,000	Sq. Ft.	2,215	Beds	3
DOM	119	Initial	\$6,850,000	PPSF	\$3,138	Baths	3



### 52 Lispenard St, Unit 4

Contract Signed

Tribeca

Type	Condo	Price	\$6,800,000	Sq. Ft.	3,341	Beds	4
DOM	248	Initial	\$7,450,000	PPSF	\$2,036	Baths	4.5

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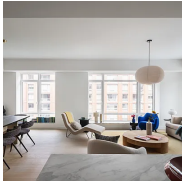


### 100 Greene St, Unit PH

Soho

Contract Signed

Type	Coop	Price	\$6,000,000	Sq. Ft.	2,400	Beds	2
DOM	10	Initial	\$6,000,000	PPSF	\$2,500	Baths	2



### 555 West 22nd St, Unit 8DE

Chelsea

Contract Signed

Type	Condo	Price	\$5,750,000	Sq. Ft.	2,305	Beds	3
DOM	474	Initial	\$5,750,000	PPSF	\$2,495	Baths	3.5



### 1289 Lexington Ave, Unit 7B

Upper East Side

Contract Signed

Type	Condo	Price	\$5,650,000	Sq. Ft.	3,078	Beds	4
DOM	622	Initial	\$5,650,000	PPSF	\$1,836	Baths	4.5



### 100 Barrow St, Unit 10A

West Village

Contract Signed

Type	Coop	Price	\$5,595,000	Sq. Ft.	1,779	Beds	2
DOM	17	Initial	\$5,595,000	PPSF	\$3,146	Baths	2

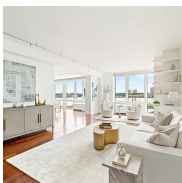


### 980 5th Ave, Unit 6A

Upper East Side

Contract Signed

Type	Coop	Price	\$5,500,000	Sq. Ft.	-	Beds	3
DOM	198	Initial	\$5,500,000	PPSF	-	Baths	4



### 80 Riverside Blvd, Unit 6BL

Upper West Side

Contract Signed

Type	Condo	Price	\$5,490,000	Sq. Ft.	4,375	Beds	6
DOM	237	Initial	\$5,990,000	PPSF	\$1,255	Baths	6

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### 424 Washington St, Unit 5E

Tribeca

Contract Signed

Type	Condo	Price	\$5,300,000	Sq. Ft.	2,517	Beds	2
DOM	198	Initial	\$5,500,000	PPSF	\$2,106	Baths	3



### 420 East 75th St, Unit 6

Lenox Hill

Contract Signed

Type	Condo	Price	\$4,995,000	Sq. Ft.	2,350	Beds	3
DOM	92	Initial	\$4,995,000	PPSF	\$2,126	Baths	3.5



### 111 West 67th St, Unit 52D

Upper West Side

Contract Signed

Type	Condo	Price	\$4,995,000	Sq. Ft.	1,530	Beds	2
DOM	70	Initial	\$4,995,000	PPSF	\$3,265	Baths	2.5



### 505 Greenwich St, Unit 2GH

Soho

Contract Signed

Type	Condo	Price	\$4,995,000	Sq. Ft.	2,710	Beds	4
DOM	95	Initial	\$4,995,000	PPSF	\$1,844	Baths	4



### 1035 Park Ave, Unit 15A

Upper East Side

Contract Signed

Type	Coop	Price	\$4,950,000	Sq. Ft.	-	Beds	3
DOM	51	Initial	\$5,250,000	PPSF	-	Baths	3



### 1111 Park Ave, Unit 14A

Upper East Side

Contract Signed

Type	Coop	Price	\$4,750,000	Sq. Ft.	-	Beds	3
DOM	74	Initial	\$4,995,000	PPSF	-	Baths	3

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2 West 67th St, Unit 5A  
Upper West Side

Contract Signed

Type	Coop	Price	\$4,600,000	Sq. Ft.	2,550	Beds	3
DOM	28	Initial	\$4,600,000	PPSF	\$1,804	Baths	3



360 West 123rd St  
Harlem

Contract Signed

Type	Townhouse	Price	\$4,495,000	Sq. Ft.	5,238	Beds	6
DOM	84	Initial	\$4,495,000	PPSF	\$859	Baths	7



1095 Park Ave, Unit 9C  
Upper East Side

Contract Signed

Type	Coop	Price	\$4,350,000	Sq. Ft.	-	Beds	3
DOM	47	Initial	\$4,695,000	PPSF	-	Baths	4

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