



COMPASS

Manhattan Luxury Report

June 30 - July 06, 2025, Residential Contracts \$5M+

Photo: [115 South Street](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 13 contracts signed this week, made up of 10 condos, 2 co-ops, and 1 house. The previous week saw 23 deals. For more information or data, please reach out to a Compass agent.

\$11,897,692

Average Asking Price

\$8,750,000

Median Asking Price

\$3,391

Average PPSF

1%

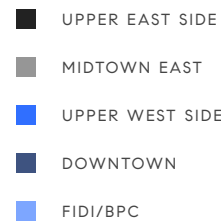
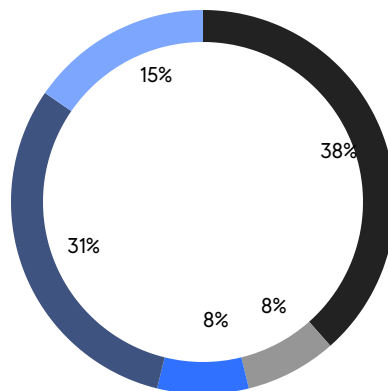
Average Discount

\$154,669,990

Total Volume

147

Average Days On Market



10

Condo Deal(s)

2

Co-op Deal(s)

1

Townhouse Deal(s)

\$12,332,099

Average Asking Price

\$11,175,000

Average Asking Price

\$8,999,000

Average Asking Price

\$8,625,000

Median Asking Price

\$11,175,000

Median Asking Price

\$8,999,000

Median Asking Price

\$3,363

Average PPSF

\$2,813

Average PPSF

3,396

Average SqFt

3,200

Average SqFt



109 East 79th St, Unit PH16

Upper East Side

Contract Signed

Type	Condo	Price	\$34,900,000	Sq. Ft.	6,548	Beds	5
DOM	389	Initial	\$38,000,000	PPSF	\$5,330	Baths	5.5



217 West 57th St, Unit 62E

Midtown

Contract Signed

Type	Condo	Price	\$18,900,000	Sq. Ft.	3,364	Beds	3
DOM	1	Initial	\$18,900,000	PPSF	\$5,619	Baths	3.5



1030 5th Ave, Unit 8W

Upper East Side

Contract Signed

Type	Coop	Price	\$17,000,000	Sq. Ft.	4,000	Beds	3
DOM	47	Initial	\$17,000,000	PPSF	\$4,250	Baths	5

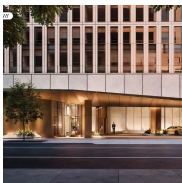


988 5th Ave, Unit 12

Upper East Side

Contract Signed

Type	Condo	Price	\$16,725,000	Sq. Ft.	3,280	Beds	4
DOM	1	Initial	\$16,725,000	PPSF	\$5,107	Baths	-



50 West 66th St, Unit 4D

Upper West Side

Contract Signed

Type	Condo	Price	\$11,500,000	Sq. Ft.	3,889	Beds	5
DOM	130	Initial	\$11,500,000	PPSF	\$2,958	Baths	5



735 Washington St

West Village

Contract Signed

Type	Townhouse	Price	\$8,999,000	Sq. Ft.	3,200	Beds	4
DOM	607	Initial	\$8,999,000	PPSF	\$2,813	Baths	5

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

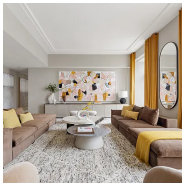


102 Wooster St, Unit 4S

Soho

Contract Signed

Type	Condo	Price	\$8,750,000	Sq. Ft.	3,162	Beds	3
DOM	94	Initial	\$8,750,000	PPSF	\$2,768	Baths	3

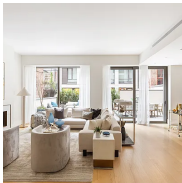


1289 Lexington Ave, Unit 19B

Upper East Side

Contract Signed

Type	Condo	Price	\$8,500,000	Sq. Ft.	3,501	Beds	5
DOM	-	Initial	\$8,500,000	PPSF	\$2,428	Baths	5.5



39 West 23rd St, Unit TH1

Flatiron District

Contract Signed

Type	Condo	Price	\$6,750,000	Sq. Ft.	2,908	Beds	4
DOM	144	Initial	\$6,750,000	PPSF	\$2,322	Baths	3.5

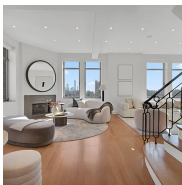


130 William St, Unit 46A

Financial District

Contract Signed

Type	Condo	Price	\$6,445,990	Sq. Ft.	2,495	Beds	4
DOM	197	Initial	\$6,445,990	PPSF	\$2,584	Baths	4.5



252 7th Ave, Unit PHO

Chelsea

Contract Signed

Type	Condo	Price	\$5,750,000	Sq. Ft.	2,502	Beds	3
DOM	96	Initial	\$6,250,000	PPSF	\$2,299	Baths	3



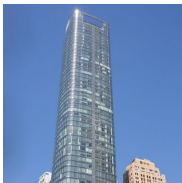
1095 Park Ave, Unit 6D

Upper East Side

Contract Signed

Type	Coop	Price	\$5,350,000	Sq. Ft.	-	Beds	3
DOM	55	Initial	\$5,350,000	PPSF	-	Baths	3

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50 West St, Unit 24B
Financial District

Contract Signed

Type	Condo	Price	\$5,100,000	Sq. Ft.	2,309	Beds	3
DOM	1	Initial	\$5,100,000	PPSF	\$2,209	Baths	3

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