



COMPASS

Manhattan Luxury Report

July 14 - 20, 2025, Residential Contracts \$5M+

Photo: [115 South Street](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 20 contracts signed this week, made up of 16 condos, 2 co-ops, and 2 houses. The previous week saw 12 deals. For more information or data, please reach out to a Compass agent.

\$10,047,450

Average Asking Price

\$7,747,500

Median Asking Price

\$2,998

Average PPSF

1%

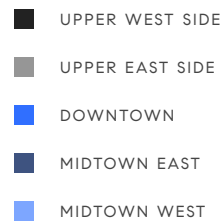
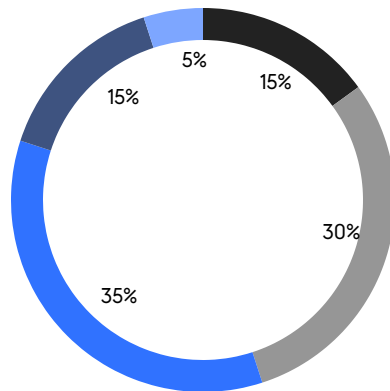
Average Discount

\$200,949,000

Total Volume

81

Average Days On Market

**16**

Condo Deal(s)

2

Co-op Deal(s)

2

Townhouse Deal(s)

\$9,103,688

Average Asking Price

\$8,247,500

Average Asking Price

\$19,397,500

Average Asking Price

\$7,362,500

Median Asking Price

\$8,247,500

Median Asking Price

\$19,397,500

Median Asking Price

\$3,019

Average PPSF

\$2,997

Average PPSF

3,036

Average SqFt

7,004

Average SqFt



200 Amsterdam Ave, Unit 42

Upper West Side

Contract Signed

Type	Condo	Price	\$21,000,000	Sq. Ft.	4,676	Beds	4
DOM	156	Initial	\$21,000,000	PPSF	\$4,492	Baths	4.5

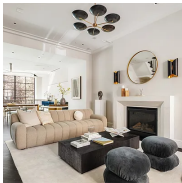


61 East 80th St

Upper East Side

Contract Signed

Type	Townhouse	Price	\$19,800,000	Sq. Ft.	9,000	Beds	4
DOM	238	Initial	\$19,800,000	PPSF	\$2,200	Baths	4



246 West 12th St

West Village

Contract Signed

Type	Townhouse	Price	\$18,995,000	Sq. Ft.	5,007	Beds	5
DOM	116	Initial	\$18,995,000	PPSF	\$3,794	Baths	4.5

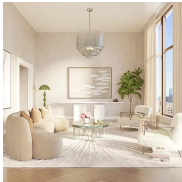


220 Central Park South, Unit 25A

Midtown

Contract Signed

Type	Condo	Price	\$17,500,000	Sq. Ft.	2,394	Beds	2
DOM	51	Initial	\$18,900,000	PPSF	\$7,310	Baths	2.5

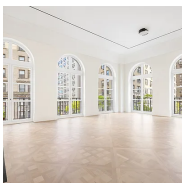


201 East 74th St, Unit 24

Lenox Hill

Contract Signed

Type	Condo	Price	\$12,650,000	Sq. Ft.	3,815	Beds	5
DOM	1	Initial	\$12,650,000	PPSF	\$3,316	Baths	4.5



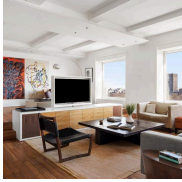
1165 Madison Ave, Unit 3N

Upper East Side

Contract Signed

Type	Condo	Price	\$11,000,000	Sq. Ft.	2,858	Beds	3
DOM	56	Initial	\$11,000,000	PPSF	\$3,849	Baths	3.5

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333 Central Park West, Unit PH121122

Upper West Side

Contract Signed

Type	Coop	Price	\$9,995,000	Sq. Ft.	3,753	Beds	4
DOM	107	Initial	\$10,495,000	PPSF	\$2,664	Baths	3



502 Park Ave, Unit PH27

Upper East Side

Contract Signed

Type	Condo	Price	\$9,995,000	Sq. Ft.	4,205	Beds	4
DOM	34	Initial	\$9,995,000	PPSF	\$2,377	Baths	5.5

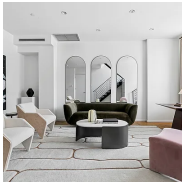


368 3rd Ave, Unit PHB

Kips Bay

Contract Signed

Type	Condo	Price	\$9,499,000	Sq. Ft.	2,926	Beds	3
DOM	-	Initial	\$9,499,000	PPSF	\$3,247	Baths	3.5



46 Lispenard St, Unit PH

Tribeca

Contract Signed

Type	Condo	Price	\$7,995,000	Sq. Ft.	4,171	Beds	5
DOM	70	Initial	\$7,995,000	PPSF	\$1,917	Baths	4.5

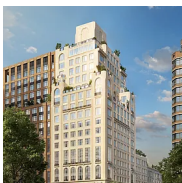


525 West 22nd St, Unit 2F

Chelsea

Contract Signed

Type	Condo	Price	\$7,500,000	Sq. Ft.	3,000	Beds	3
DOM	-	Initial	-	PPSF	\$2,500	Baths	3



211 West 84th St, Unit 7D

Upper West Side

Contract Signed

Type	Condo	Price	\$7,225,000	Sq. Ft.	2,842	Beds	4
DOM	111	Initial	\$7,225,000	PPSF	\$2,543	Baths	4.5

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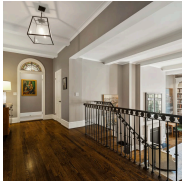


200 East 20th St, Unit PHC

Gramercy

Contract Signed

Type	Condo	Price	\$7,200,000	Sq. Ft.	2,461	Beds	3
DOM	18	Initial	\$7,200,000	PPSF	\$2,926	Baths	3.5



14 East 75th St, Unit 10D

Lenox Hill

Contract Signed

Type	Coop	Price	\$6,500,000	Sq. Ft.	-	Beds	3
DOM	42	Initial	\$6,500,000	PPSF	-	Baths	4



1 Beacon Court, Unit 45C

Sutton Place

Contract Signed

Type	Condo	Price	\$6,250,000	Sq. Ft.	2,170	Beds	2
DOM	191	Initial	\$6,250,000	PPSF	\$2,881	Baths	2.5

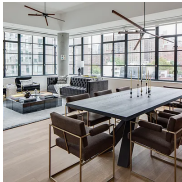


35 Hudson Yards, Unit 7502

Hudson Yards

Contract Signed

Type	Condo	Price	\$5,850,000	Sq. Ft.	2,871	Beds	3
DOM	-	Initial	\$5,850,000	PPSF	\$2,038	Baths	3.5

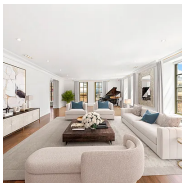


508 West 24th St, Unit 7N

Chelsea

Contract Signed

Type	Condo	Price	\$5,500,000	Sq. Ft.	2,335	Beds	3
DOM	3	Initial	\$5,995,000	PPSF	\$2,356	Baths	3



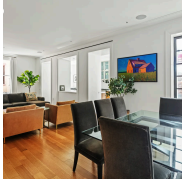
140 East 63rd St, Unit 15B

Lenox Hill

Contract Signed

Type	Condo	Price	\$5,500,000	Sq. Ft.	3,314	Beds	4
DOM	76	Initial	\$5,500,000	PPSF	\$1,660	Baths	4.5

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**7 Harrison St, Unit 4S**

Tribeca

Contract Signed

Type	Condo	Price	\$5,500,000	Sq. Ft.	2,126	Beds	3
DOM	26	Initial	\$5,500,000	PPSF	\$2,587	Baths	3

**333 West 56th St, Unit PHD**

Hell's Kitchen

Contract Signed

Type	Condo	Price	\$5,495,000	Sq. Ft.	2,400	Beds	3
DOM	75	Initial	\$5,495,000	PPSF	\$2,290	Baths	3

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