



COMPASS

Manhattan Luxury Report

July 21 - 27, 2025, Residential Contracts \$5M+

Photo: [115 South Street](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 14 contracts signed this week, made up of 10 condos, 3 co-ops, and 1 house. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

\$8,059,286

Average Asking Price

\$7,247,500

Median Asking Price

\$2,272

Average PPSF

2%

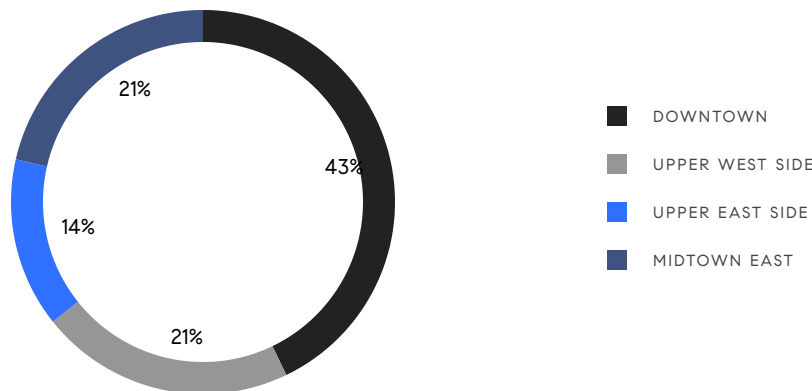
Average Discount

\$112,830,000

Total Volume

117

Average Days On Market

**10**

Condo Deal(s)

3

Co-op Deal(s)

1

Townhouse Deal(s)

\$7,908,500

Average Asking Price

\$6,248,334

Average Asking Price

\$15,000,000

Average Asking Price

\$7,247,500

Median Asking Price

\$5,495,000

Median Asking Price

\$15,000,000

Median Asking Price

\$2,430

Average PPSF

\$1,875

Average PPSF

3,277

Average SqFt

8,000

Average SqFt



22 East 10th Street

Greenwich Village

Contract Signed

Type	Townhouse	Price	\$15,000,000	Sq. Ft.	8,000	Beds	5
DOM	1	Initial	\$15,000,000	PPSF	\$1,875	Baths	7



16 5th Avenue, Unit 5

Greenwich Village

Contract Signed

Type	Condo	Price	\$13,050,000	Sq. Ft.	3,727	Beds	3
DOM	8	Initial	\$12,950,000	PPSF	\$3,502	Baths	4.5



85 Worth Street, Unit 2

Tribeca

Contract Signed

Type	Condo	Price	\$10,750,000	Sq. Ft.	3,984	Beds	3
DOM	55	Initial	\$10,750,000	PPSF	\$2,699	Baths	4



145 Hudson Street, Unit 7B

Tribeca

Contract Signed

Type	Condo	Price	\$8,995,000	Sq. Ft.	3,298	Beds	4
DOM	148	Initial	\$9,495,000	PPSF	\$2,728	Baths	3.5

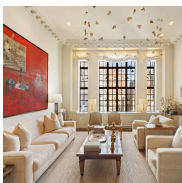


101 West 78th Street, Unit 3A

Upper West Side

Contract Signed

Type	Condo	Price	\$8,650,000	Sq. Ft.	4,050	Beds	4
DOM	105	Initial	\$8,995,000	PPSF	\$2,136	Baths	3



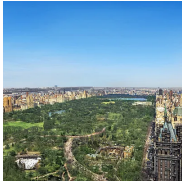
50 East 77th Street, Unit 11C

Lenox Hill

Contract Signed

Type	Coop	Price	\$8,000,000	Sq. Ft.	3,153	Beds	3
DOM	140	Initial	\$8,000,000	PPSF	\$2,538	Baths	3

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.

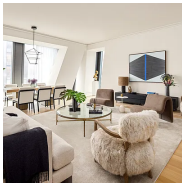


721 5th Avenue, Unit 64GH

Midtown

Contract Signed

Type	Condo	Price	\$7,995,000	Sq. Ft.	3,496	Beds	3
DOM	136	Initial	\$8,395,000	PPSF	\$2,287	Baths	3



53 West 53rd Street, Unit 32C

Midtown

Contract Signed

Type	Condo	Price	\$6,500,000	Sq. Ft.	2,543	Beds	3
DOM	147	Initial	\$6,500,000	PPSF	\$2,557	Baths	3.5



250 West 96th Street, Unit 17A

Upper West Side

Contract Signed

Type	Condo	Price	\$6,285,000	Sq. Ft.	2,461	Beds	4
DOM	83	Initial	\$6,285,000	PPSF	\$2,554	Baths	4

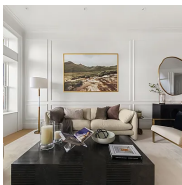


500 West 18th Street, Unit W18D

West Chelsea

Contract Signed

Type	Condo	Price	\$6,070,000	Sq. Ft.	2,220	Beds	2
DOM	110	Initial	\$6,070,000	PPSF	\$2,735	Baths	2.5



344 West 84th Street, Unit PARLOR

Upper West Side

Contract Signed

Type	Condo	Price	\$5,500,000	Sq. Ft.	3,364	Beds	3
DOM	310	Initial	\$5,950,000	PPSF	\$1,635	Baths	3



485 Park Avenue, Unit 11

Midtown

Contract Signed

Type	Coop	Price	\$5,495,000	Sq. Ft.	5,500	Beds	4
DOM	11	Initial	\$5,495,000	PPSF	\$1,000	Baths	4

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**55 Warren Street, Unit 3**

Tribeca

Contract Signed

Type	Condo	Price	\$5,290,000	Sq. Ft.	3,627	Beds	3
DOM	336	Initial	\$5,990,000	PPSF	\$1,459	Baths	3.5

**1220 Park Avenue, Unit 13D**

Upper East Side

Contract Signed

Type	Coop	Price	\$5,250,000	Sq. Ft.	2,500	Beds	3
DOM	37	Initial	\$5,250,000	PPSF	\$2,100	Baths	3

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