



COMPASS

# Manhattan Luxury Report

July 29 - August 03, 2025, Residential Contracts \$5M+

Photo: 150 East 73rd Street, Unit PH

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 6 contracts signed this week, made up of 4 condos, 1 co-op, and 1 house. The previous week saw 14 deals.

For more information or data, please reach out to a Compass agent.

**\$7,162,500**

Average Asking Price

**\$7,175,000**

Median Asking Price

**\$2,287**

Average PPSF

**2%**

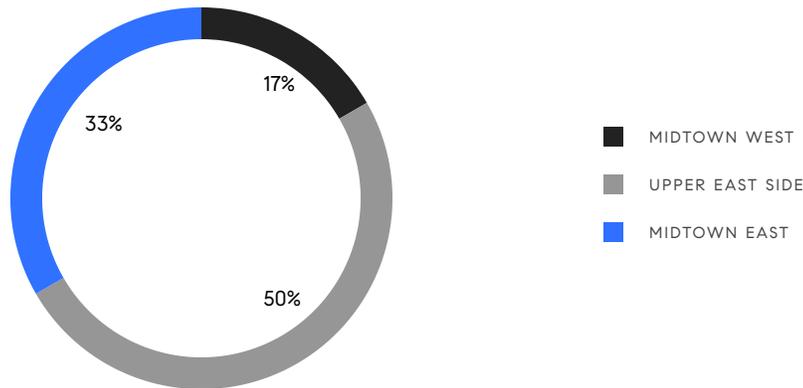
Average Discount

**\$42,975,000**

Total Volume

**112**

Average Days On Market



**4**

Condo Deal(s)

**1**

Co-op Deal(s)

**1**

Townhouse Deal(s)

**\$7,312,500**

Average Asking Price

**\$4,975,000**

Average Asking Price

**\$8,750,000**

Average Asking Price

**\$7,175,000**

Median Asking Price

**\$4,975,000**

Median Asking Price

**\$8,750,000**

Median Asking Price

**\$2,628**

Average PPSF

**\$921**

Average PPSF

**2,840**

Average SqFt

**9,502**

Average SqFt



### 35 Hudson Yards, Unit 7803

Hudson Yards

Contract Signed

Type	Condo	Price	\$9,000,000	Sq. Ft.	3,436	Beds	4
DOM	31	Initial	\$9,000,000	PPSF	\$2,620	Baths	4.5



### 111 East 61st Street

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$8,750,000	Sq. Ft.	9,502	Beds	7
DOM	328	Initial	\$9,995,000	PPSF	\$921	Baths	3



### 430 East 58th Street, Unit 68A

Sutton Place

Contract Signed

Type	Condo	Price	\$8,400,000	Sq. Ft.	2,295	Beds	3
DOM	-	Initial	\$8,400,000	PPSF	\$3,661	Baths	3.5



### 50 United Nations Plaza, Unit 28B

Turtle Bay

Contract Signed

Type	Condo	Price	\$5,950,000	Sq. Ft.	3,004	Beds	3
DOM	47	Initial	\$5,950,000	PPSF	\$1,981	Baths	3.5



### 255 East 77th Street, Unit 4A

Upper East Side

Contract Signed

Type	Condo	Price	\$5,900,000	Sq. Ft.	2,624	Beds	4
DOM	1	Initial	\$5,900,000	PPSF	\$2,249	Baths	4.5



### 45 East 66th Street, Unit 10W

Lenox Hill

Contract Signed

Type	Coop	Price	\$4,975,000	Sq. Ft.	-	Beds	3
DOM	149	Initial	\$5,175,000	PPSF	-	Baths	3

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