



COMPASS

Manhattan Luxury Report

August 04 - 10, 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 15 contracts signed this week, made up of 11 condos, 2 co-ops, and 2 houses. The previous week saw 6 deals. For more information or data, please reach out to a Compass agent.

\$17,875,000

Average Asking Price

\$6,525,000

Median Asking Price

\$3,726

Average PPSF

2%

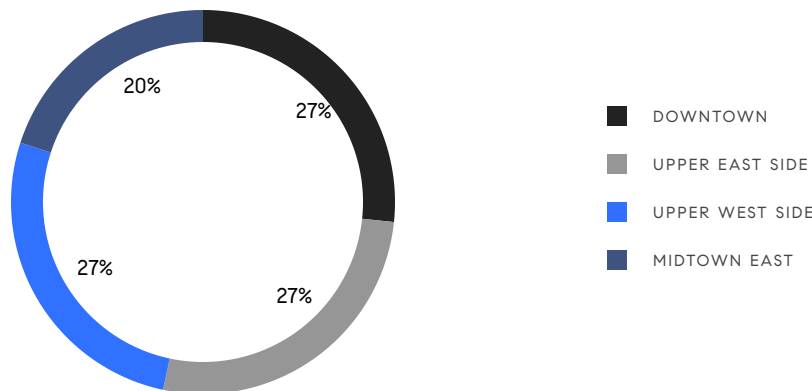
Average Discount

\$268,125,000

Total Volume

123

Average Days On Market



11

Condo Deal(s)

2

Co-op Deal(s)

2

Townhouse Deal(s)

\$16,493,182

Average Asking Price

\$12,125,000

Average Asking Price

\$31,225,000

Average Asking Price

\$6,125,000

Median Asking Price

\$12,125,000

Median Asking Price

\$31,225,000

Median Asking Price

\$3,869

Average PPSF

\$3,010

Average PPSF

3,458

Average SqFt

9,919

Average SqFt



140 Jane Street, Unit PH8

West Village

Contract Signed

Type	Condo	Price	\$87,500,000	Sq. Ft.	9,532	Beds	6
DOM	-	Initial	\$87,500,000	PPSF	\$9,180	Baths	7

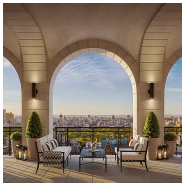


10 East 67th Street

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$44,950,000	Sq. Ft.	13,017	Beds	7
DOM	147	Initial	\$44,950,000	PPSF	\$3,454	Baths	10



255 East 77th Street, Unit PHB

Upper East Side

Contract Signed

Type	Condo	Price	\$24,700,000	Sq. Ft.	5,516	Beds	7
DOM	182	Initial	\$24,700,000	PPSF	\$4,478	Baths	6.5



765 Park Avenue, Unit 12B

Lenox Hill

Contract Signed

Type	Coop	Price	\$19,250,000	Sq. Ft.	-	Beds	5
DOM	154	Initial	\$20,000,000	PPSF	-	Baths	7



13 East 94th Street

Upper East Side

Contract Signed

Type	Townhouse	Price	\$17,500,000	Sq. Ft.	6,820	Beds	6
DOM	249	Initial	\$19,500,000	PPSF	\$2,566	Baths	4



155 West 11th Street, Unit 4G

Greenwich Village

Contract Signed

Type	Condo	Price	\$17,500,000	Sq. Ft.	3,251	Beds	4
DOM	69	Initial	\$17,500,000	PPSF	\$5,383	Baths	3.5

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.

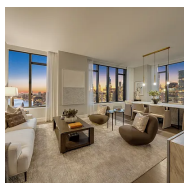


211 West 84th Street, Unit 8C

Upper West Side

Contract Signed

Type	Condo	Price	\$10,650,000	Sq. Ft.	2,992	Beds	4
DOM	49	Initial	\$10,650,000	PPSF	\$3,560	Baths	4.5

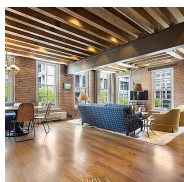


430 East 58th Street, Unit 51B

Sutton Place

Contract Signed

Type	Condo	Price	\$6,525,000	Sq. Ft.	2,106	Beds	3
DOM	131	Initial	\$6,525,000	PPSF	\$3,099	Baths	3.5



387 Greenwich Street, Unit 3E

West Village

Contract Signed

Type	Condo	Price	\$6,125,000	Sq. Ft.	-	Beds	4
DOM	27	Initial	\$6,125,000	PPSF	-	Baths	3

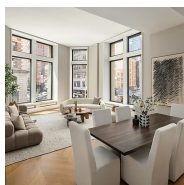


520 5th Avenue, Unit 42A

Midtown

Contract Signed

Type	Condo	Price	\$5,950,000	Sq. Ft.	2,155	Beds	3
DOM	315	Initial	\$5,750,000	PPSF	\$2,762	Baths	3

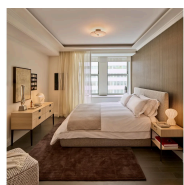


212 5th Avenue, Unit 3B

Nomad

Contract Signed

Type	Condo	Price	\$5,950,000	Sq. Ft.	2,693	Beds	3
DOM	11	Initial	\$5,950,000	PPSF	\$2,210	Baths	3.5



303 Park Avenue, Unit 2911

Midtown

Contract Signed

Type	Condo	Price	\$5,700,000	Sq. Ft.	1,731	Beds	2
DOM	-	Initial	\$5,700,000	PPSF	\$3,293	Baths	2

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**250 West 96th Street, Unit 22D****Contract Signed**

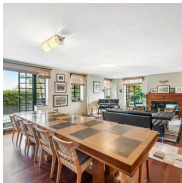
Upper West Side

Type	Condo	Price	\$5,475,000	Sq. Ft.	2,220	Beds	3
DOM	1	Initial	\$5,475,000	PPSF	\$2,467	Baths	3.5

**390 West End Avenue, Unit 6A****Contract Signed**

Upper West Side

Type	Condo	Price	\$5,350,000	Sq. Ft.	2,376	Beds	3
DOM	121	Initial	\$6,795,000	PPSF	\$2,252	Baths	2.5

**35 West 90th Street, Unit PHA****Contract Signed**

Upper West Side

Type	Coop	Price	\$5,000,000	Sq. Ft.	-	Beds	3
DOM	134	Initial	\$5,000,000	PPSF	-	Baths	3

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