



COMPASS

# Manhattan Luxury Report

August 11 - 17, 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 10 contracts signed this week, made up of 7 condos, 2 co-ops, and 1 house. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

\$8,585,000

Average Asking Price

\$6,792,500

Median Asking Price

\$2,497

Average PPSF

0%

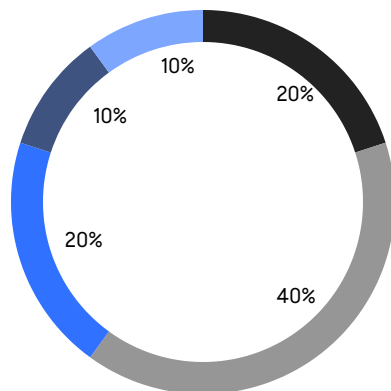
Average Discount

\$85,850,000

Total Volume

91

Average Days On Market



- MIDTOWN EAST
- UPPER WEST SIDE
- UPPER EAST SIDE
- MIDTOWN WEST
- DOWNTOWN

7

Condo Deal(s)

2

Co-op Deal(s)

1

Townhouse Deal(s)

\$9,167,858

Average Asking Price

\$5,837,500

Average Asking Price

\$10,000,000

Average Asking Price

\$7,410,000

Median Asking Price

\$5,837,500

Median Asking Price

\$10,000,000

Median Asking Price

\$2,649

Average PPSF

\$1,429

Average PPSF

3,440

Average SqFt

7,000

Average SqFt





### 111 West 57th Street, Unit 42

Midtown

Contract Signed

Type	Condo	Price	\$22,500,000	Sq. Ft.	4,492	Beds	4
DOM	274	Initial	\$22,500,000	PPSF	\$5,009	Baths	4.5



### 330 West 88th Street

Upper West Side

Contract Signed

Type	Townhouse	Price	\$10,000,000	Sq. Ft.	7,000	Beds	4
DOM	168	Initial	\$10,000,000	PPSF	\$1,429	Baths	6



### 1289 Lexington Avenue, Unit 19A

Upper East Side

Contract Signed

Type	Condo	Price	\$9,150,000	Sq. Ft.	3,609	Beds	5
DOM	1	Initial	\$9,150,000	PPSF	\$2,536	Baths	5.5

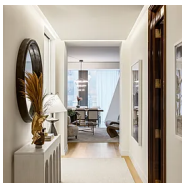


### 15 Hudson Yards, Unit 70B

Hudson Yards

Contract Signed

Type	Condo	Price	\$8,495,000	Sq. Ft.	3,029	Beds	4
DOM	125	Initial	\$8,495,000	PPSF	\$2,805	Baths	4.5

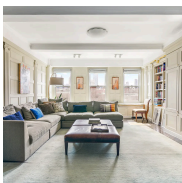


### 53 West 53rd Street, Unit 33C

Midtown

Contract Signed

Type	Condo	Price	\$7,410,000	Sq. Ft.	2,518	Beds	3
DOM	1	Initial	\$7,410,000	PPSF	\$2,943	Baths	3



### 15 West 81st Street, Unit 10B

Upper West Side

Contract Signed

Type	Coop	Price	\$6,175,000	Sq. Ft.	-	Beds	3
DOM	1	Initial	\$6,175,000	PPSF	-	Baths	3

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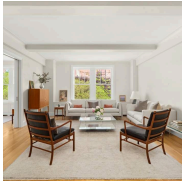


### 201 East 80th Street, Unit 25A

Upper East Side

Contract Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	3,506	Beds	4
DOM	69	Initial	\$5,995,000	PPSF	\$1,710	Baths	4



### 40 West 77th Street, Unit 7B

Upper West Side

Contract Signed

Type	Coop	Price	\$5,500,000	Sq. Ft.	-	Beds	4
DOM	98	Initial	\$5,500,000	PPSF	-	Baths	3

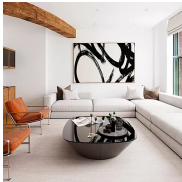


### 250 West 96th Street, Unit 20D

Upper West Side

Contract Signed

Type	Condo	Price	\$5,375,000	Sq. Ft.	2,220	Beds	3
DOM	1	Initial	\$5,375,000	PPSF	\$2,422	Baths	3.5



### 31 West 21st Street, Unit 5

Flatiron District

Contract Signed

Type	Condo	Price	\$5,250,000	Sq. Ft.	4,700	Beds	3
DOM	165	Initial	\$5,750,000	PPSF	\$1,118	Baths	3

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