



COMPASS

Manhattan Luxury Report

August 18 - 24, 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 13 contracts signed this week, made up of 10 condos, 2 co-ops, and 1 house. The previous week saw 10 deals. For more information or data, please reach out to a Compass agent.

\$7,710,000
Average Asking Price

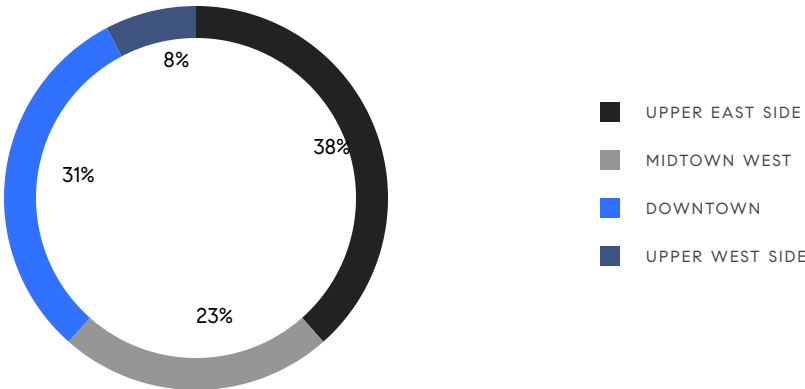
\$6,395,000
Median Asking Price

\$2,360
Average PPSF

5%
Average Discount

\$100,230,000
Total Volume

367
Average Days On Market



10
Condo Deal(s)

2
Co-op Deal(s)

1
Townhouse Deal(s)

\$7,629,000
Average Asking Price

\$9,245,000
Average Asking Price

\$5,450,000
Average Asking Price

\$6,422,500
Median Asking Price

\$9,245,000
Median Asking Price

\$5,450,000
Median Asking Price

\$2,487
Average PPSF

\$1,090
Average PPSF

3,073
Average SqFt

5,000
Average SqFt

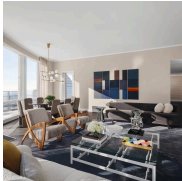


1050 5th Avenue, Unit 19B

Upper East Side

Contract Signed

| | | | | | | | |
|------|------|---------|--------------|---------|---|-------|---|
| Type | Coop | Price | \$12,990,000 | Sq. Ft. | - | Beds | 4 |
| DOM | 149 | Initial | \$13,500,000 | PPSF | - | Baths | 4 |

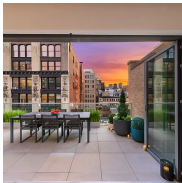


35 Hudson Yards, Unit 7302

Hudson Yards

Contract Signed

| | | | | | | | |
|------|-------|---------|--------------|---------|---------|-------|-----|
| Type | Condo | Price | \$11,950,000 | Sq. Ft. | 4,148 | Beds | 4 |
| DOM | 1,604 | Initial | \$17,850,000 | PPSF | \$2,881 | Baths | 4.5 |



21 West 20th Street, Unit PH1

Flatiron District

Contract Signed

| | | | | | | | |
|------|-------|---------|--------------|---------|---------|-------|---|
| Type | Condo | Price | \$11,750,000 | Sq. Ft. | 4,841 | Beds | 4 |
| DOM | 79 | Initial | \$11,750,000 | PPSF | \$2,428 | Baths | 4 |



255 East 77th Street, Unit 7C

Upper East Side

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$8,750,000 | Sq. Ft. | 3,120 | Beds | 5 |
| DOM | 144 | Initial | \$8,750,000 | PPSF | \$2,805 | Baths | 5.5 |

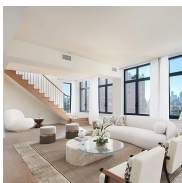


35 Hudson Yards, Unit 8302

Hudson Yards

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$7,950,000 | Sq. Ft. | 2,656 | Beds | 3 |
| DOM | 421 | Initial | \$7,950,000 | PPSF | \$2,994 | Baths | 3.5 |



245 West 14th Street, Unit PH

West Village

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$6,450,000 | Sq. Ft. | 2,833 | Beds | 3 |
| DOM | 142 | Initial | \$6,850,000 | PPSF | \$2,277 | Baths | 3.5 |

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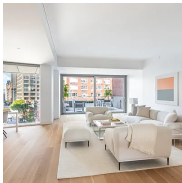


15 Hudson Yards, Unit PH84C

Hudson Yards

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$6,395,000 | Sq. Ft. | 2,592 | Beds | 3 |
| DOM | 406 | Initial | \$6,395,000 | PPSF | \$2,468 | Baths | 3.5 |



180 6th Avenue, Unit 6B

Soho

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$5,995,000 | Sq. Ft. | 2,432 | Beds | 3 |
| DOM | 347 | Initial | \$6,995,000 | PPSF | \$2,466 | Baths | 3.5 |



251 West 91st Street, Unit 14A

Upper West Side

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$5,700,000 | Sq. Ft. | 2,292 | Beds | 4 |
| DOM | 98 | Initial | \$6,200,000 | PPSF | \$2,487 | Baths | 3.5 |

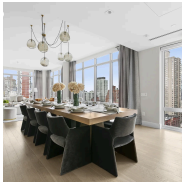


565 Broome Street, Unit N9E

Soho

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$5,700,000 | Sq. Ft. | 2,357 | Beds | 3 |
| DOM | 843 | Initial | \$5,700,000 | PPSF | \$2,419 | Baths | 3.5 |

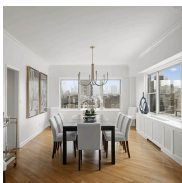


1355 1st Avenue, Unit 15

Lenox Hill

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$5,650,000 | Sq. Ft. | 3,451 | Beds | 4 |
| DOM | 139 | Initial | \$5,650,000 | PPSF | \$1,637 | Baths | 4 |



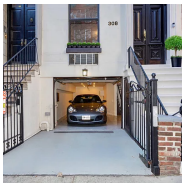
40 East 84th Street, Unit 17A

Upper East Side

Contract Signed

| | | | | | | | |
|------|------|---------|-------------|---------|---|-------|---|
| Type | Coop | Price | \$5,500,000 | Sq. Ft. | - | Beds | 5 |
| DOM | 162 | Initial | \$5,500,000 | PPSF | - | Baths | 5 |

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308 East 81st Street
Upper East Side

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|---|
| Type | Townhouse | Price | \$5,450,000 | Sq. Ft. | 5,000 | Beds | 4 |
| DOM | 225 | Initial | \$6,250,000 | PPSF | \$1,090 | Baths | 5 |

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