



COMPASS

Manhattan Luxury Report

August 25 - 31, 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 9 condos, 1 co-op, and 3 houses. The previous week saw 13 deals.

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

\$8,595,385

Average Asking Price

\$6,675,000

Median Asking Price

\$2,921

Average PPSF

5%

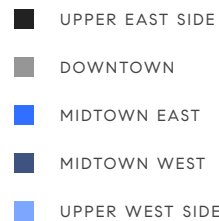
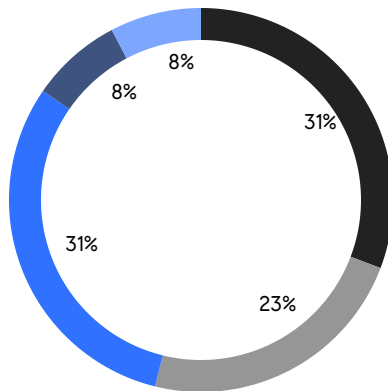
Average Discount

\$111,740,000

Total Volume

196

Average Days On Market



9

Condo Deal(s)

1

Co-op Deal(s)

3

Townhouse Deal(s)

\$8,538,334

Average Asking Price

\$6,450,000

Average Asking Price

\$9,481,667

Average Asking Price

\$6,675,000

Median Asking Price

\$6,450,000

Median Asking Price

\$6,950,000

Median Asking Price

\$3,098

Average PPSF

\$2,124

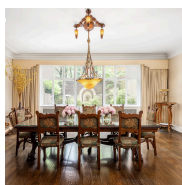
Average PPSF

2,751

Average SqFt

5,708

Average SqFt

**49 East 80th Street**

Upper East Side

Contract Signed

Type	Townhouse	Price	\$15,900,000	Sq. Ft.	9,193	Beds	8
DOM	146	Initial	\$15,900,000	PPSF	\$1,730	Baths	8

**500 West 18th Street, Unit W24D**

West Chelsea

Contract Signed

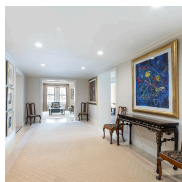
Type	Condo	Price	\$14,530,000	Sq. Ft.	3,951	Beds	4
DOM	-	Initial	\$14,530,000	PPSF	\$3,678	Baths	4.5

**220 Central Park South, Unit 22C**

Midtown

Contract Signed

Type	Condo	Price	\$13,500,000	Sq. Ft.	2,455	Beds	2
DOM	151	Initial	\$13,500,000	PPSF	\$5,499	Baths	2.5

**610 Park Avenue, Unit 15A**

Lenox Hill

Contract Signed

Type	Condo	Price	\$11,950,000	Sq. Ft.	4,401	Beds	4
DOM	293	Initial	\$11,950,000	PPSF	\$2,716	Baths	5

**124 East 62nd Street**

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$6,950,000	Sq. Ft.	-	Beds	5
DOM	106	Initial	\$7,500,000	PPSF	-	Baths	5

**138 East 50th Street, Unit 64**

Turtle Bay

Contract Signed

Type	Condo	Price	\$6,895,000	Sq. Ft.	2,756	Beds	3
DOM	428	Initial	\$7,925,000	PPSF	\$2,502	Baths	3

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430 East 58th Street, Unit 53A

Sutton Place

Contract Signed

Type	Condo	Price	\$6,675,000	Sq. Ft.	2,090	Beds	3
DOM	-	Initial	\$6,675,000	PPSF	\$3,194	Baths	3.5

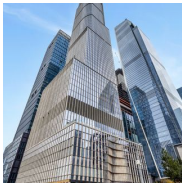


4 East 70th Street, Unit PH

Lenox Hill

Contract Signed

Type	Coop	Price	\$6,450,000	Sq. Ft.	-	Beds	2
DOM	132	Initial	\$6,750,000	PPSF	-	Baths	2



35 Hudson Yards, Unit 5504

Hudson Yards

Contract Signed

Type	Condo	Price	\$6,450,000	Sq. Ft.	2,652	Beds	3
DOM	142	Initial	\$6,450,000	PPSF	\$2,433	Baths	3.5

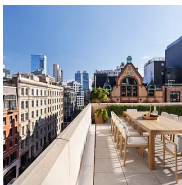


71 Laight Street, Unit 3B

Tribeca

Contract Signed

Type	Condo	Price	\$5,800,000	Sq. Ft.	2,201	Beds	3
DOM	147	Initial	\$5,995,000	PPSF	\$2,636	Baths	3.5



450 Washington Street, Unit 706

Tribeca

Contract Signed

Type	Condom	Price	\$5,795,000	Sq. Ft.	2,031	Beds	4
DOM	136	Initial	\$5,795,000	PPSF	\$2,854	Baths	3



6 Sniffen Court

Murray Hill

Contract Signed

Type	Townhouse	Price	\$5,595,000	Sq. Ft.	2,223	Beds	2
DOM	116	Initial	\$5,595,000	PPSF	\$2,517	Baths	3

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25 Central Park West, Unit 7Q
Upper West Side

Contract Signed

Type	Condo	Price	\$5,250,000	Sq. Ft.	2,221	Beds	2
DOM	351	Initial	\$9,250,000	PPSF	\$2,364	Baths	2

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