



COMPASS

# Manhattan Luxury Report

September 01 - 07, 2025, Residential Contracts \$5M+

Photo: [36 Bleecker Street, Unit 3D](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 11 contracts signed this week, made up of 8 condos, and 3 co-ops. The previous week saw 13 deals. For more information or data, please reach out to a Compass agent.

\$9,950,455

Average Asking Price

\$8,195,000

Median Asking Price

\$2,992

Average PPSF

1%

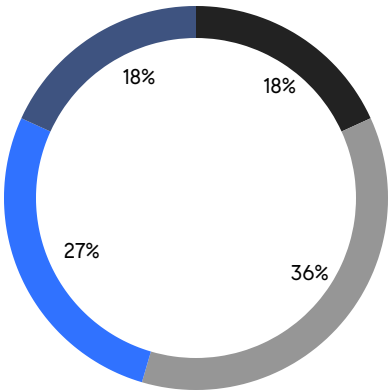
Average Discount

\$109,455,000

Total Volume

174

Average Days On Market



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

8

Condo Deal(s)

3

Co-op Deal(s)

0

Townhouse Deal(s)

\$10,283,125

Average Asking Price

\$9,063,334

Average Asking Price

\$0

Average Asking Price

\$8,275,000

Median Asking Price

\$8,195,000

Median Asking Price

\$0

Median Asking Price

\$2,898

Average PPSF

N/A

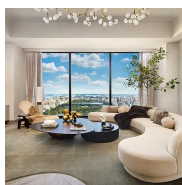
Average PPSF

3,728

Average SqFt

N/A

Average SqFt

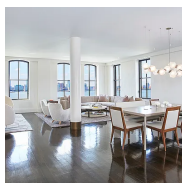


### 111 West 57th Street, Unit 58

Midtown

Contract Signed

Type	Condo	Price	\$22,000,000	Sq. Ft.	4,183	Beds	3
DOM	318	Initial	\$22,000,000	PPSF	\$5,260	Baths	3



### 250 West Street, Unit 9A

Tribeca

Contract Signed

Type	Condo	Price	\$14,500,000	Sq. Ft.	4,100	Beds	4
DOM	130	Initial	\$14,500,000	PPSF	\$3,537	Baths	4.5



### 888 Park Avenue, Unit 13C

Upper East Side

Contract Signed

Type	Coop	Price	\$12,995,000	Sq. Ft.	3,750	Beds	4
DOM	56	Initial	\$12,995,000	PPSF	\$3,466	Baths	4



### 2461 Broadway, Unit 15BC

Upper West Side

Contract Signed

Type	Condo	Price	\$10,995,000	Sq. Ft.	3,840	Beds	5
DOM	218	Initial	\$10,995,000	PPSF	\$2,864	Baths	5.5



### 255 East 77th Street, Unit 29B

Upper East Side

Contract Signed

Type	Condo	Price	\$8,600,000	Sq. Ft.	2,858	Beds	4
DOM	161	Initial	\$8,525,000	PPSF	\$3,010	Baths	4.5



### 21 East 61st Street, Unit 7E

Lenox Hill

Contract Signed

Type	Coop	Price	\$8,195,000	Sq. Ft.	2,507	Beds	3
DOM	112	Initial	\$8,195,000	PPSF	\$3,269	Baths	3.5

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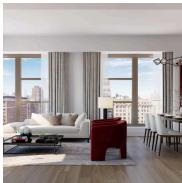


### 87 Leonard Street, Unit MAISONETTE-1B

Tribeca

Contract Signed

Type	Condo	Price	\$7,950,000	Sq. Ft.	7,414	Beds	6
DOM	162	Initial	\$9,000,000	PPSF	\$1,073	Baths	5.5



### 251 West 91st Street, Unit 16C

Upper West Side

Contract Signed

Type	Condo	Price	\$6,375,000	Sq. Ft.	2,467	Beds	3
DOM	361	Initial	\$6,375,000	PPSF	\$2,584	Baths	4



### 513 Broadway, Unit PHC

Soho

Contract Signed

Type	Coop	Price	\$6,000,000	Sq. Ft.	-	Beds	3
DOM	117	Initial	\$6,000,000	PPSF	-	Baths	2



### 200 Chambers Street, Unit 7AI

Tribeca

Contract Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,800	Beds	4
DOM	98	Initial	\$6,500,000	PPSF	\$2,142	Baths	3.5



### 520 5th Avenue, Unit 43A

Midtown

Contract Signed

Type	Condo	Price	\$5,850,000	Sq. Ft.	2,160	Beds	3
DOM	-	Initial	\$5,850,000	PPSF	\$2,709	Baths	3.5

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