



COMPASS

# Manhattan Luxury Report

September 08 - 14, 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 7 condos, and 4 co-ops. The previous week saw 11 deals. For more information or data, please reach out to a Compass agent.

\$6,842,273

Average Asking Price

\$5,975,000

Median Asking Price

\$2,795

Average PPSF

1%

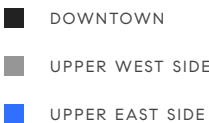
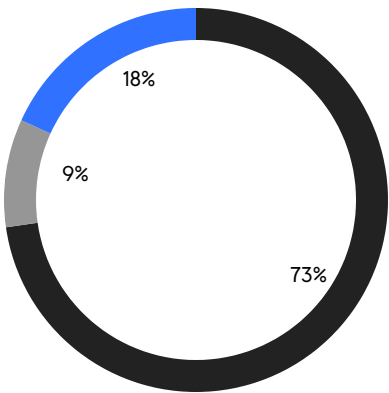
Average Discount

\$75,265,000

Total Volume

96

Average Days On Market



7

Condo Deal(s)

4

Co-op Deal(s)

0

Townhouse Deal(s)

\$7,202,858

Average Asking Price

\$6,211,250

Average Asking Price

\$0

Average Asking Price

\$7,500,000

Median Asking Price

\$5,372,500

Median Asking Price

\$0

Median Asking Price

\$2,998

Average PPSF

N/A

Average PPSF

2,526

Average SqFt

N/A

Average SqFt



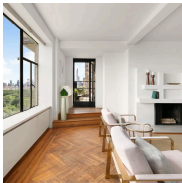


### 111 Murray Street, Unit 45E

Tribeca

Contract Signed

Type	Condo	Price	\$9,195,000	Sq. Ft.	2,821	Beds	3
DOM	203	Initial	\$9,500,000	PPSF	\$3,260	Baths	4.5



### 320 Central Park West, Unit 18B

Upper West Side

Contract Signed

Type	Coop	Price	\$8,900,000	Sq. Ft.	3,500	Beds	4
DOM	-	Initial	-	PPSF	\$2,543	Baths	5



### 255 East 77th Street, Unit 28B

Upper East Side

Contract Signed

Type	Condo	Price	\$8,500,000	Sq. Ft.	2,858	Beds	4
DOM	3	Initial	\$8,500,000	PPSF	\$2,975	Baths	4.5



### 39 Vestry Street, Unit PHA

Tribeca

Contract Signed

Type	Condo	Price	\$8,200,000	Sq. Ft.	2,900	Beds	3
DOM	65	Initial	\$8,200,000	PPSF	\$2,828	Baths	3



### 815 Broadway, Unit PH3

Greenwich Village

Contract Signed

Type	Condo	Price	\$7,500,000	Sq. Ft.	2,696	Beds	3
DOM	8	Initial	\$7,500,000	PPSF	\$2,782	Baths	3.5



### 92 Greene Street, Unit PH1

Soho

Contract Signed

Type	Condo	Price	\$5,975,000	Sq. Ft.	2,268	Beds	3
DOM	127	Initial	\$6,750,000	PPSF	\$2,635	Baths	3

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.



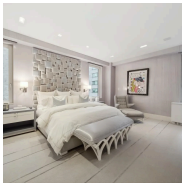


### 110 Charlton Street, Unit 21A

Soho

Contract Signed

Type	Condo	Price	\$5,650,000	Sq. Ft.	1,612	Beds	2
DOM	74	Initial	\$5,650,000	PPSF	\$3,505	Baths	2.5



### 510 Park Ave, Unit 12B

Lenox Hill

Contract Signed

Type	Coop	Price	\$5,495,000	Sq. Ft.	3,000	Beds	5
DOM	-	Initial	-	PPSF	\$1,832	Baths	5

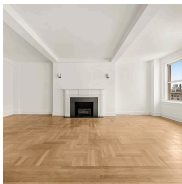


### 302 West 12th Street, Unit PHB

West Village

Contract Signed

Type	Condo	Price	\$5,400,000	Sq. Ft.	-	Beds	1
DOM	-	Initial	\$5,400,000	PPSF	-	Baths	1

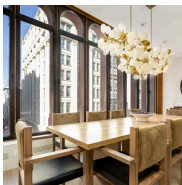


### 60 Gramercy Park North, Unit 16A

Flatiron District

Contract Signed

Type	Coop	Price	\$5,250,000	Sq. Ft.	-	Beds	3
DOM	183	Initial	\$5,250,000	PPSF	-	Baths	2



### 716 Broadway, Unit PH

Noho

Contract Signed

Type	Coop	Price	\$5,200,000	Sq. Ft.	-	Beds	3
DOM	101	Initial	\$5,200,000	PPSF	-	Baths	2

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.