



COMPASS

Manhattan Luxury Report

September 22 - 28, 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 18 contracts signed this week, made up of 14 condos, 2 co-ops, and 2 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

\$9,375,278

Average Asking Price

\$8,725,000

Median Asking Price

\$2,845

Average PPSF

0%

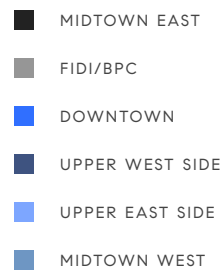
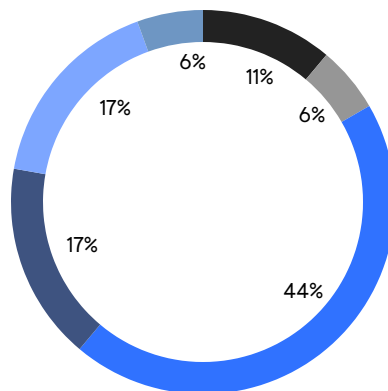
Average Discount

\$168,755,000

Total Volume

191

Average Days On Market

**14**

Condo Deal(s)

2

Co-op Deal(s)

2

Townhouse Deal(s)

\$9,904,286

Average Asking Price

\$8,172,500

Average Asking Price

\$6,875,000

Average Asking Price

\$8,850,000

Median Asking Price

\$8,172,500

Median Asking Price

\$6,875,000

Median Asking Price

\$3,018

Average PPSF

\$1,630

Average PPSF

3,241

Average SqFt

5,210

Average SqFt

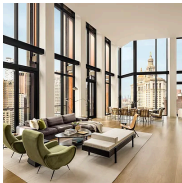


111 West 57th Street, Unit 38

Midtown

Contract Signed

Type	Condo	Price	\$19,750,000	Sq. Ft.	4,492	Beds	3
DOM	-	Initial	\$19,750,000	PPSF	\$4,397	Baths	3.5



33 Park Row, Unit PH3

Financial District

Contract Signed

Type	Condo	Price	\$19,500,000	Sq. Ft.	5,403	Beds	5
DOM	-	Initial	\$19,500,000	PPSF	\$3,610	Baths	5.5

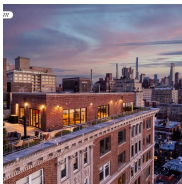


500 West 18th Street, Unit E22A

West Chelsea

Contract Signed

Type	Condo	Price	\$12,000,000	Sq. Ft.	3,056	Beds	4
DOM	1,110	Initial	\$12,960,000	PPSF	\$3,927	Baths	4



90 Riverside Drive, Unit PHA

Upper West Side

Contract Signed

Type	Coop	Price	\$10,995,000	Sq. Ft.	-	Beds	3
DOM	21	Initial	\$10,995,000	PPSF	-	Baths	3

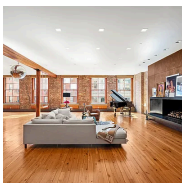


30 East 29th Street, Unit PHB

Nomad

Contract Signed

Type	Condo	Price	\$9,995,000	Sq. Ft.	2,610	Beds	3
DOM	81	Initial	\$10,399,995	PPSF	\$3,830	Baths	3



30 Crosby Street, Unit 4A

Soho

Contract Signed

Type	Condo	Price	\$9,200,000	Sq. Ft.	4,123	Beds	3
DOM	168	Initial	\$9,495,000	PPSF	\$2,232	Baths	3

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50 West 66th Street, Unit 11C

Upper West Side

Contract Signed

Type	Condo	Price	\$9,065,000	Sq. Ft.	3,223	Beds	4
DOM	-	Initial	-	PPSF	\$2,813	Baths	4

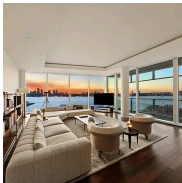


40 East 72nd Street, Unit 5

Lenox Hill

Contract Signed

Type	Condo	Price	\$8,900,000	Sq. Ft.	3,132	Beds	3
DOM	173	Initial	\$9,300,000	PPSF	\$2,842	Baths	3



165 Charles Street, Unit 18

West Village

Contract Signed

Type	Condo	Price	\$8,800,000	Sq. Ft.	2,356	Beds	2
DOM	250	Initial	\$8,800,000	PPSF	\$3,736	Baths	2.5



248 West 12th Street

West Village

Contract Signed

Type	Townhouse	Price	\$8,650,000	Sq. Ft.	3,420	Beds	5
DOM	232	Initial	\$8,650,000	PPSF	\$2,530	Baths	3

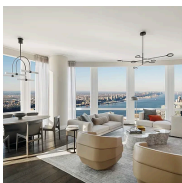


50 West 66th Street, Unit 7F

Upper West Side

Contract Signed

Type	Condo	Price	\$8,200,000	Sq. Ft.	2,851	Beds	3
DOM	247	Initial	\$7,890,000	PPSF	\$2,877	Baths	3



35 Hudson Yards, Unit 8902

Hudson Yards

Contract Signed

Type	Condo	Price	\$8,000,000	Sq. Ft.	2,656	Beds	3
DOM	8	Initial	\$8,000,000	PPSF	\$3,013	Baths	3.5

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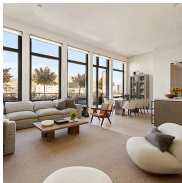


11 Beach Street, Unit 2D

Tribeca

Contract Signed

Type	Condo	Price	\$8,000,000	Sq. Ft.	3,479	Beds	5
DOM	-	Initial	\$8,000,000	PPSF	\$2,300	Baths	4



77 Charlton Street, Unit NPHB

Soho

Contract Signed

Type	Condo	Price	\$6,250,000	Sq. Ft.	2,186	Beds	3
DOM	12	Initial	\$6,250,000	PPSF	\$2,860	Baths	3.5

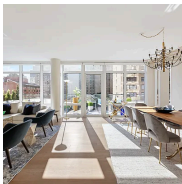


166 Duane Street, Unit 8B

Tribeca

Contract Signed

Type	Condo	Price	\$5,500,000	Sq. Ft.	2,670	Beds	3
DOM	16	Initial	\$5,500,000	PPSF	\$2,060	Baths	3

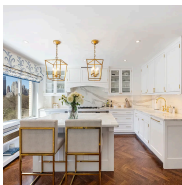


1355 1st Avenue, Unit 8

Lenox Hill

Contract Signed

Type	Condo	Price	\$5,500,000	Sq. Ft.	3,135	Beds	4
DOM	15	Initial	\$5,500,000	PPSF	\$1,755	Baths	4



3 East 71st Street, Unit 10/11B

Lenox Hill

Contract Signed

Type	Coop	Price	\$5,350,000	Sq. Ft.	-	Beds	3
DOM	126	Initial	\$5,350,000	PPSF	-	Baths	2



348 East 55th Street

Sutton Place

Contract Signed

Type	Townhouse	Price	\$5,100,000	Sq. Ft.	7,000	Beds	6
DOM	211	Initial	\$5,100,000	PPSF	\$729	Baths	6

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