



COMPASS

Manhattan Luxury Report

Sep 29 - Oct 05, 2025, Residential Contracts \$5M+

Photo: [520 West 28th Street, PH37](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 21 contracts signed this week, made up of 16 condos, 3 co-ops, and 2 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$11,878,810

Average Asking Price

\$7,500,000

Median Asking Price

\$3,081

Average PPSF

0%

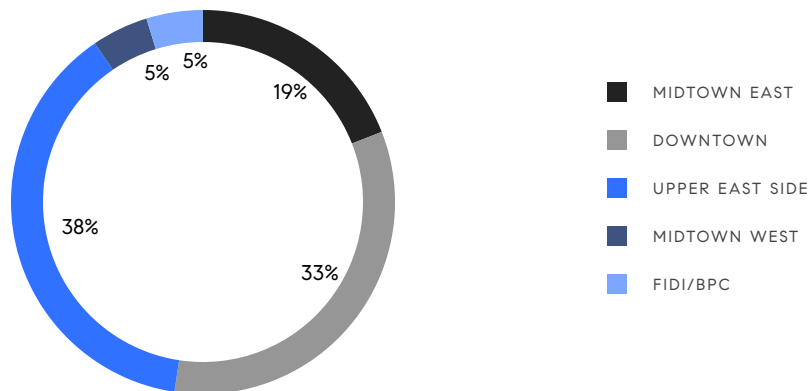
Average Discount

\$249,455,000

Total Volume

149

Average Days On Market

**16**

Condo Deal(s)

3

Co-op Deal(s)

2

Townhouse Deal(s)

\$11,800,313

Average Asking Price

\$11,066,667

Average Asking Price

\$13,725,000

Average Asking Price

\$6,997,500

Median Asking Price

\$8,450,000

Median Asking Price

\$13,725,000

Median Asking Price

\$3,256

Average PPSF

\$2,533

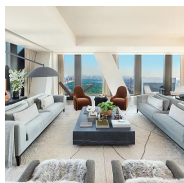
Average PPSF

3,194

Average SqFt

5,500

Average SqFt

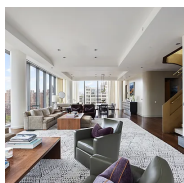


53 West 53rd Street, Unit 65

Midtown

Contract Signed

Type	Condo	Price	\$46,680,000	Sq. Ft.	6,448	Beds	4
DOM	-	Initial	\$46,680,000	PPSF	\$7,240	Baths	4.5



510 West 28th Street, Unit PH37

Chelsea

Contract Signed

Type	Condo	Price	\$35,000,000	Sq. Ft.	6,618	Beds	5
DOM	118	Initial	\$35,000,000	PPSF	\$5,289	Baths	5.5

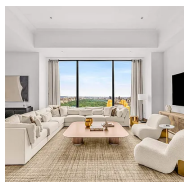


1030 5th Avenue, Unit 3W

Upper East Side

Contract Signed

Type	Coop	Price	\$19,000,000	Sq. Ft.	-	Beds	4
DOM	31	Initial	\$19,000,000	PPSF	-	Baths	4

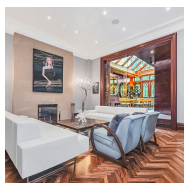


111 West 57th Street, Unit 37

Midtown

Contract Signed

Type	Condo	Price	\$19,000,000	Sq. Ft.	4,492	Beds	3
DOM	111	Initial	\$19,000,000	PPSF	\$4,230	Baths	3.5

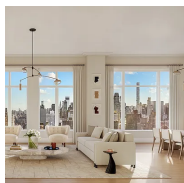


48 East 81st Street

Upper East Side

Contract Signed

Type	Townhouse	Price	\$17,950,000	Sq. Ft.	7,400	Beds	6
DOM	392	Initial	\$19,000,000	PPSF	\$2,426	Baths	7



255 East 77th Street, Unit 23A

Upper East Side

Contract Signed

Type	Condo	Price	\$10,150,000	Sq. Ft.	3,272	Beds	5
DOM	343	Initial	\$10,150,000	PPSF	\$3,103	Baths	5.5

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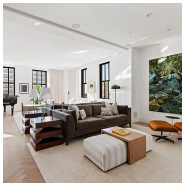


20 Bank Street

West Village

Contract Signed

Type	Townhouse	Price	\$9,500,000	Sq. Ft.	3,600	Beds	4
DOM	122	Initial	\$9,500,000	PPSF	\$2,639	Baths	4

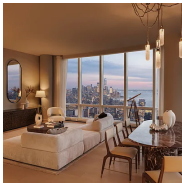


100 Barclay Street, Unit 20B

Tribeca

Contract Signed

Type	Condo	Price	\$8,695,000	Sq. Ft.	3,665	Beds	4
DOM	149	Initial	\$8,695,000	PPSF	\$2,373	Baths	4.5



15 Hudson Yards, Unit 72B

Hudson Yards

Contract Signed

Type	Condo	Price	\$8,495,000	Sq. Ft.	3,029	Beds	4
DOM	-	Initial	\$8,495,000	PPSF	\$2,805	Baths	4.5

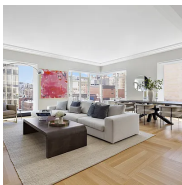


925 Park Avenue, Unit 5/6C

Upper East Side

Contract Signed

Type	Coop	Price	\$8,450,000	Sq. Ft.	-	Beds	5
DOM	160	Initial	\$8,450,000	PPSF	-	Baths	4



1289 Lexington Avenue, Unit 12A

Upper East Side

Contract Signed

Type	Condo	Price	\$7,500,000	Sq. Ft.	3,706	Beds	4
DOM	200	Initial	\$7,500,000	PPSF	\$2,024	Baths	4.5



303 Park Avenue, Unit 1919

Midtown

Contract Signed

Type	Condo	Price	\$7,000,000	Sq. Ft.	1,973	Beds	2
DOM	-	Initial	\$7,000,000	PPSF	\$3,548	Baths	2.5

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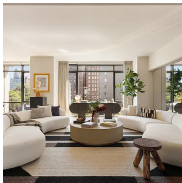


200 East 20th Street, Unit PHB

Gramercy

Contract Signed

Type	Condo	Price	\$6,995,000	Sq. Ft.	2,231	Beds	3
DOM	-	Initial	\$6,995,000	PPSF	\$3,136	Baths	3



170 East End Avenue, Unit 7A

Upper East Side

Contract Signed

Type	Condo	Price	\$6,450,000	Sq. Ft.	3,147	Beds	4
DOM	29	Initial	\$6,450,000	PPSF	\$2,050	Baths	4.5

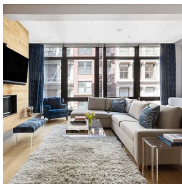


555 West 22nd Street, Unit 5CW

Chelsea

Contract Signed

Type	Condo	Price	\$5,950,000	Sq. Ft.	2,108	Beds	3
DOM	24	Initial	\$5,950,000	PPSF	\$2,823	Baths	3.5



72 Mercer Street, Unit 2W

Soho

Contract Signed

Type	Condo	Price	\$5,795,000	Sq. Ft.	2,133	Beds	2
DOM	150	Initial	\$5,795,000	PPSF	\$2,717	Baths	2.5

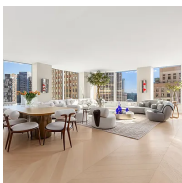


13 White Street, Unit 3B

Tribeca

Contract Signed

Type	Coop	Price	\$5,750,000	Sq. Ft.	4,200	Beds	3
DOM	21	Initial	\$5,750,000	PPSF	\$1,370	Baths	2



1 Wall Street, Unit 3703

Financial District

Contract Signed

Type	Condo	Price	\$5,495,000	Sq. Ft.	2,004	Beds	3
DOM	-	Initial	\$5,495,000	PPSF	\$2,743	Baths	3

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255 East 77th Street, Unit 3C

Upper East Side

Contract Signed

Type	Condo	Price	\$5,300,000	Sq. Ft.	2,030	Beds	3
DOM	225	Initial	\$5,300,000	PPSF	\$2,611	Baths	3.5



301 Park Avenue, Unit 3004

Midtown

Contract Signed

Type	Condo	Price	\$5,200,000	Sq. Ft.	1,461	Beds	2
DOM	-	Initial	\$5,200,000	PPSF	\$3,560	Baths	2.5



400 East 67th Street, Unit 25C

Lenox Hill

Contract Signed

Type	Condo	Price	\$5,100,000	Sq. Ft.	2,778	Beds	4
DOM	-	Initial	\$5,100,000	PPSF	\$1,836	Baths	3.5

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