

A modern kitchen interior featuring a large island with a marble countertop and wooden cabinetry. The island has a sink with a black faucet and a vase of white flowers. The backsplash is made of white marble tiles. The kitchen is lit by several black pendant lights. Large windows and a glass door provide natural light and a view of the outdoors.

COMPASS

Manhattan Luxury Report

Oct 06 - 12, 2025, Residential Contracts \$5M+

Photo: [146 Waverly Place](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 20 contracts signed this week, made up of 15 condos, 3 co-ops, and 2 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$9,820,000

Average Asking Price

\$7,595,000

Median Asking Price

\$2,984

Average PPSF

1%

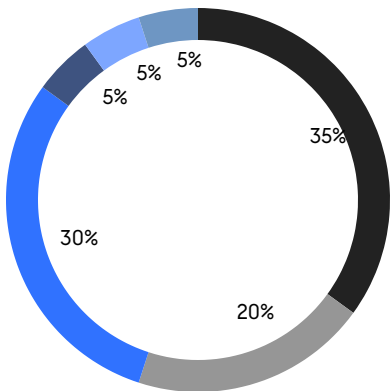
Average Discount

\$196,400,000

Total Volume

83

Average Days On Market



- UPPER EAST SIDE
- MIDTOWN EAST
- DOWNTOWN
- UPPER WEST SIDE
- MIDTOWN WEST
- FIDI/BPC

15

Condo Deal(s)

3

Co-op Deal(s)

2

Townhouse Deal(s)

\$9,328,667

Average Asking Price

\$6,825,000

Average Asking Price

\$17,997,500

Average Asking Price

\$7,495,000

Median Asking Price

\$5,475,000

Median Asking Price

\$17,997,500

Median Asking Price

\$3,119

Average PPSF

\$1,965

Average PPSF

2,879

Average SqFt

8,719

Average SqFt



6-8 East 82nd Street

Upper East Side

Contract Signed

Type	Townhouse	Price	\$28,000,000	Sq. Ft.	12,886	Beds	-
DOM	16	Initial	\$28,000,000	PPSF	\$2,173	Baths	-

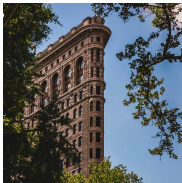


111 West 57th Street, Unit 54

Midtown

Contract Signed

Type	Condo	Price	\$21,000,000	Sq. Ft.	4,183	Beds	3
DOM	20	Initial	\$21,000,000	PPSF	\$5,021	Baths	3.5



175 5th Avenue, Unit 5N

Flatiron District

Contract Signed

Type	Condo	Price	\$19,500,000	Sq. Ft.	4,656	Beds	4
DOM	-	Initial	-	PPSF	\$4,189	Baths	4



147 Waverly Place, Unit PH

West Village

Contract Signed

Type	Condo	Price	\$16,450,000	Sq. Ft.	3,975	Beds	3
DOM	10	Initial	\$16,450,000	PPSF	\$4,139	Baths	3

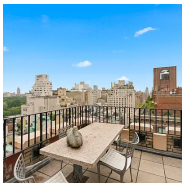


145-146 Central Park West, Unit 8C

Upper West Side

Contract Signed

Type	Coop	Price	\$10,000,000	Sq. Ft.	-	Beds	4
DOM	-	Initial	-	PPSF	-	Baths	3



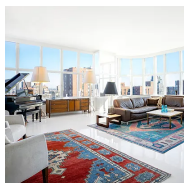
28 East 70th Street, Unit PH1

Lenox Hill

Contract Signed

Type	Condo	Price	\$9,900,000	Sq. Ft.	2,867	Beds	3
DOM	112	Initial	\$9,900,000	PPSF	\$3,454	Baths	3

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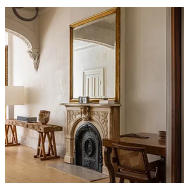


181 East 90th Street, Unit PH32A

Upper East Side

Contract Signed

Type	Condo	Price	\$8,250,000	Sq. Ft.	3,553	Beds	4
DOM	26	Initial	\$9,250,000	PPSF	\$2,322	Baths	4.5



125 West 15th Street

Chelsea

Contract Signed

Type	Townhouse	Price	\$7,995,000	Sq. Ft.	4,552	Beds	5
DOM	36	Initial	\$7,995,000	PPSF	\$1,757	Baths	4

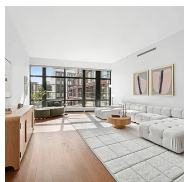


815 Broadway, Unit PH2

Greenwich Village

Contract Signed

Type	Condo	Price	\$7,750,000	Sq. Ft.	2,696	Beds	4
DOM	24	Initial	\$7,750,000	PPSF	\$2,875	Baths	3.5

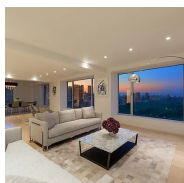


150 Charles Street, Unit 4AN

West Village

Contract Signed

Type	Condo	Price	\$7,695,000	Sq. Ft.	2,331	Beds	3
DOM	20	Initial	\$7,695,000	PPSF	\$3,302	Baths	3.5

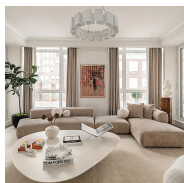


160 Central Park South, Unit 27012703

Midtown

Contract Signed

Type	Condo	Price	\$7,495,000	Sq. Ft.	2,400	Beds	2
DOM	212	Initial	\$7,900,000	PPSF	\$3,123	Baths	2.5



126 East 86th Street, Unit 17A

Upper East Side

Contract Signed

Type	Condo	Price	\$6,750,000	Sq. Ft.	2,863	Beds	4
DOM	226	Initial	\$7,495,000	PPSF	\$2,358	Baths	3.5

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40 East 66th Street, Unit 4B

Upper East Side

Contract Signed

Type	Condo	Price	\$6,500,000	Sq. Ft.	2,455	Beds	3
DOM	487	Initial	\$6,750,000	PPSF	\$2,648	Baths	4



15 Hudson Yards, Unit PH82C

Hudson Yards

Contract Signed

Type	Condo	Price	\$6,395,000	Sq. Ft.	2,617	Beds	3
DOM	51	Initial	\$6,395,000	PPSF	\$2,444	Baths	3.5



1 Wall Street, Unit 3702

Financial District

Contract Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,229	Beds	3
DOM	-	Initial	\$5,995,000	PPSF	\$2,690	Baths	3



301 Park Avenue, Unit 3111

Midtown

Contract Signed

Type	Condo	Price	\$5,800,000	Sq. Ft.	1,731	Beds	2
DOM	-	Initial	\$5,700,000	PPSF	\$3,351	Baths	2.5

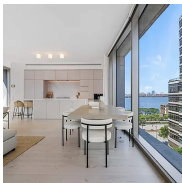


136 East 79th Street, Unit 11A

Upper East Side

Contract Signed

Type	Coop	Price	\$5,475,000	Sq. Ft.	-	Beds	3
DOM	30	Initial	\$5,475,000	PPSF	-	Baths	3



160 Leroy Street, Unit 8CN

West Village

Contract Signed

Type	Condo	Price	\$5,400,000	Sq. Ft.	1,728	Beds	2
DOM	34	Initial	\$5,400,000	PPSF	\$3,125	Baths	2

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695 1st Avenue, Unit 41A
Murray Hill

Contract Signed

Type	Condo	Price	\$5,050,000	Sq. Ft.	2,900	Beds	4
DOM	1	Initial	\$5,050,000	PPSF	\$1,742	Baths	4.5



1090 Park Avenue, Unit 5D
Upper East Side

Contract Signed

Type	Coop	Price	\$5,000,000	Sq. Ft.	-	Beds	4
DOM	21	Initial	-	PPSF	-	Baths	4

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