

A modern kitchen with a large island, marble backsplash, and wooden cabinets. The island has a marble countertop and a wooden base. The backsplash is made of white marble tiles. The cabinets are made of light-colored wood. There are three pendant lights hanging over the island. A vase of white flowers sits on the island. A black bar stool is visible in the background. The floor is made of light-colored wood.

COMPASS

# Manhattan Luxury Report

Oct 20 - 26, 2025, Residential Contracts \$5M+

Photo: [146 Waverly Place](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 24 contracts signed this week, made up of 19 condos, 4 co-ops, and 1 house. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$13,229,584

Average Asking Price

\$9,472,500

Median Asking Price

\$3,581

Average PPSF

0%

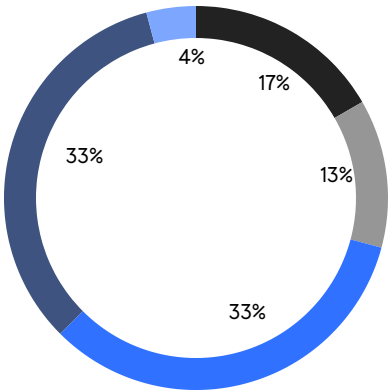
Average Discount

\$317,509,999

Total Volume

116

Average Days On Market



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

19

Condo Deal(s)

4

Co-op Deal(s)

1

Townhouse Deal(s)

\$13,995,264

Average Asking Price

\$7,412,500

Average Asking Price

\$21,950,000

Average Asking Price

\$9,995,000

Median Asking Price

\$7,325,000

Median Asking Price

\$21,950,000

Median Asking Price

\$3,658

Average PPSF

\$3,733

Average PPSF

3,627

Average SqFt

5,881

Average SqFt



### 217 West 57th Street, Unit 121

Midtown

Contract Signed

Type	Condo	Price	\$54,900,000	Sq. Ft.	7,074	Beds	5
DOM	21	Initial	\$54,900,000	PPSF	\$7,761	Baths	5.5



### 15 Central Park West, Unit 29A

Upper West Side

Contract Signed

Type	Condo	Price	\$25,000,000	Sq. Ft.	3,103	Beds	3
DOM	154	Initial	\$25,000,000	PPSF	\$8,057	Baths	3



### 235 West 11th Street

West Village

Contract Signed

Type	Townhouse	Price	\$21,950,000	Sq. Ft.	5,881	Beds	5
DOM	430	Initial	\$21,950,000	PPSF	\$3,733	Baths	4

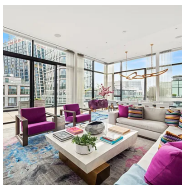


### 111 West 57th Street, Unit 57

Midtown

Contract Signed

Type	Condo	Price	\$21,750,000	Sq. Ft.	4,183	Beds	3
DOM	147	Initial	\$21,750,000	PPSF	\$5,200	Baths	3.5



### 505 West 19th Street, Unit PH2

Chelsea

Contract Signed

Type	Condo	Price	\$21,000,000	Sq. Ft.	4,585	Beds	4
DOM	29	Initial	\$21,000,000	PPSF	\$4,581	Baths	3.5



### 535 West End Avenue, Unit PH

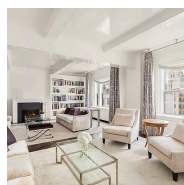
Upper West Side

Contract Signed

Type	Condo	Price	\$18,995,000	Sq. Ft.	8,400	Beds	6
DOM	17	Initial	\$18,995,000	PPSF	\$2,262	Baths	6.5

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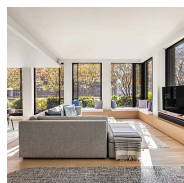


### 40 East 66th Street, Unit 12B

Lenox Hill

Contract Signed

Type	Condo	Price	\$15,950,000	Sq. Ft.	4,913	Beds	6
DOM	160	Initial	\$17,500,000	PPSF	\$3,247	Baths	6

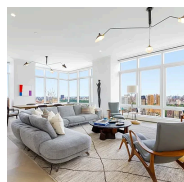


### 100 Barrow Street, Unit 7/8A

West Village

Contract Signed

Type	Condom	Price	\$14,495,000	Sq. Ft.	3,813	Beds	4
DOM	39	Initial	\$14,495,000	PPSF	\$3,802	Baths	4.5

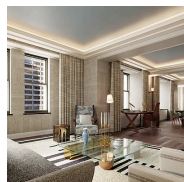


### 200 Amsterdam Avenue, Unit 32B

Upper West Side

Contract Signed

Type	Condo	Price	\$10,500,000	Sq. Ft.	2,677	Beds	3
DOM	122	Initial	\$11,500,000	PPSF	\$3,923	Baths	3.5

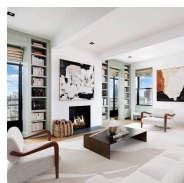


### 301 Park Avenue, Unit 3006

Midtown

Contract Signed

Type	Condo	Price	\$10,200,000	Sq. Ft.	2,529	Beds	3
DOM	-	Initial	\$10,200,000	PPSF	\$4,034	Baths	3.5

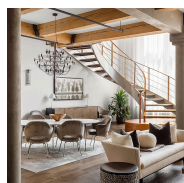


### 784 Park Avenue, Unit PHC

Lenox Hill

Contract Signed

Type	Coop	Price	\$9,999,999	Sq. Ft.	-	Beds	3
DOM	24	Initial	\$9,999,999	PPSF	-	Baths	2



### 16 Desbrosses Street, Unit PHS

Tribeca

Contract Signed

Type	Condo	Price	\$9,995,000	Sq. Ft.	3,324	Beds	3
DOM	43	Initial	\$9,995,000	PPSF	\$3,007	Baths	3

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### 1125 5th Avenue, Unit 8

Upper East Side

Contract Signed

Type	Coop	Price	\$8,950,000	Sq. Ft.	-	Beds	6
DOM	233	Initial	\$9,995,000	PPSF	-	Baths	5

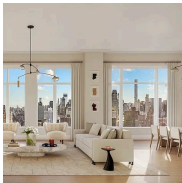


### 255 East 77th Street, Unit 27B

Upper East Side

Contract Signed

Type	Condo	Price	\$8,600,000	Sq. Ft.	2,858	Beds	4
DOM	24	Initial	\$8,600,000	PPSF	\$3,010	Baths	4.5

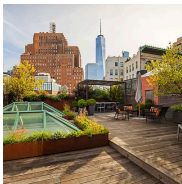


### 255 East 77th Street, Unit 25B

Upper East Side

Contract Signed

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



### 152 Franklin Street, Unit PH

Tribeca

Contract Signed

Type	Condo	Price	\$7,750,000	Sq. Ft.	3,431	Beds	3
DOM	8	Initial	\$7,750,000	PPSF	\$2,259	Baths	2.5

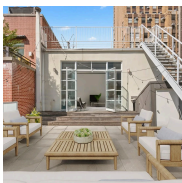


### 255 East 77th Street, Unit 5D

Upper East Side

Contract Signed

Type	Condo	Price	\$7,450,000	Sq. Ft.	3,191	Beds	5
DOM	388	Initial	\$7,200,000	PPSF	\$2,335	Baths	5.5



### 55 Walker Street, Unit 5A

Tribeca

Contract Signed

Type	Condom	Price	\$6,750,000	Sq. Ft.	3,000	Beds	3
DOM	41	Initial	\$6,750,000	PPSF	\$2,250	Baths	2

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### 430 East 58th Street, Unit 50A

Sutton Place

Contract Signed

Type	Condo	Price	\$6,450,000	Sq. Ft.	2,090	Beds	3
DOM	1	Initial	\$6,450,000	PPSF	\$3,087	Baths	3

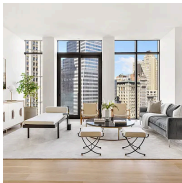


### 350 East 18th Street, Unit PHA

Gramercy

Contract Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,287	Beds	3
DOM	-	Initial	\$5,995,000	PPSF	\$2,622	Baths	3.5



### 33 Park Row, Unit 15A

Financial District

Contract Signed

Type	Condo	Price	\$5,830,000	Sq. Ft.	2,183	Beds	3
DOM	-	Initial	\$5,830,000	PPSF	\$2,671	Baths	3.5



### 255 East 77th Street, Unit 5B

Upper East Side

Contract Signed

Type	Condo	Price	\$5,700,000	Sq. Ft.	2,403	Beds	4
DOM	207	Initial	\$5,700,000	PPSF	\$2,373	Baths	4.5



### 107 East 67th Street, Unit 5E

Lenox Hill

Contract Signed

Type	Coop	Price	\$5,700,000	Sq. Ft.	-	Beds	3
DOM	87	Initial	\$5,700,000	PPSF	-	Baths	3



### 100 Prince Street, Unit 5W

Soho

Contract Signed

Type	Coop	Price	\$5,000,000	Sq. Ft.	2,540	Beds	2
DOM	240	Initial	\$4,000,000	PPSF	\$1,969	Baths	1

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