

A photograph of a bright, modern dining room. In the center is a large, oval-shaped wooden dining table with thick, rustic legs. Surrounding the table are several light grey upholstered chairs. On the table sits a white ceramic vase filled with dried, brownish-orange flowers. To the left, a large window with white frames and light grey curtains is partially open, revealing a brick patio and lush greenery outside. To the right, a white built-in cabinet with gold-colored handles is visible, topped with a large, arched mirror. The ceiling features exposed wooden beams with some text markings, and the floor is made of large, dark grey tiles.

COMPASS

Manhattan Luxury Report

Oct 27 - Nov 02, 2025, Residential Contracts \$5M+

Photo: [416 West 20th Street](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 24 contracts signed this week, made up of 17 condos, 3 co-ops, and 4 houses. The previous week saw 24 deals. For more information or data, please reach out to a Compass agent.

\$12,253,542

Average Asking Price

\$9,500,000

Median Asking Price

\$2,704

Average PPSF

2%

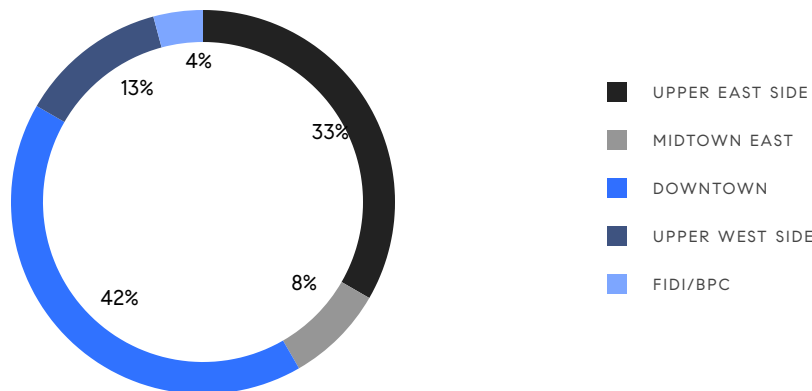
Average Discount

\$294,085,000

Total Volume

162

Average Days On Market

**17**

Condo Deal(s)

3

Co-op Deal(s)

4

Townhouse Deal(s)

\$10,040,589

Average Asking Price

\$10,733,334

Average Asking Price

\$22,798,750

Average Asking Price

\$7,500,000

Median Asking Price

\$10,950,000

Median Asking Price

\$16,997,500

Median Asking Price

\$2,862

Average PPSF

\$2,033

Average PPSF

3,485

Average SqFt

10,548

Average SqFt



4 East 80th Street

Upper East Side

Contract Signed

Type	Townhouse	Price	\$49,950,000	Sq. Ft.	20,000	Beds	9
DOM	352	Initial	\$59,000,000	PPSF	\$2,498	Baths	7



50 Central Park South, Unit 28

Midtown

Contract Signed

Type	Condo	Price	\$29,000,000	Sq. Ft.	6,800	Beds	4
DOM	46	Initial	\$29,000,000	PPSF	\$4,265	Baths	5.5

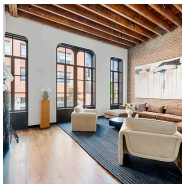


108 Leonard Street, Unit PHW

Tribeca

Contract Signed

Type	Condo	Price	\$19,250,000	Sq. Ft.	8,770	Beds	5
DOM	206	Initial	\$19,250,000	PPSF	\$2,195	Baths	5



78 Morton Street

West Village

Contract Signed

Type	Townhouse	Price	\$18,995,000	Sq. Ft.	6,850	Beds	3
DOM	203	Initial	\$18,995,000	PPSF	\$2,773	Baths	3

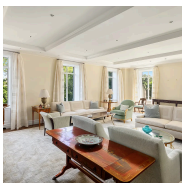


150 Charles Street, Unit 14B

West Village

Contract Signed

Type	Condo	Price	\$15,995,000	Sq. Ft.	3,395	Beds	4
DOM	23	Initial	\$15,995,000	PPSF	\$4,712	Baths	4.5



145 Central Park West, Unit 4C

Upper West Side

Contract Signed

Type	Coop	Price	\$15,750,000	Sq. Ft.	-	Beds	3
DOM	144	Initial	\$15,750,000	PPSF	-	Baths	4

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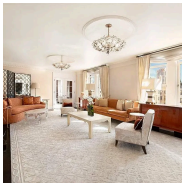


162 East 92nd Street

Upper East Side

Contract Signed

Type	Townhouse	Price	\$15,000,000	Sq. Ft.	10,000	Beds	5
DOM	200	Initial	\$19,500,000	PPSF	\$1,500	Baths	6.5

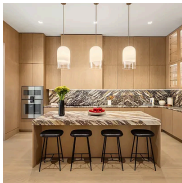


800 Park Avenue, Unit 15

Lenox Hill

Contract Signed

Type	Coop	Price	\$10,950,000	Sq. Ft.	-	Beds	6
DOM	5	Initial	\$10,950,000	PPSF	-	Baths	5



85 Worth Street, Unit 3

Tribeca

Contract Signed

Type	Condo	Price	\$10,750,000	Sq. Ft.	3,984	Beds	3
DOM	1	Initial	\$10,750,000	PPSF	\$2,699	Baths	4



85 Worth Street, Unit 5

Tribeca

Contract Signed

Type	Condo	Price	\$10,350,000	Sq. Ft.	3,984	Beds	3
DOM	210	Initial	\$10,350,000	PPSF	\$2,598	Baths	4

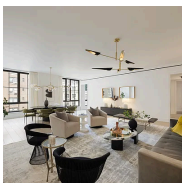


32 Walker Street, Unit RES4

Tribeca

Contract Signed

Type	Condo	Price	\$9,650,000	Sq. Ft.	3,288	Beds	3
DOM	1	Initial	\$9,650,000	PPSF	\$2,935	Baths	5



60 East 86th Street, Unit 6

Upper East Side

Contract Signed

Type	Condo	Price	\$9,500,000	Sq. Ft.	3,209	Beds	4
DOM	57	Initial	\$9,500,000	PPSF	\$2,961	Baths	4.5

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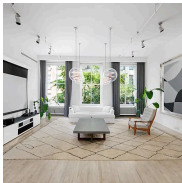


414 Washington Street, Unit PH

Tribeca

Contract Signed

Type	Condo	Price	\$9,500,000	Sq. Ft.	3,140	Beds	3
DOM	1	Initial	\$9,500,000	PPSF	\$3,026	Baths	2



131 Greene Street, Unit 2

Soho

Contract Signed

Type	Condo	Price	\$7,500,000	Sq. Ft.	3,731	Beds	2
DOM	29	Initial	\$7,500,000	PPSF	\$2,011	Baths	2

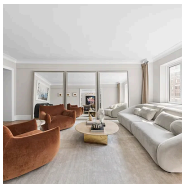


38 East 73rd Street

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$7,250,000	Sq. Ft.	5,340	Beds	7
DOM	53	Initial	\$7,250,000	PPSF	\$1,358	Baths	6

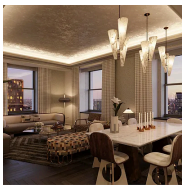


530 Park Avenue, Unit 12A

Lenox Hill

Contract Signed

Type	Condo	Price	\$6,900,000	Sq. Ft.	2,755	Beds	4
DOM	88	Initial	\$6,900,000	PPSF	\$2,505	Baths	4.5

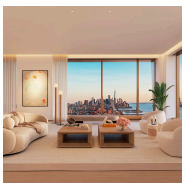


301 Park Avenue, Unit 4011

Midtown

Contract Signed

Type	Condo	Price	\$6,800,000	Sq. Ft.	1,804	Beds	2
DOM	1	Initial	\$6,800,000	PPSF	\$3,770	Baths	2.5



500 West 18th Street, Unit W8C

West Chelsea

Contract Signed

Type	Condo	Price	\$6,460,000	Sq. Ft.	2,193	Beds	3
DOM	1,142	Initial	\$6,335,000	PPSF	\$2,946	Baths	3

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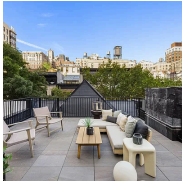


255 East 77th Street, Unit 8A

Upper East Side

Contract Signed

Type	Condo	Price	\$6,350,000	Sq. Ft.	2,575	Beds	4
DOM	141	Initial	\$6,350,000	PPSF	\$2,466	Baths	5

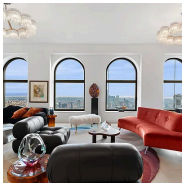


344 West 84th Street, Unit PH

Upper West Side

Contract Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,677	Beds	4
DOM	24	Initial	\$5,995,000	PPSF	\$2,240	Baths	3.5



130 William Street, Unit PH60B

Financial District

Contract Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,470	Beds	3
DOM	325	Initial	\$6,995,000	PPSF	\$2,428	Baths	3.5

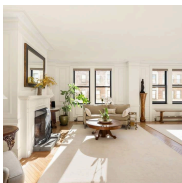


44 East 67th Street, Unit 9BC

Lenox Hill

Contract Signed

Type	Condo	Price	\$5,500,000	Sq. Ft.	2,575	Beds	4
DOM	68	Initial	\$5,500,000	PPSF	\$2,136	Baths	3

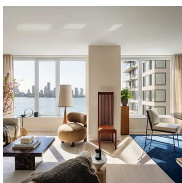


885 West End Avenue, Unit 12AC

Upper West Side

Contract Signed

Type	Coop	Price	\$5,500,000	Sq. Ft.	-	Beds	5
DOM	258	Initial	\$5,500,000	PPSF	-	Baths	5



450 Washington Street, Unit 1109

Tribeca

Contract Signed

Type	Condom	Price	\$5,195,000	Sq. Ft.	1,884	Beds	4
DOM	293	Initial	\$5,195,000	PPSF	\$2,758	Baths	3.5

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