

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

Nov 03 - 09, 2025, Residential Contracts \$5M+

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

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 33 contracts signed this week, made up of 22 condos, 8 co-ops, and 3 houses. The previous week saw 24 deals. For more information or data, please reach out to a Compass agent.

\$12,865,910

Average Asking Price

\$7,495,000

Median Asking Price

\$3,537

Average PPSF

1%

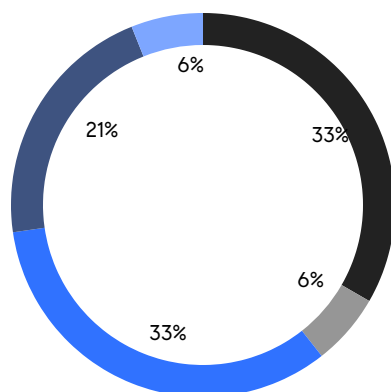
Average Discount

\$424,575,000

Total Volume

162

Average Days On Market



- UPPER WEST SIDE
- MIDTOWN WEST
- DOWNTOWN
- UPPER EAST SIDE
- MIDTOWN EAST

22

Condo Deal(s)

8

Co-op Deal(s)

3

Townhouse Deal(s)

\$15,452,500

Average Asking Price

\$6,421,875

Average Asking Price

\$11,081,667

Average Asking Price

\$11,100,000

Median Asking Price

\$5,650,000

Median Asking Price

\$12,995,000

Median Asking Price

\$4,004

Average PPSF

\$1,410

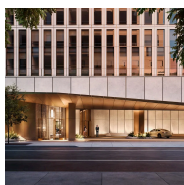
Average PPSF

3,563

Average SqFt

7,716

Average SqFt

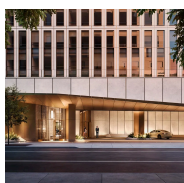


50 West 66th Street, Unit 41NS

Upper West Side

Contract Signed

Type	Condo	Price	\$46,750,000	Sq. Ft.	6,942	Beds	5
DOM	-	Initial	-	PPSF	\$6,734	Baths	7

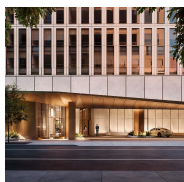


50 West 66th Street, Unit 42NS

Upper West Side

Contract Signed

Type	Condo	Price	\$45,750,000	Sq. Ft.	6,942	Beds	5
DOM	-	Initial	-	PPSF	\$6,590	Baths	7

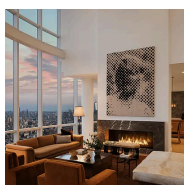


50 West 66th Street, Unit 43N

Upper West Side

Contract Signed

Type	Condo	Price	\$24,250,000	Sq. Ft.	3,409	Beds	4
DOM	-	Initial	-	PPSF	\$7,114	Baths	5

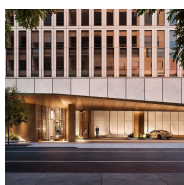


15 Hudson Yards, Unit PH88D

Hudson Yards

Contract Signed

Type	Condo	Price	\$22,950,000	Sq. Ft.	5,139	Beds	4
DOM	742	Initial	\$24,950,000	PPSF	\$4,466	Baths	6

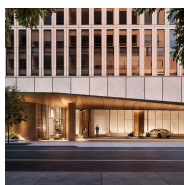


50 West 66th Street, Unit 48S

Upper West Side

Contract Signed

Type	Condo	Price	\$22,750,000	Sq. Ft.	3,556	Beds	4
DOM	-	Initial	\$22,750,000	PPSF	\$6,398	Baths	4



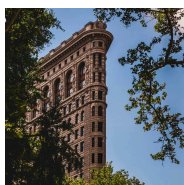
50 West 66th Street, Unit 40S

Upper West Side

Contract Signed

Type	Condo	Price	\$22,750,000	Sq. Ft.	3,547	Beds	4
DOM	-	Initial	-	PPSF	\$6,414	Baths	5

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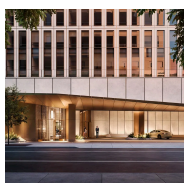


175 5th Avenue, Unit 3N

Flatiron District

Contract Signed

Type	Condo	Price	\$19,350,000	Sq. Ft.	4,761	Beds	3
DOM	-	Initial	\$19,350,000	PPSF	\$4,065	Baths	4

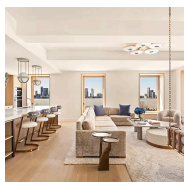


50 West 66th Street, Unit 40W

Upper West Side

Contract Signed

Type	Condo	Price	\$16,500,000	Sq. Ft.	2,816	Beds	3
DOM	-	Initial	-	PPSF	\$5,859	Baths	4

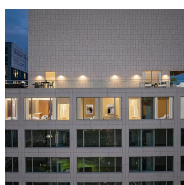


67 Vestry Street, Unit 4N

Tribeca

Contract Signed

Type	Condo	Price	\$15,750,000	Sq. Ft.	3,256	Beds	4
DOM	26	Initial	\$15,750,000	PPSF	\$4,838	Baths	3.5

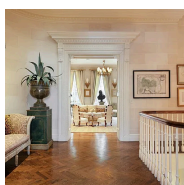


611 West 56th Street, Unit PH6/7

Clinton

Contract Signed

Type	Condo	Price	\$15,000,000	Sq. Ft.	5,141	Beds	5
DOM	-	Initial	\$15,000,000	PPSF	\$2,918	Baths	5

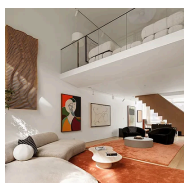


134 East 71st Street

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$14,500,000	Sq. Ft.	7,591	Beds	5
DOM	42	Initial	\$14,500,000	PPSF	\$1,911	Baths	5



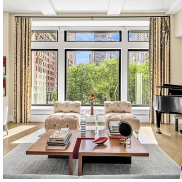
217 West 20th Street

Chelsea

Contract Signed

Type	Townhouse	Price	\$12,995,000	Sq. Ft.	9,132	Beds	6
DOM	222	Initial	\$12,995,000	PPSF	\$1,424	Baths	6

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212 5th Avenue, Unit 4A

Nomad

Contract Signed

Type	Condo	Price	\$11,250,000	Sq. Ft.	3,002	Beds	3
DOM	30	Initial	\$11,250,000	PPSF	\$3,748	Baths	3.5

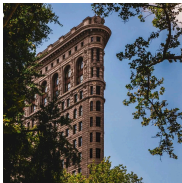


995 5th Avenue, Unit 10S

Upper East Side

Contract Signed

Type	Coop	Price	\$10,995,000	Sq. Ft.	4,357	Beds	4
DOM	51	Initial	\$10,995,000	PPSF	\$2,524	Baths	3.5

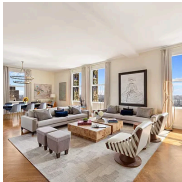


175 5th Avenue, Unit 3S

Flatiron District

Contract Signed

Type	Condo	Price	\$10,950,000	Sq. Ft.	3,117	Beds	3
DOM	-	Initial	-	PPSF	\$3,513	Baths	3



2 Park Place, Unit 38A

Tribeca

Contract Signed

Type	Condo	Price	\$7,990,000	Sq. Ft.	3,282	Beds	3
DOM	58	Initial	\$7,990,000	PPSF	\$2,435	Baths	3.5

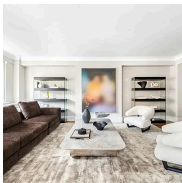


1125 Park Avenue, Unit PH1C

Upper East Side

Contract Signed

Type	Coop	Price	\$7,495,000	Sq. Ft.	-	Beds	5
DOM	-	Initial	\$7,495,000	PPSF	-	Baths	4



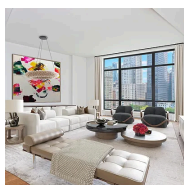
530 Park Avenue, Unit 12F

Lenox Hill

Contract Signed

Type	Condo	Price	\$7,275,000	Sq. Ft.	3,382	Beds	4
DOM	95	Initial	\$7,275,000	PPSF	\$2,152	Baths	4.5

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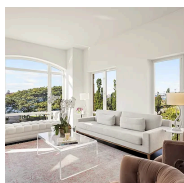


10 Madison Square West, Unit 14F

Flatiron District

Contract Signed

Type	Condo	Price	\$7,200,000	Sq. Ft.	2,818	Beds	4
DOM	1	Initial	\$7,200,000	PPSF	\$2,556	Baths	4

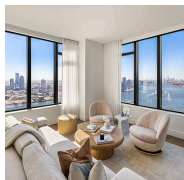


400 West 12th Street, Unit 4J

West Village

Contract Signed

Type	Condo	Price	\$6,995,000	Sq. Ft.	1,929	Beds	3
DOM	211	Initial	\$6,995,000	PPSF	\$3,627	Baths	3

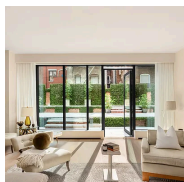


430 East 58th Street, Unit 56A

Sutton Place

Contract Signed

Type	Condo	Price	\$6,950,000	Sq. Ft.	2,099	Beds	3
DOM	155	Initial	\$6,950,000	PPSF	\$3,312	Baths	3.5

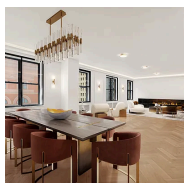


140 West 81st Street, Unit 2B

Upper West Side

Contract Signed

Type	Condo	Price	\$6,650,000	Sq. Ft.	2,802	Beds	4
DOM	378	Initial	\$6,995,000	PPSF	\$2,374	Baths	4

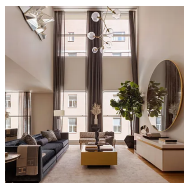


171 West 57th Street, Unit 6B

Midtown

Contract Signed

Type	Condo	Price	\$6,000,000	Sq. Ft.	2,800	Beds	4
DOM	408	Initial	\$6,000,000	PPSF	\$2,143	Baths	4.5



67 Franklin Street, Unit 4B

Tribeca

Contract Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,861	Beds	3
DOM	54	Initial	\$5,995,000	PPSF	\$2,096	Baths	3

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25 Central Park West, Unit 9MK

Upper West Side

Contract Signed

Type	Condo	Price	\$5,900,000	Sq. Ft.	2,928	Beds	3
DOM	231	Initial	\$6,400,000	PPSF	\$2,016	Baths	3.5



45 East 72nd Street, Unit 9C

Lenox Hill

Contract Signed

Type	Coop	Price	\$5,895,000	Sq. Ft.	-	Beds	5
DOM	-	Initial	-	PPSF	-	Baths	5



137 West 80th Street

Upper West Side

Contract Signed

Type	Townhouse	Price	\$5,750,000	Sq. Ft.	6,425	Beds	10
DOM	25	Initial	\$5,750,000	PPSF	\$895	Baths	9

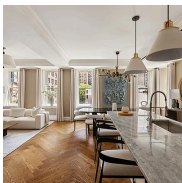


719 Greenwich Street, Unit 4S

West Village

Contract Signed

Type	Coop	Price	\$5,650,000	Sq. Ft.	2,500	Beds	3
DOM	-	Initial	\$5,650,000	PPSF	\$2,260	Baths	3



344 West 72nd Street, Unit 1208

Upper West Side

Contract Signed

Type	Coop	Price	\$5,650,000	Sq. Ft.	2,920	Beds	4
DOM	-	Initial	\$5,650,000	PPSF	\$1,935	Baths	4



150 East 93rd Street, Unit PHW

Upper East Side

Contract Signed

Type	Coop	Price	\$5,490,000	Sq. Ft.	-	Beds	4
DOM	398	Initial	\$5,995,000	PPSF	-	Baths	4

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**1125 Park Avenue, Unit 6A****Contract Signed**

Upper East Side

Type	Coop	Price	\$5,200,000	Sq. Ft.	-	Beds	4
DOM	11	Initial	\$5,200,000	PPSF	-	Baths	3

**115 Central Park West, Unit 2F****Contract Signed**

Upper West Side

Type	Coop	Price	\$5,000,000	Sq. Ft.	-	Beds	3
DOM	35	Initial	\$5,000,000	PPSF	-	Baths	3

**525 6th Avenue, Unit 7G****Contract Signed**

West Village

Type	Condo	Price	\$5,000,000	Sq. Ft.	1,847	Beds	3
DOM	49	Initial	\$5,000,000	PPSF	\$2,708	Baths	3

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