



COMPASS

Manhattan Luxury Report

Nov 10 - 16, 2025, Residential Contracts \$5M+

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

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 18 contracts signed this week, made up of 14 condos, 2 co-ops, and 2 houses. The previous week saw 33 deals. For more information or data, please reach out to a Compass agent.

\$9,198,223

Average Asking Price

\$7,497,500

Median Asking Price

\$3,127

Average PPSF

2%

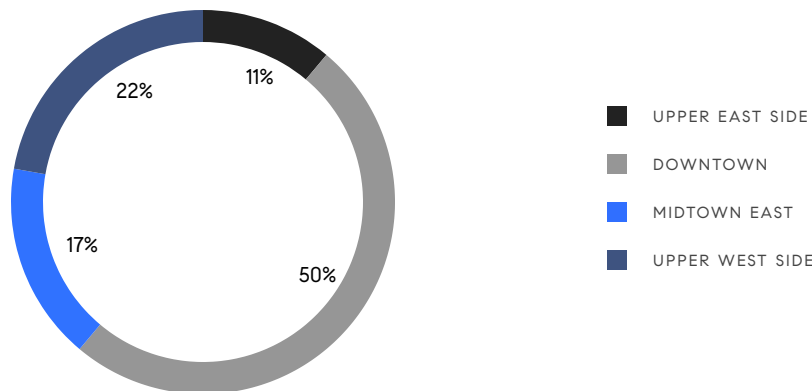
Average Discount

\$165,568,000

Total Volume

188

Average Days On Market



14

Condo Deal(s)

2

Co-op Deal(s)

2

Townhouse Deal(s)

\$9,762,358

Average Asking Price

\$6,447,500

Average Asking Price

\$8,000,000

Average Asking Price

\$8,245,000

Median Asking Price

\$6,447,500

Median Asking Price

\$8,000,000

Median Asking Price

\$3,321

Average PPSF

\$1,775

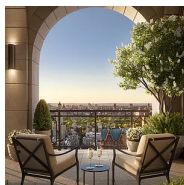
Average PPSF

2,930

Average SqFt

5,119

Average SqFt

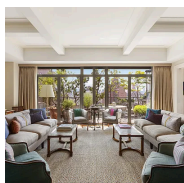


255 East 77th Street, Unit PHC

Upper East Side

Contract Signed

Type	Condo	Price	\$24,000,000	Sq. Ft.	5,472	Beds	6
DOM	96	Initial	\$24,000,000	PPSF	\$4,386	Baths	6

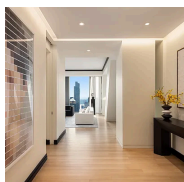


160 West 12th Street, Unit 104

Greenwich Village

Contract Signed

Type	Condo	Price	\$15,000,000	Sq. Ft.	2,904	Beds	3
DOM	47	Initial	\$15,000,000	PPSF	\$5,166	Baths	3.5



53 West 53rd Street, Unit 60B

Midtown

Contract Signed

Type	Condo	Price	\$13,000,000	Sq. Ft.	3,132	Beds	3
DOM	938	Initial	\$15,420,000	PPSF	\$4,151	Baths	3.5

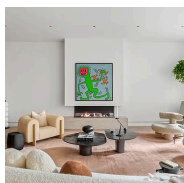


212 5th Avenue, Unit 12A

Nomad

Contract Signed

Type	Condo	Price	\$11,900,000	Sq. Ft.	3,008	Beds	3
DOM	379	Initial	\$12,450,000	PPSF	\$3,956	Baths	4

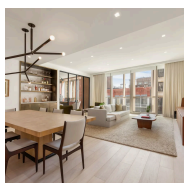


85 Worth Street, Unit 4

Tribeca

Contract Signed

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



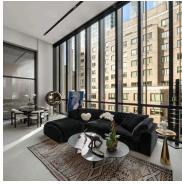
1 Great Jones Alley, Unit 8

Noho

Contract Signed

Type	Condo	Price	\$9,998,000	Sq. Ft.	3,303	Beds	4
DOM	-	Initial	-	PPSF	\$3,027	Baths	5

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522 West 29th Street, Unit 7D

Chelsea

Contract Signed

Type	Condo	Price	\$8,995,000	Sq. Ft.	3,586	Beds	5
DOM	21	Initial	\$8,995,000	PPSF	\$2,509	Baths	5



131 East 92nd Street

Upper East Side

Contract Signed

Type	Townhouse	Price	\$8,500,000	Sq. Ft.	3,488	Beds	4
DOM	28	Initial	\$8,500,000	PPSF	\$2,437	Baths	4

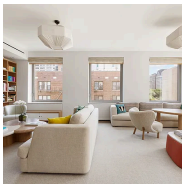


198 6th Avenue

Soho

Contract Signed

Type	Townhouse	Price	\$7,500,000	Sq. Ft.	6,750	Beds	7
DOM	166	Initial	\$7,900,000	PPSF	\$1,112	Baths	6



116 University Place, Unit 5

Greenwich Village

Contract Signed

Type	Condo	Price	\$7,495,000	Sq. Ft.	3,056	Beds	3
DOM	159	Initial	\$7,995,000	PPSF	\$2,453	Baths	3.5

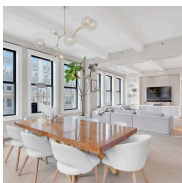


500 West 18th Street, Unit E24E

West Chelsea

Contract Signed

Type	Condo	Price	\$7,165,000	Sq. Ft.	2,054	Beds	3
DOM	7	Initial	\$7,165,000	PPSF	\$3,489	Baths	3.5



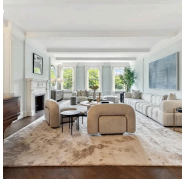
260 Park Avenue South, Unit 9BC

Flatiron District

Contract Signed

Type	Condo	Price	\$6,995,000	Sq. Ft.	3,287	Beds	4
DOM	196	Initial	\$6,995,000	PPSF	\$2,129	Baths	4

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110 Central Park West, Unit 6B

Upper West Side

Contract Signed

Type	Coop	Price	\$6,900,000	Sq. Ft.	-	Beds	4
DOM	32	Initial	\$6,900,000	PPSF	-	Baths	4

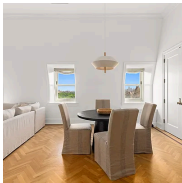


257 Central Park West, Unit 9A

Upper West Side

Contract Signed

Type	Coop	Price	\$5,995,000	Sq. Ft.	-	Beds	3
DOM	226	Initial	\$6,500,000	PPSF	-	Baths	2

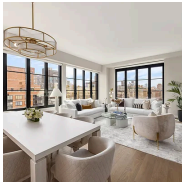


1 Central Park South, Unit 1907

Midtown

Contract Signed

Type	Condo	Price	\$5,900,000	Sq. Ft.	1,378	Beds	2
DOM	117	Initial	\$5,900,000	PPSF	\$4,282	Baths	2



250 West 96th Street, Unit 19D

Upper West Side

Contract Signed

Type	Condo	Price	\$5,325,000	Sq. Ft.	2,220	Beds	3
DOM	218	Initial	\$5,325,000	PPSF	\$2,399	Baths	3.5



301 Park Avenue, Unit 2904

Midtown

Contract Signed

Type	Condo	Price	\$5,150,000	Sq. Ft.	1,461	Beds	2
DOM	-	Initial	\$5,150,000	PPSF	\$3,525	Baths	2.5



720 West End Avenue, Unit 15B

Upper West Side

Contract Signed

Type	Condo	Price	\$5,000,000	Sq. Ft.	2,163	Beds	3
DOM	-	Initial	\$5,000,000	PPSF	\$2,312	Baths	3.5

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