



COMPASS

# Manhattan Luxury Report

Nov 17 - 23, 2025, Residential Contracts \$5M+

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

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 13 contracts signed this week, made up of 12 condos, and 1 co-op. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

**\$12,671,077**

Average Asking Price

**\$7,090,000**

Median Asking Price

**\$3,560**

Average PPSF

**0%**

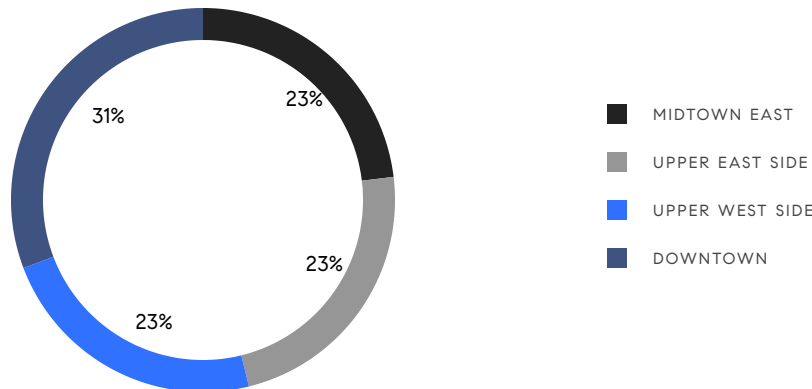
Average Discount

**\$164,724,000**

Total Volume

**216**

Average Days On Market



**12**

Condo Deal(s)

**1**

Co-op Deal(s)

**0**

Townhouse Deal(s)

**\$12,643,667**

Average Asking Price

**\$13,000,000**

Average Asking Price

**\$0**

Average Asking Price

**\$7,032,500**

Median Asking Price

**\$13,000,000**

Median Asking Price

**\$0**

Median Asking Price

**\$3,586**

Average PPSF

**N/A**

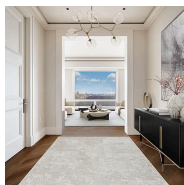
Average PPSF

**3,321**

Average SqFt

**N/A**

Average SqFt

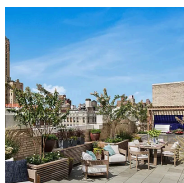


### 220 Central Park South, Unit 32A

Midtown

Contract Signed

Type	Condo	Price	\$39,000,000	Sq. Ft.	3,703	Beds	4
DOM	195	Initial	\$39,000,000	PPSF	\$10,533	Baths	4



### 823 Park Avenue, Unit PH

Lenox Hill

Contract Signed

Type	Condo	Price	\$26,950,000	Sq. Ft.	7,200	Beds	5
DOM	245	Initial	\$29,950,000	PPSF	\$3,744	Baths	5

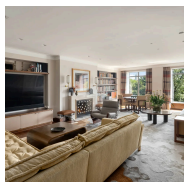


### 201 East 74th Street, Unit PH

Lenox Hill

Contract Signed

Type	Condo	Price	\$25,000,000	Sq. Ft.	5,264	Beds	4
DOM	-	Initial	\$25,000,000	PPSF	\$4,750	Baths	5

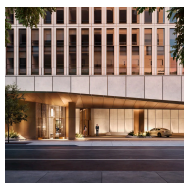


### 115 Central Park West, Unit 7C

Upper West Side

Contract Signed

Type	Coop	Price	\$13,000,000	Sq. Ft.	4,000	Beds	4
DOM	49	Initial	\$13,000,000	PPSF	\$3,250	Baths	4

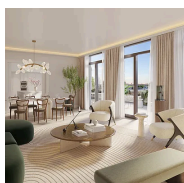


### 50 West 66th Street, Unit 8F

Upper West Side

Contract Signed

Type	Condo	Price	\$8,500,000	Sq. Ft.	2,851	Beds	3
DOM	288	Initial	\$8,500,000	PPSF	\$2,982	Baths	3



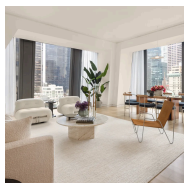
### 720 West End Avenue, Unit PH16B

Upper West Side

Contract Signed

Type	Condo	Price	\$8,250,000	Sq. Ft.	2,747	Beds	4
DOM	30	Initial	\$8,250,000	PPSF	\$3,004	Baths	4.5

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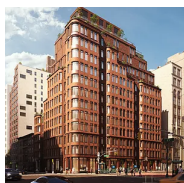


### 53 West 53rd Street, Unit 19A

Midtown

Contract Signed

Type	Condo	Price	\$7,090,000	Sq. Ft.	2,370	Beds	2
DOM	-	Initial	\$7,090,000	PPSF	\$2,992	Baths	2

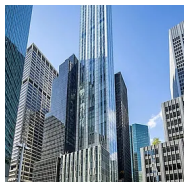


### 525 6th Avenue, Unit 12A

West Village

Contract Signed

Type	Condo	Price	\$6,975,000	Sq. Ft.	2,410	Beds	3
DOM	1	Initial	\$6,975,000	PPSF	\$2,895	Baths	3.5

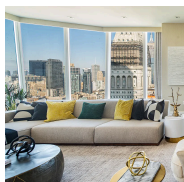


### 100 East 53rd Street, Unit 8C

Midtown

Contract Signed

Type	Condo	Price	\$6,750,000	Sq. Ft.	4,607	Beds	3
DOM	424	Initial	\$6,950,000	PPSF	\$1,466	Baths	3.5

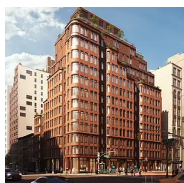


### 45 East 22nd Street, Unit 42A

Flatiron District

Contract Signed

Type	Condo	Price	\$6,559,000	Sq. Ft.	2,433	Beds	3
DOM	-	Initial	\$6,559,000	PPSF	\$2,696	Baths	3

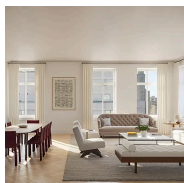


### 525 6th Avenue, Unit 10A

West Village

Contract Signed

Type	Condo	Price	\$6,500,000	Sq. Ft.	2,211	Beds	4
DOM	1	Initial	\$6,500,000	PPSF	\$2,940	Baths	3.5



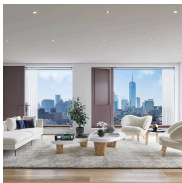
### 200 East 75th Street, Unit 4B

Lenox Hill

Contract Signed

Type	Condo	Price	\$5,150,000	Sq. Ft.	2,118	Beds	3
DOM	166	Initial	\$5,150,000	PPSF	\$2,432	Baths	3

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251 West 14th Street, Unit 9B

Chelsea

Contract Signed

Type	Condo	Price	\$5,000,000	Sq. Ft.	1,928	Beds	3
DOM	755	Initial	\$5,000,000	PPSF	\$2,593	Baths	3

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