

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, light-colored 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 24 - 30, 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 4 condos, 7 co-ops, and 2 houses. The previous week saw 13 deals. For more information or data, please reach out to a Compass agent.

\$11,215,000

Average Asking Price

\$9,495,000

Median Asking Price

\$2,842

Average PPSF

3%

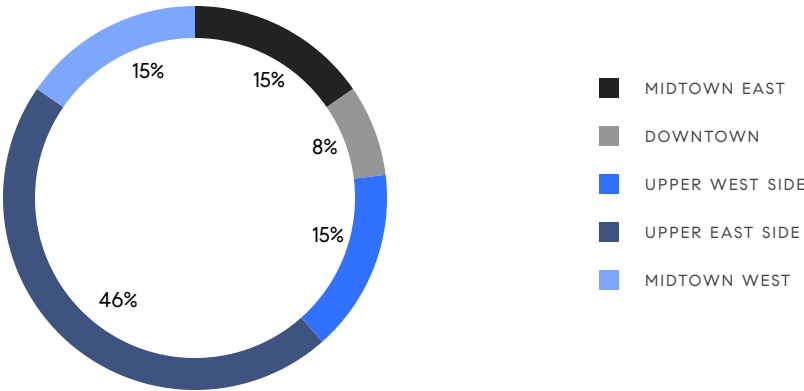
Average Discount

\$145,795,000

Total Volume

206

Average Days On Market



4

Condo Deal(s)

7

Co-op Deal(s)

2

Townhouse Deal(s)

\$12,508,750

Average Asking Price

\$9,752,143

Average Asking Price

\$13,747,500

Average Asking Price

\$10,622,500

Median Asking Price

\$9,495,000

Median Asking Price

\$13,747,500

Median Asking Price

\$3,450

Average PPSF

\$2,173

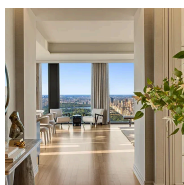
Average PPSF

3,685

Average SqFt

7,475

Average SqFt

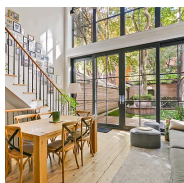


53 West 53rd Street, Unit 61A

Midtown

Contract Signed

Type	Condo	Price	\$23,290,000	Sq. Ft.	3,670	Beds	3
DOM	-	Initial	\$23,290,000	PPSF	\$6,347	Baths	3.5

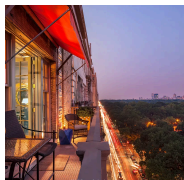


152 West 13th Street

Greenwich Village

Contract Signed

Type	Townhouse	Price	\$19,995,000	Sq. Ft.	5,650	Beds	5
DOM	60	Initial	\$19,995,000	PPSF	\$3,539	Baths	4



41 Central Park West, Unit 11A

Upper West Side

Contract Signed

Type	Coop	Price	\$16,900,000	Sq. Ft.	-	Beds	6
DOM	242	Initial	\$16,900,000	PPSF	-	Baths	4

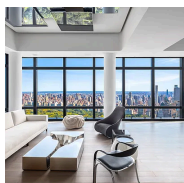


895 Park Avenue, Unit PHC

Upper East Side

Contract Signed

Type	Coop	Price	\$14,500,000	Sq. Ft.	-	Beds	6
DOM	618	Initial	\$15,900,000	PPSF	-	Baths	6

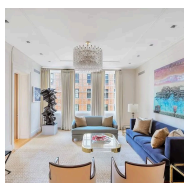


25 Columbus Circle, Unit 74/75B

Upper West Side

Contract Signed

Type	Condo	Price	\$13,250,000	Sq. Ft.	3,491	Beds	4
DOM	769	Initial	\$14,800,000	PPSF	\$3,796	Baths	4



45 East 66th Street, Unit 9E

Lenox Hill

Contract Signed

Type	Coop	Price	\$9,875,000	Sq. Ft.	3,500	Beds	4
DOM	70	Initial	\$9,875,000	PPSF	\$2,822	Baths	3

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911 Park Avenue, Unit PHE
Upper East Side

Contract Signed

Type	Coop	Price	\$5,000,000	Sq. Ft.	-	Beds	2
DOM	18	Initial	\$5,000,000	PPSF	-	Baths	2

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