



COMPASS

# Manhattan Luxury Report

Dec 01 - 08, 2025, Residential Contracts \$5M+

Photo: [1355 First Avenue, Unit PH2](#)



The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 24 contracts signed this week, made up of 13 condos, 4 co-ops, and 7 houses. The previous week saw 13 deals. For more information or data, please reach out to a Compass agent.

**\$8,760,584**

Average Asking Price

**\$7,045,000**

Median Asking Price

**\$2,724**

Average PPSF

**3%**

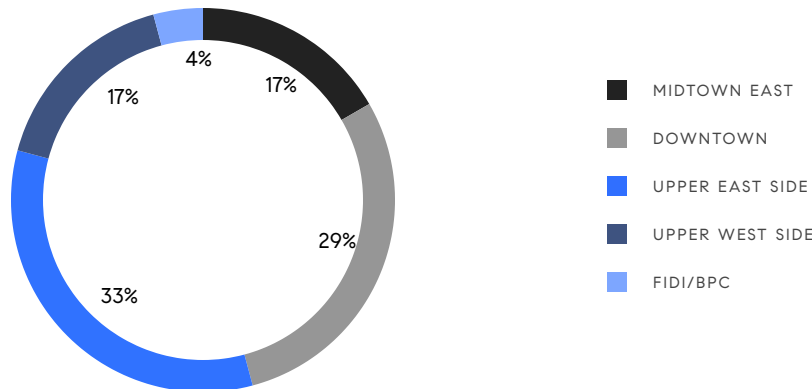
Average Discount

**\$210,254,000**

Total Volume

**169**

Average Days On Market

**13**

Condo Deal(s)

**4**

Co-op Deal(s)

**7**

Townhouse Deal(s)

**\$9,128,077**

Average Asking Price

**\$6,497,500**

Average Asking Price

**\$9,371,286**

Average Asking Price

**\$6,550,000**

Median Asking Price

**\$6,470,000**

Median Asking Price

**\$10,500,000**

Median Asking Price

**\$3,179**

Average PPSF

**\$2,012**

Average PPSF

**2,808**

Average SqFt

**4,903**

Average SqFt



### 730 5th Avenue, Unit 18A

Midtown

Contract Signed

Type	Condo	Price	\$29,950,000	Sq. Ft.	3,746	Beds	3
DOM	86	Initial	\$29,950,000	PPSF	\$7,996	Baths	3



### 23 West 12th Street

Greenwich Village

Contract Signed

Type	Townhouse	Price	\$12,500,000	Sq. Ft.	7,000	Beds	8
DOM	91	Initial	\$12,500,000	PPSF	\$1,786	Baths	8



### 169 East 71st Street

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$12,500,000	Sq. Ft.	4,465	Beds	4
DOM	203	Initial	\$15,000,000	PPSF	\$2,800	Baths	4



### 900 Park Avenue, Unit 7ABCE

Upper East Side

Contract Signed

Type	Condo	Price	\$11,875,000	Sq. Ft.	4,638	Beds	4
DOM	224	Initial	\$13,500,000	PPSF	\$2,561	Baths	5

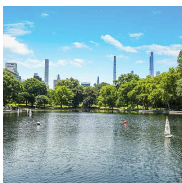


### 520 5th Avenue, Unit PH79

Midtown

Contract Signed

Type	Condo	Price	\$11,750,000	Sq. Ft.	2,619	Beds	3
DOM	360	Initial	\$11,750,000	PPSF	\$4,487	Baths	3.5



### 22 East 78th Street

Upper East Side

Contract Signed

Type	Townhouse	Price	\$10,999,000	Sq. Ft.	5,500	Beds	5
DOM	229	Initial	\$10,999,000	PPSF	\$2,000	Baths	4

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### 123 East 69th Street

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$10,500,000	Sq. Ft.	8,000	Beds	7
DOM	262	Initial	\$11,995,000	PPSF	\$1,313	Baths	5

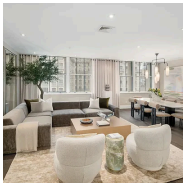


### 555 West 22nd Street, Unit 12BE

Chelsea

Contract Signed

Type	Condo	Price	\$8,250,000	Sq. Ft.	2,524	Beds	3
DOM	232	Initial	\$8,250,000	PPSF	\$3,269	Baths	3.5

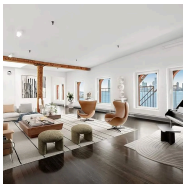


### 2112 Broadway, Unit 7/8BT

Upper West Side

Contract Signed

Type	Condo	Price	\$8,250,000	Sq. Ft.	4,055	Beds	4
DOM	200	Initial	\$8,995,000	PPSF	\$2,035	Baths	4.5



### 288 West Street, Unit PH

Tribeca

Contract Signed

Type	Coop	Price	\$7,500,000	Sq. Ft.	4,150	Beds	3
DOM	305	Initial	\$7,500,000	PPSF	\$1,808	Baths	2

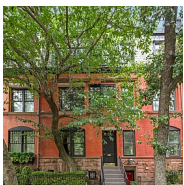


### 1 Central Park West, Unit 24D

Upper West Side

Contract Signed

Type	Condo	Price	\$7,390,000	Sq. Ft.	2,255	Beds	3
DOM	75	Initial	\$7,390,000	PPSF	\$3,278	Baths	3.5



### 148 East End Avenue

Upper East Side

Contract Signed

Type	Townhouse	Price	\$7,100,000	Sq. Ft.	3,072	Beds	5
DOM	1	Initial	\$7,100,000	PPSF	\$2,312	Baths	5

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### 277 West End Avenue, Unit 12MD

Upper West Side

Contract Signed

Type	Coop	Price	\$6,990,000	Sq. Ft.	-	Beds	5
DOM	35	Initial	\$6,990,000	PPSF	-	Baths	5



### 211 West 84th Street, Unit 8F

Upper West Side

Contract Signed

Type	Condo	Price	\$6,550,000	Sq. Ft.	2,307	Beds	4
DOM	283	Initial	\$6,550,000	PPSF	\$2,840	Baths	3.5



### 555 West 22nd Street, Unit 10HW

Chelsea

Contract Signed

Type	Condo	Price	\$6,500,000	Sq. Ft.	2,460	Beds	2
DOM	-	Initial	\$6,500,000	PPSF	\$2,643	Baths	2.5



### 25 Harrison Street

Tribeca

Contract Signed

Type	Townhouse	Price	\$6,350,000	Sq. Ft.	2,880	Beds	4
DOM	60	Initial	\$6,350,000	PPSF	\$2,205	Baths	3

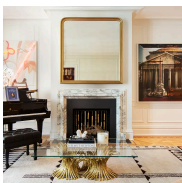


### 525 6th Avenue, Unit 12B

West Village

Contract Signed

Type	Condo	Price	\$6,100,000	Sq. Ft.	2,100	Beds	2
DOM	2	Initial	\$6,100,000	PPSF	\$2,905	Baths	2



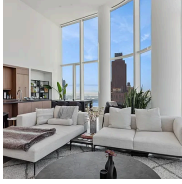
### 13 Gramercy Park South, Unit 4

Flatiron District

Contract Signed

Type	Coop	Price	\$5,950,000	Sq. Ft.	-	Beds	3
DOM	-	Initial	-	PPSF	-	Baths	2

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### 50 West Street, Unit 34C

Financial District

Contract Signed

Type	Condo	Price	\$5,800,000	Sq. Ft.	2,302	Beds	3
DOM	-	Initial	\$5,925,000	PPSF	\$2,520	Baths	3.5

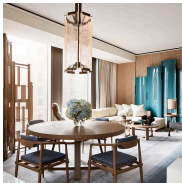


### 307 East 87th Street

Upper East Side

Contract Signed

Type	Townhouse	Price	\$5,650,000	Sq. Ft.	3,400	Beds	4
DOM	183	Initial	\$5,995,000	PPSF	\$1,662	Baths	2.5



### 53 West 53rd Street, Unit 33B

Midtown

Contract Signed

Type	Condo	Price	\$5,650,000	Sq. Ft.	2,046	Beds	2
DOM	187	Initial	\$5,650,000	PPSF	\$2,762	Baths	2

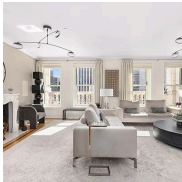


### 30 East 71st Street, Unit 7C

Lenox Hill

Contract Signed

Type	Coop	Price	\$5,550,000	Sq. Ft.	-	Beds	3
DOM	211	Initial	\$5,850,000	PPSF	-	Baths	3

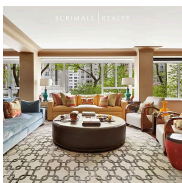


### 1 Central Park South, Unit 1513

Midtown

Contract Signed

Type	Condo	Price	\$5,500,000	Sq. Ft.	2,285	Beds	2
DOM	105	Initial	\$5,500,000	PPSF	\$2,408	Baths	2.5



### 200 East 66th Street, Unit E307

Lenox Hill

Contract Signed

Type	Condo	Price	\$5,100,000	Sq. Ft.	3,165	Beds	4
DOM	195	Initial	\$5,600,000	PPSF	\$1,612	Baths	5

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