



COMPASS

Manhattan Luxury Report

April 14 - 20, 2025, Residential Contracts \$5M+

Photo: [2 East 70th St, Unit 4A](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 27 contracts signed this week, made up of 17 condos, 7 co-ops, and 3 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$7,865,334

Average Asking Price

\$6,750,000

Median Asking Price

\$2,555

Average PPSF

3%

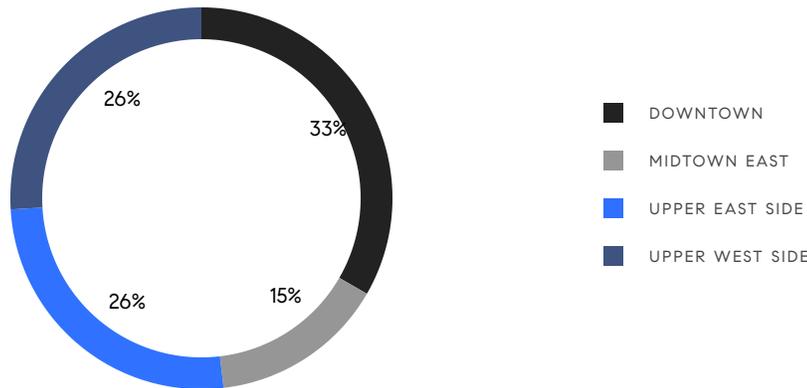
Average Discount

\$212,364,000

Total Volume

262

Average Days On Market



17

Condo Deal(s)

7

Co-op Deal(s)

3

Townhouse Deal(s)

\$7,496,765

Average Asking Price

\$7,920,715

Average Asking Price

\$9,824,667

Average Asking Price

\$6,500,000

Median Asking Price

\$7,500,000

Median Asking Price

\$9,975,000

Median Asking Price

\$2,751

Average PPSF

\$1,477

Average PPSF

2,766

Average SqFt

6,563

Average SqFt



140 Jane St, Unit 2N

Contact Signed

West Village

Type	Condo	Price	\$19,950,000	Sq. Ft.	4,573	Beds	4
DOM	-	Initial	\$19,950,000	PPSF	\$4,363	Baths	4.5



280 West 11th St

Contact Signed

West Village

Type	Townhouse	Price	\$13,999,000	Sq. Ft.	7,921	Beds	9
DOM	727	Initial	\$17,999,000	PPSF	\$1,768	Baths	8



150 Central Park South, Unit 3001

Contact Signed

Midtown

Type	Coop	Price	\$9,995,000	Sq. Ft.	3,000	Beds	3
DOM	357	Initial	\$9,995,000	PPSF	\$3,332	Baths	3



30 West 11th St

Contact Signed

Greenwich Village

Type	Townhouse	Price	\$9,975,000	Sq. Ft.	5,670	Beds	6
DOM	180	Initial	\$10,500,000	PPSF	\$1,760	Baths	6



910 5th Ave, Unit 15/16C

Contact Signed

Lenox Hill

Type	Coop	Price	\$9,500,000	Sq. Ft.	4,000	Beds	4
DOM	224	Initial	\$9,500,000	PPSF	\$2,375	Baths	4



211 Central Park West, Unit 8F

Contact Signed

Upper West Side

Type	Coop	Price	\$9,500,000	Sq. Ft.	2,914	Beds	3
DOM	154	Initial	\$11,500,000	PPSF	\$3,261	Baths	3

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62 Beach St, Unit 6BC

Contact Signed

Tribeca

Type	Condo	Price	\$9,000,000	Sq. Ft.	3,350	Beds	2
DOM	-	Initial	\$9,000,000	PPSF	\$2,687	Baths	2.5



450 Washington St, Unit 605

Contact Signed

Tribeca

Type	Condom	Price	\$7,995,000	Sq. Ft.	2,438	Beds	4
DOM	869	Initial	\$7,995,000	PPSF	\$3,280	Baths	4



27 East 79th St, Unit 11

Contact Signed

Upper East Side

Type	Condo	Price	\$7,950,000	Sq. Ft.	3,006	Beds	4
DOM	496	Initial	\$8,300,000	PPSF	\$2,645	Baths	5.5



50 West 66th St, Unit 16E

Contact Signed

Upper West Side

Type	Condo	Price	\$7,900,000	Sq. Ft.	2,488	Beds	3
DOM	-	Initial	-	PPSF	\$3,175	Baths	4



160 Leroy St, Unit N8A

Contact Signed

West Village

Type	Condo	Price	\$7,895,000	Sq. Ft.	2,046	Beds	3
DOM	704	Initial	\$7,995,000	PPSF	\$3,859	Baths	3



288 West St, Unit PH

Contact Signed

Tribeca

Type	Coop	Price	\$7,500,000	Sq. Ft.	4,150	Beds	3
DOM	438	Initial	\$7,500,000	PPSF	\$1,686	Baths	3

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300 Central Park West, Unit 21G

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Upper West Side

Type	Coop	Price	\$7,450,000	Sq. Ft.	-	Beds	4
DOM	67	Initial	\$7,450,000	PPSF	-	Baths	4



450 Washington St, Unit 1002

Contact Signed

Tribeca

Type	Condom	Price	\$6,750,000	Sq. Ft.	2,077	Beds	3
DOM	14	Initial	\$6,750,000	PPSF	\$3,250	Baths	3.5



520 5th Ave, Unit 44B

Contact Signed

Midtown

Type	Condo	Price	\$6,525,000	Sq. Ft.	2,341	Beds	3
DOM	1	Initial	\$6,525,000	PPSF	\$2,788	Baths	3.5



347 Bowery, Unit 9/10

Contact Signed

East Village

Type	Condo	Price	\$6,500,000	Sq. Ft.	2,900	Beds	3
DOM	-	Initial	\$6,750,000	PPSF	\$2,242	Baths	3.5



1120 Park Ave, Unit 3C

Contact Signed

Upper East Side

Type	Coop	Price	\$6,500,000	Sq. Ft.	3,200	Beds	5
DOM	-	Initial	\$6,500,000	PPSF	\$2,032	Baths	4



111 West 67th St, Unit 54P1D

Contact Signed

Upper West Side

Type	Condo	Price	\$6,495,000	Sq. Ft.	2,479	Beds	4
DOM	144	Initial	\$6,495,000	PPSF	\$2,621	Baths	3.5

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390 West End Ave, Unit 11EN

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Upper West Side

Type	Condo	Price	\$6,495,000	Sq. Ft.	2,907	Beds	3
DOM	231	Initial	\$6,995,000	PPSF	\$2,235	Baths	3



100 East 50th St, Unit 1912

Contact Signed

Midtown

Type	Condo	Price	\$6,250,000	Sq. Ft.	1,567	Beds	2
DOM	-	Initial	\$6,250,000	PPSF	\$3,989	Baths	2.5



80 Riverside Blvd, Unit PH1A

Contact Signed

Upper West Side

Type	Condo	Price	\$5,995,000	Sq. Ft.	3,056	Beds	4
DOM	293	Initial	\$6,995,000	PPSF	\$1,962	Baths	3.5



255 East 74th St, Unit 21B

Contact Signed

Lenox Hill

Type	Condo	Price	\$5,995,000	Sq. Ft.	3,950	Beds	6
DOM	6	Initial	\$5,995,000	PPSF	\$1,518	Baths	5.5



419 East 50th St

Contact Signed

Turtle Bay

Type	Townhouse	Price	\$5,500,000	Sq. Ft.	6,098	Beds	7
DOM	60	Initial	\$5,500,000	PPSF	\$902	Baths	5.5



150 East 72nd St, Unit 7S

Contact Signed

Lenox Hill

Type	Condo	Price	\$5,500,000	Sq. Ft.	2,316	Beds	3
DOM	16	Initial	\$5,500,000	PPSF	\$2,375	Baths	2.5

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1 West End Ave, Unit 21E

Contact Signed

Upper West Side

Type	Condo	Price	\$5,250,000	Sq. Ft.	2,457	Beds	3
DOM	105	Initial	\$5,450,000	PPSF	\$2,137	Baths	3.5



1185 Park Ave, Unit 4K

Contact Signed

Upper East Side

Type	Coop	Price	\$5,000,000	Sq. Ft.	-	Beds	3
DOM	46	Initial	\$5,000,000	PPSF	-	Baths	3



525 East 80th St, Unit 11BC

Contact Signed

Upper East Side

Type	Condo	Price	\$5,000,000	Sq. Ft.	3,065	Beds	5
DOM	354	Initial	\$5,600,000	PPSF	\$1,632	Baths	4

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