



COMPASS

# Manhattan Luxury Report

April 21 - 27, 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 24 contracts signed this week, made up of 19 condos, 2 co-ops, and 3 houses. The previous week saw 27 deals. For more information or data, please reach out to a Compass agent.

**\$9,966,250**

Average Asking Price

**\$7,892,500**

Median Asking Price

**\$2,760**

Average PPSF

**1%**

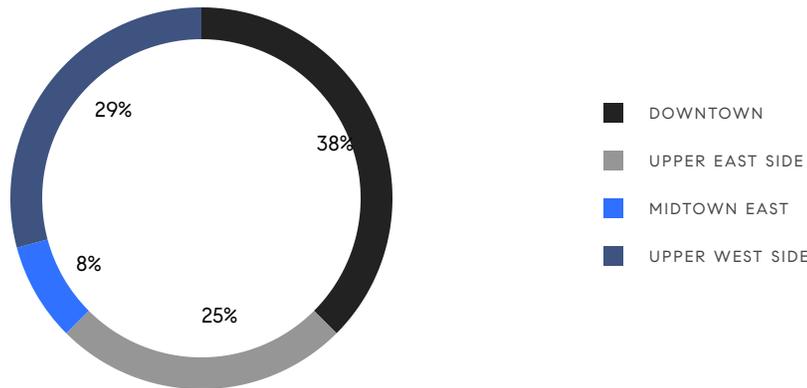
Average Discount

**\$239,190,000**

Total Volume

**107**

Average Days On Market



**19**

Condo Deal(s)

**2**

Co-op Deal(s)

**3**

Townhouse Deal(s)

**\$9,760,790**

Average Asking Price

**\$6,622,500**

Average Asking Price

**\$13,496,667**

Average Asking Price

**\$7,800,000**

Median Asking Price

**\$6,622,500**

Median Asking Price

**\$8,995,000**

Median Asking Price

**\$2,896**

Average PPSF

**\$2,154**

Average PPSF

**3,301**

Average SqFt

**5,800**

Average SqFt



### 601 Washington St, Unit PHE

Contact Signed

West Village

Type	Condo	Price	\$29,000,000	Sq. Ft.	7,475	Beds	6
DOM	142	Initial	\$36,500,000	PPSF	\$3,880	Baths	6



### 16 East 64th St

Contact Signed

Lenox Hill

Type	Townhouse	Price	\$25,000,000	Sq. Ft.	8,700	Beds	5
DOM	369	Initial	\$25,000,000	PPSF	\$2,874	Baths	7



### 1 Central Park South, Unit 409

Contact Signed

Midtown

Type	Condo	Price	\$18,900,000	Sq. Ft.	4,000	Beds	4
DOM	69	Initial	\$18,900,000	PPSF	\$4,725	Baths	3.5



### 737 Park Ave, Unit 15E

Contact Signed

Lenox Hill

Type	Condo	Price	\$14,250,000	Sq. Ft.	4,382	Beds	5
DOM	89	Initial	\$14,595,000	PPSF	\$3,252	Baths	7.5



### 50 West 66th St, Unit 8D

Contact Signed

Upper West Side

Type	Condo	Price	\$12,250,000	Sq. Ft.	3,889	Beds	5
DOM	1	Initial	\$12,250,000	PPSF	\$3,150	Baths	5



### 50 West 66th St, Unit 15D

Contact Signed

Upper West Side

Type	Condo	Price	\$12,075,000	Sq. Ft.	3,889	Beds	5
DOM	-	Initial	\$12,075,000	PPSF	\$3,105	Baths	5

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



### 150 East 72nd St, Unit 5S

Lenox Hill

Contact Signed

Type	Condo	Price	\$9,995,000	Sq. Ft.	4,175	Beds	4
DOM	1	Initial	\$9,995,000	PPSF	\$2,395	Baths	5



### 131 East 95th St

Upper East Side

Contact Signed

Type	Townhouse	Price	\$8,995,000	Sq. Ft.	5,200	Beds	4
DOM	24	Initial	\$8,995,000	PPSF	\$1,730	Baths	4.5



### 7 Harrison St, Unit ATELIER

Tribeca

Contact Signed

Type	Condo	Price	\$8,995,000	Sq. Ft.	3,135	Beds	3
DOM	237	Initial	\$9,400,000	PPSF	\$2,870	Baths	3.5



### 11 Beach St, Unit 5C

Tribeca

Contact Signed

Type	Condo	Price	\$8,750,000	Sq. Ft.	3,191	Beds	4
DOM	94	Initial	\$8,500,000	PPSF	\$2,743	Baths	3.5



### 320 Central Park West, Unit 4BC

Upper West Side

Contact Signed

Type	Coop	Price	\$7,995,000	Sq. Ft.	3,750	Beds	4
DOM	49	Initial	\$7,995,000	PPSF	\$1,999	Baths	7



### 181 East 65th St, Unit 27B

Lenox Hill

Contact Signed

Type	Condo	Price	\$7,985,000	Sq. Ft.	2,807	Beds	4
DOM	115	Initial	\$7,985,000	PPSF	\$2,845	Baths	3.5

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



### 455 Central Park West, Unit 9L

Upper West Side

Contact Signed

Type	Condo	Price	\$7,800,000	Sq. Ft.	4,400	Beds	4
DOM	122	Initial	\$7,800,000	PPSF	\$1,773	Baths	3.5



### 404 Park Ave South, Unit PH15A

Nomad

Contact Signed

Type	Condo	Price	\$7,500,000	Sq. Ft.	2,983	Beds	3
DOM	309	Initial	\$7,500,000	PPSF	\$2,514	Baths	4



### 430 East 58th St, Unit 56B

Sutton Place

Contact Signed

Type	Condo	Price	\$6,950,000	Sq. Ft.	2,116	Beds	3
DOM	-	Initial	\$6,950,000	PPSF	\$3,285	Baths	3.5



### 15 West 96th St, Unit 23

Upper West Side

Contact Signed

Type	Condo	Price	\$6,800,000	Sq. Ft.	2,662	Beds	3
DOM	46	Initial	\$6,800,000	PPSF	\$2,555	Baths	3



### 328 East 69th St

Lenox Hill

Contact Signed

Type	Townhouse	Price	\$6,495,000	Sq. Ft.	3,500	Beds	4
DOM	101	Initial	\$6,495,000	PPSF	\$1,856	Baths	4.5



### 415 Washington St, Unit THA

Tribeca

Contact Signed

Type	Condo	Price	\$6,495,000	Sq. Ft.	3,300	Beds	5
DOM	49	Initial	\$6,495,000	PPSF	\$1,969	Baths	5

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



### 210 West 77th St, Unit 12W

Contact Signed

Upper West Side

Type	Condo	Price	\$6,250,000	Sq. Ft.	2,720	Beds	4
DOM	86	Initial	\$6,295,000	PPSF	\$2,298	Baths	4.5



### 180 6th Ave, Unit 8A

Contact Signed

Soho

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,261	Beds	4
DOM	56	Initial	\$5,995,000	PPSF	\$2,652	Baths	3.5



### 271 Central Park West, Unit 3W

Contact Signed

Upper West Side

Type	Coop	Price	\$5,250,000	Sq. Ft.	-	Beds	4
DOM	67	Initial	\$5,250,000	PPSF	-	Baths	4

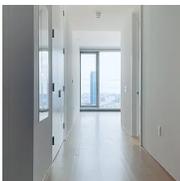


### 30 Park Place, Unit 40A

Contact Signed

Tribeca

Type	Condo	Price	\$5,200,000	Sq. Ft.	2,219	Beds	3
DOM	-	Initial	\$5,200,000	PPSF	\$2,344	Baths	3.5



### 56 Leonard St, Unit 33BE

Contact Signed

Tribeca

Type	Condo	Price	\$5,185,000	Sq. Ft.	1,668	Beds	2
DOM	55	Initial	\$5,185,000	PPSF	\$3,109	Baths	2.5



### 500 West 18th St, Unit W14B

Contact Signed

West Chelsea

Type	Condo	Price	\$5,080,000	Sq. Ft.	1,429	Beds	2
DOM	147	Initial	\$5,080,000	PPSF	\$3,555	Baths	2.5

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.