



COMPASS

Manhattan Luxury Report

April 28 - May 4, 2025, Residential Contracts \$5M+

Photo: [301 East 80th Street, Unit 25B](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 24 contracts signed this week, made up of 15 condos, 5 co-ops, and 4 houses. The previous week saw 24 deals. For more information or data, please reach out to a Compass agent.

\$8,511,771

Average Asking Price

\$7,072,500

Median Asking Price

\$2,484

Average PPSF

0%

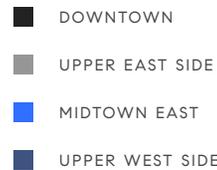
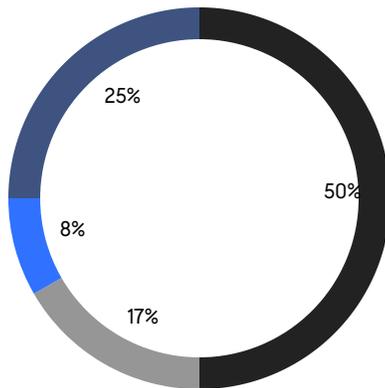
Average Discount

\$204,282,500

Total Volume

87

Average Days On Market



15

Condo Deal(s)

5

Co-op Deal(s)

4

Townhouse Deal(s)

\$8,303,167

Average Asking Price

\$7,608,000

Average Asking Price

\$10,423,750

Average Asking Price

\$7,150,000

Median Asking Price

\$5,995,000

Median Asking Price

\$10,972,500

Median Asking Price

\$2,632

Average PPSF

\$2,205

Average PPSF

3,118

Average SqFt

4,888

Average SqFt



215 Chrystie St, Unit PH2

Lower East Side

Contact Signed

| | | | | | | | |
|------|-------|---------|--------------|---------|---------|-------|-----|
| Type | Condo | Price | \$17,995,000 | Sq. Ft. | 4,236 | Beds | 4 |
| DOM | 86 | Initial | \$17,995,000 | PPSF | \$4,249 | Baths | 5.5 |



2 East 70th St, Unit 4A

Lenox Hill

Contact Signed

| | | | | | | | |
|------|------|---------|--------------|---------|---|-------|---|
| Type | Coop | Price | \$14,900,000 | Sq. Ft. | - | Beds | 3 |
| DOM | 72 | Initial | \$14,900,000 | PPSF | - | Baths | 3 |



244 West 12th St

West Village

Contact Signed

| | | | | | | | |
|------|-----------|---------|--------------|---------|---------|-------|-----|
| Type | Townhouse | Price | \$13,000,000 | Sq. Ft. | 4,138 | Beds | 6 |
| DOM | 22 | Initial | \$13,000,000 | PPSF | \$3,142 | Baths | 4.5 |



111 West 57th St, Unit 25

Midtown

Contact Signed

| | | | | | | | |
|------|-------|---------|--------------|---------|---------|-------|-----|
| Type | Condo | Price | \$12,500,000 | Sq. Ft. | 4,492 | Beds | 3 |
| DOM | 78 | Initial | \$12,500,000 | PPSF | \$2,783 | Baths | 3.5 |



180 East 75th St

Lenox Hill

Contact Signed

| | | | | | | | |
|------|-----------|---------|--------------|---------|---------|-------|---|
| Type | Townhouse | Price | \$11,995,000 | Sq. Ft. | 6,700 | Beds | 6 |
| DOM | 104 | Initial | \$12,495,000 | PPSF | \$1,791 | Baths | 7 |



118 West 13th St, Unit 6

Greenwich Village

Contact Signed

| | | | | | | | |
|------|-------|---------|--------------|---------|---------|-------|-----|
| Type | Condo | Price | \$10,800,000 | Sq. Ft. | 3,483 | Beds | 4 |
| DOM | 3 | Initial | \$10,800,000 | PPSF | \$3,101 | Baths | 4.5 |

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21 West 11th St

Greenwich Village

Contact Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|-----|
| Type | Townhouse | Price | \$9,950,000 | Sq. Ft. | 4,114 | Beds | 5 |
| DOM | 19 | Initial | \$9,950,000 | PPSF | \$2,419 | Baths | 5.5 |



111 Murray St, Unit 51E

Tribeca

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$9,550,000 | Sq. Ft. | 2,962 | Beds | 3 |
| DOM | - | Initial | \$9,550,000 | PPSF | \$3,225 | Baths | 4 |



50 West 66th St, Unit 15C

Upper West Side

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$9,265,000 | Sq. Ft. | 3,223 | Beds | 4 |
| DOM | 44 | Initial | \$9,265,000 | PPSF | \$2,875 | Baths | 4 |



211 West 84th St, Unit 5C

Upper West Side

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$9,100,000 | Sq. Ft. | 3,409 | Beds | 5 |
| DOM | 180 | Initial | \$9,000,000 | PPSF | \$2,670 | Baths | 5.5 |



114 East 25th St, Unit PH

Flatiron District

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$7,195,000 | Sq. Ft. | 2,647 | Beds | 3 |
| DOM | 23 | Initial | \$7,195,000 | PPSF | \$2,719 | Baths | 3.5 |



52 Lispenard St, Unit 3

Tribeca

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$7,150,000 | Sq. Ft. | 3,336 | Beds | 3 |
| DOM | 1 | Initial | \$7,150,000 | PPSF | \$2,144 | Baths | 4.5 |

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114 East 25th St, Unit 12A

Flatiron District

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$6,995,000 | Sq. Ft. | 3,006 | Beds | 4 |
| DOM | - | Initial | \$6,995,000 | PPSF | \$2,328 | Baths | 4.5 |



129 East 81st St

Upper East Side

Contact Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|---|
| Type | Townhouse | Price | \$6,750,000 | Sq. Ft. | 4,600 | Beds | 4 |
| DOM | 12 | Initial | \$6,750,000 | PPSF | \$1,468 | Baths | 3 |



110 Duane St, Unit 2

Tribeca

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$5,995,000 | Sq. Ft. | 4,000 | Beds | 5 |
| DOM | 196 | Initial | \$5,995,000 | PPSF | \$1,499 | Baths | 3 |



50 Central Park West, Unit 8BB

Upper West Side

Contact Signed

| | | | | | | | |
|------|------|---------|-------------|---------|---|-------|---|
| Type | Coop | Price | \$5,995,000 | Sq. Ft. | - | Beds | 4 |
| DOM | 39 | Initial | \$5,995,000 | PPSF | - | Baths | 2 |



445 Lafayette St, Unit 14B

Noho

Contact Signed

| | | | | | | | |
|------|------|---------|-------------|---------|---------|-------|-----|
| Type | Coop | Price | \$5,995,000 | Sq. Ft. | 3,174 | Beds | 3 |
| DOM | 1 | Initial | \$5,995,000 | PPSF | \$1,889 | Baths | 3.5 |



225 West 86th St, Unit 709

Upper West Side

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$5,900,000 | Sq. Ft. | 2,554 | Beds | 4 |
| DOM | 179 | Initial | \$5,900,000 | PPSF | \$2,311 | Baths | 3.5 |

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50 West 66th St, Unit 9A

Upper West Side

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$5,675,000 | Sq. Ft. | 2,089 | Beds | 2 |
| DOM | - | Initial | \$5,675,000 | PPSF | \$2,717 | Baths | 2 |



37 West 12th St, Unit 10J

Greenwich Village

Contact Signed

| | | | | | | | |
|------|------|---------|-------------|---------|---|-------|---|
| Type | Coop | Price | \$5,650,000 | Sq. Ft. | - | Beds | 3 |
| DOM | 19 | Initial | \$5,650,000 | PPSF | - | Baths | 2 |



53 West 53rd St, Unit 32B

Midtown

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$5,600,000 | Sq. Ft. | 2,051 | Beds | 2 |
| DOM | 393 | Initial | \$5,600,000 | PPSF | \$2,731 | Baths | 2.5 |



12 East 13th St, Unit 7

Greenwich Village

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$5,527,500 | Sq. Ft. | 2,816 | Beds | 3 |
| DOM | 219 | Initial | \$6,900,000 | PPSF | \$1,963 | Baths | 3.5 |



45 East 66th St, Unit 5W

Lenox Hill

Contact Signed

| | | | | | | | |
|------|------|---------|-------------|---------|---------|-------|---|
| Type | Coop | Price | \$5,500,000 | Sq. Ft. | 2,800 | Beds | 3 |
| DOM | 77 | Initial | \$5,500,000 | PPSF | \$1,965 | Baths | 3 |



1 West End Ave, Unit 22E

Upper West Side

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$5,300,000 | Sq. Ft. | 2,457 | Beds | 3 |
| DOM | 46 | Initial | \$5,300,000 | PPSF | \$2,158 | Baths | 3.5 |

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