



COMPASS

Manhattan Luxury Report

May 5 - 11, 2025, Residential Contracts \$4M+

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

The Manhattan luxury real estate market, defined as all properties priced \$4M and above, saw 33 contracts signed this week, made up of 20 condos, 10 co-ops, and 3 houses. The previous week saw 31 deals. For more information or data, please reach out to a Compass agent.

\$8,584,394

Average Asking Price

\$6,950,000

Median Asking Price

\$2,645

Average PPSF

1%

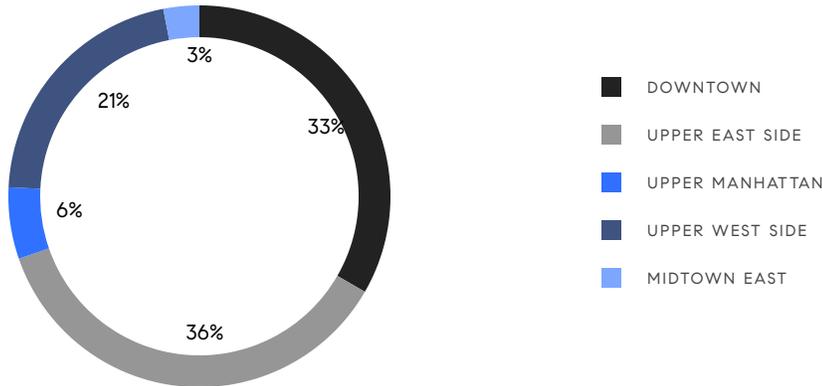
Average Discount

\$283,285,000

Total Volume

153

Average Days On Market



20

Condo Deal(s)

10

Co-op Deal(s)

3

Townhouse Deal(s)

\$9,722,750

Average Asking Price

\$6,309,000

Average Asking Price

\$8,580,000

Average Asking Price

\$7,070,000

Median Asking Price

\$5,547,500

Median Asking Price

\$8,250,000

Median Asking Price

\$2,822

Average PPSF

\$1,716

Average PPSF

3,378

Average SqFt

5,056

Average SqFt



15 East 30th St, Unit PH60A

Nomad

Contract Signed

Type	Condo	Price	\$25,000,000	Sq. Ft.	5,151	Beds	5
DOM	372	Initial	\$25,000,000	PPSF	\$4,854	Baths	5



995 5th Ave, Unit 16

Upper East Side

Contract Signed

Type	Condop	Price	\$24,250,000	Sq. Ft.	8,360	Beds	8
DOM	296	Initial	\$24,250,000	PPSF	\$2,901	Baths	9.5



500 West 18th St, Unit W22D

West Chelsea

Contract Signed

Type	Condo	Price	\$14,695,000	Sq. Ft.	4,063	Beds	4
DOM	-	Initial	\$14,695,000	PPSF	\$3,617	Baths	4.5



180 East 88th St, Unit PH46

Upper East Side

Contract Signed

Type	Condo	Price	\$13,950,000	Sq. Ft.	4,027	Beds	4
DOM	52	Initial	\$13,950,000	PPSF	\$3,465	Baths	4.5



301 East 80th St, Unit 25B

Upper East Side

Contract Signed

Type	Condo	Price	\$13,500,000	Sq. Ft.	3,796	Beds	5
DOM	36	Initial	\$13,500,000	PPSF	\$3,557	Baths	5.5



118 West 13th St, Unit 2

Greenwich Village

Contract Signed

Type	Condo	Price	\$13,250,000	Sq. Ft.	3,475	Beds	4
DOM	1	Initial	\$13,250,000	PPSF	\$3,813	Baths	4.5

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.



85 Charles St

West Village

Contract Signed

Type	Townhouse	Price	\$12,995,000	Sq. Ft.	4,928	Beds	5
DOM	230	Initial	\$12,995,000	PPSF	\$2,637	Baths	4



1158 5th Ave, Unit PHB

East Harlem

Contract Signed

Type	Coop	Price	\$12,000,000	Sq. Ft.	3,798	Beds	4
DOM	1	Initial	\$12,000,000	PPSF	\$3,160	Baths	4



390 West End Ave, Unit 2F

Upper West Side

Contract Signed

Type	Condo	Price	\$8,895,000	Sq. Ft.	4,200	Beds	4
DOM	45	Initial	\$8,895,000	PPSF	\$2,118	Baths	3



21 Astor Place, Unit PHB

Greenwich Village

Contract Signed

Type	Condo	Price	\$8,700,000	Sq. Ft.	2,366	Beds	3
DOM	253	Initial	\$8,700,000	PPSF	\$3,678	Baths	3.5



163 East 65th St

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$8,250,000	Sq. Ft.	5,000	Beds	6
DOM	9	Initial	\$8,250,000	PPSF	\$1,650	Baths	4



1172 Park Ave, Unit 3AC

Upper East Side

Contract Signed

Type	Coop	Price	\$7,850,000	Sq. Ft.	-	Beds	4
DOM	15	Initial	\$7,850,000	PPSF	-	Baths	4

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.



344 West 72nd St, Unit 301

Contract Signed

Upper West Side

Type	Coop	Price	\$7,495,000	Sq. Ft.	4,038	Beds	5
DOM	390	Initial	\$7,995,000	PPSF	\$1,857	Baths	5



211 West 84th St, Unit 9B

Contract Signed

Upper West Side

Type	Condo	Price	\$7,150,000	Sq. Ft.	2,461	Beds	3
DOM	226	Initial	\$6,950,000	PPSF	\$2,906	Baths	3.5



138 East 50th St, Unit 67

Contract Signed

Turtle Bay

Type	Condo	Price	\$7,145,000	Sq. Ft.	2,756	Beds	3
DOM	-	Initial	\$7,145,000	PPSF	\$2,593	Baths	3



200 East 75th St, Unit 10B

Contract Signed

Lenox Hill

Type	Condo	Price	\$6,995,000	Sq. Ft.	2,476	Beds	4
DOM	145	Initial	\$6,995,000	PPSF	\$2,826	Baths	4.5



279 Central Park West, Unit 6B

Contract Signed

Upper West Side

Type	Condo	Price	\$6,950,000	Sq. Ft.	2,215	Beds	3
DOM	119	Initial	\$6,850,000	PPSF	\$3,138	Baths	3



52 Lispenard St, Unit 4

Contract Signed

Tribeca

Type	Condo	Price	\$6,800,000	Sq. Ft.	3,341	Beds	4
DOM	248	Initial	\$7,450,000	PPSF	\$2,036	Baths	4.5

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.



100 Greene St, Unit PH

Soho

Contract Signed

Type	Coop	Price	\$6,000,000	Sq. Ft.	2,400	Beds	2
DOM	10	Initial	\$6,000,000	PPSF	\$2,500	Baths	2



555 West 22nd St, Unit 8DE

Chelsea

Contract Signed

Type	Condo	Price	\$5,750,000	Sq. Ft.	2,305	Beds	3
DOM	474	Initial	\$5,750,000	PPSF	\$2,495	Baths	3.5



1289 Lexington Ave, Unit 7B

Upper East Side

Contract Signed

Type	Condo	Price	\$5,650,000	Sq. Ft.	3,078	Beds	4
DOM	622	Initial	\$5,650,000	PPSF	\$1,836	Baths	4.5



100 Barrow St, Unit 10A

West Village

Contract Signed

Type	Coop	Price	\$5,595,000	Sq. Ft.	1,779	Beds	2
DOM	17	Initial	\$5,595,000	PPSF	\$3,146	Baths	2



980 5th Ave, Unit 6A

Upper East Side

Contract Signed

Type	Coop	Price	\$5,500,000	Sq. Ft.	-	Beds	3
DOM	198	Initial	\$5,500,000	PPSF	-	Baths	4



80 Riverside Blvd, Unit 6BL

Upper West Side

Contract Signed

Type	Condo	Price	\$5,490,000	Sq. Ft.	4,375	Beds	6
DOM	237	Initial	\$5,990,000	PPSF	\$1,255	Baths	6

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.



424 Washington St, Unit 5E

Tribeca

Contract Signed

Type	Condo	Price	\$5,300,000	Sq. Ft.	2,517	Beds	2
DOM	198	Initial	\$5,500,000	PPSF	\$2,106	Baths	3



420 East 75th St, Unit 6

Lenox Hill

Contract Signed

Type	Condo	Price	\$4,995,000	Sq. Ft.	2,350	Beds	3
DOM	92	Initial	\$4,995,000	PPSF	\$2,126	Baths	3.5



111 West 67th St, Unit 52D

Upper West Side

Contract Signed

Type	Condo	Price	\$4,995,000	Sq. Ft.	1,530	Beds	2
DOM	70	Initial	\$4,995,000	PPSF	\$3,265	Baths	2.5



505 Greenwich St, Unit 2GH

Soho

Contract Signed

Type	Condo	Price	\$4,995,000	Sq. Ft.	2,710	Beds	4
DOM	95	Initial	\$4,995,000	PPSF	\$1,844	Baths	4



1035 Park Ave, Unit 15A

Upper East Side

Contract Signed

Type	Coop	Price	\$4,950,000	Sq. Ft.	-	Beds	3
DOM	51	Initial	\$5,250,000	PPSF	-	Baths	3



1111 Park Ave, Unit 14A

Upper East Side

Contract Signed

Type	Coop	Price	\$4,750,000	Sq. Ft.	-	Beds	3
DOM	74	Initial	\$4,995,000	PPSF	-	Baths	3

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.



2 West 67th St, Unit 5A

Upper West Side

Contract Signed

Type	Coop	Price	\$4,600,000	Sq. Ft.	2,550	Beds	3
DOM	28	Initial	\$4,600,000	PPSF	\$1,804	Baths	3



360 West 123rd St

Harlem

Contract Signed

Type	Townhouse	Price	\$4,495,000	Sq. Ft.	5,238	Beds	6
DOM	84	Initial	\$4,495,000	PPSF	\$859	Baths	7



1095 Park Ave, Unit 9C

Upper East Side

Contract Signed

Type	Coop	Price	\$4,350,000	Sq. Ft.	-	Beds	3
DOM	47	Initial	\$4,695,000	PPSF	-	Baths	4

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.