



COMPASS

# Manhattan Luxury Report

May 12 - 18, 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 30 contracts signed this week, made up of 15 condos, 12 co-ops, and 3 houses. The previous week saw 33 deals. For more information or data, please reach out to a Compass agent.

**\$7,447,834**

Average Asking Price

**\$6,047,500**

Median Asking Price

**\$2,366**

Average PPSF

**3%**

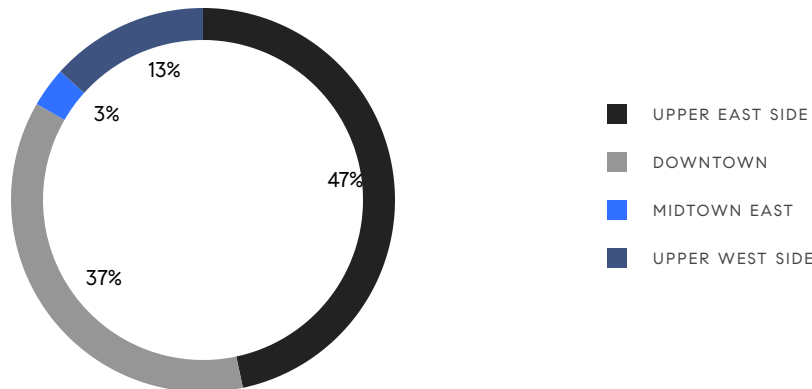
Average Discount

**\$223,435,000**

Total Volume

**163**

Average Days On Market

**15**

Condo Deal(s)

**12**

Co-op Deal(s)

**3**

Townhouse Deal(s)

**\$6,273,667**

Average Asking Price

**\$8,881,667**

Average Asking Price

**\$7,583,334**

Average Asking Price

**\$5,300,000**

Median Asking Price

**\$6,422,500**

Median Asking Price

**\$6,950,000**

Median Asking Price

**\$2,673**

Average PPSF

**\$966**

Average PPSF

**2,320**

Average SqFt

**10,521**

Average SqFt

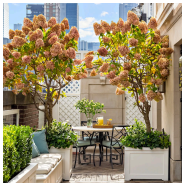


### 1125 5th Ave, Unit 10

Upper East Side

Contract Signed

Type	Coop	Price	\$20,000,000	Sq. Ft.	4,600	Beds	4
DOM	231	Initial	\$20,000,000	PPSF	\$4,348	Baths	5



### 620 Park Ave, Unit 14

Lenox Hill

Contract Signed

Type	Coop	Price	\$19,750,000	Sq. Ft.	-	Beds	4
DOM	212	Initial	\$19,750,000	PPSF	-	Baths	3



### 443 Greenwich St, Unit 5G

Tribeca

Contract Signed

Type	Condo	Price	\$13,300,000	Sq. Ft.	3,022	Beds	3
DOM	-	Initial	\$13,300,000	PPSF	\$4,402	Baths	3.5

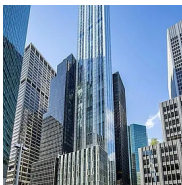


### 136 East 79th St, Unit 9

Upper East Side

Contract Signed

Type	Coop	Price	\$12,500,000	Sq. Ft.	-	Beds	6
DOM	167	Initial	\$12,500,000	PPSF	-	Baths	6

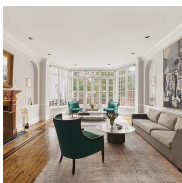


### 100 East 53rd St, Unit 56A

Midtown

Contract Signed

Type	Condo	Price	\$9,675,000	Sq. Ft.	3,385	Beds	4
DOM	372	Initial	\$9,900,000	PPSF	\$2,859	Baths	3.5



### 161 East 74th St

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$9,500,000	Sq. Ft.	7,910	Beds	7
DOM	130	Initial	\$9,890,000	PPSF	\$1,202	Baths	5.5

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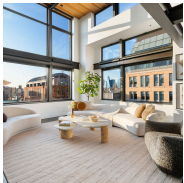


### 1220 Park Ave, Unit 13B

Upper East Side

Contract Signed

Type	Coop	Price	\$8,950,000	Sq. Ft.	4,000	Beds	5
DOM	103	Initial	\$9,500,000	PPSF	\$2,238	Baths	4

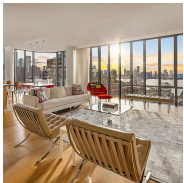


### 552 LaGuardia Place, Unit PH

Greenwich Village

Contract Signed

Type	Coop	Price	\$7,995,000	Sq. Ft.	4,000	Beds	5
DOM	16	Initial	\$7,995,000	PPSF	\$1,999	Baths	4

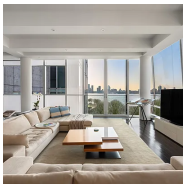


### 565 Broome St, Unit S26A

Soho

Contract Signed

Type	Condo	Price	\$7,795,000	Sq. Ft.	2,244	Beds	3
DOM	207	Initial	\$7,795,000	PPSF	\$3,474	Baths	3.5

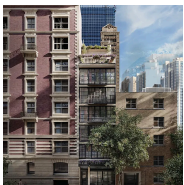


### 166 Perry St, Unit 6A

West Village

Contract Signed

Type	Condo	Price	\$7,500,000	Sq. Ft.	2,960	Beds	3
DOM	36	Initial	\$7,500,000	PPSF	\$2,534	Baths	3.5

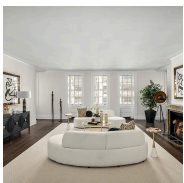


### 37 East 83rd St

Upper East Side

Contract Signed

Type	Townhouse	Price	\$6,950,000	Sq. Ft.	18,900	Beds	20
DOM	335	Initial	\$8,395,000	PPSF	\$368	Baths	10



### 895 Park Ave, Unit 15C

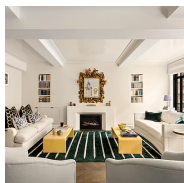
Upper East Side

Contract Signed

Type	Coop	Price	\$6,850,000	Sq. Ft.	-	Beds	5
DOM	241	Initial	\$7,350,000	PPSF	-	Baths	5

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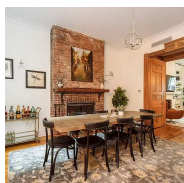


### 130 West 12th St, Unit 2B

Greenwich Village

Contract Signed

Type	Condo	Price	\$6,500,000	Sq. Ft.	1,961	Beds	3
DOM	23	Initial	\$6,500,000	PPSF	\$3,315	Baths	2.5

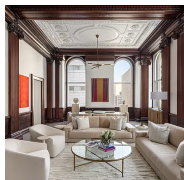


### 134 Sullivan St

Soho

Contract Signed

Type	Townhouse	Price	\$6,300,000	Sq. Ft.	4,752	Beds	8
DOM	430	Initial	\$9,300,000	PPSF	\$1,326	Baths	5

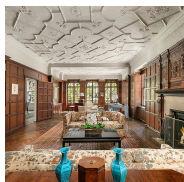


### 108 Leonard St, Unit 5N

Tribeca

Contract Signed

Type	Condo	Price	\$6,100,000	Sq. Ft.	2,413	Beds	3
DOM	264	Initial	\$6,240,000	PPSF	\$2,528	Baths	3

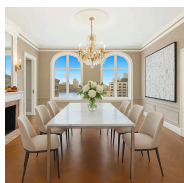


### 66 East 79th St, Unit 6

Upper East Side

Contract Signed

Type	Coop	Price	\$5,995,000	Sq. Ft.	-	Beds	4
DOM	363	Initial	\$6,700,000	PPSF	-	Baths	4



### 390 West End Ave, Unit 10E

Upper West Side

Contract Signed

Type	Condo	Price	\$5,695,000	Sq. Ft.	2,907	Beds	3
DOM	27	Initial	-	PPSF	\$1,960	Baths	3



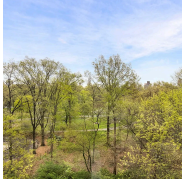
### 44 West 77th St, Unit 8W

Upper West Side

Contract Signed

Type	Coop	Price	\$5,500,000	Sq. Ft.	2,650	Beds	3
DOM	57	Initial	\$5,500,000	PPSF	\$2,075	Baths	3

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### 239 Central Park West, Unit 8B

Upper West Side

Contract Signed

Type	Coop	Price	\$5,395,000	Sq. Ft.	-	Beds	4
DOM	19	Initial	\$5,395,000	PPSF	-	Baths	4



### 200 East 75th St, Unit 6B

Lenox Hill

Contract Signed

Type	Condo	Price	\$5,300,000	Sq. Ft.	2,118	Beds	3
DOM	133	Initial	\$5,150,000	PPSF	\$2,503	Baths	3.5



### 16 Crosby St, Unit PH5F

Soho

Contract Signed

Type	Coop	Price	\$4,995,000	Sq. Ft.	2,920	Beds	2
DOM	-	Initial	\$5,250,000	PPSF	\$1,711	Baths	2

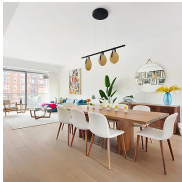


### 2461 Broadway, Unit 11A

Upper West Side

Contract Signed

Type	Condo	Price	\$4,995,000	Sq. Ft.	2,292	Beds	4
DOM	676	Initial	\$5,900,000	PPSF	\$2,180	Baths	3



### 180 6th Ave, Unit 7B

Soho

Contract Signed

Type	Condo	Price	\$4,950,000	Sq. Ft.	2,221	Beds	3
DOM	87	Initial	\$4,950,000	PPSF	\$2,229	Baths	3.5



### 250 West St, Unit 11G

Tribeca

Contract Signed

Type	Condo	Price	\$4,600,000	Sq. Ft.	1,884	Beds	2
DOM	14	Initial	\$4,600,000	PPSF	\$2,442	Baths	2.5

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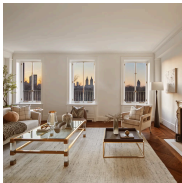


### 565 Broome St, Unit N10C

Soho

Contract Signed

Type	Condo	Price	\$4,595,000	Sq. Ft.	1,681	Beds	2
DOM	-	Initial	\$4,595,000	PPSF	\$2,734	Baths	2.5

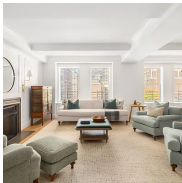


### 953 5th Ave, Unit 7/8

Lenox Hill

Contract Signed

Type	Coop	Price	\$4,500,000	Sq. Ft.	-	Beds	3
DOM	48	Initial	\$4,500,000	PPSF	-	Baths	4



### 141 East 88th St, Unit 9D

Upper East Side

Contract Signed

Type	Condo	Price	\$4,500,000	Sq. Ft.	2,060	Beds	3
DOM	36	Initial	\$4,500,000	PPSF	\$2,185	Baths	2.5



### 200 East 95th St, Unit 24C

Upper East Side

Contract Signed

Type	Condo	Price	\$4,400,000	Sq. Ft.	1,959	Beds	3
DOM	23	Initial	\$4,400,000	PPSF	\$2,247	Baths	3



### 249 East 62nd St, Unit 25A

Lenox Hill

Contract Signed

Type	Condo	Price	\$4,200,000	Sq. Ft.	1,681	Beds	3
DOM	101	Initial	\$4,200,000	PPSF	\$2,499	Baths	3



### 50 East 79th St, Unit 12AF

Upper East Side

Contract Signed

Type	Coop	Price	\$4,150,000	Sq. Ft.	2,935	Beds	5
DOM	43	Initial	\$4,150,000	PPSF	\$1,414	Baths	4

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