



COMPASS

Manhattan Luxury Report

May 12 - 18, 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 20 contracts signed this week, made up of 8 condos, 9 co-ops, and 3 houses. The previous week saw 25 deals. For more information or data, please reach out to a Compass agent.

\$8,877,500

Average Asking Price

\$7,225,000

Median Asking Price

\$2,476

Average PPSF

4%

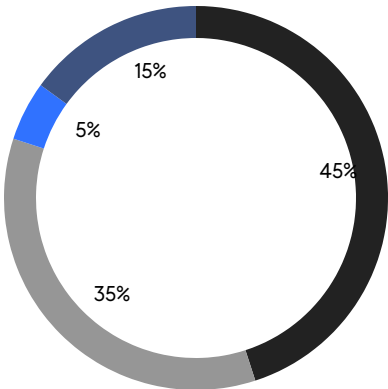
Average Discount

\$177,550,000

Total Volume

178

Average Days On Market



- UPPER EAST SIDE
- DOWNTOWN
- MIDTOWN EAST
- UPPER WEST SIDE

8

Condo Deal(s)

9

Co-op Deal(s)

3

Townhouse Deal(s)

\$7,733,125

Average Asking Price

\$10,326,112

Average Asking Price

\$7,583,334

Average Asking Price

\$7,000,000

Median Asking Price

\$7,995,000

Median Asking Price

\$6,950,000

Median Asking Price

\$2,947

Average PPSF

\$966

Average PPSF

2,627

Average SqFt

10,521

Average SqFt

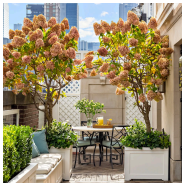


1125 5th Ave, Unit 10

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

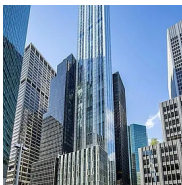


136 East 79th St, Unit 9

Upper East Side

Contract Signed

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

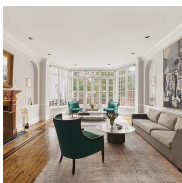


100 East 53rd St, Unit 56A

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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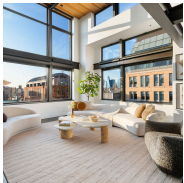


1220 Park Ave, Unit 13B

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

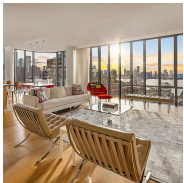


552 LaGuardia Place, Unit PH

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

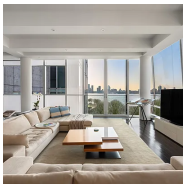


565 Broome St, Unit S26A

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

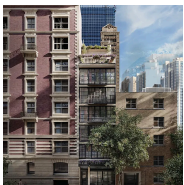


166 Perry St, Unit 6A

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

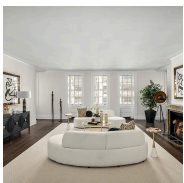


37 East 83rd St

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



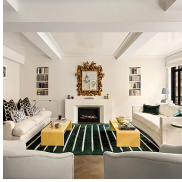
895 Park Ave, Unit 15C

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

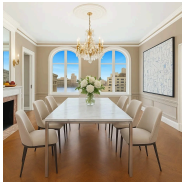


66 East 79th St, Unit 6

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

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