



COMPASS

# Manhattan Luxury Report

May 19 - 25, 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 30 contracts signed this week, made up of 23 condos, 5 co-ops, and 2 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

**\$8,217,734**

Average Asking Price

**\$7,247,500**

Median Asking Price

**\$2,828**

Average PPSF

**1%**

Average Discount

**\$246,532,000**

Total Volume

**144**

Average Days On Market

**23**

Condo Deal(s)

**5**

Co-op Deal(s)

**2**

Townhouse Deal(s)

**\$8,051,696**

Average Asking Price

**\$8,718,800**

Average Asking Price

**\$8,874,500**

Average Asking Price

**\$6,975,000**

Median Asking Price

**\$8,250,000**

Median Asking Price

**\$8,874,500**

Median Asking Price

**\$2,902**

Average PPSF

**\$2,576**

Average PPSF

**2,771**

Average SqFt

**3,415**

Average SqFt

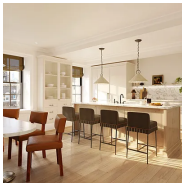


### 500 West 18th St, Unit E24A

West Chelsea

Contract Signed

Type	Condo	Price	\$13,895,000	Sq. Ft.	3,188	Beds	4
DOM	-	Initial	\$13,895,000	PPSF	\$4,359	Baths	4.5

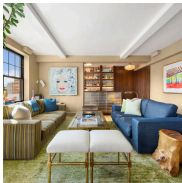


### 118 West 13th St, Unit MAISONETTE

Greenwich Village

Contract Signed

Type	Condo	Price	\$12,125,000	Sq. Ft.	3,995	Beds	3
DOM	5	Initial	\$12,125,000	PPSF	\$3,036	Baths	3



### 2 Horatio St, Unit 12G14G

West Village

Contract Signed

Type	Coop	Price	\$12,000,000	Sq. Ft.	3,500	Beds	4
DOM	238	Initial	\$14,000,000	PPSF	\$3,429	Baths	4



### 111 Murray St, Unit 50W

Tribeca

Contract Signed

Type	Condo	Price	\$11,995,000	Sq. Ft.	3,267	Beds	4
DOM	51	Initial	\$11,995,000	PPSF	\$3,672	Baths	5.5



### 15 East 30th St, Unit 58A

Nomad

Contract Signed

Type	Condo	Price	\$11,995,000	Sq. Ft.	3,391	Beds	4
DOM	251	Initial	\$11,995,000	PPSF	\$3,537	Baths	4



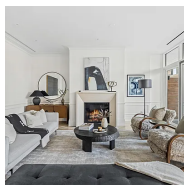
### 164 East 66th St

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$10,750,000	Sq. Ft.	3,629	Beds	5
DOM	424	Initial	\$10,750,000	PPSF	\$2,963	Baths	5.5

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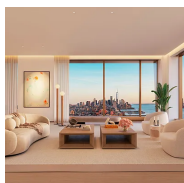


### 108 Leonard St, Unit PH15A

Tribeca

Contract Signed

Type	Condo	Price	\$10,500,000	Sq. Ft.	-	Beds	3
DOM	173	Initial	\$11,500,000	PPSF	-	Baths	3.5

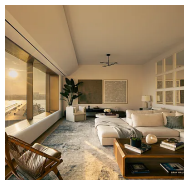


### 500 West 18th St, Unit W31C

West Chelsea

Contract Signed

Type	Condo	Price	\$10,485,000	Sq. Ft.	2,537	Beds	3
DOM	-	Initial	\$10,485,000	PPSF	\$4,133	Baths	3.5

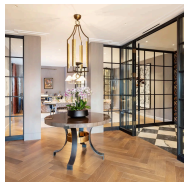


### 551 West 21st St, Unit 9B

Chelsea

Contract Signed

Type	Condo	Price	\$9,495,000	Sq. Ft.	3,860	Beds	3
DOM	134	Initial	\$9,995,000	PPSF	\$2,460	Baths	3.5



### 211 Central Park West, Unit 14A

Upper West Side

Contract Signed

Type	Coop	Price	\$8,849,000	Sq. Ft.	-	Beds	3
DOM	92	Initial	\$8,849,000	PPSF	-	Baths	3

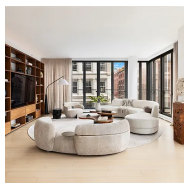


### 70 East 77th St, Unit 6/7B

Lenox Hill

Contract Signed

Type	Coop	Price	\$8,250,000	Sq. Ft.	4,100	Beds	4
DOM	255	Initial	\$8,250,000	PPSF	\$1,915	Baths	7



### 27 Wooster St, Unit 5B

Soho

Contract Signed

Type	Condo	Price	\$7,995,000	Sq. Ft.	2,425	Beds	3
DOM	74	Initial	\$7,995,000	PPSF	\$3,297	Baths	3.5

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### 505 West 19th St, Unit 6W

Chelsea

Contract Signed

Type	Condo	Price	\$7,950,000	Sq. Ft.	3,000	Beds	3
DOM	46	Initial	\$7,950,000	PPSF	\$2,650	Baths	3



### 225 West 86th St, Unit 810

Upper West Side

Contract Signed

Type	Condo	Price	\$7,500,000	Sq. Ft.	2,829	Beds	4
DOM	43	Initial	\$7,500,000	PPSF	\$2,652	Baths	4



### 765 Park Ave, Unit 12A

Lenox Hill

Contract Signed

Type	Coop	Price	\$7,295,000	Sq. Ft.	-	Beds	4
DOM	262	Initial	\$8,500,000	PPSF	-	Baths	5



### 765 Park Ave, Unit 6A

Lenox Hill

Contract Signed

Type	Coop	Price	\$7,200,000	Sq. Ft.	3,550	Beds	4
DOM	262	Initial	\$7,200,000	PPSF	\$2,028	Baths	6

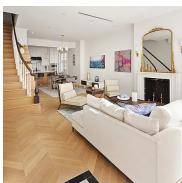


### 60 Riverside Blvd, Unit PH4001

Upper West Side

Contract Signed

Type	Condo	Price	\$6,999,000	Sq. Ft.	2,930	Beds	4
DOM	89	Initial	\$6,999,000	PPSF	\$2,389	Baths	4.5



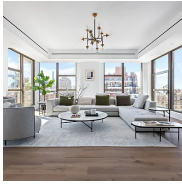
### 69 West 10th St

Greenwich Village

Contract Signed

Type	Townhouse	Price	\$6,999,000	Sq. Ft.	3,200	Beds	4
DOM	31	Initial	\$6,999,000	PPSF	\$2,188	Baths	4

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### 2461 Broadway, Unit 19A

Upper West Side

Contract Signed

Type	Condo	Price	\$6,975,000	Sq. Ft.	2,762	Beds	4
DOM	219	Initial	\$7,500,000	PPSF	\$2,526	Baths	3.5

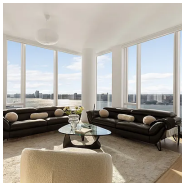


### 160 Leroy St, Unit 5AN

West Village

Contract Signed

Type	Condo	Price	\$6,950,000	Sq. Ft.	2,046	Beds	3
DOM	68	Initial	\$7,150,000	PPSF	\$3,397	Baths	3.5



### 10 Riverside Blvd, Unit 30A

Upper West Side

Contract Signed

Type	Condo	Price	\$6,950,000	Sq. Ft.	2,012	Beds	3
DOM	65	Initial	\$6,950,000	PPSF	\$3,455	Baths	3.5



### 200 Amsterdam Ave, Unit 26B

Upper West Side

Contract Signed

Type	Condo	Price	\$6,650,000	Sq. Ft.	2,221	Beds	3
DOM	470	Initial	\$6,780,000	PPSF	\$2,995	Baths	3.5

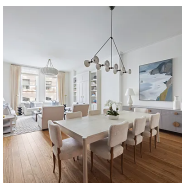


### 299 West 12th St, Unit 10JK

West Village

Contract Signed

Type	Condo	Price	\$6,495,000	Sq. Ft.	1,702	Beds	2
DOM	22	Initial	\$6,495,000	PPSF	\$3,817	Baths	3



### 71 Laight St, Unit 2F

Tribeca

Contract Signed

Type	Condo	Price	\$6,150,000	Sq. Ft.	2,409	Beds	3
DOM	22	Initial	\$6,150,000	PPSF	\$2,553	Baths	3.5

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### 255 East 77th St, Unit 5A

Upper East Side

Contract Signed

Type	Condo	Price	\$6,000,000	Sq. Ft.	2,624	Beds	4
DOM	-	Initial	\$6,000,000	PPSF	\$2,287	Baths	4.5

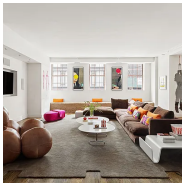


### 1289 Lexington Ave, Unit 14B

Upper East Side

Contract Signed

Type	Condo	Price	\$6,000,000	Sq. Ft.	2,827	Beds	4
DOM	312	Initial	\$6,000,000	PPSF	\$2,123	Baths	3.5



### 14 Leonard St, Unit 2D

Tribeca

Contract Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	3,992	Beds	4
DOM	14	Initial	\$5,995,000	PPSF	\$1,502	Baths	2

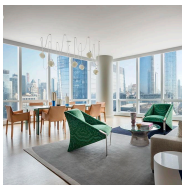


### 109 Greene St, Unit 3C

Soho

Contract Signed

Type	Condo	Price	\$5,595,000	Sq. Ft.	2,550	Beds	3
DOM	92	Initial	\$5,595,000	PPSF	\$2,195	Baths	3.5

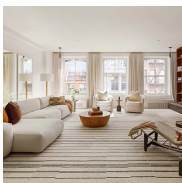


### 15 Hudson Yards, Unit 38H

Hudson Yards

Contract Signed

Type	Condo	Price	\$5,495,000	Sq. Ft.	2,211	Beds	3
DOM	39	Initial	\$5,495,000	PPSF	\$2,485	Baths	3



### 115 Mercer St, Unit 4A

Soho

Contract Signed

Type	Condo	Price	\$5,000,000	Sq. Ft.	2,170	Beds	2
DOM	109	Initial	\$5,000,000	PPSF	\$2,305	Baths	2.5

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