



COMPASS

Manhattan Luxury Report

May 26 - June 01, 2025, Residential Contracts \$5M+

Photo: 150 East 73rd St, Unit PH

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 20 contracts signed this week, made up of 12 condos, 2 co-ops, and 6 houses. The previous week saw 30 deals. For more information or data, please reach out to a Compass agent.

\$9,761,500

Average Asking Price

\$8,995,000

Median Asking Price

\$2,684

Average PPSF

3%

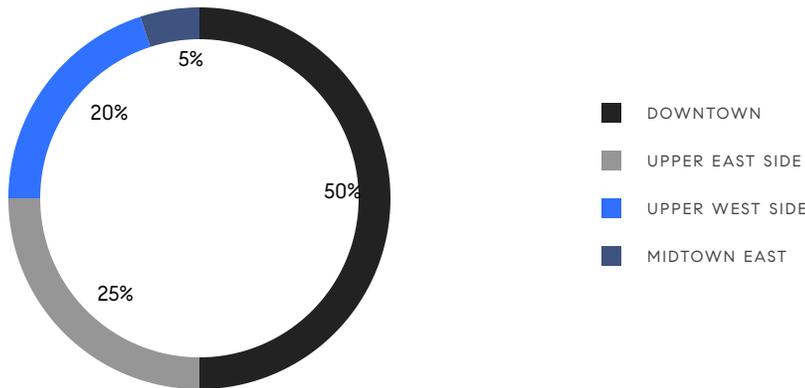
Average Discount

\$195,230,000

Total Volume

174

Average Days On Market



12

Condo Deal(s)

2

Co-op Deal(s)

6

Townhouse Deal(s)

\$9,036,250

Average Asking Price

\$9,175,000

Average Asking Price

\$11,407,500

Average Asking Price

\$7,925,000

Median Asking Price

\$9,175,000

Median Asking Price

\$11,225,000

Median Asking Price

\$3,038

Average PPSF

\$1,833

Average PPSF

3,107

Average SqFt

6,386

Average SqFt



230 West 11th St

West Village

Contract Signed

Type	Townhouse	Price	\$22,495,000	Sq. Ft.	6,163	Beds	5
DOM	65	Initial	\$22,495,000	PPSF	\$3,651	Baths	5.5



988 5th Ave, Unit 4

Upper East Side

Contract Signed

Type	Condo	Price	\$20,000,000	Sq. Ft.	3,434	Beds	4
DOM	70	Initial	\$22,000,000	PPSF	\$5,825	Baths	5.5



211 West 84th St, Unit 9A

Upper West Side

Contract Signed

Type	Condo	Price	\$12,450,000	Sq. Ft.	3,276	Beds	5
DOM	102	Initial	\$12,450,000	PPSF	\$3,800	Baths	6



21 West 70th St

Upper West Side

Contract Signed

Type	Townhouse	Price	\$11,900,000	Sq. Ft.	7,517	Beds	6
DOM	269	Initial	\$11,900,000	PPSF	\$1,584	Baths	5



9 East 79th St, Unit 6/7

Upper East Side

Contract Signed

Type	Coop	Price	\$11,850,000	Sq. Ft.	4,000	Beds	4
DOM	448	Initial	\$13,000,000	PPSF	\$2,963	Baths	5



66 Bedford St

West Village

Contract Signed

Type	Townhouse	Price	\$11,500,000	Sq. Ft.	6,325	Beds	4
DOM	89	Initial	\$11,500,000	PPSF	\$1,819	Baths	3.5

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.



226 West 71st St

Upper West Side

Contract Signed

Type	Townhouse	Price	\$10,950,000	Sq. Ft.	9,400	Beds	7
DOM	36	Initial	\$10,950,000	PPSF	\$1,165	Baths	6



212 5th Ave, Unit 7A

Nomad

Contract Signed

Type	Condo	Price	\$9,995,000	Sq. Ft.	3,008	Beds	3
DOM	219	Initial	\$11,900,000	PPSF	\$3,323	Baths	2.5



118 West 13th St, Unit 3

Greenwich Village

Contract Signed

Type	Condo	Price	\$9,850,000	Sq. Ft.	3,475	Beds	4
DOM	31	Initial	\$9,850,000	PPSF	\$2,835	Baths	4.5



17 East 12th St, Unit 2

Greenwich Village

Contract Signed

Type	Condo	Price	\$9,490,000	Sq. Ft.	4,514	Beds	4
DOM	214	Initial	\$9,950,000	PPSF	\$2,103	Baths	5



50 West 66th St, Unit 6C

Upper West Side

Contract Signed

Type	Condo	Price	\$8,500,000	Sq. Ft.	3,223	Beds	4
DOM	74	Initial	\$8,500,000	PPSF	\$2,637	Baths	5



555 West 22nd St, Unit 9DW

Chelsea

Contract Signed

Type	Condo	Price	\$7,350,000	Sq. Ft.	2,228	Beds	3
DOM	1	Initial	\$7,350,000	PPSF	\$3,299	Baths	3.5

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.



555 West 22nd St, Unit 8DW

Chelsea

Contract Signed

Type	Condo	Price	\$7,250,000	Sq. Ft.	2,228	Beds	3
DOM	497	Initial	\$7,250,000	PPSF	\$3,255	Baths	3.5



60 Gramercy Park North, Unit PHA

Gramercy

Contract Signed

Type	Coop	Price	\$6,500,000	Sq. Ft.	2,000	Beds	2
DOM	247	Initial	\$6,500,000	PPSF	\$3,250	Baths	3



301 Park Ave, Unit 2312

Midtown

Contract Signed

Type	Condo	Price	\$6,450,000	Sq. Ft.	1,567	Beds	2
DOM	-	Initial	\$6,450,000	PPSF	\$4,117	Baths	2.5



171 East 94th St

Upper East Side

Contract Signed

Type	Townhouse	Price	\$6,100,000	Sq. Ft.	3,456	Beds	5
DOM	74	Initial	\$6,500,000	PPSF	\$1,766	Baths	5.5



255 East 77th St, Unit 6A

Upper East Side

Contract Signed

Type	Condo	Price	\$6,100,000	Sq. Ft.	2,624	Beds	4
DOM	178	Initial	\$6,000,000	PPSF	\$2,325	Baths	5



168 East 75th St

Upper East Side

Contract Signed

Type	Townhouse	Price	\$5,500,000	Sq. Ft.	5,450	Beds	4
DOM	393	Initial	\$6,800,000	PPSF	\$1,010	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.



560 West 24th St, Unit 2

Chelsea

Contract Signed

Type	Condo	Price	\$5,500,000	Sq. Ft.	3,216	Beds	4
DOM	40	Initial	\$5,500,000	PPSF	\$1,710	Baths	5



270 Broadway, Unit 24C

Tribeca

Contract Signed

Type	Condo	Price	\$5,500,000	Sq. Ft.	4,481	Beds	4
DOM	252	Initial	\$5,500,000	PPSF	\$1,227	Baths	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.