



COMPASS

Manhattan Luxury Report

July 07 - 13, 2025, Residential Contracts \$5M+

Photo: [115 South Street](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 12 contracts signed this week, made up of 10 condos, and 2 co-ops. The previous week saw 13 deals. For more information or data, please reach out to a Compass agent.

\$10,908,750

Average Asking Price

\$8,147,500

Median Asking Price

\$3,190

Average PPSF

2%

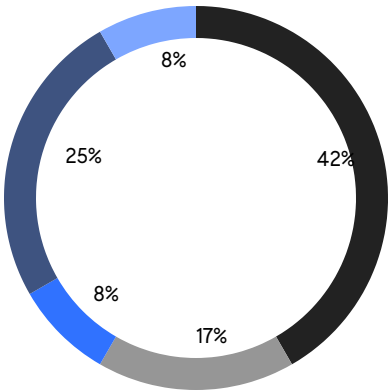
Average Discount

\$130,904,998

Total Volume

183

Average Days On Market



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

10

Condo Deal(s)

2

Co-op Deal(s)

0

Townhouse Deal(s)

\$8,515,500

Average Asking Price

\$22,875,000

Average Asking Price

\$0

Average Asking Price

\$7,497,500

Median Asking Price

\$22,875,000

Median Asking Price

\$0

Median Asking Price

\$3,190

Average PPSF

N/A

Average PPSF

2,775

Average SqFt

N/A

Average SqFt



825 5th Ave, Unit 15

Lenox Hill

Contract Signed

Type	Coop	Price	\$34,750,000	Sq. Ft.	-	Beds	3
DOM	219	Initial	\$37,000,000	PPSF	-	Baths	4

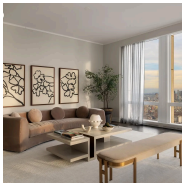


123 West 56th St, Unit PHC

Midtown

Contract Signed

Type	Condo	Price	\$14,950,000	Sq. Ft.	2,783	Beds	4
DOM	441	Initial	\$14,950,000	PPSF	\$5,372	Baths	4

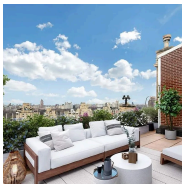


35 Hudson Yards, Unit 7401

Hudson Yards

Contract Signed

Type	Condo	Price	\$11,975,000	Sq. Ft.	3,848	Beds	4
DOM	-	Initial	\$11,975,000	PPSF	\$3,113	Baths	4.5

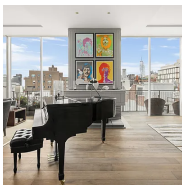


784 Park Ave, Unit PHC

Lenox Hill

Contract Signed

Type	Coop	Price	\$10,999,999	Sq. Ft.	-	Beds	3
DOM	116	Initial	\$10,999,999	PPSF	-	Baths	2

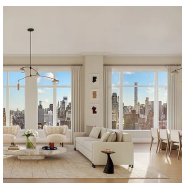


41 Bond St, Unit 7

Noho

Contract Signed

Type	Condo	Price	\$9,350,000	Sq. Ft.	2,592	Beds	3
DOM	1	Initial	\$9,350,000	PPSF	\$3,608	Baths	3



255 East 77th St, Unit 26B

Upper East Side

Contract Signed

Type	Condo	Price	\$8,300,000	Sq. Ft.	2,858	Beds	4
DOM	-	Initial	\$8,300,000	PPSF	\$2,905	Baths	4.5

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200 East 83rd St, Unit 24C

Upper East Side

Contract Signed

Type	Condo	Price	\$7,995,000	Sq. Ft.	2,123	Beds	3
DOM	89	Initial	\$8,500,000	PPSF	\$3,766	Baths	3



80 Riverside Boulevard, Unit 38CD

Upper West Side

Contract Signed

Type	Condo	Price	\$6,999,999	Sq. Ft.	3,585	Beds	5
DOM	34	Initial	\$6,999,999	PPSF	\$1,953	Baths	5.5



126 East 86th St, Unit 18A

Upper East Side

Contract Signed

Type	Condo	Price	\$6,995,000	Sq. Ft.	2,762	Beds	3
DOM	3	Initial	\$6,995,000	PPSF	\$2,533	Baths	3.5



155 West 11th St, Unit 14D

Greenwich Village

Contract Signed

Type	Condo	Price	\$6,795,000	Sq. Ft.	1,515	Beds	2
DOM	40	Initial	\$6,795,000	PPSF	\$4,486	Baths	2



106 Central Park South, Unit 15A

Midtown

Contract Signed

Type	Condo	Price	\$6,595,000	Sq. Ft.	2,835	Beds	3
DOM	813	Initial	\$7,800,000	PPSF	\$2,326	Baths	4



65 West 13th St, Unit 9B

Greenwich Village

Contract Signed

Type	Condo	Price	\$5,200,000	Sq. Ft.	2,841	Beds	3
DOM	69	Initial	\$5,200,000	PPSF	\$1,831	Baths	3

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