



COMPASS

Manhattan Luxury Report

September 15 - 21, 2025, Residential Contracts \$5M+

Photo: [36 Bleecker Street, Unit 3D](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 15 contracts signed this week, made up of 12 condos, and 3 co-ops. The previous week saw 11 deals. For more information or data, please reach out to a Compass agent.

\$7,539,200

Average Asking Price

\$6,450,000

Median Asking Price

\$2,930

Average PPSF

1%

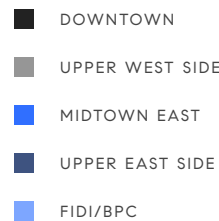
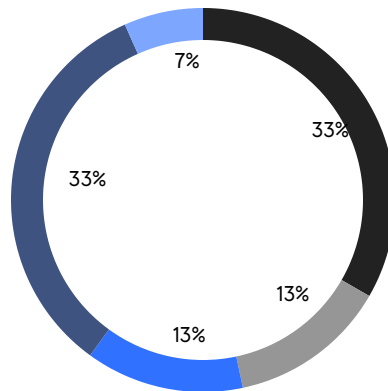
Average Discount

\$113,088,000

Total Volume

117

Average Days On Market

**12**

Condo Deal(s)

3

Co-op Deal(s)

0

Townhouse Deal(s)

\$7,836,500

Average Asking Price

\$6,350,000

Average Asking Price

\$0

Average Asking Price

\$6,475,000

Median Asking Price

\$6,400,000

Median Asking Price

\$0

Median Asking Price

\$3,120

Average PPSF

N/A

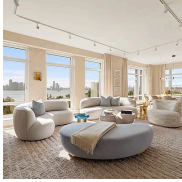
Average PPSF

2,514

Average SqFt

N/A

Average SqFt

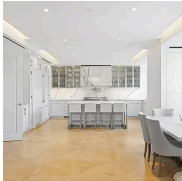


70 Vestry Street, Unit 5B

Tribeca

Contract Signed

Type	Condo	Price	\$22,500,000	Sq. Ft.	3,242	Beds	4
DOM	16	Initial	\$22,500,000	PPSF	\$6,941	Baths	4



498 West End Avenue, Unit 9A

Upper West Side

Contract Signed

Type	Condo	Price	\$8,995,000	Sq. Ft.	3,784	Beds	5
DOM	12	Initial	\$8,995,000	PPSF	\$2,378	Baths	4.5



815 Broadway, Unit PH1

Greenwich Village

Contract Signed

Type	Condo	Price	\$8,250,000	Sq. Ft.	2,789	Beds	4
DOM	-	Initial	\$8,250,000	PPSF	\$2,959	Baths	3



157 West 57th Street, Unit 40F

Midtown

Contract Signed

Type	Condo	Price	\$7,499,000	Sq. Ft.	2,438	Beds	2
DOM	-	Initial	\$7,499,000	PPSF	\$3,076	Baths	2.5

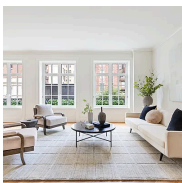


477 Washington Street, Unit 4

Tribeca

Contract Signed

Type	Coop	Price	\$7,400,000	Sq. Ft.	4,800	Beds	4
DOM	30	Initial	\$7,400,000	PPSF	\$1,542	Baths	3



1045 Madison Avenue, Unit 3B

Upper East Side

Contract Signed

Type	Condo	Price	\$6,950,000	Sq. Ft.	1,770	Beds	2
DOM	61	Initial	\$7,250,000	PPSF	\$3,927	Baths	2.5

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.



15 Mercer Street, Unit 4

Soho

Contract Signed

Type	Condo	Price	\$6,500,000	Sq. Ft.	3,000	Beds	2
DOM	-	Initial	-	PPSF	\$2,167	Baths	2

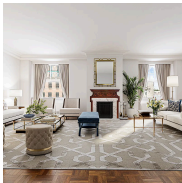


126 East 86th Street, Unit 19A

Upper East Side

Contract Signed

Type	Condo	Price	\$6,450,000	Sq. Ft.	2,762	Beds	4
DOM	71	Initial	\$6,450,000	PPSF	\$2,336	Baths	3.5



791 Park Avenue, Unit 14B

Lenox Hill

Contract Signed

Type	Coop	Price	\$6,400,000	Sq. Ft.	-	Beds	4
DOM	373	Initial	\$8,200,000	PPSF	-	Baths	4

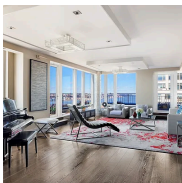


301 Park Avenue, Unit 3005

Midtown

Contract Signed

Type	Condo	Price	\$6,000,000	Sq. Ft.	1,560	Beds	2
DOM	204	Initial	\$6,000,000	PPSF	\$3,847	Baths	2.5

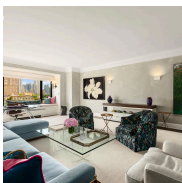


220 Riverside Boulevard, Unit 29AG

Upper West Side

Contract Signed

Type	Condo	Price	\$5,699,000	Sq. Ft.	2,962	Beds	4
DOM	98	Initial	\$5,700,000	PPSF	\$1,925	Baths	3.5



980 5th Avenue, Unit 11B

Upper East Side

Contract Signed

Type	Coop	Price	\$5,250,000	Sq. Ft.	2,590	Beds	3
DOM	15	Initial	\$5,250,000	PPSF	\$2,028	Baths	3

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**470 Broome Street, Unit 4S**

Soho

Contract Signed

Type	Condo	Price	\$5,195,000	Sq. Ft.	2,000	Beds	2
DOM	73	Initial	\$5,195,000	PPSF	\$2,598	Baths	2.5

**18 East 88th Street, Unit PH1112B**

Upper East Side

Contract Signed

Type	Condo	Price	\$5,000,000	Sq. Ft.	2,192	Beds	3
DOM	112	Initial	\$5,000,000	PPSF	\$2,282	Baths	3.5

**125 Greenwich Street, Unit 79C**

Financial District

Contract Signed

Type	Condo	Price	\$5,000,000	Sq. Ft.	1,665	Beds	2
DOM	336	Initial	\$5,000,000	PPSF	\$3,004	Baths	2.5

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