

A modern kitchen with a large island, marble backsplash, and wooden cabinets. The island has a marble countertop and a sink with a black faucet. There are two pendant lights hanging over the island. The backsplash is made of white marble tiles. The cabinets are made of light-colored wood. The floor is made of light-colored wood. There is a large window on the right side of the kitchen.

COMPASS

Manhattan Luxury Report

Oct 13 - 19, 2025, Residential Contracts \$5M+

Photo: [146 Waverly Place](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 21 contracts signed this week, made up of 15 condos, 4 co-ops, and 2 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

\$8,356,905

Average Asking Price

\$6,500,000

Median Asking Price

\$2,811

Average PPSF

1%

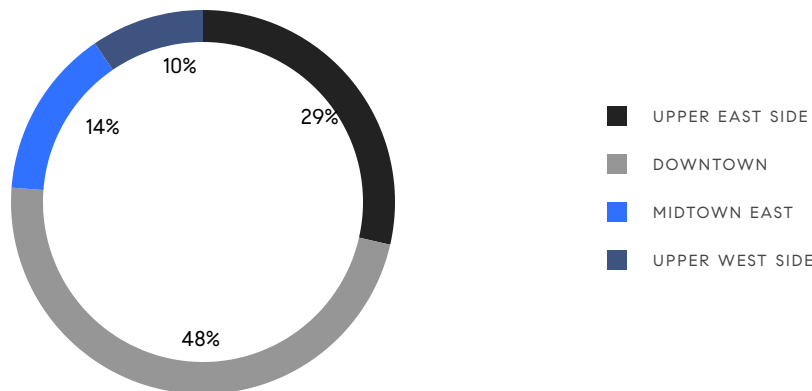
Average Discount

\$175,495,000

Total Volume

163

Average Days On Market

**15**

Condo Deal(s)

4

Co-op Deal(s)

2

Townhouse Deal(s)

\$7,049,000

Average Asking Price

\$14,066,250

Average Asking Price

\$6,747,500

Average Asking Price

\$6,100,000

Median Asking Price

\$14,495,000

Median Asking Price

\$6,747,500

Median Asking Price

\$2,930

Average PPSF

\$1,643

Average PPSF

2,433

Average SqFt

4,126

Average SqFt



895 Park Avenue, Unit PH16/17/18A

Upper East Side

Contract Signed

Type	Coop	Price	\$21,500,000	Sq. Ft.	6,985	Beds	5
DOM	36	Initial	\$21,500,000	PPSF	\$3,079	Baths	6

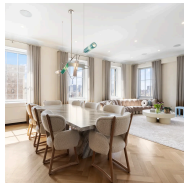


812 Park Avenue, Unit PHA

Lenox Hill

Contract Signed

Type	Coop	Price	\$19,995,000	Sq. Ft.	6,500	Beds	6
DOM	42	Initial	\$19,995,000	PPSF	\$3,077	Baths	6

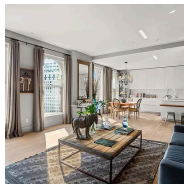


301 East 80th Street, Unit 25B

Upper East Side

Contract Signed

Type	Condo	Price	\$12,750,000	Sq. Ft.	3,796	Beds	5
DOM	51	Initial	\$13,500,000	PPSF	\$3,359	Baths	6

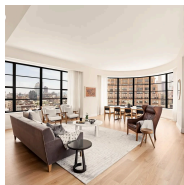


225 5th Avenue, Unit PHS

Nomad

Contract Signed

Type	Condo	Price	\$9,750,000	Sq. Ft.	2,900	Beds	4
DOM	43	Initial	\$9,750,000	PPSF	\$3,363	Baths	3.5

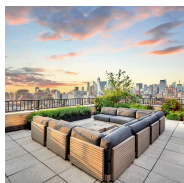


10 Sullivan Street, Unit 12A

Soho

Contract Signed

Type	Condo	Price	\$9,500,000	Sq. Ft.	2,950	Beds	3
DOM	41	Initial	\$9,500,000	PPSF	\$3,221	Baths	3



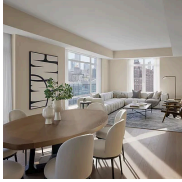
24 5th Avenue, Unit PH1701

Greenwich Village

Contract Signed

Type	Coop	Price	\$8,995,000	Sq. Ft.	-	Beds	3
DOM	40	Initial	\$8,995,000	PPSF	-	Baths	3

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555 West 22nd Street, Unit PH16BE

Chelsea

Contract Signed

Type	Condo	Price	\$8,500,000	Sq. Ft.	2,752	Beds	3
DOM	484	Initial	\$8,500,000	PPSF	\$3,089	Baths	3.5

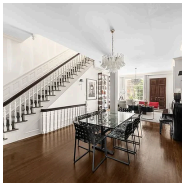


255 East 77th Street, Unit 10B

Upper East Side

Contract Signed

Type	Condo	Price	\$7,400,000	Sq. Ft.	2,671	Beds	4
DOM	201	Initial	\$7,400,000	PPSF	\$2,771	Baths	4.5



138 East 95th Street

Upper East Side

Contract Signed

Type	Townhouse	Price	\$6,995,000	Sq. Ft.	4,479	Beds	6
DOM	71	Initial	\$7,100,000	PPSF	\$1,562	Baths	4

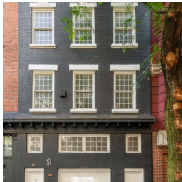


138 East 50th Street, Unit 61

Turtle Bay

Contract Signed

Type	Condo	Price	\$6,795,000	Sq. Ft.	2,756	Beds	4
DOM	740	Initial	\$7,985,000	PPSF	\$2,466	Baths	4

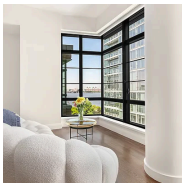


44 Macdougall Street

Soho

Contract Signed

Type	Townhouse	Price	\$6,500,000	Sq. Ft.	3,772	Beds	4
DOM	98	Initial	\$6,500,000	PPSF	\$1,724	Baths	2



150 Charles Street, Unit 7CN

West Village

Contract Signed

Type	Condo	Price	\$6,250,000	Sq. Ft.	1,575	Beds	2
DOM	61	Initial	\$6,250,000	PPSF	\$3,969	Baths	2

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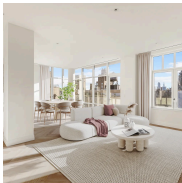


301 Park Avenue, Unit 3205

Midtown

Contract Signed

Type	Condo	Price	\$6,100,000	Sq. Ft.	1,560	Beds	2
DOM	-	Initial	\$6,100,000	PPSF	\$3,911	Baths	2



15 West 96th Street, Unit 20

Upper West Side

Contract Signed

Type	Condo	Price	\$6,050,000	Sq. Ft.	2,662	Beds	3
DOM	-	Initial	-	PPSF	\$2,273	Baths	3



301 Park Avenue, Unit 3211

Midtown

Contract Signed

Type	Condo	Price	\$5,850,000	Sq. Ft.	1,731	Beds	2
DOM	-	Initial	\$5,750,000	PPSF	\$3,380	Baths	2



1130 Park Ave, Unit 11-1

Upper East Side

Contract Signed

Type	Coop	Price	\$5,775,000	Sq. Ft.	-	Beds	3
DOM	-	Initial	-	PPSF	-	Baths	3

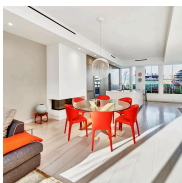


252 South Street, Unit 63J

Lower East Side

Contract Signed

Type	Condo	Price	\$5,695,000	Sq. Ft.	2,347	Beds	3
DOM	251	Initial	\$5,695,000	PPSF	\$2,427	Baths	3



51 Walker Street, Unit PH

Tribeca

Contract Signed

Type	Condo	Price	\$5,495,000	Sq. Ft.	2,100	Beds	2
DOM	-	Initial	\$5,495,000	PPSF	\$2,617	Baths	2

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15 West 96th Street, Unit 18
Upper West Side

Contract Signed

Type	Condo	Price	\$5,350,000	Sq. Ft.	2,662	Beds	3
DOM	191	Initial	\$5,450,000	PPSF	\$2,010	Baths	3



122 Greenwich Avenue, Unit 17
West Village

Contract Signed

Type	Condo	Price	\$5,250,000	Sq. Ft.	2,025	Beds	3
DOM	36	Initial	\$5,250,000	PPSF	\$2,593	Baths	3



250 East 21st Street, Unit 10A
Gramercy

Contract Signed

Type	Condo	Price	\$5,000,000	Sq. Ft.	2,000	Beds	3
DOM	211	Initial	\$5,850,000	PPSF	\$2,500	Baths	3

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