



COMPASS

Manhattan Luxury Report

Dec 08 - 14, 2025, Residential Contracts \$5M+

Photo: [1355 First Avenue, Unit PH2](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 24 contracts signed this week, made up of 20 condos, 2 co-ops, and 2 houses. The previous week saw 24 deals. For more information or data, please reach out to a Compass agent.

\$9,734,792

Average Asking Price

\$6,345,000

Median Asking Price

\$3,245

Average PPSF

2%

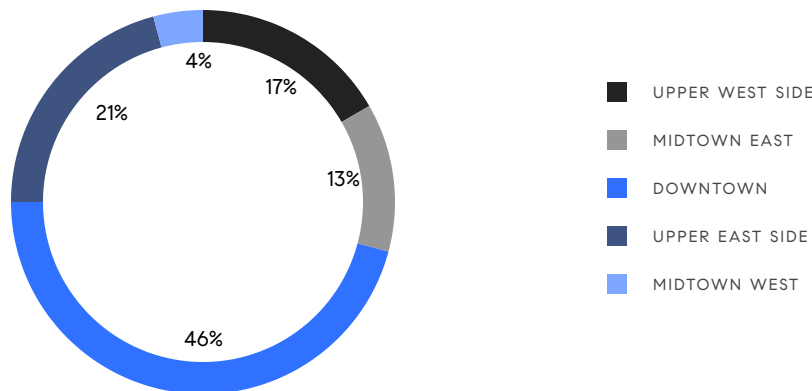
Average Discount

\$233,635,000

Total Volume

155

Average Days On Market

**20**

Condo Deal(s)

2

Co-op Deal(s)

2

Townhouse Deal(s)

\$10,415,000

Average Asking Price

\$5,672,500

Average Asking Price

\$6,995,000

Average Asking Price

\$7,045,000

Median Asking Price

\$5,672,500

Median Asking Price

\$6,995,000

Median Asking Price

\$3,334

Average PPSF

\$2,353

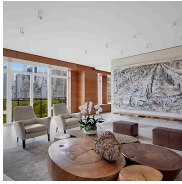
Average PPSF

3,093

Average SqFt

3,283

Average SqFt

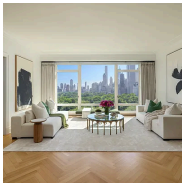


15 Central Park West, Unit 12C

Upper West Side

Contract Signed

Type	Condo	Price	\$26,800,000	Sq. Ft.	3,347	Beds	3
DOM	93	Initial	\$26,800,000	PPSF	\$8,008	Baths	3.5

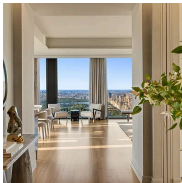


15 Central Park West, Unit 14B

Upper West Side

Contract Signed

Type	Condo	Price	\$25,000,000	Sq. Ft.	3,364	Beds	4
DOM	313	Initial	\$27,500,000	PPSF	\$7,432	Baths	3

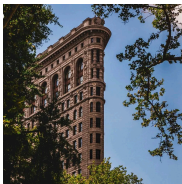


53 West 53rd Street, Unit 54A

Midtown

Contract Signed

Type	Condo	Price	\$19,440,000	Sq. Ft.	3,867	Beds	3
DOM	-	Initial	\$19,440,000	PPSF	\$5,028	Baths	3.5

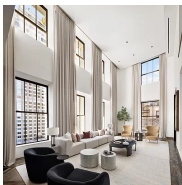


175 5th Avenue, Unit 10N

Flatiron District

Contract Signed

Type	Condo	Price	\$18,150,000	Sq. Ft.	3,905	Beds	4
DOM	-	Initial	-	PPSF	\$4,648	Baths	4

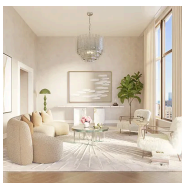


111 West 57th Street, Unit 17S

Midtown

Contract Signed

Type	Condo	Price	\$13,800,000	Sq. Ft.	4,768	Beds	5
DOM	244	Initial	\$13,800,000	PPSF	\$2,895	Baths	5.5



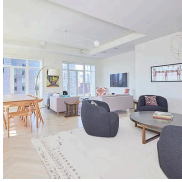
201 East 74th Street, Unit 25

Lenox Hill

Contract Signed

Type	Condo	Price	\$12,800,000	Sq. Ft.	3,815	Beds	5
DOM	-	Initial	\$12,800,000	PPSF	\$3,356	Baths	4.5

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40 East End Avenue, Unit PH16

Upper East Side

Contract Signed

Type	Condo	Price	\$9,995,000	Sq. Ft.	3,464	Beds	4
DOM	232	Initial	\$9,995,000	PPSF	\$2,886	Baths	4.5

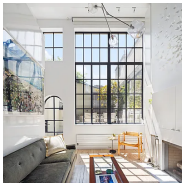


130 West 12th Street, Unit 8A

Greenwich Village

Contract Signed

Type	Condo	Price	\$9,385,000	Sq. Ft.	2,816	Beds	4
DOM	52	Initial	\$9,385,000	PPSF	\$3,333	Baths	3

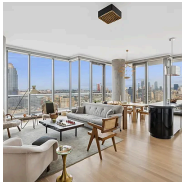


39 Barrow Street

West Village

Contract Signed

Type	Townhouse	Price	\$7,995,000	Sq. Ft.	2,466	Beds	3
DOM	93	Initial	\$7,995,000	PPSF	\$3,243	Baths	2.5

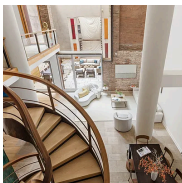


56 Leonard Street, Unit 24BW

Tribeca

Contract Signed

Type	Condo	Price	\$7,800,000	Sq. Ft.	2,252	Beds	3
DOM	52	Initial	\$7,800,000	PPSF	\$3,464	Baths	3.5

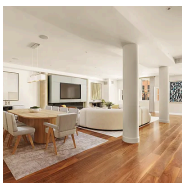


16 Jay Street, Unit 1

Tribeca

Contract Signed

Type	Condo	Price	\$7,595,000	Sq. Ft.	4,262	Beds	4
DOM	427	Initial	\$8,000,000	PPSF	\$1,783	Baths	2.5



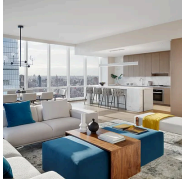
60 Beach Street, Unit 3C

Tribeca

Contract Signed

Type	Condo	Price	\$6,495,000	Sq. Ft.	2,793	Beds	3
DOM	56	Initial	\$6,495,000	PPSF	\$2,326	Baths	2.5

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15 Hudson Yards, Unit 64E

Hudson Yards

Contract Signed

Type	Condo	Price	\$6,195,000	Sq. Ft.	2,512	Beds	2
DOM	4	Initial	\$6,195,000	PPSF	\$2,467	Baths	2.5

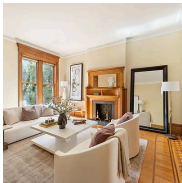


330 East 72nd Street, Unit 9/10

Lenox Hill

Contract Signed

Type	Condo	Price	\$6,000,000	Sq. Ft.	4,750	Beds	6
DOM	84	Initial	\$6,000,000	PPSF	\$1,264	Baths	6



158 West 92nd Street

Upper West Side

Contract Signed

Type	Townhouse	Price	\$5,995,000	Sq. Ft.	4,100	Beds	5
DOM	622	Initial	\$7,350,000	PPSF	\$1,463	Baths	4



1220 Park Avenue, Unit 12B

Upper East Side

Contract Signed

Type	Coop	Price	\$5,995,000	Sq. Ft.	-	Beds	5
DOM	99	Initial	\$6,500,000	PPSF	-	Baths	4



303 Park Avenue, Unit 3411

Midtown

Contract Signed

Type	Condo	Price	\$5,950,000	Sq. Ft.	1,731	Beds	2
DOM	-	Initial	\$5,950,000	PPSF	\$3,438	Baths	2.5



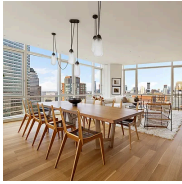
555 West 22nd Street, Unit PH16AE

West Chelsea

Contract Signed

Type	Condo	Price	\$5,950,000	Sq. Ft.	1,928	Beds	2
DOM	242	Initial	\$5,950,000	PPSF	\$3,087	Baths	2.5

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200 Chambers Street, Unit PHA

Tribeca

Contract Signed

Type	Condo	Price	\$5,500,000	Sq. Ft.	2,201	Beds	3
DOM	157	Initial	\$5,850,000	PPSF	\$2,499	Baths	3

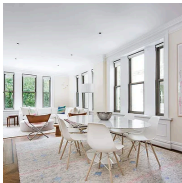


63 Greene Street, Unit 4DLOFT

Soho

Contract Signed

Type	Condo	Price	\$5,450,000	Sq. Ft.	2,407	Beds	3
DOM	43	Initial	\$5,450,000	PPSF	\$2,265	Baths	3



36 Gramercy Park East, Unit 2SW

Gramercy

Contract Signed

Type	Condo	Price	\$5,400,000	Sq. Ft.	2,200	Beds	3
DOM	68	Initial	\$5,400,000	PPSF	\$2,455	Baths	3.5



32 West 18th Street, Unit 9B

Flatiron District

Contract Signed

Type	Condo	Price	\$5,395,000	Sq. Ft.	3,300	Beds	4
DOM	87	Initial	\$5,395,000	PPSF	\$1,635	Baths	3

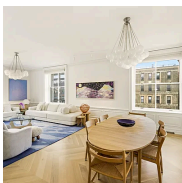


1165 Park Avenue, Unit 10B

Upper East Side

Contract Signed

Type	Coop	Price	\$5,350,000	Sq. Ft.	-	Beds	3
DOM	97	Initial	\$5,750,000	PPSF	-	Baths	4



225 West 86th Street, Unit 1009

Upper West Side

Contract Signed

Type	Condo	Price	\$5,200,000	Sq. Ft.	2,169	Beds	3
DOM	29	Initial	\$5,200,000	PPSF	\$2,398	Baths	3

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