



COMPASS
Manhattan
Luxury Report

Dec 15 - 21, 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 11 contracts signed this week, made up of 8 condos, 2 co-ops, and 1 house. The previous week saw 24 deals.

For more information or data, please reach out to a Compass agent.

\$7,519,636

Average Asking Price

\$7,500,000

Median Asking Price

\$2,340

Average PPSF

0%

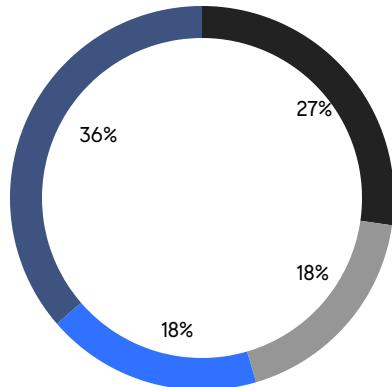
Average Discount

\$82,715,990

Total Volume

221

Average Days On Market



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

8

Condo Deal(s)

2

Co-op Deal(s)

1

Townhouse Deal(s)

\$7,840,124

Average Asking Price

\$6,622,500

Average Asking Price

\$6,750,000

Average Asking Price

\$7,800,000

Median Asking Price

\$6,622,500

Median Asking Price

\$6,750,000

Median Asking Price

\$2,552

Average PPSF

\$1,185

Average PPSF

3,215

Average SqFt

5,700

Average SqFt

**40 East End Avenue, Unit TH**

Upper East Side

Type	Condo	Price	\$9,675,990	Sq. Ft.	4,888	Beds	4
DOM	92	Initial	\$9,675,990	PPSF	\$1,980	Baths	3

Contract Signed

**211 West 84th Street, Unit 8D**

Upper West Side

Type	Condo	Price	\$9,650,000	Sq. Ft.	2,642	Beds	4
DOM	398	Initial	\$9,550,000	PPSF	\$3,653	Baths	4

Contract Signed

**15 East 82nd Street, Unit 1**

Upper East Side

Type	Condo	Price	\$9,300,000	Sq. Ft.	5,000	Beds	5
DOM	455	Initial	\$9,300,000	PPSF	\$1,860	Baths	6

Contract Signed

**255 East 77th Street, Unit 9B**

Upper East Side

Type	Condo	Price	\$8,000,000	Sq. Ft.	2,916	Beds	4
DOM	64	Initial	\$8,000,000	PPSF	\$2,744	Baths	4.5

Contract Signed

**20 West 53rd Street, Unit 37A**

Midtown

Type	Condo	Price	\$7,600,000	Sq. Ft.	2,525	Beds	3
DOM	496	Initial	\$7,600,000	PPSF	\$3,010	Baths	3.5

Contract Signed

**1 North Moore Street, Unit 3**

Tribeca

Type	Condo	Price	\$7,500,000	Sq. Ft.	2,835	Beds	4
DOM	-	Initial	\$7,500,000	PPSF	\$2,646	Baths	4

Contract Signed

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**101 Central Park West, Unit 2DE**

Upper West Side

Type	Coop	Price	\$7,495,000	Sq. Ft.	-	Beds	4
DOM	154	Initial	\$7,995,000	PPSF	-	Baths	5

Contract Signed**129 East 35th Street**

Murray Hill

Type	Townhouse	Price	\$6,750,000	Sq. Ft.	5,700	Beds	7
DOM	197	Initial	\$6,750,000	PPSF	\$1,185	Baths	4

Contract Signed**41 Greene Street, Unit 5**

Soho

Type	Coop	Price	\$5,750,000	Sq. Ft.	3,200	Beds	1
DOM	58	Initial	\$5,750,000	PPSF	\$1,797	Baths	2

Contract Signed**8 Union Square South, Unit PH2**

Greenwich Village

Type	Condo	Price	\$5,500,000	Sq. Ft.	2,700	Beds	3
DOM	96	Initial	\$5,500,000	PPSF	\$2,038	Baths	3.5

Contract Signed**30 Park Place, Unit 60B**

Tribeca

Type	Condo	Price	\$5,495,000	Sq. Ft.	2,213	Beds	3
DOM	200	Initial	\$5,495,000	PPSF	\$2,485	Baths	3.5

Contract Signed

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