



COMPASS

Manhattan Luxury Report

Dec 22 - 28, 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 9 contracts signed this week, made up of 5 condos, 2 co-ops, and 2 houses. The previous week saw 11 deals. For more information or data, please reach out to a Compass agent.

\$7,207,778
Average Asking Price

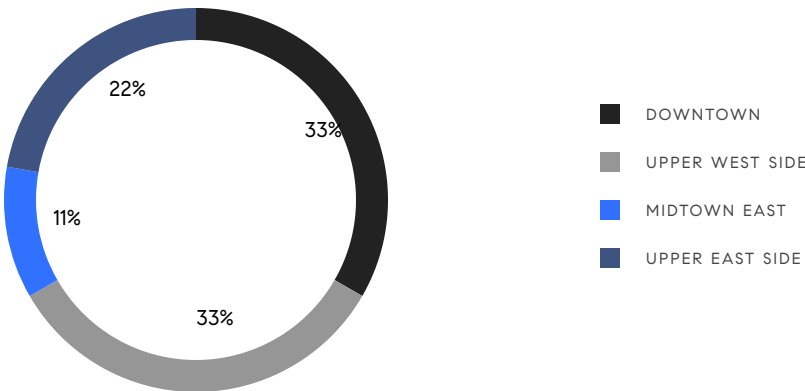
\$6,330,000
Median Asking Price

\$2,202
Average PPSF

2%
Average Discount

\$64,870,000
Total Volume

193
Average Days On Market



5
Condo Deal(s)

2
Co-op Deal(s)

2
Townhouse Deal(s)

\$7,875,000
Average Asking Price

\$5,675,000
Average Asking Price

\$7,072,500
Average Asking Price

\$6,330,000
Median Asking Price

\$5,675,000
Median Asking Price

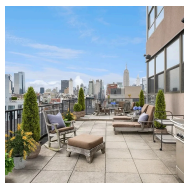
\$7,072,500
Median Asking Price

\$2,706
Average PPSF

\$1,184
Average PPSF

3,044
Average SqFt

5,997
Average SqFt

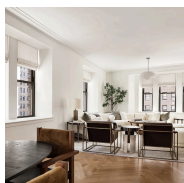


65 West 13th Street, Unit PH1AB

Greenwich Village

Contract Signed

Type	Condo	Price	\$13,500,000	Sq. Ft.	5,380	Beds	5
DOM	931	Initial	\$13,500,000	PPSF	\$2,510	Baths	5

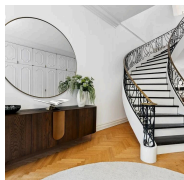


235 West 75th Street, Unit 723

Upper West Side

Contract Signed

Type	Condo	Price	\$7,950,000	Sq. Ft.	3,788	Beds	5
DOM	29	Initial	\$7,950,000	PPSF	\$2,099	Baths	5



40 West 83rd Street

Upper West Side

Contract Signed

Type	Townhouse	Price	\$7,150,000	Sq. Ft.	5,694	Beds	5
DOM	80	Initial	\$7,995,000	PPSF	\$1,256	Baths	5.5

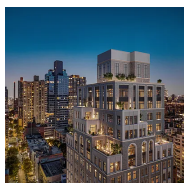


330 East 51st Street

Turtle Bay

Contract Signed

Type	Townhouse	Price	\$6,995,000	Sq. Ft.	6,300	Beds	5
DOM	103	Initial	\$6,995,000	PPSF	\$1,111	Baths	4

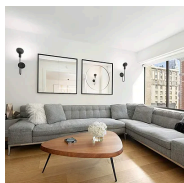


200 East 75th Street, Unit 11B

Upper East Side

Contract Signed

Type	Condo	Price	\$6,330,000	Sq. Ft.	2,192	Beds	3
DOM	227	Initial	\$6,330,000	PPSF	\$2,888	Baths	3



900 Park Avenue, Unit 11AB

Upper East Side

Contract Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,070	Beds	3
DOM	77	Initial	\$5,995,000	PPSF	\$2,897	Baths	3.5

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**100 Grand Street, Unit 4****Contract Signed**

Soho

Type	Coop	Price	\$5,750,000	Sq. Ft.	2,800	Beds	2
DOM	161	Initial	\$6,500,000	PPSF	\$2,054	Baths	2

**15 East 30th Street, Unit 55C****Contract Signed**

Nomad

Type	Condo	Price	\$5,600,000	Sq. Ft.	1,788	Beds	2
DOM	69	Initial	\$5,600,000	PPSF	\$3,132	Baths	2.5

**173 Riverside Drive, Unit 6D****Contract Signed**

Upper West Side

Type	Coop	Price	\$5,600,000	Sq. Ft.	3,000	Beds	4
DOM	55	Initial	\$5,600,000	PPSF	\$1,867	Baths	3

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