



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%

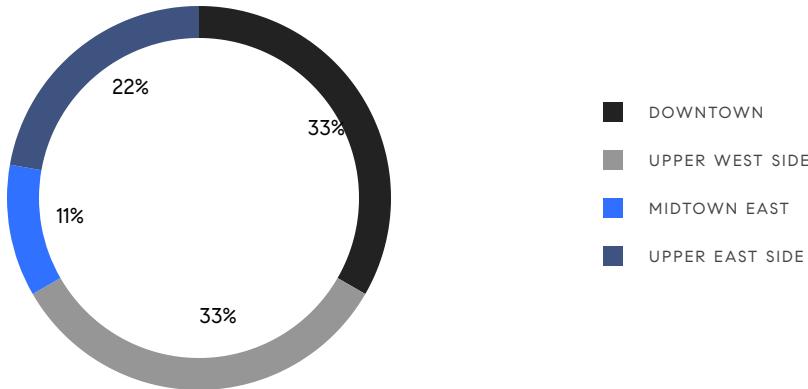
Average Discount

\$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**

Soho

Contract Signed

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**

Nomad

Contract Signed

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**

Upper West Side

Contract Signed

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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