



COMPASS

Manhattan Luxury Report

Dec 29 - Jan 04, 2025, Residential Contracts \$5M+

Photo: [9 Jay Street](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 9 contracts signed this week, made up of 6 condos, 1 co-op, and 2 houses. The previous week saw 9 deals.

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

\$10,421,112

Average Asking Price

\$6,750,000

Median Asking Price

\$3,286

Average PPSF

1%

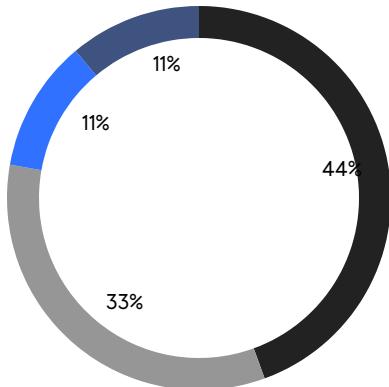
Average Discount

\$93,790,000

Total Volume

133

Average Days On Market



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

6

Condo Deal(s)

1

Co-op Deal(s)

2

Townhouse Deal(s)

\$12,632,500

Average Asking Price

\$5,500,000

Average Asking Price

\$6,247,500

Average Asking Price

\$8,697,500

Median Asking Price

\$5,500,000

Median Asking Price

\$6,247,500

Median Asking Price

\$4,173

Average PPSF

\$1,249

Average PPSF

3,031

Average SqFt

5,003

Average SqFt

**730 5th Avenue, Unit 18B**

Midtown

Type	Condo	Price	\$24,300,000	Sq. Ft.	3,416	Beds	2
DOM	434	Initial	\$27,000,000	PPSF	\$7,114	Baths	2.5

Contract Signed**730 5th Avenue, Unit 16B**

Midtown

Type	Condo	Price	\$21,500,000	Sq. Ft.	3,646	Beds	2
DOM	26	Initial	\$21,500,000	PPSF	\$5,897	Baths	2.5

Contract Signed**201 East 23rd Street, Unit PHA**

Kips Bay

Type	Condop	Price	\$9,400,000	Sq. Ft.	3,256	Beds	4
DOM	87	Initial	\$9,400,000	PPSF	\$2,887	Baths	3.5

Contract Signed**165 Charles Street, Unit 14**

West Village

Type	Condo	Price	\$7,995,000	Sq. Ft.	2,356	Beds	3
DOM	107	Initial	\$7,995,000	PPSF	\$3,394	Baths	2.5

Contract Signed**188 East 76th Street, Unit 29A**

Upper East Side

Type	Condo	Price	\$6,750,000	Sq. Ft.	4,076	Beds	5
DOM	163	Initial	\$6,750,000	PPSF	\$1,657	Baths	4.5

Contract Signed**113 East 19th Street**

Flatiron District

Type	Townhouse	Price	\$6,500,000	Sq. Ft.	5,005	Beds	4
DOM	106	Initial	\$6,500,000	PPSF	\$1,299	Baths	3

Contract Signed

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

**348 West 20th Street**

Chelsea

Contract Signed

Type	Townhouse	Price	\$5,995,000	Sq. Ft.	5,000	Beds	5
DOM	50	Initial	\$5,995,000	PPSF	\$1,199	Baths	3

**301 Park Avenue, Unit 2413**

Midtown

Contract Signed

Type	Condo	Price	\$5,850,000	Sq. Ft.	1,431	Beds	2
DOM	-	Initial	\$5,850,000	PPSF	\$4,089	Baths	2

**1 West 72nd Street, Unit 55**

Upper West Side

Contract Signed

Type	Coop	Price	\$5,500,000	Sq. Ft.	2,700	Beds	3
DOM	85	Initial	\$5,500,000	PPSF	\$2,038	Baths	2

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

© 2026 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

compass.com