



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%

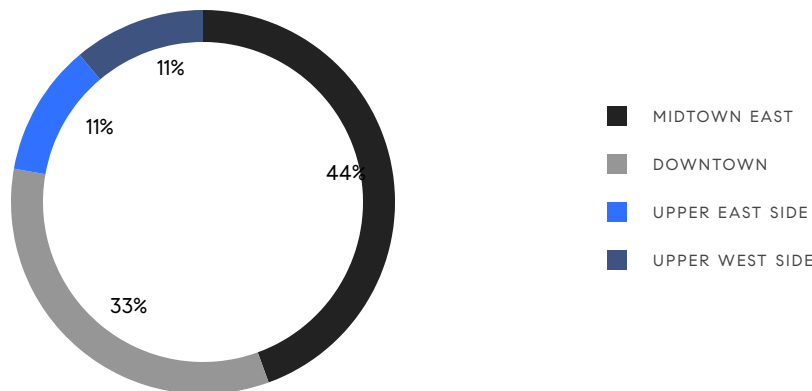
Average Discount

\$93,790,000

Total Volume

133

Average Days On Market



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

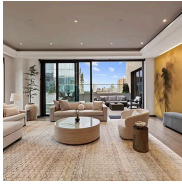
Average PPSF

3,031

Average SqFt

5,003

Average SqFt

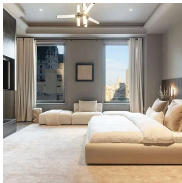


730 5th Avenue, Unit 18B

Midtown

Contract Signed

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



730 5th Avenue, Unit 16B

Midtown

Contract Signed

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



201 East 23rd Street, Unit PHA

Kips Bay

Contract Signed

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



165 Charles Street, Unit 14

West Village

Contract Signed

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

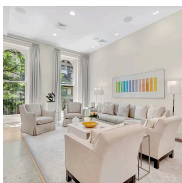


188 East 76th Street, Unit 29A

Upper East Side

Contract Signed

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



113 East 19th Street

Flatiron District

Contract Signed

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

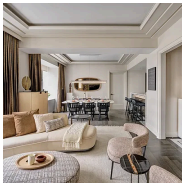
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348 West 20th Street
Chelsea

Contract Signed

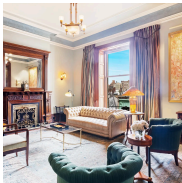
Type	Townhouse	Price	\$5,995,000	Sq. Ft.	5,000	Beds	5
DOM	50	Initial	\$5,995,000	PPSF	\$1,199	Baths	3



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

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