



COMPASS

Manhattan Luxury Report

Jan 12 - 18, 2025, Residential Contracts \$5M+

Photo: [9 Jay Street](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 15 contracts signed this week, made up of 8 condos, 3 co-ops, and 4 houses. The previous week saw 10 deals. For more information or data, please reach out to a Compass agent.

\$11,142,334

Average Asking Price

\$8,995,000

Median Asking Price

\$2,676

Average PPSF

1%

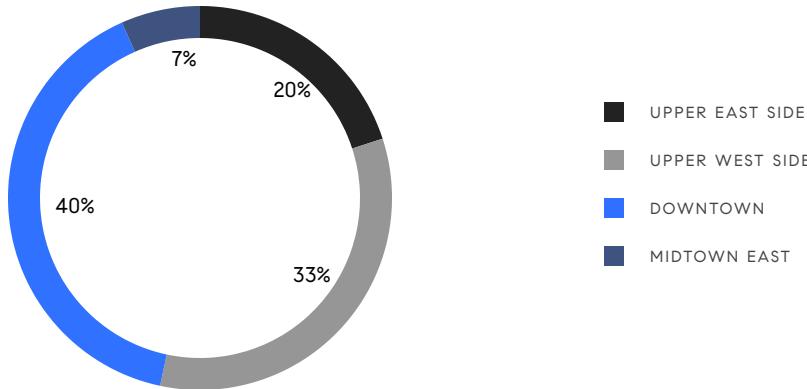
Average Discount

\$167,135,000

Total Volume

150

Average Days On Market

**8**

Condo Deal(s)

3

Co-op Deal(s)

4

Townhouse Deal(s)

\$9,839,375

Average Asking Price

\$19,793,334

Average Asking Price

\$7,260,000

Average Asking Price

\$9,085,000

Median Asking Price

\$24,000,000

Median Asking Price

\$5,795,000

Median Asking Price

\$3,355

Average PPSF

\$1,319

Average PPSF

2,948

Average SqFt

6,128

Average SqFt



4 East 66th Street, Unit 3

Lenox Hill

Type	Coop	Price	\$30,000,000	Sq. Ft.	-	Beds	5
DOM	644	Initial	\$35,000,000	PPSF	-	Baths	7

Contract Signed



1 West 72nd Street, Unit 33

Upper West Side

Type	Coop	Price	\$24,000,000	Sq. Ft.	-	Beds	3
DOM	94	Initial	\$24,000,000	PPSF	-	Baths	4

Contract Signed



118 West 13th Street, Unit PH

West Village

Type	Condo	Price	\$22,500,000	Sq. Ft.	3,981	Beds	4
DOM	101	Initial	\$22,500,000	PPSF	\$5,652	Baths	4

Contract Signed



157 East 65th Street

Lenox Hill

Type	Townhouse	Price	\$11,950,000	Sq. Ft.	6,000	Beds	5
DOM	105	Initial	\$11,950,000	PPSF	\$1,992	Baths	4

Contract Signed



432 Park Avenue, Unit 52B

Midtown East

Type	Condo	Price	\$9,995,000	Sq. Ft.	2,224	Beds	2
DOM	108	Initial	\$10,500,000	PPSF	\$4,495	Baths	2

Contract Signed



255 East 77th Street, Unit 29A

Upper East Side

Type	Condo	Price	\$9,540,000	Sq. Ft.	2,954	Beds	4
DOM	-	Initial	\$9,540,000	PPSF	\$3,230	Baths	4.5

Contract Signed

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**50 West 66th Street, Unit 8C**

Upper West Side

Contract Signed

Type	Condo	Price	\$9,175,000	Sq. Ft.	3,223	Beds	4
DOM	-	Initial	\$9,175,000	PPSF	\$2,847	Baths	4

**101 West 78th Street, Unit 5B**

Upper West Side

Contract Signed

Type	Condo	Price	\$8,995,000	Sq. Ft.	4,477	Beds	5
DOM	96	Initial	\$8,995,000	PPSF	\$2,010	Baths	4

**500 West 18th Street, Unit E22C**

West Chelsea

Contract Signed

Type	Condo	Price	\$6,815,000	Sq. Ft.	1,980	Beds	2
DOM	367	Initial	\$6,815,000	PPSF	\$3,442	Baths	2

**166 West 18th Street, Unit PHB**

Chelsea

Contract Signed

Type	Condo	Price	\$6,500,000	Sq. Ft.	3,008	Beds	3
DOM	118	Initial	\$6,500,000	PPSF	\$2,161	Baths	3

**126 West 78th Street**

Upper West Side

Contract Signed

Type	Townhouse	Price	\$5,795,000	Sq. Ft.	5,139	Beds	8
DOM	55	Initial	\$5,795,000	PPSF	\$1,128	Baths	6

**217 West 22nd Street**

Chelsea

Contract Signed

Type	Townhouse	Price	\$5,795,000	Sq. Ft.	3,650	Beds	4
DOM	93	Initial	\$5,795,000	PPSF	\$1,588	Baths	4

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**310 West 92nd Street**

Upper West Side

Type	Townhouse	Price	\$5,500,000	Sq. Ft.	9,720	Beds	6
DOM	8	Initial	\$5,500,000	PPSF	\$566	Baths	4

Contract Signed**55 Hudson Street, Unit 7CD**

Tribeca

Type	Coop	Price	\$5,380,000	Sq. Ft.	-	Beds	4
DOM	41	Initial	\$5,380,000	PPSF	-	Baths	3

Contract Signed**56 Leonard Street, Unit 19BW**

Tribeca

Type	Condo	Price	\$5,195,000	Sq. Ft.	1,733	Beds	2
DOM	110	Initial	\$5,195,000	PPSF	\$2,998	Baths	3

Contract Signed

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