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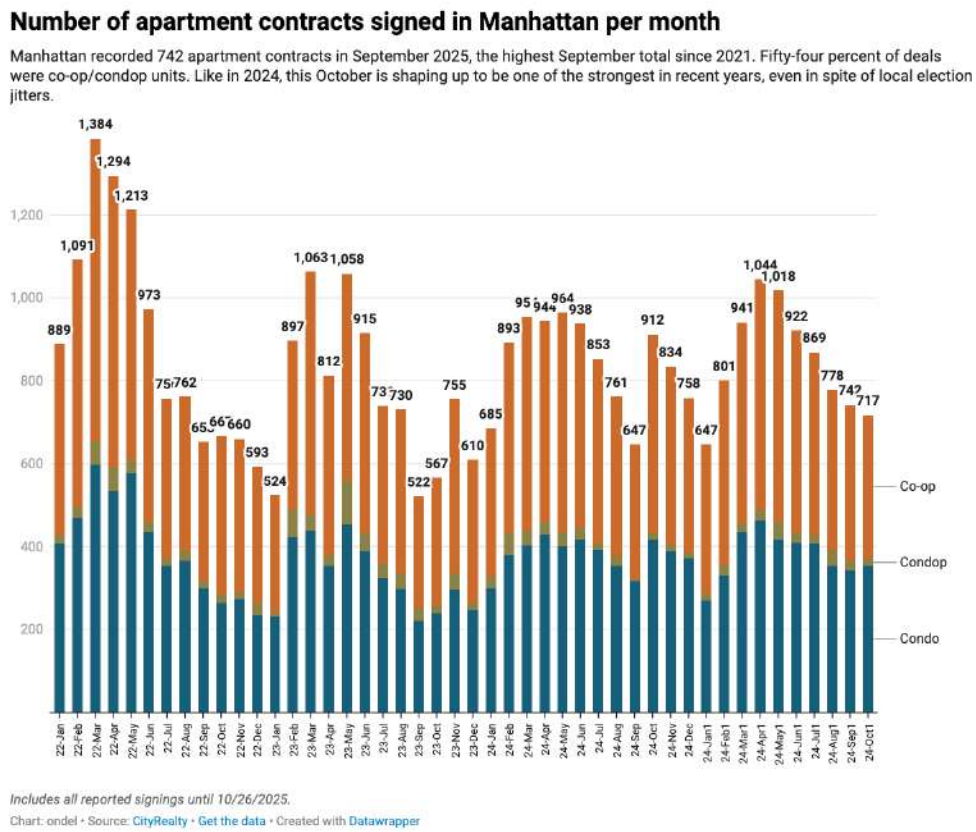
NYC's top-selling buildings: Downtown deals drive Q3 2025 as outer boroughs gain ground

By CityRealty Staff | From Future New York

Wednesday, October 29, 2025

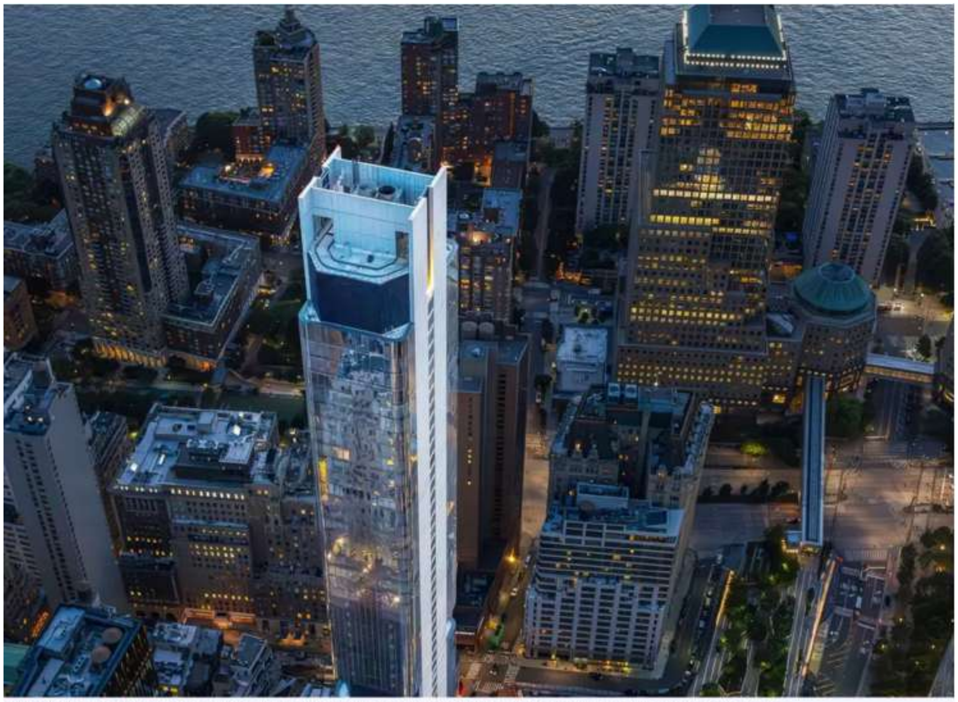

Some of the top-selling buildings of Q3 2025

In the third quarter of 2025, Manhattan recorded just over 2,500 signed residential contracts: 47% for condominiums, 48% for cooperatives, and the remainder for condops and townhouses. If all sold at their last asking price, total contract volume would reach approximately $5.2 billion. The overall average last asking price stood at $2.07 million, with condos averaging $2.6 million, co-ops at $1.35 million, and townhouses at $7.8 million. The average price per square foot across all property types was $1,622, a marginal dip from $1,627 in Q2 2025. Condos held steady, ticking up slightly from $1,800 to $1,801 per square foot.



Across Manhattan's core neighborhoods, the 50 top-selling buildings by total dollar volume were, unsurprisingly, dominated by new development condominiums. Developers seldom build co-ops, and new projects generally have more inventory and command higher prices than resales thanks to the fact they've never been lived in, their market-attuned layouts, newer finishes, and comprehensive amenities.

Manhattan's new development pipeline has slowed since the pandemic, so many of the quarter's top-selling buildings have been on the market for several years. The largest offerings, some exceeding 200 units with projected sellouts over $1 billion, continue to hold the most sway on the list. Familiar names include Hudson Yards' two condo towers, One High Line, and Sutton Tower. Newer standouts include La Maison Collette in Greenwich Village and Vesta LIC in Long Island City, both selling at a brisk pace.



With 272 condo units, The Greenwich by Rafael Vinoly is one of the city's largest (and tallest) new development offerings

When it comes to desirability and pricing power, the leaders aren't necessarily the largest developments but those attracting buyers willing to pay premium prices for location and quality. Among buildings with at least two sales in the last quarter, 220 Central Park South remains unmatched, joined by other Billionaires' Row/Midtown standouts such as 111 West 57th Street, Waldorf Astoria Residences New York, and 53 West 53. Co-ops rarely appear in these rankings, as few of the most prestigious apartment houses record multiple transactions per quarter and many co-op spreads do not disclose their square footage.

NYC's Top 100 Residential Buildings of 3Q 2025 by Average PPSF

Average price/ft^2 based on last asking price. Comprises reported signings from July 1 - September 30, 2025. Must have two or more reported signings within the period.

	Building	Neighborhood	Type	Contracts	Average PPSF by last ask
1	220 Central Park South	Midtown West	Condo	2	$6,333
2	111 West 57th Street	Midtown West	Condo	4	$4,724
3	The Greenwich Lane	Greenwich Village	Condo	3	$4,355
4	Waldorf Astoria Residences	Midtown East	Condo	14	$3,332
5	One High Line	Chelsea	Condo	6	$3,247
6	No. 33 Park Row	Financial District	Condo	2	$3,196
7	Rose Hill	Gramercy Park	Condo	2	$3,163
8	Two Waterline Square	Riverside Dr./West End Ave.	Condo	2	$3,071
9	Greenwich West	SoHo	Condo	4	$3,006
10	255 East 77th Street	Lenox Hill	Condo	7	$3,004
11	111 Murray Street	Tribeca	Condo	2	$2,987
12	ONE11 Residences	Midtown West	Condo	11	$2,956
13	Sutton Tower	Beekman/Sutton Place	Condo	11	$2,903
14	302 West 12th Street	West Village	Condo	2	$2,881
15	50 West 66th Street	Central Park West	Condo	2	$2,844
16	200E20th	Gramercy Park	Condo	4	$2,812
17	The Henry	Broadway Corridor	Condo	3	$2,769
18	53 West 53	Midtown West	Condo	2	$2,749
19	La Maison Collette	Greenwich Village	Condo	18	$2,739
20	520 Fifth Avenue	Midtown West	Condo	2	$2,735

+ Show 80 more

80 Clarkson Street does not publicly report contract signings but is most likely the city's best-selling development of the year. (DBOX for Zeckendorf Development)

The geography of Manhattan's top deals has steadily diversified, moving south and west from the traditional blocks flanking Central Park. The West Side waterfront, in particular, has become a desirable alternative. The under-construction 140 Jane Street in the West Village had the city's biggest contract of the quarter, where a six-bedroom penthouse signed in August with an asking price exceeding **$9,100** per square foot. If sold at its **$87 million** sticker price, it would become the most expensive Downtown apartment ever sold.

140 Jane Street, a BKSK Architects design, claimed the city's highest-priced contract in Q3 2025. This transaction alone would have made it the quarter's second best-selling building.

NYC's top 50 residential contract signings of Q3 2025

Data includes reported signings from July 1 - September 30, 2025 | **Sort table by headers**

	Bldg /Unit	Area	Building Type	▼ Last Ask	DOM	Beds/ Baths	PPSF	Contract Date
1	140 Jane Street, #PH8	West Village	Condo	$87,500,000		6+/6+	$9,180	8/8/25
2	10 East 67th Street, #TH	Park/Fifth Ave. to 79th St.	TH	$44,950,000	144	6+/6+	$3,453	8/8/25
3	825 Fifth Avenue, #15FLR	Park/Fifth Ave. to 79th St.	Co-op	$34,750,000	220	3/4.5		7/10/25
4	255 East 77th Street, #PHB	Lenox Hill	Condo	$24,700,000	179	6+/6+	$4,478	8/1/25
5	111 West 57th Street, #42	Midtown West	Condo	$22,500,000	275	4/4.5	$5,009	8/13/25
6	70 Vestry Street, #5B	Tribeca	Condo	$22,500,000	17	4/4.5	$6,940	9/20/25
7	111 West 57th Street, #58	Midtown West	Condo	$22,000,000	417	3/3.5	$5,259	9/5/25
8	200 Amsterdam, #42	Lincoln Center	Condo	$21,000,000	157	4/4.5	$4,491	7/14/25
9	61 East 80th Street, #TH	Carnegie Hill	TH	$19,800,000	248	4/4.5	$2,200	7/15/25
10	111 West 57th Street, #38	Midtown West	Condo	$19,750,000		3/3.5	$4,397	9/24/25
11	No. 33 Park Row, #PH3	Financial District	Condo	$19,500,000		5/5.5	$3,609	9/24/25
12	765 Park Avenue, #12B	Park/Fifth Ave. to 79th St.	Co-op	$19,250,000	155	5/6+		8/7/25
13	111 West 57th Street, #37	Midtown West	Condo	$19,000,000	124	3/3.5	$4,230	9/30/25
14	246 West 12th Street, #TH	West Village	TH	$18,995,000	116	5/4.5	$3,794	7/19/25
15	220 Central Park South, #25A	Midtown West	Condo	$17,500,000	166	2/2.5	$7,310	7/16/25
16	The Greenwich Lane, #4G	Greenwich Village	Condo	$17,500,000	69	4/3.5	$5,383	8/6/25
17	13 East 94th Street, #TH	Carnegie Hill	TH	$17,500,000	249	6+/4.5	$2,566	8/8/25
18	1030 Fifth Avenue, #8W	Carnegie Hill	Co-op	$17,000,000	48	3/3.5		7/2/25
19	988 Fifth Avenue, #12	Carnegie Hill	Condo	$16,725,000		4/3	$5,099	7/1/25
20	49 East 80th Street, #TH	Carnegie Hill	TH	$15,900,000	145	6+/5.5	$1,730	8/24/25

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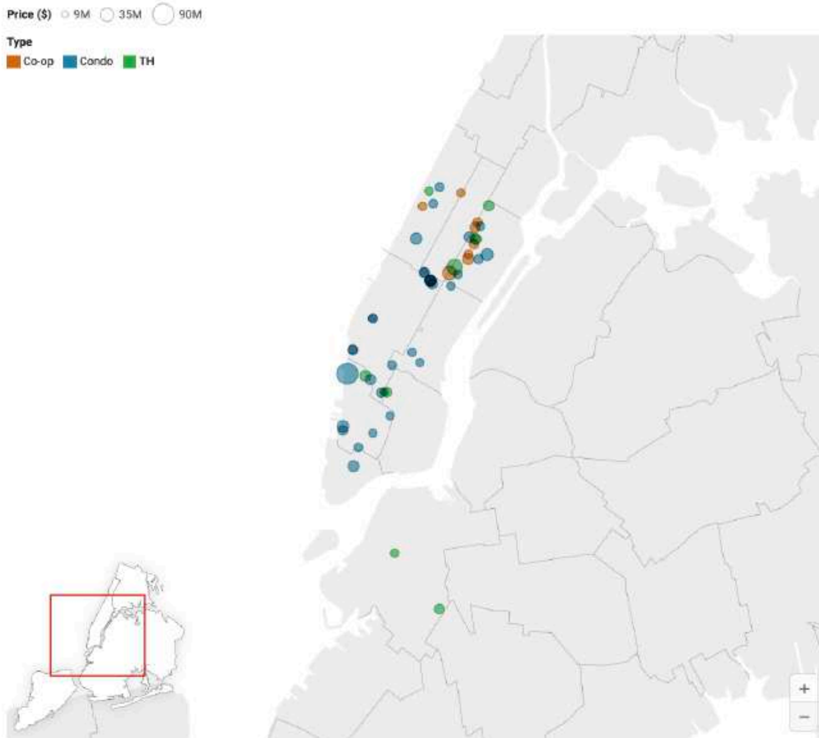
NYC's Top 50 Residential Contracts of Q3 2025

Manhattan residential apartment and townhouse contracts signed between July 1 and September 30, 2025. Prices shown are the last publicly displayed asking price before the reported signing date.



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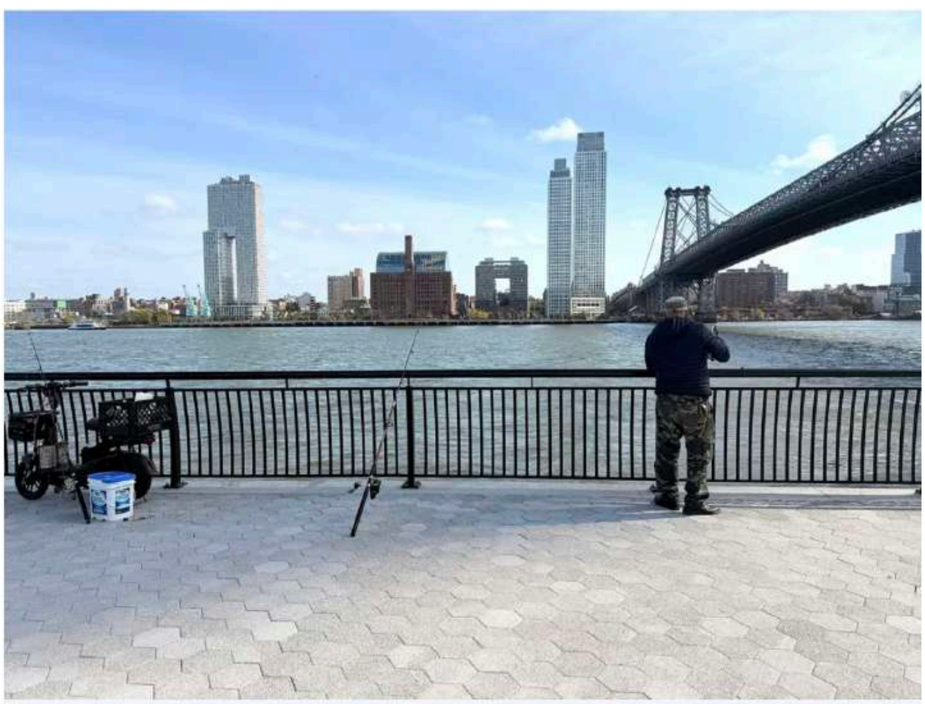


One Domino Square was the best-selling building of the quarter outside of Manhattan (October 2025)

Meanwhile, northwest Brooklyn and western Queens continue to strengthen their presence in the luxury residential market. Brooklyn's East River developments like [One Domino Square] and [One Williamsburg Wharf], now rival many Manhattan projects in sales activity and prices, while townhouse transactions in historic brownstone neighborhoods are routinely among the city's top weekly closings. Queens also saw notable momentum as buildings such as Vesta and Radiant in Long Island City, NuSun Vernon in Astoria, and The Austin in Forest Hills all ranked within the top 50 for total contract volume, propelled by the borough's relative affordability.

Below is the list of New York City's best-selling residential buildings of Q3 2025 by total dollar volume of last asking price. The statistics reflect reported signed contracts between **July 1 and September 30.** Because contract data is reported by brokerages, not the NYC Department of Finance, figures may be less reliable in terms of timing and accuracy. Final sale prices are confirmed at closing, and often come in below the last ask price.

TOP 20 BEST-SELLING RESIDENTIAL BUILDINGS BY CONTRACT SIGNED

Ranked by total dollar volume of signed contracts using last reported asking prices

#4. 255 EAST 77TH STREET
LENOX HILL

Four availability from $7,400,000

Q3 2025 Contracts Sum: $70,050,000 (7 Deals)
Avg. Last Ask PPSF: $3,004
Avg. Last Ask Price: $10,007,143

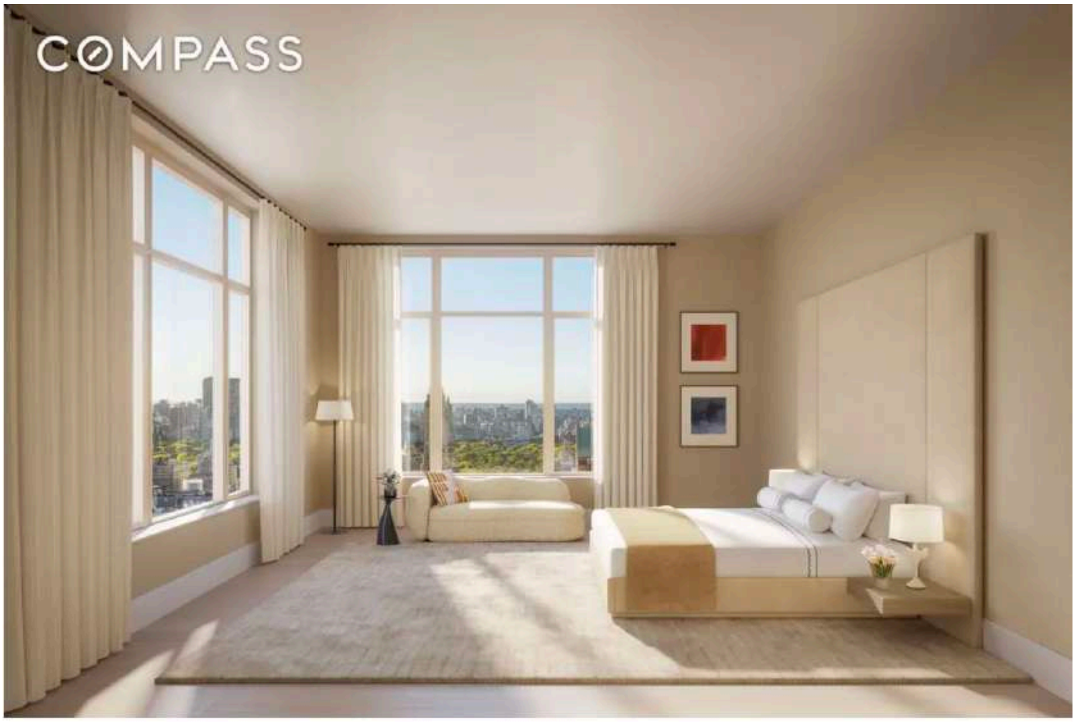
Developed by the **Naftali Group** and designed by **Robert A.M. Stern Architects**, 255 East 77th Street brings timeless Upper East Side elegance to a new 36-story limestone tower. Its façade, adorned with ironwork and arched windows, evokes pre-war grandeur, while the two- to six-bedroom residences combine classic proportions with modern comfort. Homes feature white oak flooring, Calacatta marble kitchens, and spa-like baths with radiant-heated floors. Uppermost floors host full-floor penthouses with sweeping city and park views.

Amenities, designed by **Yabu Pushelberg**, include a 75-foot indoor pool, fitness and wellness center with spa, yoga room, and massage suites, as well as spaces for recreation such as a cinema, sports simulator, and music room. A private porte-cochère, automated parking, and 24-hour concierge enhance convenience. Located between Central Park and John Jay Park, residents enjoy proximity to Museum Mile, fine dining, and the Lexington Avenue subway.

255 East 77th Street, #PHC
$24,000,000

Lenox Hill | Condominium | 6+ Bedrooms, 6+ Baths | 5,472 ft^2

255 East 77th Street, #PHC (Compass)



From the Listing: Penthouse C at 255 East 77th Street is a distinguished full-floor residence with six bedrooms, two loggias, and beautifully proportioned interiors that connect seamlessly to the outdoor spaces. A private entry gallery leads to a corner living room with generous dimensions and direct access to one of the home's two loggias. The adjacent dining room features open north and east exposures and connects to the second loggia, perfect for al fresco dining or entertaining. **See floor plan and full details here.**