

## NYC's top-selling buildings of 2025 as Downtown deals reach new highs

By [CityRealty Staff](#) | From [Annual Market Reports](#)

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Some of the top-selling buildings of 2025

In 2025, Manhattan recorded just **over 11,000** signed residential contracts: 44 percent condominiums, 54 percent co-ops and condops, and the remainder townhouses. If all properties sold at their last asking prices, total contract volume would **exceed \$25.5 billion**. The overall average last asking price was **\$2.32 million**, with condos averaging \$3.04 million, co-ops \$1.49 million, and townhouses \$7.8 million. The average price per square foot across all property types was **\$1,636**.

Across the city's core neighborhoods, the top-selling buildings by total dollar volume were dominated by new development condominiums, which tend to have the largest number of available units. Many of the year's top-selling buildings have been on the market for several years and are approaching sellout. Among the fastest-selling developments were One Domino Square, 255 East 77th Street, 140 Jane Street, and 155 West 68th Street, which collectively recorded nearly 100 contracts in 2025.

When it comes to price per square foot, the leaders are not necessarily the largest developments but those attracting super-luxury buyers willing to pay premiums for location and quality. Among buildings with at least two sales in the last quarter, 220 Central Park South remains unmatched, alongside other Billionaires' Row and Midtown standouts such as Aman Residences New York and Central Park Tower. Co-ops rarely appear in these rankings, as few of the most prestigious apartment houses record multiple transactions per year, and many do not disclose square footage.



The geography of New York City's top deals has continued to diversify, shifting south and west from the traditional blocks flanking Central Park. The West Side waterfront has emerged as a particularly desirable alternative. Earlier this month, [The Real Deal reported](#) that an unknown buyer is in contract to purchase multiple apartments at the 80 Clarkson development for \$129 million. That waterfront West Village/Hudson Square project does not publicly disclose contract signings, so the deal is not reflected in this data.

However, further north along the Hudson River waterfront, the under-construction 140 Jane Street recorded the city's largest reported contract of the year, where a six-bedroom penthouse signed in August at more than \$9,100 per square foot. If it closes at its \$87 million asking price, it would become the most expensive Downtown apartment sale on record, pending confirmation of the 80 Clarkson transaction.

## **#16. 720 WEST END AVENUE RIVERSIDE DR./WEST END AVE.**

**17 availabilities from \$1,300,000**

**2025 Contracts Sum: \$111,005,000 (57 Deals)**

**Avg. Last Ask PPSF: \$1,790**

**Avg. Last Ask Price: \$1,947,456**



Nearly 100 years after it opened its doors as the Hotel Marcy, 720 West End Avenue has been converted to a residential condominium. Its prewar design by **Emery Roth** was restored to its original glory, and interiors by **Thomas Juul-Hansen** feature white oak flooring, custom Boffi kitchens with high-end appliances including wine storage, and spa-like primary baths.

720 West End Avenue is home to approximately 30,000 square feet of residential amenities, including a fitness center, a multipurpose basketball/squash court, a library and coworking space, a game room with sports simulator, a dining room with catering kitchen, a children's playroom, and outdoor terraces and courtyards. It is located in close proximity to Riverside Park's tennis courts and Dinosaur Playground, popular Upper West Side dining, and the 96th Street local and express trains.

720 West End Avenue, #4A  
\$2,475,000

Riverside Dr./West End Ave. | Condominium | 2 Bedrooms, 2.5 Baths | 1,591 ft<sup>2</sup>



720 West End Avenue, #4A (Corcoran Sunshine Marketing Group)

**From the Listing:** *Designed by renowned architect and designer Thomas Juul Hansen, Residence 4A is a two-bedroom, two-bathroom plus powder room with double exposure to the west over the tree-lined streets of the Upper West Side as well as views to the east overlooking the landscaped terrace. Highlighted by the timeless character of yesterday and the compelling minimalist styling, modern conveniences and technologies of tomorrow, each home at 720 West End Avenue is unique. [See floor plan and full details here.](#)*

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