CITYREALTY

Manhattan Sales: Sabrina Carpenter buys Tribeca penthouse; Trump Tower unit sells at 32% discount

By **CityRealty Staff** | From **Goldilocks Blocks**

Tuesday, September 23, 2025

108 Leonard (CityRealty); Sabrina Carpenter (By Raph_PH - Primavera2025 (139 of 182), CC BY 2.0, https://commons.wikimedia.org/w/index.php?curid=167159069)

During the third week of September 2025, the number of sales recorded held relatively steady week-over-week, as did the number of sales above **$10 million**; however, the aggregate dollar volume of sales recorded dipped during this time. The highest-priced sales of the week were largely dominated by prewar buildings, both cooperatives and condo conversions, and also included new developments whose design was inspired by prewar architecture.

On Monday, The Real Deal identified Grammy Award-winning singer/songwriter **Sabrina Carpenter** as the buyer of a duplex penthouse at Tribeca landmark 108 Leonard. She made the **$9.95 million** purchase using an LLC; the seller, beauty entrepreneur **Cassandra Grey**, took a loss, having bought it for $10.8 million in 2022.

If this sale was recorded in time to appear with last week's data, it would have been the top Downtown sale of the week. It came in too late for that; but coincidentally, last week's top Downtown sale took place in Tribeca. **Residence #2D** at 11 Beach closed for an even **$8 million** in a tie for the week's seventh-highest overall.

The sale of Estee Lauder chairman **William Lauder**'s apartment at 998 Fifth Avenue was also recorded on Monday. The **$37.5 million** sale of **Residence #6W** appears to have taken place in an off-market deal and is among the highest-priced co-op sales of 2025. However, this, too, was recorded outside the range of last week's data.

1125 Fifth Avenue, #10 (Douglas Elliman) | https://www.cityrealty.com/nyc/carnegie-hill/1125-fifth-avenue/491/10

The top sale recorded from **September 15-19, 2025** took place at an Upper East Side cooperative a short distance from 998 Fifth Avenue. Full-floor **Residence #10** at the **Emery Roth**-designed 1125 Fifth Avenue led the charge at an even **$18 million**. When it entered contract with a $20 million ask in May 2025, Crain's New York Business identified the seller as investor/former Goldman Sachs executive **Steven Wisch** and his wife, producer/philanthropist **Debra Wisch**. The couple bought it for **$10 million** in 2002.

720 West End Avenue (Corcoran Sunshine Marketing Group)

An **Emery Roth**-designed building was also the best-performing new development condo of the past week. A total of **$11.2 million** across eight sales was recorded at 720 West End Avenue, the Hotel Marcy turned luxury condominium. Many came in at ask, with one unit coming in above.

"720 West End Avenue has quickly distinguished itself as one of New York's top-selling new developments. Especially now with immediate occupancy, the pace of sales speaks to the building's exceptional, timeless design" - Tricia Hayes Cole, Executive Managing Director, Corcoran Sunshine Marketing Group

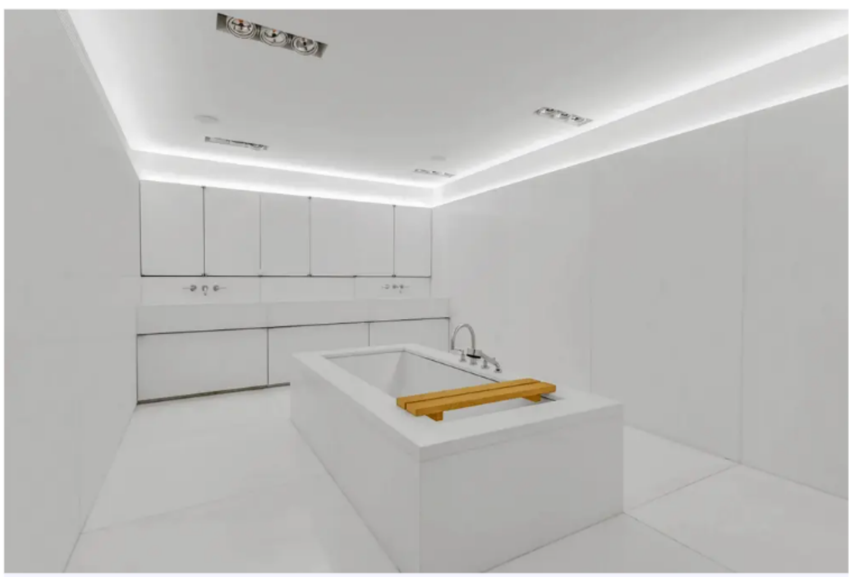
All units feature interiors by **Thomas Juul-Hansen**, custom kitchens by Boffi with high-end appliances including wine storage, spa-like primary baths, and in-unit laundry. Approximately **30,000 square feet** of indoor and outdoor amenities include a fitness center, a sports court, a game room, a children's playroom, a private dining room, and courtyards. The building is open for **immediate occupancy**, and remaining availabilities range from a one-bedroom just over $1 million to a four-bedroom townhouse unit with private terrace for $8.5 million.

Madison House, #58A , top condo sale (Douglas Elliman) | https://www.cityrealty.com/nyc/murray-hill/madison-house-15-east-30th-street/58271/58A

The week's top condo sale and second-highest overall took place at Madison House, NoMad's tallest tower available for occupancy. **Residence #58A**, a half-floor four-bedroom on one of the uppermost levels, closed for **$11.2 million**. The buyers are set to enjoy panoramic views from northern, eastern, and western exposures, not to mention a thoughtful apartment layout and access to wellness and social amenities by Gachot.

Further downtown, the first closing was recorded at 181 MacDougal Street, a new construction condominium designed by Morris Adjmi Architects and located in the Greenwich Village Historic District. The two-bedroom **Residence #3C** closed for **$4,019,991**. The boutique building is nearly **70% sold**, and remaining availabilities range from a two-bedroom for $3.2 million to a three-bedroom penthouse for $11.75 million.

181 MacDougal Street (CityRealty)



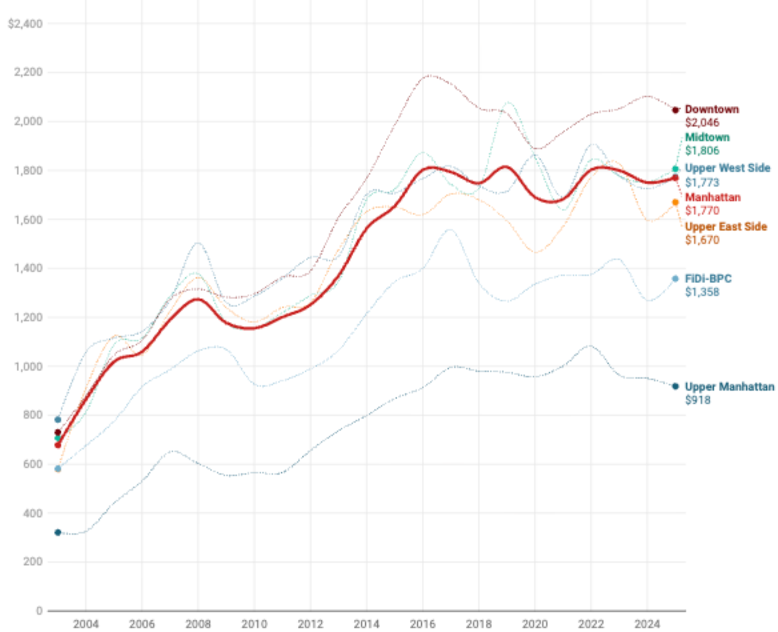
Trump Tower, #64GH (P.S. Burnham Inc.)

Also of note, **[Residence #64GH]** at [Trump Tower] closed for **$7.15 million**, which represents a **32% reduction** from the $10.5 million the sellers initially sought in October 2023 and comes in short of the top ten sales of the past week. Public records show that the sellers bought the three-bedroom with a spartan bathroom and Central Park views for $5.3 million in 2002, and ultimately took a loss when adjusted for inflation.

Average price/ft² of closed condo units in Manhattan

Includes all market-rate resale and sponsor condo sales in Manhattan since 2003. Figures are not adjusted for inflation. So far in 2025, the average price per square foot for closed condo sales — both resales and new development sponsor sales — is $1,770, up 1.1% from 2024's overall average of $1,750.

Manhattan condo average price-per-square-foot figures have remained relatively flat over the past decade, as a steady supply of new condo developments has kept resale condo price appreciation subdued.

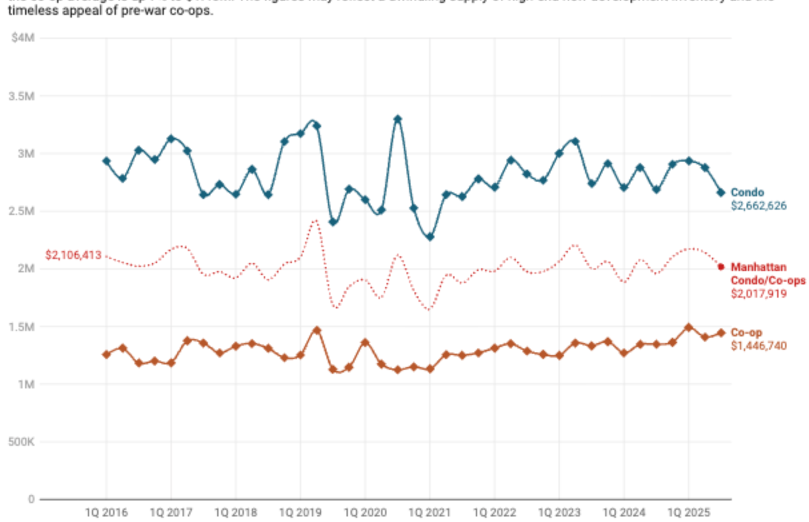


Data includes all Manhattan residential condo sales recorded through 9/20/2025, categorized by closing date rather than the NYC Department of Finance's recording date.

Source: CityRealty • Get the data • Embed • Download image • Created with Datawrapper

The average closing price of Manhattan condo and co-op units by quarter

So far in Q3 2025, the average sale price of a Manhattan apartment is up 3% year-over-year. Condo prices are flat versus 3Q 2024, while the co-op average is up 7% to $1.45M. The figures may reflect a dwindling supply of high-end new development inventory and the timeless appeal of pre-war co-ops.

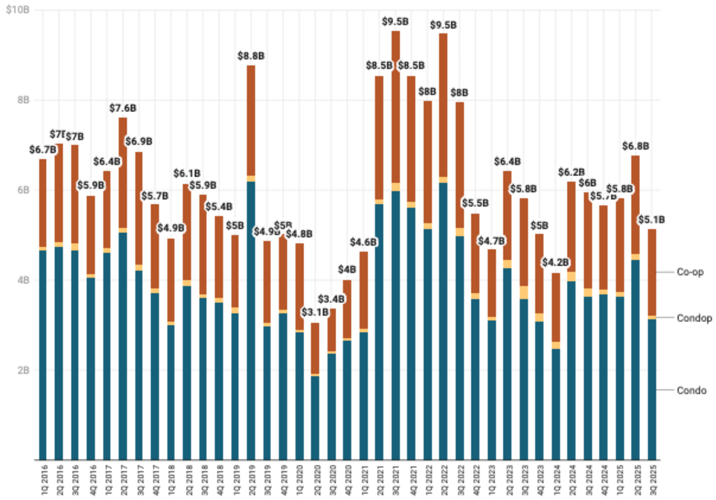


Figures currently include all sales recorded through September 20, 2025.

Source: CityRealty • Get the data • Embed • Download image • Created with Datawrapper

The aggregate dollar amount of sold Manhattan apartments by quarter

With over $6.8 billion in apartment sales reported, Q2 2025 was the strongest quarter by dollar volume in Manhattan since Q3 2022. Over $5.1B in sales have been recorded for Q3 2025 so far, with about 5 weeks of meaningful data yet to come in.



Data includes all sales recorded up until 9/20/2025.

Source: CityRealty • Get the data • Created with Datawrapper

Manhattan Residential Apartment Sales | September 14-20, 2025

Last week, Manhattan recorded nearly $475 million in apartment closings across 257 sales, including four transactions above $10 million. The Upper East Side led the top of the market with four of the 10 priciest transactions.

	Building/Name	Neighborhood	▼ Price	Beds /Baths	Type	PPSF	Closing Date
1	1125 Fifth Avenue, #10	Carnegie Hill	$18,000,000	4/4.5	Co-op		9/9/25
2	Madison House, 15 East 30th Street, #58A	Murray Hill	$11,200,000	4/4	Condo		9/4/25
3	The Massena, 944 Park Avenue, #6	Carnegie Hill	$10,513,725	/	Condo	$3,186	9/9/25
4	1165 Madison Avenue, #3N	Carnegie Hill	$10,300,000	3/3.5	Condo	$3,604	8/25/25
5	1120 Fifth Avenue, #11B	Carnegie Hill	$9,995,000	2/3.5	Co-op		9/2/25
6	1289 Lexington Avenue, #19A	Carnegie Hill	$8,200,000	5/6+	Condo		9/4/25
7	730 Park Avenue, #9C	Park/Fifth Ave. to 79th St.	$8,000,000	4/6+	Co-op		9/11/25
8	11 Beach, 11 Beach Street, #2D	Tribeca	$8,000,000	5/4.5	Condo	$2,300	9/11/25
9	The St. Urban, 285 Central Park West, #2S	Central Park West	$7,825,000	4/3	Co-op	$2,236	9/10/25
10	The Lispenard, 46 Lispenard Street, #PH	Tribeca	$7,200,000	5/4.5	Condo	$1,726	9/9/25
11	765 Park Avenue, #6A	Park/Fifth Ave. to 79th St.	$7,200,000	4/5.5	Co-op	$2,028	9/10/25
12	721 Fifth Avenue, #64GH	Midtown East	$7,150,000	3/3.5	Condo		9/9/25
13	The Rushmore, 80 Riverside Boulevard, #38CD	Riverside Dr./West End Ave.	$6,300,000	5/5.5	Condo	$1,757	9/3/25
14	30 East 10th Street, #9/10N	Greenwich Village	$5,850,000	3/3.5	Co-op		9/9/25
15	201 East 80th Street, #25A	Yorkville	$5,300,000	4/4	Condo	$1,512	9/16/25
16	91 Leonard Street, #14A	Tribeca	$4,950,000	3/3	Condo	$2,714	9/15/25
17	1049 Park Avenue, #10A	Carnegie Hill	$4,950,000	3/3	Co-op		9/4/25
18	630 Park Avenue, #5B	Park/Fifth Ave. to 79th St.	$4,600,000	2/2	Co-op		10/24/24
19	138 Reade Street, #2	Tribeca	$4,500,000	3/2.5	Condo		9/12/25
20	35 Hudson Yards, 500 West 33rd Street, #5302	Midtown West	$4,400,000	2/2.5	Condo	$2,024	9/10/25

+ Show 237 more

https://www.cityrealty.com/nyc/market-insight/features/goldilocks-blocks/manhattan-sales-sabrina-carpenter-buys-tribeca-penthouse-trump-tower-unit-sells-32-discount/69564