



COMPASS

Manhattan Luxury Report

Feb 02 - 08, 2026, Residential Contracts \$5M+

Photo: 730 Park Avenue, Unit 7/8A

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 25 contracts signed this week, made up of 18 condos, 3 co-ops, and 4 houses. The previous week saw 23 deals. For more information or data, please reach out to a Compass agent.

\$12,482,760

Average Asking Price

\$8,750,000

Median Asking Price

\$3,284

Average PPSF

2%

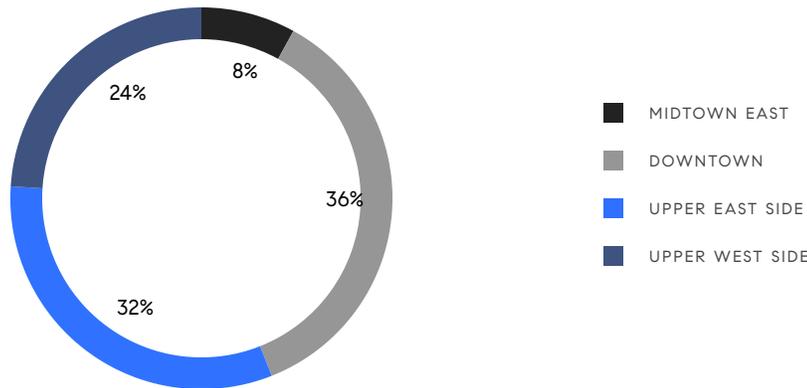
Average Discount

\$312,069,000

Total Volume

197

Average Days On Market



18

Condo Deal(s)

3

Co-op Deal(s)

4

Townhouse Deal(s)

\$13,805,556

Average Asking Price

\$9,616,667

Average Asking Price

\$8,679,750

Average Asking Price

\$10,787,500

Median Asking Price

\$6,800,000

Median Asking Price

\$8,372,500

Median Asking Price

\$3,723

Average PPSF

\$1,492

Average PPSF

3,417

Average SqFt

6,863

Average SqFt



432 Park Avenue, Unit 78

Contract Signed

Midtown

Type	Condo	Price	\$59,500,000	Sq. Ft.	8,280	Beds	4
DOM	-	Initial	\$59,500,000	PPSF	\$7,186	Baths	4.5



140 Jane Street, Unit 4N

Contract Signed

West Village

Type	Condo	Price	\$27,000,000	Sq. Ft.	4,590	Beds	4
DOM	-	Initial	\$27,000,000	PPSF	\$5,883	Baths	4.5



1122 Madison Avenue, Unit 12N

Contract Signed

Upper East Side

Type	Condo	Price	\$20,500,000	Sq. Ft.	3,799	Beds	5
DOM	-	Initial	-	PPSF	\$5,397	Baths	4



150 East 78th Street, Unit DPH11B

Contract Signed

Upper East Side

Type	Condo	Price	\$17,495,000	Sq. Ft.	3,816	Beds	5
DOM	123	Initial	\$17,495,000	PPSF	\$4,585	Baths	5



765 Park Avenue, Unit 6/7C

Contract Signed

Lenox Hill

Type	Coop	Price	\$16,200,000	Sq. Ft.	5,000	Beds	5
DOM	159	Initial	\$18,000,000	PPSF	\$3,240	Baths	5



217 West 57th Street, Unit 57W

Contract Signed

Midtown

Type	Condo	Price	\$13,900,000	Sq. Ft.	3,165	Beds	3
DOM	-	Initial	\$13,900,000	PPSF	\$4,392	Baths	3.5

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1122 Madison Avenue, Unit 9N

Contract Signed

Upper East Side

Type	Condo	Price	\$13,350,000	Sq. Ft.	3,178	Beds	5
DOM	-	Initial	\$13,350,000	PPSF	\$4,201	Baths	4



45 Walker Street, Unit PH

Contract Signed

Tribeca

Type	Condo	Price	\$12,950,000	Sq. Ft.	7,185	Beds	4
DOM	374	Initial	\$14,450,000	PPSF	\$1,803	Baths	4.5



1122 Madison Avenue, Unit 6N

Contract Signed

Upper East Side

Type	Condo	Price	\$12,225,000	Sq. Ft.	3,178	Beds	4
DOM	-	Initial	-	PPSF	\$3,847	Baths	4



1122 Madison Avenue, Unit 10S

Contract Signed

Upper East Side

Type	Condo	Price	\$11,575,000	Sq. Ft.	2,765	Beds	3
DOM	-	Initial	-	PPSF	\$4,187	Baths	3



53 West 85th Street

Contract Signed

Upper West Side

Type	Townhouse	Price	\$10,975,000	Sq. Ft.	6,075	Beds	5
DOM	255	Initial	\$11,995,000	PPSF	\$1,807	Baths	6.5



83 Thompson Street, Unit 4

Contract Signed

Soho

Type	Condo	Price	\$10,000,000	Sq. Ft.	3,483	Beds	4
DOM	33	Initial	\$10,000,000	PPSF	\$2,872	Baths	4.5

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251 East 61st Street

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$8,750,000	Sq. Ft.	4,106	Beds	5
DOM	273	Initial	\$9,500,000	PPSF	\$2,132	Baths	5



127 West 12th Street

Greenwich Village

Contract Signed

Type	Townhouse	Price	\$7,995,000	Sq. Ft.	5,600	Beds	8
DOM	246	Initial	\$9,500,000	PPSF	\$1,428	Baths	8



1 West End Avenue, Unit 32A

Upper West Side

Contract Signed

Type	Condo	Price	\$7,995,000	Sq. Ft.	3,055	Beds	4
DOM	80	Initial	\$8,100,000	PPSF	\$2,618	Baths	4.5



40 Bleecker Street, Unit 7B

Noho

Contract Signed

Type	Condo	Price	\$7,850,000	Sq. Ft.	1,941	Beds	3
DOM	83	Initial	\$7,850,000	PPSF	\$4,045	Baths	3.5



323 West 80th Street

Upper West Side

Contract Signed

Type	Townhouse	Price	\$6,999,000	Sq. Ft.	11,670	Beds	14
DOM	32	Initial	\$6,999,000	PPSF	\$600	Baths	12



211 Central Park West, Unit 11A

Upper West Side

Contract Signed

Type	Coop	Price	\$6,800,000	Sq. Ft.	2,622	Beds	3
DOM	121	Initial	\$6,800,000	PPSF	\$2,594	Baths	3

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275 West 10th Street, Unit 8C

Contract Signed

West Village

Type	Condo	Price	\$6,250,000	Sq. Ft.	1,757	Beds	2
DOM	28	Initial	\$6,250,000	PPSF	\$3,558	Baths	2.5



524 West 19th Street, Unit 4

Contract Signed

West Chelsea

Type	Condo	Price	\$5,895,000	Sq. Ft.	2,695	Beds	4
DOM	223	Initial	\$6,200,000	PPSF	\$2,188	Baths	3



1056 5th Avenue, Unit 15DE

Contract Signed

Upper East Side

Type	Coop	Price	\$5,850,000	Sq. Ft.	-	Beds	5
DOM	-	Initial	-	PPSF	-	Baths	4



225 West 86th Street, Unit 317

Contract Signed

Upper West Side

Type	Condo	Price	\$5,775,000	Sq. Ft.	2,220	Beds	3
DOM	-	Initial	\$5,775,000	PPSF	\$2,602	Baths	3



101 Warren Street, Unit 5D

Contract Signed

Tribeca

Type	Condo	Price	\$5,595,000	Sq. Ft.	2,041	Beds	3
DOM	278	Initial	\$5,595,000	PPSF	\$2,742	Baths	3



173 MacDougal Street, Unit 3W

Contract Signed

Greenwich Village

Type	Condo	Price	\$5,495,000	Sq. Ft.	2,260	Beds	3
DOM	128	Initial	\$5,495,000	PPSF	\$2,432	Baths	2.5

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212 West 72nd Street, Unit 4H

Upper West Side

Contract Signed

Type	Condo	Price	\$5,150,000	Sq. Ft.	2,082	Beds	4
DOM	704	Initial	\$5,250,000	PPSF	\$2,474	Baths	3.5

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