



COMPASS

# Manhattan Luxury Report

Feb 09 - 15, 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 24 contracts signed this week, made up of 19 condos, 2 co-ops, and 3 houses. The previous week saw 25 deals. For more information or data, please reach out to a Compass agent.

**\$13,161,609**

Average Asking Price

**\$7,997,500**

Median Asking Price

**\$3,626**

Average PPSF

**2%**

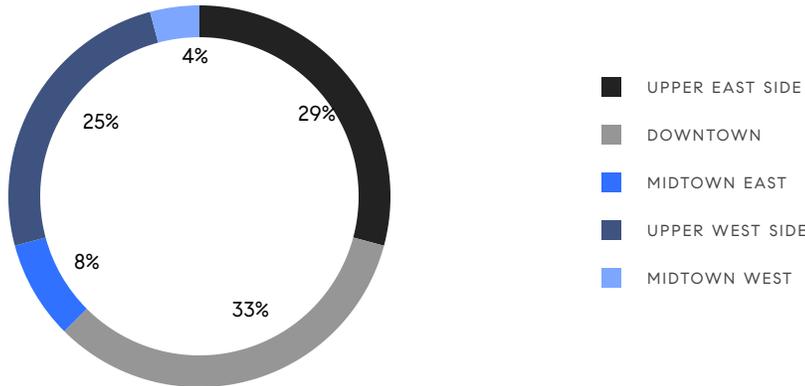
Average Discount

**\$315,878,599**

Total Volume

**165**

Average Days On Market



**19**

Condo Deal(s)

**2**

Co-op Deal(s)

**3**

Townhouse Deal(s)

**\$14,854,400**

Average Asking Price

**\$6,025,000**

Average Asking Price

**\$7,198,334**

Average Asking Price

**\$10,000,000**

Median Asking Price

**\$6,025,000**

Median Asking Price

**\$6,600,000**

Median Asking Price

**\$3,979**

Average PPSF

**\$1,389**

Average PPSF

**3,448**

Average SqFt

**5,268**

Average SqFt



### 1122 Madison Avenue, Unit 18

Contract Signed

Upper East Side

Type	Condo	Price	\$39,000,000	Sq. Ft.	5,251	Beds	5
DOM	-	Initial	\$39,000,000	PPSF	\$7,428	Baths	5.5



### 1122 Madison Avenue, Unit 16

Contract Signed

Upper East Side

Type	Condo	Price	\$36,500,000	Sq. Ft.	5,251	Beds	5
DOM	-	Initial	\$36,500,000	PPSF	\$6,952	Baths	5.5



### 125 Perry Street, Unit THE

Contract Signed

West Village

Type	Condo	Price	\$35,000,000	Sq. Ft.	7,023	Beds	4
DOM	28	Initial	\$35,000,000	PPSF	\$4,984	Baths	4



### 217 West 57th Street, Unit 81E

Contract Signed

Midtown

Type	Condo	Price	\$26,400,000	Sq. Ft.	4,295	Beds	4
DOM	13	Initial	\$26,400,000	PPSF	\$6,147	Baths	4



### 15 Central Park West, Unit 27D

Contract Signed

Upper West Side

Type	Condo	Price	\$22,800,000	Sq. Ft.	3,173	Beds	4
DOM	91	Initial	\$22,800,000	PPSF	\$7,186	Baths	4



### 8 West 60th Street, Unit 72/73B

Contract Signed

Upper West Side

Type	Condo	Price	\$17,999,999	Sq. Ft.	3,491	Beds	4
DOM	298	Initial	\$17,999,999	PPSF	\$5,157	Baths	5.5

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### 520 Park Avenue, Unit 18

Lenox Hill

Contract Signed

Type	Condo	Price	\$13,495,000	Sq. Ft.	4,613	Beds	4
DOM	99	Initial	\$13,995,000	PPSF	\$2,926	Baths	5.5



### 1122 Madison Avenue, Unit 7N

Upper East Side

Contract Signed

Type	Condo	Price	\$12,750,000	Sq. Ft.	3,178	Beds	4
DOM	-	Initial	-	PPSF	\$4,012	Baths	4



### 500 West 18th Street, Unit W30C

West Chelsea

Contract Signed

Type	Condo	Price	\$10,545,000	Sq. Ft.	2,614	Beds	3
DOM	420	Initial	\$10,545,000	PPSF	\$4,035	Baths	3



### 583 Broadway, Unit 5M

Soho

Contract Signed

Type	Condo	Price	\$10,000,000	Sq. Ft.	4,177	Beds	3
DOM	35	Initial	\$10,000,000	PPSF	\$2,395	Baths	3



### 428 West 19th Street, Unit THA

West Chelsea

Contract Signed

Type	Condo	Price	\$8,950,000	Sq. Ft.	3,812	Beds	4
DOM	282	Initial	\$8,950,000	PPSF	\$2,348	Baths	3



### 13 Vandam Street

Soho

Contract Signed

Type	Townhouse	Price	\$8,500,000	Sq. Ft.	4,872	Beds	5
DOM	-	Initial	\$8,500,000	PPSF	\$1,745	Baths	3.5

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### 25 West 28th Street, Unit 41D

Contract Signed

Nomad

Type	Condo	Price	\$7,495,000	Sq. Ft.	1,848	Beds	2
DOM	325	Initial	\$7,995,000	PPSF	\$4,056	Baths	2



### 138 East 50th Street, Unit 68

Contract Signed

Turtle Bay

Type	Condo	Price	\$7,195,000	Sq. Ft.	2,684	Beds	3
DOM	155	Initial	\$7,195,000	PPSF	\$2,681	Baths	3



### 37 West 94th Street

Contract Signed

Upper West Side

Type	Townhouse	Price	\$6,600,000	Sq. Ft.	4,950	Beds	5
DOM	18	Initial	\$6,600,000	PPSF	\$1,334	Baths	6



### 920 5th Avenue, Unit 10B

Contract Signed

Lenox Hill

Type	Coop	Price	\$6,500,000	Sq. Ft.	-	Beds	4
DOM	151	Initial	\$6,950,000	PPSF	-	Baths	4



### 124 West 87th Street

Contract Signed

Upper West Side

Type	Townhouse	Price	\$6,495,000	Sq. Ft.	5,981	Beds	10
DOM	34	Initial	\$6,495,000	PPSF	\$1,086	Baths	5.5



### 32 West 9th Street, Unit MAISONETTE

Contract Signed

West Village

Type	Condo	Price	\$6,250,000	Sq. Ft.	1,900	Beds	3
DOM	-	Initial	\$6,250,000	PPSF	\$3,290	Baths	3

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### 211 West 84th Street, Unit 8B

Contract Signed

Upper West Side

Type	Condo	Price	\$5,975,000	Sq. Ft.	2,244	Beds	3
DOM	34	Initial	\$5,975,000	PPSF	\$2,663	Baths	4



### 35 Hudson Yards, Unit 6901

Contract Signed

Hudson Yards

Type	Condo	Price	\$5,800,000	Sq. Ft.	2,570	Beds	3
DOM	220	Initial	\$5,800,000	PPSF	\$2,257	Baths	3.5



### 225 West 86th Street, Unit 604

Contract Signed

Upper West Side

Type	Condo	Price	\$5,653,600	Sq. Ft.	3,000	Beds	7
DOM	-	Initial	\$7,840,000	PPSF	\$1,885	Baths	4



### 875 Park Avenue, Unit 4C

Contract Signed

Upper East Side

Type	Coop	Price	\$5,550,000	Sq. Ft.	-	Beds	3
DOM	125	Initial	\$6,200,000	PPSF	-	Baths	2



### 160 West 12th Street, Unit 66

Contract Signed

Greenwich Village

Type	Condo	Price	\$5,325,000	Sq. Ft.	1,583	Beds	2
DOM	5	Initial	\$5,325,000	PPSF	\$3,364	Baths	2



### 1289 Lexington Avenue, Unit 18C

Contract Signed

Upper East Side

Type	Condo	Price	\$5,100,000	Sq. Ft.	2,792	Beds	3
DOM	633	Initial	\$5,100,000	PPSF	\$1,827	Baths	3.5

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