



COMPASS

Manhattan Luxury Report

Feb 16 - 22, 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 17 contracts signed this week, made up of 11 condos, 4 co-ops, and 2 houses. The previous week saw 24 deals. For more information or data, please reach out to a Compass agent.

\$14,571,177

Average Asking Price

\$7,850,000

Median Asking Price

\$3,260

Average PPSF

2%

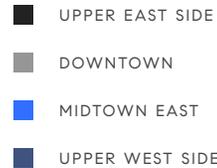
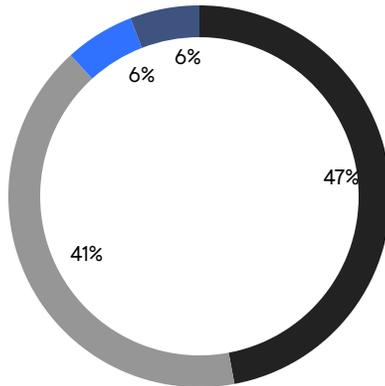
Average Discount

\$247,710,000

Total Volume

155

Average Days On Market



11

Condo Deal(s)

4

Co-op Deal(s)

2

Townhouse Deal(s)

\$17,056,364

Average Asking Price

\$6,185,000

Average Asking Price

\$17,675,000

Average Asking Price

\$8,800,000

Median Asking Price

\$6,047,500

Median Asking Price

\$17,675,000

Median Asking Price

\$3,642

Average PPSF

\$2,210

Average PPSF

3,735

Average SqFt

8,038

Average SqFt



1122 Madison Avenue, Unit PH

Contract Signed

Upper East Side

| | | | | | | | |
|------|-------|---------|--------------|---------|---------|-------|-----|
| Type | Condo | Price | \$89,500,000 | Sq. Ft. | 9,350 | Beds | 7 |
| DOM | - | Initial | \$89,500,000 | PPSF | \$9,573 | Baths | 7.5 |



125 West 11th Street

Contract Signed

Greenwich Village

| | | | | | | | |
|------|-----------|---------|--------------|---------|---------|-------|-----|
| Type | Townhouse | Price | \$21,500,000 | Sq. Ft. | 7,876 | Beds | 5 |
| DOM | 90 | Initial | \$21,500,000 | PPSF | \$2,730 | Baths | 5.5 |



200 East 95th Street, Unit PHC

Contract Signed

Upper East Side

| | | | | | | | |
|------|-------|---------|--------------|---------|---------|-------|-----|
| Type | Condo | Price | \$16,995,000 | Sq. Ft. | 5,188 | Beds | 5 |
| DOM | 245 | Initial | \$16,995,000 | PPSF | \$3,276 | Baths | 5.5 |



53 West 53rd Street, Unit 49A

Contract Signed

Midtown

| | | | | | | | |
|------|-------|---------|--------------|---------|---------|-------|-----|
| Type | Condo | Price | \$15,350,000 | Sq. Ft. | 3,765 | Beds | 4 |
| DOM | 355 | Initial | \$15,350,000 | PPSF | \$4,078 | Baths | 4.5 |



25 East 94th Street

Contract Signed

Upper East Side

| | | | | | | | |
|------|-----------|---------|--------------|---------|---------|-------|---|
| Type | Townhouse | Price | \$13,850,000 | Sq. Ft. | 8,200 | Beds | 6 |
| DOM | 39 | Initial | \$13,850,000 | PPSF | \$1,690 | Baths | 6 |



16 5th Avenue, Unit 6

Contract Signed

Greenwich Village

| | | | | | | | |
|------|-------|---------|--------------|---------|---------|-------|-----|
| Type | Condo | Price | \$11,750,000 | Sq. Ft. | 3,727 | Beds | 4 |
| DOM | 320 | Initial | \$13,500,000 | PPSF | \$3,153 | Baths | 4.5 |

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1122 Madison Avenue, Unit 8S

Contract Signed

Upper East Side

| | | | | | | | |
|------|-------|---------|--------------|---------|---------|-------|---|
| Type | Condo | Price | \$11,075,000 | Sq. Ft. | 2,765 | Beds | 3 |
| DOM | - | Initial | - | PPSF | \$4,006 | Baths | 3 |



515 Park Avenue, Unit 19

Contract Signed

Lenox Hill

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$8,800,000 | Sq. Ft. | 3,257 | Beds | 4 |
| DOM | 128 | Initial | \$8,800,000 | PPSF | \$2,702 | Baths | 4.5 |



205 West 76th Street, Unit PH1CN

Contract Signed

Upper West Side

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$7,850,000 | Sq. Ft. | 2,803 | Beds | 4 |
| DOM | 12 | Initial | \$7,850,000 | PPSF | \$2,801 | Baths | 3.5 |



255 East 77th Street, Unit 4D

Contract Signed

Upper East Side

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$7,400,000 | Sq. Ft. | 3,208 | Beds | 5 |
| DOM | 116 | Initial | \$7,400,000 | PPSF | \$2,307 | Baths | 5.5 |



30 Park Place, Unit 54A

Contract Signed

Tribeca

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$6,975,000 | Sq. Ft. | 2,811 | Beds | 4 |
| DOM | 184 | Initial | \$7,900,000 | PPSF | \$2,482 | Baths | 4.5 |



100 Barrow Street, Unit 3B

Contract Signed

West Village

| | | | | | | | |
|------|------|---------|-------------|---------|---------|-------|-----|
| Type | Coop | Price | \$6,850,000 | Sq. Ft. | 2,415 | Beds | 3 |
| DOM | 16 | Initial | \$6,850,000 | PPSF | \$2,837 | Baths | 3.5 |

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500 West 18th Street, Unit W21D

West Chelsea

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$6,425,000 | Sq. Ft. | 2,072 | Beds | 2 |
| DOM | 211 | Initial | \$6,425,000 | PPSF | \$3,101 | Baths | 2 |



930 Park Avenue, Unit 7S

Upper East Side

Contract Signed

| | | | | | | | |
|------|------|---------|-------------|---------|---|-------|---|
| Type | Coop | Price | \$6,100,000 | Sq. Ft. | - | Beds | 3 |
| DOM | 279 | Initial | \$6,475,000 | PPSF | - | Baths | 4 |



14-16 Wooster Street, Unit 2

Soho

Contract Signed

| | | | | | | | |
|------|------|---------|-------------|---------|---------|-------|---|
| Type | Coop | Price | \$5,995,000 | Sq. Ft. | 3,800 | Beds | 3 |
| DOM | - | Initial | - | PPSF | \$1,578 | Baths | 3 |



1125 Park Avenue, Unit 5C

Upper East Side

Contract Signed

| | | | | | | | |
|------|------|---------|-------------|---------|---|-------|---|
| Type | Coop | Price | \$5,795,000 | Sq. Ft. | - | Beds | 4 |
| DOM | 18 | Initial | \$5,795,000 | PPSF | - | Baths | 3 |



72 Mercer Street, Unit 5W

Soho

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$5,500,000 | Sq. Ft. | 2,133 | Beds | 2 |
| DOM | 157 | Initial | \$5,795,000 | PPSF | \$2,579 | Baths | 2.5 |

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