



COMPASS

# Manhattan Luxury Report

Feb 23 - Mar 01, 2026, Residential Contracts \$5M+

Photo: [535 Park Avenue, Unit 8AB](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 30 contracts signed this week, made up of 20 condos, 7 co-ops, and 3 houses. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

**\$12,206,200**

Average Asking Price

**\$8,122,500**

Median Asking Price

**\$3,219**

Average PPSF

**3%**

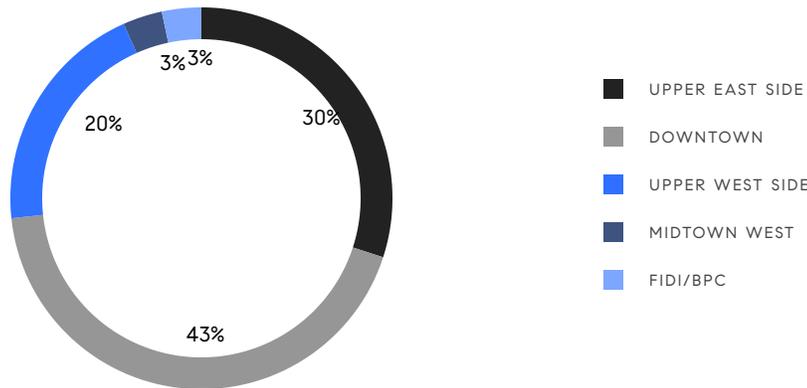
Average Discount

**\$366,185,990**

Total Volume

**267**

Average Days On Market



**20**

Condo Deal(s)

**7**

Co-op Deal(s)

**3**

Townhouse Deal(s)

**\$10,000,300**

Average Asking Price

**\$9,061,429**

Average Asking Price

**\$34,250,000**

Average Asking Price

**\$7,995,000**

Median Asking Price

**\$6,995,000**

Median Asking Price

**\$39,500,000**

Median Asking Price

**\$3,346**

Average PPSF

**\$2,951**

Average PPSF

**2,919**

Average SqFt

**11,875**

Average SqFt



### 8 East 62nd Street

Lenox Hill

Contract Signed

|      |           |         |              |         |         |       |   |
|------|-----------|---------|--------------|---------|---------|-------|---|
| Type | Townhouse | Price   | \$55,000,000 | Sq. Ft. | 14,825  | Beds  | 6 |
| DOM  | 21        | Initial | \$57,500,000 | PPSF    | \$3,710 | Baths | 8 |



### 15 East 63rd Street

Lenox Hill

Contract Signed

|      |           |         |              |         |         |       |   |
|------|-----------|---------|--------------|---------|---------|-------|---|
| Type | Townhouse | Price   | \$39,500,000 | Sq. Ft. | 18,000  | Beds  | 7 |
| DOM  | 411       | Initial | \$39,500,000 | PPSF    | \$2,195 | Baths | 8 |



### 175 5th Avenue, Unit 18N

Flatiron District

Contract Signed

|      |       |         |              |         |         |       |     |
|------|-------|---------|--------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$24,800,000 | Sq. Ft. | 4,626   | Beds  | 4   |
| DOM  | -     | Initial | \$24,800,000 | PPSF    | \$5,362 | Baths | 4.5 |



### 175 5th Avenue, Unit 4N

Flatiron District

Contract Signed

|      |       |         |              |         |         |       |     |
|------|-------|---------|--------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$19,850,000 | Sq. Ft. | 4,729   | Beds  | 4   |
| DOM  | -     | Initial | \$19,850,000 | PPSF    | \$4,198 | Baths | 4.5 |



### 1 Central Park West, Unit 48A

Upper West Side

Contract Signed

|      |       |         |              |         |         |       |   |
|------|-------|---------|--------------|---------|---------|-------|---|
| Type | Condo | Price   | \$17,750,000 | Sq. Ft. | 4,489   | Beds  | 4 |
| DOM  | 278   | Initial | \$19,995,000 | PPSF    | \$3,955 | Baths | 5 |



### 720 Park Avenue, Unit 10A

Lenox Hill

Contract Signed

|      |      |         |              |         |   |       |   |
|------|------|---------|--------------|---------|---|-------|---|
| Type | Coop | Price   | \$15,500,000 | Sq. Ft. | - | Beds  | 4 |
| DOM  | 144  | Initial | \$17,000,000 | PPSF    | - | Baths | 4 |

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### 200 Amsterdam Avenue, Unit 46

Contract Signed

Upper West Side

|      |       |         |              |         |         |       |     |
|------|-------|---------|--------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$14,995,000 | Sq. Ft. | 3,933   | Beds  | 4   |
| DOM  | 126   | Initial | \$14,995,000 | PPSF    | \$3,813 | Baths | 4.5 |



### 969 5th Avenue, Unit 5/6

Contract Signed

Upper East Side

|      |      |         |              |         |   |       |   |
|------|------|---------|--------------|---------|---|-------|---|
| Type | Coop | Price   | \$13,500,000 | Sq. Ft. | - | Beds  | 3 |
| DOM  | 200  | Initial | \$16,900,000 | PPSF    | - | Baths | 4 |



### 1122 Madison Avenue, Unit 7S

Contract Signed

Upper East Side

|      |       |         |              |         |         |       |   |
|------|-------|---------|--------------|---------|---------|-------|---|
| Type | Condo | Price   | \$10,725,000 | Sq. Ft. | 2,765   | Beds  | 3 |
| DOM  | -     | Initial | -            | PPSF    | \$3,879 | Baths | 3 |



### 211 West 84th Street, Unit 10E

Contract Signed

Upper West Side

|      |       |         |              |         |         |       |   |
|------|-------|---------|--------------|---------|---------|-------|---|
| Type | Condo | Price   | \$10,200,000 | Sq. Ft. | 3,104   | Beds  | 4 |
| DOM  | 504   | Initial | \$10,100,000 | PPSF    | \$3,287 | Baths | 4 |



### 220 East 9th Street, Unit PHA

Contract Signed

East Village

|      |       |         |             |         |         |       |     |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$9,950,000 | Sq. Ft. | 3,048   | Beds  | 4   |
| DOM  | -     | Initial | \$9,950,000 | PPSF    | \$3,265 | Baths | 4.5 |



### 11 North Moore Street, Unit 5A

Contract Signed

Tribeca

|      |       |         |             |         |         |       |     |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$9,000,000 | Sq. Ft. | 3,133   | Beds  | 4   |
| DOM  | -     | Initial | \$9,000,000 | PPSF    | \$2,873 | Baths | 4.5 |

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### 35 Hudson Yards, Unit 7901

Contract Signed

Hudson Yards

|      |       |         |             |         |         |       |     |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$8,950,000 | Sq. Ft. | 3,848   | Beds  | 4   |
| DOM  | -     | Initial | \$8,950,000 | PPSF    | \$2,326 | Baths | 4.5 |



### 151 Central Park West, Unit 11N

Contract Signed

Upper West Side

|      |      |         |              |         |   |       |   |
|------|------|---------|--------------|---------|---|-------|---|
| Type | Coop | Price   | \$8,500,000  | Sq. Ft. | - | Beds  | 3 |
| DOM  | 370  | Initial | \$12,000,000 | PPSF    | - | Baths | 3 |



### 37 Harrison Street

Contract Signed

Tribeca

|      |           |         |             |         |         |       |   |
|------|-----------|---------|-------------|---------|---------|-------|---|
| Type | Townhouse | Price   | \$8,250,000 | Sq. Ft. | 2,800   | Beds  | 3 |
| DOM  | 143       | Initial | \$8,750,000 | PPSF    | \$2,947 | Baths | 2 |



### 225 East 19th Street, Unit PHB

Contract Signed

Gramercy

|      |       |         |             |         |         |       |   |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price   | \$7,995,000 | Sq. Ft. | 2,721   | Beds  | 3 |
| DOM  | 521   | Initial | \$7,995,000 | PPSF    | \$2,939 | Baths | 3 |



### 230 West 78th Street, Unit PH19

Contract Signed

Upper West Side

|      |       |         |             |         |         |       |     |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$7,995,000 | Sq. Ft. | 3,129   | Beds  | 3   |
| DOM  | 274   | Initial | \$8,995,000 | PPSF    | \$2,556 | Baths | 3.5 |



### 130 William Street, Unit 64B

Contract Signed

Financial District

|      |       |         |             |         |         |       |   |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price   | \$7,195,990 | Sq. Ft. | 2,476   | Beds  | 3 |
| DOM  | 343   | Initial | \$7,195,990 | PPSF    | \$2,907 | Baths | 3 |

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### 360 Central Park West, Unit 8A/9A

Upper West Side

Contract Signed

|      |       |         |             |         |         |       |     |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$6,995,000 | Sq. Ft. | 2,508   | Beds  | 4   |
| DOM  | 161   | Initial | \$6,995,000 | PPSF    | \$2,790 | Baths | 2.5 |



### 733 Park Avenue, Unit 4

Lenox Hill

Contract Signed

|      |      |         |             |         |   |       |   |
|------|------|---------|-------------|---------|---|-------|---|
| Type | Coop | Price   | \$6,995,000 | Sq. Ft. | - | Beds  | 4 |
| DOM  | -    | Initial | -           | PPSF    | - | Baths | 4 |



### 930 Park Avenue, Unit 8N

Upper East Side

Contract Signed

|      |      |         |             |         |   |       |   |
|------|------|---------|-------------|---------|---|-------|---|
| Type | Coop | Price   | \$6,985,000 | Sq. Ft. | - | Beds  | 3 |
| DOM  | 213  | Initial | \$6,985,000 | PPSF    | - | Baths | 3 |



### 220 East 9th Street, Unit PHC

East Village

Contract Signed

|      |       |         |             |         |         |       |     |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$6,950,000 | Sq. Ft. | 2,380   | Beds  | 4   |
| DOM  | -     | Initial | \$6,950,000 | PPSF    | \$2,921 | Baths | 4.5 |



### 1122 Madison Avenue, Unit 3S

Upper East Side

Contract Signed

|      |       |         |             |         |         |       |   |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price   | \$6,750,000 | Sq. Ft. | 2,098   | Beds  | 2 |
| DOM  | -     | Initial | -           | PPSF    | \$3,218 | Baths | 2 |



### 74 Grand Street, Unit PH

Soho

Contract Signed

|      |       |         |             |         |         |       |   |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price   | \$6,450,000 | Sq. Ft. | 2,588   | Beds  | 2 |
| DOM  | 20    | Initial | \$6,450,000 | PPSF    | \$2,493 | Baths | 2 |

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### 1045 Park Avenue, Unit 10

Upper East Side

Contract Signed

|      |      |         |             |         |         |       |   |
|------|------|---------|-------------|---------|---------|-------|---|
| Type | Coop | Price   | \$6,250,000 | Sq. Ft. | 4,200   | Beds  | 6 |
| DOM  | -    | Initial | -           | PPSF    | \$1,489 | Baths | 6 |



### 299 West 12th Street, Unit 15GH

West Village

Contract Signed

|      |       |         |             |         |         |       |   |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price   | \$6,250,000 | Sq. Ft. | 1,450   | Beds  | 2 |
| DOM  | 21    | Initial | \$6,250,000 | PPSF    | \$4,311 | Baths | 2 |



### 500 West 18th Street, Unit E23D

West Chelsea

Contract Signed

|      |       |         |             |         |         |       |     |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$5,790,000 | Sq. Ft. | 1,619   | Beds  | 2   |
| DOM  | -     | Initial | \$5,790,000 | PPSF    | \$3,577 | Baths | 2.5 |



### 500 West 18th Street, Unit E22D

West Chelsea

Contract Signed

|      |       |         |             |         |         |       |   |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price   | \$5,765,000 | Sq. Ft. | 1,621   | Beds  | 2 |
| DOM  | 701   | Initial | \$5,765,000 | PPSF    | \$3,557 | Baths | 2 |



### 434 Greenwich Street, Unit PH7R

Tribeca

Contract Signed

|      |      |         |             |         |   |       |   |
|------|------|---------|-------------|---------|---|-------|---|
| Type | Coop | Price   | \$5,700,000 | Sq. Ft. | - | Beds  | 3 |
| DOM  | -    | Initial | -           | PPSF    | - | Baths | 2 |



### 555 West 22nd Street, Unit 4CW

West Chelsea

Contract Signed

|      |       |         |             |         |         |       |     |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$5,650,000 | Sq. Ft. | 2,108   | Beds  | 3   |
| DOM  | 340   | Initial | \$5,650,000 | PPSF    | \$2,681 | Baths | 3.5 |

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