



COMPASS

Manhattan Luxury Report

Mar 09 - 15, 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 17 contracts signed this week, made up of 14 condos, 2 co-ops, and 1 house. The previous week saw 33 deals. For more information or data, please reach out to a Compass agent.

\$8,709,118

Average Asking Price

\$7,200,000

Median Asking Price

\$2,656

Average PPSF

0%

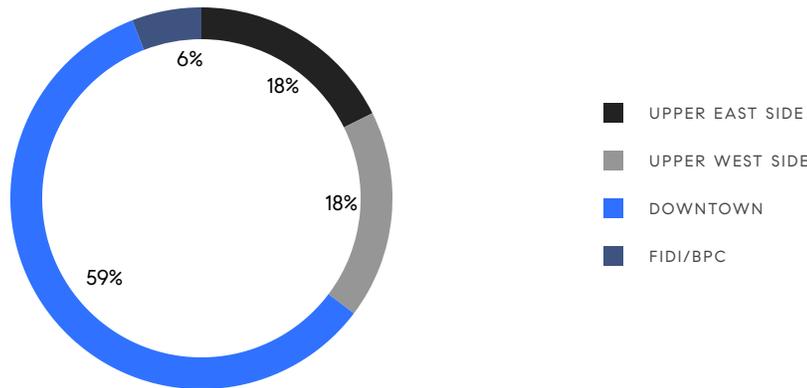
Average Discount

\$148,055,000

Total Volume

94

Average Days On Market



14

Condo Deal(s)

2

Co-op Deal(s)

1

Townhouse Deal(s)

\$9,138,215

Average Asking Price

\$6,812,500

Average Asking Price

\$6,495,000

Average Asking Price

\$7,225,000

Median Asking Price

\$6,812,500

Median Asking Price

\$6,495,000

Median Asking Price

\$2,728

Average PPSF

\$1,643

Average PPSF

3,364

Average SqFt

3,954

Average SqFt



200 East 79th Street, Unit PH

Contract Signed

Upper East Side

Type	Condo	Price	\$18,000,000	Sq. Ft.	4,898	Beds	5
DOM	52	Initial	\$18,000,000	PPSF	\$3,675	Baths	5.5



211 West 84th Street, Unit TH-EAST

Contract Signed

Upper West Side

Type	Condo	Price	\$17,000,000	Sq. Ft.	7,733	Beds	6
DOM	-	Initial	\$16,750,000	PPSF	\$2,199	Baths	6



16 5th Avenue, Unit 9

Contract Signed

Greenwich Village

Type	Condo	Price	\$12,750,000	Sq. Ft.	3,727	Beds	4
DOM	119	Initial	\$12,750,000	PPSF	\$3,421	Baths	4.5



10 Madison Square West, Unit 12D

Contract Signed

Flatiron District

Type	Condo	Price	\$12,450,000	Sq. Ft.	3,309	Beds	4
DOM	321	Initial	\$12,450,000	PPSF	\$3,763	Baths	4



67 Irving Place, Unit 8

Contract Signed

Flatiron District

Type	Condo	Price	\$10,650,000	Sq. Ft.	3,432	Beds	4
DOM	34	Initial	\$10,150,000	PPSF	\$3,104	Baths	4.5



115 Central Park West, Unit 10D

Contract Signed

Upper West Side

Type	Coop	Price	\$8,250,000	Sq. Ft.	-	Beds	3
DOM	19	Initial	\$8,250,000	PPSF	-	Baths	2

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



40 East 72nd Street, Unit MAISONETTE

Contract Signed

Lenox Hill

Type	Condo	Price	\$7,995,000	Sq. Ft.	3,402	Beds	4
DOM	44	Initial	\$8,245,000	PPSF	\$2,351	Baths	3



500 West 18th Street, Unit E12B

Contract Signed

West Chelsea

Type	Condo	Price	\$7,250,000	Sq. Ft.	2,654	Beds	3
DOM	-	Initial	\$7,250,000	PPSF	\$2,732	Baths	3.5



67 Irving Place, Unit 4

Contract Signed

Flatiron District

Type	Condo	Price	\$7,200,000	Sq. Ft.	2,747	Beds	3
DOM	-	Initial	\$7,200,000	PPSF	\$2,622	Baths	3.5



43 Charlton Street

Contract Signed

Soho

Type	Townhouse	Price	\$6,495,000	Sq. Ft.	3,954	Beds	5
DOM	191	Initial	\$6,995,000	PPSF	\$1,643	Baths	3.5



71 Laight Street, Unit 5F

Contract Signed

Tribeca

Type	Condo	Price	\$6,400,000	Sq. Ft.	2,409	Beds	3
DOM	-	Initial	\$6,400,000	PPSF	\$2,657	Baths	3.5



535 West End Avenue, Unit 8B

Contract Signed

Upper West Side

Type	Condo	Price	\$5,990,000	Sq. Ft.	3,744	Beds	4
DOM	51	Initial	\$5,990,000	PPSF	\$1,600	Baths	5.5

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



75 Kenmare Street, Unit PHC

Contract Signed

Nolita

Type	Condo	Price	\$5,900,000	Sq. Ft.	1,855	Beds	2
DOM	57	Initial	\$5,900,000	PPSF	\$3,181	Baths	2



50 West Street, Unit 30C

Contract Signed

Financial District

Type	Condo	Price	\$5,700,000	Sq. Ft.	2,302	Beds	3
DOM	-	Initial	\$5,700,000	PPSF	\$2,477	Baths	3.5



30 Park Place, Unit 50D

Contract Signed

Tribeca

Type	Condo	Price	\$5,500,000	Sq. Ft.	2,265	Beds	3
DOM	52	Initial	\$5,500,000	PPSF	\$2,429	Baths	3.5



115 East 67th Street, Unit 7/8D

Contract Signed

Lenox Hill

Type	Coop	Price	\$5,375,000	Sq. Ft.	-	Beds	3
DOM	-	Initial	\$5,375,000	PPSF	-	Baths	3



88 Lexington Avenue, Unit 905

Contract Signed

Nomad

Type	Condo	Price	\$5,150,000	Sq. Ft.	2,606	Beds	4
DOM	-	Initial	\$5,150,000	PPSF	\$1,977	Baths	3.5

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.