



COMPASS

Manhattan Luxury Report

Mar 30 - Apr 05, 2026, Residential Contracts \$5M+

Photo: 57 Irving Place, Unit PH9/10

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 26 contracts signed this week, made up of 15 condos, 6 co-ops, and 5 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

\$13,667,847

Average Asking Price

\$7,097,500

Median Asking Price

\$3,128

Average PPSF

1%

Average Discount

\$355,363,999

Total Volume

217

Average Days On Market



15

Condo Deal(s)

6

Co-op Deal(s)

5

Townhouse Deal(s)

\$13,689,667

Average Asking Price

\$6,449,167

Average Asking Price

\$22,264,800

Average Asking Price

\$7,200,000

Median Asking Price

\$5,547,500

Median Asking Price

\$10,250,000

Median Asking Price

\$3,456

Average PPSF

\$2,795

Average PPSF

3,550

Average SqFt

6,236

Average SqFt



105 Bank Street

West Village

Contract Signed

Type	Townhouse	Price	\$75,000,000	Sq. Ft.	13,000	Beds	6
DOM	-	Initial	\$75,000,000	PPSF	\$5,770	Baths	8

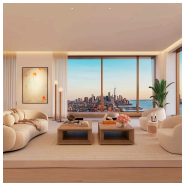


175 5th Avenue, Unit 21

Flatiron District

Contract Signed

Type	Condo	Price	\$58,500,000	Sq. Ft.	7,441	Beds	5
DOM	-	Initial	\$58,500,000	PPSF	\$7,862	Baths	5.5



500 West 18th Street, Unit WPH33B

West Chelsea

Contract Signed

Type	Condo	Price	\$24,600,000	Sq. Ft.	5,160	Beds	4
DOM	520	Initial	\$24,600,000	PPSF	\$4,768	Baths	4

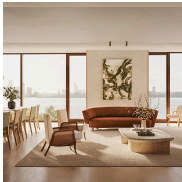


16 5th Avenue, Unit 18

Greenwich Village

Contract Signed

Type	Condo	Price	\$17,500,000	Sq. Ft.	3,727	Beds	4
DOM	-	Initial	\$17,500,000	PPSF	\$4,696	Baths	4.5

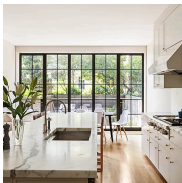


140 Jane Street, Unit 2S

West Village

Contract Signed

Type	Condo	Price	\$14,950,000	Sq. Ft.	3,292	Beds	3
DOM	136	Initial	\$13,950,000	PPSF	\$4,542	Baths	3.5



354 West 20th Street

Chelsea

Contract Signed

Type	Townhouse	Price	\$13,999,999	Sq. Ft.	6,200	Beds	5
DOM	149	Initial	\$13,999,999	PPSF	\$2,259	Baths	5

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2505 Broadway, Unit PHA

Upper West Side

Contract Signed

Type	Condo	Price	\$13,000,000	Sq. Ft.	4,103	Beds	4
DOM	207	Initial	\$14,000,000	PPSF	\$3,168	Baths	5

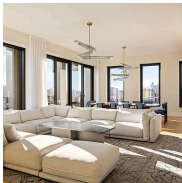


173 Macdougall Street, Unit 5WE

Greenwich Village

Contract Signed

Type	Condo	Price	\$12,900,000	Sq. Ft.	4,635	Beds	4
DOM	28	Initial	\$12,900,000	PPSF	\$2,784	Baths	4.5



39 West 23rd Street, Unit PH

Flatiron District

Contract Signed

Type	Condo	Price	\$12,500,000	Sq. Ft.	3,228	Beds	3
DOM	67	Initial	\$12,500,000	PPSF	\$3,873	Baths	3.5



32 Walker Street

Tribeca

Contract Signed

Type	Townhouse	Price	\$10,250,000	Sq. Ft.	3,288	Beds	3
DOM	-	Initial	\$9,650,000	PPSF	\$3,118	Baths	4

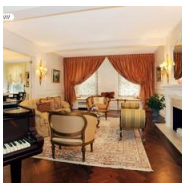


211 Central Park West, Unit 4G

Upper West Side

Contract Signed

Type	Coop	Price	\$8,500,000	Sq. Ft.	-	Beds	4
DOM	853	Initial	\$9,750,000	PPSF	-	Baths	4



21 East 87th Street, Unit 2AB

Carnegie Hill

Contract Signed

Type	Coop	Price	\$8,500,000	Sq. Ft.	4,600	Beds	5
DOM	42	Initial	\$8,500,000	PPSF	\$1,848	Baths	6

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27 Wooster Street, Unit 4A

Soho

Contract Signed

Type	Condo	Price	\$7,200,000	Sq. Ft.	2,500	Beds	3
DOM	342	Initial	\$7,200,000	PPSF	\$2,880	Baths	3.5



15 Central Park West, Unit 11L

Lincoln Square

Contract Signed

Type	Condo	Price	\$6,995,000	Sq. Ft.	1,925	Beds	2
DOM	14	Initial	\$6,995,000	PPSF	\$3,634	Baths	2.5



325 West Broadway, Unit PHE

Soho

Contract Signed

Type	Condo	Price	\$6,975,000	Sq. Ft.	2,083	Beds	1
DOM	78	Initial	\$6,975,000	PPSF	\$3,349	Baths	2.5

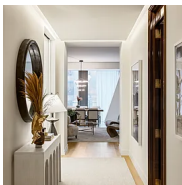


49 West 95th Street

Upper West Side

Contract Signed

Type	Townhouse	Price	\$6,675,000	Sq. Ft.	5,170	Beds	5
DOM	31	Initial	\$6,675,000	PPSF	\$1,292	Baths	6

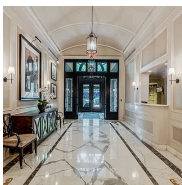


53 West 53rd Street, Unit 34C

Midtown

Contract Signed

Type	Condo	Price	\$6,500,000	Sq. Ft.	2,506	Beds	3
DOM	232	Initial	\$6,500,000	PPSF	\$2,594	Baths	3.5



535 West End Avenue, Unit 4B

Upper West Side

Contract Signed

Type	Condo	Price	\$6,500,000	Sq. Ft.	3,744	Beds	5
DOM	810	Initial	\$6,500,000	PPSF	\$1,737	Baths	4.5

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344 West 72nd Street, Unit MAISONETTE-A

Contract Signed

Lincoln Square

Type	Condom	Price	\$6,350,000	Sq. Ft.	3,770	Beds	4
DOM	155	Initial	\$6,700,000	PPSF	\$1,685	Baths	4.5



900 5th Avenue, Unit 6A

Contract Signed

Lenox Hill

Type	Coop	Price	\$5,600,000	Sq. Ft.	-	Beds	3
DOM	47	Initial	\$5,600,000	PPSF	-	Baths	3

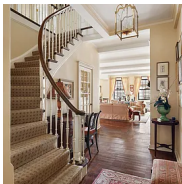


250 West 96th Street, Unit 19C

Contract Signed

Upper West Side

Type	Condo	Price	\$5,525,000	Sq. Ft.	2,411	Beds	3
DOM	3	Initial	\$5,525,000	PPSF	\$2,292	Baths	3.5

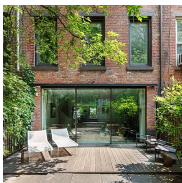


129 East 69th Street, Unit 8/9A

Contract Signed

Lenox Hill

Type	Coop	Price	\$5,495,000	Sq. Ft.	3,100	Beds	4
DOM	62	Initial	\$5,495,000	PPSF	\$1,773	Baths	3

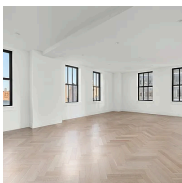


456 West 25th Street

Contract Signed

West Chelsea

Type	Townhouse	Price	\$5,399,000	Sq. Ft.	3,520	Beds	4
DOM	251	Initial	\$5,399,000	PPSF	\$1,534	Baths	3



100 Barclay Street, Unit 24C

Contract Signed

Tribeca

Type	Condo	Price	\$5,350,000	Sq. Ft.	2,712	Beds	3
DOM	343	Initial	\$6,395,000	PPSF	\$1,973	Baths	4

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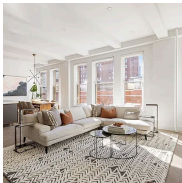


785 5th Avenue, Unit 14A

Lenox Hill

Contract Signed

Type	Coop	Price	\$5,350,000	Sq. Ft.	-	Beds	2
DOM	186	Initial	\$5,850,000	PPSF	-	Baths	4



100 Hudson Street, Unit 7BC

Tribeca

Contract Signed

Type	Coop	Price	\$5,250,000	Sq. Ft.	2,100	Beds	3
DOM	-	Initial	\$5,250,000	PPSF	\$2,500	Baths	2.5

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