



COMPASS

Manhattan Luxury Report

Apr 06 - 12, 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 27 contracts signed this week, made up of 17 condos, 7 co-ops, and 3 houses. The previous week saw 26 deals. For more information or data, please reach out to a Compass agent.

\$12,203,889

Average Asking Price

\$8,750,000

Median Asking Price

\$3,237

Average PPSF

1%

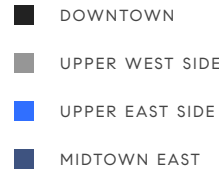
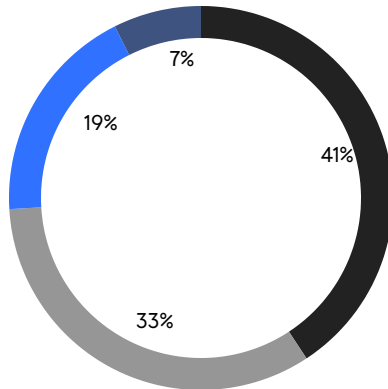
Average Discount

\$329,505,000

Total Volume

113

Average Days On Market



17

Condo Deal(s)

7

Co-op Deal(s)

3

Townhouse Deal(s)

\$10,415,589

Average Asking Price

\$7,220,715

Average Asking Price

\$33,965,000

Average Asking Price

\$8,495,000

Median Asking Price

\$6,700,000

Median Asking Price

\$15,900,000

Median Asking Price

\$3,408

Average PPSF

\$4,149

Average PPSF

3,014

Average SqFt

7,024

Average SqFt

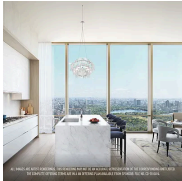


105-107 Bank Street

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



50 West 66th Street, Unit 40N

Lincoln Square

Contract Signed

Type	Condo	Price	\$23,500,000	Sq. Ft.	3,395	Beds	4
DOM	147	Initial	\$23,500,000	PPSF	\$6,922	Baths	4.5



16 5th Avenue, Unit 16

Greenwich Village

Contract Signed

Type	Condo	Price	\$16,000,000	Sq. Ft.	3,727	Beds	3
DOM	-	Initial	\$16,000,000	PPSF	\$4,293	Baths	4.5

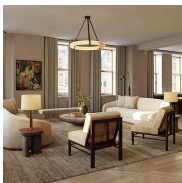


67 Bedford Street

West Village

Contract Signed

Type	Townhouse	Price	\$15,900,000	Sq. Ft.	4,800	Beds	4
DOM	-	Initial	\$15,900,000	PPSF	\$3,313	Baths	4



175 5th Avenue, Unit 19S

Flatiron District

Contract Signed

Type	Condo	Price	\$15,650,000	Sq. Ft.	2,999	Beds	3
DOM	-	Initial	\$15,650,000	PPSF	\$5,219	Baths	3



16 5th Avenue, Unit 15

Greenwich Village

Contract Signed

Type	Condo	Price	\$15,000,000	Sq. Ft.	3,727	Beds	3
DOM	147	Initial	\$15,000,000	PPSF	\$4,025	Baths	4.5

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.



15 West 96th Street, Unit PH

Manhattan Valley

Contract Signed

Type	Condo	Price	\$12,500,000	Sq. Ft.	4,380	Beds	5
DOM	369	Initial	\$14,995,000	PPSF	\$2,854	Baths	4.5

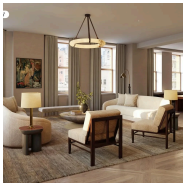


200 Amsterdam Avenue, Unit 40A

Upper West Side

Contract Signed

Type	Condo	Price	\$12,495,000	Sq. Ft.	2,678	Beds	3
DOM	13	Initial	\$12,495,000	PPSF	\$4,666	Baths	4

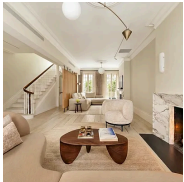


175 5th Avenue, Unit 5S

Flatiron District

Contract Signed

Type	Condo	Price	\$11,975,000	Sq. Ft.	3,055	Beds	3
DOM	6	Initial	\$11,975,000	PPSF	\$3,920	Baths	3

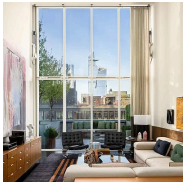


150 West 11th Street

Greenwich Village

Contract Signed

Type	Townhouse	Price	\$10,995,000	Sq. Ft.	3,270	Beds	3
DOM	-	Initial	\$10,995,000	PPSF	\$3,363	Baths	3

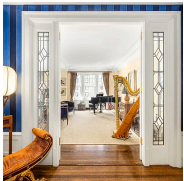


524 West 19th Street, Unit PH

West Chelsea

Contract Signed

Type	Condo	Price	\$9,975,000	Sq. Ft.	3,319	Beds	4
DOM	178	Initial	\$10,250,000	PPSF	\$3,006	Baths	4



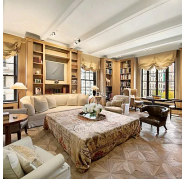
875 Park Avenue, Unit 8D/9D

Lenox Hill

Contract Signed

Type	Coop	Price	\$9,250,000	Sq. Ft.	4,011	Beds	6
DOM	91	Initial	\$9,995,000	PPSF	\$2,307	Baths	4

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.

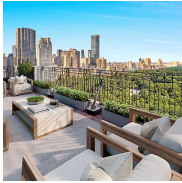


563 Park Avenue, Unit 5/6W

Lenox Hill

Contract Signed

Type	Coop	Price	\$8,950,000	Sq. Ft.	-	Beds	3
DOM	419	Initial	\$8,950,000	PPSF	-	Baths	3.5

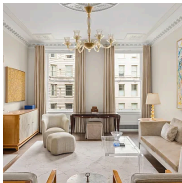


150 Central Park South, Unit 2504

Midtown

Contract Signed

Type	Coop	Price	\$8,750,000	Sq. Ft.	2,730	Beds	3
DOM	74	Initial	\$9,500,000	PPSF	\$3,206	Baths	3



390 West End Avenue, Unit 9D

Upper West Side

Contract Signed

Type	Condo	Price	\$8,495,000	Sq. Ft.	3,328	Beds	4
DOM	78	Initial	\$8,495,000	PPSF	\$2,553	Baths	4

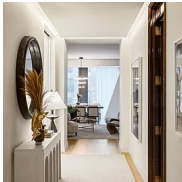


190 Riverside Drive, Unit 11C

Upper West Side

Contract Signed

Type	Condo	Price	\$7,995,000	Sq. Ft.	3,600	Beds	5
DOM	19	Initial	\$7,995,000	PPSF	\$2,221	Baths	4



53 West 53rd Street, Unit 40C

Midtown

Contract Signed

Type	Condo	Price	\$7,795,000	Sq. Ft.	2,396	Beds	3
DOM	-	Initial	\$7,795,000	PPSF	\$3,254	Baths	3.5



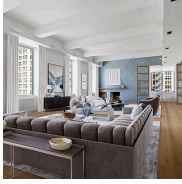
212 West 72nd Street, Unit 18E

Lincoln Square

Contract Signed

Type	Condo	Price	\$6,795,000	Sq. Ft.	2,371	Beds	4
DOM	333	Initial	\$7,095,000	PPSF	\$2,866	Baths	4.5

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.

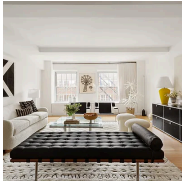


105 East 16th Street, Unit 8

Contract Signed

Flatiron District

Type	Coop	Price	\$6,700,000	Sq. Ft.	4,100	Beds	4
DOM	50	Initial	\$6,700,000	PPSF	\$1,635	Baths	3.5

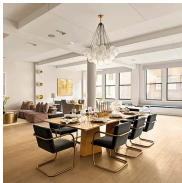


12 East 88th Street, Unit 8A

Contract Signed

Carnegie Hill

Type	Condo	Price	\$6,500,000	Sq. Ft.	3,000	Beds	4
DOM	13	Initial	\$6,500,000	PPSF	\$2,167	Baths	4.5



15 West 24th Street, Unit 6

Contract Signed

Flatiron District

Type	Coop	Price	\$5,995,000	Sq. Ft.	4,100	Beds	5
DOM	29	Initial	\$5,995,000	PPSF	\$1,463	Baths	3.5



985 Park Avenue, Unit 4/5

Contract Signed

Upper East Side

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,469	Beds	3
DOM	35	Initial	\$5,995,000	PPSF	\$2,429	Baths	3

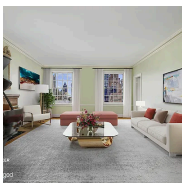


212 West 72nd Street, Unit 17B

Contract Signed

Lincoln Square

Type	Condo	Price	\$5,850,000	Sq. Ft.	2,341	Beds	4
DOM	2	Initial	\$5,850,000	PPSF	\$2,499	Baths	3.5



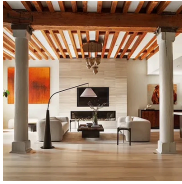
580 Park Avenue, Unit 10A

Contract Signed

Lenox Hill

Type	Coop	Price	\$5,500,000	Sq. Ft.	-	Beds	5
DOM	129	Initial	\$5,795,000	PPSF	-	Baths	4

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.

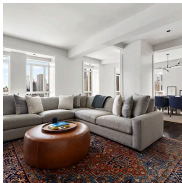


362 West Broadway, Unit 2

Contract Signed

Soho

Type	Coop	Price	\$5,400,000	Sq. Ft.	2,800	Beds	2
DOM	31	Initial	\$5,850,000	PPSF	\$1,929	Baths	2



25 Central Park West, Unit 27J

Contract Signed

Lincoln Square

Type	Condo	Price	\$5,295,000	Sq. Ft.	1,686	Beds	2
DOM	36	Initial	\$5,295,000	PPSF	\$3,141	Baths	2



212 West 93rd Street, Unit 11

Contract Signed

Upper West Side

Type	Condo	Price	\$5,250,000	Sq. Ft.	2,762	Beds	4
DOM	160	Initial	\$5,250,000	PPSF	\$1,901	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.