



COMPASS

Manhattan Luxury Report

Apr 13 - 19, 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 29 contracts signed this week, made up of 21 condos, 4 co-ops, and 4 houses. The previous week saw 27 deals. For more information or data, please reach out to a Compass agent.

\$11,626,759

Average Asking Price

\$9,495,000

Median Asking Price

\$3,367

Average PPSF

1%

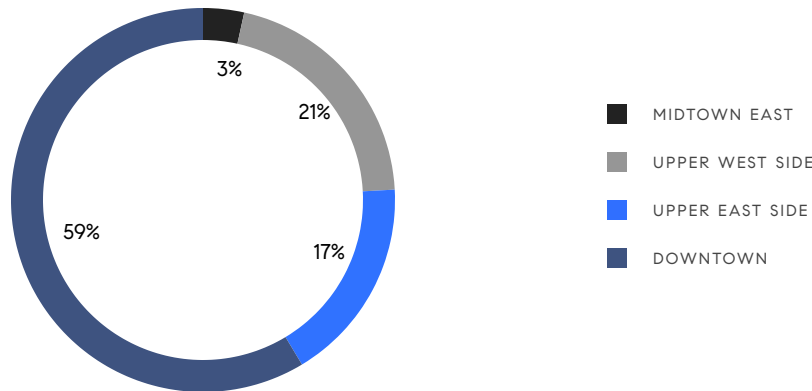
Average Discount

\$337,176,000

Total Volume

176

Average Days On Market



21

Condo Deal(s)

4

Co-op Deal(s)

4

Townhouse Deal(s)

\$11,982,667

Average Asking Price

\$7,411,250

Average Asking Price

\$13,973,750

Average Asking Price

\$8,995,000

Median Asking Price

\$6,122,500

Median Asking Price

\$10,725,000

Median Asking Price

\$3,583

Average PPSF

\$1,924

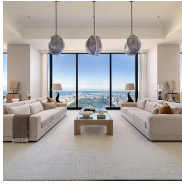
Average PPSF

3,153

Average SqFt

7,767

Average SqFt



111 West 57th Street, Unit PH76

Contract Signed

Midtown

Type	Condo	Price	\$45,000,000	Sq. Ft.	6,512	Beds	4
DOM	638	Initial	\$49,000,000	PPSF	\$6,911	Baths	4.5



50 West 66th Street, Unit 56N

Contract Signed

Lincoln Square

Type	Condo	Price	\$35,500,000	Sq. Ft.	4,878	Beds	4
DOM	41	Initial	\$35,500,000	PPSF	\$7,278	Baths	5

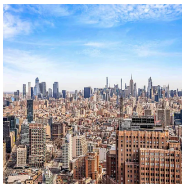


40 East 73rd Street

Contract Signed

Lenox Hill

Type	Townhouse	Price	\$24,950,000	Sq. Ft.	9,000	Beds	6
DOM	369	Initial	\$27,500,000	PPSF	\$2,773	Baths	6



56 Leonard Street, Unit 48W

Contract Signed

Tribeca

Type	Condo	Price	\$17,350,000	Sq. Ft.	3,576	Beds	4
DOM	-	Initial	\$17,350,000	PPSF	\$4,852	Baths	4.5

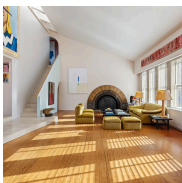


225 West 86th Street, Unit 617

Contract Signed

Upper West Side

Type	Condo	Price	\$12,250,000	Sq. Ft.	4,498	Beds	6
DOM	-	Initial	\$12,250,000	PPSF	\$2,724	Baths	5



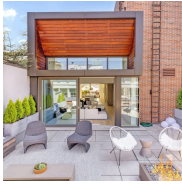
421 West Broadway, Unit 6

Contract Signed

Soho

Type	Coop	Price	\$11,750,000	Sq. Ft.	-	Beds	5
DOM	-	Initial	\$11,750,000	PPSF	-	Baths	3

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10 Greene Street, Unit PH

Tribeca

Contract Signed

Type	Condo	Price	\$11,500,000	Sq. Ft.	4,155	Beds	4
DOM	273	Initial	\$11,500,000	PPSF	\$2,768	Baths	4

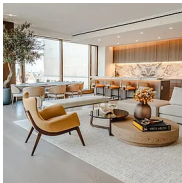


41 Riverside Drive

Upper West Side

Contract Signed

Type	Townhouse	Price	\$11,500,000	Sq. Ft.	7,551	Beds	6
DOM	45	Initial	\$11,500,000	PPSF	\$1,523	Baths	4



500 West 18th Street, Unit W24C

West Chelsea

Contract Signed

Type	Condo	Price	\$10,915,000	Sq. Ft.	2,635	Beds	3
DOM	-	Initial	\$10,915,000	PPSF	\$4,143	Baths	3.5



67 Irving Place, Unit 7

Flatiron District

Contract Signed

Type	Condo	Price	\$10,450,000	Sq. Ft.	3,432	Beds	4
DOM	-	Initial	\$10,450,000	PPSF	\$3,045	Baths	4.5

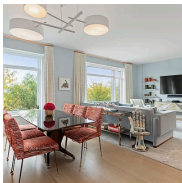


36 Bleecker Street, Unit 3D

Noho

Contract Signed

Type	Condo	Price	\$10,000,000	Sq. Ft.	2,900	Beds	3
DOM	72	Initial	\$10,000,000	PPSF	\$3,449	Baths	3.5



70 Vestry Street, Unit 3D

Tribeca

Contract Signed

Type	Condo	Price	\$9,995,000	Sq. Ft.	-	Beds	2
DOM	191	Initial	\$9,995,000	PPSF	-	Baths	2

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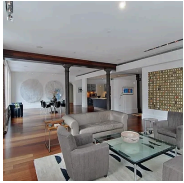


178 East 73rd Street

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$9,950,000	Sq. Ft.	6,750	Beds	6
DOM	160	Initial	\$12,750,000	PPSF	\$1,475	Baths	4



140 Franklin Street, Unit 4B

Tribeca

Contract Signed

Type	Condo	Price	\$9,950,000	Sq. Ft.	3,021	Beds	3
DOM	7	Initial	\$9,950,000	PPSF	\$3,294	Baths	3

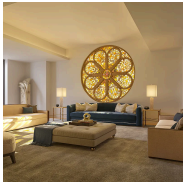


193 Waverly Place

West Village

Contract Signed

Type	Townhouse	Price	\$9,495,000	Sq. Ft.	-	Beds	5
DOM	222	Initial	\$11,500,000	PPSF	-	Baths	3.5



140 West 81st Street, Unit 5

Upper West Side

Contract Signed

Type	Condo	Price	\$8,995,000	Sq. Ft.	3,608	Beds	4
DOM	539	Initial	\$8,995,000	PPSF	\$2,494	Baths	4

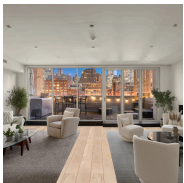


160 Leroy Street, Unit 9BS

West Village

Contract Signed

Type	Condo	Price	\$8,595,000	Sq. Ft.	2,351	Beds	3
DOM	85	Initial	\$8,595,000	PPSF	\$3,656	Baths	3.5



46 Laight Street, Unit PH4

Tribeca

Contract Signed

Type	Condo	Price	\$8,495,000	Sq. Ft.	4,113	Beds	4
DOM	588	Initial	\$8,495,000	PPSF	\$2,066	Baths	4.5

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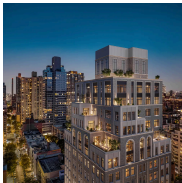


255 East 77th Street, Unit 3D

Contract Signed

Lenox Hill

Type	Condo	Price	\$8,150,000	Sq. Ft.	3,186	Beds	5
DOM	295	Initial	\$8,150,000	PPSF	\$2,559	Baths	5.5

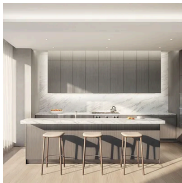


200 East 75th Street, Unit 14B

Contract Signed

Lenox Hill

Type	Condo	Price	\$7,650,000	Sq. Ft.	2,476	Beds	4
DOM	82	Initial	\$7,650,000	PPSF	\$3,090	Baths	5

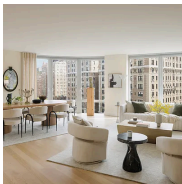


500 West 18th Street, Unit W24B

Contract Signed

West Chelsea

Type	Condo	Price	\$7,250,000	Sq. Ft.	2,036	Beds	3
DOM	91	Initial	\$7,250,000	PPSF	\$3,561	Baths	3



212 West 72nd Street, Unit 12H

Contract Signed

Lincoln Square

Type	Condo	Price	\$6,801,000	Sq. Ft.	2,589	Beds	4
DOM	-	Initial	\$6,850,000	PPSF	\$2,627	Baths	3.5

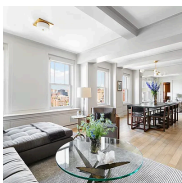


415 Washington Street, Unit 5C

Contract Signed

Tribeca

Type	Condo	Price	\$6,495,000	Sq. Ft.	2,002	Beds	3
DOM	39	Initial	\$6,495,000	PPSF	\$3,245	Baths	3



136 Waverly Place, Unit 17BC

Contract Signed

West Village

Type	Coop	Price	\$6,395,000	Sq. Ft.	-	Beds	3
DOM	92	Initial	\$6,395,000	PPSF	-	Baths	2

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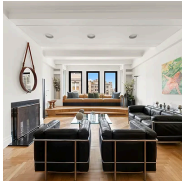


1 Central Park West, Unit 40D

Lincoln Square

Contract Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,165	Beds	3
DOM	11	Initial	\$5,995,000	PPSF	\$2,770	Baths	3.5



911 Park Avenue, Unit 14C

Upper East Side

Contract Signed

Type	Coop	Price	\$5,850,000	Sq. Ft.	-	Beds	4
DOM	81	Initial	\$5,850,000	PPSF	-	Baths	4

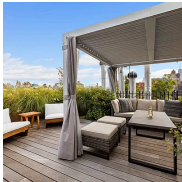


37 West 12th Street, Unit 7J

Greenwich Village

Contract Signed

Type	Coop	Price	\$5,650,000	Sq. Ft.	-	Beds	3
DOM	48	Initial	\$5,650,000	PPSF	-	Baths	3.5

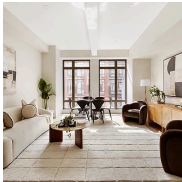


33 Bethune Street, Unit PHB

West Village

Contract Signed

Type	Condo	Price	\$5,200,000	Sq. Ft.	1,345	Beds	2
DOM	22	Initial	\$5,200,000	PPSF	\$3,867	Baths	2



160 West 12th Street, Unit 51

Greenwich Village

Contract Signed

Type	Condo	Price	\$5,100,000	Sq. Ft.	1,565	Beds	2
DOM	35	Initial	\$5,100,000	PPSF	\$3,259	Baths	2

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