



COMPASS

# Manhattan Luxury Report

Apr 20 - 26, 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 24 contracts signed this week, made up of 18 condos, 3 co-ops, and 3 houses. The previous week saw 29 deals. For more information or data, please reach out to a Compass agent.

**\$10,084,167**

Average Asking Price

**\$6,875,000**

Median Asking Price

**\$2,752**

Average PPSF

**3%**

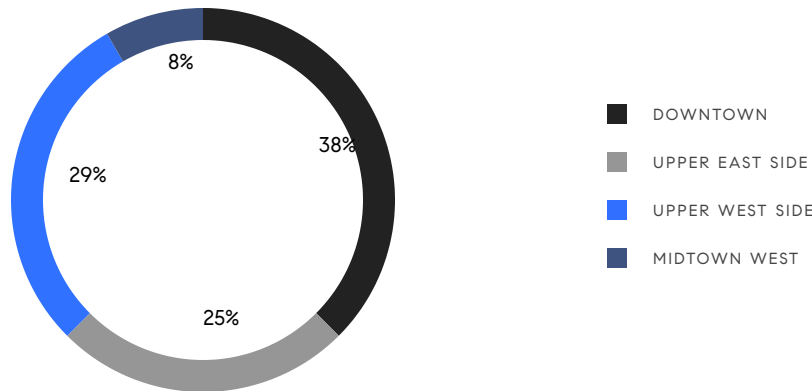
Average Discount

**\$242,020,000**

Total Volume

**110**

Average Days On Market



**18**

Condo Deal(s)

**3**

Co-op Deal(s)

**3**

Townhouse Deal(s)

**\$10,210,834**

Average Asking Price

**\$7,675,000**

Average Asking Price

**\$11,733,334**

Average Asking Price

**\$6,747,500**

Median Asking Price

**\$6,750,000**

Median Asking Price

**\$13,000,000**

Median Asking Price

**\$2,906**

Average PPSF

**\$2,041**

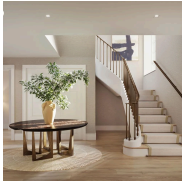
Average PPSF

**3,262**

Average SqFt

**6,469**

Average SqFt



### 16 5th Avenue, Unit PH2

Greenwich Village

Contract Signed

Type	Condo	Price	\$45,000,000	Sq. Ft.	6,823	Beds	5
DOM	177	Initial	\$45,000,000	PPSF	\$6,595	Baths	8

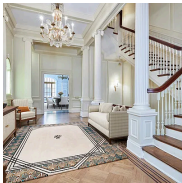


### 275 West 10th Street, Unit 4C

West Village

Contract Signed

Type	Condo	Price	\$16,250,000	Sq. Ft.	3,809	Beds	4
DOM	-	Initial	-	PPSF	\$4,267	Baths	4



### 16 East 76th Street

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$16,000,000	Sq. Ft.	10,258	Beds	6
DOM	433	Initial	\$19,500,000	PPSF	\$1,560	Baths	6

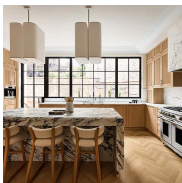


### 129 Lafayette Street, Unit PHA

Soho

Contract Signed

Type	Condo	Price	\$13,950,000	Sq. Ft.	4,647	Beds	3
DOM	103	Initial	\$14,950,000	PPSF	\$3,002	Baths	4



### 349 West 19th Street

Chelsea

Contract Signed

Type	Townhouse	Price	\$13,000,000	Sq. Ft.	3,828	Beds	5
DOM	-	Initial	\$13,000,000	PPSF	\$3,397	Baths	4.5



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

Upper West Side

Contract Signed

Type	Condo	Price	\$12,400,000	Sq. Ft.	3,811	Beds	5
DOM	-	Initial	\$12,400,000	PPSF	\$3,254	Baths	6

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.



### 500 West 18th Street, Unit W25A

West Chelsea

Contract Signed

Type	Condo	Price	\$11,915,000	Sq. Ft.	2,635	Beds	3
DOM	-	Initial	-	PPSF	\$4,522	Baths	3

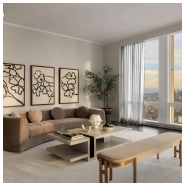


### 1 West 72nd Street, Unit 56

Upper West Side

Contract Signed

Type	Coop	Price	\$10,000,000	Sq. Ft.	-	Beds	4
DOM	35	Initial	\$10,000,000	PPSF	-	Baths	4



### 35 Hudson Yards, Unit 7701

Hudson Yards

Contract Signed

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

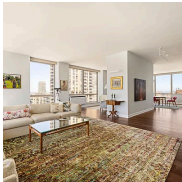


### 35 Hudson Yards, Unit 7601

Hudson Yards

Contract Signed

Type	Condo	Price	\$8,950,000	Sq. Ft.	3,848	Beds	4
DOM	29	Initial	\$8,950,000	PPSF	\$2,326	Baths	4

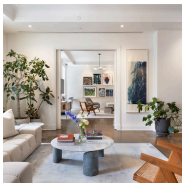


### 1965 Broadway, Unit 29E

Lincoln Square

Contract Signed

Type	Condo	Price	\$7,500,000	Sq. Ft.	3,138	Beds	4
DOM	17	Initial	\$7,500,000	PPSF	\$2,391	Baths	4



### 101 West 78th Street, Unit 4B

Upper West Side

Contract Signed

Type	Condo	Price	\$7,000,000	Sq. Ft.	3,232	Beds	4
DOM	62	Initial	\$7,000,000	PPSF	\$2,166	Baths	3

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.

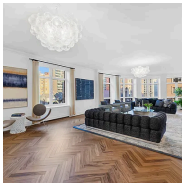


### 1172 Park Avenue, Unit 11BD

Carnegie Hill

Contract Signed

Type	Coop	Price	\$6,750,000	Sq. Ft.	3,200	Beds	4
DOM	25	Initial	\$6,750,000	PPSF	\$2,110	Baths	4

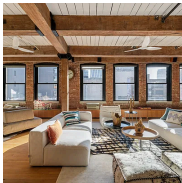


### 535 West End Avenue, Unit 8A

Upper West Side

Contract Signed

Type	Condo	Price	\$6,495,000	Sq. Ft.	4,400	Beds	5
DOM	97	Initial	\$7,995,000	PPSF	\$1,477	Baths	5

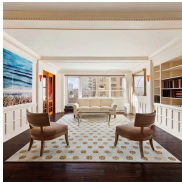


### 525 West 22nd Street, Unit 5A

West Chelsea

Contract Signed

Type	Condo	Price	\$6,400,000	Sq. Ft.	3,033	Beds	3
DOM	49	Initial	\$6,400,000	PPSF	\$2,111	Baths	2



### 35 East 75th Street, Unit 11E

Lenox Hill

Contract Signed

Type	Coop	Price	\$6,275,000	Sq. Ft.	-	Beds	4
DOM	-	Initial	\$6,275,000	PPSF	-	Baths	4

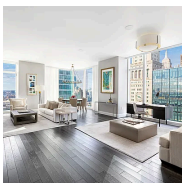


### 51 East 75th Street

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$6,200,000	Sq. Ft.	5,320	Beds	5
DOM	456	Initial	\$8,250,000	PPSF	\$1,166	Baths	4



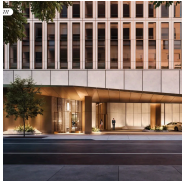
### 45 East 22nd Street, Unit 36A

Flatiron District

Contract Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,053	Beds	2
DOM	54	Initial	\$5,995,000	PPSF	\$2,921	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.



### 50 West 66th Street, Unit 4A

Lincoln Square

Contract Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,519	Beds	2
DOM	49	Initial	\$5,925,000	PPSF	\$2,380	Baths	3

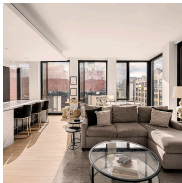


### 108 Leonard Street, Unit 4N

Tribeca

Contract Signed

Type	Condo	Price	\$5,750,000	Sq. Ft.	2,487	Beds	4
DOM	200	Initial	\$5,750,000	PPSF	\$2,312	Baths	4



### 100 Barrow Street, Unit 9A

West Village

Contract Signed

Type	Condo	Price	\$5,550,000	Sq. Ft.	1,788	Beds	2
DOM	-	Initial	-	PPSF	\$3,105	Baths	2



### 15 East 69th Street, Unit 10D

Lenox Hill

Contract Signed

Type	Condo	Price	\$5,395,000	Sq. Ft.	2,200	Beds	2
DOM	6	Initial	\$5,395,000	PPSF	\$2,453	Baths	2

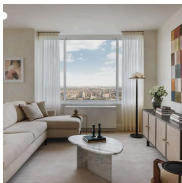


### 207 West 79th Street, Unit 7A

Upper West Side

Contract Signed

Type	Condo	Price	\$5,200,000	Sq. Ft.	2,001	Beds	3
DOM	66	Initial	\$5,200,000	PPSF	\$2,599	Baths	3



### 400 East 84th Street, Unit 38C

Upper East Side

Contract Signed

Type	Condo	Price	\$5,100,000	Sq. Ft.	2,429	Beds	4
DOM	-	Initial	\$5,100,000	PPSF	\$2,100	Baths	3

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.