



COMPASS

# Manhattan Luxury Report

Apr 27 - May 03, 2026, Residential Contracts \$5M+

Photo: [1040 5th Avenue, Unit 16](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 21 contracts signed this week, made up of 14 condos, 3 co-ops, and 4 houses. The previous week saw 24 deals. For more information or data, please reach out to a Compass agent.

**\$9,490,715**

Average Asking Price

**\$7,950,000**

Median Asking Price

**\$2,561**

Average PPSF

**0%**

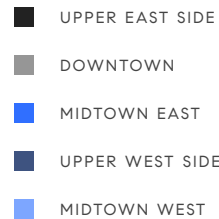
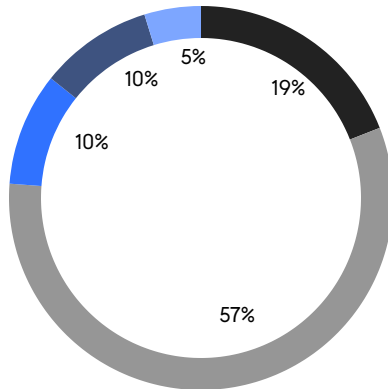
Average Discount

**\$199,304,995**

Total Volume

**73**

Average Days On Market



**14**

Condo Deal(s)

**3**

Co-op Deal(s)

**4**

Townhouse Deal(s)

**\$7,862,500**

Average Asking Price

**\$9,746,667**

Average Asking Price

**\$14,997,500**

Average Asking Price

**\$6,525,000**

Median Asking Price

**\$7,750,000**

Median Asking Price

**\$12,247,500**

Median Asking Price

**\$2,625**

Average PPSF

**\$2,166**

Average PPSF

**3,112**

Average SqFt

**7,264**

Average SqFt

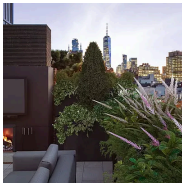


### 34 East 70th Street

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$24,500,000	Sq. Ft.	12,500	Beds	8
DOM	52	Initial	\$24,500,000	PPSF	\$1,960	Baths	7

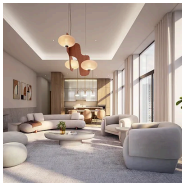


### 459 West Broadway, Unit PHS

Soho

Contract Signed

Type	Coop	Price	\$13,995,000	Sq. Ft.	4,315	Beds	4
DOM	112	Initial	\$13,995,000	PPSF	\$3,244	Baths	4

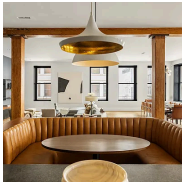


### 126 East 57th Street, Unit PH2B

Midtown

Contract Signed

Type	Condo	Price	\$13,500,000	Sq. Ft.	2,992	Beds	3
DOM	-	Initial	\$13,500,000	PPSF	\$4,513	Baths	3.5

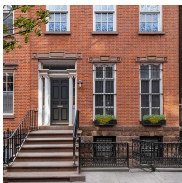


### 76 Crosby Street, Unit 4

Soho

Contract Signed

Type	Condo	Price	\$13,495,000	Sq. Ft.	5,262	Beds	4
DOM	22	Initial	\$13,495,000	PPSF	\$2,565	Baths	4



### 262 West 11th Street

West Village

Contract Signed

Type	Townhouse	Price	\$12,500,000	Sq. Ft.	5,100	Beds	8
DOM	50	Initial	\$12,500,000	PPSF	\$2,451	Baths	4



### 135 West 77th Street

Upper West Side

Contract Signed

Type	Townhouse	Price	\$11,995,000	Sq. Ft.	7,200	Beds	5
DOM	239	Initial	\$11,995,000	PPSF	\$1,666	Baths	5

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### 112 West 13th Street

Greenwich Village

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$10,995,000</b>	Sq. Ft.	<b>4,256</b>	Beds	<b>5</b>
DOM	<b>213</b>	Initial	<b>\$11,995,000</b>	PPSF	<b>\$2,584</b>	Baths	<b>4.5</b>



### 32 Walker Street, Unit 5

Tribeca

Contract Signed

Type	<b>Condo</b>	Price	<b>\$10,750,000</b>	Sq. Ft.	<b>3,295</b>	Beds	<b>3</b>
DOM	<b>14</b>	Initial	<b>\$10,750,000</b>	PPSF	<b>\$3,263</b>	Baths	<b>4.5</b>

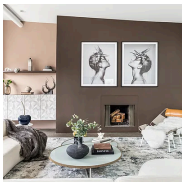


### 100 East 53rd Street, Unit 57A

Midtown

Contract Signed

Type	<b>Condo</b>	Price	<b>\$8,995,000</b>	Sq. Ft.	<b>3,385</b>	Beds	<b>3</b>
DOM	<b>83</b>	Initial	<b>\$8,995,000</b>	PPSF	<b>\$2,658</b>	Baths	<b>3</b>

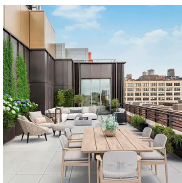


### 525 West 22nd Street, Unit PHD

West Chelsea

Contract Signed

Type	<b>Condo</b>	Price	<b>\$7,995,000</b>	Sq. Ft.	<b>4,022</b>	Beds	<b>4</b>
DOM	<b>91</b>	Initial	<b>\$7,995,000</b>	PPSF	<b>\$1,988</b>	Baths	<b>2</b>

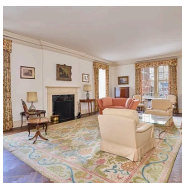


### 150 Barrow Street, Unit PHB

West Village

Contract Signed

Type	<b>Condo</b>	Price	<b>\$7,950,000</b>	Sq. Ft.	<b>1,888</b>	Beds	<b>3</b>
DOM	<b>71</b>	Initial	<b>\$7,950,000</b>	PPSF	<b>\$4,211</b>	Baths	<b>3</b>



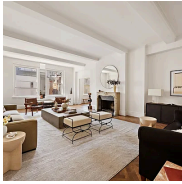
### 772 Park Avenue, Unit 6D

Lenox Hill

Contract Signed

Type	<b>Coop</b>	Price	<b>\$7,750,000</b>	Sq. Ft.	-	Beds	<b>4</b>
DOM	<b>64</b>	Initial	<b>\$7,750,000</b>	PPSF	-	Baths	<b>4</b>

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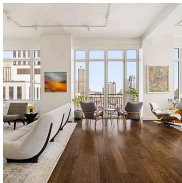


### 30 East 71st Street, Unit 5E

Contract Signed

Lenox Hill

Type	Coop	Price	\$7,495,000	Sq. Ft.	-	Beds	4
DOM	18	Initial	\$7,495,000	PPSF	-	Baths	4

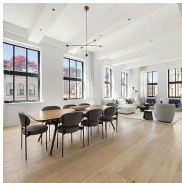


### 408 East 79th Street, Unit PHB

Contract Signed

Lenox Hill

Type	Condo	Price	\$6,800,000	Sq. Ft.	3,562	Beds	5
DOM	50	Initial	\$6,800,000	PPSF	\$1,910	Baths	5.5

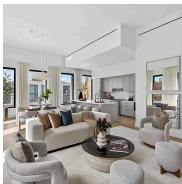


### 415 Greenwich Street, Unit 5C

Contract Signed

Tribeca

Type	Condo	Price	\$6,250,000	Sq. Ft.	2,279	Beds	3
DOM	-	Initial	\$6,250,000	PPSF	\$2,743	Baths	3.5



### 540 6th Avenue, Unit PHB

Contract Signed

Flatiron District

Type	Condo	Price	\$6,250,000	Sq. Ft.	2,052	Beds	3
DOM	51	Initial	\$6,250,000	PPSF	\$3,046	Baths	3.5

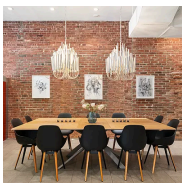


### 300 Spring Street, Unit 6/7A

Contract Signed

Soho

Type	Condo	Price	\$6,000,000	Sq. Ft.	4,138	Beds	3
DOM	86	Initial	\$6,000,000	PPSF	\$1,450	Baths	3



### 35 West 23rd Street, Unit 2

Contract Signed

Flatiron District

Type	Condo	Price	\$5,995,000	Sq. Ft.	3,400	Beds	3
DOM	22	Initial	\$5,995,000	PPSF	\$1,764	Baths	2

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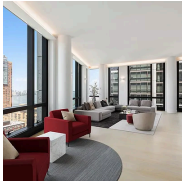


### 35 Hudson Yards, Unit 5804

Contract Signed

Hudson Yards

Type	<b>Condo</b>	Price	<b>\$5,895,000</b>	Sq. Ft.	<b>2,652</b>	Beds	<b>3</b>
DOM	<b>83</b>	Initial	<b>\$5,995,000</b>	PPSF	<b>\$2,223</b>	Baths	<b>4</b>



### 101 Warren Street, Unit 2420

Contract Signed

Tribeca

Type	<b>Condop</b>	Price	<b>\$5,199,995</b>	Sq. Ft.	<b>2,200</b>	Beds	<b>3</b>
DOM	<b>29</b>	Initial	<b>\$5,199,995</b>	PPSF	<b>\$2,364</b>	Baths	<b>3</b>



### 200 Amsterdam Avenue, Unit 8C

Contract Signed

Lincoln Square

Type	<b>Condo</b>	Price	<b>\$5,000,000</b>	Sq. Ft.	<b>2,437</b>	Beds	<b>3</b>
DOM	<b>20</b>	Initial	<b>\$5,000,000</b>	PPSF	<b>\$2,052</b>	Baths	<b>3</b>

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