



COMPASS

# Manhattan Luxury Report

May 04 - 10, 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 22 contracts signed this week, made up of 16 condos, 4 co-ops, and 2 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

**\$9,512,273**

Average Asking Price

**\$8,700,000**

Median Asking Price

**\$2,774**

Average PPSF

**1%**

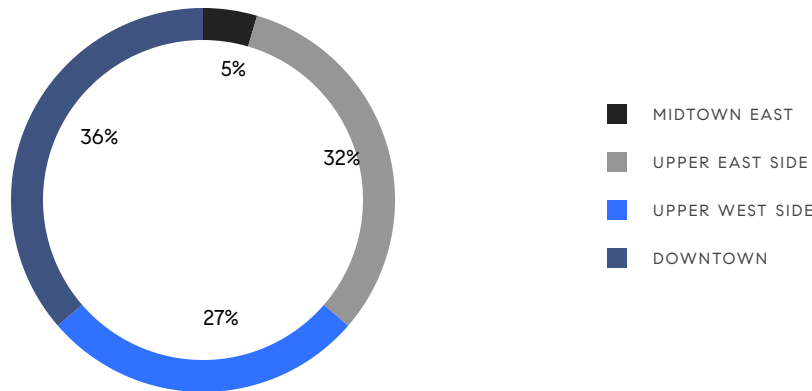
Average Discount

**\$209,270,000**

Total Volume

**140**

Average Days On Market



**16**

Condo Deal(s)

**4**

Co-op Deal(s)

**2**

Townhouse Deal(s)

**\$9,129,375**

Average Asking Price

**\$9,775,000**

Average Asking Price

**\$12,050,000**

Average Asking Price

**\$8,150,000**

Median Asking Price

**\$9,125,000**

Median Asking Price

**\$12,050,000**

Median Asking Price

**\$2,932**

Average PPSF

**\$1,669**

Average PPSF

**3,284**

Average SqFt

**7,799**

Average SqFt

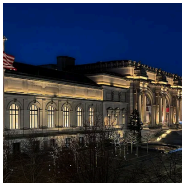


### 123 East 35th Street

Murray Hill

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$16,500,000</b>	Sq. Ft.	<b>11,638</b>	Beds	<b>12</b>
DOM	-	Initial	-	PPSF	<b>\$1,418</b>	Baths	<b>9</b>



### 993 5th Avenue, Unit 4

Upper East Side

Contract Signed

Type	<b>Coop</b>	Price	<b>\$15,250,000</b>	Sq. Ft.	-	Beds	<b>6</b>
DOM	<b>16</b>	Initial	<b>\$15,250,000</b>	PPSF	-	Baths	<b>6.5</b>

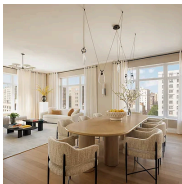


### 211 West 84th Street, Unit 5A

Upper West Side

Contract Signed

Type	<b>Condo</b>	Price	<b>\$15,225,000</b>	Sq. Ft.	<b>4,962</b>	Beds	<b>5</b>
DOM	<b>520</b>	Initial	<b>\$15,150,000</b>	PPSF	<b>\$3,069</b>	Baths	<b>5.5</b>

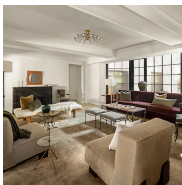


### 211 West 84th Street, Unit 14W

Upper West Side

Contract Signed

Type	<b>Condo</b>	Price	<b>\$13,120,000</b>	Sq. Ft.	<b>3,811</b>	Beds	<b>5</b>
DOM	-	Initial	<b>\$13,120,000</b>	PPSF	<b>\$3,443</b>	Baths	<b>5.5</b>

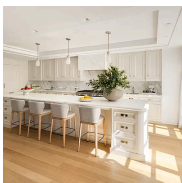


### 118 West 13th Street, Unit 3

Greenwich Village

Contract Signed

Type	<b>Condo</b>	Price	<b>\$12,995,000</b>	Sq. Ft.	<b>3,475</b>	Beds	<b>4</b>
DOM	-	Initial	-	PPSF	<b>\$3,740</b>	Baths	<b>4</b>



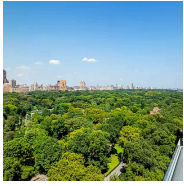
### 16 5th Avenue, Unit 8

Greenwich Village

Contract Signed

Type	<b>Condo</b>	Price	<b>\$12,500,000</b>	Sq. Ft.	<b>3,727</b>	Beds	<b>3</b>
DOM	-	Initial	<b>\$12,500,000</b>	PPSF	<b>\$3,354</b>	Baths	<b>4.5</b>

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### 781 5th Avenue, Unit 18

Lenox Hill

Contract Signed

Type	Coop	Price	\$12,000,000	Sq. Ft.	-	Beds	6
DOM	336	Initial	\$12,000,000	PPSF	-	Baths	7

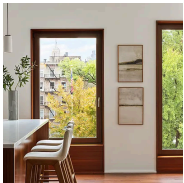


### 160 Leroy Street, Unit 10BN

West Village

Contract Signed

Type	Condo	Price	\$12,000,000	Sq. Ft.	2,792	Beds	4
DOM	28	Initial	\$12,000,000	PPSF	\$4,298	Baths	4.5

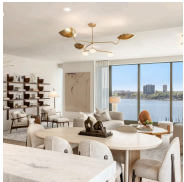


### 83 Thompson Street, Unit 5

Soho

Contract Signed

Type	Condo	Price	\$11,995,000	Sq. Ft.	3,323	Beds	4
DOM	49	Initial	\$12,500,000	PPSF	\$3,610	Baths	4.5

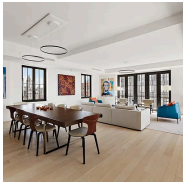


### 500 West 18th Street, Unit W20C

West Chelsea

Contract Signed

Type	Condo	Price	\$11,200,000	Sq. Ft.	2,770	Beds	4
DOM	236	Initial	\$11,200,000	PPSF	\$4,044	Baths	4



### 219 West 77th Street, Unit 16

Upper West Side

Contract Signed

Type	Condo	Price	\$9,800,000	Sq. Ft.	3,300	Beds	5
DOM	363	Initial	\$11,500,000	PPSF	\$2,970	Baths	4.5



### 128 East 95th Street

Carnegie Hill

Contract Signed

Type	Townhouse	Price	\$7,600,000	Sq. Ft.	3,960	Beds	4
DOM	174	Initial	\$7,950,000	PPSF	\$1,920	Baths	4

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### 100 West 80th Street, Unit 5B

Contract Signed

Upper West Side

Type	Condo	Price	\$6,500,000	Sq. Ft.	2,703	Beds	4
DOM	27	Initial	\$6,500,000	PPSF	\$2,405	Baths	3.5

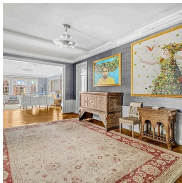


### 595 West End Avenue, Unit 14

Contract Signed

Upper West Side

Type	Condo	Price	\$6,250,000	Sq. Ft.	3,550	Beds	5
DOM	69	Initial	\$6,250,000	PPSF	\$1,761	Baths	4

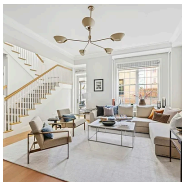


### 45 East 82nd Street, Unit 10E

Contract Signed

Upper East Side

Type	Coop	Price	\$6,250,000	Sq. Ft.	-	Beds	4
DOM	66	Initial	\$6,250,000	PPSF	-	Baths	3

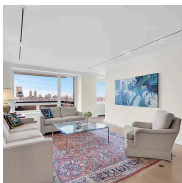


### 141 East 88th Street, Unit M1

Contract Signed

Carnegie Hill

Type	Condo	Price	\$6,195,000	Sq. Ft.	3,253	Beds	4
DOM	234	Initial	\$6,500,000	PPSF	\$1,905	Baths	3.5

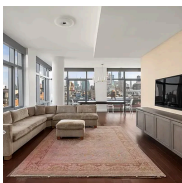


### 45 East 89th Street, Unit 22AB

Contract Signed

Carnegie Hill

Type	Condom	Price	\$6,100,000	Sq. Ft.	-	Beds	4
DOM	28	Initial	\$6,100,000	PPSF	-	Baths	3.5



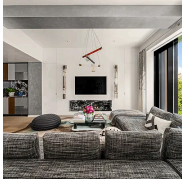
### 35 West 15th Street, Unit 15A

Contract Signed

Flatiron District

Type	Condo	Price	\$5,850,000	Sq. Ft.	2,324	Beds	3
DOM	-	Initial	\$5,850,000	PPSF	\$2,518	Baths	3.5

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### 11 Beach Street, Unit 5B

Tribeca

Contract Signed

Type	Condo	Price	\$5,690,000	Sq. Ft.	2,361	Beds	3
DOM	62	Initial	\$5,690,000	PPSF	\$2,410	Baths	3

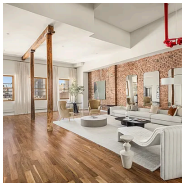


### 876 Park Avenue, Unit 9N

Lenox Hill

Contract Signed

Type	Coop	Price	\$5,600,000	Sq. Ft.	-	Beds	3
DOM	10	Initial	\$5,600,000	PPSF	-	Baths	3

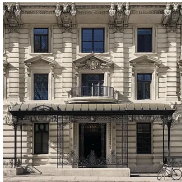


### 81 Walker Street, Unit PH

Tribeca

Contract Signed

Type	Condo	Price	\$5,500,000	Sq. Ft.	3,625	Beds	2
DOM	15	Initial	\$5,500,000	PPSF	\$1,518	Baths	2.5



### 344 West 72nd Street, Unit TH2

Lincoln Square

Contract Signed

Type	Condop	Price	\$5,150,000	Sq. Ft.	-	Beds	3
DOM	-	Initial	\$5,150,000	PPSF	-	Baths	4

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