



COMPASS

Manhattan Luxury Report

May 11 - 17, 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 20 contracts signed this week, made up of 15 condos, 2 co-ops, and 3 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$9,208,250

Average Asking Price

\$6,997,500

Median Asking Price

\$2,660

Average PPSF

2%

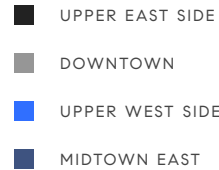
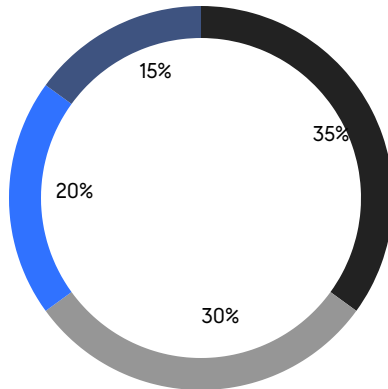
Average Discount

\$184,165,000

Total Volume

128

Average Days On Market



15

Condo Deal(s)

2

Co-op Deal(s)

3

Townhouse Deal(s)

\$8,717,667

Average Asking Price

\$7,725,000

Average Asking Price

\$12,650,000

Average Asking Price

\$6,995,000

Median Asking Price

\$7,725,000

Median Asking Price

\$8,950,000

Median Asking Price

\$2,811

Average PPSF

\$1,908

Average PPSF

3,232

Average SqFt

6,293

Average SqFt

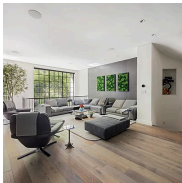


255 East 77th Street, Unit PHA

Lenox Hill

Contract Signed

Type	Condo	Price	\$25,770,000	Sq. Ft.	5,932	Beds	7
DOM	65	Initial	\$25,770,000	PPSF	\$4,345	Baths	7

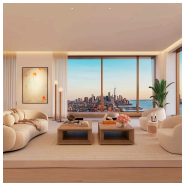


146 Waverly Place

West Village

Contract Signed

Type	Townhouse	Price	\$23,500,000	Sq. Ft.	8,159	Beds	5
DOM	117	Initial	\$23,500,000	PPSF	\$2,881	Baths	5.5

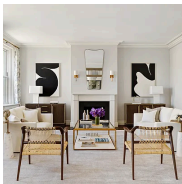


500 West 18th Street, Unit W23D

West Chelsea

Contract Signed

Type	Condo	Price	\$14,610,000	Sq. Ft.	4,004	Beds	4
DOM	721	Initial	\$14,610,000	PPSF	\$3,649	Baths	4

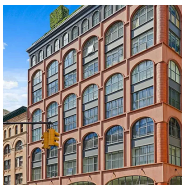


1155 Park Avenue, Unit 10SW

Carnegie Hill

Contract Signed

Type	Coop	Price	\$9,750,000	Sq. Ft.	-	Beds	5
DOM	20	Initial	\$9,750,000	PPSF	-	Baths	4.5

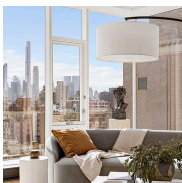


408 Greenwich Street, Unit 4

Tribeca

Contract Signed

Type	Condo	Price	\$9,500,000	Sq. Ft.	3,457	Beds	4
DOM	2	Initial	\$10,250,000	PPSF	\$2,965	Baths	2.5



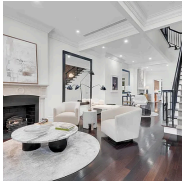
1289 Lexington Avenue, Unit 17A

Carnegie Hill

Contract Signed

Type	Condo	Price	\$9,000,000	Sq. Ft.	3,609	Beds	5
DOM	178	Initial	\$9,000,000	PPSF	\$2,494	Baths	5.5

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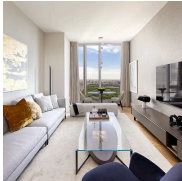


69 West 83rd Street

Upper West Side

Contract Signed

Type	Townhouse	Price	\$8,950,000	Sq. Ft.	7,320	Beds	5
DOM	110	Initial	\$8,950,000	PPSF	\$1,223	Baths	4



217 West 57th Street, Unit 70N

Midtown

Contract Signed

Type	Condo	Price	\$8,800,000	Sq. Ft.	1,435	Beds	2
DOM	47	Initial	\$8,800,000	PPSF	\$6,133	Baths	2.5

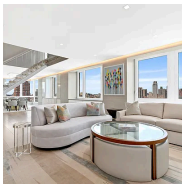


32 Prince Street, Unit 3B

Nolita

Contract Signed

Type	Condo	Price	\$7,500,000	Sq. Ft.	2,616	Beds	4
DOM	29	Initial	\$7,500,000	PPSF	\$2,867	Baths	3

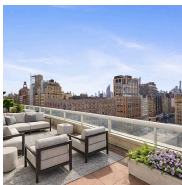


300 East 77th Street, Unit 27/28B

Lenox Hill

Contract Signed

Type	Condo	Price	\$7,000,000	Sq. Ft.	4,254	Beds	5
DOM	229	Initial	\$7,995,000	PPSF	\$1,646	Baths	4

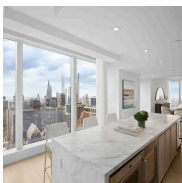


2373 Broadway, Unit 1706

Upper West Side

Contract Signed

Type	Condo	Price	\$6,995,000	Sq. Ft.	4,606	Beds	5
DOM	90	Initial	\$6,995,000	PPSF	\$1,519	Baths	4



138 East 50th Street, Unit TR63

Midtown East

Contract Signed

Type	Condo	Price	\$6,895,000	Sq. Ft.	2,777	Beds	4
DOM	177	Initial	\$6,895,000	PPSF	\$2,483	Baths	4

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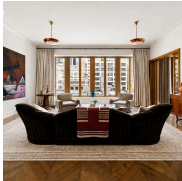


301 Park Avenue, Unit 3911

Contract Signed

Midtown East

Type	Condo	Price	\$6,500,000	Sq. Ft.	1,804	Beds	2
DOM	-	Initial	\$6,500,000	PPSF	\$3,604	Baths	2.5

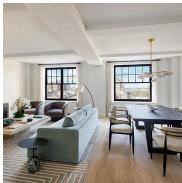


514 West 24th Street, Unit 6E

Contract Signed

West Chelsea

Type	Condo	Price	\$6,200,000	Sq. Ft.	2,283	Beds	2
DOM	20	Initial	\$6,200,000	PPSF	\$2,716	Baths	2



720 West End Avenue, Unit 12A

Contract Signed

Upper West Side

Type	Condo	Price	\$5,900,000	Sq. Ft.	2,770	Beds	4
DOM	-	Initial	\$5,900,000	PPSF	\$2,130	Baths	4.5

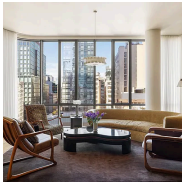


950 Park Avenue, Unit 2A

Contract Signed

Upper East Side

Type	Coop	Price	\$5,700,000	Sq. Ft.	-	Beds	3
DOM	11	Initial	\$5,700,000	PPSF	-	Baths	3

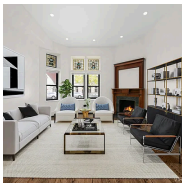


565 Broome Street, Unit N12E

Contract Signed

Hudson Square

Type	Condo	Price	\$5,500,000	Sq. Ft.	2,302	Beds	3
DOM	50	Initial	\$5,500,000	PPSF	\$2,390	Baths	3.5



383 West End Avenue

Contract Signed

Upper West Side

Type	Townhouse	Price	\$5,500,000	Sq. Ft.	3,400	Beds	6
DOM	109	Initial	\$5,799,995	PPSF	\$1,618	Baths	4.5

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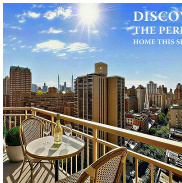


90 East End Avenue, Unit 8A

Contract Signed

Yorkville

Type	Condo	Price	\$5,495,000	Sq. Ft.	3,126	Beds	3
DOM	77	Initial	\$5,495,000	PPSF	\$1,758	Baths	3.5



201 East 80th Street, Unit 19

Contract Signed

Yorkville

Type	Condo	Price	\$5,100,000	Sq. Ft.	3,500	Beds	4
DOM	246	Initial	\$7,500,000	PPSF	\$1,458	Baths	5

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