



COMPASS

Manhattan Luxury Report

May 18 - 24, 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 17 condos, and 5 co-ops. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

\$8,949,228

Average Asking Price

\$7,725,000

Median Asking Price

\$2,766

Average PPSF

0%

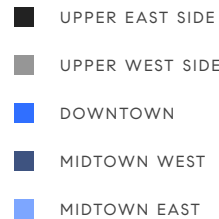
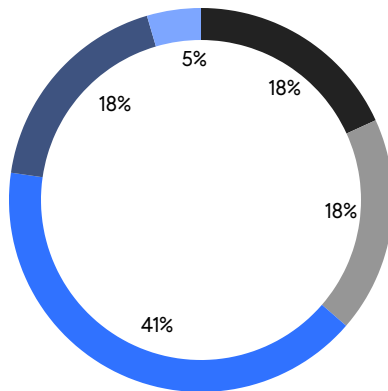
Average Discount

\$196,883,000

Total Volume

87

Average Days On Market



17

Condo Deal(s)

5

Co-op Deal(s)

0

Townhouse Deal(s)

\$8,137,824

Average Asking Price

\$11,708,000

Average Asking Price

\$0

Average Asking Price

\$6,200,000

Median Asking Price

\$7,995,000

Median Asking Price

\$0

Median Asking Price

\$2,834

Average PPSF

N/A

Average PPSF

2,946

Average SqFt

N/A

Average SqFt



740 Park Avenue, Unit 6/7D

Contract Signed

Lenox Hill

Type	Coop	Price	\$22,000,000	Sq. Ft.	7,348	Beds	5
DOM	62	Initial	\$22,000,000	PPSF	\$2,995	Baths	5



50 West 66th Street, Unit 41W

Contract Signed

Lincoln Square

Type	Condo	Price	\$16,700,000	Sq. Ft.	2,816	Beds	3
DOM	76	Initial	\$16,700,000	PPSF	\$5,931	Baths	3

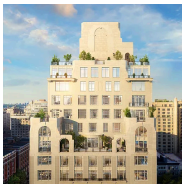


145 Central Park West, Unit 10E

Contract Signed

Upper West Side

Type	Coop	Price	\$14,750,000	Sq. Ft.	-	Beds	4
DOM	25	Initial	\$14,750,000	PPSF	-	Baths	4

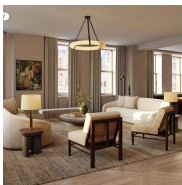


211 West 84th Street, Unit 11W

Contract Signed

Upper West Side

Type	Condo	Price	\$12,600,000	Sq. Ft.	3,811	Beds	5
DOM	200	Initial	\$12,600,000	PPSF	\$3,307	Baths	5

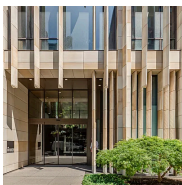


175 5th Avenue, Unit 4S

Contract Signed

Flatiron District

Type	Condo	Price	\$11,750,000	Sq. Ft.	3,095	Beds	3
DOM	46	Initial	\$11,750,000	PPSF	\$3,797	Baths	3



23 East 22nd Street, Unit TH2

Contract Signed

Flatiron District

Type	Condo	Price	\$10,500,000	Sq. Ft.	4,566	Beds	4
DOM	50	Initial	\$10,500,000	PPSF	\$2,300	Baths	4.5

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12 East 88th Street, Unit PH12A

Carnegie Hill

Contract Signed

Type	Condo	Price	\$10,000,000	Sq. Ft.	4,000	Beds	5
DOM	48	Initial	\$10,000,000	PPSF	\$2,500	Baths	4.5

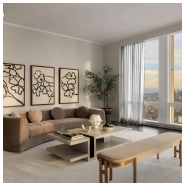


220 East 9th Street, Unit PHB

East Village

Contract Signed

Type	Condo	Price	\$9,750,000	Sq. Ft.	2,943	Beds	4
DOM	-	Initial	\$9,750,000	PPSF	\$3,313	Baths	3.5

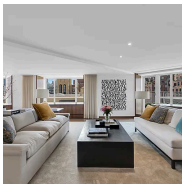


35 Hudson Yards, Unit 7301

Hudson Yards

Contract Signed

Type	Condo	Price	\$8,950,000	Sq. Ft.	3,848	Beds	4
DOM	25	Initial	\$8,950,000	PPSF	\$2,326	Baths	4.5

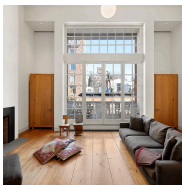


799 Park Avenue, Unit 19BC/20B

Lenox Hill

Contract Signed

Type	Coop	Price	\$7,995,000	Sq. Ft.	5,200	Beds	4
DOM	21	Initial	\$7,995,000	PPSF	\$1,538	Baths	3

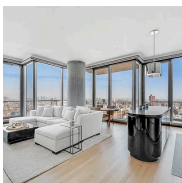


52 West 9th Street, Unit PH

Greenwich Village

Contract Signed

Type	Coop	Price	\$7,800,000	Sq. Ft.	3,000	Beds	4
DOM	112	Initial	\$7,800,000	PPSF	\$2,600	Baths	4



56 Leonard Street, Unit 32AE

Tribeca

Contract Signed

Type	Condo	Price	\$7,650,000	Sq. Ft.	2,175	Beds	3
DOM	56	Initial	\$7,650,000	PPSF	\$3,518	Baths	3.5

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303 Park Avenue, Unit 3511

Contract Signed

Midtown

Type	Condo	Price	\$6,200,000	Sq. Ft.	1,731	Beds	2
DOM	-	Initial	\$6,200,000	PPSF	\$3,582	Baths	2.5



161 Hudson Street, Unit 4B

Contract Signed

Tribeca

Type	Condo	Price	\$5,998,000	Sq. Ft.	2,634	Beds	4
DOM	189	Initial	\$6,250,000	PPSF	\$2,278	Baths	3

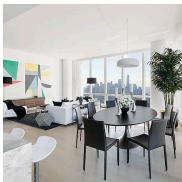


1220 Park Avenue, Unit 12B

Contract Signed

Upper East Side

Type	Coop	Price	\$5,995,000	Sq. Ft.	-	Beds	5
DOM	21	Initial	\$5,995,000	PPSF	-	Baths	4



15 Hudson Yards, Unit 65B

Contract Signed

Hudson Yards

Type	Condo	Price	\$5,950,000	Sq. Ft.	2,324	Beds	2
DOM	68	Initial	\$5,950,000	PPSF	\$2,561	Baths	2

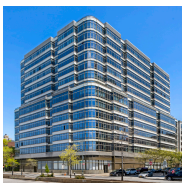


35 Hudson Yards, Unit 5604

Contract Signed

Hudson Yards

Type	Condo	Price	\$5,895,000	Sq. Ft.	2,652	Beds	3
DOM	24	Initial	\$5,895,000	PPSF	\$2,223	Baths	3.5



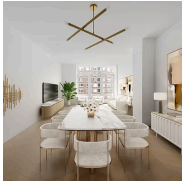
100 Morton Square, Unit 10DW

Contract Signed

West Village

Type	Condo	Price	\$5,600,000	Sq. Ft.	1,980	Beds	3
DOM	-	Initial	-	PPSF	\$2,829	Baths	3

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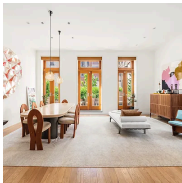


200 Amsterdam Avenue, Unit 11C

Lincoln Square

Contract Signed

Type	Condo	Price	\$5,400,000	Sq. Ft.	2,437	Beds	3
DOM	94	Initial	\$5,400,000	PPSF	\$2,216	Baths	3.5

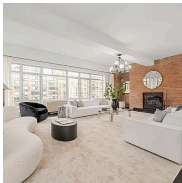


43 Wooster Street, Unit 2W

Soho

Contract Signed

Type	Condo	Price	\$5,200,000	Sq. Ft.	2,000	Beds	2
DOM	43	Initial	\$5,200,000	PPSF	\$2,600	Baths	2



426 West 58th Street, Unit PH5

Clinton

Contract Signed

Type	Condo	Price	\$5,200,000	Sq. Ft.	3,680	Beds	3
DOM	-	Initial	\$5,200,000	PPSF	\$1,414	Baths	2.5



16 Warren Street, Unit PH

Tribeca

Contract Signed

Type	Condo	Price	\$5,000,000	Sq. Ft.	3,381	Beds	3
DOM	405	Initial	\$4,500,000	PPSF	\$1,479	Baths	4

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