



COMPASS

Manhattan Luxury Report

May 25 - 31, 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 23 contracts signed this week, made up of 16 condos, 5 co-ops, and 2 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$8,447,305

Average Asking Price

\$6,495,000

Median Asking Price

\$2,609

Average PPSF

3%

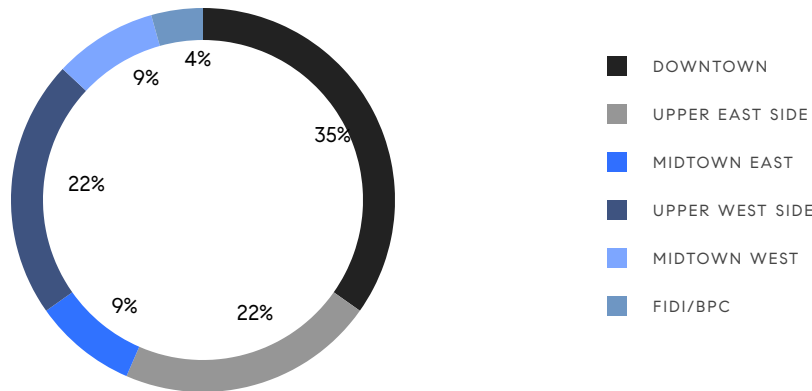
Average Discount

\$194,288,000

Total Volume

115

Average Days On Market



16

Condo Deal(s)

5

Co-op Deal(s)

2

Townhouse Deal(s)

\$9,363,938

Average Asking Price

\$6,248,000

Average Asking Price

\$6,612,500

Average Asking Price

\$6,822,500

Median Asking Price

\$6,495,000

Median Asking Price

\$6,612,500

Median Asking Price

\$2,726

Average PPSF

\$2,007

Average PPSF

3,424

Average SqFt

3,440

Average SqFt

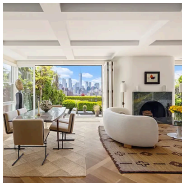


150 Charles Street, Unit M10

West Village

Contract Signed

Type	Condo	Price	\$21,500,000	Sq. Ft.	5,612	Beds	4
DOM	15	Initial	\$21,500,000	PPSF	\$3,832	Baths	4.5

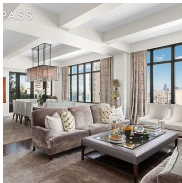


65 West 13th Street, Unit PHD

Greenwich Village

Contract Signed

Type	Condo	Price	\$17,750,000	Sq. Ft.	4,689	Beds	3
DOM	15	Initial	\$17,750,000	PPSF	\$3,786	Baths	2

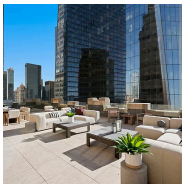


141 Reade Street, Unit PH

Tribeca

Contract Signed

Type	Condo	Price	\$14,900,000	Sq. Ft.	4,647	Beds	5
DOM	-	Initial	-	PPSF	\$3,207	Baths	5.5

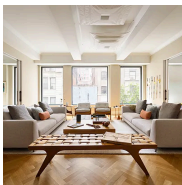


100 Barclay Street, Unit 21AD

Tribeca

Contract Signed

Type	Condo	Price	\$12,995,000	Sq. Ft.	5,317	Beds	5
DOM	68	Initial	\$12,995,000	PPSF	\$2,445	Baths	4



17 East 12th Street, Unit 3

Greenwich Village

Contract Signed

Type	Condo	Price	\$10,500,000	Sq. Ft.	4,514	Beds	4
DOM	18	Initial	\$10,500,000	PPSF	\$2,327	Baths	5



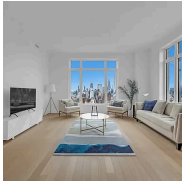
610 Park Avenue, Unit 10E

Lenox Hill

Contract Signed

Type	Condo	Price	\$8,350,000	Sq. Ft.	3,195	Beds	4
DOM	251	Initial	\$11,500,000	PPSF	\$2,614	Baths	4.5

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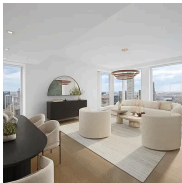


200 East 83rd Street, Unit 30B

Yorkville

Contract Signed

Type	Condo	Price	\$7,895,000	Sq. Ft.	2,263	Beds	3
DOM	173	Initial	\$8,960,000	PPSF	\$3,489	Baths	3



138 East 50th Street, Unit 69

Turtle Bay

Contract Signed

Type	Condo	Price	\$7,195,000	Sq. Ft.	2,705	Beds	3
DOM	-	Initial	\$7,195,000	PPSF	\$2,660	Baths	3



1095 Park Avenue, Unit 15D

Carnegie Hill

Contract Signed

Type	Coop	Price	\$6,995,000	Sq. Ft.	-	Beds	3
DOM	49	Initial	\$6,995,000	PPSF	-	Baths	3.5

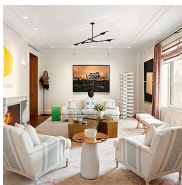


13 Commerce Street

West Village

Contract Signed

Type	Townhouse	Price	\$6,875,000	Sq. Ft.	2,800	Beds	3
DOM	36	Initial	\$6,875,000	PPSF	\$2,456	Baths	2.5

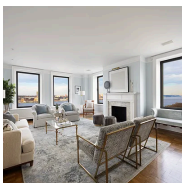


950 Park Avenue, Unit 5A

Upper East Side

Contract Signed

Type	Coop	Price	\$6,800,000	Sq. Ft.	-	Beds	2
DOM	28	Initial	\$6,800,000	PPSF	-	Baths	2.5



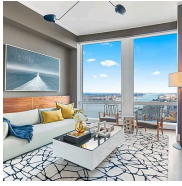
137 Riverside Drive, Unit 12B

Upper West Side

Contract Signed

Type	Coop	Price	\$6,495,000	Sq. Ft.	-	Beds	4
DOM	92	Initial	\$7,100,000	PPSF	-	Baths	4

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35 Hudson Yards, Unit 8602

Contract Signed

Hudson Yards

Type	Condo	Price	\$6,450,000	Sq. Ft.	2,656	Beds	3
DOM	-	Initial	\$6,450,000	PPSF	\$2,429	Baths	3.5

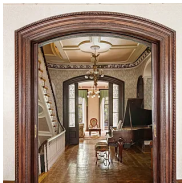


35 Hudson Yards, Unit 8402

Contract Signed

Hudson Yards

Type	Condo	Price	\$6,450,000	Sq. Ft.	2,656	Beds	3
DOM	150	Initial	\$6,450,000	PPSF	\$2,429	Baths	3.5

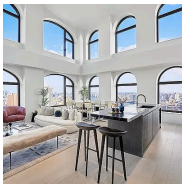


234 West 22nd Street

Contract Signed

Chelsea

Type	Townhouse	Price	\$6,350,000	Sq. Ft.	4,080	Beds	6
DOM	24	Initial	\$6,350,000	PPSF	\$1,557	Baths	5

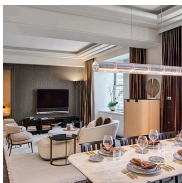


130 William Street, Unit 50A

Contract Signed

Financial District

Type	Condo	Price	\$6,250,000	Sq. Ft.	2,495	Beds	4
DOM	329	Initial	\$6,645,990	PPSF	\$2,506	Baths	4



303 Park Avenue, Unit 2128

Contract Signed

Midtown

Type	Condo	Price	\$6,150,000	Sq. Ft.	1,583	Beds	2
DOM	-	Initial	\$6,150,000	PPSF	\$3,886	Baths	2.5



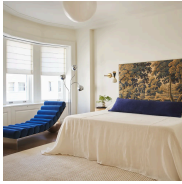
15 West 96th Street, Unit 10

Contract Signed

Manhattan Valley

Type	Condo	Price	\$5,995,000	Sq. Ft.	3,542	Beds	4
DOM	450	Initial	\$6,725,000	PPSF	\$1,693	Baths	4

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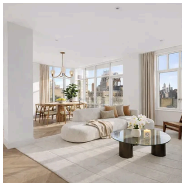


225 West 86th Street, Unit 117

Contract Signed

Upper West Side

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,219	Beds	3
DOM	-	Initial	\$5,995,000	PPSF	\$2,702	Baths	4



15 West 96th Street, Unit 19

Contract Signed

Manhattan Valley

Type	Condo	Price	\$5,950,000	Sq. Ft.	2,662	Beds	3
DOM	224	Initial	\$5,950,000	PPSF	\$2,236	Baths	3

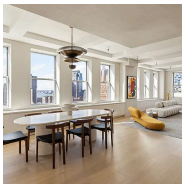


1155 Park Avenue, Unit PH

Contract Signed

Carnegie Hill

Type	Coop	Price	\$5,500,000	Sq. Ft.	-	Beds	2
DOM	21	Initial	\$5,500,000	PPSF	-	Baths	3.5



270 Broadway, Unit 16D

Contract Signed

Tribeca

Type	Condo	Price	\$5,498,000	Sq. Ft.	4,021	Beds	4
DOM	50	Initial	\$5,498,000	PPSF	\$1,368	Baths	3.5



310 West End Avenue, Unit 4B

Contract Signed

Upper West Side

Type	Coop	Price	\$5,450,000	Sq. Ft.	2,800	Beds	4
DOM	69	Initial	\$5,695,000	PPSF	\$1,947	Baths	3

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