



COMPASS

Manhattan Luxury Report

Jun 01 - 07, 2026, Residential Contracts \$5M+

Photo: [166 Perry Street, Unit 5A](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 25 contracts signed this week, made up of 13 condos, 6 co-ops, and 6 houses. The previous week saw 23 deals. For more information or data, please reach out to a Compass agent.

\$12,014,600

Average Asking Price

\$7,350,000

Median Asking Price

\$2,656

Average PPSF

2%

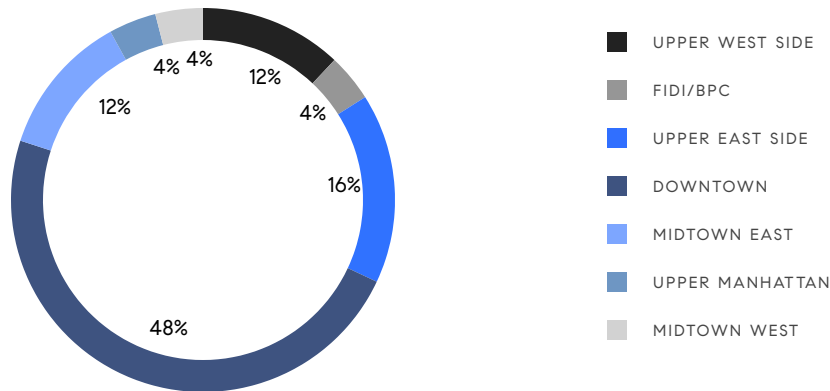
Average Discount

\$300,365,000

Total Volume

159

Average Days On Market



13

Condo Deal(s)

6

Co-op Deal(s)

6

Townhouse Deal(s)

\$10,021,924

Average Asking Price

\$6,490,000

Average Asking Price

\$21,856,667

Average Asking Price

\$7,350,000

Median Asking Price

\$5,675,000

Median Asking Price

\$8,972,500

Median Asking Price

\$3,010

Average PPSF

\$2,239

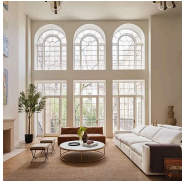
Average PPSF

3,338

Average SqFt

7,435

Average SqFt



48 West 69th Street

Lincoln Square

Contract Signed

Type	Townhouse	Price	\$85,000,000	Sq. Ft.	19,600	Beds	5
DOM	-	Initial	\$85,000,000	PPSF	\$4,337	Baths	8



150 Nassau Street, Unit PH

Financial District

Contract Signed

Type	Condo	Price	\$20,000,000	Sq. Ft.	6,355	Beds	4
DOM	90	Initial	\$20,000,000	PPSF	\$3,148	Baths	3

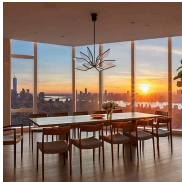


116 East 65th Street

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$16,500,000	Sq. Ft.	6,950	Beds	5
DOM	-	Initial	\$17,750,000	PPSF	\$2,375	Baths	4

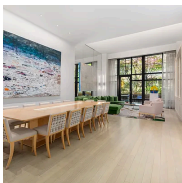


45 East 22nd Street, Unit 52/53B

Flatiron District

Contract Signed

Type	Condo	Price	\$16,500,000	Sq. Ft.	5,866	Beds	4
DOM	59	Initial	\$16,500,000	PPSF	\$2,813	Baths	4

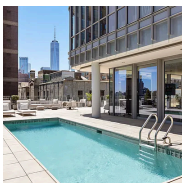


150 Charles Street, Unit M8

West Village

Contract Signed

Type	Condo	Price	\$15,495,000	Sq. Ft.	4,000	Beds	3
DOM	36	Initial	\$15,495,000	PPSF	\$3,874	Baths	3



565 Broome Street, Unit S16B

Soho

Contract Signed

Type	Condo	Price	\$15,000,000	Sq. Ft.	3,576	Beds	4
DOM	7	Initial	\$15,000,000	PPSF	\$4,195	Baths	3.5

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520 5th Avenue, Unit PH78

Midtown

Contract Signed

Type	Condo	Price	\$11,250,000	Sq. Ft.	2,619	Beds	3
DOM	191	Initial	\$11,250,000	PPSF	\$4,296	Baths	3

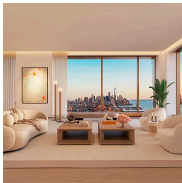


143 East 19th Street

Gramercy

Contract Signed

Type	Townhouse	Price	\$9,995,000	Sq. Ft.	4,160	Beds	6
DOM	234	Initial	\$11,500,000	PPSF	\$2,403	Baths	6.5



500 West 18th Street, Unit W17C

West Chelsea

Contract Signed

Type	Condo	Price	\$9,650,000	Sq. Ft.	2,787	Beds	4
DOM	744	Initial	\$9,950,000	PPSF	\$3,463	Baths	4



1150 5th Avenue, Unit 3B/2B

East Harlem

Contract Signed

Type	Coop	Price	\$8,995,000	Sq. Ft.	-	Beds	5
DOM	55	Initial	\$9,975,000	PPSF	-	Baths	5.5

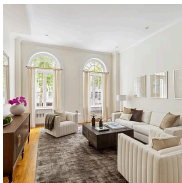


45 East 82nd Street, Unit 8

Upper East Side

Contract Signed

Type	Coop	Price	\$8,200,000	Sq. Ft.	-	Beds	5
DOM	105	Initial	\$8,200,000	PPSF	-	Baths	4.5



127 East 81st Street

Upper East Side

Contract Signed

Type	Townhouse	Price	\$7,950,000	Sq. Ft.	4,828	Beds	4
DOM	14	Initial	\$7,950,000	PPSF	\$1,647	Baths	5.5

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60 Warren Street, Unit 3

Tribeca

Type	Condo	Price	\$7,350,000	Sq. Ft.	4,157	Beds	4
DOM	36	Initial	\$7,350,000	PPSF	\$1,769	Baths	3

Contract Signed



10 Madison Square West, Unit 2F

Flatiron District

Type	Condo	Price	\$6,895,000	Sq. Ft.	2,391	Beds	3
DOM	50	Initial	\$6,895,000	PPSF	\$2,884	Baths	3

Contract Signed



36 Gramercy Park East, Unit 10S

Gramercy

Type	Condo	Price	\$6,000,000	Sq. Ft.	2,300	Beds	3
DOM	81	Initial	\$6,000,000	PPSF	\$2,609	Baths	3

Contract Signed

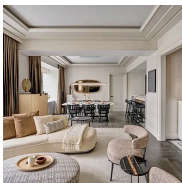


44 West 94th Street

Upper West Side

Type	Townhouse	Price	\$5,995,000	Sq. Ft.	3,750	Beds	3
DOM	-	Initial	\$5,995,000	PPSF	\$1,599	Baths	4

Contract Signed

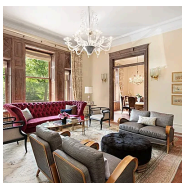


303 Park Avenue, Unit 2905

Midtown

Type	Condo	Price	\$5,950,000	Sq. Ft.	1,560	Beds	2
DOM	-	Initial	\$5,950,000	PPSF	\$3,815	Baths	2.5

Contract Signed



1 West 72nd Street, Unit 1011

Upper West Side

Type	Coop	Price	\$5,950,000	Sq. Ft.	-	Beds	2
DOM	373	Initial	\$6,450,000	PPSF	-	Baths	2

Contract Signed

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333 East 51st Street

Turtle Bay

Contract Signed

Type	Townhouse	Price	\$5,700,000	Sq. Ft.	5,322	Beds	4
DOM	549	Initial	\$6,200,000	PPSF	\$1,072	Baths	2



101 Warren Street, Unit 1210

Tribeca

Contract Signed

Type	Condo	Price	\$5,500,000	Sq. Ft.	2,534	Beds	3
DOM	51	Initial	\$5,500,000	PPSF	\$2,171	Baths	3



45 East 7th Street, Unit PH

East Village

Contract Signed

Type	Condo	Price	\$5,495,000	Sq. Ft.	2,523	Beds	3
DOM	91	Initial	\$5,950,000	PPSF	\$2,178	Baths	3.5

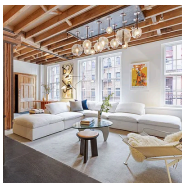


362 West Broadway, Unit 2

Soho

Contract Signed

Type	Coop	Price	\$5,400,000	Sq. Ft.	2,800	Beds	2
DOM	75	Initial	\$5,400,000	PPSF	\$1,929	Baths	2

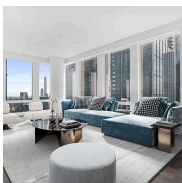


144 Franklin Street, Unit 3

Tribeca

Contract Signed

Type	Coop	Price	\$5,395,000	Sq. Ft.	3,000	Beds	3
DOM	131	Initial	\$5,395,000	PPSF	\$1,799	Baths	2



35 Hudson Yards, Unit 6803

Hudson Yards

Contract Signed

Type	Condo	Price	\$5,200,000	Sq. Ft.	2,724	Beds	3
DOM	319	Initial	\$5,200,000	PPSF	\$1,909	Baths	3

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955 5th Avenue, Unit 7A

Lenox Hill

Contract Signed

Type	Coop	Price	\$5,000,000	Sq. Ft.	2,350	Beds	2
DOM	28	Initial	\$5,000,000	PPSF	\$2,128	Baths	2

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