



COMPASS

Manhattan Luxury Report

Jun 08 - 14, 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 26 contracts signed this week, made up of 15 condos, 10 co-ops, and 1 house. The previous week saw 25 deals. For more information or data, please reach out to a Compass agent.

\$9,677,885

Average Asking Price

\$6,500,000

Median Asking Price

\$2,843

Average PPSF

2%

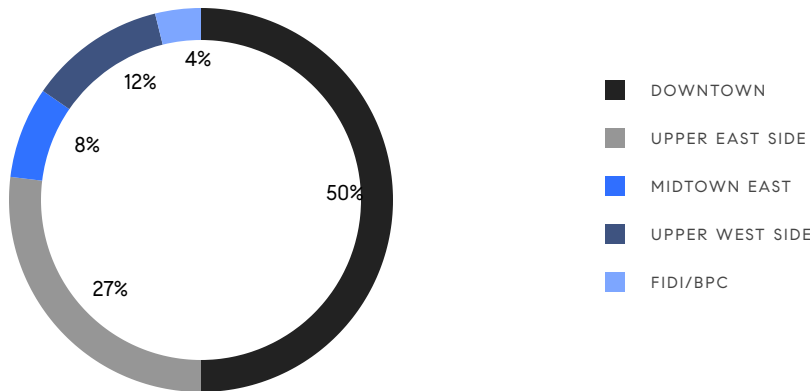
Average Discount

\$251,625,000

Total Volume

123

Average Days On Market



15

Condo Deal(s)

10

Co-op Deal(s)

1

Townhouse Deal(s)

\$9,088,667

Average Asking Price

\$9,954,500

Average Asking Price

\$15,750,000

Average Asking Price

\$6,250,000

Median Asking Price

\$6,725,000

Median Asking Price

\$15,750,000

Median Asking Price

\$3,053

Average PPSF

\$2,670

Average PPSF

2,903

Average SqFt

5,900

Average SqFt



500 West 18th Street, Unit WPH35B

West Chelsea

Contract Signed

Type	Condo	Price	\$26,600,000	Sq. Ft.	5,059	Beds	4
DOM	51	Initial	\$26,600,000	PPSF	\$5,258	Baths	4

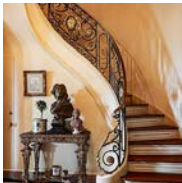


730 Park Avenue, Unit 10C/11C

Lenox Hill

Contract Signed

Type	Coop	Price	\$22,600,000	Sq. Ft.	-	Beds	7
DOM	644	Initial	\$24,990,000	PPSF	-	Baths	8



990 5th Avenue, Unit 8/9

Upper East Side

Contract Signed

Type	Coop	Price	\$18,500,000	Sq. Ft.	-	Beds	4
DOM	223	Initial	\$20,000,000	PPSF	-	Baths	5

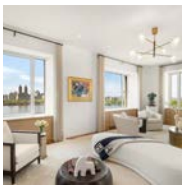


175 5th Avenue, Unit 11N

Flatiron District

Contract Signed

Type	Condo	Price	\$18,425,000	Sq. Ft.	3,903	Beds	4
DOM	-	Initial	-	PPSF	\$4,721	Baths	4



2 East 88th Street, Unit 11

Carnegie Hill

Contract Signed

Type	Coop	Price	\$16,500,000	Sq. Ft.	4,030	Beds	3
DOM	50	Initial	\$16,500,000	PPSF	\$4,095	Baths	3



30 Sullivan Street

Soho

Contract Signed

Type	Townhouse	Price	\$15,750,000	Sq. Ft.	5,900	Beds	5
DOM	268	Initial	\$19,950,000	PPSF	\$2,670	Baths	4

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



126 East 57th Street, Unit PH2A

Contract Signed

Midtown

Type	Condo	Price	\$13,500,000	Sq. Ft.	2,607	Beds	3
DOM	-	Initial	\$13,500,000	PPSF	\$5,179	Baths	3.5



500 West 18th Street, Unit W22C

Contract Signed

West Chelsea

Type	Condo	Price	\$9,995,000	Sq. Ft.	2,638	Beds	3
DOM	129	Initial	\$9,995,000	PPSF	\$3,789	Baths	3



160 West 12th Street, Unit 76

Contract Signed

Greenwich Village

Type	Condo	Price	\$8,595,000	Sq. Ft.	2,522	Beds	3
DOM	6	Initial	\$8,595,000	PPSF	\$3,409	Baths	3.5



1120 5th Avenue, Unit 7B

Contract Signed

Carnegie Hill

Type	Coop	Price	\$7,500,000	Sq. Ft.	3,600	Beds	3
DOM	23	Initial	\$7,500,000	PPSF	\$2,084	Baths	4



53 Greene Street, Unit 3

Contract Signed

Soho

Type	Condo	Price	\$7,150,000	Sq. Ft.	2,771	Beds	2
DOM	65	Initial	\$7,150,000	PPSF	\$2,581	Baths	3



344 West 72nd Street, Unit 301

Contract Signed

Lincoln Square

Type	Coop	Price	\$7,100,000	Sq. Ft.	4,038	Beds	5
DOM	-	Initial	\$7,100,000	PPSF	\$1,759	Baths	5

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



190 Riverside Drive, Unit 4C

Contract Signed

Upper West Side

Type	Condo	Price	\$6,650,000	Sq. Ft.	3,536	Beds	5
DOM	238	Initial	\$7,350,000	PPSF	\$1,881	Baths	4



1228 Madison Avenue, Unit 4

Contract Signed

Carnegie Hill

Type	Coop	Price	\$6,350,000	Sq. Ft.	3,136	Beds	4
DOM	85	Initial	\$6,350,000	PPSF	\$2,025	Baths	3



245 7th Avenue, Unit 11BC/10C

Contract Signed

Chelsea

Type	Condo	Price	\$6,250,000	Sq. Ft.	4,220	Beds	4
DOM	134	Initial	\$6,595,000	PPSF	\$1,482	Baths	4

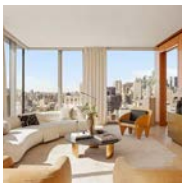


525 6th Avenue, Unit 11A

Contract Signed

West Village

Type	Condo	Price	\$6,250,000	Sq. Ft.	2,014	Beds	3
DOM	-	Initial	\$6,250,000	PPSF	\$3,104	Baths	2



215 Chrystie Street, Unit 28E

Contract Signed

Lower East Side

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,243	Beds	3
DOM	111	Initial	\$5,995,000	PPSF	\$2,673	Baths	3



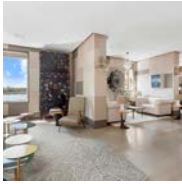
53 West 53rd Street, Unit 21D

Contract Signed

Midtown

Type	Condo	Price	\$5,650,000	Sq. Ft.	2,610	Beds	2
DOM	88	Initial	\$5,650,000	PPSF	\$2,165	Baths	2.5

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



465 West End Avenue, Unit 9/10C

Contract Signed

Upper West Side

Type	Coop	Price	\$5,495,000	Sq. Ft.	4,300	Beds	5
DOM	269	Initial	\$5,495,000	PPSF	\$1,278	Baths	3



1355 1st Avenue, Unit 22

Contract Signed

Lenox Hill

Type	Condo	Price	\$5,475,000	Sq. Ft.	3,452	Beds	4
DOM	56	Initial	\$5,475,000	PPSF	\$1,587	Baths	4



110 Mercer Street, Unit 4

Contract Signed

Soho

Type	Coop	Price	\$5,400,000	Sq. Ft.	-	Beds	1
DOM	49	Initial	\$5,400,000	PPSF	-	Baths	2



21 East 66th Street, Unit 8W

Contract Signed

Lenox Hill

Type	Condo	Price	\$5,295,000	Sq. Ft.	2,000	Beds	3
DOM	72	Initial	\$5,650,000	PPSF	\$2,648	Baths	3

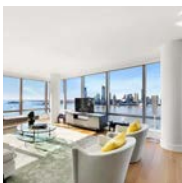


215 Chrystie Street, Unit 29W

Contract Signed

Lower East Side

Type	Condo	Price	\$5,250,000	Sq. Ft.	1,977	Beds	2
DOM	49	Initial	\$5,750,000	PPSF	\$2,656	Baths	2.5



2 River Terrace, Unit 24D

Contract Signed

Battery Park

Type	Condo	Price	\$5,250,000	Sq. Ft.	1,982	Beds	3
DOM	12	Initial	\$5,250,000	PPSF	\$2,649	Baths	3

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



61 Jane Street, Unit 12AB

Contract Signed

West Village

Type	Coop	Price	\$5,100,000	Sq. Ft.	-	Beds	3
DOM	10	Initial	\$5,100,000	PPSF	-	Baths	3



9 Barrow Street, Unit PH8CD

Contract Signed

West Village

Type	Coop	Price	\$5,000,000	Sq. Ft.	-	Beds	3
DOM	63	Initial	\$5,000,000	PPSF	-	Baths	2.5

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.