



COMPASS

# Manhattan Luxury Report

Jun 15 - 22, 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 16 contracts signed this week, made up of 7 condos, 7 co-ops, and 2 houses. The previous week saw 26 deals. For more information or data, please reach out to a Compass agent.

**\$9,029,625**

Average Asking Price

**\$7,412,500**

Median Asking Price

**\$2,413**

Average PPSF

**5%**

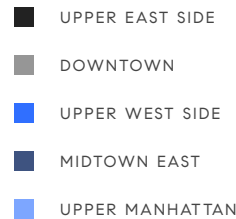
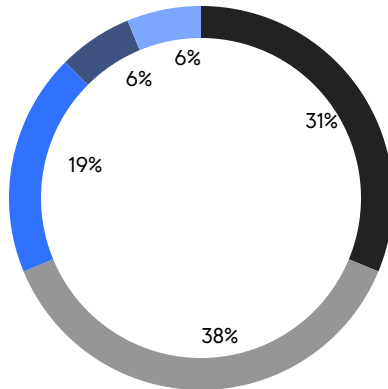
Average Discount

**\$144,474,000**

Total Volume

**213**

Average Days On Market



**7**

Condo Deal(s)

**7**

Co-op Deal(s)

**2**

Townhouse Deal(s)

**\$9,171,286**

Average Asking Price

**\$7,867,858**

Average Asking Price

**\$12,600,000**

Average Asking Price

**\$7,950,000**

Median Asking Price

**\$7,350,000**

Median Asking Price

**\$12,600,000**

Median Asking Price

**\$2,606**

Average PPSF

**\$1,885**

Average PPSF

**3,567**

Average SqFt

**6,478**

Average SqFt



### 165 East 64th Street

Lenox Hill

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$18,500,000</b>	Sq. Ft.	<b>7,000</b>	Beds	<b>6</b>
DOM	<b>38</b>	Initial	<b>\$18,500,000</b>	PPSF	<b>\$2,643</b>	Baths	<b>6</b>

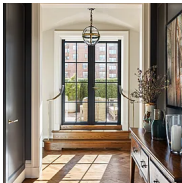


### 224 Mulberry Street, Unit PH

Nolita

Contract Signed

Type	<b>Condo</b>	Price	<b>\$17,500,000</b>	Sq. Ft.	<b>5,646</b>	Beds	<b>4</b>
DOM	<b>566</b>	Initial	<b>\$22,500,000</b>	PPSF	<b>\$3,100</b>	Baths	<b>4.5</b>

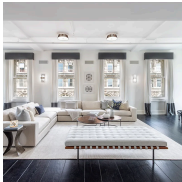


### 150 East 73rd Street, Unit PH

Upper West Side

Contract Signed

Type	<b>Coop</b>	Price	<b>\$14,250,000</b>	Sq. Ft.	-	Beds	<b>4</b>
DOM	<b>388</b>	Initial	<b>\$15,400,000</b>	PPSF	-	Baths	<b>5</b>



### 158 Mercer Street, Unit 10B

Soho

Contract Signed

Type	<b>Condo</b>	Price	<b>\$11,750,000</b>	Sq. Ft.	<b>4,671</b>	Beds	<b>3</b>
DOM	<b>35</b>	Initial	<b>\$11,750,000</b>	PPSF	<b>\$2,516</b>	Baths	<b>3</b>

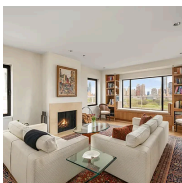


### 252 East 57th Street, Unit 60A

Sutton Place

Contract Signed

Type	<b>Condo</b>	Price	<b>\$9,800,000</b>	Sq. Ft.	<b>4,631</b>	Beds	<b>4</b>
DOM	<b>422</b>	Initial	<b>\$10,495,000</b>	PPSF	<b>\$2,117</b>	Baths	<b>4.5</b>



### 860 5th Avenue, Unit PHH

Lenox Hill

Contract Signed

Type	<b>Coop</b>	Price	<b>\$8,950,000</b>	Sq. Ft.	<b>3,289</b>	Beds	<b>4</b>
DOM	<b>381</b>	Initial	<b>\$8,950,000</b>	PPSF	<b>\$2,722</b>	Baths	<b>4</b>

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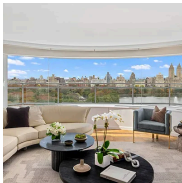


### 25 Central Park West, Unit 9QR

Contract Signed

Lincoln Square

Type	Condo	Price	\$7,950,000	Sq. Ft.	3,928	Beds	4
DOM	34	Initial	\$7,950,000	PPSF	\$2,024	Baths	4



### 1050 5th Avenue, Unit PHB

Contract Signed

Carnegie Hill

Type	Coop	Price	\$7,475,000	Sq. Ft.	-	Beds	2
DOM	134	Initial	\$9,985,000	PPSF	-	Baths	2.5



### 1185 Park Avenue, Unit 9C

Contract Signed

Carnegie Hill

Type	Coop	Price	\$7,350,000	Sq. Ft.	-	Beds	3
DOM	72	Initial	\$7,350,000	PPSF	-	Baths	3



### 263 West 93rd Street

Contract Signed

Upper West Side

Type	Townhouse	Price	\$6,700,000	Sq. Ft.	5,955	Beds	4
DOM	117	Initial	\$6,700,000	PPSF	\$1,126	Baths	5

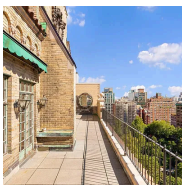


### 345 West 14th Street, Unit PHD

Contract Signed

Chelsea

Type	Condo	Price	\$6,399,000	Sq. Ft.	2,093	Beds	3
DOM	47	Initial	\$6,399,000	PPSF	\$3,058	Baths	2



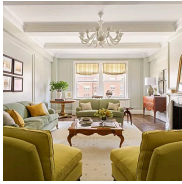
### 60 Gramercy Park North, Unit PHA

Contract Signed

Flatiron District

Type	Coop	Price	\$5,950,000	Sq. Ft.	-	Beds	2
DOM	30	Initial	\$6,500,000	PPSF	-	Baths	2

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### 1130 Park Avenue, Unit 91

Carnegie Hill

Contract Signed

Type	<b>Coop</b>	Price	<b>\$5,600,000</b>	Sq. Ft.	<b>2,700</b>	Beds	<b>3</b>
DOM	<b>13</b>	Initial	<b>\$5,600,000</b>	PPSF	<b>\$2,075</b>	Baths	<b>3.5</b>



### 9 East 96th Street, Unit PH

East Harlem

Contract Signed

Type	<b>Coop</b>	Price	<b>\$5,500,000</b>	Sq. Ft.	<b>2,560</b>	Beds	<b>4</b>
DOM	<b>475</b>	Initial	<b>\$6,000,000</b>	PPSF	<b>\$2,149</b>	Baths	<b>4</b>

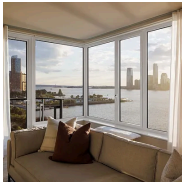


### 428 West 19th Street, Unit 10A

West Chelsea

Contract Signed

Type	<b>Condo</b>	Price	<b>\$5,450,000</b>	Sq. Ft.	<b>2,137</b>	Beds	<b>3</b>
DOM	<b>645</b>	Initial	<b>\$5,665,000</b>	PPSF	<b>\$2,551</b>	Baths	<b>3.5</b>



### 450 Washington Street, Unit 505

Tribeca

Contract Signed

Type	<b>Condop</b>	Price	<b>\$5,350,000</b>	Sq. Ft.	<b>1,862</b>	Beds	<b>3</b>
DOM	<b>7</b>	Initial	<b>\$5,350,000</b>	PPSF	<b>\$2,874</b>	Baths	<b>2</b>

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