



COMPASS

# Manhattan Luxury Report

Aug 10 - 16, 2026, Residential Contracts \$5M+

Photo: [432 Park Avenue, Unit PH88](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 13 contracts signed this week, made up of 11 condos, and 2 co-ops. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

\$10,911,924

Average Asking Price

\$8,950,000

Median Asking Price

\$3,156

Average PPSF

0%

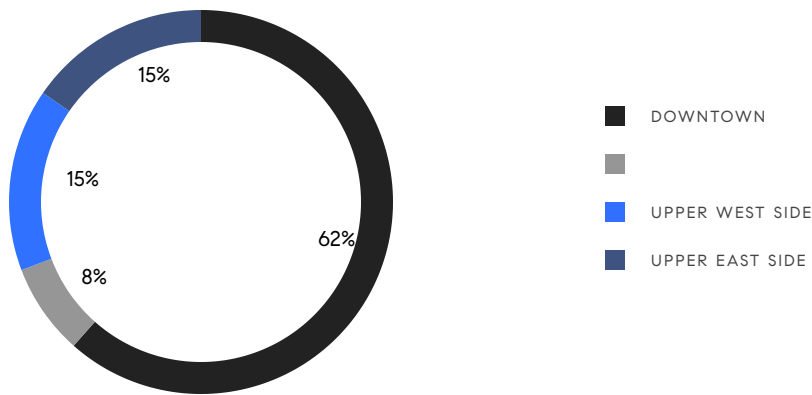
Average Discount

\$141,855,000

Total Volume

170

Average Days On Market



11

Condo Deal(s)

2

Co-op Deal(s)

0

Townhouse Deal(s)

\$11,884,546

Average Asking Price

\$5,562,500

Average Asking Price

\$0

Average Asking Price

\$9,200,000

Median Asking Price

\$5,562,500

Median Asking Price

\$0

Median Asking Price

\$3,225

Average PPSF

N/A

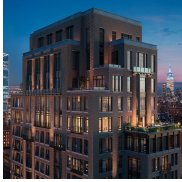
Average PPSF

3,660

Average SqFt

N/A

Average SqFt



### 555 West 22nd Street, Unit PH24W

West Chelsea

Contract Signed

|      |       |         |              |         |         |       |     |
|------|-------|---------|--------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$30,000,000 | Sq. Ft. | 6,320   | Beds  | 4   |
| DOM  | -     | Initial | \$30,000,000 | PPSF    | \$4,747 | Baths | 4.5 |



### 175 5th Avenue, Unit 17N

Flatiron District

Contract Signed

|      |       |         |              |         |         |       |     |
|------|-------|---------|--------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$23,950,000 | Sq. Ft. | 4,627   | Beds  | 4   |
| DOM  | -     | Initial | \$23,950,000 | PPSF    | \$5,177 | Baths | 4.5 |



### 36 Bleecker Street, Unit 5A

Noho

Contract Signed

|      |       |         |              |         |         |       |   |
|------|-------|---------|--------------|---------|---------|-------|---|
| Type | Condo | Price   | \$11,500,000 | Sq. Ft. | 3,280   | Beds  | 4 |
| DOM  | 119   | Initial | \$12,350,000 | PPSF    | \$3,506 | Baths | 5 |



### 42 Wooster Street, Unit 3

Soho

Contract Signed

|      |       |         |             |         |         |       |     |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$9,995,000 | Sq. Ft. | 4,497   | Beds  | 4   |
| DOM  | 53    | Initial | \$9,995,000 | PPSF    | \$2,223 | Baths | 3.5 |

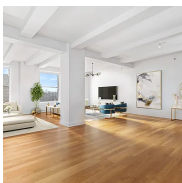


### 470 Columbus Avenue, Unit GARDEN

Upper West Side

Contract Signed

|      |       |         |             |         |         |       |     |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$9,950,000 | Sq. Ft. | 3,570   | Beds  | 4   |
| DOM  | 830   | Initial | \$9,950,000 | PPSF    | \$2,788 | Baths | 4.5 |



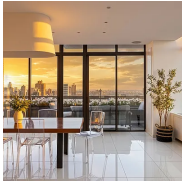
### 15 East 26th Street, Unit 13B

Nomad

Contract Signed

|      |       |         |             |         |         |       |     |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$9,200,000 | Sq. Ft. | 3,236   | Beds  | 3   |
| DOM  | 48    | Initial | \$9,200,000 | PPSF    | \$2,844 | Baths | 3.5 |

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### 422 East 72nd Street, Unit 40B/41AB

Lenox Hill

Contract Signed

|      |       |         |             |         |         |       |     |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$8,950,000 | Sq. Ft. | 6,050   | Beds  | 6   |
| DOM  | 94    | Initial | \$8,950,000 | PPSF    | \$1,480 | Baths | 4.5 |



### 500 West 18th Street, Unit W25B

West Chelsea

Contract Signed

|      |       |         |             |         |         |       |     |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$8,595,000 | Sq. Ft. | 2,036   | Beds  | 3   |
| DOM  | -     | Initial | \$8,595,000 | PPSF    | \$4,222 | Baths | 3.5 |

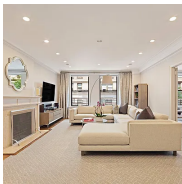


### 15 Union Square West, Unit 16

Flatiron District

Contract Signed

|      |       |         |             |         |         |       |     |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$7,995,000 | Sq. Ft. | 2,849   | Beds  | 3   |
| DOM  | 317   | Initial | \$7,995,000 | PPSF    | \$2,807 | Baths | 3.5 |



### 1075 Park Avenue, Unit 2D

Carnegie Hill

Contract Signed

|      |      |         |             |         |   |       |   |
|------|------|---------|-------------|---------|---|-------|---|
| Type | Coop | Price   | \$5,850,000 | Sq. Ft. | - | Beds  | 4 |
| DOM  | 40   | Initial | \$5,850,000 | PPSF    | - | Baths | 4 |

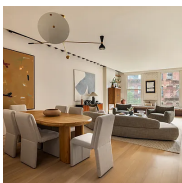


### 1 Central Park West, Unit 34D

Lincoln Square

Contract Signed

|      |       |         |             |         |         |       |     |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$5,500,000 | Sq. Ft. | 2,165   | Beds  | 3   |
| DOM  | 31    | Initial | \$5,500,000 | PPSF    | \$2,541 | Baths | 3.5 |



### 474 West Broadway, Unit 4N

Soho

Contract Signed

|      |      |         |             |         |         |       |   |
|------|------|---------|-------------|---------|---------|-------|---|
| Type | Coop | Price   | \$5,275,000 | Sq. Ft. | 2,200   | Beds  | 2 |
| DOM  | 26   | Initial | \$5,275,000 | PPSF    | \$2,398 | Baths | 2 |

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56 Leonard Street, Unit 33AW  
Tribeca

Contract Signed

|      |       |         |             |         |         |       |     |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$5,095,000 | Sq. Ft. | 1,624   | Beds  | 2   |
| DOM  | 139   | Initial | \$5,300,000 | PPSF    | \$3,138 | Baths | 2.5 |

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