



COMPASS

Manhattan Luxury Report

Aug 17 - 23, 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 6 contracts signed this week, made up of 4 condos, and 2 co-ops. The previous week saw 13 deals. For more information or data, please reach out to a Compass agent.

\$7,040,000

Average Asking Price

\$6,422,500

Median Asking Price

\$3,325

Average PPSF

8%

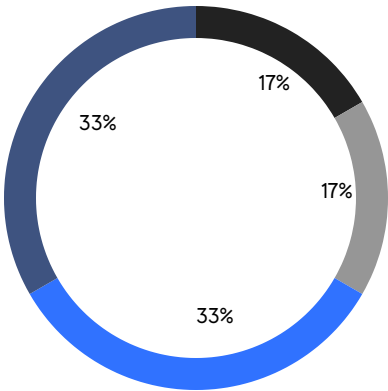
Average Discount

\$42,240,000

Total Volume

280

Average Days On Market



- UPPER EAST SIDE
- MIDTOWN EAST
- UPPER WEST SIDE
- DOWNTOWN

4

Condo Deal(s)

2

Co-op Deal(s)

0

Townhouse Deal(s)

\$6,698,750

Average Asking Price

\$7,722,500

Average Asking Price

\$0

Average Asking Price

\$6,172,500

Median Asking Price

\$7,722,500

Median Asking Price

\$0

Median Asking Price

\$4,033

Average PPSF

N/A

Average PPSF

1,888

Average SqFt

N/A

Average SqFt

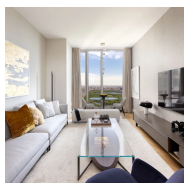


2 East 70th Street, Unit 91011B

Lenox Hill

Contract Signed

Type	Coop	Price	\$8,950,000	Sq. Ft.	4,300	Beds	5
DOM	312	Initial	\$12,000,000	PPSF	\$2,082	Baths	5.5

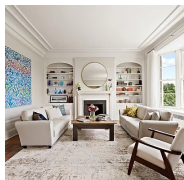


217 West 57th Street, Unit 68N

Midtown

Contract Signed

Type	Condo	Price	\$8,800,000	Sq. Ft.	1,435	Beds	2
DOM	425	Initial	\$8,800,000	PPSF	\$6,133	Baths	2.5



285 Central Park West, Unit 5S

Upper West Side

Contract Signed

Type	Coop	Price	\$6,495,000	Sq. Ft.	3,750	Beds	5
DOM	432	Initial	\$7,749,500	PPSF	\$1,732	Baths	4

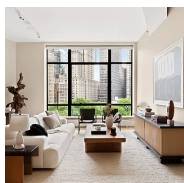


90 Prince Street, Unit PHN

Soho

Contract Signed

Type	Condo	Price	\$6,350,000	Sq. Ft.	1,213	Beds	1
DOM	337	Initial	\$6,350,000	PPSF	\$5,235	Baths	2



10 Madison Square West, Unit 8G

Flatiron District

Contract Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,354	Beds	3
DOM	136	Initial	\$6,495,000	PPSF	\$2,547	Baths	3.5



1965 Broadway, Unit 24GH

Lincoln Square

Contract Signed

Type	Condo	Price	\$5,650,000	Sq. Ft.	2,550	Beds	4
DOM	36	Initial	\$5,650,000	PPSF	\$2,216	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.