



COMPASS

Manhattan Luxury Report

Aug 24 - 30, 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 17 contracts signed this week, made up of 9 condos, 4 co-ops, and 4 houses. The previous week saw 6 deals. For more information or data, please reach out to a Compass agent.

\$9,989,412

Average Asking Price

\$8,500,000

Median Asking Price

\$2,816

Average PPSF

4%

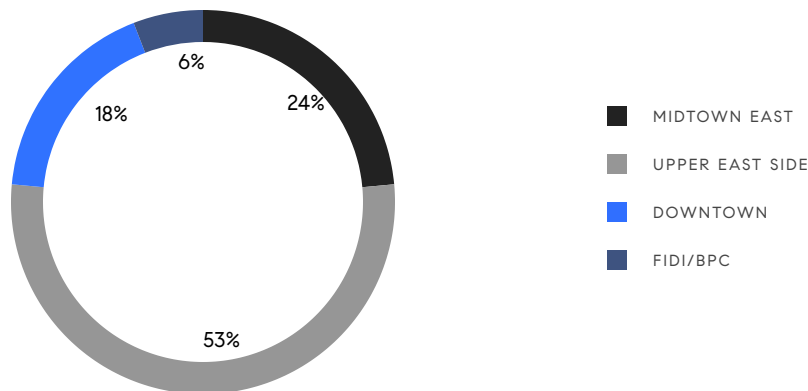
Average Discount

\$169,820,000

Total Volume

201

Average Days On Market

**9**

Condo Deal(s)

4

Co-op Deal(s)

4

Townhouse Deal(s)

\$10,667,223

Average Asking Price

\$8,122,500

Average Asking Price

\$10,331,250

Average Asking Price

\$8,500,000

Median Asking Price

\$5,745,000

Median Asking Price

\$9,862,500

Median Asking Price

\$3,672

Average PPSF

\$1,485

Average PPSF

2,881

Average SqFt

7,770

Average SqFt



217 West 57th Street, Unit 68E

Midtown

Contract Signed

Type	Condo	Price	\$20,500,000	Sq. Ft.	3,364	Beds	3
DOM	-	Initial	\$20,500,000	PPSF	\$6,094	Baths	3.5



988 5th Avenue, Unit 6

Upper East Side

Contract Signed

Type	Condo	Price	\$18,500,000	Sq. Ft.	3,550	Beds	5
DOM	189	Initial	\$18,500,000	PPSF	\$5,212	Baths	4



880 5th Avenue, Unit PHA

Lenox Hill

Contract Signed

Type	Coop	Price	\$15,750,000	Sq. Ft.	-	Beds	4
DOM	71	Initial	\$15,750,000	PPSF	-	Baths	4.5

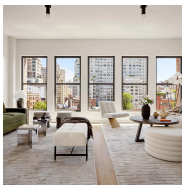


164 East 70th Street

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$14,250,000	Sq. Ft.	7,400	Beds	5
DOM	108	Initial	\$14,250,000	PPSF	\$1,926	Baths	6



181 Macdougall Street, Unit PH

Greenwich Village

Contract Signed

Type	Condo	Price	\$11,750,000	Sq. Ft.	2,311	Beds	2
DOM	398	Initial	\$11,750,000	PPSF	\$5,085	Baths	3



241 East 48th Street

Turtle Bay

Contract Signed

Type	Townhouse	Price	\$9,975,000	Sq. Ft.	5,500	Beds	5
DOM	42	Initial	\$9,975,000	PPSF	\$1,814	Baths	5.5

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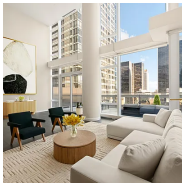


115 South Street

Financial District

Contract Signed

Type	Townhouse	Price	\$9,750,000	Sq. Ft.	13,119	Beds	8
DOM	671	Initial	\$14,950,000	PPSF	\$744	Baths	9



20 West 53rd Street, Unit 18A

Midtown

Contract Signed

Type	Condo	Price	\$9,500,000	Sq. Ft.	3,005	Beds	3
DOM	449	Initial	\$12,250,000	PPSF	\$3,162	Baths	3



525 Park Avenue, Unit 4N

Lenox Hill

Contract Signed

Type	Condo	Price	\$8,500,000	Sq. Ft.	4,000	Beds	4
DOM	43	Initial	\$8,500,000	PPSF	\$2,125	Baths	5.5



430 East 58th Street, Unit 65A

Sutton Place

Contract Signed

Type	Condo	Price	\$8,100,000	Sq. Ft.	2,295	Beds	3
DOM	178	Initial	\$8,100,000	PPSF	\$3,530	Baths	3

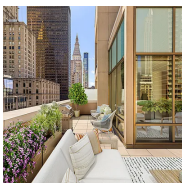


113 East 81st Street

Upper East Side

Contract Signed

Type	Townhouse	Price	\$7,350,000	Sq. Ft.	5,058	Beds	5
DOM	49	Initial	\$7,350,000	PPSF	\$1,454	Baths	6



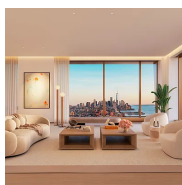
76 Madison Avenue, Unit PH1

Nomad

Contract Signed

Type	Condo	Price	\$6,500,000	Sq. Ft.	2,632	Beds	3
DOM	435	Initial	\$7,500,000	PPSF	\$2,470	Baths	3.5

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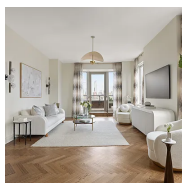


500 West 18th Street, Unit W9C

West Chelsea

Contract Signed

Type	Condo	Price	\$6,455,000	Sq. Ft.	2,170	Beds	3
DOM	143	Initial	\$6,455,000	PPSF	\$2,975	Baths	3

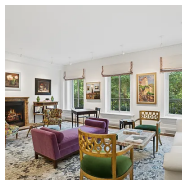


181 East 65th Street, Unit 18B

Lenox Hill

Contract Signed

Type	Condo	Price	\$6,200,000	Sq. Ft.	2,596	Beds	3
DOM	46	Initial	\$6,200,000	PPSF	\$2,389	Baths	3

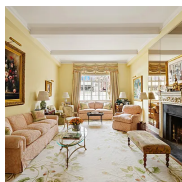


953 5th Avenue, Unit 3/4

Lenox Hill

Contract Signed

Type	Coop	Price	\$5,995,000	Sq. Ft.	3,500	Beds	4
DOM	64	Initial	\$5,995,000	PPSF	\$1,713	Baths	4

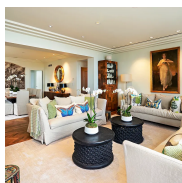


116 East 68th Street, Unit 7/8A

Lenox Hill

Contract Signed

Type	Coop	Price	\$5,495,000	Sq. Ft.	-	Beds	4
DOM	74	Initial	\$5,495,000	PPSF	-	Baths	5



130 East End Avenue, Unit PHB

Yorkville

Contract Signed

Type	Coop	Price	\$5,250,000	Sq. Ft.	3,400	Beds	4
DOM	247	Initial	\$5,250,000	PPSF	\$1,545	Baths	4

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