



COMPASS

Manhattan Luxury Report

Sep 07 - 13, 2026, Residential Contracts \$5M+

Photo: [30 Front Street, Unit 25A](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 10 contracts signed this week, made up of 8 condos, and 2 co-ops. The previous week saw 6 deals. For more information or data, please reach out to a Compass agent.

\$8,202,000

Average Asking Price

\$6,487,500

Median Asking Price

\$3,080

Average PPSF

0%

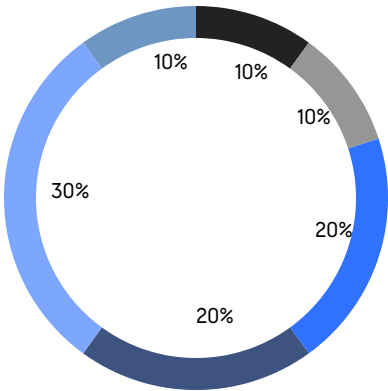
Average Discount

\$82,020,000

Total Volume

196

Average Days On Market



- UPPER EAST SIDE
- MIDTOWN WEST
- DOWNTOWN
- FIDI/BPC
- MIDTOWN EAST
- UPPER WEST SIDE

8

Condo Deal(s)

2

Co-op Deal(s)

0

Townhouse Deal(s)

\$6,815,000

Average Asking Price

\$13,750,000

Average Asking Price

\$0

Average Asking Price

\$6,487,500

Median Asking Price

\$13,750,000

Median Asking Price

\$0

Median Asking Price

\$3,080

Average PPSF

N/A

Average PPSF

2,242

Average SqFt

N/A

Average SqFt



2 East 70th Street, Unit MAISONETTE

Lenox Hill

Contract Signed

Type	Coop	Price	\$22,500,000	Sq. Ft.	-	Beds	4
DOM	122	Initial	\$22,500,000	PPSF	-	Baths	4.5



15 Hudson Yards, Unit PH87B

Hudson Yards

Contract Signed

Type	Condo	Price	\$9,895,000	Sq. Ft.	3,128	Beds	4
DOM	502	Initial	\$9,895,000	PPSF	\$3,164	Baths	4.5



165 Charles Street, Unit 22

West Village

Contract Signed

Type	Condo	Price	\$8,250,000	Sq. Ft.	2,356	Beds	3
DOM	172	Initial	\$8,250,000	PPSF	\$3,502	Baths	2



1 Wall Street, Unit MBORN4801

Financial District

Contract Signed

Type	Condo	Price	\$7,500,000	Sq. Ft.	2,346	Beds	2
DOM	-	Initial	-	PPSF	\$3,197	Baths	2

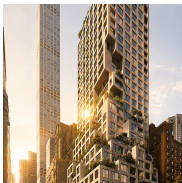


50 West Street, Unit 37C

Financial District

Contract Signed

Type	Condo	Price	\$6,695,000	Sq. Ft.	2,669	Beds	4
DOM	-	Initial	-	PPSF	\$2,509	Baths	4



126 East 57th Street, Unit 2703

Midtown

Contract Signed

Type	Condo	Price	\$6,280,000	Sq. Ft.	1,708	Beds	3
DOM	-	Initial	-	PPSF	\$3,677	Baths	2.5

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250 West 96th Street, Unit PHB

Contract Signed

Upper West Side

Type	Condo	Price	\$5,450,000	Sq. Ft.	2,141	Beds	3
DOM	13	Initial	\$5,450,000	PPSF	\$2,546	Baths	3



303 Park Avenue, Unit 3104

Contract Signed

Midtown

Type	Condo	Price	\$5,250,000	Sq. Ft.	1,461	Beds	2
DOM	310	Initial	\$5,250,000	PPSF	\$3,594	Baths	2.5

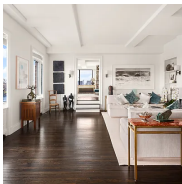


54 Bleecker Street, Unit 2A

Contract Signed

Noho

Type	Condo	Price	\$5,200,000	Sq. Ft.	2,122	Beds	3
DOM	73	Initial	\$5,200,000	PPSF	\$2,451	Baths	3



450 East 52nd Street, Unit 15

Contract Signed

Turtle Bay

Type	Coop	Price	\$5,000,000	Sq. Ft.	-	Beds	3
DOM	177	Initial	\$5,000,000	PPSF	-	Baths	3.5

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