



COMPASS

# Manhattan Luxury Report

Sep 14 - 20, 2026, Residential Contracts \$5M+

Photo: [11 Gramercy Park South](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 16 contracts signed this week, made up of 14 condos, 1 co-op, and 1 house. The previous week saw 10 deals. For more information or data, please reach out to a Compass agent.

**\$13,124,063**

Average Asking Price

**\$9,850,000**

Median Asking Price

**\$3,518**

Average PPSF

**0%**

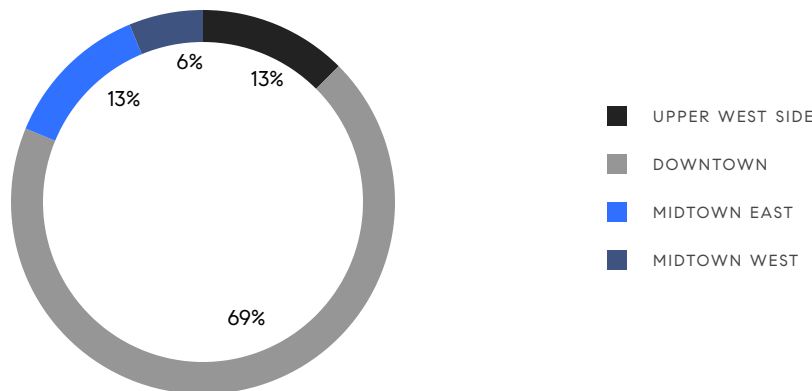
Average Discount

**\$209,985,000**

Total Volume

**199**

Average Days On Market

**14**

Condo Deal(s)

**1**

Co-op Deal(s)

**1**

Townhouse Deal(s)

**\$13,016,786**

Average Asking Price

**\$7,750,000**

Average Asking Price

**\$20,000,000**

Average Asking Price

**\$9,850,000**

Median Asking Price

**\$7,750,000**

Median Asking Price

**\$20,000,000**

Median Asking Price

**\$3,678**

Average PPSF

**\$2,440**

Average PPSF

**3,360**

Average SqFt

**8,200**

Average SqFt



### 211 West 84th Street, Unit PHW

Upper West Side

Contract Signed

|      |       |         |              |         |         |       |   |
|------|-------|---------|--------------|---------|---------|-------|---|
| Type | Condo | Price   | \$26,880,000 | Sq. Ft. | 4,853   | Beds  | 5 |
| DOM  | -     | Initial | -            | PPSF    | \$5,539 | Baths | 5 |



### 175 5th Avenue, Unit 19N

Flatiron District

Contract Signed

|      |       |         |              |         |         |       |   |
|------|-------|---------|--------------|---------|---------|-------|---|
| Type | Condo | Price   | \$25,500,000 | Sq. Ft. | 4,575   | Beds  | 4 |
| DOM  | -     | Initial | -            | PPSF    | \$5,574 | Baths | 4 |



### 20 West 53rd Street, Unit 18B/C

Midtown

Contract Signed

|      |       |         |              |         |         |       |   |
|------|-------|---------|--------------|---------|---------|-------|---|
| Type | Condo | Price   | \$24,995,000 | Sq. Ft. | 4,600   | Beds  | 5 |
| DOM  | 141   | Initial | \$24,995,000 | PPSF    | \$5,433 | Baths | 7 |



### 318 West 20th Street

Chelsea

Contract Signed

|      |           |         |              |         |         |       |   |
|------|-----------|---------|--------------|---------|---------|-------|---|
| Type | Townhouse | Price   | \$20,000,000 | Sq. Ft. | 8,200   | Beds  | 6 |
| DOM  | -         | Initial | -            | PPSF    | \$2,440 | Baths | 7 |



### 250 West Street, Unit 9JK

Tribeca

Contract Signed

|      |       |         |              |         |         |       |     |
|------|-------|---------|--------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$15,000,000 | Sq. Ft. | 4,100   | Beds  | 4   |
| DOM  | 4     | Initial | \$15,000,000 | PPSF    | \$3,659 | Baths | 3.5 |



### 217 West 57th Street, Unit 84W

Midtown

Contract Signed

|      |       |         |              |         |         |       |     |
|------|-------|---------|--------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$14,900,000 | Sq. Ft. | 3,073   | Beds  | 3   |
| DOM  | 447   | Initial | \$15,900,000 | PPSF    | \$5,175 | Baths | 3.5 |

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### 176 Perry Street, Unit 4S

West Village

Contract Signed

|      |       |         |              |         |         |       |   |
|------|-------|---------|--------------|---------|---------|-------|---|
| Type | Condo | Price   | \$10,995,000 | Sq. Ft. | 3,590   | Beds  | 3 |
| DOM  | 96    | Initial | \$10,995,000 | PPSF    | \$3,063 | Baths | 2 |

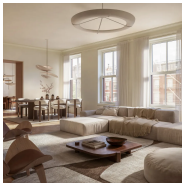


### 44 West 8th Street, Unit 4

Greenwich Village

Contract Signed

|      |       |         |             |         |         |       |   |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price   | \$9,950,000 | Sq. Ft. | 3,255   | Beds  | 4 |
| DOM  | -     | Initial | -           | PPSF    | \$3,057 | Baths | 3 |



### 44 West 8th Street, Unit 3

Greenwich Village

Contract Signed

|      |       |         |             |         |         |       |   |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price   | \$9,750,000 | Sq. Ft. | 3,255   | Beds  | 4 |
| DOM  | -     | Initial | -           | PPSF    | \$2,996 | Baths | 3 |



### 15 Hudson Yards, Unit 73B

Hudson Yards

Contract Signed

|      |       |         |             |         |         |       |     |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$8,495,000 | Sq. Ft. | 3,019   | Beds  | 4   |
| DOM  | -     | Initial | -           | PPSF    | \$2,814 | Baths | 4.5 |



### 23 East 22nd Street, Unit 8

Flatiron District

Contract Signed

|      |       |         |             |         |         |       |   |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price   | \$7,995,000 | Sq. Ft. | 2,723   | Beds  | 3 |
| DOM  | 92    | Initial | \$7,995,000 | PPSF    | \$2,937 | Baths | 3 |



### 33 Greene Street, Unit 4E

Soho

Contract Signed

|      |      |         |             |         |         |       |   |
|------|------|---------|-------------|---------|---------|-------|---|
| Type | Coop | Price   | \$7,750,000 | Sq. Ft. | 3,288   | Beds  | 3 |
| DOM  | 36   | Initial | \$7,750,000 | PPSF    | \$2,358 | Baths | 3 |

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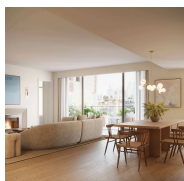


### 200 East 20th Street, Unit PHA

Gramercy

Contract Signed

|      |       |         |             |         |         |       |     |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$7,350,000 | Sq. Ft. | 2,231   | Beds  | 3   |
| DOM  | 573   | Initial | \$7,350,000 | PPSF    | \$3,295 | Baths | 3.5 |

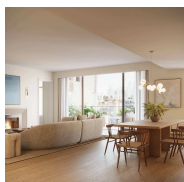


### 142 West 21st Street, Unit 9B

Chelsea

Contract Signed

|      |       |         |             |         |         |       |     |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$7,300,000 | Sq. Ft. | 2,498   | Beds  | 4   |
| DOM  | -     | Initial | -           | PPSF    | \$2,923 | Baths | 3.5 |

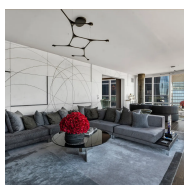


### 142 West 21st Street, Unit 9A

Chelsea

Contract Signed

|      |       |         |             |         |         |       |     |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price   | \$6,575,000 | Sq. Ft. | 2,433   | Beds  | 4   |
| DOM  | -     | Initial | -           | PPSF    | \$2,703 | Baths | 3.5 |



### 50 Riverside Boulevard, Unit 10L

Lincoln Square

Contract Signed

|      |       |         |             |         |         |       |   |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price   | \$6,550,000 | Sq. Ft. | 2,831   | Beds  | 4 |
| DOM  | -     | Initial | -           | PPSF    | \$2,314 | Baths | 4 |

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