



COMPASS

# Manhattan Luxury Report

Jun 08 - 14, 2026, Residential Contracts \$5M+

Photo: [166 Perry Street, Unit 5A](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 26 contracts signed this week, made up of 15 condos, 10 co-ops, and 1 house. The previous week saw 25 deals. For more information or data, please reach out to a Compass agent.

**\$9,677,885**

Average Asking Price

**\$6,500,000**

Median Asking Price

**\$2,843**

Average PPSF

**2%**

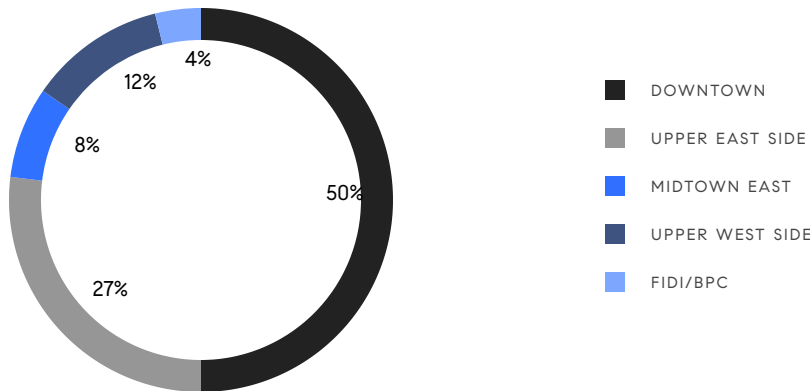
Average Discount

**\$251,625,000**

Total Volume

**123**

Average Days On Market



**15**

Condo Deal(s)

**10**

Co-op Deal(s)

**1**

Townhouse Deal(s)

**\$9,088,667**

Average Asking Price

**\$9,954,500**

Average Asking Price

**\$15,750,000**

Average Asking Price

**\$6,250,000**

Median Asking Price

**\$6,725,000**

Median Asking Price

**\$15,750,000**

Median Asking Price

**\$3,053**

Average PPSF

**\$2,670**

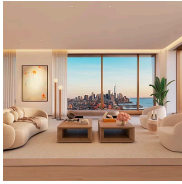
Average PPSF

**2,903**

Average SqFt

**5,900**

Average SqFt

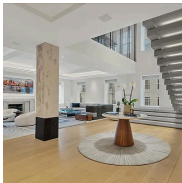


### 500 West 18th Street, Unit WPH35B

West Chelsea

Contract Signed

Type	Condo	Price	\$26,600,000	Sq. Ft.	5,059	Beds	4
DOM	51	Initial	\$26,600,000	PPSF	\$5,258	Baths	4

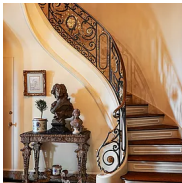


### 730 Park Avenue, Unit 10C/11C

Lenox Hill

Contract Signed

Type	Coop	Price	\$22,600,000	Sq. Ft.	-	Beds	7
DOM	644	Initial	\$24,990,000	PPSF	-	Baths	8

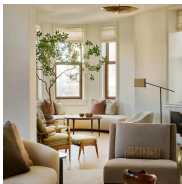


### 990 5th Avenue, Unit 8/9

Upper East Side

Contract Signed

Type	Coop	Price	\$18,500,000	Sq. Ft.	-	Beds	4
DOM	223	Initial	\$20,000,000	PPSF	-	Baths	5



### 175 5th Avenue, Unit 11N

Flatiron District

Contract Signed

Type	Condo	Price	\$18,425,000	Sq. Ft.	3,903	Beds	4
DOM	-	Initial	-	PPSF	\$4,721	Baths	4



### 2 East 88th Street, Unit 11

Carnegie Hill

Contract Signed

Type	Coop	Price	\$16,500,000	Sq. Ft.	4,030	Beds	3
DOM	50	Initial	\$16,500,000	PPSF	\$4,095	Baths	3



### 30 Sullivan Street

Soho

Contract Signed

Type	Townhouse	Price	\$15,750,000	Sq. Ft.	5,900	Beds	5
DOM	268	Initial	\$19,950,000	PPSF	\$2,670	Baths	4

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### 126 East 57th Street, Unit PH2A

Contract Signed

Midtown

Type	Condo	Price	\$13,500,000	Sq. Ft.	2,607	Beds	3
DOM	-	Initial	\$13,500,000	PPSF	\$5,179	Baths	3.5

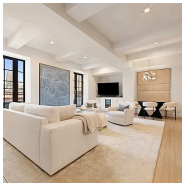


### 500 West 18th Street, Unit W22C

Contract Signed

West Chelsea

Type	Condo	Price	\$9,995,000	Sq. Ft.	2,638	Beds	3
DOM	129	Initial	\$9,995,000	PPSF	\$3,789	Baths	3



### 160 West 12th Street, Unit 76

Contract Signed

Greenwich Village

Type	Condo	Price	\$8,595,000	Sq. Ft.	2,522	Beds	3
DOM	6	Initial	\$8,595,000	PPSF	\$3,409	Baths	3.5

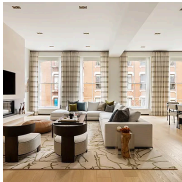


### 1120 5th Avenue, Unit 7B

Contract Signed

Carnegie Hill

Type	Coop	Price	\$7,500,000	Sq. Ft.	3,600	Beds	3
DOM	23	Initial	\$7,500,000	PPSF	\$2,084	Baths	4

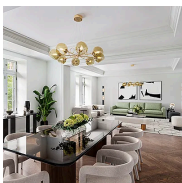


### 53 Greene Street, Unit 3

Contract Signed

Soho

Type	Condo	Price	\$7,150,000	Sq. Ft.	2,771	Beds	2
DOM	65	Initial	\$7,150,000	PPSF	\$2,581	Baths	3



### 344 West 72nd Street, Unit 301

Contract Signed

Lincoln Square

Type	Coop	Price	\$7,100,000	Sq. Ft.	4,038	Beds	5
DOM	-	Initial	\$7,100,000	PPSF	\$1,759	Baths	5

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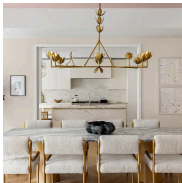


### 190 Riverside Drive, Unit 4C

Contract Signed

Upper West Side

Type	Condo	Price	\$6,650,000	Sq. Ft.	3,536	Beds	5
DOM	238	Initial	\$7,350,000	PPSF	\$1,881	Baths	4



### 1228 Madison Avenue, Unit 4

Contract Signed

Carnegie Hill

Type	Coop	Price	\$6,350,000	Sq. Ft.	3,136	Beds	4
DOM	85	Initial	\$6,350,000	PPSF	\$2,025	Baths	3

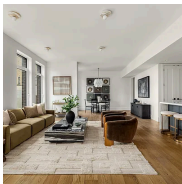


### 245 7th Avenue, Unit 11BC/10C

Contract Signed

Chelsea

Type	Condo	Price	\$6,250,000	Sq. Ft.	4,220	Beds	4
DOM	134	Initial	\$6,595,000	PPSF	\$1,482	Baths	4

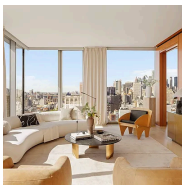


### 525 6th Avenue, Unit 11A

Contract Signed

West Village

Type	Condo	Price	\$6,250,000	Sq. Ft.	2,014	Beds	3
DOM	-	Initial	\$6,250,000	PPSF	\$3,104	Baths	2

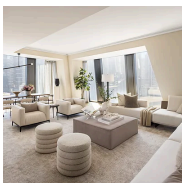


### 215 Chrystie Street, Unit 28E

Contract Signed

Lower East Side

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,243	Beds	3
DOM	111	Initial	\$5,995,000	PPSF	\$2,673	Baths	3



### 53 West 53rd Street, Unit 21D

Contract Signed

Midtown

Type	Condo	Price	\$5,650,000	Sq. Ft.	2,610	Beds	2
DOM	88	Initial	\$5,650,000	PPSF	\$2,165	Baths	2.5

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### 465 West End Avenue, Unit 9/10C

Contract Signed

Upper West Side

Type	Coop	Price	\$5,495,000	Sq. Ft.	4,300	Beds	5
DOM	269	Initial	\$5,495,000	PPSF	\$1,278	Baths	3



### 1355 1st Avenue, Unit 22

Contract Signed

Lenox Hill

Type	Condo	Price	\$5,475,000	Sq. Ft.	3,452	Beds	4
DOM	56	Initial	\$5,475,000	PPSF	\$1,587	Baths	4

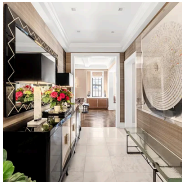


### 110 Mercer Street, Unit 4

Contract Signed

Soho

Type	Coop	Price	\$5,400,000	Sq. Ft.	-	Beds	1
DOM	49	Initial	\$5,400,000	PPSF	-	Baths	2

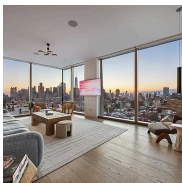


### 21 East 66th Street, Unit 8W

Contract Signed

Lenox Hill

Type	Condo	Price	\$5,295,000	Sq. Ft.	2,000	Beds	3
DOM	72	Initial	\$5,650,000	PPSF	\$2,648	Baths	3

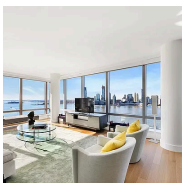


### 215 Chrystie Street, Unit 29W

Contract Signed

Lower East Side

Type	Condo	Price	\$5,250,000	Sq. Ft.	1,977	Beds	2
DOM	49	Initial	\$5,750,000	PPSF	\$2,656	Baths	2.5



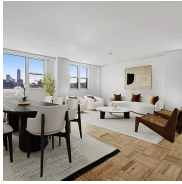
### 2 River Terrace, Unit 24D

Contract Signed

Battery Park

Type	Condo	Price	\$5,250,000	Sq. Ft.	1,982	Beds	3
DOM	12	Initial	\$5,250,000	PPSF	\$2,649	Baths	3

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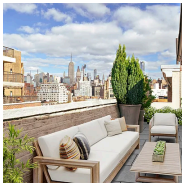


### 61 Jane Street, Unit 12AB

Contract Signed

West Village

Type	<b>Coop</b>	Price	<b>\$5,100,000</b>	Sq. Ft.	-	Beds	<b>3</b>
DOM	<b>10</b>	Initial	<b>\$5,100,000</b>	PPSF	-	Baths	<b>3</b>



### 9 Barrow Street, Unit PH8CD

Contract Signed

West Village

Type	<b>Coop</b>	Price	<b>\$5,000,000</b>	Sq. Ft.	-	Beds	<b>3</b>
DOM	<b>63</b>	Initial	<b>\$5,000,000</b>	PPSF	-	Baths	<b>2.5</b>

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