



COMPASS

Manhattan Luxury Report

Jul 20 - 26, 2026, Residential Contracts \$5M+

Photo: [286 Spring Street, Unit PH](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 9 contracts signed this week, made up of 5 condos, and 4 co-ops. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

\$10,412,778

Average Asking Price

\$6,895,000

Median Asking Price

\$3,499

Average PPSF

3%

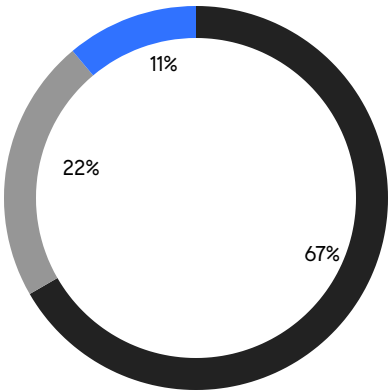
Average Discount

\$93,715,000

Total Volume

96

Average Days On Market



- UPPER EAST SIDE
- DOWNTOWN
- UPPER WEST SIDE

5

Condo Deal(s)

4

Co-op Deal(s)

0

Townhouse Deal(s)

\$14,039,000

Average Asking Price

\$5,880,000

Average Asking Price

\$0

Average Asking Price

\$9,700,000

Median Asking Price

\$5,585,000

Median Asking Price

\$0

Median Asking Price

\$3,499

Average PPSF

N/A

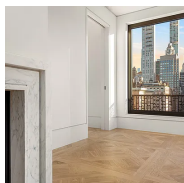
Average PPSF

3,820

Average SqFt

N/A

Average SqFt

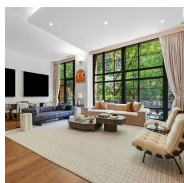


760 Madison Avenue, Unit 9

Lenox Hill

Contract Signed

Type	Condo	Price	\$25,500,000	Sq. Ft.	4,530	Beds	5
DOM	-	Initial	-	PPSF	\$5,630	Baths	4.5



150 Charles Street, Unit M2

West Village

Contract Signed

Type	Condo	Price	\$21,500,000	Sq. Ft.	4,400	Beds	5
DOM	32	Initial	\$21,500,000	PPSF	\$4,887	Baths	5

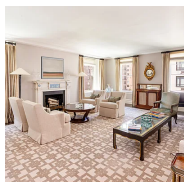


135 East 79th Street, Unit 9E

Upper East Side

Contract Signed

Type	Condo	Price	\$9,700,000	Sq. Ft.	3,057	Beds	4
DOM	58	Initial	\$9,700,000	PPSF	\$3,174	Baths	4

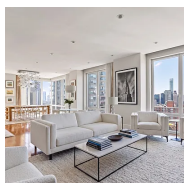


791 Park Avenue, Unit 7A

Lenox Hill

Contract Signed

Type	Coop	Price	\$7,000,000	Sq. Ft.	-	Beds	5
DOM	51	Initial	\$7,000,000	PPSF	-	Baths	5.5

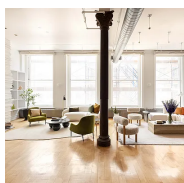


255 East 74th Street, Unit 25A

Lenox Hill

Contract Signed

Type	Condo	Price	\$6,895,000	Sq. Ft.	3,495	Beds	5
DOM	36	Initial	\$6,895,000	PPSF	\$1,973	Baths	4.5



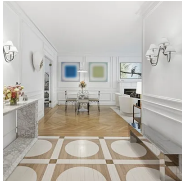
56 Crosby Street, Unit 3A

Soho

Contract Signed

Type	Condo	Price	\$6,600,000	Sq. Ft.	3,614	Beds	2
DOM	84	Initial	\$6,850,000	PPSF	\$1,827	Baths	2.5

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**1088 Park Avenue, Unit 12A**

Carnegie Hill

Contract Signed

Type	Coop	Price	\$5,695,000	Sq. Ft.	-	Beds	4
DOM	91	Initial	\$5,950,000	PPSF	-	Baths	4

**2 East 80th Street, Unit 7**

Upper East Side

Contract Signed

Type	Coop	Price	\$5,475,000	Sq. Ft.	-	Beds	5
DOM	313	Initial	\$6,495,000	PPSF	-	Baths	5

**320 Central Park West, Unit 5A**

Upper West Side

Contract Signed

Type	Coop	Price	\$5,350,000	Sq. Ft.	-	Beds	3
DOM	102	Initial	\$5,800,000	PPSF	-	Baths	3

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