



COMPASS

Manhattan Luxury Report

Jul 27 - Aug 02, 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 13 contracts signed this week, made up of 9 condos, 2 co-ops, and 2 houses. The previous week saw 9 deals. For more information or data, please reach out to a Compass agent.

\$7,358,847

Average Asking Price

\$6,495,000

Median Asking Price

\$3,002

Average PPSF

3%

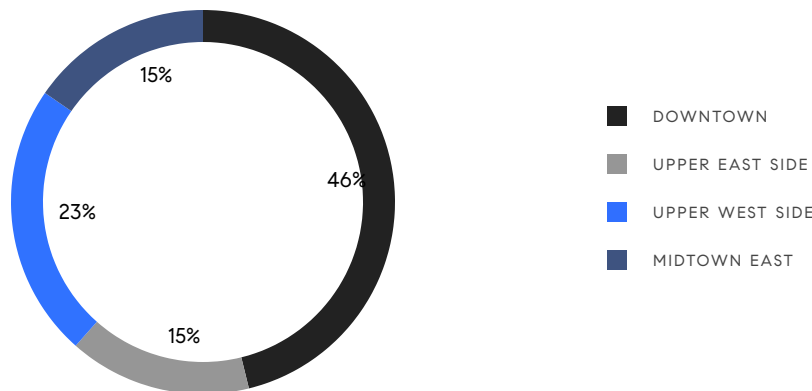
Average Discount

\$95,665,000

Total Volume

191

Average Days On Market



9

Condo Deal(s)

2

Co-op Deal(s)

2

Townhouse Deal(s)

\$7,710,556

Average Asking Price

\$6,500,000

Average Asking Price

\$6,635,000

Average Asking Price

\$6,495,000

Median Asking Price

\$6,500,000

Median Asking Price

\$6,635,000

Median Asking Price

\$3,196

Average PPSF

\$2,128

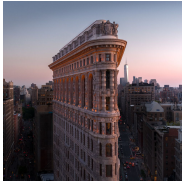
Average PPSF

2,593

Average SqFt

3,765

Average SqFt



175 5th Avenue, Unit 18S

Flatiron District

Contract Signed

Type	Condo	Price	\$15,650,000	Sq. Ft.	3,029	Beds	3
DOM	-	Initial	-	PPSF	\$5,167	Baths	3



150 Charles Street, Unit 3AS

West Village

Contract Signed

Type	Condo	Price	\$8,995,000	Sq. Ft.	2,461	Beds	3
DOM	84	Initial	\$9,500,000	PPSF	\$3,656	Baths	3



170 5th Avenue, Unit PH

Flatiron District

Contract Signed

Type	Condo	Price	\$8,250,000	Sq. Ft.	5,777	Beds	5
DOM	331	Initial	-	PPSF	\$1,429	Baths	4



9 Gay Street

West Village

Contract Signed

Type	Townhouse	Price	\$7,775,000	Sq. Ft.	2,450	Beds	3
DOM	155	Initial	\$7,775,000	PPSF	\$3,174	Baths	3

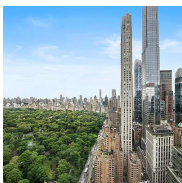


53 East 66th Street, Unit PHA

Lenox Hill

Contract Signed

Type	Coop	Price	\$7,200,000	Sq. Ft.	-	Beds	3
DOM	-	Initial	-	PPSF	-	Baths	3



25 Columbus Circle, Unit 59D

Lincoln Square

Contract Signed

Type	Condo	Price	\$6,875,000	Sq. Ft.	1,862	Beds	2
DOM	515	Initial	\$8,495,000	PPSF	\$3,693	Baths	3

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108 Leonard Street, Unit 12N

Tribeca

Contract Signed

Type	Condo	Price	\$6,495,000	Sq. Ft.	2,493	Beds	4
DOM	327	Initial	\$6,495,000	PPSF	\$2,606	Baths	4



126 East 57th Street, Unit 2503

Midtown

Contract Signed

Type	Condo	Price	\$6,180,000	Sq. Ft.	1,708	Beds	3
DOM	1	Initial	\$6,180,000	PPSF	\$3,619	Baths	2.5



784 Park Avenue, Unit 20C

Lenox Hill

Contract Signed

Type	Coop	Price	\$5,800,000	Sq. Ft.	-	Beds	3
DOM	90	Initial	\$6,400,000	PPSF	-	Baths	3



126 East 57th Street, Unit 2403

Midtown

Contract Signed

Type	Condo	Price	\$5,760,000	Sq. Ft.	1,715	Beds	3
DOM	314	Initial	\$5,760,000	PPSF	\$3,359	Baths	3.5



500 West 18th Street, Unit W5C

West Chelsea

Contract Signed

Type	Condo	Price	\$5,695,000	Sq. Ft.	2,054	Beds	2
DOM	107	Initial	\$5,995,000	PPSF	\$2,773	Baths	2



2505 Broadway, Unit 15B

Upper West Side

Contract Signed

Type	Condo	Price	\$5,495,000	Sq. Ft.	2,236	Beds	3
DOM	86	Initial	\$5,495,000	PPSF	\$2,458	Baths	3

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321 West 77th Street

Upper West Side

Contract Signed

Type	Townhouse	Price	\$5,495,000	Sq. Ft.	5,079	Beds	5
DOM	91	Initial	\$5,495,000	PPSF	\$1,082	Baths	3.5

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