



COMPASS

Manhattan Luxury Report

Aug 31 - Sep 06, 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 6 contracts signed this week, made up of 3 condos, and 3 co-ops. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

\$6,091,667

Average Asking Price

\$5,575,000

Median Asking Price

\$1,853

Average PPSF

2%

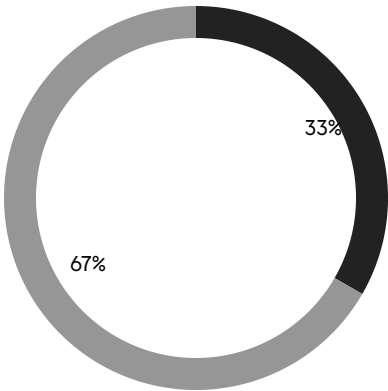
Average Discount

\$36,550,000

Total Volume

133

Average Days On Market



UPPER EAST SIDE
DOWNTOWN

3

Condo Deal(s)

3

Co-op Deal(s)

0

Townhouse Deal(s)

\$6,750,000

Average Asking Price

\$5,433,334

Average Asking Price

\$0

Average Asking Price

\$6,500,000

Median Asking Price

\$5,500,000

Median Asking Price

\$0

Median Asking Price

\$2,373

Average PPSF

N/A

Average PPSF

2,822

Average SqFt

N/A

Average SqFt



737 Park Avenue, Unit 9A

Lenox Hill

Contract Signed

Type	Condo	Price	\$8,500,000	Sq. Ft.	3,164	Beds	4
DOM	133	Initial	\$8,500,000	PPSF	\$2,686	Baths	4

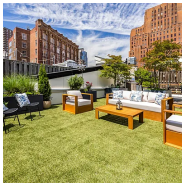


61 North Moore Street, Unit 3W

Tribeca

Contract Signed

Type	Condo	Price	\$6,500,000	Sq. Ft.	2,917	Beds	4
DOM	36	Initial	\$6,500,000	PPSF	\$2,229	Baths	4

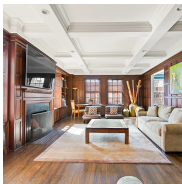


16 Hudson Street, Unit PH6A

Tribeca

Contract Signed

Type	Coop	Price	\$5,650,000	Sq. Ft.	-	Beds	3
DOM	70	Initial	\$5,988,000	PPSF	-	Baths	2



333 East 68th Street, Unit PHC

Lenox Hill

Contract Signed

Type	Coop	Price	\$5,500,000	Sq. Ft.	5,500	Beds	6
DOM	111	Initial	\$5,500,000	PPSF	\$1,000	Baths	7.5



429 Greenwich Street, Unit 6A

Tribeca

Contract Signed

Type	Condo	Price	\$5,250,000	Sq. Ft.	2,384	Beds	3
DOM	-	Initial	\$5,250,000	PPSF	\$2,203	Baths	3



109 West 26th Street, Unit 9

Chelsea

Contract Signed

Type	Coop	Price	\$5,150,000	Sq. Ft.	4,500	Beds	5
DOM	313	Initial	\$5,600,000	PPSF	\$1,145	Baths	4

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