



COMPASS

# Manhattan Luxury Report

Mar 16 - 22, 2026, Residential Contracts \$5M+

Photo: [535 Park Avenue, Unit 8AB](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 23 contracts signed this week, made up of 17 condos, 4 co-ops, and 2 houses. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

**\$9,500,653**

Average Asking Price

**\$6,995,000**

Median Asking Price

**\$2,750**

Average PPSF

**2%**

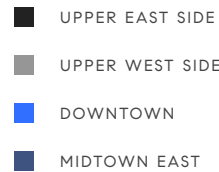
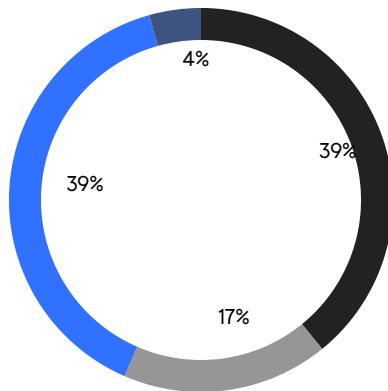
Average Discount

**\$218,515,000**

Total Volume

**212**

Average Days On Market



**17**

Condo Deal(s)

**4**

Co-op Deal(s)

**2**

Townhouse Deal(s)

**\$9,795,000**

Average Asking Price

**\$6,875,000**

Average Asking Price

**\$12,250,000**

Average Asking Price

**\$7,250,000**

Median Asking Price

**\$6,275,000**

Median Asking Price

**\$12,250,000**

Median Asking Price

**\$2,941**

Average PPSF

**\$1,502**

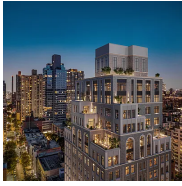
Average PPSF

**3,445**

Average SqFt

**7,600**

Average SqFt



### 200 East 75th Street, Unit PH4

Contract Signed

Lenox Hill

Type	Condo	Price	\$19,700,000	Sq. Ft.	4,928	Beds	5
DOM	464	Initial	\$19,450,000	PPSF	\$3,998	Baths	5.5



### 18 East 76th Street

Contract Signed

Lenox Hill

Type	Townhouse	Price	\$18,500,000	Sq. Ft.	10,000	Beds	8
DOM	356	Initial	\$18,500,000	PPSF	\$1,850	Baths	8.5



### 200 East 75th Street, Unit PH2

Contract Signed

Lenox Hill

Type	Condo	Price	\$17,500,000	Sq. Ft.	4,230	Beds	5
DOM	728	Initial	\$17,500,000	PPSF	\$4,138	Baths	5

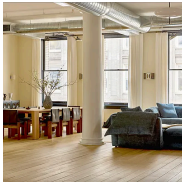


### 211 West 84th Street, Unit THW

Contract Signed

Upper West Side

Type	Condo	Price	\$17,000,000	Sq. Ft.	7,719	Beds	6
DOM	260	Initial	\$16,750,000	PPSF	\$2,203	Baths	6



### 158 Mercer Street, Unit 6B

Contract Signed

Soho

Type	Condo	Price	\$13,500,000	Sq. Ft.	4,678	Beds	4
DOM	41	Initial	\$13,500,000	PPSF	\$2,886	Baths	4.5



### 500 West 18th Street, Unit W26C

Contract Signed

West Chelsea

Type	Condo	Price	\$11,295,000	Sq. Ft.	2,648	Beds	3
DOM	-	Initial	\$11,295,000	PPSF	\$4,266	Baths	3

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### 67 Irving Place, Unit 10

Flatiron District

Contract Signed

Type	Condo	Price	\$11,200,000	Sq. Ft.	3,432	Beds	4
DOM	-	Initial	\$11,200,000	PPSF	\$3,264	Baths	4.5



### 67 Irving Place, Unit 9

Flatiron District

Contract Signed

Type	Condo	Price	\$10,850,000	Sq. Ft.	3,432	Beds	4
DOM	7	Initial	\$10,850,000	PPSF	\$3,162	Baths	4.5

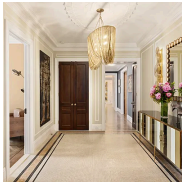


### 820 Park Avenue, Unit 15

Lenox Hill

Contract Signed

Type	Coop	Price	\$9,950,000	Sq. Ft.	-	Beds	3
DOM	47	Initial	\$9,950,000	PPSF	-	Baths	3

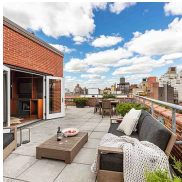


### 390 West End Avenue, Unit 10D

Upper West Side

Contract Signed

Type	Condo	Price	\$7,995,000	Sq. Ft.	3,238	Beds	4
DOM	305	Initial	\$8,750,000	PPSF	\$2,470	Baths	4.5

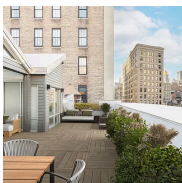


### 31 West 11th Street, Unit PHB

Greenwich Village

Contract Signed

Type	Condo	Price	\$7,250,000	Sq. Ft.	1,960	Beds	2
DOM	156	Initial	\$7,250,000	PPSF	\$3,699	Baths	2



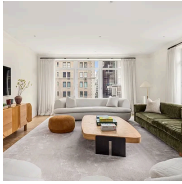
### 24 East 21st Street, Unit PH

Flatiron District

Contract Signed

Type	Condo	Price	\$6,995,000	Sq. Ft.	4,109	Beds	4
DOM	15	Initial	\$6,995,000	PPSF	\$1,703	Baths	4.5

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### 515 Park Avenue, Unit 6A

Lenox Hill

Contract Signed

Type	Condo	Price	\$6,995,000	Sq. Ft.	2,500	Beds	3
DOM	192	Initial	\$7,495,000	PPSF	\$2,798	Baths	3.5

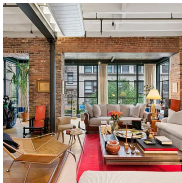


### 860 5th Avenue, Unit 9/10JK

Lenox Hill

Contract Signed

Type	Coop	Price	\$6,950,000	Sq. Ft.	-	Beds	4
DOM	143	Initial	\$6,950,000	PPSF	-	Baths	6

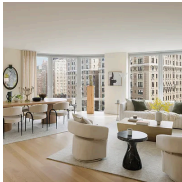


### 10 East 22nd Street, Unit 3/4

Flatiron District

Contract Signed

Type	Condo	Price	\$6,500,000	Sq. Ft.	4,000	Beds	3
DOM	164	Initial	\$6,750,000	PPSF	\$1,625	Baths	2.5



### 212 West 72nd Street, Unit 9H

Lincoln Square

Contract Signed

Type	Condo	Price	\$6,495,000	Sq. Ft.	2,589	Beds	4
DOM	748	Initial	\$6,995,000	PPSF	\$2,509	Baths	3.5



### 303 Park Avenue, Unit 2811

Midtown

Contract Signed

Type	Condo	Price	\$6,300,000	Sq. Ft.	1,913	Beds	2
DOM	-	Initial	\$6,300,000	PPSF	\$3,294	Baths	2.5



### 212 East 72nd Street

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$6,000,000	Sq. Ft.	5,200	Beds	5
DOM	95	Initial	\$7,950,000	PPSF	\$1,154	Baths	-

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### 90 East End Avenue, Unit PH22

Yorkville

Contract Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	3,700	Beds	5
DOM	28	Initial	\$5,995,000	PPSF	\$1,621	Baths	6

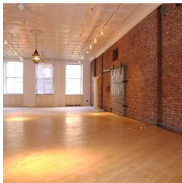


### 1 Central Park West, Unit 38C

Lincoln Square

Contract Signed

Type	Condo	Price	\$5,650,000	Sq. Ft.	1,599	Beds	2
DOM	152	Initial	\$5,650,000	PPSF	\$3,534	Baths	2

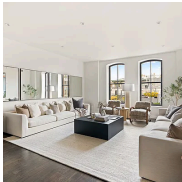


### 100 Grand Street, Unit 3

Soho

Contract Signed

Type	Coop	Price	\$5,600,000	Sq. Ft.	2,800	Beds	2
DOM	14	Initial	\$5,600,000	PPSF	\$2,000	Baths	2



### 250 West Street, Unit 8H

Tribeca

Contract Signed

Type	Condo	Price	\$5,295,000	Sq. Ft.	1,884	Beds	2
DOM	131	Initial	\$5,750,000	PPSF	\$2,811	Baths	2.5



### 580 Park Avenue, Unit 11A

Lenox Hill

Contract Signed

Type	Coop	Price	\$5,000,000	Sq. Ft.	-	Beds	4
DOM	179	Initial	\$5,700,000	PPSF	-	Baths	3

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