



COMPASS

Manhattan Luxury Report

Mar 23 - 29, 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 20 contracts signed this week, made up of 16 condos, 2 co-ops, and 2 houses. The previous week saw 23 deals. For more information or data, please reach out to a Compass agent.

\$10,183,602

Average Asking Price

\$8,000,000

Median Asking Price

\$2,995

Average PPSF

3%

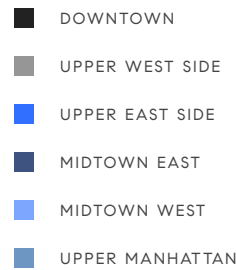
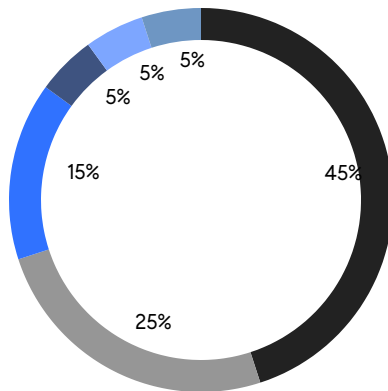
Average Discount

\$203,672,025

Total Volume

241

Average Days On Market



16

Condo Deal(s)

2

Co-op Deal(s)

2

Townhouse Deal(s)

\$10,948,877

Average Asking Price

\$6,397,500

Average Asking Price

\$7,847,500

Average Asking Price

\$8,725,000

Median Asking Price

\$6,397,500

Median Asking Price

\$7,847,500

Median Asking Price

\$3,291

Average PPSF

\$1,319

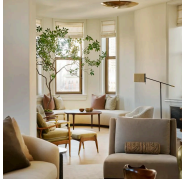
Average PPSF

3,320

Average SqFt

5,987

Average SqFt



175 5th Avenue, Unit 7

Flatiron District

Contract Signed

Type	Condo	Price	\$30,500,000	Sq. Ft.	7,691	Beds	7
DOM	-	Initial	\$30,500,000	PPSF	\$3,966	Baths	7



15 Central Park West, Unit 8B

Lincoln Square

Contract Signed

Type	Condo	Price	\$23,000,000	Sq. Ft.	3,478	Beds	4
DOM	205	Initial	\$23,000,000	PPSF	\$6,613	Baths	4

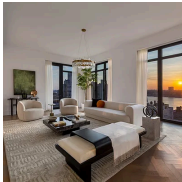


1049 5th Avenue, Unit 19B

Upper East Side

Contract Signed

Type	Condo	Price	\$13,500,000	Sq. Ft.	2,793	Beds	3
DOM	686	Initial	\$13,500,000	PPSF	\$4,834	Baths	3

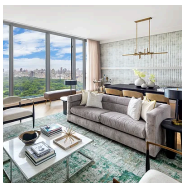


2505 Broadway, Unit PH

Upper West Side

Contract Signed

Type	Condo	Price	\$13,000,000	Sq. Ft.	4,103	Beds	4
DOM	332	Initial	\$14,000,000	PPSF	\$3,169	Baths	4

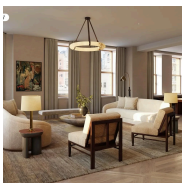


217 West 57th Street, Unit 48B

Midtown

Contract Signed

Type	Condo	Price	\$11,947,025	Sq. Ft.	2,649	Beds	3
DOM	537	Initial	\$13,900,000	PPSF	\$4,511	Baths	3



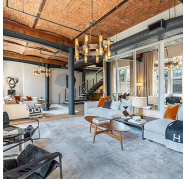
175 5th Avenue, Unit 6S

Flatiron District

Contract Signed

Type	Condo	Price	\$10,950,000	Sq. Ft.	3,054	Beds	3
DOM	38	Initial	\$10,950,000	PPSF	\$3,586	Baths	3

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63 Greene Street, Unit PHA

Soho

Contract Signed

Type	Condo	Price	\$10,900,000	Sq. Ft.	3,597	Beds	4
DOM	311	Initial	\$11,500,000	PPSF	\$3,031	Baths	4

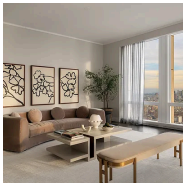


416 West 20th Street

West Chelsea

Contract Signed

Type	Townhouse	Price	\$9,995,000	Sq. Ft.	5,878	Beds	6
DOM	159	Initial	\$9,995,000	PPSF	\$1,701	Baths	4



35 Hudson Yards, Unit 7801

Hudson Yards

Contract Signed

Type	Condo	Price	\$8,950,000	Sq. Ft.	3,848	Beds	4
DOM	68	Initial	\$8,950,000	PPSF	\$2,326	Baths	4.5

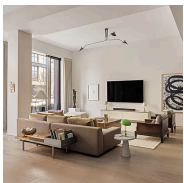


50 West 66th Street, Unit 4C

Lincoln Square

Contract Signed

Type	Condo	Price	\$8,500,000	Sq. Ft.	3,223	Beds	4
DOM	51	Initial	\$8,995,000	PPSF	\$2,777	Baths	4.5

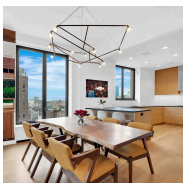


11 Beach Street, Unit THC

Tribeca

Contract Signed

Type	Condo	Price	\$7,500,000	Sq. Ft.	4,827	Beds	4
DOM	46	Initial	\$7,500,000	PPSF	\$1,554	Baths	5.5



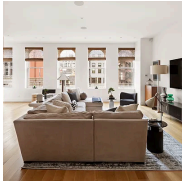
21 East 12th Street, Unit 19B

Greenwich Village

Contract Signed

Type	Condo	Price	\$6,995,000	Sq. Ft.	2,496	Beds	3
DOM	219	Initial	\$8,250,000	PPSF	\$2,802	Baths	4

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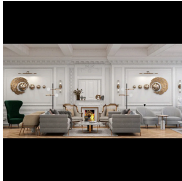


7 East 17th Street, Unit PHS

Contract Signed

Flatiron District

Type	Condo	Price	\$6,895,000	Sq. Ft.	2,820	Beds	3
DOM	44	Initial	\$6,950,000	PPSF	\$2,446	Baths	3

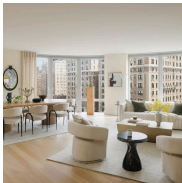


910 5th Avenue, Unit 11BC

Contract Signed

Lenox Hill

Type	Coop	Price	\$6,800,000	Sq. Ft.	4,200	Beds	3
DOM	395	Initial	\$6,800,000	PPSF	\$1,620	Baths	3



212 West 72nd Street, Unit 11H

Contract Signed

Lincoln Square

Type	Condo	Price	\$6,750,000	Sq. Ft.	2,589	Beds	4
DOM	-	Initial	\$6,750,000	PPSF	\$2,608	Baths	3

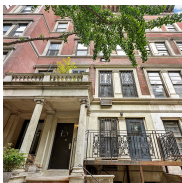


910 5th Avenue, Unit 15A

Contract Signed

Lenox Hill

Type	Coop	Price	\$5,995,000	Sq. Ft.	-	Beds	4
DOM	175	Initial	\$6,500,000	PPSF	-	Baths	4

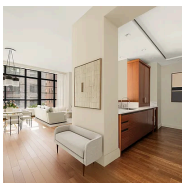


349 West 71st Street

Contract Signed

Lincoln Square

Type	Townhouse	Price	\$5,700,000	Sq. Ft.	6,096	Beds	9
DOM	-	Initial	\$5,700,000	PPSF	\$936	Baths	8



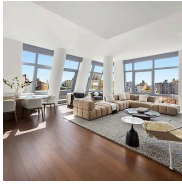
150 Charles Street, Unit 3FS

Contract Signed

West Village

Type	Condo	Price	\$5,395,000	Sq. Ft.	1,414	Beds	2
DOM	125	Initial	\$5,395,000	PPSF	\$3,816	Baths	2

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35 West 15th Street, Unit 13C

Contract Signed

Flatiron District

Type	Condo	Price	\$5,250,000	Sq. Ft.	2,387	Beds	3
DOM	201	Initial	\$5,850,000	PPSF	\$2,200	Baths	3



100 Claremont Avenue, Unit 39B

Contract Signed

Morningside Heights

Type	Condo	Price	\$5,150,000	Sq. Ft.	2,144	Beds	3
DOM	502	Initial	\$5,150,000	PPSF	\$2,403	Baths	3

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