

COMPASS

Manhattan Luxury Report

Sep 21 - 27, 2026, Residential Contracts $5M+

Photo: 11 Gramercy Park South

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Contracts $5M+, Sep 21 - 27, 2026

The Manhattan luxury real estate market, defined as all properties priced $5M and above, saw 8 contracts signed this week, made up of 5 condos, and 3 co-ops. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

$9,480,000
Average Asking Price

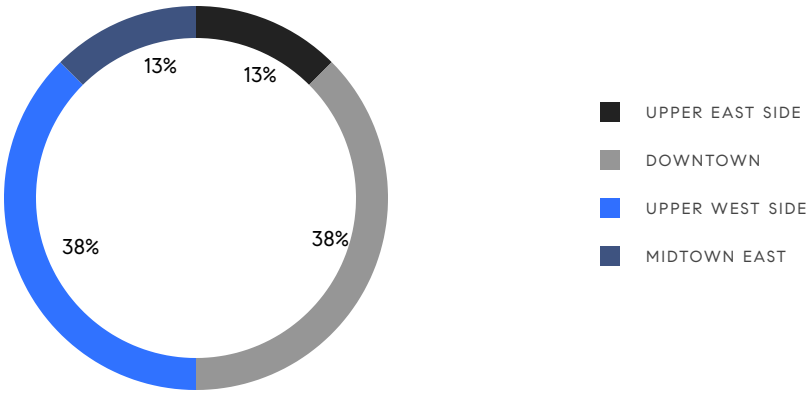
$7,800,000
Median Asking Price

$2,914
Average PPSF

4%
Average Discount

$75,840,000
Total Volume

170
Average Days On Market



5
Condo Deal(s)

$9,469,000
Average Asking Price

$7,950,000
Median Asking Price

$3,201
Average PPSF

3,106
Average SqFt

3
Co-op Deal(s)

$9,498,334
Average Asking Price

$7,495,000
Median Asking Price

0
Townhouse Deal(s)

$0
Average Asking Price

$0
Median Asking Price

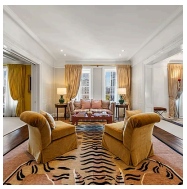
N/A
Average PPSF

N/A
Average SqFt

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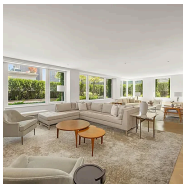


32 East 64th Street, Unit 9W

Contract Signed

Lenox Hill

Type	Coop	Price	$14,500,000	Sq. Ft.	5,000	Beds	5
DOM	337	Initial	$15,500,000	PPSF	$2,900	Baths	4.5



37 Warren Street, Unit PHCD

Contract Signed

Tribeca

Type	Condo	Price	$13,250,000	Sq. Ft.	5,499	Beds	4
DOM	7	Initial	$13,250,000	PPSF	$2,410	Baths	5



251 West 91st Street, Unit 15A

Contract Signed

Upper West Side

Type	Condo	Price	$11,995,000	Sq. Ft.	3,444	Beds	5
DOM	-	Initial	-	PPSF	$3,483	Baths	4.5



217 West 57th Street, Unit 34F

Contract Signed

Midtown

Type	Condo	Price	$7,950,000	Sq. Ft.	2,114	Beds	2
DOM	-	Initial	-	PPSF	$3,761	Baths	2.5



56 Leonard Street, Unit 33BW

Contract Signed

Tribeca

Type	Condo	Price	$7,650,000	Sq. Ft.	2,177	Beds	3
DOM	87	Initial	$8,000,000	PPSF	$3,515	Baths	3.5



151 Central Park West, Unit 7C

Contract Signed

Upper West Side

Type	Coop	Price	$7,495,000	Sq. Ft.	3,000	Beds	3
DOM	22	Initial	$7,495,000	PPSF	$2,498	Baths	2

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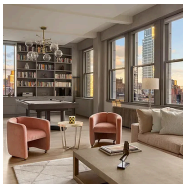


10 Riverside Boulevard, Unit 30B

Contract Signed

Upper West Side

Type	Condo	Price	$6,500,000	Sq. Ft.	2,295	Beds	3
DOM	407	Initial	$7,500,000	PPSF	$2,833	Baths	3.5



105 East 29th Street, Unit 12PH

Contract Signed

Nomad

Type	Coop	Price	$6,500,000	Sq. Ft.	3,400	Beds	3
DOM	158	Initial	$6,500,000	PPSF	$1,912	Baths	3.5

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