

COMPASS

Manhattan Luxury Report

Sep 28 - Oct 04, 2026, Residential Contracts $5M+

Photo: 70 Vestry Street, Unit 9S

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Contracts $5M+, Sep 28 - Oct 04, 2026

The Manhattan luxury real estate market, defined as all properties priced $5M and above, saw 18 contracts signed this week, made up of 16 condos, 1 co-op, and 1 house. The previous week saw 8 deals. For more information or data, please reach out to a Compass agent.

$10,293,556
Average Asking Price

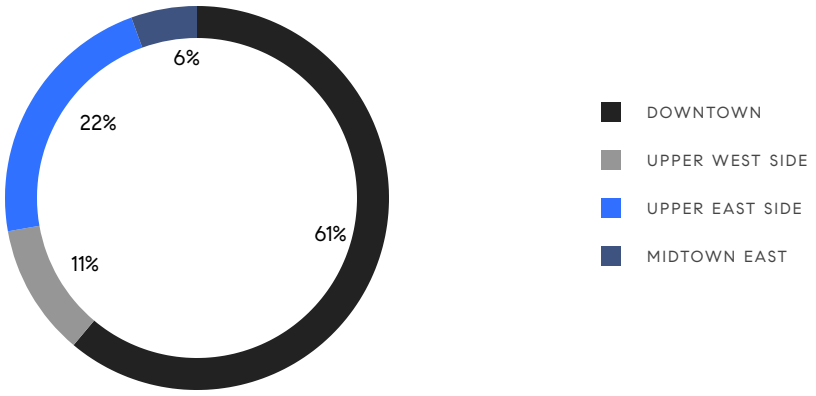
$7,122,500
Median Asking Price

$3,003
Average PPSF

2%
Average Discount

$185,284,000
Total Volume

123
Average Days On Market



16
Condo Deal(s)

$10,695,875
Average Asking Price

$7,247,500
Median Asking Price

$3,109
Average PPSF

3,422
Average SqFt

1
Co-op Deal(s)

$7,250,000
Average Asking Price

$7,250,000
Median Asking Price

1
Townhouse Deal(s)

$6,900,000
Average Asking Price

$6,900,000
Median Asking Price

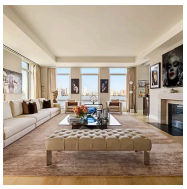
$1,315
Average PPSF

5,250
Average SqFt

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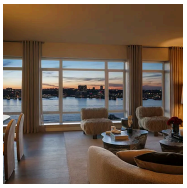


70 Vestry Street, Unit 9S

Contract Signed

Tribeca

Type	Condo	Price	$34,000,000	Sq. Ft.	4,355	Beds	4
DOM	18	Initial	$34,000,000	PPSF	$7,808	Baths	4.5



555 West 22nd Street, Unit 20AB

Contract Signed

West Chelsea

Type	Condo	Price	$19,995,000	Sq. Ft.	4,603	Beds	4
DOM	18	Initial	$19,995,000	PPSF	$4,344	Baths	5



601 Washington Street, Unit THE

Contract Signed

West Village

Type	Condo	Price	$19,950,000	Sq. Ft.	5,838	Beds	4
DOM	-	Initial	$19,950,000	PPSF	$3,418	Baths	4



225 West 86th Street, Unit 717

Contract Signed

Upper West Side

Type	Condo	Price	$12,700,000	Sq. Ft.	4,583	Beds	6
DOM	-	Initial	$12,700,000	PPSF	$2,772	Baths	3

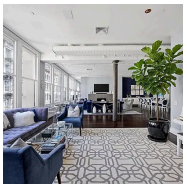


155 West 11th Street, Unit 12B

Contract Signed

Greenwich Village

Type	Condo	Price	$9,999,000	Sq. Ft.	2,203	Beds	2
DOM	17	Initial	$9,999,000	PPSF	$4,539	Baths	2.5



45 Walker Street, Unit 4

Contract Signed

Tribeca

Type	Condo	Price	$9,850,000	Sq. Ft.	4,781	Beds	4
DOM	13	Initial	$9,850,000	PPSF	$2,061	Baths	4

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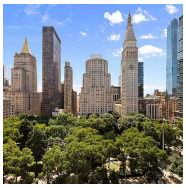


92 Greene Street, Unit 4A

Contract Signed

Soho

Type	Condo	Price	$8,500,000	Sq. Ft.	4,485	Beds	4
DOM	82	Initial	$8,995,000	PPSF	$1,896	Baths	5



10 Madison Square West, Unit 12F

Contract Signed

Flatiron District

Type	Condo	Price	$7,500,000	Sq. Ft.	2,818	Beds	4
DOM	-	Initial	$7,500,000	PPSF	$2,662	Baths	4.5



101 Central Park West, Unit 8B

Contract Signed

Lincoln Square

Type	Coop	Price	$7,250,000	Sq. Ft.	-	Beds	3
DOM	18	Initial	$7,250,000	PPSF	-	Baths	2



15 East 69th Street, Unit 7A

Contract Signed

Lenox Hill

Type	Condo	Price	$6,995,000	Sq. Ft.	3,023	Beds	4
DOM	82	Initial	$7,195,000	PPSF	$2,314	Baths	3.5



142 West 21st Street, Unit 3B

Contract Signed

Chelsea

Type	Condo	Price	$6,900,000	Sq. Ft.	2,498	Beds	4
DOM	-	Initial	$6,900,000	PPSF	$2,763	Baths	3.5



432 East 84th Street

Contract Signed

Yorkville

Type	Townhouse	Price	$6,900,000	Sq. Ft.	5,250	Beds	5
DOM	151	Initial	$7,200,000	PPSF	$1,315	Baths	3

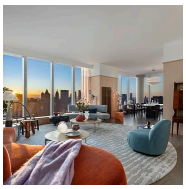
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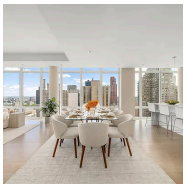


252 South Street, Unit 77J

Contract Signed

Lower East Side

Type	Condo	Price	$6,450,000	Sq. Ft.	2,347	Beds	3
DOM	350	Initial	$6,950,000	PPSF	$2,749	Baths	3

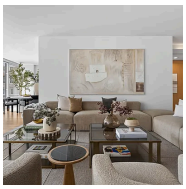


1355 1st Avenue, Unit 26

Contract Signed

Lenox Hill

Type	Condo	Price	$5,995,000	Sq. Ft.	3,595	Beds	4
DOM	48	Initial	$5,995,000	PPSF	$1,668	Baths	4



57 Irving Place, Unit 5

Contract Signed

Flatiron District

Type	Condo	Price	$5,750,000	Sq. Ft.	2,872	Beds	3
DOM	199	Initial	$5,750,000	PPSF	$2,003	Baths	3.5



301 Park Avenue, Unit 4010

Contract Signed

Midtown

Type	Condo	Price	$5,700,000	Sq. Ft.	1,322	Beds	1
DOM	-	Initial	-	PPSF	$4,312	Baths	1



565 Broome Street, Unit N24B

Contract Signed

Hudson Square

Type	Condo	Price	$5,650,000	Sq. Ft.	1,923	Beds	2
DOM	250	Initial	$5,650,000	PPSF	$2,938	Baths	2



422 East 72nd Street, Unit 14ABF

Contract Signed

Lenox Hill

Type	Condo	Price	$5,200,000	Sq. Ft.	3,500	Beds	4
DOM	348	Initial	$6,200,000	PPSF	$1,486	Baths	4

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