

COMPASS

Manhattan Luxury Report

Oct 05 - 11, 2026, Residential Contracts $5M+

Photo: 70 Vestry Street, Unit 9S

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Contracts $5M+, Oct 05 - 11, 2026

The Manhattan luxury real estate market, defined as all properties priced $5M and above, saw 12 contracts signed this week, made up of 5 condos, 4 co-ops, and 3 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

$9,763,334
Average Asking Price

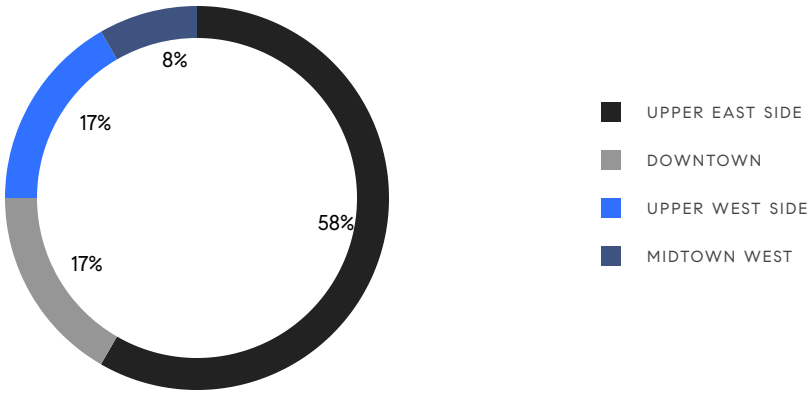
$7,235,000
Median Asking Price

$2,366
Average PPSF

0%
Average Discount

$117,160,000
Total Volume

52
Average Days On Market



5
Condo Deal(s)

$10,582,000
Average Asking Price

$7,475,000
Median Asking Price

$2,588
Average PPSF

3,797
Average SqFt

4
Co-op Deal(s)

$6,900,000
Average Asking Price

$6,050,000
Median Asking Price

3
Townhouse Deal(s)

$12,216,667
Average Asking Price

$7,950,000
Median Asking Price

$2,184
Average PPSF

5,344
Average SqFt

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1110 Park Avenue, Unit PH

Carnegie Hill

Contract Signed

Type	Condo	Price	$24,950,000	Sq. Ft.	7,000	Beds	5
DOM	243	Initial	$24,950,000	PPSF	$3,565	Baths	5



67 Charles Street

West Village

Contract Signed

Type	Townhouse	Price	$22,500,000	Sq. Ft.	6,031	Beds	4
DOM	21	Initial	$22,500,000	PPSF	$3,731	Baths	4



333 Central Park West, Unit PH121

Upper West Side

Contract Signed

Type	Coop	Price	$10,250,000	Sq. Ft.	-	Beds	4
DOM	90	Initial	$10,250,000	PPSF	-	Baths	3.5



15 Hudson Yards, Unit 69B

Hudson Yards

Contract Signed

Type	Condo	Price	$7,995,000	Sq. Ft.	3,058	Beds	4
DOM	22	Initial	$7,995,000	PPSF	$2,615	Baths	4

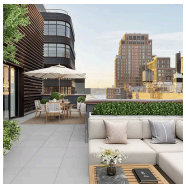


159 East 71st Street

Lenox Hill

Contract Signed

Type	Townhouse	Price	$7,950,000	Sq. Ft.	5,400	Beds	7
DOM	38	Initial	$7,950,000	PPSF	$1,473	Baths	5



500 West 22nd Street, Unit PHA

West Chelsea

Contract Signed

Type	Condo	Price	$7,475,000	Sq. Ft.	3,005	Beds	3
DOM	20	Initial	$7,475,000	PPSF	$2,488	Baths	3

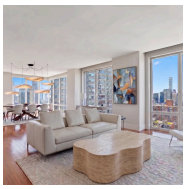
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255 East 74th Street, Unit 27A

Contract Signed

Lenox Hill

Type	Condo	Price	$6,995,000	Sq. Ft.	3,495	Beds	5
DOM	15	Initial	$6,995,000	PPSF	$2,002	Baths	4



1111 Park Avenue, Unit 2BH

Contract Signed

Upper East Side

Type	Coop	Price	$6,850,000	Sq. Ft.	3,800	Beds	4
DOM	-	Initial	-	PPSF	$1,803	Baths	4



159 West 91st Street

Contract Signed

Upper West Side

Type	Townhouse	Price	$6,200,000	Sq. Ft.	4,600	Beds	5
DOM	24	Initial	$6,200,000	PPSF	$1,348	Baths	3

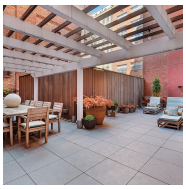


205 East 85th Street, Unit 17D

Contract Signed

Yorkville

Type	Condo	Price	$5,495,000	Sq. Ft.	2,424	Beds	4
DOM	27	Initial	$5,495,000	PPSF	$2,267	Baths	4



123 East 75th Street, Unit 23AB

Contract Signed

Lenox Hill

Type	Coop	Price	$5,250,000	Sq. Ft.	-	Beds	4
DOM	28	Initial	$5,250,000	PPSF	-	Baths	4



45 East 62nd Street, Unit 4A

Contract Signed

Lenox Hill

Type	Coop	Price	$5,250,000	Sq. Ft.	-	Beds	4
DOM	38	Initial	$5,250,000	PPSF	-	Baths	4

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