

COMPASS

Manhattan Luxury Report

Oct 12 - 18, 2026, Residential Contracts $5M+

Photo: 70 Vestry Street, Unit 9S

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Contracts $5M+, Oct 12 - 18, 2026

The Manhattan luxury real estate market, defined as all properties priced $5M and above, saw 24 contracts signed this week, made up of 13 condos, 8 co-ops, and 3 houses. The previous week saw 12 deals. For more information or data, please reach out to a Compass agent.

$8,384,125
Average Asking Price

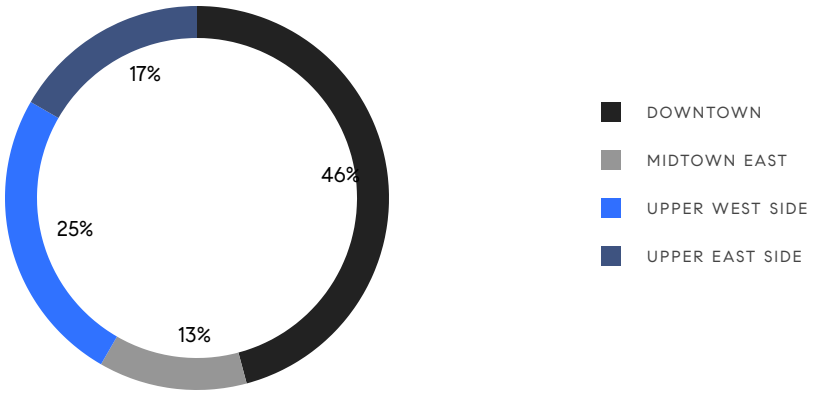
$7,247,500
Median Asking Price

$2,629
Average PPSF

0%
Average Discount

$201,219,000
Total Volume

78
Average Days On Market



13
Condo Deal(s)

$9,336,847
Average Asking Price

$7,495,000
Median Asking Price

$2,862
Average PPSF

3,278
Average SqFt

8
Co-op Deal(s)

$7,380,000
Average Asking Price

$7,197,500
Median Asking Price

3
Townhouse Deal(s)

$6,933,334
Average Asking Price

$6,000,000
Median Asking Price

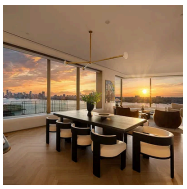
$1,794
Average PPSF

3,931
Average SqFt

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551 West 21st Street, Unit 17A

West Chelsea

Contract Signed

Type	Condo	Price	$17,000,000	Sq. Ft.	4,271	Beds	4
DOM	27	Initial	$17,000,000	PPSF	$3,981	Baths	4



301 Park Ave, Unit 2329

Midtown

Contract Signed

Type	Condo	Price	$16,500,000	Sq. Ft.	3,855	Beds	3
DOM	-	Initial	$16,500,000	PPSF	$4,281	Baths	3.5



157 West 57th Street, Unit 50C

Midtown

Contract Signed

Type	Condo	Price	$14,950,000	Sq. Ft.	3,466	Beds	4
DOM	35	Initial	$14,950,000	PPSF	$4,314	Baths	4

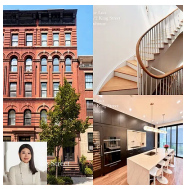


145 Hudson Street, Unit 13A

Tribeca

Contract Signed

Type	Condo	Price	$12,750,000	Sq. Ft.	5,200	Beds	3
DOM	28	Initial	$12,750,000	PPSF	$2,452	Baths	3.5

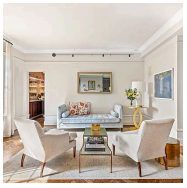


21 1/2 King Street

Soho

Contract Signed

Type	Townhouse	Price	$9,500,000	Sq. Ft.	5,692	Beds	5
DOM	62	Initial	$9,500,000	PPSF	$1,670	Baths	5



300 Central Park West, Unit PH19J

Upper West Side

Contract Signed

Type	Coop	Price	$9,250,000	Sq. Ft.	2,800	Beds	3
DOM	34	Initial	$9,250,000	PPSF	$3,304	Baths	3

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141 East 72nd Street, Unit 13

Contract Signed

Lenox Hill

Type	Coop	Price	$8,995,000	Sq. Ft.	-	Beds	4
DOM	41	Initial	$8,995,000	PPSF	-	Baths	4

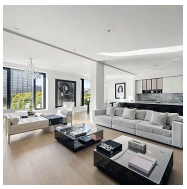


40 5th Avenue, Unit 15CD

Contract Signed

Greenwich Village

Type	Coop	Price	$8,900,000	Sq. Ft.	-	Beds	4
DOM	-	Initial	$8,900,000	PPSF	-	Baths	4

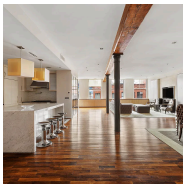


11 Beach Street, Unit 4A

Contract Signed

Tribeca

Type	Condo	Price	$8,495,000	Sq. Ft.	3,844	Beds	5
DOM	29	Initial	$8,495,000	PPSF	$2,210	Baths	4

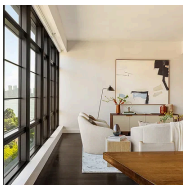


459 West Broadway, Unit 5N

Contract Signed

Soho

Type	Coop	Price	$7,600,000	Sq. Ft.	3,150	Beds	3
DOM	91	Initial	$7,600,000	PPSF	$2,413	Baths	3



150 Charles Street, Unit 7CS

Contract Signed

West Village

Type	Condo	Price	$7,500,000	Sq. Ft.	1,767	Beds	2
DOM	20	Initial	$7,500,000	PPSF	$4,245	Baths	2.5



150 East 72nd Street, Unit 2N

Contract Signed

Lenox Hill

Type	Condo	Price	$7,495,000	Sq. Ft.	3,543	Beds	5
DOM	23	Initial	$7,495,000	PPSF	$2,116	Baths	6

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150 Columbus Avenue, Unit PH2B

Contract Signed

Lincoln Square

Type	Condo	Price	$7,000,000	Sq. Ft.	3,072	Beds	3
DOM	27	Initial	$7,000,000	PPSF	$2,279	Baths	4



880 5th Avenue, Unit PHF

Contract Signed

Lenox Hill

Type	Coop	Price	$6,795,000	Sq. Ft.	-	Beds	2
DOM	172	Initial	$6,795,000	PPSF	-	Baths	2

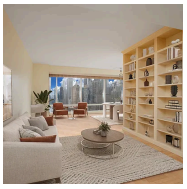


115 Spring Street, Unit 2

Contract Signed

Soho

Type	Coop	Price	$6,500,000	Sq. Ft.	3,000	Beds	3
DOM	30	Initial	$6,500,000	PPSF	$2,167	Baths	2.5



1 Central Park West, Unit 29D

Contract Signed

Lincoln Square

Type	Condo	Price	$6,195,000	Sq. Ft.	2,165	Beds	3
DOM	150	Initial	$6,650,000	PPSF	$2,862	Baths	3



201 West Houston Street

Contract Signed

Soho

Type	Townhouse	Price	$6,000,000	Sq. Ft.	3,000	Beds	4
DOM	37	Initial	$5,995,000	PPSF	$2,000	Baths	4



235 West 75th Street, Unit 423

Contract Signed

Upper West Side

Type	Condo	Price	$5,999,000	Sq. Ft.	2,974	Beds	5
DOM	40	Initial	$5,999,000	PPSF	$2,018	Baths	4.5

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520 5th Avenue, Unit 44A

Midtown

Contract Signed

Type	Condo	Price	$5,950,000	Sq. Ft.	2,160	Beds	3
DOM	545	Initial	$5,950,000	PPSF	$2,755	Baths	3.5



655 6th Avenue, Unit 5B

Chelsea

Contract Signed

Type	Condo	Price	$5,795,000	Sq. Ft.	2,989	Beds	3
DOM	29	Initial	$5,795,000	PPSF	$1,939	Baths	3.5



32 West 18th Street, Unit 11B

Flatiron District

Contract Signed

Type	Condo	Price	$5,750,000	Sq. Ft.	3,300	Beds	4
DOM	29	Initial	$5,850,000	PPSF	$1,743	Baths	3



91 Central Park West, Unit 11EF

Lincoln Square

Contract Signed

Type	Coop	Price	$5,500,000	Sq. Ft.	2,600	Beds	4
DOM	-	Initial	$5,500,000	PPSF	$2,116	Baths	4.5



171 West 79th Street, Unit 3132

Upper West Side

Contract Signed

Type	Coop	Price	$5,500,000	Sq. Ft.	-	Beds	4
DOM	20	Initial	$5,500,000	PPSF	-	Baths	4



512 East 87th Street

Yorkville

Contract Signed

Type	Townhouse	Price	$5,300,000	Sq. Ft.	3,100	Beds	5
DOM	152	Initial	$5,300,000	PPSF	$1,710	Baths	2

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