

COMPASS

Manhattan Luxury Report

Nov 02 - 08, 2026, Residential Contracts $5M+

Photo: 778 Park Avenue, Unit 8

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Contracts $5M+, Nov 02 - 08, 2026

The Manhattan luxury real estate market, defined as all properties priced $5M and above, saw 33 contracts signed this week, made up of 27 condos, 4 co-ops, and 2 houses. The previous week saw 25 deals. For more information or data, please reach out to a Compass agent.

$11,031,091
Average Asking Price

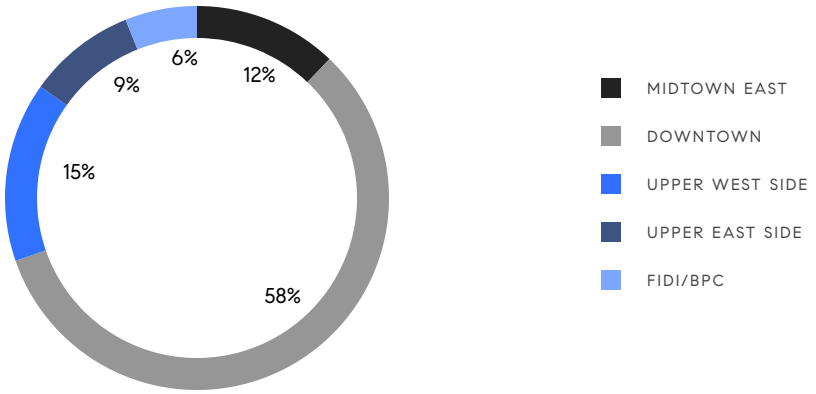
$7,990,000
Median Asking Price

$3,037
Average PPSF

0%
Average Discount

$364,025,990
Total Volume

88
Average Days On Market



27
Condo Deal(s)

$12,084,482
Average Asking Price

$8,250,000
Median Asking Price

$3,220
Average PPSF

3,413
Average SqFt

4
Co-op Deal(s)

$6,461,250
Average Asking Price

$6,300,000
Median Asking Price

2
Townhouse Deal(s)

$5,950,000
Average Asking Price

$5,950,000
Median Asking Price

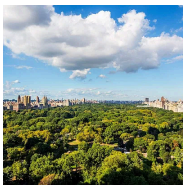
$1,747
Average PPSF

3,535
Average SqFt

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Contracts $5M+, Nov 02 - 08, 2026



50 Central Park South, Unit 3031

Midtown

Contract Signed

Type	Condo	Price	$70,000,000	Sq. Ft.	10,875	Beds	3
DOM	131	Initial	$70,000,000	PPSF	$6,437	Baths	4



95 Madison Avenue, Unit EA

Nomad

Contract Signed

Type	Condo	Price	$25,365,000	Sq. Ft.	8,355	Beds	6
DOM	-	Initial	$25,365,000	PPSF	$3,036	Baths	7



39 Crosby Street, Unit PHN

Soho

Contract Signed

Type	Condo	Price	$25,000,000	Sq. Ft.	5,607	Beds	5
DOM	44	Initial	$25,000,000	PPSF	$4,459	Baths	5



262 5th Avenue, Unit 6

Nomad

Contract Signed

Type	Condo	Price	$14,600,000	Sq. Ft.	4,406	Beds	3
DOM	4	Initial	$14,600,000	PPSF	$3,314	Baths	3



16 5th Avenue, Unit 10

Greenwich Village

Contract Signed

Type	Condo	Price	$13,500,000	Sq. Ft.	3,727	Beds	4
DOM	52	Initial	$13,500,000	PPSF	$3,623	Baths	4.5



1 Central Park South, Unit 909

Midtown

Contract Signed

Type	Condo	Price	$12,000,000	Sq. Ft.	2,900	Beds	3
DOM	198	Initial	$12,000,000	PPSF	$4,138	Baths	2

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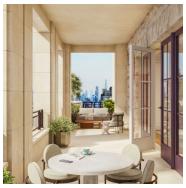


111 Murray Street, Unit 49W

Contract Signed

Tribeca

Type	Condo	Price	$11,950,000	Sq. Ft.	3,267	Beds	4
DOM	57	Initial	$11,950,000	PPSF	$3,658	Baths	5



200 West 88th Street, Unit 12A

Contract Signed

Upper West Side

Type	Condo	Price	$11,500,000	Sq. Ft.	3,140	Beds	4
DOM	-	Initial	$11,500,000	PPSF	$3,663	Baths	4



32 Walker Street, Unit 2

Contract Signed

Tribeca

Type	Condo	Price	$11,495,000	Sq. Ft.	3,366	Beds	3
DOM	192	Initial	$11,495,000	PPSF	$3,415	Baths	4.5



500 West 18th Street, Unit W16C

Contract Signed

West Chelsea

Type	Condo	Price	$11,420,000	Sq. Ft.	2,861	Beds	4
DOM	-	Initial	$11,420,000	PPSF	$3,992	Baths	4.5



11 West 13th Street, Unit 16W

Contract Signed

Greenwich Village

Type	Condo	Price	$10,850,000	Sq. Ft.	2,858	Beds	3
DOM	-	Initial	$10,850,000	PPSF	$3,797	Baths	3



368 3rd Avenue, Unit PH34A

Contract Signed

Kips Bay

Type	Condo	Price	$8,495,000	Sq. Ft.	2,926	Beds	3
DOM	409	Initial	$8,495,000	PPSF	$2,903	Baths	3.5

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11 West 13th Street, Unit 14W

Contract Signed

Greenwich Village

Type	Condo	Price	$8,300,000	Sq. Ft.	2,494	Beds	3
DOM	-	Initial	$8,300,000	PPSF	$3,328	Baths	3



200 West 88th Street, Unit 11A

Contract Signed

Upper West Side

Type	Condo	Price	$8,250,000	Sq. Ft.	2,825	Beds	4
DOM	21	Initial	$8,250,000	PPSF	$2,921	Baths	3



11 West 13th Street, Unit 9W

Contract Signed

Greenwich Village

Type	Condo	Price	$8,100,000	Sq. Ft.	2,855	Beds	4
DOM	-	Initial	$8,100,000	PPSF	$2,838	Baths	3.5



799 Park Avenue, Unit 19BC/20B

Contract Signed

Lenox Hill

Type	Coop	Price	$7,995,000	Sq. Ft.	5,200	Beds	4
DOM	113	Initial	$7,995,000	PPSF	$1,538	Baths	4.5



15 West 63rd Street, Unit 23B

Contract Signed

Lincoln Square

Type	Condo	Price	$7,990,000	Sq. Ft.	3,000	Beds	4
DOM	50	Initial	$7,990,000	PPSF	$2,664	Baths	4



150 West 12th Street, Unit 8W

Contract Signed

Greenwich Village

Type	Condo	Price	$7,550,000	Sq. Ft.	2,079	Beds	2
DOM	19	Initial	$7,550,000	PPSF	$3,632	Baths	2

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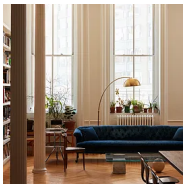


212 West 72nd Street, Unit 16E

Contract Signed

Lincoln Square

Type	Condo	Price	$6,995,000	Sq. Ft.	2,534	Beds	4
DOM	179	Initial	$6,995,000	PPSF	$2,761	Baths	4



13 White Street, Unit 2A

Contract Signed

Tribeca

Type	Coop	Price	$6,750,000	Sq. Ft.	3,100	Beds	3
DOM	19	Initial	$6,750,000	PPSF	$2,178	Baths	2.5



53 West 53rd Street, Unit 38C

Contract Signed

Midtown

Type	Condo	Price	$6,700,000	Sq. Ft.	2,432	Beds	3
DOM	203	Initial	$6,700,000	PPSF	$2,755	Baths	3.5

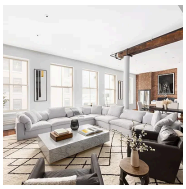


31 North Moore Street, Unit 2E

Contract Signed

Tribeca

Type	Condo	Price	$6,500,000	Sq. Ft.	3,854	Beds	4
DOM	32	Initial	$6,500,000	PPSF	$1,687	Baths	2.5

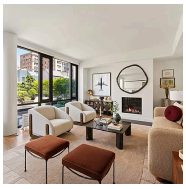


103 Greene Street, Unit 4B

Contract Signed

Soho

Type	Condo	Price	$6,495,000	Sq. Ft.	3,028	Beds	3
DOM	118	Initial	$6,495,000	PPSF	$2,145	Baths	3



77 Reade Street, Unit PHA

Contract Signed

Tribeca

Type	Condo	Price	$5,995,000	Sq. Ft.	2,170	Beds	3
DOM	53	Initial	$5,995,000	PPSF	$2,763	Baths	2

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143 West 94th Street

Upper West Side

Contract Signed

Type	Townhouse	Price	$5,950,000	Sq. Ft.	4,204	Beds	5
DOM	159	Initial	$6,250,000	PPSF	$1,416	Baths	4.5



313 East 6th Street

East Village

Contract Signed

Type	Townhouse	Price	$5,950,000	Sq. Ft.	2,866	Beds	3
DOM	48	Initial	$5,950,000	PPSF	$2,077	Baths	3



911 Park Avenue, Unit 14C

Upper East Side

Contract Signed

Type	Coop	Price	$5,850,000	Sq. Ft.	-	Beds	4
DOM	22	Initial	$5,850,000	PPSF	-	Baths	4

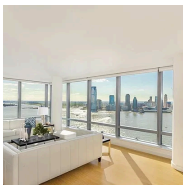


2 Park Place, Unit 41B

Tribeca

Contract Signed

Type	Condo	Price	$5,790,000	Sq. Ft.	2,548	Beds	2
DOM	45	Initial	$5,790,000	PPSF	$2,273	Baths	2



2 River Terrace, Unit 30D

Battery Park

Contract Signed

Type	Condo	Price	$5,595,000	Sq. Ft.	1,985	Beds	3
DOM	-	Initial	$5,595,000	PPSF	$2,819	Baths	3.5



124 Hudson Street, Unit 3B

Tribeca

Contract Signed

Type	Condo	Price	$5,450,000	Sq. Ft.	2,057	Beds	2
DOM	18	Initial	$5,450,000	PPSF	$2,650	Baths	2

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130 William Street, Unit 53C

Contract Signed

Financial District

Type	Condo	Price	$5,395,990	Sq. Ft.	2,180	Beds	4
DOM	43	Initial	$5,395,990	PPSF	$2,476	Baths	3

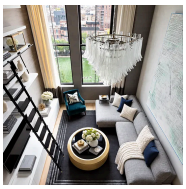


3 East 77th Street, Unit 11B

Contract Signed

Lenox Hill

Type	Coop	Price	$5,250,000	Sq. Ft.	-	Beds	2
DOM	29	Initial	$5,250,000	PPSF	-	Baths	3



421 Hudson Street, Unit 610

Contract Signed

West Village

Type	Condo	Price	$5,000,000	Sq. Ft.	1,800	Beds	3
DOM	21	Initial	$5,000,000	PPSF	$2,778	Baths	2.5

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