



COMPASS

Manhattan Luxury Report

Jan 19 - 25, 2026, Residential Contracts \$5M+

Photo: [9 Jay Street](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 21 contracts signed this week, made up of 14 condos, 6 co-ops, and 1 house. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

\$8,846,191

Average Asking Price

\$8,150,000

Median Asking Price

\$2,974

Average PPSF

1%

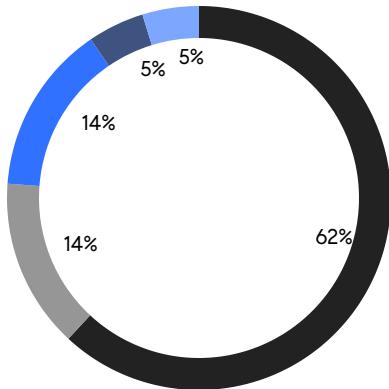
Average Discount

\$185,770,000

Total Volume

137

Average Days On Market



- UPPER EAST SIDE
- UPPER WEST SIDE
- DOWNTOWN
- FIDI/BPC
- MIDTOWN WEST

14

Condo Deal(s)

6

Co-op Deal(s)

1

Townhouse Deal(s)

\$8,542,858

Average Asking Price

\$8,870,000

Average Asking Price

\$12,950,000

Average Asking Price

\$7,872,500

Median Asking Price

\$7,925,000

Median Asking Price

\$12,950,000

Median Asking Price

\$3,058

Average PPSF

\$1,799

Average PPSF

2,788

Average SqFt

7,200

Average SqFt



1122 Madison Avenue, Unit 11N

Upper East Side

Contract Signed

Type	Condo	Price	\$14,600,000	Sq. Ft.	3,178	Beds	5
DOM	-	Initial	-	PPSF	\$4,595	Baths	4



240 Riverside Boulevard, Unit SUITE1

Upper West Side

Contract Signed

Type	Condo	Price	\$14,400,000	Sq. Ft.	4,673	Beds	4
DOM	803	Initial	\$18,000,000	PPSF	\$3,082	Baths	4.5



35 East 76th Street, Unit PH3407

Lenox Hill

Contract Signed

Type	Coop	Price	\$12,995,000	Sq. Ft.	-	Beds	2
DOM	125	Initial	\$12,995,000	PPSF	-	Baths	2



132 East 62nd Street

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$12,950,000	Sq. Ft.	7,200	Beds	5
DOM	276	Initial	\$12,950,000	PPSF	\$1,799	Baths	6.5



772 Park Avenue, Unit 67B

Lenox Hill

Contract Signed

Type	Coop	Price	\$11,750,000	Sq. Ft.	-	Beds	4
DOM	112	Initial	\$11,750,000	PPSF	-	Baths	6



1122 Madison Avenue, Unit 9S

Upper East Side

Contract Signed

Type	Condo	Price	\$11,025,000	Sq. Ft.	2,765	Beds	3
DOM	-	Initial	-	PPSF	\$3,988	Baths	3

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

**1122 Madison Avenue, Unit 4N**

Upper East Side

Contract Signed

Type	Condo	Price	\$10,850,000	Sq. Ft.	3,178	Beds	4
DOM	-	Initial	-	PPSF	\$3,415	Baths	4

**1122 Madison Avenue, Unit 4S**

Upper East Side

Contract Signed

Type	Condo	Price	\$9,325,000	Sq. Ft.	2,765	Beds	3
DOM	-	Initial	\$9,325,000	PPSF	\$3,373	Baths	3

**1001 Park Avenue, Unit 11**

Upper East Side

Contract Signed

Type	Coop	Price	\$9,000,000	Sq. Ft.	-	Beds	5
DOM	52	Initial	\$9,000,000	PPSF	-	Baths	6

**500 West 18th Street, Unit W15A**

West Chelsea

Contract Signed

Type	Condo	Price	\$8,495,000	Sq. Ft.	2,349	Beds	3
DOM	-	Initial	\$8,495,000	PPSF	\$3,617	Baths	3.5

**225 West 86th Street, Unit 303**

Upper West Side

Contract Signed

Type	Condo	Price	\$8,150,000	Sq. Ft.	3,134	Beds	4
DOM	-	Initial	\$8,150,000	PPSF	\$2,601	Baths	4

**100 Barclay Street, Unit 20D**

Tribeca

Contract Signed

Type	Condo	Price	\$7,595,000	Sq. Ft.	3,490	Beds	4
DOM	177	Initial	\$8,295,000	PPSF	\$2,177	Baths	4.5

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50 West 66th Street, Unit 8B

Upper West Side

Type	Condo	Price	\$7,100,000	Sq. Ft.	2,427	Beds	3
DOM	62	Initial	\$7,100,000	PPSF	\$2,926	Baths	3.5

Contract Signed

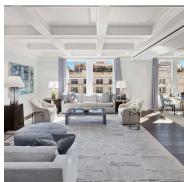


857 5th Avenue, Unit 7

Lenox Hill

Type	Coop	Price	\$6,850,000	Sq. Ft.	-	Beds	4
DOM	124	Initial	\$6,850,000	PPSF	-	Baths	5

Contract Signed



876 Park Avenue, Unit 12S

Upper East Side

Type	Coop	Price	\$6,750,000	Sq. Ft.	-	Beds	4
DOM	11	Initial	\$6,750,000	PPSF	-	Baths	3

Contract Signed



30 East 85th Street, Unit 18B

Upper East Side

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,070	Beds	3
DOM	31	Initial	\$5,995,000	PPSF	\$2,897	Baths	3.5

Contract Signed



500 West 18th Street, Unit W17D

West Chelsea

Type	Condo	Price	\$5,965,000	Sq. Ft.	2,272	Beds	2
DOM	-	Initial	\$5,965,000	PPSF	\$2,626	Baths	2.5

Contract Signed



3 East 84th Street, Unit 3

Upper East Side

Type	Coop	Price	\$5,875,000	Sq. Ft.	-	Beds	4
DOM	108	Initial	\$6,250,000	PPSF	-	Baths	4

Contract Signed

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**150 East 72nd Street, Unit 4S**

Lenox Hill

Contract Signed

Type	Condo	Price	\$5,500,000	Sq. Ft.	2,338	Beds	3
DOM	32	Initial	\$5,500,000	PPSF	\$2,353	Baths	2.5

**125 Greenwich Street, Unit 83C**

Financial District

Contract Signed

Type	Condo	Price	\$5,400,000	Sq. Ft.	1,661	Beds	2
DOM	1	Initial	\$5,400,000	PPSF	\$3,252	Baths	2.5

**35 Hudson Yards, Unit 6903**

Hudson Yards

Contract Signed

Type	Condo	Price	\$5,200,000	Sq. Ft.	2,724	Beds	3
DOM	2	Initial	\$5,200,000	PPSF	\$1,909	Baths	3.5

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