



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%

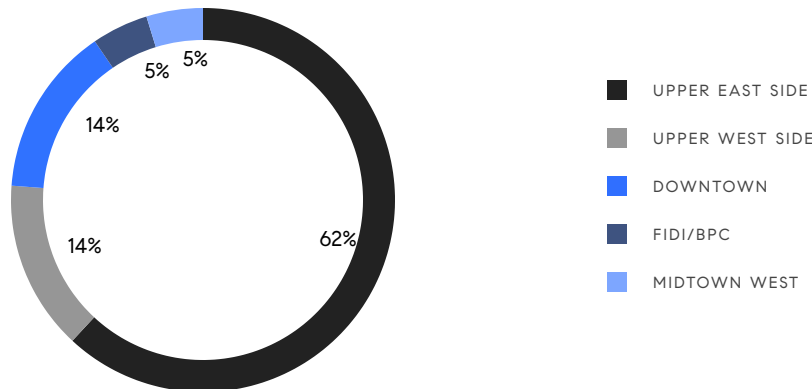
Average Discount

\$185,770,000

Total Volume

137

Average Days On Market



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

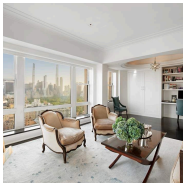


240 Riverside Boulevard, Unit SUITE1

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

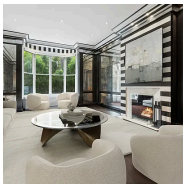


35 East 76th Street, Unit PH3407

Lenox Hill

Contract Signed

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

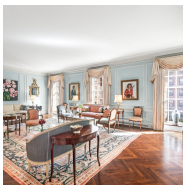


132 East 62nd Street

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

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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

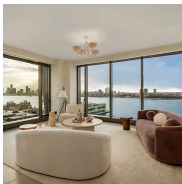


1001 Park Avenue, Unit 11

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



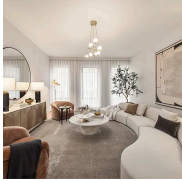
100 Barclay Street, Unit 20D

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

Contract Signed

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



857 5th Avenue, Unit 7

Lenox Hill

Contract Signed

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



876 Park Avenue, Unit 12S

Upper East Side

Contract Signed

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



30 East 85th Street, Unit 18B

Upper East Side

Contract Signed

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

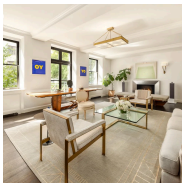


500 West 18th Street, Unit W17D

West Chelsea

Contract Signed

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



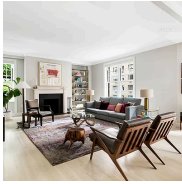
3 East 84th Street, Unit 3

Upper East Side

Contract Signed

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

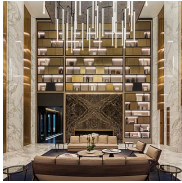
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**150 East 72nd Street, Unit 4S**

Lenox Hill

Contract Signed

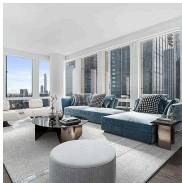
Type	Condo	Price	\$5,500,000	Sq. Ft.	2,338	Beds	3
DOM	32	Initial	\$5,500,000	PPSF	\$2,353	Baths	2.5

**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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