

COMPASS  
Manhattan  
Luxury Report

Jan 26 - Feb 01, 2026, Residential Contracts \$5M+

Photo: [730 Park Avenue, Unit 7/8A](#)



The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 23 contracts signed this week, made up of 17 condos, 4 co-ops, and 2 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

**\$11,313,261**

Average Asking Price

**\$8,865,000**

Median Asking Price

**\$3,335**

Average PPSF

**1%**

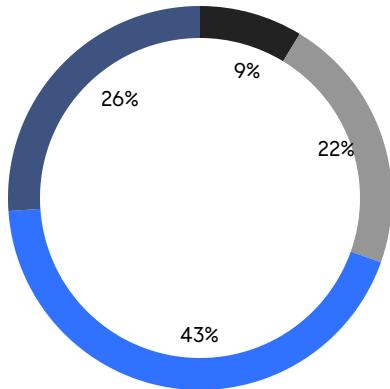
Average Discount

**\$260,205,000**

Total Volume

**129**

Average Days On Market



- MIDTOWN EAST
- UPPER WEST SIDE
- UPPER EAST SIDE
- DOWNTOWN

**17**

Condo Deal(s)

**4**

Co-op Deal(s)

**2**

Townhouse Deal(s)

**\$12,795,295**

Average Asking Price

**\$7,608,750**

Average Asking Price

**\$6,125,000**

Average Asking Price

**\$10,250,000**

Median Asking Price

**\$7,972,500**

Median Asking Price

**\$6,125,000**

Median Asking Price

**\$3,700**

Average PPSF

**\$1,330**

Average PPSF

**3,385**

Average SqFt

**4,618**

Average SqFt


**217 West 57th Street, Unit 82E**

Midtown

Contract Signed

Type	<b>Condo</b>	Price	<b>\$26,700,000</b>	Sq. Ft.	<b>4,295</b>	Beds	<b>4</b>
DOM	<b>217</b>	Initial	<b>\$26,700,000</b>	PPSF	<b>\$6,217</b>	Baths	<b>4.5</b>


**50 West 66th Street, Unit 43S**

Upper West Side

Contract Signed

Type	<b>Condo</b>	Price	<b>\$23,750,000</b>	Sq. Ft.	<b>3,547</b>	Beds	<b>4</b>
DOM	<b>72</b>	Initial	<b>\$23,750,000</b>	PPSF	<b>\$6,696</b>	Baths	<b>4.5</b>


**1122 Madison Avenue, Unit 12S**

Upper East Side

Contract Signed

Type	<b>Condo</b>	Price	<b>\$22,950,000</b>	Sq. Ft.	<b>4,346</b>	Beds	<b>5</b>
DOM	<b>-</b>	Initial	<b>\$22,950,000</b>	PPSF	<b>\$5,281</b>	Baths	<b>5</b>


**92 Laight Street, Unit 3ABC**

Tribeca

Contract Signed

Type	<b>Condo</b>	Price	<b>\$16,000,000</b>	Sq. Ft.	<b>4,370</b>	Beds	<b>4</b>
DOM	<b>48</b>	Initial	<b>\$16,000,000</b>	PPSF	<b>\$3,662</b>	Baths	<b>5</b>


**215 Chrystie Street, Unit PH3**

Lower East Side

Contract Signed

Type	<b>Condo</b>	Price	<b>\$15,495,000</b>	Sq. Ft.	<b>4,236</b>	Beds	<b>4</b>
DOM	<b>219</b>	Initial	<b>\$16,750,000</b>	PPSF	<b>\$3,658</b>	Baths	<b>4</b>


**1122 Madison Avenue, Unit 10N**

Upper East Side

Contract Signed

Type	<b>Condo</b>	Price	<b>\$14,325,000</b>	Sq. Ft.	<b>3,178</b>	Beds	<b>5</b>
DOM	<b>-</b>	Initial	<b>\$14,325,000</b>	PPSF	<b>\$4,508</b>	Baths	<b>4</b>

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**1122 Madison Avenue, Unit 11S**

Upper East Side

**Contract Signed**

Type	<b>Condo</b>	Price	<b>\$12,225,000</b>	Sq. Ft.	<b>2,765</b>	Beds	<b>3</b>
DOM	-	Initial	<b>\$12,225,000</b>	PPSF	<b>\$4,422</b>	Baths	<b>3.5</b>

**1122 Madison Avenue, Unit 5N**

Upper East Side

**Contract Signed**

Type	<b>Condo</b>	Price	<b>\$11,825,000</b>	Sq. Ft.	<b>3,178</b>	Beds	<b>4</b>
DOM	-	Initial	<b>\$11,825,000</b>	PPSF	<b>\$3,721</b>	Baths	<b>4</b>

**16 5th Avenue, Unit 3**

Greenwich Village

**Contract Signed**

Type	<b>Condo</b>	Price	<b>\$10,250,000</b>	Sq. Ft.	<b>3,727</b>	Beds	<b>3</b>
DOM	<b>2</b>	Initial	<b>\$10,250,000</b>	PPSF	<b>\$2,751</b>	Baths	<b>4.5</b>

**60 Collister Street, Unit PH5B**

Tribeca

**Contract Signed**

Type	<b>Condo</b>	Price	<b>\$9,495,000</b>	Sq. Ft.	<b>3,928</b>	Beds	<b>4</b>
DOM	<b>59</b>	Initial	<b>\$9,495,000</b>	PPSF	<b>\$2,418</b>	Baths	<b>3.5</b>

**30 Crosby Street, Unit 4B**

Soho

**Contract Signed**

Type	<b>Condo</b>	Price	<b>\$9,300,000</b>	Sq. Ft.	<b>4,123</b>	Beds	<b>3</b>
DOM	<b>119</b>	Initial	<b>\$9,300,000</b>	PPSF	<b>\$2,256</b>	Baths	<b>3</b>

**50 West 66th Street, Unit 9C**

Upper West Side

**Contract Signed**

Type	<b>Condo</b>	Price	<b>\$8,865,000</b>	Sq. Ft.	<b>3,223</b>	Beds	<b>4</b>
DOM	<b>14</b>	Initial	<b>\$8,865,000</b>	PPSF	<b>\$2,751</b>	Baths	<b>4</b>

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### 211 West 84th Street, Unit 5D

Upper West Side

Type	<b>Condo</b>	Price	<b>\$8,800,000</b>	Sq. Ft.	<b>3,233</b>	Beds	<b>5</b>
DOM	<b>251</b>	Initial	<b>\$8,800,000</b>	PPSF	<b>\$2,722</b>	Baths	<b>5.5</b>

Contract Signed



### 1 Central Park South, Unit 1013

Midtown

Type	<b>Condo</b>	Price	<b>\$8,500,000</b>	Sq. Ft.	<b>2,418</b>	Beds	<b>2</b>
DOM	<b>173</b>	Initial	<b>\$8,500,000</b>	PPSF	<b>\$3,516</b>	Baths	<b>2.5</b>

Contract Signed



### 110 Central Park West, Unit 15E

Upper West Side

Type	<b>Coop</b>	Price	<b>\$7,995,000</b>	Sq. Ft.	<b>-</b>	Beds	<b>4</b>
DOM	<b>27</b>	Initial	<b>\$9,995,000</b>	PPSF	<b>-</b>	Baths	<b>3</b>

Contract Signed



### 830 Park Avenue, Unit 10A

Lenox Hill

Type	<b>Coop</b>	Price	<b>\$7,995,000</b>	Sq. Ft.	<b>3,346</b>	Beds	<b>5</b>
DOM	<b>-</b>	Initial	<b>-</b>	PPSF	<b>\$2,389</b>	Baths	<b>4</b>

Contract Signed



### 535 Park Avenue, Unit PH

Lenox Hill

Type	<b>Coop</b>	Price	<b>\$7,950,000</b>	Sq. Ft.	<b>-</b>	Beds	<b>2</b>
DOM	<b>20</b>	Initial	<b>\$7,950,000</b>	PPSF	<b>-</b>	Baths	<b>2</b>

Contract Signed



### 40 East 66th Street, Unit 9A

Lenox Hill

Type	<b>Condo</b>	Price	<b>\$6,995,000</b>	Sq. Ft.	<b>2,435</b>	Beds	<b>3</b>
DOM	<b>308</b>	Initial	<b>\$7,250,000</b>	PPSF	<b>\$2,873</b>	Baths	<b>3.5</b>

Contract Signed

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**33 West 95th Street**

Upper West Side

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$6,500,000</b>	Sq. Ft.	<b>4,500</b>	Beds	<b>4</b>
DOM	<b>82</b>	Initial	<b>\$6,500,000</b>	PPSF	<b>\$1,444</b>	Baths	<b>4</b>

**1185 Park Avenue, Unit 14A**

Upper East Side

Contract Signed

Type	<b>Coop</b>	Price	<b>\$6,495,000</b>	Sq. Ft.	<b>3,100</b>	Beds	<b>3</b>
DOM	<b>12</b>	Initial	<b>\$6,495,000</b>	PPSF	<b>\$2,096</b>	Baths	<b>3</b>

**310 East 86th Street, Unit 15C**

Upper East Side

Contract Signed

Type	<b>Condo</b>	Price	<b>\$6,250,000</b>	Sq. Ft.	<b>2,650</b>	Beds	<b>4</b>
DOM	<b>-</b>	Initial	<b>\$6,250,000</b>	PPSF	<b>\$2,359</b>	Baths	<b>4.5</b>

**450 Washington Street, Unit 709**

Tribeca

Contract Signed

Type	<b>Condop</b>	Price	<b>\$5,795,000</b>	Sq. Ft.	<b>1,884</b>	Beds	<b>4</b>
DOM	<b>352</b>	Initial	<b>\$5,795,000</b>	PPSF	<b>\$3,076</b>	Baths	<b>3</b>

**251 East 71st Street**

Lenox Hill

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$5,750,000</b>	Sq. Ft.	<b>4,736</b>	Beds	<b>4</b>
DOM	<b>204</b>	Initial	<b>\$5,750,000</b>	PPSF	<b>\$1,215</b>	Baths	<b>5</b>

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