



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%

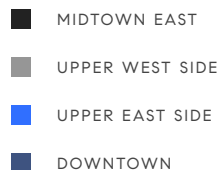
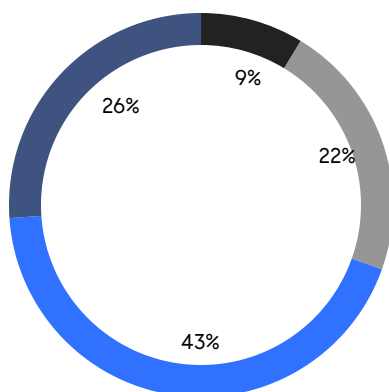
Average Discount

\$260,205,000

Total Volume

129

Average Days On Market

**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

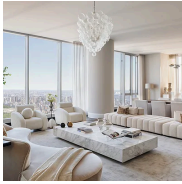
Average PPSF

3,385

Average SqFt

4,618

Average SqFt

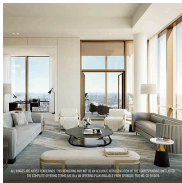


217 West 57th Street, Unit 82E

Midtown

Contract Signed

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



50 West 66th Street, Unit 43S

Upper West Side

Contract Signed

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



1122 Madison Avenue, Unit 12S

Upper East Side

Contract Signed

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

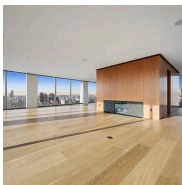


92 Laight Street, Unit 3ABC

Tribeca

Contract Signed

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



215 Chrystie Street, Unit PH3

Lower East Side

Contract Signed

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



1122 Madison Avenue, Unit 10N

Upper East Side

Contract Signed

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

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1122 Madison Avenue, Unit 11S

Upper East Side

Contract Signed

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

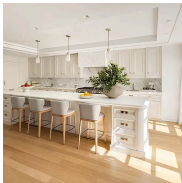


1122 Madison Avenue, Unit 5N

Upper East Side

Contract Signed

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



16 5th Avenue, Unit 3

Greenwich Village

Contract Signed

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

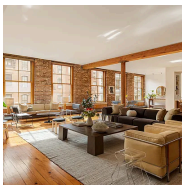


60 Collister Street, Unit PH5B

Tribeca

Contract Signed

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

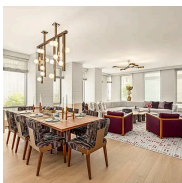


30 Crosby Street, Unit 4B

Soho

Contract Signed

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



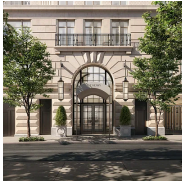
50 West 66th Street, Unit 9C

Upper West Side

Contract Signed

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

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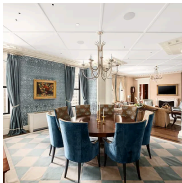


211 West 84th Street, Unit 5D

Upper West Side

Contract Signed

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



1 Central Park South, Unit 1013

Midtown

Contract Signed

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



110 Central Park West, Unit 15E

Upper West Side

Contract Signed

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



830 Park Avenue, Unit 10A

Lenox Hill

Contract Signed

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

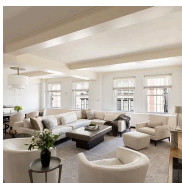


535 Park Avenue, Unit PH

Lenox Hill

Contract Signed

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



40 East 66th Street, Unit 9A

Lenox Hill

Contract Signed

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

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33 West 95th Street

Upper West Side

Contract Signed

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

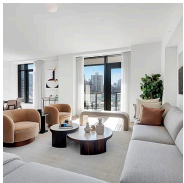


1185 Park Avenue, Unit 14A

Upper East Side

Contract Signed

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

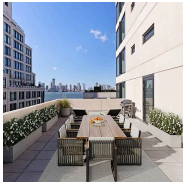


310 East 86th Street, Unit 15C

Upper East Side

Contract Signed

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

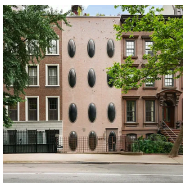


450 Washington Street, Unit 709

Tribeca

Contract Signed

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



251 East 71st Street

Lenox Hill

Contract Signed

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

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