



COMPASS

# Manhattan Luxury Report

Mar 09 - 15, 2026, Residential Contracts \$5M+

Photo: [535 Park Avenue, Unit 8AB](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 17 contracts signed this week, made up of 14 condos, 2 co-ops, and 1 house. The previous week saw 33 deals. For more information or data, please reach out to a Compass agent.

**\$8,709,118**

Average Asking Price

**\$7,200,000**

Median Asking Price

**\$2,656**

Average PPSF

**0%**

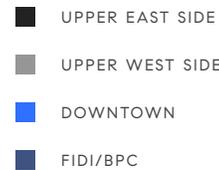
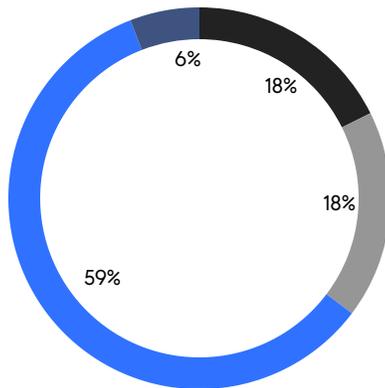
Average Discount

**\$148,055,000**

Total Volume

**94**

Average Days On Market



**14**

Condo Deal(s)

**2**

Co-op Deal(s)

**1**

Townhouse Deal(s)

**\$9,138,215**

Average Asking Price

**\$6,812,500**

Average Asking Price

**\$6,495,000**

Average Asking Price

**\$7,225,000**

Median Asking Price

**\$6,812,500**

Median Asking Price

**\$6,495,000**

Median Asking Price

**\$2,728**

Average PPSF

**\$1,643**

Average PPSF

**3,364**

Average SqFt

**3,954**

Average SqFt



### 200 East 79th Street, Unit PH

Contract Signed

Upper East Side

Type	Condo	Price	\$18,000,000	Sq. Ft.	4,898	Beds	5
DOM	52	Initial	\$18,000,000	PPSF	\$3,675	Baths	5.5



### 211 West 84th Street, Unit TH-EAST

Contract Signed

Upper West Side

Type	Condo	Price	\$17,000,000	Sq. Ft.	7,733	Beds	6
DOM	-	Initial	\$16,750,000	PPSF	\$2,199	Baths	6



### 16 5th Avenue, Unit 9

Contract Signed

Greenwich Village

Type	Condo	Price	\$12,750,000	Sq. Ft.	3,727	Beds	4
DOM	119	Initial	\$12,750,000	PPSF	\$3,421	Baths	4.5



### 10 Madison Square West, Unit 12D

Contract Signed

Flatiron District

Type	Condo	Price	\$12,450,000	Sq. Ft.	3,309	Beds	4
DOM	321	Initial	\$12,450,000	PPSF	\$3,763	Baths	4



### 67 Irving Place, Unit 8

Contract Signed

Flatiron District

Type	Condo	Price	\$10,650,000	Sq. Ft.	3,432	Beds	4
DOM	34	Initial	\$10,150,000	PPSF	\$3,104	Baths	4.5



### 115 Central Park West, Unit 10D

Contract Signed

Upper West Side

Type	Coop	Price	\$8,250,000	Sq. Ft.	-	Beds	3
DOM	19	Initial	\$8,250,000	PPSF	-	Baths	2

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### 40 East 72nd Street, Unit MAISONETTE

Contract Signed

Lenox Hill

Type	Condo	Price	\$7,995,000	Sq. Ft.	3,402	Beds	4
DOM	44	Initial	\$8,245,000	PPSF	\$2,351	Baths	3



### 500 West 18th Street, Unit E12B

Contract Signed

West Chelsea

Type	Condo	Price	\$7,250,000	Sq. Ft.	2,654	Beds	3
DOM	-	Initial	\$7,250,000	PPSF	\$2,732	Baths	3.5



### 67 Irving Place, Unit 4

Contract Signed

Flatiron District

Type	Condo	Price	\$7,200,000	Sq. Ft.	2,747	Beds	3
DOM	-	Initial	\$7,200,000	PPSF	\$2,622	Baths	3.5



### 43 Charlton Street

Contract Signed

Soho

Type	Townhouse	Price	\$6,495,000	Sq. Ft.	3,954	Beds	5
DOM	191	Initial	\$6,995,000	PPSF	\$1,643	Baths	3.5



### 71 Laight Street, Unit 5F

Contract Signed

Tribeca

Type	Condo	Price	\$6,400,000	Sq. Ft.	2,409	Beds	3
DOM	-	Initial	\$6,400,000	PPSF	\$2,657	Baths	3.5



### 535 West End Avenue, Unit 8B

Contract Signed

Upper West Side

Type	Condo	Price	\$5,990,000	Sq. Ft.	3,744	Beds	4
DOM	51	Initial	\$5,990,000	PPSF	\$1,600	Baths	5.5

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### 75 Kenmare Street, Unit PHC

Contract Signed

Nolita

Type	Condo	Price	\$5,900,000	Sq. Ft.	1,855	Beds	2
DOM	57	Initial	\$5,900,000	PPSF	\$3,181	Baths	2



### 50 West Street, Unit 30C

Contract Signed

Financial District

Type	Condo	Price	\$5,700,000	Sq. Ft.	2,302	Beds	3
DOM	-	Initial	\$5,700,000	PPSF	\$2,477	Baths	3.5



### 30 Park Place, Unit 50D

Contract Signed

Tribeca

Type	Condo	Price	\$5,500,000	Sq. Ft.	2,265	Beds	3
DOM	52	Initial	\$5,500,000	PPSF	\$2,429	Baths	3.5



### 115 East 67th Street, Unit 7/8D

Contract Signed

Lenox Hill

Type	Coop	Price	\$5,375,000	Sq. Ft.	-	Beds	3
DOM	-	Initial	\$5,375,000	PPSF	-	Baths	3



### 88 Lexington Avenue, Unit 905

Contract Signed

Nomad

Type	Condo	Price	\$5,150,000	Sq. Ft.	2,606	Beds	4
DOM	-	Initial	\$5,150,000	PPSF	\$1,977	Baths	3.5

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