



COMPASS

Manhattan Luxury Report

Jun 29 - Jul 05, 2026, Residential Contracts \$5M+

Photo: [286 Spring Street, Unit PH](#)

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 9 contracts signed this week, made up of 7 condos, and 2 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$14,224,445

Average Asking Price

\$7,100,000

Median Asking Price

\$3,427

Average PPSF

3%

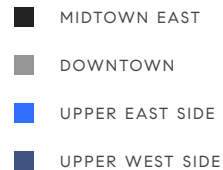
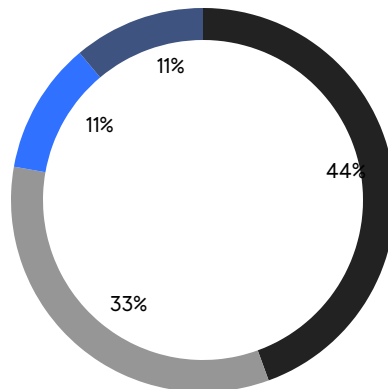
Average Discount

\$128,020,000

Total Volume

166

Average Days On Market

**7**

Condo Deal(s)

0

Co-op Deal(s)

2

Townhouse Deal(s)

\$16,592,143

Average Asking Price

\$0

Average Asking Price

\$5,937,500

Average Asking Price

\$7,800,000

Median Asking Price

\$0

Median Asking Price

\$5,937,500

Median Asking Price

\$4,069

Average PPSF

\$1,179

Average PPSF

3,521

Average SqFt

5,417

Average SqFt



217 West 57th Street, Unit 113

Midtown

Contract Signed

Type	Condo	Price	\$54,900,000	Sq. Ft.	7,074	Beds	5
DOM	-	Initial	-	PPSF	\$7,761	Baths	5

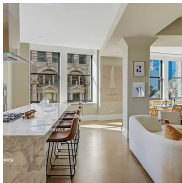


432 Park Avenue, Unit 94A

Midtown

Contract Signed

Type	Condo	Price	\$25,750,000	Sq. Ft.	3,952	Beds	4
DOM	168	Initial	\$26,950,000	PPSF	\$6,516	Baths	3.5

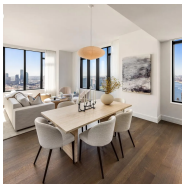


212 5th Avenue, Unit 16B

Nomad

Contract Signed

Type	Condo	Price	\$8,395,000	Sq. Ft.	3,078	Beds	3
DOM	329	Initial	\$9,495,000	PPSF	\$2,728	Baths	3.5

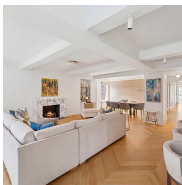


430 East 58th Street, Unit 61A

Sutton Place

Contract Signed

Type	Condo	Price	\$7,800,000	Sq. Ft.	2,301	Beds	3
DOM	180	Initial	\$7,800,000	PPSF	\$3,390	Baths	3.5



40 East 66th Street, Unit 7A

Lenox Hill

Contract Signed

Type	Condo	Price	\$7,100,000	Sq. Ft.	2,435	Beds	3
DOM	90	Initial	\$7,100,000	PPSF	\$2,916	Baths	3.5



303 Park Avenue, Unit 4111

Midtown

Contract Signed

Type	Condo	Price	\$6,550,000	Sq. Ft.	1,731	Beds	2
DOM	-	Initial	\$6,550,000	PPSF	\$3,784	Baths	2.5

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485 West 22nd Street

West Chelsea

Contract Signed

Type	Townhouse	Price	\$5,975,000	Sq. Ft.	4,000	Beds	5
DOM	264	Initial	\$5,975,000	PPSF	\$1,494	Baths	5

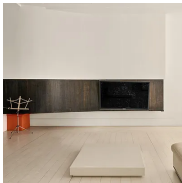


329 West 87th Street

Upper West Side

Contract Signed

Type	Townhouse	Price	\$5,900,000	Sq. Ft.	6,833	Beds	5
DOM	101	Initial	\$6,450,000	PPSF	\$864	Baths	5



24 East 21st Street, Unit 2

Flatiron District

Contract Signed

Type	Condo	Price	\$5,650,000	Sq. Ft.	4,073	Beds	3
DOM	27	Initial	\$5,650,000	PPSF	\$1,388	Baths	4.5

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