



COMPASS

Manhattan Luxury Report

Jul 06 - 12, 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 16 contracts signed this week, made up of 10 condos, 5 co-ops, and 1 house. The previous week saw 9 deals.

For more information or data, please reach out to a Compass agent.

\$7,345,625

Average Asking Price

\$5,997,500

Median Asking Price

\$2,615

Average PPSF

1%

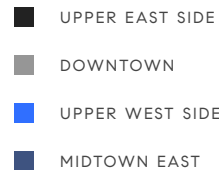
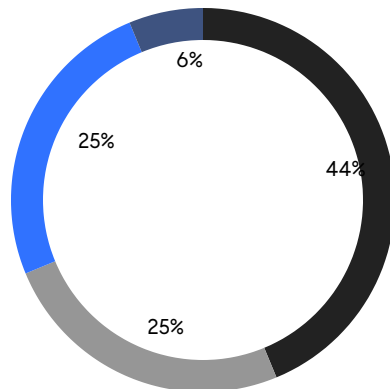
Average Discount

\$117,530,000

Total Volume

70

Average Days On Market



10

Condo Deal(s)

5

Co-op Deal(s)

1

Townhouse Deal(s)

\$8,118,000

Average Asking Price

\$5,770,000

Average Asking Price

\$7,500,000

Average Asking Price

\$6,247,500

Median Asking Price

\$5,850,000

Median Asking Price

\$7,500,000

Median Asking Price

\$2,832

Average PPSF

\$1,250

Average PPSF

2,792

Average SqFt

6,000

Average SqFt

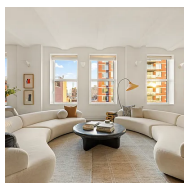


1122 Madison Avenue, Unit 14N

Upper East Side

Contract Signed

Type	Condo	Price	\$21,175,000	Sq. Ft.	3,809	Beds	5
DOM	86	Initial	\$21,175,000	PPSF	\$5,560	Baths	4

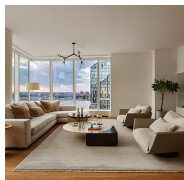


257 West 17th Street, Unit 7AB

Chelsea

Contract Signed

Type	Condo	Price	\$9,995,000	Sq. Ft.	4,042	Beds	5
DOM	168	Initial	\$9,995,000	PPSF	\$2,473	Baths	3.5



1 West End Avenue, Unit 25F

Lincoln Square

Contract Signed

Type	Condo	Price	\$7,950,000	Sq. Ft.	2,835	Beds	4
DOM	57	Initial	\$7,950,000	PPSF	\$2,805	Baths	4

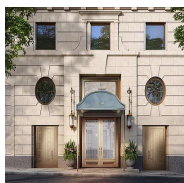


232 East 68th Street

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$7,500,000	Sq. Ft.	6,000	Beds	4
DOM	66	Initial	\$7,500,000	PPSF	\$1,250	Baths	5

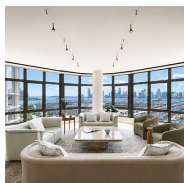


250 West 81st Street, Unit 10B

Upper West Side

Contract Signed

Type	Condo	Price	\$6,950,000	Sq. Ft.	2,500	Beds	4
DOM	48	Initial	\$6,950,000	PPSF	\$2,780	Baths	3.5



1 Morton Square, Unit 9BW

West Village

Contract Signed

Type	Condo	Price	\$6,495,000	Sq. Ft.	2,447	Beds	3
DOM	35	Initial	\$6,495,000	PPSF	\$2,655	Baths	3.5

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



1100 Park Avenue, Unit 6B

Carnegie Hill

Contract Signed

Type	Coop	Price	\$6,350,000	Sq. Ft.	3,500	Beds	3
DOM	85	Initial	\$6,850,000	PPSF	\$1,815	Baths	3

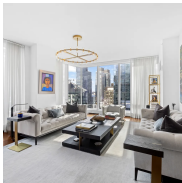


296 West 10th Street, Unit 8

West Village

Contract Signed

Type	Condo	Price	\$6,000,000	Sq. Ft.	2,400	Beds	4
DOM	-	Initial	-	PPSF	\$2,500	Baths	3



1 West End Avenue, Unit 23A

Lincoln Square

Contract Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,910	Beds	3
DOM	-	Initial	\$6,250,000	PPSF	\$2,061	Baths	3

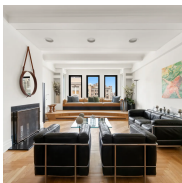


955 Lexington Avenue, Unit 6/7A

Lenox Hill

Contract Signed

Type	Coop	Price	\$5,900,000	Sq. Ft.	-	Beds	4
DOM	89	Initial	\$6,100,000	PPSF	-	Baths	3



911 Park Avenue, Unit 14C

Upper East Side

Contract Signed

Type	Coop	Price	\$5,850,000	Sq. Ft.	-	Beds	4
DOM	24	Initial	\$5,850,000	PPSF	-	Baths	4



100 Barclay Street, Unit 22B

Tribeca

Contract Signed

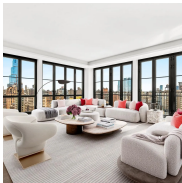
Type	Condo	Price	\$5,695,000	Sq. Ft.	2,870	Beds	4
DOM	-	Initial	-	PPSF	\$1,985	Baths	4

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**40 East 84th Street, Unit 17A****Contract Signed**

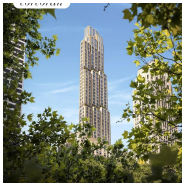
Upper East Side

Type	Coop	Price	\$5,500,000	Sq. Ft.	-	Beds	4
DOM	48	Initial	\$5,500,000	PPSF	-	Baths	5

**250 West 96th Street, Unit 18C****Contract Signed**

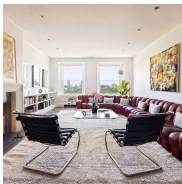
Upper West Side

Type	Condo	Price	\$5,475,000	Sq. Ft.	2,411	Beds	3
DOM	129	Initial	\$5,475,000	PPSF	\$2,271	Baths	4

**520 5th Avenue, Unit 64B****Contract Signed**

Midtown

Type	Condo	Price	\$5,450,000	Sq. Ft.	1,691	Beds	2
DOM	45	Initial	\$5,450,000	PPSF	\$3,223	Baths	2.5

**1010 5th Avenue, Unit 14B****Contract Signed**

Upper East Side

Type	Coop	Price	\$5,250,000	Sq. Ft.	-	Beds	3
DOM	29	Initial	\$5,250,000	PPSF	-	Baths	3

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