



COMPASS

Manhattan Luxury Report

Jul 13 - 19, 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 20 contracts signed this week, made up of 13 condos, 5 co-ops, and 2 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$8,535,550

Average Asking Price

\$6,922,500

Median Asking Price

\$2,826

Average PPSF

2%

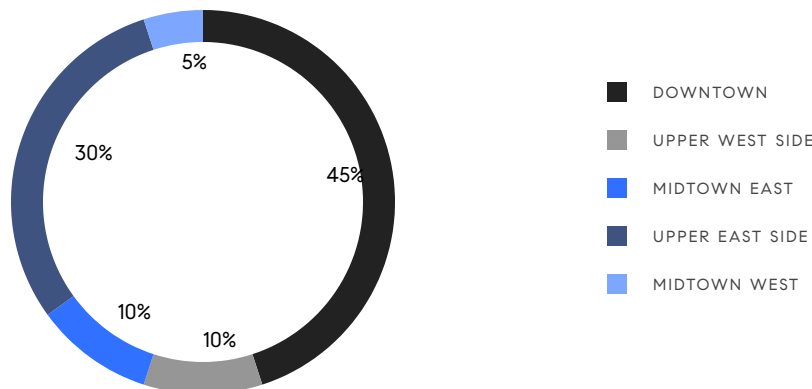
Average Discount

\$170,711,000

Total Volume

128

Average Days On Market

**13**

Condo Deal(s)

5

Co-op Deal(s)

2

Townhouse Deal(s)

\$9,502,539

Average Asking Price

\$6,568,000

Average Asking Price

\$7,169,000

Average Asking Price

\$6,995,000

Median Asking Price

\$6,000,000

Median Asking Price

\$7,169,000

Median Asking Price

\$3,004

Average PPSF

\$1,436

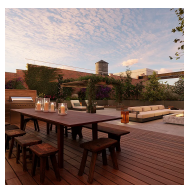
Average PPSF

3,075

Average SqFt

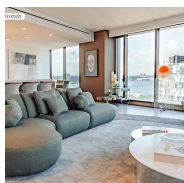
4,520

Average SqFt

**73 Wooster Street, Unit PHA****Contract Signed**

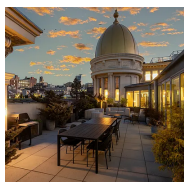
Soho

Type	Condo	Price	\$27,000,000	Sq. Ft.	4,856	Beds	4
DOM	-	Initial	\$27,000,000	PPSF	\$5,561	Baths	3

**500 West 18th Street, Unit W26D****Contract Signed**

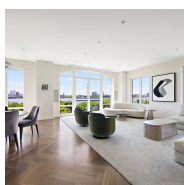
West Chelsea

Type	Condo	Price	\$14,550,000	Sq. Ft.	3,839	Beds	4
DOM	-	Initial	\$14,550,000	PPSF	\$3,791	Baths	4.5

**655 6th Avenue, Unit PHB****Contract Signed**

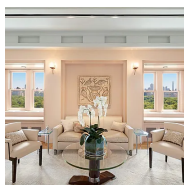
Chelsea

Type	Condo	Price	\$12,250,000	Sq. Ft.	4,819	Beds	4
DOM	121	Initial	\$13,495,000	PPSF	\$2,543	Baths	3

**400 West 12th Street, Unit 6C****Contract Signed**

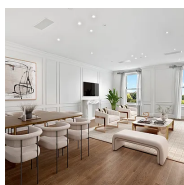
West Village

Type	Condo	Price	\$10,495,000	Sq. Ft.	2,626	Beds	3
DOM	-	Initial	-	PPSF	\$3,997	Baths	3

**1 West 72nd Street, Unit 93/94****Contract Signed**

Upper West Side

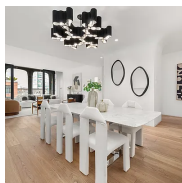
Type	Coop	Price	\$8,000,000	Sq. Ft.	2,857	Beds	3
DOM	37	Initial	\$8,000,000	PPSF	\$2,801	Baths	4

**1 Central Park South, Unit 701****Contract Signed**

Midtown

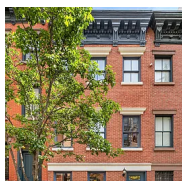
Type	Condo	Price	\$7,988,000	Sq. Ft.	2,656	Beds	3
DOM	304	Initial	\$8,998,000	PPSF	\$3,008	Baths	3.5

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**325 West Broadway, Unit 7B****Contract Signed**

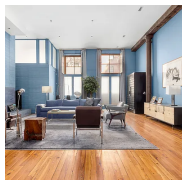
Soho

Type	Condo	Price	\$7,890,000	Sq. Ft.	2,658	Beds	4
DOM	182	Initial	\$8,995,000	PPSF	\$2,969	Baths	3.5

**264 West 12th Street****Contract Signed**

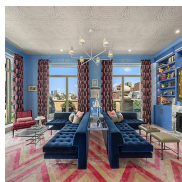
West Village

Type	Townhouse	Price	\$7,850,000	Sq. Ft.	-	Beds	3
DOM	32	Initial	\$7,850,000	PPSF	-	Baths	2.5

**30 Crosby Street, Unit M3****Contract Signed**

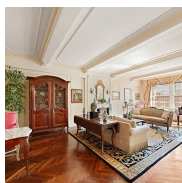
Soho

Type	Condo	Price	\$6,995,000	Sq. Ft.	4,101	Beds	3
DOM	74	Initial	\$6,995,000	PPSF	\$1,706	Baths	2.5

**145 East 76th Street, Unit PH****Contract Signed**

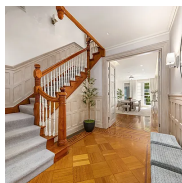
Lenox Hill

Type	Condo	Price	\$6,995,000	Sq. Ft.	2,371	Beds	2
DOM	100	Initial	\$6,995,000	PPSF	\$2,951	Baths	2.5

**885 Park Avenue, Unit 12B****Contract Signed**

Lenox Hill

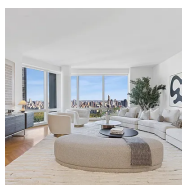
Type	Coop	Price	\$6,850,000	Sq. Ft.	-	Beds	4
DOM	295	Initial	\$7,250,000	PPSF	-	Baths	3.5

**164 East 71st Street****Contract Signed**

Lenox Hill

Type	Townhouse	Price	\$6,488,000	Sq. Ft.	4,520	Beds	5
DOM	48	Initial	\$6,488,000	PPSF	\$1,436	Baths	3

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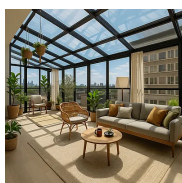


25 Columbus Circle, Unit 57B

Lincoln Square

Contract Signed

Type	Condo	Price	\$6,295,000	Sq. Ft.	1,830	Beds	2
DOM	273	Initial	\$6,295,000	PPSF	\$3,440	Baths	2.5

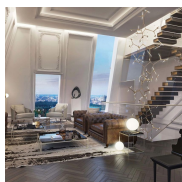


79 Laight Street, Unit 5C

Tribeca

Contract Signed

Type	Condo	Price	\$6,100,000	Sq. Ft.	2,888	Beds	2
DOM	146	Initial	\$6,100,000	PPSF	\$2,113	Baths	3.5

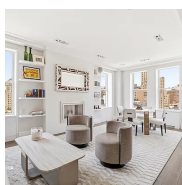


150 Central Park Street, Unit PH3704

Midtown

Contract Signed

Type	Coop	Price	\$6,000,000	Sq. Ft.	1,800	Beds	4
DOM	35	Initial	-	PPSF	\$3,334	Baths	4

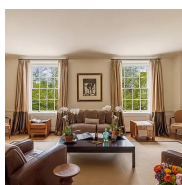


784 Park Avenue, Unit 14C

Lenox Hill

Contract Signed

Type	Coop	Price	\$5,995,000	Sq. Ft.	2,500	Beds	3
DOM	48	Initial	\$5,995,000	PPSF	\$2,398	Baths	3.5

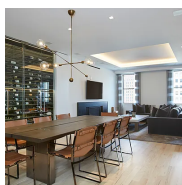


1120 5th Avenue, Unit 2C

Carnegie Hill

Contract Signed

Type	Coop	Price	\$5,995,000	Sq. Ft.	3,250	Beds	3
DOM	67	Initial	\$5,995,000	PPSF	\$1,845	Baths	3



66 Leonard Street, Unit 12A

Tribeca

Contract Signed

Type	Condo	Price	\$5,950,000	Sq. Ft.	2,319	Beds	3
DOM	260	Initial	\$6,450,000	PPSF	\$2,566	Baths	2.5

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35 Hudson Yards, Unit 8503

Contract Signed

Hudson Yards

Type	Condo	Price	\$5,575,000	Sq. Ft.	2,581	Beds	3
DOM	114	Initial	\$5,875,000	PPSF	\$2,161	Baths	3



52 East 72nd Street, Unit 7

Contract Signed

Lenox Hill

Type	Condo	Price	\$5,450,000	Sq. Ft.	2,430	Beds	3
DOM	36	Initial	\$5,450,000	PPSF	\$2,243	Baths	4

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