



COMPASS

Manhattan Luxury Report

Aug 03 - 09, 2026, Residential Contracts \$5M+

Photo: [432 Park Avenue, Unit PH88](#)

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

\$11,164,706

Average Asking Price

\$8,555,000

Median Asking Price

\$3,202

Average PPSF

2%

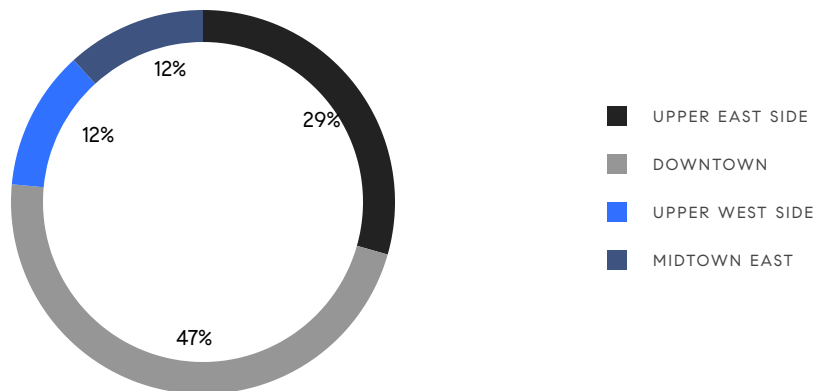
Average Discount

\$189,800,000

Total Volume

206

Average Days On Market

**14**

Condo Deal(s)

2

Co-op Deal(s)

1

Townhouse Deal(s)

\$11,532,500

Average Asking Price

\$10,225,000

Average Asking Price

\$7,895,000

Average Asking Price

\$8,527,500

Median Asking Price

\$10,225,000

Median Asking Price

\$7,895,000

Median Asking Price

\$3,290

Average PPSF

\$1,974

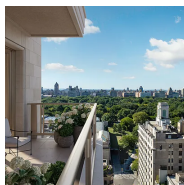
Average PPSF

3,390

Average SqFt

4,000

Average SqFt



1122 Madison Avenue, Unit 19

Upper East Side

Contract Signed

Type	Condo	Price	\$40,500,000	Sq. Ft.	5,251	Beds	5
DOM	26	Initial	\$40,500,000	PPSF	\$7,713	Baths	5

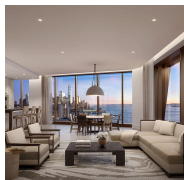


150 West 12th Street, Unit 3W

Greenwich Village

Contract Signed

Type	Condo	Price	\$18,995,000	Sq. Ft.	4,206	Beds	5
DOM	188	Initial	\$19,950,000	PPSF	\$4,517	Baths	5

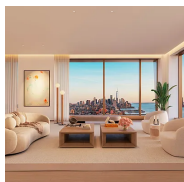


500 West 18th Street, Unit E22B

West Chelsea

Contract Signed

Type	Condo	Price	\$12,220,000	Sq. Ft.	3,373	Beds	4
DOM	816	Initial	\$12,220,000	PPSF	\$3,623	Baths	3



500 West 18th Street, Unit W22A

West Chelsea

Contract Signed

Type	Condo	Price	\$10,950,000	Sq. Ft.	2,345	Beds	3
DOM	78	Initial	\$10,950,000	PPSF	\$4,670	Baths	3

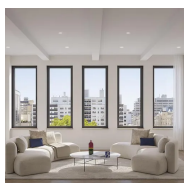


2 East 70th Street, Unit 10A

Lenox Hill

Contract Signed

Type	Coop	Price	\$10,500,000	Sq. Ft.	-	Beds	3
DOM	23	Initial	\$10,500,000	PPSF	-	Baths	3



67 Irving Place, Unit 6

Flatiron District

Contract Signed

Type	Condo	Price	\$10,250,000	Sq. Ft.	3,432	Beds	4
DOM	-	Initial	-	PPSF	\$2,987	Baths	4.5

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970 Park Avenue, Unit 10N

Upper East Side

Contract Signed

Type	Coop	Price	\$9,950,000	Sq. Ft.	-	Beds	4
DOM	43	Initial	\$9,950,000	PPSF	-	Baths	3



101 West 78th Street, Unit 8A

Upper West Side

Contract Signed

Type	Condo	Price	\$9,500,000	Sq. Ft.	4,159	Beds	4
DOM	-	Initial	-	PPSF	\$2,285	Baths	3



500 West 18th Street, Unit E21B

West Chelsea

Contract Signed

Type	Condo	Price	\$8,555,000	Sq. Ft.	2,685	Beds	4
DOM	-	Initial	\$8,555,000	PPSF	\$3,187	Baths	3

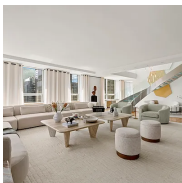


249 East 62nd Street, Unit PH

Lenox Hill

Contract Signed

Type	Condo	Price	\$8,500,000	Sq. Ft.	2,899	Beds	4
DOM	690	Initial	\$11,500,000	PPSF	\$2,932	Baths	4



15 West 53rd Street, Unit 29AF/30A

Midtown

Contract Signed

Type	Condo	Price	\$8,350,000	Sq. Ft.	5,700	Beds	3
DOM	80	Initial	\$8,350,000	PPSF	\$1,465	Baths	4



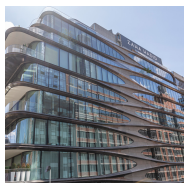
22 West 66th Street, Unit PH

Lincoln Square

Contract Signed

Type	Condo	Price	\$7,995,000	Sq. Ft.	3,064	Beds	4
DOM	63	Initial	\$7,995,000	PPSF	\$2,610	Baths	4

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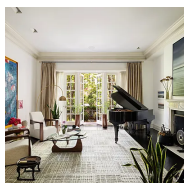


510 West 28th Street, Unit 33

West Chelsea

Contract Signed

Type	Condo	Price	\$7,900,000	Sq. Ft.	2,927	Beds	3
DOM	-	Initial	\$7,900,000	PPSF	\$2,700	Baths	3.5

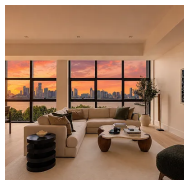


208 East 62nd Street

Lenox Hill

Contract Signed

Type	Townhouse	Price	\$7,895,000	Sq. Ft.	4,000	Beds	4
DOM	124	Initial	\$7,895,000	PPSF	\$1,974	Baths	3

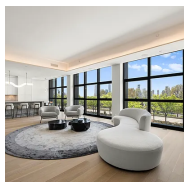


290 West Street, Unit 5B

Tribeca

Contract Signed

Type	Condo	Price	\$6,995,000	Sq. Ft.	2,241	Beds	3
DOM	47	Initial	\$6,995,000	PPSF	\$3,122	Baths	3.5

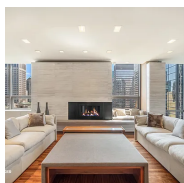


290 West Street, Unit 2B

Tribeca

Contract Signed

Type	Condo	Price	\$5,495,000	Sq. Ft.	2,241	Beds	3
DOM	461	Initial	\$5,850,000	PPSF	\$2,453	Baths	3



15 West 53rd Street, Unit 29BC

Midtown

Contract Signed

Type	Condo	Price	\$5,250,000	Sq. Ft.	2,930	Beds	4
DOM	36	Initial	\$5,250,000	PPSF	\$1,792	Baths	4.5

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