

COMPASS

Manhattan Luxury Report

Oct 19 - 25, 2026, Residential Contracts $5M+

Photo: 70 Vestry Street, Unit 9S

COMPASS

Manhattan Luxury Report

Contracts $5M+, Oct 19 - 25, 2026

The Manhattan luxury real estate market, defined as all properties priced $5M and above, saw 24 contracts signed this week, made up of 12 condos, 10 co-ops, and 2 houses. The previous week saw 24 deals. For more information or data, please reach out to a Compass agent.

$9,675,834
Average Asking Price

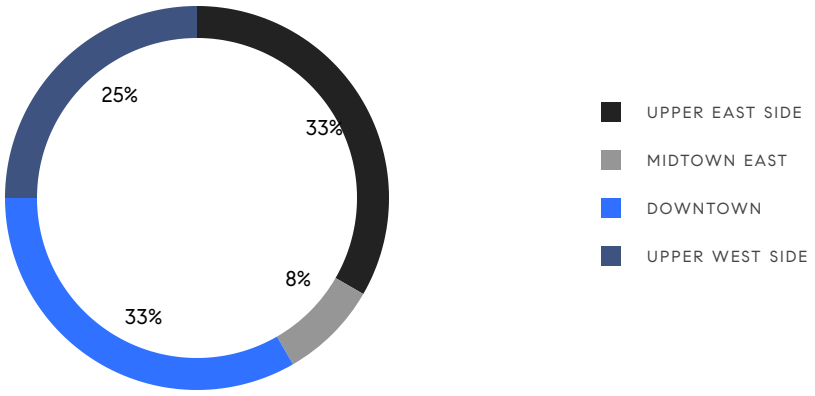
$8,225,000
Median Asking Price

$3,231
Average PPSF

1%
Average Discount

$232,220,000
Total Volume

100
Average Days On Market



12
Condo Deal(s)

$12,245,417
Average Asking Price

$10,560,000
Median Asking Price

$3,745
Average PPSF

3,204
Average SqFt

10
Co-op Deal(s)

$7,033,000
Average Asking Price

$5,995,000
Median Asking Price

2
Townhouse Deal(s)

$7,472,500
Average Asking Price

$7,472,500
Median Asking Price

$1,298
Average PPSF

5,820
Average SqFt

COMPASS

Manhattan Luxury Report

Contracts $5M+, Oct 19 - 25, 2026



255 East 77th Street, Unit PHD

Lenox Hill

Contract Signed

Type	Condo	Price	$23,750,000	Sq. Ft.	5,520	Beds	6
DOM	160	Initial	$23,750,000	PPSF	$4,303	Baths	6.5



53 West 53rd Street, Unit 59A

Midtown

Contract Signed

Type	Condo	Price	$21,530,000	Sq. Ft.	3,762	Beds	3
DOM	-	Initial	$21,530,000	PPSF	$5,724	Baths	3.5



443 Greenwich Street, Unit 5B

Tribeca

Contract Signed

Type	Condo	Price	$16,500,000	Sq. Ft.	3,454	Beds	3
DOM	35	Initial	$16,500,000	PPSF	$4,778	Baths	3.5



50 West 66th Street, Unit 5D

Lincoln Square

Contract Signed

Type	Condo	Price	$13,250,000	Sq. Ft.	3,889	Beds	5
DOM	26	Initial	$13,250,000	PPSF	$3,408	Baths	5.5



44 West 8th Street, Unit 2

Greenwich Village

Contract Signed

Type	Condo	Price	$12,500,000	Sq. Ft.	3,255	Beds	4
DOM	34	Initial	$10,995,000	PPSF	$3,841	Baths	3



500 West 18th Street, Unit E23B

West Chelsea

Contract Signed

Type	Condo	Price	$12,325,000	Sq. Ft.	3,383	Beds	4
DOM	-	Initial	$12,325,000	PPSF	$3,644	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 solicity property already listed. Nothing herein shall be construed as legal, accounting or other profesional advice outside the realm of real estate brokerage.

© 2026 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

COMPASS

Manhattan Luxury Report

Contracts $5M+, Oct 19 - 25, 2026

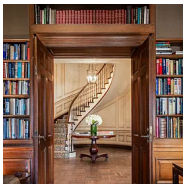


860 Park Avenue, Unit 6

Contract Signed

Lenox Hill

Type	Coop	Price	$10,950,000	Sq. Ft.	4,400	Beds	5
DOM	133	Initial	$10,950,000	PPSF	$2,489	Baths	5

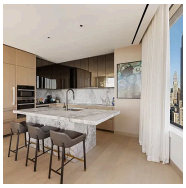


812 Park Avenue, Unit 11/12B

Contract Signed

Lenox Hill

Type	Coop	Price	$10,250,000	Sq. Ft.	-	Beds	4
DOM	10	Initial	$10,250,000	PPSF	-	Baths	4



25 West 28th Street, Unit PH43A

Contract Signed

Nomad

Type	Condo	Price	$8,795,000	Sq. Ft.	1,750	Beds	2
DOM	-	Initial	-	PPSF	$5,026	Baths	2



51 West 73rd Street

Contract Signed

Upper West Side

Type	Townhouse	Price	$8,750,000	Sq. Ft.	7,080	Beds	7
DOM	226	Initial	$8,750,000	PPSF	$1,236	Baths	6



378 West End Avenue, Unit 12C

Contract Signed

Upper West Side

Type	Condo	Price	$8,750,000	Sq. Ft.	2,970	Beds	4
DOM	45	Initial	$8,950,000	PPSF	$2,947	Baths	4



345 West 13th Street, Unit PHB

Contract Signed

West Village

Type	Condo	Price	$8,500,000	Sq. Ft.	2,800	Beds	3
DOM	36	Initial	$8,500,000	PPSF	$3,036	Baths	3

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 solicity property already listed. Nothing herein shall be construed as legal, accounting or other profesional advice outside the realm of real estate brokerage.

© 2026 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

COMPASS

Manhattan Luxury Report

Contracts $5M+, Oct 19 - 25, 2026



870 5th Avenue, Unit 14E

Contract Signed

Lenox Hill

Type	Coop	Price	$7,950,000	Sq. Ft.	2,400	Beds	2
DOM	183	Initial	$8,750,000	PPSF	$3,313	Baths	2.5



200 West 88th Street, Unit 9A

Contract Signed

Upper West Side

Type	Condo	Price	$7,800,000	Sq. Ft.	2,825	Beds	4
DOM	-	Initial	$7,800,000	PPSF	$2,762	Baths	3



415 Greenwich Street, Unit 7F

Contract Signed

Tribeca

Type	Condo	Price	$7,750,000	Sq. Ft.	2,452	Beds	4
DOM	16	Initial	$7,750,000	PPSF	$3,161	Baths	4



91 Central Park West, Unit 4A

Contract Signed

Lincoln Square

Type	Coop	Price	$7,000,000	Sq. Ft.	-	Beds	3
DOM	90	Initial	$7,000,000	PPSF	-	Baths	3

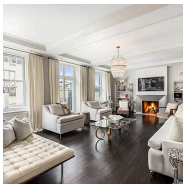


244 East 49th Street

Contract Signed

Turtle Bay

Type	Townhouse	Price	$6,195,000	Sq. Ft.	4,560	Beds	4
DOM	217	Initial	$6,195,000	PPSF	$1,359	Baths	3.5



3 East 84th Street, Unit 8

Contract Signed

Upper East Side

Type	Coop	Price	$5,995,000	Sq. Ft.	-	Beds	4
DOM	164	Initial	$6,495,000	PPSF	-	Baths	4

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 solicity property already listed. Nothing herein shall be construed as legal, accounting or other profesional advice outside the realm of real estate brokerage.

© 2026 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

COMPASS

Manhattan Luxury Report

Contracts $5M+, Oct 19 - 25, 2026



14 Wooster Street, Unit 2

Soho

Contract Signed

Type	Coop	Price	$5,995,000	Sq. Ft.	3,800	Beds	3
DOM	-	Initial	-	PPSF	$1,578	Baths	3

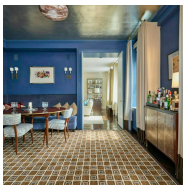


1220 Park Avenue, Unit 12B

Upper East Side

Contract Signed

Type	Coop	Price	$5,995,000	Sq. Ft.	-	Beds	5
DOM	18	Initial	$5,995,000	PPSF	-	Baths	4

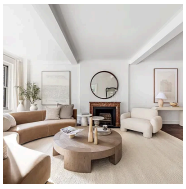


1021 Park Avenue, Unit 8/9B

Upper East Side

Contract Signed

Type	Coop	Price	$5,500,000	Sq. Ft.	-	Beds	3
DOM	15	Initial	$5,500,000	PPSF	-	Baths	5

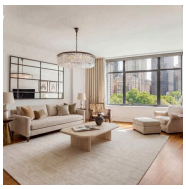


21 East 87th Street, Unit 6B

Carnegie Hill

Contract Signed

Type	Coop	Price	$5,495,000	Sq. Ft.	-	Beds	4
DOM	259	Initial	$6,195,000	PPSF	-	Baths	4



10 Madison Square West, Unit 6G

Flatiron District

Contract Signed

Type	Condo	Price	$5,495,000	Sq. Ft.	2,381	Beds	3
DOM	192	Initial	$6,400,000	PPSF	$2,308	Baths	3



145 Central Park West, Unit 5G

Upper West Side

Contract Signed

Type	Coop	Price	$5,200,000	Sq. Ft.	-	Beds	3
DOM	26	Initial	$5,200,000	PPSF	-	Baths	2.5

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 solicity property already listed. Nothing herein shall be construed as legal, accounting or other profesional advice outside the realm of real estate brokerage.

© 2026 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.