

# The Corcoran Report

APRIL 2025 | MANHATTAN | \$5M+ CONDO & CO-OP CONTRACTS SIGNED

## Contracts Signed<sup>1</sup>

# 79

+3% VS. APRIL 2024  
-23% VS. MARCH 2025

April saw 79 contracts over \$5M, up 3% year-over-year but down 23% versus last month. April was the tenth consecutive month with a year-over-year increase. Resale condo and resale co-op contracts drove the annual gain as new development sales fell versus 2024. This was the first time since June 2024 that there were no reported contracts over \$30M.

## Active Listings<sup>2</sup>

# 997

-10% VS. APRIL 2024  
+21% VS. MARCH 2025

Active listings fell 10% annually but rose 21% versus March per typical seasonality to 997 units—5% below the ten-year April average. Declines were seen across all product types and price ranges except for \$20M to \$30M.

## Days on Market<sup>3</sup>

# 167

-5% VS. APRIL 2024  
-29% VS. MARCH 2025

Average days on market fell 5% year-over-year to 167 days. Resale co-ops drove the annual decline due to several contracts with marketing timelines under three months. Resale condo and new development displayed annual gains in days on market.

## Average PPSF<sup>4</sup>

# \$2,792

-1% VS. APRIL 2024  
-11% VS. MARCH 2025

The average contract asked just under \$2,800 per square foot, down a slight 1% versus last year and 11% versus March. This month, there were no contracts exceeding \$5,000 per square foot, whereas last month there were nine such sales, primarily concentrated on Billionaire's Row.

Submarket	2025	2024	Y/Y
Upper Manhattan	0	0	NA
Upper West Side	18	20	-10%
Upper East Side	15	18	-17%
Midtown	13	8	63%
Downtown	33	31	6%
Financial District/BPC	0	0	NA

Product Type	2025	2024	Y/Y
New Dev	25	36	-31%
Resale Condo	38	28	36%
Resale Co-op	16	13	23%

Price Range	2025	2024	Y/Y
\$5M to \$10M	71	59	20%
\$10M to \$20M	7	13	-46%
\$20M to \$30M	1	4	-75%
Over \$30M	0	1	-100%

Submarket	2025	2024	Y/Y
Upper Manhattan	2	2	0%
Upper West Side	180	188	-4%
Upper East Side	247	290	-15%
Midtown	189	226	-16%
Downtown	360	378	-5%
Financial District/BPC	19	27	-30%

Product Type	2025	2024	Y/Y
New Dev	255	283	-10%
Resale Condo	514	546	-6%
Resale Co-op	228	282	-19%

Price Range	2025	2024	Y/Y
\$5M to \$10M	675	721	-6%
\$10M to \$20M	213	277	-23%
\$20M to \$30M	71	66	8%
Over \$30M	38	47	-19%

Submarket	2025	2024	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	119	229	-48%
Upper East Side	138	176	-22%
Midtown	237	217	9%
Downtown	197	143	38%
Financial District/BPC	NA	NA	NA

Product Type	2025	2024	Y/Y
New Dev	282	237	19%
Resale Condo	142	133	7%
Resale Co-op	114	186	-39%

Price Range	2025	2024	Y/Y
\$5M to \$10M	175	186	-6%
\$10M to \$20M	62	114	-46%
\$20M to \$30M	142	203	-30%
Over \$30M	NA	209	NA

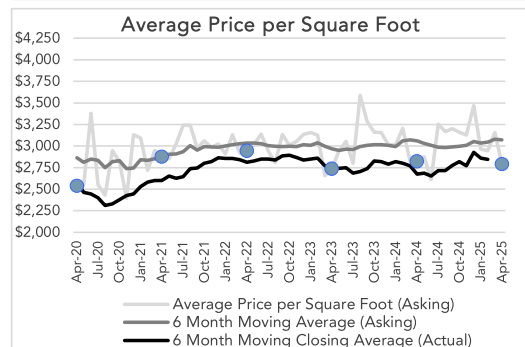
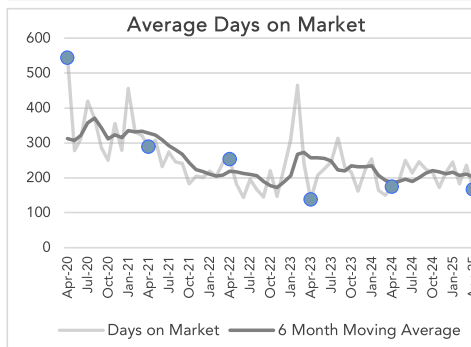
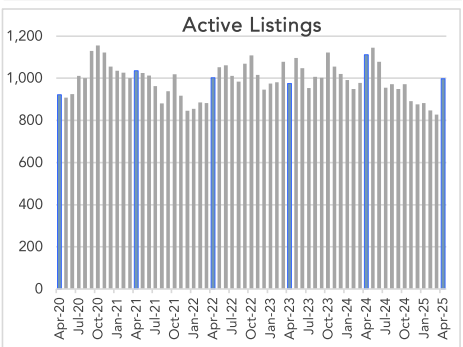
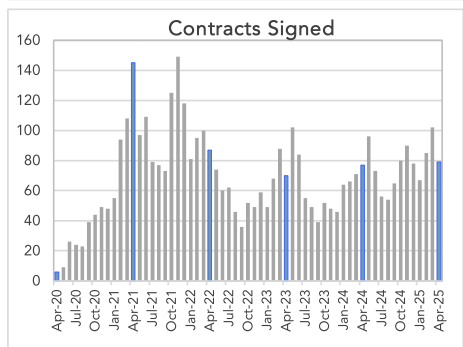
Submarket	2025	2024	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	\$2,289	\$2,684	-15%
Upper East Side	\$2,587	\$2,475	5%
Midtown	\$3,138	\$3,123	1%
Downtown	\$2,983	\$3,025	-1%
Financial District/BPC	NA	NA	NA

Product Type	2025	2024	Y/Y
New Dev	\$3,049	\$3,166	-4%
Resale Condo	\$2,711	\$2,724	0%
Resale Co-op	\$2,411	\$1,604	50%

Price Range	2025	2024	Y/Y
\$5M to \$10M	\$2,553	\$2,421	5%
\$10M to \$20M	\$3,864	\$3,447	12%
\$20M to \$30M	\$3,880	\$4,432	-12%
Over \$30M	NA	NA	NA



### REPORT MONTH

1. Figure reflects contracts signed within the report month with last asking prices over \$5M but some will close below \$5M. 2. Figure reflects units actively listed as of the last day of the month. Listings reflecting a combination opportunity are excluded if also listed separately. 3. Only reflects units that were listed for more than one day prior to being marked as contract signed. 4. Price figures based on a blend of actual sale prices for closed units and last asking prices for contracts reported signed. Figures based only on units with available square footages. Single-family townhouse sales and listings are excluded. The average price per square foot chart includes the average price per square foot of each month's signed contracts. The gray line uses prices known at the time, so reflects mostly asking prices. The black line reflects actual sale prices once known, so figures are not yet available for the most recent months. All material herein is intended for information purposes only and has been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdrawal without notice. This is not intended to solicit property already listed. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker. Owned and operated by Anywhere Real Estate Inc.

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APRIL 2025 | MANHATTAN | \$5M+ CONDO & CO-OP CONTRACTS SIGNED

Address	Building Name	Unit	Original Ask	Last Ask	Change <sup>1</sup>	Sale Price	Discount	SF <sup>2</sup>	PPSF	BR	BA	Monthly	Mo./SF	Signed	DOM <sup>3</sup>	Sale Type
<b>Contacts Signed</b>																
601 WASHINGTON	601 Washington Street	PHE	\$36,500,000	\$29,000,000	-21%	NA	NA	7,475	\$3,880	6.0	6.5	\$21,386	\$2.86	4/26/25	142	Resale Condo
140 JANE	140 Jane Street	2 NORTH	\$19,350,000	\$19,950,000	3%	NA	NA	4,573	\$4,363	4.0	4.5	\$17,258	\$3.77	4/17/25	NA	New Dev
400 W 12	Superior Ink	15CD	\$19,850,000	\$19,850,000	0%	NA	NA	4,116	\$4,823	3.0	3.5	\$16,286	\$3.96	4/10/25	73	Resale Condo
1 CPS	The Plaza Residences	409	\$18,900,000	\$18,900,000	0%	NA	NA	4,000	\$4,725	4.0	3.5	\$14,594	\$3.65	4/22/25	69	Resale Condo
111 W 57	111 West 57th Street	35	\$20,250,000	\$17,250,000	-15%	NA	NA	4,492	\$3,840	3.0	3.5	\$23,898	\$5.32	4/13/25	NA	New Dev
737 PARK	737 Park Avenue	15E	\$14,595,000	\$14,250,000	-2%	NA	NA	4,382	\$3,252	5.0	7.5	\$13,734	\$3.13	4/22/25	89	Resale Condo
180 E 88	180 East 88th	PH38W	\$15,000,000	\$12,650,000	-16%	NA	NA	3,794	\$3,334	4.0	4.5	\$14,946	\$3.94	4/4/25	16	New Dev
111 W 57	111 West 57th Street	25	\$15,500,000	\$12,500,000	-19%	NA	NA	4,492	\$2,783	3.0	3.5	\$22,812	\$5.08	4/29/25	NA	New Dev
150 E 72	150 East 72nd Street	5S	\$9,995,000	\$9,995,000	0%	NA	NA	4,175	\$2,394	4.0	5.5	\$16,456	\$3.94	4/24/25	NA	Resale Condo
150 CPS	Hampshire House	3001	\$9,995,000	\$9,995,000	0%	NA	NA	3,000	\$3,332	3.0	3.0	\$13,701	\$4.57	4/14/25	357	Resale Co-op
111 MURRAY	111 Murray Street	51EAST	\$9,550,000	\$9,550,000	0%	NA	NA	2,962	\$3,224	3.0	4.5	\$9,534	\$3.22	4/28/25	NA	Resale Condo
211 CPW	The Beresford	8F	\$11,500,000	\$9,500,000	-17%	NA	NA	2,914	\$3,260	3.0	3.0	\$7,658	\$2.63	4/17/25	154	Resale Co-op
910 FIFTH	910 Fifth Avenue	15/16C	\$11,000,000	\$9,500,000	-14%	NA	NA	4,000	\$2,375	4.0	4.5	\$13,198	\$3.30	4/18/25	11	Resale Co-op
812 PARK	812 Park Avenue	3/4B	\$9,850,000	\$9,350,000	-5%	NA	NA	4,100	\$2,280	4.0	4.5	\$10,959	\$2.67	4/4/25	189	Resale Co-op
50 W 66	50 West 66th Street	15C	\$8,700,000	\$9,265,000	6%	NA	NA	3,223	\$2,875	4.0	4.5	\$8,772	\$2.72	4/30/25	44	New Dev
62 BEACH	Fischer Mills Building	6BC	\$9,000,000	\$9,000,000	0%	NA	NA	3,350	\$2,687	2.0	2.5	\$8,424	\$2.51	4/15/25	NA	Resale Condo
7 HARRISON	Seven Harrison	ATELIER	\$9,400,000	\$8,995,000	-4%	NA	NA	3,135	\$2,869	3.0	3.5	\$10,964	\$3.50	4/23/25	237	Resale Condo
4 E 62	4 East 62nd Street	PH1	\$9,950,000	\$8,900,000	-11%	NA	NA	2,465	\$3,611	3.0	3.5	\$11,705	\$4.75	4/11/25	NA	Resale Condo
11 BEACH	11 Beach	5C	\$8,500,000	\$8,750,000	3%	NA	NA	3,191	\$2,742	4.0	3.5	\$8,330	\$2.61	4/25/25	94	Resale Condo
255 E 77	255 East 77th Street	30B	\$8,450,000	\$8,625,000	2%	NA	NA	2,858	\$3,018	4.0	4.5	\$8,341	\$2.92	4/3/25	223	New Dev
15 HUDSON YARDS	Fifteen Hudson Yards	71B	\$11,850,000	\$8,495,000	-28%	NA	NA	3,039	\$2,795	4.0	4.5	\$9,227	\$3.04	4/7/25	68	New Dev
430 E 58	Sutton Tower	67A	\$9,900,000	\$8,300,000	-16%	NA	NA	2,295	\$3,617	3.0	3.5	\$7,237	\$3.15	4/11/25	NA	New Dev
450 WASHINGTON	450 Washington	605	\$8,495,000	\$7,995,000	-6%	NA	NA	2,438	\$3,279	4.0	4.0	\$9,148	\$3.75	4/15/25	869	New Dev
2 PARK	The Woolworth Tower Residences	41A	\$8,295,000	\$7,995,000	-4%	NA	NA	3,282	\$2,436	3.0	3.5	\$14,369	\$4.38	4/4/25	24	Resale Condo
181 E 65	The Chatham	27B	\$7,985,000	\$7,985,000	0%	NA	NA	2,745	\$2,909	4.0	3.5	\$11,615	\$4.23	4/21/25	140	Resale Condo
27 E 79	27 East 79th Street	11	\$8,300,000	\$7,950,000	-4%	NA	NA	3,006	\$2,645	4.0	5.5	\$15,708	\$5.23	4/16/25	496	New Dev
160 LEROY	160 Leroy	NORTH8A	\$8,000,000	\$7,895,000	-1%	NA	NA	2,046	\$3,859	3.0	3.5	\$7,000	\$3.42	4/15/25	916	Resale Condo
455 CPW	455 Central Park West	9L	\$7,800,000	\$7,800,000	0%	NA	NA	4,400	\$1,773	4.0	3.5	\$12,833	\$2.92	4/21/25	178	Resale Condo
124 HUDSON	124 Hudson Street	7B	\$7,750,000	\$7,750,000	0%	NA	NA	2,711	\$2,859	3.0	3.0	\$6,370	\$2.35	4/8/25	NA	Resale Condo
320 CPW	The Ardsley	4BC	\$7,995,000	\$7,495,000	-6%	NA	NA	3,750	\$1,999	4.0	5.5	\$7,709	\$2.06	4/23/25	49	Resale Co-op
300 CPW	El Dorado	21G	\$7,450,000	\$7,450,000	0%	NA	NA	NA	NA	4.0	4.5	\$10,146	NA	4/16/25	68	Resale Co-op
114 E 25	Armorie	PH	\$7,195,000	\$7,195,000	0%	NA	NA	2,647	\$2,718	3.0	3.5	\$11,989	\$4.53	4/11/25	NA	New Dev
247 W 46	Platinum	PH2	\$8,999,000	\$7,000,000	-22%	NA	NA	4,365	\$1,604	4.0	7.0	\$12,618	\$2.89	4/7/25	285	Resale Condo
288 WEST	Medium Lipstick Building	PH	\$12,000,000	\$6,995,000	-42%	NA	NA	4,150	\$1,686	3.0	2.5	\$7,874	\$1.90	4/15/25	438	Resale Co-op
114 E 25	Armorie	12	\$6,995,000	\$6,995,000	0%	NA	NA	3,006	\$2,327	4.0	4.5	\$12,703	\$4.23	4/11/25	NA	New Dev
430 E 58	Sutton Tower	56B	\$8,325,000	\$6,950,000	-17%	NA	NA	2,116	\$3,284	3.0	3.5	\$6,673	\$3.15	4/22/25	NA	New Dev
500 W 18	One High Line	EAST_14B	\$6,950,000	\$6,950,000	0%	NA	NA	2,494	\$2,787	3.0	3.0	\$8,723	\$3.50	4/4/25	584	New Dev
15 W 96	Fifteen: 15 West 96th Street	23	\$9,313,500	\$6,800,000	-27%	NA	NA	2,662	\$2,554	3.0	3.0	\$8,892	\$3.34	4/21/25	47	New Dev
520 FIFTH	520 Fifth Avenue	43B	\$6,625,000	\$6,775,000	2%	NA	NA	2,506	\$2,704	3.0	3.5	\$9,096	\$3.63	4/11/25	312	New Dev
450 WASHINGTON	450 Washington Street	1002	\$6,750,000	\$6,750,000	0%	NA	NA	2,077	\$3,250	3.0	3.5	\$7,150	\$3.44	4/16/25	14	Resale Condo
520 FIFTH	520 Fifth Avenue	44B	\$6,225,000	\$6,525,000	5%	NA	NA	2,341	\$2,787	3.0	3.5	\$8,516	\$3.64	4/15/25	NA	New Dev
1120 PARK	1120 Park Avenue	3C	\$6,500,000	\$6,500,000	0%	NA	NA	NA	NA	5.0	4.0	\$7,668	NA	4/18/25	NA	Resale Co-op
347 BOWERY	347 Bowery	9	\$6,750,000	\$6,500,000	-4%	NA	NA	2,900	\$2,241	3.0	3.5	\$9,565	\$3.30	4/14/25	73	Resale Condo
101 W 67	The Millennium Tower	54P1D	\$6,495,000	\$6,495,000	0%	NA	NA	2,479	\$2,620	4.0	3.5	\$7,570	\$3.05	4/15/25	144	Resale Condo
390 WEA	The Apthorp	11EN	\$6,995,000	\$6,495,000	-7%	NA	NA	2,907	\$2,234	3.0	3.5	\$8,033	\$2.76	4/15/25	231	Resale Condo
55 VESTRY	The Fairchild	THA	\$6,495,000	\$6,495,000	0%	NA	NA	3,300	\$1,968	5.0	5.0	\$9,092	\$2.76	4/25/25	NA	Resale Condo
35 HUDSON YARDS	35 Hudson Yards	5304	\$9,750,000	\$6,450,000	-34%	NA	NA	2,652	\$2,432	3.0	3.5	\$9,592	\$3.62	4/7/25	143	New Dev
53 W 53	53 West 53	22D	\$6,740,000	\$6,410,000	-5%	NA	NA	2,607	\$2,459	2.0	2.5	\$11,687	\$4.48	4/9/25	NA	New Dev

List reflects contracts signed within the report month with asking prices over \$5M. However, some units will close below \$5M. | 1. Change from original asking price to last asking price. | 2. Some co-op square footages may be approximated. | 3. Days on market reflects NA when units were entered into listing systems as contract signed, without having been publicly listed for more than one day prior to the contract date. | All material herein is intended for information purposes only and has been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdrawal without notice. This is not intended to solicit property already listed. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker. Owned and operated by Anywhere Real Estate Inc.

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40 E 19	40 East 19th Street	7	\$6,400,000	\$6,400,000	0%	NA	NA	NA	NA	3.0	4.0	\$6,344	NA	4/1/25	68	Resale Co-op
200 CPS	200 Central Park South	18BC	\$6,400,000	\$6,400,000	0%	NA	NA	NA	NA	3.0	3.0	\$9,038	NA	4/10/25	8	Resale Co-op
301 PARK	Waldorf Astoria Residences New York	1912	\$6,250,000	\$6,250,000	0%	NA	NA	1,567	\$3,989	2.0	2.5	\$7,912	\$5.05	4/15/25	NA	New Dev
210 W 77	Two Ten West 77	12W	\$6,495,000	\$6,250,000	-4%	NA	NA	2,720	\$2,298	4.0	4.5	\$8,618	\$3.17	4/25/25	86	Resale Condo
500 W 18	One High Line	WEST_19D	\$6,100,000	\$6,220,000	2%	NA	NA	2,160	\$2,880	2.0	2.5	\$7,715	\$3.57	4/3/25	329	New Dev
50 W 66	50 West 66th Street	5A	\$5,350,000	\$6,060,000	13%	NA	NA	2,519	\$2,406	2.0	3.5	\$6,533	\$2.59	4/15/25	NA	New Dev
180 SIXTH	One Vandam	8A	\$6,350,000	\$5,995,000	-6%	NA	NA	2,261	\$2,651	4.0	3.5	\$10,643	\$4.71	4/25/25	56	Resale Condo
80 RSB	The Rushmore	PH1A	\$7,900,000	\$5,995,000	-24%	NA	NA	3,056	\$1,962	4.0	3.0	\$9,237	\$3.02	4/14/25	418	Resale Condo
255 E 74	Casa 74	21B	\$5,995,000	\$5,995,000	0%	NA	NA	3,950	\$1,518	6.0	5.5	\$12,852	\$3.25	4/21/25	10	Resale Condo
50 CPW	The Prasada	8B	\$7,995,000	\$5,995,000	-25%	NA	NA	NA	NA	4.0	2.5	\$10,136	NA	4/29/25	37	Resale Co-op
30 E 29	Rose Hill	39A	\$5,560,000	\$5,965,000	7%	NA	NA	1,656	\$3,602	3.0	2.5	\$6,646	\$4.01	4/4/25	NA	New Dev
225 W 86	The Belnord	709	\$6,200,000	\$5,900,000	-5%	NA	NA	2,554	\$2,310	4.0	3.5	\$6,289	\$2.46	4/28/25	179	Resale Condo
90 LEXINGTON	88 & 90 Lexington	PHC	\$5,695,000	\$5,695,000	0%	NA	NA	1,858	\$3,065	3.0	3.5	\$7,787	\$4.19	4/9/25	57	Resale Condo
53 W 53	53 West 53	32B	\$6,705,000	\$5,600,000	-16%	NA	NA	2,051	\$2,730	2.0	2.5	\$9,707	\$4.73	4/29/25	393	New Dev
475 GREENWICH	The Zinc Building	PHN	\$5,600,000	\$5,600,000	0%	NA	NA	2,663	\$2,103	3.0	2.5	\$8,303	\$3.12	4/9/25	21	Resale Condo
45 E 66	45 East 66th Street	5W	\$5,500,000	\$5,500,000	0%	NA	NA	NA	NA	3.0	3.0	\$6,919	NA	4/29/25	77	Resale Co-op
150 E 72	150 East 72nd Street	7S	\$5,500,000	\$5,500,000	0%	NA	NA	2,316	\$2,375	3.0	2.5	\$9,530	\$4.11	4/16/25	16	Resale Condo
160 W 86	Westbury House	PH4	\$5,500,000	\$5,500,000	0%	NA	NA	3,019	\$1,822	3.0	3.0	\$8,551	\$2.83	4/10/25	51	Resale Condo
38 CROSBY	38 Crosby Street	8	\$5,850,000	\$5,390,000	-8%	NA	NA	NA	NA	2.0	2.5	\$1,435	NA	4/2/25	28	Resale Co-op
1 WEA	One West End	22E	\$5,300,000	\$5,300,000	0%	NA	NA	2,457	\$2,157	3.0	3.5	\$3,487	\$1.42	4/29/25	46	Resale Condo
15 E 26	Fifteen Madison Square North	14F	\$5,295,000	\$5,295,000	0%	NA	NA	2,390	\$2,215	3.0	3.5	\$7,689	\$3.22	4/4/25	22	Resale Condo
15 W 81	15 West 81st Street	PHE	\$5,250,000	\$5,250,000	0%	NA	NA	NA	NA	2.0	2.5	\$8,573	NA	4/1/25	NA	Resale Co-op
271 CPW	271 Central Park West	3RDFLWEST	\$5,250,000	\$5,250,000	0%	NA	NA	NA	NA	4.0	3.5	\$5,620	NA	4/16/25	61	Resale Co-op
1 WEA	One West End	21E	\$5,850,000	\$5,250,000	-10%	NA	NA	2,457	\$2,137	3.0	3.5	\$3,515	\$1.43	4/17/25	105	Resale Condo
30 PARK	30 Park Place Four Seasons	40A	\$5,500,000	\$5,200,000	-5%	NA	NA	2,219	\$2,343	3.0	3.5	\$10,031	\$4.52	4/25/25	NA	Resale Condo
56 LEONARD	56 Leonard	33BE	\$5,185,000	\$5,185,000	0%	NA	NA	1,668	\$3,109	2.0	2.5	\$5,473	\$3.28	4/23/25	55	Resale Condo
21 E 12	21 East 12th Street	9B	\$5,150,000	\$5,150,000	0%	NA	NA	1,629	\$3,161	2.0	2.5	\$5,356	\$3.29	4/7/25	75	Resale Condo
500 W 18	One High Line	WEST_14B	\$5,080,000	\$5,080,000	0%	NA	NA	1,429	\$3,555	2.0	2.5	\$4,988	\$3.49	4/22/25	147	New Dev
1185 PARK	1185 Park Avenue	4K	\$5,000,000	\$5,000,000	0%	NA	NA	NA	NA	3.0	3.5	\$6,024	NA	4/15/25	46	Resale Co-op
515 W 18	Lantern House	1102	\$5,000,000	\$5,000,000	0%	NA	NA	1,654	\$3,023	2.0	2.5	\$6,698	\$4.05	4/8/25	NA	Resale Condo
525 E 80	The Wakefield	11BC	\$5,600,000	\$5,000,000	-11%	NA	NA	3,065	\$1,631	5.0	4.0	\$8,151	\$2.66	4/14/25	339	Resale Condo
<b>Total / Average</b>		<b>79</b>	<b>\$8,602,057</b>	<b>\$7,991,582</b>	<b>-7%</b>	<b>NA</b>	<b>NA</b>	<b>2,970</b>	<b>\$2,792</b>	<b>3.3</b>	<b>3.7</b>	<b>\$9,767</b>	<b>\$3.41</b>		<b>167</b>	

Note: Eighty Clarkson is not disclosing contract activity, but it is rumored to have signed many contracts. No estimate of Eighty Clarkson sales are included in this report.