

The Corcoran Report

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

Contracts Signed¹

52

-7% VS. JULY 2024
-37% VS. JUNE 2025

In July 2025, 52 contracts were reported signed asking over \$5M, a 7% year-over-year decline, but still 4% above the ten-year July average. The annual drop was driven by a double-digit decline in resale co-op sales and a sharp decline in reported contracts asking over \$10M. The new development market was the only product type to post an annual increase.

Active Listings²

804

-16% VS. JULY 2024
-9% VS. JUNE 2025

Active listings fell 16% year-over-year and 9% versus June to 804 units. This was the lowest July \$5M+ inventory level in a decade. Inventory was lower than 2024 across all submarkets, price points, and product types, except for listings over \$30M, which rose by three and Upper Manhattan, which was flat.

Days on Market³

182

-15% VS. JULY 2024
+11% VS. JUNE 2025

Average days on market fell 15% year-over-year to 182 days, with declines across all submarkets and price ranges. The overall drop was largely driven by new development contracts, as several sales last year had marketing timelines exceeding one year.

Average PPSF⁴

\$2,992

-8% VS. JULY 2024
-4% VS. JUNE 2025

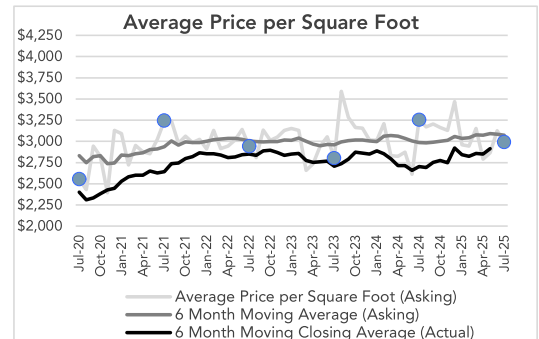
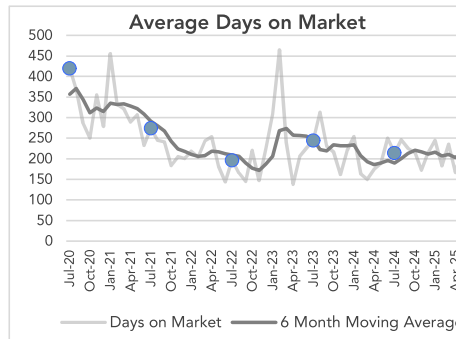
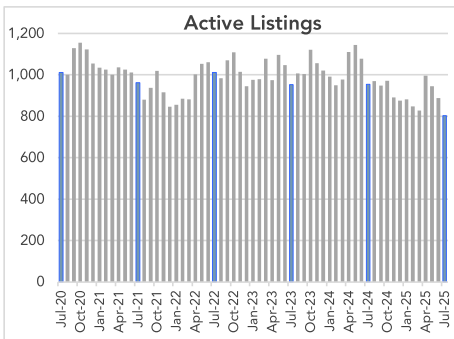
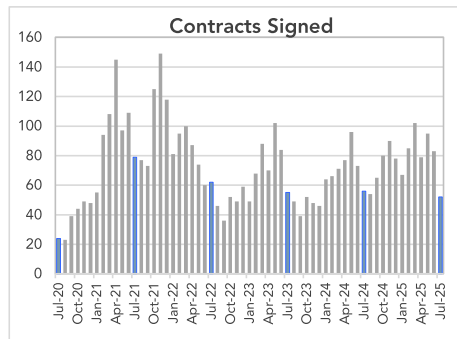
The average contract in July 2025 asked \$2,992 per square foot, down 8% year-over-year due a drop in the market share of contracts asking over \$3,000 per square foot. Excluding a Aman New York Residences PH sale over \$10,000 per square foot last year, the average was flat annually. However, the six-month rolling average for closings has increased year-over-year for five consecutive months.

Submarket	2025	2024	Y/Y
Upper Manhattan	0	0	NA
Upper West Side	7	15	-53%
Upper East Side	16	16	0%
Midtown	10	6	67%
Downtown	18	19	-5%
Financial District/BPC	1	0	NA
Product Type	2025	2024	Y/Y
New Dev	20	17	18%
Resale Condo	23	23	0%
Resale Co-op	9	16	-44%
Price Range	2025	2024	Y/Y
\$5M to \$10M	41	39	5%
\$10M to \$20M	9	11	-18%
\$20M to \$30M	1	4	-75%
Over \$30M	1	2	-50%

Submarket	2025	2024	Y/Y
Upper Manhattan	3	3	0%
Upper West Side	148	173	-14%
Upper East Side	187	201	-7%
Midtown	168	209	-20%
Downtown	284	344	-17%
Financial District/BPC	14	25	-44%
Product Type	2025	2024	Y/Y
New Dev	250	263	-5%
Resale Condo	396	498	-20%
Resale Co-op	158	194	-19%
Price Range	2025	2024	Y/Y
\$5M to \$10M	523	618	-15%
\$10M to \$20M	188	238	-21%
\$20M to \$30M	53	62	-15%
Over \$30M	40	37	8%

Submarket	2025	2024	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	194	255	-24%
Upper East Side	179	199	-10%
Midtown	227	232	-2%
Downtown	147	198	-26%
Financial District/BPC	196	NA	NA
Product Type	2025	2024	Y/Y
New Dev	159	328	-52%
Resale Condo	198	224	-12%
Resale Co-op	177	150	18%
Price Range	2025	2024	Y/Y
\$5M to \$10M	165	189	-13%
\$10M to \$20M	276	299	-8%
\$20M to \$30M	157	NA	NA
Over \$30M	219	NA	NA

Submarket	2025	2024	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	\$2,655	\$2,476	7%
Upper East Side	\$3,499	\$2,683	30%
Midtown	\$3,333	\$6,075	-45%
Downtown	\$2,579	\$2,691	-4%
Financial District/BPC	\$2,584	NA	NA
Product Type	2025	2024	Y/Y
New Dev	\$2,949	\$3,741	-21%
Resale Condo	\$2,733	\$3,278	-17%
Resale Co-op	\$3,976	\$2,363	68%
Price Range	2025	2024	Y/Y
\$5M to \$10M	\$2,469	\$2,273	9%
\$10M to \$20M	\$4,112	\$3,054	35%
\$20M to \$30M	\$4,491	\$5,465	-18%
Over \$30M	\$5,504	\$9,180	-40%



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. 5. Figures based only on units with available square footages. 6. 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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Address	Building Name	Unit	Original Ask	Last Ask	Change ¹	Sale Price	Discount	SF ²	PPSF	BR	BA	Monthly	Mo./SF	Signed	DOM ³	Sale Type
Closings																
130 WILLIAM	130 William Street	46A	\$6,245,990	\$6,445,990	3%	\$6,490,417	1%	2,495	\$2,601	4.0	4.5	\$7,242	\$2.90	7/1/25	196	New Dev
Contacts Signed																
825 FIFTH	825 Fifth Avenue	15FLR	\$37,000,000	\$34,750,000	-6%	NA	NA	6,314	\$5,504	3.0	4.5	\$27,193	\$4.31	7/9/25	219	Resale Co-op
200 AMSTERDAM	200 Amsterdam Avenue	42	\$21,000,000	\$21,000,000	0%	NA	NA	4,676	\$4,491	4.0	4.5	\$23,800	\$5.09	7/14/25	157	New Dev
220 CPS	220 Central Park South	25A	\$18,900,000	\$17,500,000	-7%	NA	NA	2,394	\$7,310	2.0	2.5	\$15,945	\$6.66	7/16/25	166	Resale Condo
1030 FIFTH	1030 Fifth Avenue	8W	\$17,000,000	\$17,000,000	0%	NA	NA	4,000	\$4,250	3.0	3.5	\$16,097	\$4.02	7/1/25	47	Resale Co-op
988 FIFTH	988 Fifth Avenue	12	\$16,725,000	\$16,725,000	0%	NA	NA	3,280	\$5,099	4.0	3.5	\$12,575	\$3.83	7/1/25	NA	Resale Condo
111 W 56	ONE11 Residences	PHC	\$12,500,000	\$14,950,000	20%	NA	NA	2,783	\$5,372	4.0	4.0	\$11,491	\$4.13	7/7/25	441	New Dev
201 E 74	The 74	FLOOR24	\$12,650,000	\$12,650,000	0%	NA	NA	3,815	\$3,316	5.0	4.5	\$13,634	\$3.57	7/17/25	NA	New Dev
35 HUDSON YARDS	35 Hudson Yards	7401	\$17,575,000	\$11,975,000	-32%	NA	NA	3,848	\$3,112	4.0	4.5	\$14,595	\$3.79	7/7/25	NA	New Dev
1165 MADISON	The Bellemont	3N	\$11,000,000	\$11,000,000	0%	NA	NA	2,858	\$3,849	3.0	3.5	\$16,002	\$5.60	7/15/25	57	Resale Condo
784 PARK	784 Park Avenue	PHC	\$12,500,000	\$10,999,999	-12%	NA	NA	3,087	\$3,563	3.0	2.5	\$7,853	\$2.54	7/7/25	889	Resale Co-op
85 WORTH	85 Worth Street	2	\$9,995,000	\$10,750,000	8%	NA	NA	3,984	\$2,698	3.0	4.0	\$11,955	\$3.00	7/21/25	55	New Dev
502 PARK	Trump Park Avenue	PH27	\$10,950,000	\$9,995,000	-9%	NA	NA	4,205	\$2,377	4.0	5.5	\$17,327	\$4.12	7/15/25	NA	Resale Condo
333 CPW	The Turin	PH121-122	\$9,995,000	\$9,995,000	0%	NA	NA	3,753	\$2,663	4.0	3.5	\$9,638	\$2.57	7/16/25	156	Resale Co-op
368 THIRD	VU New York	PHB	\$9,995,000	\$9,499,000	-5%	NA	NA	2,926	\$3,246	3.0	3.5	\$9,703	\$3.32	7/14/25	NA	New Dev
41 BOND	41 Bond Street	7	\$9,750,000	\$9,350,000	-4%	NA	NA	2,592	\$3,607	3.0	3.5	\$12,048	\$4.65	7/10/25	NA	Resale Condo
35 HUDSON YARDS	35 Hudson Yards	7803	\$15,775,000	\$9,000,000	-43%	NA	NA	3,436	\$2,619	4.0	4.5	\$12,964	\$3.77	7/31/25	30	New Dev
145 HUDSON	The Sky Lofts	7B	\$9,495,000	\$8,995,000	-5%	NA	NA	3,298	\$2,727	4.0	3.5	\$7,751	\$2.35	7/23/25	149	Resale Condo
104 WOOSTER	104 Wooster Street	4S	\$8,900,000	\$8,750,000	-2%	NA	NA	3,162	\$2,767	3.0	3.5	\$8,046	\$2.54	7/3/25	93	Resale Condo
101 W 78	101 West 78th Street	3A	\$11,995,000	\$8,650,000	-28%	NA	NA	4,050	\$2,136	4.0	3.5	\$9,615	\$2.37	7/21/25	105	Resale Condo
1289 LEXINGTON	1289 Lexington Avenue	19B	\$10,950,000	\$8,500,000	-22%	NA	NA	3,501	\$2,428	5.0	5.5	\$10,841	\$3.10	7/2/25	NA	New Dev
430 E 58	Sutton Tower	68A	\$9,950,000	\$8,400,000	-16%	NA	NA	2,295	\$3,660	3.0	3.5	\$6,585	\$2.87	7/29/25	NA	New Dev
255 E 77	255 East 77th Street	26B	\$8,050,000	\$8,300,000	3%	NA	NA	2,858	\$2,904	4.0	4.5	\$8,341	\$2.92	7/11/25	322	New Dev
50 E 77	Carlyle House	11C	\$8,000,000	\$8,000,000	0%	NA	NA	3,153	\$2,537	3.0	3.5	\$7,306	\$2.32	7/23/25	140	Resale Co-op
200 E 83	200 East 83rd Street	24C	\$8,500,000	\$7,995,000	-6%	NA	NA	2,123	\$3,766	3.0	3.5	\$6,780	\$3.19	7/7/25	89	Resale Condo
46 LISPENARD	The Lisperard	PH	\$7,995,000	\$7,995,000	0%	NA	NA	4,171	\$1,917	5.0	4.5	\$7,074	\$1.70	7/14/25	70	New Dev
721 FIFTH	Trump Tower	64GH	\$8,995,000	\$7,995,000	-11%	NA	NA	3,496	\$2,287	3.0	3.5	\$15,929	\$4.56	7/24/25	137	Resale Condo
211 W 84	The Henry	7D	\$7,095,000	\$7,225,000	2%	NA	NA	2,842	\$2,542	4.0	4.5	\$8,336	\$2.93	7/15/25	302	New Dev
200 E 20	200E20th	PHC	\$6,250,000	\$7,200,000	15%	NA	NA	2,461	\$2,926	3.0	3.5	\$5,253	\$2.13	7/14/25	NA	New Dev
80 RSB	The Rushmore	38CD	\$7,950,000	\$6,999,999	-12%	NA	NA	3,585	\$1,953	5.0	5.5	\$12,115	\$3.38	7/8/25	244	Resale Condo
126 E 86	126 East 86th Street	18A	\$7,950,000	\$6,995,000	-12%	NA	NA	2,762	\$2,533	4.0	3.5	\$8,009	\$2.90	7/7/25	NA	New Dev
155 W 11	The Greenwich Lane	14D	\$6,795,000	\$6,795,000	0%	NA	NA	1,515	\$4,485	2.0	2.0	\$7,148	\$4.72	7/7/25	40	Resale Condo
39 W 23	Flatiron House	TH1	\$7,750,000	\$6,750,000	-13%	NA	NA	2,908	\$2,321	4.0	3.5	\$12,072	\$4.15	7/1/25	145	New Dev
106 CPS	Trump Parc	15A	\$7,800,000	\$6,595,000	-15%	NA	NA	2,835	\$2,326	3.0	3.5	\$10,930	\$3.86	7/14/25	824	Resale Condo
53 W 53	53 West 53	32C	\$7,950,000	\$6,500,000	-18%	NA	NA	2,543	\$2,556	3.0	3.5	\$12,035	\$4.73	7/25/25	148	New Dev
14 E 75	14 East 75th Street	10D	\$6,500,000	\$6,500,000	0%	NA	NA	NA	NA	3.0	3.5	\$10,214	NA	7/14/25	42	Resale Co-op
250 W 96	96+Broadway	17A	\$6,285,000	\$6,285,000	0%	NA	NA	2,461	\$2,554	4.0	4.0	\$7,364	\$2.99	7/23/25	83	New Dev
151 E 58	One Beacon Court	45C	\$6,250,000	\$6,250,000	0%	NA	NA	2,170	\$2,880	2.0	2.5	\$8,753	\$4.03	7/16/25	191	Resale Condo
500 W 18	One High Line	WEST_18D	\$5,950,000	\$6,070,000	2%	NA	NA	2,220	\$2,734	2.0	2.5	\$7,892	\$3.55	7/22/25	110	New Dev
50 UNP	50 United Nations Plaza	28B	\$9,285,000	\$5,950,000	-36%	NA	NA	3,004	\$1,981	3.0	3.5	\$13,515	\$4.50	7/28/25	47	Resale Condo
35 HUDSON YARDS	35 Hudson Yards	7502	\$6,595,000	\$5,850,000	-11%	NA	NA	2,871	\$2,038	3.0	3.5	\$10,143	\$3.53	7/15/25	14	New Dev
252 SEVENTH	Chelsea Mercantile	PHO	\$6,250,000	\$5,750,000	-8%	NA	NA	2,502	\$2,298	3.0	3.0	\$10,092	\$4.03	7/3/25	96	Resale Condo
140 E 63	Barbizon/63	15B	\$5,500,000	\$5,500,000	0%	NA	NA	3,314	\$1,660	4.0	4.5	\$13,445	\$4.06	7/16/25	76	Resale Condo
344 W 84	344 West 84th Street	PARLOR	\$5,950,000	\$5,500,000	-8%	NA	NA	3,364	\$1,635	3.0	4.0	\$2,774	\$0.82	7/23/25	309	Resale Condo
508 W 24	508 West 24th Street	7N	\$5,995,000	\$5,500,000	-8%	NA	NA	2,335	\$2,355	3.0	3.0	\$10,913	\$4.67	7/18/25	823	Resale Condo
7 HARRISON	7 Harrison Street	4S	\$5,500,000	\$5,500,000	0%	NA	NA	2,126	\$2,587	3.0	3.0	\$7,423	\$3.49	7/15/25	26	Resale Condo
333 W 56	333 West 56th Street	PHD	\$5,495,000	\$5,495,000	0%	NA	NA	2,376	\$2,313	3.0	3.0	\$7,250	\$3.05	7/23/25	79	Resale Condo
485 PARK	485 Park Avenue	11FL	\$5,495,000	\$5,495,000	0%	NA	NA	NA	NA	4.0	4.5	\$13,047	NA	7/21/25	11	Resale Co-op
1095 PARK	1095 Park Avenue	6D	\$5,350,000	\$5,350,000	0%	NA	NA	NA	NA	3.0	3.5	\$6,861	NA	7/2/25	55	Resale Co-op

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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55 WARREN	55 Warren Street	3	\$5,990,000	\$5,290,000	-12%	NA	NA	3,627	\$1,459	3.0	3.5	\$7,770	\$2.14	7/24/25	336	Resale Condo
1220 PARK	1220 Park Avenue	13D	\$5,250,000	\$5,250,000	0%	NA	NA	NA	NA	3.0	3.0	\$6,364	NA	7/25/25	37	Resale Co-op
65 W 13	The Greenwich	9B	\$5,200,000	\$5,200,000	0%	NA	NA	2,841	\$1,830	3.0	3.0	\$6,771	\$2.38	7/8/25	69	Resale Condo
Total / Average		52	\$9,707,038	\$9,018,461	-7%	\$9,019,316	NA	3,109	\$2,992	3.4	3.7	\$10,670	\$3.47		182	

Note Eighty Clarkson is not disclosing contract activity, but it is rumored to have signed many contracts and may have sold 75 units since March 2025. No estimate of Eighty Clarkson sales are included in this report.

FOR MORE INFORMATION

Research and Data Requests: Research@corcoran.com
Press Inquiries: PR@corcoran.com

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