

The Corcoran Report

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

Contracts Signed¹

83

+14% VS. JUNE 2024
-13% VS. MAY 2025

In June 2025, 83 contracts were reported signed asking over \$5M, up 14% year-over-year and 10% above the ten-year average for June. Strong demand for resales drove the annual gain. In addition, reported sales asking over \$20M more than doubled year-over-year.

Active Listings²

888

-18% VS. JUNE 2024
-6% VS. MAY 2025

Active listings fell 18% year-over-year and 6% from May to 888 units—13% below the 10-year June average and the lowest June total in a decade. Active listings were level with or below 2024 for all submarkets, price ranges and product types.

Days on Market³

164

-34% VS. JUNE 2024
-27% VS. MAY 2025

Average days on market fell 34% year-over-year to 164 days. Average days on market fell annually for all submarkets, product types, and price ranges. The overall annual percentage decline was largely driven by new development sales, as several transactions last year had marketing timelines exceeding 18 months.

Average PPSF⁴

\$3,123

+20% VS. JUNE 2024
+9% VS. MAY 2025

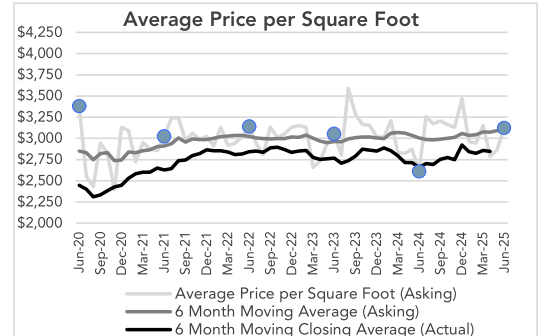
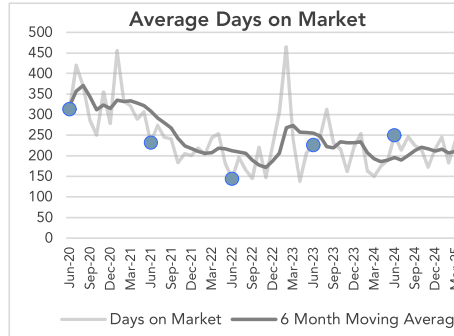
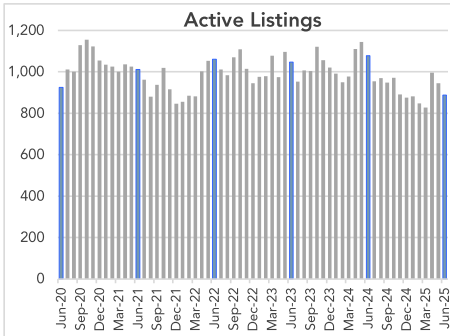
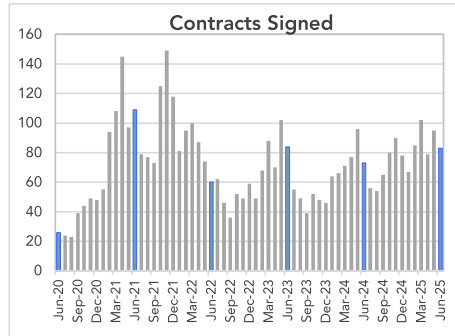
The average contract in June 2025 asked \$3,123 per square foot, up 20% year-over-year and 9% from May. The annual increase was driven by a threefold rise in contracts asking over \$4,000 per square foot, partly due to a higher number of contracts along Billionaire's Row compared to a year ago.

Submarket	2025	2024	Y/Y
Upper Manhattan	0	0	NA
Upper West Side	14	15	-7%
Upper East Side	25	18	39%
Midtown	11	5	120%
Downtown	31	34	-9%
Financial District/BPC	2	1	100%
Product Type	2025	2024	Y/Y
New Dev	26	28	-7%
Resale Condo	36	26	38%
Resale Co-op	21	19	11%
Price Range	2025	2024	Y/Y
\$5M to \$10M	62	55	13%
\$10M to \$20M	16	16	0%
\$20M to \$30M	3	2	50%
Over \$30M	2	0	NA

Submarket	2025	2024	Y/Y
Upper Manhattan	2	2	0%
Upper West Side	209	270	-23%
Upper East Side	232	275	-16%
Midtown	108	128	-16%
Downtown	322	375	-14%
Financial District/BPC	15	28	-46%
Product Type	2025	2024	Y/Y
New Dev	241	294	-18%
Resale Condo	450	521	-14%
Resale Co-op	197	263	-25%
Price Range	2025	2024	Y/Y
\$5M to \$10M	575	697	-18%
\$10M to \$20M	210	265	-21%
\$20M to \$30M	59	71	-17%
Over \$30M	44	45	-2%

Submarket	2025	2024	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	152	238	-36%
Upper East Side	130	253	-49%
Midtown	127	388	-67%
Downtown	207	236	-12%
Financial District/BPC	132	173	-24%
Product Type	2025	2024	Y/Y
New Dev	204	404	-50%
Resale Condo	134	141	-5%
Resale Co-op	178	238	-25%
Price Range	2025	2024	Y/Y
\$5M to \$10M	161	258	-38%
\$10M to \$20M	179	229	-22%
\$20M to \$30M	36	215	-83%
Over \$30M	337	NA	NA

Submarket	2025	2024	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	\$2,695	\$2,914	-8%
Upper East Side	\$3,038	\$2,498	22%
Midtown	\$4,244	\$2,709	57%
Downtown	\$2,978	\$2,551	17%
Financial District/BPC	\$2,868	\$2,107	36%
Product Type	2025	2024	Y/Y
New Dev	\$3,341	\$2,724	23%
Resale Condo	\$3,246	\$2,587	25%
Resale Co-op	\$2,299	\$2,525	-9%
Price Range	2025	2024	Y/Y
\$5M to \$10M	\$2,551	\$2,285	12%
\$10M to \$20M	\$3,418	\$3,045	12%
\$20M to \$30M	\$5,442	\$4,939	10%
Over \$30M	\$4,905	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. 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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JUNE 2025 | MANHATTAN | \$5M+ CONDO & CO-OP CONTRACTS SIGNED

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																
212 W 72	212 West 72nd Street	8H	\$6,150,000	\$5,600,000	-9%	\$5,400,000	-4%	2,082	\$2,594	4.0	3.5	\$7,848	\$3.77	6/4/25	NA	New Dev
Contacts Signed																
109 E 79	109 East 79	PH16	\$38,000,000	\$34,900,000	-8%	NA	NA	6,548	\$5,330	5.0	5.5	\$25,579	\$3.91	6/27/25	386	Resale Condo
111 MURRAY	111 Murray Street	PH2	\$40,000,000	\$33,950,000	-15%	NA	NA	7,488	\$4,534	5.0	6.5	\$31,254	\$4.17	6/10/25	287	New Dev
157 W 57	One57	66B	\$26,000,000	\$26,000,000	0%	NA	NA	4,193	\$6,201	3.0	3.5	\$18,603	\$4.44	6/5/25	51	Resale Condo
520 PARK	520 Park Avenue	31	\$26,950,000	\$25,950,000	-4%	NA	NA	4,628	\$5,607	4.0	5.0	\$25,796	\$5.57	6/6/25	42	Resale Condo
111 W 57	111 West 57th Street	39	\$23,750,000	\$20,500,000	-14%	NA	NA	4,492	\$4,564	3.0	3.5	\$24,334	\$5.42	6/24/25	15	New Dev
217 W 57	Central Park Tower	62E	\$22,633,000	\$18,900,000	-16%	NA	NA	3,364	\$5,618	3.0	3.5	\$13,400	\$3.98	6/30/25	NA	New Dev
400 W 12	Superior Ink	TH3	\$18,000,000	\$18,000,000	0%	NA	NA	5,468	\$3,292	5.0	4.5	\$20,948	\$3.83	6/25/25	72	Resale Condo
85 MERCER	85 Mercer Street	PHB	\$17,900,000	\$17,900,000	0%	NA	NA	6,700	\$2,672	4.0	4.5	\$12,099	\$1.81	6/5/25	63	Resale Co-op
432 PARK	432 Park	52C	\$18,000,000	\$16,800,000	-7%	NA	NA	3,576	\$4,698	3.0	3.5	\$21,763	\$6.09	6/9/25	27	Resale Condo
217 W 57	Central Park Tower	90W	\$18,807,000	\$16,500,000	-12%	NA	NA	3,073	\$5,369	3.0	3.5	\$12,884	\$4.19	6/16/25	369	New Dev
330 SPRING	Urban Glass House	PH	\$17,750,000	\$16,000,000	-10%	NA	NA	4,266	\$3,751	5.0	3.5	\$15,651	\$3.67	6/15/25	695	Resale Condo
936 FIFTH	936 Fifth Avenue	PHA	\$17,500,000	\$14,995,000	-14%	NA	NA	3,800	\$3,946	3.0	3.5	\$11,263	\$2.96	6/13/25	269	Resale Co-op
400 PAS	400 Park Avenue South	PH	\$14,500,000	\$14,000,000	-3%	NA	NA	4,020	\$3,483	5.0	5.5	\$12,955	\$3.22	6/27/25	468	Resale Condo
180 E 88	180 East 88th Street	PH44	\$16,000,000	\$13,850,000	-13%	NA	NA	4,017	\$3,448	4.0	4.5	\$16,089	\$4.01	6/3/25	23	New Dev
785 FIFTH	The Parc V	12AB	\$13,995,000	\$12,995,000	-7%	NA	NA	5,500	\$2,363	5.0	4.5	\$21,035	\$3.82	6/15/25	75	Resale Co-op
235 W 75	The Astor	PH1	\$11,956,000	\$12,500,000	5%	NA	NA	4,063	\$3,077	3.0	4.0	\$18,234	\$4.49	6/16/25	NA	New Dev
7 HUBERT	The Hubert	10B	\$11,625,000	\$11,625,000	0%	NA	NA	3,253	\$3,574	3.0	4.0	\$9,741	\$2.99	6/4/25	19	Resale Condo
50 W 66	50 West 66th Street	4D	\$10,000,000	\$11,500,000	15%	NA	NA	3,889	\$2,957	5.0	5.5	\$10,035	\$2.58	6/30/25	129	New Dev
111 W 67	The Millennium Tower	28D	\$10,750,000	\$10,750,000	0%	NA	NA	4,524	\$2,376	5.0	5.0	\$11,004	\$2.43	6/13/25	104	Resale Condo
118 W 13	The Katharine	5	\$9,750,000	\$10,650,000	9%	NA	NA	3,483	\$3,058	4.0	4.5	\$16,423	\$4.72	6/17/25	NA	New Dev
118 W 13	The Katharine	4	\$9,600,000	\$10,250,000	7%	NA	NA	3,483	\$2,943	4.0	4.5	\$16,423	\$4.72	6/4/25	12	New Dev
53 LEONARD	53 Leonard Street	PH	\$9,999,000	\$9,999,000	0%	NA	NA	3,287	\$3,042	4.0	3.5	\$12,334	\$3.75	6/27/25	389	Resale Condo
225 W 86	The Belnord	712	\$10,710,000	\$9,900,000	-8%	NA	NA	3,956	\$2,503	5.0	4.0	\$10,353	\$2.62	6/3/25	602	New Dev
1 WALL	One Wall Street	3304	\$10,950,000	\$9,750,000	-11%	NA	NA	2,968	\$3,285	3.0	3.5	\$14,723	\$4.96	6/12/25	31	New Dev
527 W 27	Jardim	9A	\$9,800,000	\$9,600,000	-2%	NA	NA	3,102	\$3,095	4.0	3.5	\$13,451	\$4.34	6/12/25	125	Resale Condo
500 W 18	One High Line	EAST_19A	\$9,425,000	\$9,425,000	0%	NA	NA	2,592	\$3,636	3.0	3.5	\$9,222	\$3.56	6/14/25	17	New Dev
63 W 17	The Lyla	7A	\$9,995,000	\$8,995,000	-10%	NA	NA	4,114	\$2,186	6.0	4.5	\$15,874	\$3.86	6/23/25	287	Resale Condo
956 FIFTH	956 Fifth Avenue	11THFLOOR	\$8,995,000	\$8,995,000	0%	NA	NA	NA	NA	5.0	4.0	\$12,407	NA	6/25/25	NA	Resale Co-op
320 CPW	The Ardsley	B18FL	\$9,250,000	\$8,900,000	-4%	NA	NA	3,500	\$2,543	4.0	4.5	\$9,194	\$2.63	6/2/25	220	Resale Co-op
15 W 61	The Park Loggia	PH1C	\$8,900,000	\$8,500,000	-4%	NA	NA	2,216	\$3,836	3.0	3.5	\$6,855	\$3.09	6/2/25	109	Resale Condo
730 PARK	730 Park Avenue	9C	\$8,500,000	\$8,500,000	0%	NA	NA	NA	NA	4.0	4.5	\$13,029	NA	6/18/25	215	Resale Co-op
515 W 18	Lantern House	1104	\$8,495,000	\$8,495,000	0%	NA	NA	2,536	\$3,350	3.0	3.5	\$10,702	\$4.22	6/17/25	99	Resale Condo
151 E 85	The Lucida	14JK	\$8,250,000	\$8,250,000	0%	NA	NA	3,601	\$2,291	5.0	4.5	\$10,136	\$2.81	6/16/25	70	Resale Condo
217 W 57	Central Park Tower	67N	\$9,800,000	\$8,100,000	-17%	NA	NA	1,435	\$5,645	2.0	2.5	\$5,664	\$3.95	6/10/25	200	New Dev
770 PARK	770 Park Avenue	8D	\$8,950,000	\$7,950,000	-11%	NA	NA	NA	NA	4.0	4.5	\$12,175	NA	6/4/25	197	Resale Co-op
50 RSB	One Riverside Park	28A	\$7,500,000	\$7,500,000	0%	NA	NA	3,190	\$2,351	4.0	4.5	\$4,022	\$1.26	6/3/25	40	Resale Condo
1100 PARK	1100 Park Avenue	15B	\$7,250,000	\$7,250,000	0%	NA	NA	NA	NA	3.0	3.5	\$8,435	NA	6/6/25	77	Resale Co-op
15 W 96	15 West 96th Street	25	\$10,377,900	\$7,200,000	-31%	NA	NA	2,662	\$2,705	3.0	3.0	\$9,909	\$3.72	6/3/25	NA	New Dev
303 PARK	Waldorf Astoria Residences New York	2019	\$7,200,000	\$7,200,000	0%	NA	NA	2,126	\$3,387	2.0	1.5	\$11,626	\$5.47	6/23/25	NA	New Dev
550 PARK	550 Park Avenue	2E	\$7,200,000	\$7,200,000	0%	NA	NA	4,500	\$1,600	5.0	5.0	\$9,700	\$2.16	6/9/25	21	Resale Co-op
1080 MADISON	1080 Madison Avenue	5AB/4B	\$7,995,000	\$7,000,000	-12%	NA	NA	3,725	\$1,879	5.0	5.5	\$12,732	\$3.42	6/6/25	150	Resale Condo
27 W 72	The Olcott	1601	\$7,499,000	\$6,950,000	-7%	NA	NA	2,400	\$2,896	4.0	4.5	\$6,350	\$2.65	6/2/25	241	Resale Condo
500 W 18	One High Line	EAST_23E	\$6,950,000	\$6,950,000	0%	NA	NA	2,042	\$3,404	3.0	3.5	\$7,451	\$3.65	6/27/25	1,019	New Dev
175 E BROADWAY	Forward Building	10B	\$6,900,000	\$6,900,000	0%	NA	NA	2,745	\$2,514	2.0	2.0	\$7,594	\$2.77	6/25/25	20	Resale Condo
1 LEXINGTON	1 Lexington Avenue	5A/6A	\$7,500,000	\$6,500,000	-13%	NA	NA	3,582	\$1,815	5.0	4.0	\$10,158	\$2.84	6/13/25	337	Resale Co-op
30 E 10	30 East 10th Street	10N	\$6,500,000	\$6,500,000	0%	NA	NA	NA	NA	3.0	3.5	\$7,707	NA	6/17/25	83	Resale Co-op
515 W 18	Lantern House	1401	\$7,250,000	\$6,500,000	-10%	NA	NA	2,103	\$3,091	3.0	3.5	\$8,049	\$3.83	6/25/25	161	Resale Condo
520 FIFTH	520 Fifth Avenue	64A	\$5,950,000	\$6,450,000	8%	NA	NA	1,944	\$3,318	3.0	3.5	\$6,930	\$3.56	6/26/25	225	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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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
200 E 83	200 East 83rd Street	17C	\$6,350,000	\$6,350,000	0%	NA	NA	1,864	\$3,407	3.0	3.0	\$5,536	\$2.97	6/9/25	82	Resale Condo
255 E 77	255 East 77th Street	8A	\$6,150,000	\$6,350,000	3%	NA	NA	2,575	\$2,466	4.0	4.5	\$7,515	\$2.92	6/11/25	292	New Dev
500 W 18	One High Line	EAST_20D	\$6,295,000	\$6,295,000	0%	NA	NA	1,754	\$3,589	2.0	2.5	\$6,270	\$3.57	6/12/25	63	Resale Condo
60 WHITE	60 White Street	PHE	\$6,250,000	\$6,250,000	0%	NA	NA	3,078	\$2,031	3.0	3.5	\$11,257	\$3.66	6/11/25	75	New Dev
830 PARK	830 Park Avenue	1A	\$6,250,000	\$6,250,000	0%	NA	NA	NA	NA	5.0	4.5	\$9,189	NA	6/25/25	52	Resale Co-op
322 E 57	322 East 57th Street	12A	\$5,999,000	\$5,999,000	0%	NA	NA	3,900	\$1,538	4.0	3.0	\$12,174	\$3.12	6/2/25	104	Resale Co-op
1 WALL	One Wall Street	2401	\$7,885,000	\$5,995,000	-24%	NA	NA	2,521	\$2,378	3.0	3.5	\$11,705	\$4.64	6/4/25	232	New Dev
1050 FIFTH	1050 Fifth Avenue	17D	\$6,295,000	\$5,995,000	-5%	NA	NA	NA	NA	4.0	4.5	\$7,352	NA	6/12/25	77	Resale Co-op
121 E 22	121 East 22nd Street	S901	\$6,495,000	\$5,995,000	-8%	NA	NA	2,553	\$2,348	4.0	4.5	\$8,884	\$3.48	6/4/25	79	Resale Condo
177 NINTH	Chelsea Enclave	PHF	\$5,995,000	\$5,995,000	0%	NA	NA	2,129	\$2,816	4.0	3.0	\$9,040	\$4.25	6/16/25	20	Resale Condo
375 WEA	375 West End Avenue	9AB	\$5,995,000	\$5,995,000	0%	NA	NA	NA	NA	4.0	3.0	\$7,543	NA	6/24/25	85	Resale Co-op
200 E 75	200 East 75th Street	2A	\$5,900,000	\$5,975,000	1%	NA	NA	2,484	\$2,405	4.0	4.5	\$7,064	\$2.84	6/27/25	183	New Dev
53 W 53	53 West 53	18A	\$7,445,000	\$5,995,000	-20%	NA	NA	2,426	\$2,453	2.0	2.5	\$10,910	\$4.50	6/4/25	97	New Dev
255 E 77	255 East 77th Street	3A	\$5,700,000	\$5,800,000	2%	NA	NA	2,613	\$2,220	4.0	4.5	\$7,627	\$2.92	6/27/25	NA	New Dev
125 E 72	125 East 72nd Street	5A/SF	\$5,750,000	\$5,750,000	0%	NA	NA	NA	NA	4.0	4.0	\$7,601	NA	6/9/25	28	Resale Co-op
61 N MOORE	61 North Moore Street	5E	\$5,680,000	\$5,680,000	0%	NA	NA	2,674	\$2,124	4.0	3.0	\$5,827	\$2.18	6/9/25	26	Resale Condo
1125 PARK	1125 Park Avenue	7A	\$5,600,000	\$5,600,000	0%	NA	NA	NA	NA	4.0	3.0	\$10,466	NA	6/9/25	NA	Resale Co-op
157 W 57	One57	36C	\$6,600,000	\$5,600,000	-15%	NA	NA	1,985	\$2,821	2.0	2.5	\$7,843	\$3.95	6/12/25	57	Resale Condo
514 W 24	The Fitzroy	3E	\$5,595,000	\$5,595,000	0%	NA	NA	2,283	\$2,451	2.0	2.5	\$7,727	\$3.38	6/13/25	42	Resale Condo
175 E BROADWAY	Forward Building	8B	\$5,900,000	\$5,500,000	-7%	NA	NA	2,900	\$1,897	3.0	2.5	\$7,299	\$2.52	6/20/25	30	Resale Condo
936 FIFTH	936 Fifth Avenue	15B	\$5,500,000	\$5,500,000	0%	NA	NA	2,500	\$2,200	2.0	3.0	\$8,907	\$3.56	6/10/25	103	Resale Co-op
415 GREENWICH	Tribeca Summit	5H	\$5,498,000	\$5,498,000	0%	NA	NA	2,781	\$1,977	3.0	3.5	\$6,483	\$2.33	6/19/25	24	Resale Condo
1220 PARK	1220 Park Avenue	9A	\$5,495,000	\$5,495,000	0%	NA	NA	3,200	\$1,717	3.0	3.0	\$8,789	\$2.75	6/20/25	8	Resale Co-op
510 PARK	510 Park Avenue	12	\$5,495,000	\$5,495,000	0%	NA	NA	NA	NA	5.0	4.5	\$8,950	NA	6/12/25	69	Resale Co-op
7 HARRISON	Seven Harrison	3S	\$5,495,000	\$5,495,000	0%	NA	NA	2,126	\$2,585	3.0	3.0	\$7,298	\$3.43	6/27/25	137	Resale Condo
170 EEA	170 East End Avenue	10/11B	\$6,495,000	\$5,300,000	-18%	NA	NA	2,642	\$2,006	3.0	3.5	\$7,676	\$2.91	6/20/25	428	Resale Condo
119 WAVERLY	119 Waverly Place	3/4	\$5,750,000	\$5,250,000	-9%	NA	NA	NA	NA	4.0	4.0	\$4,500	NA	6/4/25	1,296	Resale Co-op
160 LEROY	160 Leroy	NORTH6C	\$5,250,000	\$5,250,000	0%	NA	NA	1,728	\$3,038	2.0	2.5	\$6,740	\$3.90	6/24/25	NA	Resale Condo
173 PERRY	173 Perry Street	11N	\$5,950,000	\$5,250,000	-12%	NA	NA	1,853	\$2,833	2.0	2.0	\$11,861	\$6.40	6/9/25	17	Resale Condo
2505 BROADWAY	2505 Broadway	2B	\$5,700,000	\$5,250,000	-8%	NA	NA	2,560	\$2,051	4.0	4.0	\$8,151	\$3.18	6/9/25	45	New Dev
50 W 66	50 West 66th Street	10G	\$5,250,000	\$5,250,000	0%	NA	NA	1,699	\$3,090	2.0	2.5	\$4,409	\$2.60	6/4/25	58	Resale Condo
52 LAIGHT	Laight House	2	\$5,250,000	\$5,250,000	0%	NA	NA	1,814	\$2,894	3.0	2.5	\$4,722	\$2.60	6/26/25	30	Resale Condo
200 E 75	200 East 75th Street	5B	\$5,050,000	\$5,200,000	3%	NA	NA	2,118	\$2,455	3.0	3.5	\$6,023	\$2.84	6/4/25	21	New Dev
25 CPW	The Century	11Q	\$5,195,000	\$5,195,000	0%	NA	NA	2,221	\$2,339	3.0	2.5	\$6,842	\$3.08	6/20/25	41	Resale Condo
Total / Average		83	\$9,990,469	\$9,435,795	-6%	\$9,433,386	NA	3,172	\$3,123	3.6	3.7	\$10,968	\$3.56		164	

Note Eighty Clarkson is not disclosing contract activity, but it is rumored to have signed many contracts and may be over 50% sold. No estimate of Eighty Clarkson sales are included in this report.