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

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

102

+44% VS. MARCH 2024 +20% VS. FEBRUARY 2025

March saw 102 contracts over \$5M, up 44% yearover-year. This was the best month since December 2021 and the ninth consecutive month with an annual gain. All product types increased by double-digits compared to 2024.

Submarket	2025	2024	Y/Y
Upper Manhattan	0	0	NA
Upper West Side	22	18	22%
Upper East Side	21	11	91%
Midtown	13	6	117%
Downtown	42	36	17%
Financial District/BPC	4	0	NA
Product Type	2025	2024	Y/Y
New Dev	39	33	18%
Resale Condo	45	24	88%
Resale Co-op	18	14	29%
Price Range	2025	2024	Y/Y
\$5M to \$10M	75	63	19%
\$10M to \$20M	17	6	183%
\$20M to \$30M	8	0	NA
Over \$30M	2	2	0%



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

827

-15% VS. MARCH 2024 -2% VS. FEBRUARY 2025

Due to strong sales, active listings over \$5M fell 15% to 827 units, the lowest March level in ten years. Inventory fell for all product types and price ranges except for \$20M to \$30M. This month, the Upper West Side saw the greatest annual percentage drop in listings, down 21%.

Submarket	2025	2024	Y/Y
Upper Manhattan	1	1	0%
Upper West Side	190	241	-21%
Upper East Side	214	260	-18%
Midtown	113	114	-1%
Downtown	289	346	-16%
Financial District/BPC	20	16	25%
Product Type	2025	2024	Y/Y
New Dev	242	286	-15%
Resale Condo	388	452	-14%
Resale Co-op	197	240	-18%
Price Range	2025	2024	Y/Y
\$5M to \$10M	547	633	-14%
\$10M to \$20M	181	239	-24%
\$20M to \$30M	65	63	3%
Over \$30M	34	43	-21%



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

236

+57% VS. MARCH 2024

+29% VS. FEBRUARY 2025

Average days on market rose 57% year-over-year to 236 days. New developments mostly drove the overall annual increase due to several contracts with marketing timelines over two-and-a-half years. Resale condo and resale co-op also saw annual gains in average days on market.

2025	2024	Y/Y
NA	NA	NA
326	176	85%
176	130	35%
228	78	192%
224	149	50%
192	NA	NA
2025	2024	Y/Y
358 180 189	171 139 133	109% 29% 42%
2025	2024	Y/Y
219 278 326 NA	153 115 NA NA	43% 142% NA NA
	NA 326 176 228 224 192 2025 358 180 189 2025 219 278 326	NA NA 326 176 176 130 228 78 224 149 192 NA 2025 2024 358 171 180 139 189 133 2025 2024 219 153 278 115 326 NA



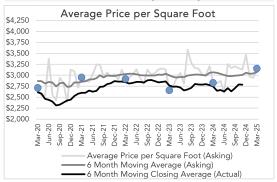
## Average PPSF<sup>4</sup>

\$3,154

+11% VS. MARCH 2024 +7% VS. FEBRUARY 2025

The average contract asked just over \$3,150 per square foot, up 11% versus last year and 7% versus February. The annual increase was driven by more than triple the number of Billionaire's Row contracts asking over \$5,000 per square foot this month versus 2024.

Submarket	2025	2024	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	\$2,412	\$3,417	-29%
Upper East Side	\$2,671	\$1,979	35%
Midtown	\$5,103	\$2,577	98%
Downtown	\$2,807	\$2,825	-1%
Financial District/BPC	\$2,720	NA	NA
Product Type	2025	2024	Y/Y
New Dev Resale Condo Resale Co-op	\$3,572 \$2,902 \$2,211	\$3,193 \$2,597 \$1,868	12% 12% 18%
Price Range	2025	2024	Y/Y
\$5M to \$10M \$10M to \$20M \$20M to \$30M Over \$30M	\$2,460 \$3,140 \$4,788 \$7,599	\$2,448 \$4,063 NA \$5,722	0% -23% NA 33%









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

Address Building Name Unit Original Ask Last Ask Change Sale Price Discount SF PPSF BR BA Monthly Mo./SF Signed DOM Sale Contacts Signed  111 W 57 111 West 57th Street PH72 \$56,000,000 \$56,000,000 0% NA NA 7,256 \$7,718 4.0 5.5 \$45,895 \$6.33 3/24/25 NA 217 W 57 Central Park Tower 116 \$64,000,000 \$52,900,000 -17% NA NA 7,074 \$7,478 5.0 5.5 \$31,080 \$4.39 3/20/25 NA 838 FIFTH 838 Fifth Avenue 6 \$24,500,000 \$24,500,000 0% NA NA 5,427 \$4,514 4.0 5.5 \$26,371 \$4.86 3/10/25 17 Resa 108 LEONARD 108 Leonard PHN \$22,000,000 \$24,450,000 11% NA NA 6,252 \$3,911 5.0 5.0 \$19,824 \$3.17 3/26/25 1,119 111 W 57 111 West 57th Street 46 \$24,500,000 \$23,750,000 -3% NA NA 4,492 \$5,287 3.0 3.5 \$24,876 \$5.54 3/19/25 183 Resa 111 W 57 111 West 57th Street 44 \$28,000,000 \$23,000,000 -18% NA NA 4,492 \$5,120 4.0 4.5 \$24,559 \$5.49 3/27/25 NA 111 W 57 111 West 57th Street 70 \$33,050,000 \$20,750,000 -32% NA NA 3,873 \$5,358 3.0 3.5 \$23,602 \$6.09 3/11/25 NA 111 W 57 111 West 57th Street 70 \$33,050,000 \$20,750,000 -32% NA NA 3,873 \$5,358 3.0 3.5 \$23,602 \$6.09 3/11/25 NA
217 W 57 Central Park Tower 116 \$64,000,000 \$52,900,000 -17% NA NA 7,074 \$7,478 5.0 5.5 \$31,080 \$4.39 3/20/25 NA 838 FIFTH 838 Fifth Avenue 6 \$24,500,000 \$24,500,000 0% NA NA 5,427 \$4,514 4.0 5.5 \$26,371 \$4.86 3/10/25 17 Resa 108 LEONARD 108 Leonard PHN \$22,000,000 \$24,450,000 11% NA NA 6,252 \$3,911 5.0 5.0 \$19,824 \$3.17 3/26/25 1,119 111 W 57 111 West 57th Street 46 \$24,500,000 \$23,750,000 -3% NA NA NA 4,492 \$5,287 3.0 3.5 \$24,876 \$5.54 3/19/25 196 Resa 1 CPS The Plaza Residences 10071009 \$27,000,000 \$23,000,000 -15% NA NA 5,302 \$4,338 5.0 4.0 \$20,780 \$3.92 3/27/25 NA 111 W 57 111 West 57th Street 44 \$28,000,000 \$23,000,000 -18% NA NA 4,492 \$5,120 4.0 4.5 \$24,659 \$5.49 3/27/25 NA
838 FIFTH 838 Fifth Avenue 6 \$24,500,000 \$24,500,000 0% NA NA 5,427 \$4,514 4.0 5.5 \$26,371 \$4.86 3/10/25 17 Resa 108 LEONARD 108 Leonard PHN \$22,000,000 \$24,450,000 11% NA NA 6,252 \$3,911 5.0 5.0 \$19,824 \$3.17 3/26/25 1,119 111 W 57 111 West 57th Street 46 \$24,500,000 \$23,750,000 -3% NA NA 4,492 \$5,287 3.0 3.5 \$24,876 \$5.54 3/19/25 196 Resa 1 CPS The Plaza Residences 10071009 \$27,000,000 \$23,000,000 -15% NA NA 5,302 \$4,338 5.0 4.0 \$20,780 \$3.92 3/27/25 183 Resa 111 W 57 111 West 57th Street 44 \$28,000,000 \$23,000,000 -18% NA NA 4,492 \$5,120 4.0 4.5 \$24,659 \$5.49 3/27/25 NA
108 LEONARD       108 Leonard       PHN       \$22,000,000       \$24,450,000       11%       NA       NA       6,252       \$3,911       5.0       5.0       \$19,824       \$3.17       3/26/25       1,119         111 W 57       111 West 57th Street       46       \$24,500,000       \$23,750,000       -3%       NA       NA       4,492       \$5,287       3.0       3.5       \$24,876       \$5.54       3/19/25       196       Resa         1 CPS       The Plaza Residences       10071009       \$27,000,000       \$23,000,000       -15%       NA       NA       7,338       5.0       4.0       \$20,780       \$3.92       3/27/25       183       Resa         111 W 57       111 West 57th Street       44       \$28,000,000       \$23,000,000       -18%       NA       NA       4,492       \$5,120       4.0       4.5       \$24,659       \$5.49       3/27/25       NA
111 W 57 111 West 57th Street 46 \$24,500,000 \$23,750,000 -3% NA NA 4,492 \$5,287 3.0 3.5 \$24,876 \$5.54 3/19/25 196 Resa 1 CPS The Plaza Residences 10071009 \$27,000,000 \$23,000,000 -15% NA NA 5,302 \$4,338 5.0 4.0 \$20,780 \$3.92 3/27/25 183 Resa 111 W 57 111 West 57th Street 44 \$28,000,000 \$23,000,000 -18% NA NA 4,492 \$5,120 4.0 4.5 \$24,659 \$5.49 3/27/25 NA
1 CPS The Plaza Residences 10071009 \$27,000,000 \$23,000,000 -15% NA NA 5,302 \$4,338 5.0 4.0 \$20,780 \$3.92 3/27/25 183 Resa 111 W 57 111 West 57th Street 44 \$28,000,000 \$23,000,000 -18% NA NA 4,492 \$5,120 4.0 4.5 \$24,659 \$5.49 3/27/25 NA
111 W 57 111 West 57th Street 44 \$28,000,000 \$23,000,000 -18% NA NA 4,492 \$5,120 4.0 4.5 \$24,659 \$5.49 3/27/25 NA
111 W 57 111 West 57th Street 44 \$28,000,000 \$23,000,000 -18% NA NA 4,492 \$5,120 4.0 4.5 \$24,659 \$5.49 3/27/25 NA
111 W 57 111 Wast 57th Street 70 \$20 500 000 \$20 750 000 220/ NA NA 2 972 \$5 250 2 0 2 5 \$22 402 \$7.00 274 725 NA
111 W 57 111 West 57th Street 70 \$30,500,000 \$20,750,000 -32% NA NA 3,873 \$5,358 3.0 3.5 \$23,602 \$6.09 3/11/25 NA
111 W 57 111 West 57th Street 69 \$30,250,000 \$20,500,000 -32% NA NA 3,873 \$5,293 3.0 3.5 \$23,415 \$6.05 3/13/25 113
111 W 57 111 West 57th Street 67 \$29,750,000 \$20,000,000 -33% NA NA 3,873 \$5,164 3.0 3.5 \$23,228 \$6.00 3/7/25 NA
150 CHARLES 150 Charles M6 \$17,995,000 \$17,995,000 0% NA NA 5,607 \$3,209 5.0 4.5 \$17,247 \$3.08 3/3/25 355 Resa
443 GREENWICH 443 Greenwich 5C \$16,500,000 \$16,500,000 0% NA NA 3,677 \$4,487 4.0 4.5 \$12,853 \$3.50 3/25/25 NA Resa
157 W 57 One57 51A \$17,750,000 \$15,680,000 -12% NA NA 3,228 \$4,857 3.0 3.5 \$12,706 \$3.94 3/11/25 476 Resa
35 HUDSON YARDS 35 Hudson Yards 8701 \$28,000,000 \$15,000,000 -46% NA NA 4,621 \$3,246 5.0 5.5 \$18,635 \$4.03 3/11/25 NA
820 FIFTH 820 Fifth Avenue MAISONETTE \$15,995,000 \$14,000,000 -12% NA NA NA NA 4.0 5.5 \$44,258 NA 3/12/25 NA Resa
101 WARREN 101 Warren Street 3210/3240 \$17,950,000 \$13,995,000 -22% NA NA 6,300 \$2,221 7.0 6.5 \$28,271 \$4.49 3/26/25 NA Resa
235 W 75 The Astor PH2 \$14,066,500 \$13,950,000 -1% NA NA 4,805 \$2,903 5.0 6.5 \$18,231 \$3.79 3/11/25 336
215 E 19 Gramercy Square 16B \$14,750,000 \$13,750,000 -7% NA NA 4,731 \$2,906 4.0 5.5 \$16,106 \$3.40 3/12/25 98
765 PARK 765 Park Avenue 7B \$17,000,000 \$13,750,000 -19% NA NA 5,500 \$2,500 4.0 5.5 \$15,332 \$2.79 3/24/25 1,204 Resa
30 PARK Four Seasons Private Residences 71A \$13,500,000 \$13,450,000 0% NA NA 3,699 \$3,636 4.0 5.5 \$17,292 \$4.67 3/27/25 115 Resa
200 E 83 200 East 83rd Street 34A \$12,950,000 \$12,950,000 0% NA NA 3,339 \$3,878 5.0 4.5 \$10,611 \$3.18 3/26/25 300 Resa
560 W 24 Five Sixty West 24th PH1 \$13,995,000 \$12,000,000 -14% NA NA 4,596 \$2,611 4.0 4.5 \$23,383 \$5.09 3/25/25 70 Resa
1010 FIFTH 1010 Fifth Avenue 12B \$11,495,000 \$11,495,000 0% NA NA NA NA 4.0 4.0 \$10,535 NA 3/10/25 159 Resa
155 E 79
25 BOND 25 Bond Street 3E \$10,995,000 \$10,995,000 0% NA NA 3,722 \$2,954 3.0 3.5 \$14,851 \$3.99 3/14/25 11 Resa
39 W 23 Flatiron House PH23 \$14,500,000 \$10,950,000 -24% NA NA 3,194 \$3,428 4.0 4.0 \$12,581 \$3.94 3/20/25 205
39 W 23 Flatiron House PH22 \$14,000,000 \$10,350,000 -26% NA NA 3,194 \$3,240 4.0 4.0 \$12,749 \$3.99 3/6/25 169
1120 FIFTH 1120 Fifth Avenue 11B \$9,995,000 \$9,995,000 0% NA NA NA NA 2.0 3.5 \$9,300 NA 3/28/25 24 Resa
201 E 74 The 74 FLOOR16 \$9,950,000 \$9,950,000 0% NA NA 3,693 \$2,694 5.0 4.5 \$12,777 \$3.46 3/24/25 NA
225 W 86 The Belnord M01 \$12,662,500 \$9,950,000 -21% NA NA 4,550 \$2,187 5.0 5.5 \$11,775 \$2.59 3/12/25 902
255 E 77 255 East 77th Street 27A \$8,610,000 \$9,400,000 9% NA NA 2,954 \$3,182 4.0 4.5 \$8,622 \$2.92 3/7/25 196
10 SULLIVAN 10 Sullivan 10A \$9,299,000 \$8,999,000 -3% NA NA 2,950 \$3,051 3.0 3.5 \$14,207 \$4.82 3/1/25 264 Resa
70 VESTRY 70 Vestry 5C \$9,995,000 \$8,995,000 -10% NA NA 1,906 \$4,719 2.0 2.5 \$8,197 \$4.30 3/3/25 27 Resa
60 GREENE 60 Greene Street 4 \$9,450,000 \$8,950,000 -5% NA NA 3,918 \$2,284 2.0 3.0 \$5,404 \$1.38 3/6/25 NA Resa
524 W 19 Metal Shutter Houses 6 \$9,395,000 \$8,899,000 -5% NA NA 4,644 \$1,916 5.0 4.5 \$19,724 \$4.25 3/27/25 241 Resa
53 W 53 53 West 53 31A \$10,950,000 \$8,895,000 -19% NA NA 3,558 \$2,500 3.0 3.5 \$16,762 \$4.71 3/21/25 NA
255 E 77 255 East 77th Street 31B \$8,700,000 \$8,875,000 2% NA NA 2,858 \$3,105 4.0 4.5 \$8,341 \$2.92 3/21/25 210
61 JANE 61 Jane Street 9BCD \$8,750,000 \$8,750,000 0% NA NA NA NA 5.0 5.0 \$6,719 NA 3/10/25 45 Resa
11 BEACH 11 Beach 9A \$9,750,000 \$8,650,000 -11% NA NA 3,888 \$2,225 3.0 3.5 \$10,594 \$2.72 3/25/25 78 Resa
170 EEA 170 East End Avenue 14A \$9,800,000 \$8,500,000 -13% NA NA 3,611 \$2,354 5.0 5.5 \$10,711 \$2.97 3/17/25 NA Resa
210 W 77 Two Ten West 77 15 \$9,500,000 \$8,500,000 -11% NA NA 3,403 \$2,498 5.0 4.5 \$12,041 \$3.54 3/21/25 547 Resa
1220 PARK 1220 Park Avenue 7B \$8,495,000 \$8,495,000 0% NA NA 4,000 \$2,124 5.0 4.0 \$10,806 \$2.70 3/25/25 14 Resa
25 W 28 The Ritz-Carlton Residences, NoMad 42A \$10,995,000 \$8,495,000 -23% NA NA 1,750 \$4,854 2.0 2.5 \$10,636 \$6.08 3/17/25 61 Resa
33 GREENE 33 Greene Street PHW \$8,250,000 \$8,250,000 0% NA NA NA NA 3.0 2.0 \$8,132 NA 3/21/25 NA Resa
1056 FIFTH 1056 Fifth Avenue 8ABC \$8,450,000 \$7,995,000 -5% NA NA 4,400 \$1,817 4.0 4.5 \$13,027 \$2.96 3/14/25 262 Resa
15 LEONARD 15 Leonard Street 6 \$8,500,000 \$7,995,000 -6% NA NA 2,621 \$3,050 4.0 3.5 \$5,377 \$2.05 3/28/25 336 Resa
157 HUDSON The Amex Building 2B \$7,995,000 \$7,995,000 0% NA NA 3,892 \$2,054 4.0 3.5 \$10,247 \$2.63 3/7/25 56 Resa
944 PARK 944 Park Avenue 7THFLOOR \$9,995,000 \$7,995,000 -20% NA NA 3,530 \$2,265 4.0 4.5 \$11,547 \$3.27 3/27/25 98 Resa

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 to last asking price operations of the properties of the pro



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

Address	Building Name	Unit	Original Ask	Last Ask	Change <sup>1</sup> Sa	ale Price D	iscount	SF <sup>2</sup>	PPSF	BR	ВА	Monthly	Mo./SF	Signed	DOM <sup>3</sup>	Sale Type
115 CPW	The Majestic	18JK	\$8,500,000	\$7,950,000	-6%	NA	NA	NA	NA	3.0	4.0	\$10,613	NA	3/11/25	182	Resale Co-op
160 LEROY	160 Leroy	8AN	\$8,000,000	\$7,895,000	-1%	NA	NA	2,046	\$3,859	3.0	3.5	\$7,791	\$3.81	3/3/25	321	Resale Condo
199 CHRYSTIE	199 Chrystie Street	PHA	\$18,350,000	\$7,750,000	-58%	NA	NA	4,610	\$1,681	6.0	6.0	\$23,367	\$5.07	3/19/25	120	New Dev
252 SEVENTH	Chelsea Mercantile	PHD	\$7,950,000	\$7,600,000	-4%	NA	NA	3,436	\$2,212	5.0	3.0	\$13,099	\$3.81	3/7/25	105	Resale Condo
404 PAS	Huys	PH15A	\$7,500,000	\$7,500,000	0%	NA	NA	2,983	\$2,514	3.0	3.5	\$11,175	\$3.75	3/8/25	297	Resale Condo
378 WEA	378 West End Avenue	7A	\$7,720,000	\$7,475,000	-3%	NA	NA	2,888	\$2,588	4.0	4.5	\$9,458	\$3.27	3/4/25	1,076	New Dev
15 W 81	15 West 81st Street	6/7C	\$7,350,000	\$7,350,000	0%	NA	NA	NA	NA	3.0	3.5	\$7,835	NA	3/1/25	36	Resale Co-op
130 WILLIAM	130 William Street	PH62B	\$7,125,990	\$7,025,990	-1%	NA	NA	2,476	\$2,838	3.0	3.5	\$7,549	\$3.05	3/10/25	NA	New Dev
180 E 88	180 East 88th Street	30B	\$7,000,000	\$7,000,000	0%	NA	NA	2,388	\$2,931	4.0	3.5	\$9,086	\$3.80	3/7/25	NA	Resale Condo
138 E 50	The Centrale	66	\$12,000,000	\$6,995,000	-42%	NA	NA	2,756	\$2,538	3.0	3.0	\$10,495	\$3.81	3/27/25	NA	New Dev
40 E 84	40 East 84th Street	4CD	\$6,995,000	\$6,995,000	0%	NA	NA	NA	NA	5.0	5.5	\$8,829	NA	3/6/25	43	Resale Co-op
555 W 22	The Cortland	12CE	\$7,250,000	\$6,950,000	-4%	NA	NA	2,395	\$2,902	3.0	3.5	\$9,315	\$3.89	3/24/25	346	New Dev
138 E 50	The Centrale	65	\$11,750,000	\$6,945,000	-41%	NA	NA	2,756	\$2,520	3.0	3.0	\$10,461	\$3.80	3/21/25	68	New Dev
255 E 49	Sterling Plaza	PHA	\$8,300,000	\$6,900,000	-17%	NA	NA	3,381	\$2,041	4.0	3.0	\$9,957	\$2.94	3/3/25	329	Resale Condo
130 WILLIAM	130 William Street	L59C	\$6,960,990	\$6,750,990	-3%	NA	NA	2,470	\$2,733	3.0	3.5	\$5,957	\$2.41	3/6/25	NA	New Dev
130 WILLIAM	130 William Street	L57C	\$6,890,990	\$6,595,990	-4%	NA	NA	2,470	\$2,670	3.0	3.5	\$7,718	\$3.12	3/7/25	192	New Dev
130 W 12	One Thirty West 12	6B	\$6,900,000	\$6,500,000	-6%	NA	NA	1,961	\$3,315	3.0	2.5	\$7,188	\$3.67	3/17/25	241	Resale Condo
720 WEA	720 West End	TH11J	\$6,500,000	\$6,500,000	0%	NA	NA	2,559	\$2,540	4.0	4.0	\$7,836	\$3.06	3/5/25	NA	New Dev
450 W 17	The Caledonia	1509/10	\$6,950,000	\$6,450,000	-7%	NA	NA	2,500	\$2,580	4.0	2.5	\$7,014	\$2.81	3/13/25	191	Resale Condo
60 BEACH	60 Beach Street	3B	\$6,395,000	\$6,395,000	0%	NA	NA	2,569	\$2,489	3.0	2.5	\$6,692	\$2.60	3/17/25	138	Resale Condo
200 AMSTERDAM	200 Amsterdam Avenue	19D	\$4,900,000	\$6,250,000	28%	NA	NA	2,437	\$2,565	3.0	4.0	\$8,338	\$3.42	3/7/25	424	New Dev
1 W 72	The Dakota	75	\$6,500,000	\$6,200,000	-5%	NA	NA	NA	NA	4.0	2.5	\$11,959	NA	3/13/25	310	Resale Co-op
211 W 84	The Henry	3B	\$6,195,000	\$6,195,000	0%	NA	NA	2,638	\$2,348	3.0	3.5	\$7,710	\$2.92	3/19/25	184	New Dev
78 IRVING	78 Irving Place	CARRIAGE	\$7,000,000	\$5,999,000		NA	NA	2,423	\$2,476	3.0	2.5	\$9,305	\$3.84	3/5/25	230	Resale Condo
1001 FIFTH	1001 Fifth Avenue	17C	\$6,500,000	\$5,995,000		NA	NA	2,500	\$2,398	4.0	3.5	\$8,210	\$3.28	3/19/25	76	Resale Co-op
200 CHAMBERS	200 Chambers Street	6AI	\$5,995,000	\$5,995,000		NA	NA	2,823	\$2,124	4.0	4.0	\$6,966	\$2.47	3/14/25	16	Resale Condo
212 W 93	212 West 93rd Street	10	\$6,790,000	\$5,995,000	-12%	NA	NA	2,914	\$2,057	4.0	3.5	\$11,512	\$3.95	3/7/25	206	New Dev
77 GREENWICH	77 Greenwich	38A	\$5,900,000	\$5,995,000	2%	NA		2,277	\$2,633	4.0	3.5	\$8,163	\$3.58	3/13/25	NA	New Dev
200 E 83	200 East 83rd Street	14C	\$6,750,000	\$5,985,000	-11%	NA		1,864	\$3,211	3.0	3.0	\$5,872	\$3.15	3/12/25	8	Resale Condo
400 W 12	Superior Ink	16A	\$6,250,000	\$5,981,800		NA	NA	1,441	\$4,151	2.0	2.0	\$5,518	\$3.83	3/24/25	NA	Resale Condo
30 E 29	Rose Hill	40A	\$5,610,000	\$5,965,000		NA	NA	1,656	\$3,602	3.0	2.5	\$7,207	\$4.35	3/27/25	1,087	New Dev
34 W 74	34 West 74th Street	3C	\$6,500,000	\$5,850,000		NA	NA	NA	NA	3.0	3.0	\$10,634	NA	3/6/25	NA	Resale Co-op
408 E 79	Arcadia	17TH FL	\$5,800,000	\$5,800,000	0%	NA	NA	3,836	\$1,512	4.0	5.0	\$12,300	\$3.21	3/20/25	50	Resale Condo
115 CPW	The Majestic	4E	\$6,500,000	\$5,750,000	-12%	NA	NA	NA	NA	3.0	3.0	\$6,542	NA	3/20/25	181	Resale Co-op
235 W 75	The Astor	1220	\$7,400,000	\$5,750,000		NA	NA	2,731	\$2,105	4.0	4.5	\$9,063	\$3.32	3/24/25	NA	New Dev
250 W 96	96+Broadway	17D	\$5,625,000	\$5,625,000		NA	NA	2,221	\$2,533	3.0	3.5	\$7,694	\$3.46	3/24/25	129	New Dev
235 W 75	The Astor	1120	\$7,451,000	\$5,500,000		NA	NA	2,708	\$2,031	4.0	4.5	\$8,943	\$3.30	3/17/25	613	New Dev
235 W 75	The Astor	920	\$7,198,000	\$5,500,000		NA	NA	2,701	\$2,036	4.0	4.5	\$8,808	\$3.26	3/21/25	NA	New Dev
470 WEA	The Belvoir	11CD	\$5,500,000	\$5,500,000		NA	NA	NA	NA	4.0	3.5	\$6,944	NA	3/7/25	44	Resale Co-op
565 BROOME	565 Broome Soho	S11E	\$5,500,000	\$5,500,000		NA	NA	2,302	\$2,389	3.0	3.5	\$9,217	\$4.00	3/23/25		Resale Condo
60 BEACH	60 Beach Street	6A	\$5,500,000	\$5,500,000		NA	NA	2,297	\$2,394	2.0	2.5	\$5,983	\$2.60	3/11/25	34	Resale Condo
151 WOOSTER	151 Wooster Street	4A	\$6,995,000	\$5,495,000		NA	NA	3,009	\$1,826	3.0	3.5	\$9,237	\$3.07	3/12/25		
35 W 23	35 West 23rd Street	3	\$5,495,000	\$5,495,000		NA	NA	3,400	\$1,616	3.0	2.0	\$6,168	\$1.81	3/11/25		Resale Condo
45 E 22	Madison Square Park Tower	31A	\$5,795,000	\$5,390,000		NA		1,994	\$2,703	2.0	2.0	\$7,976	\$4.00	3/25/25	295	Resale Condo
211 W 84	The Henry	3A	\$5,385,000	\$5,385,000		NA	NA	2,267	\$2,705	3.0	3.5	\$6,661	\$2.94	3/25/25	190	New Dev
145 E 76	145 East 76th Street	11	\$6,995,000	\$5,350,000		NA	NA	3,256	\$1,643	5.0	4.5	\$13,223	\$4.06	3/11/25	29	Resale Condo
15 CPW	15 Central Park West	8J	\$6,300,000	\$5,350,000		NA	NA	1.474	\$3,630	2.0	2.5	\$6,206	\$4.21	3/5/25	126	Resale Condo
211 CPW	The Beresford	8K	\$5,595,000	\$5,350,000		NA	NA	NA	\$5,000 NA	3.0	3.0	\$5,821	NA NA	3/24/25	63	Resale Co-op
211 01 00	The Beresiola	OIX.	ψ3,373,000	45,550,000	-470	11/7	INA	1 1/7	INA	5.0	5.0	Ψ3,021	11/7	3/27/23	03	icaale co-op

List reflects contracts signed within the report month with asking prices over SSM. However, some units will close below SSM. | 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 and operated and operated and operated be proved.



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

Address	Building Name	Unit	Original Ask	Last Ask	Change <sup>1</sup> S	ale Price Di	scount SF	<sup>2</sup> PPSF	BR	BA	Monthly	Mo./SF	Signed	DOM <sup>3</sup>	Sale Type
93 WORTH	93 Worth	PH5	\$5,750,000	\$5,350,000	-7%	NA	NA 2,667	\$2,006	3.0	3.5	\$7,408	\$2.78	3/13/25	280	Resale Condo
60 RSB	The Aldyn	1201	\$5,515,000	\$5,300,000	-4%	NA	NA 2,505	\$2,116	4.0	4.5	\$6,533	\$2.61	3/12/25	NA	Resale Condo
200 E 20	200E20th	15A	\$4,895,000	\$5,200,000	6%	NA	NA 1,965	\$2,646	3.0	3.5	\$3,415	\$1.74	3/5/25	58	New Dev
255 E 77	255 East 77th Street	15C	\$5,000,000	\$5,150,000	3%	NA	NA 2,057	\$2,504	3.0	3.5	\$6,004	\$2.92	3/3/25	192	New Dev
500 W 18	One High Line	WEST_15B	\$5,100,000	\$5,100,000	0%	NA	NA 1,435	\$3,554	2.0	2.5	\$5,114	\$3.56	3/29/25	NA	New Dev
195 HUDSON	The Sky Lofts	4B	\$5,000,000	\$5,000,000	0%	NA	NA 2,254	\$2,218	2.0	2.0	\$6,400	\$2.84	3/1/25	NA	Resale Co-op
Contract Signed	Total / Average	102	\$11,476,960	\$10,144,184	-12%	NA	NA 3,317	\$3,154	3.7	3.9	\$12,312	\$3.75	•	236	

Note: Eighty Clarkson is not disclosing contract activity, but it is rumored to have signed several contracts. These rumored sales are not included in this report.

