

# The Corcoran Report

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% year-over-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.

## 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%.

## 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.

## 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	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%

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%

Submarket	2025	2024	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	326	176	85%
Upper East Side	176	130	35%
Midtown	228	78	192%
Downtown	224	149	50%
Financial District/BPC	192	NA	NA

Product Type	2025	2024	Y/Y
New Dev	358	171	109%
Resale Condo	180	139	29%
Resale Co-op	189	133	42%

Price Range	2025	2024	Y/Y
\$5M to \$10M	219	153	43%
\$10M to \$20M	278	115	142%
\$20M to \$30M	326	NA	NA
Over \$30M	NA	NA	NA

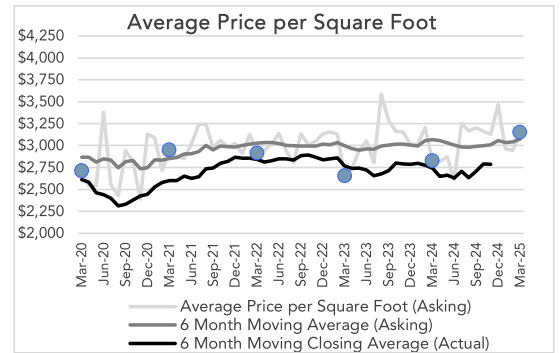
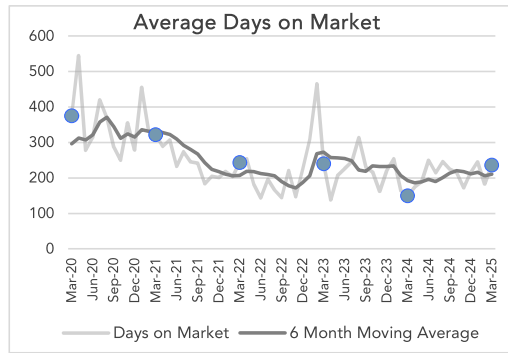
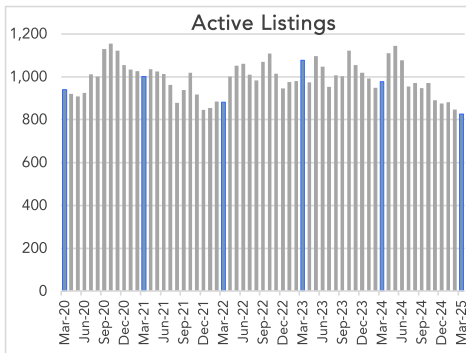
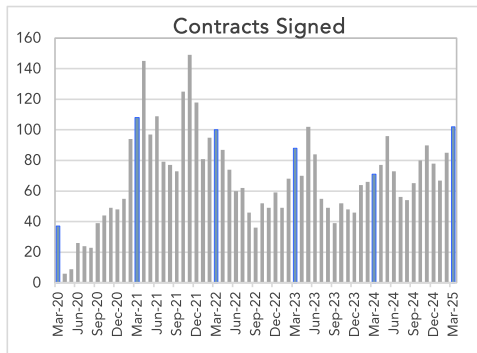
Submarket	2025	2024	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	\$2,412	\$3,417	-29%
Upper East Side	\$2,671	\$1,979	35%
Midtown	\$5,103	\$2,577	98%
Downtown	\$2,807	\$2,825	-1%
Financial District/BPC	\$2,720	NA	NA

Product Type	2025	2024	Y/Y
New Dev	\$3,572	\$3,193	12%
Resale Condo	\$2,902	\$2,597	12%
Resale Co-op	\$2,211	\$1,868	18%

Price Range	2025	2024	Y/Y
\$5M to \$10M	\$2,460	\$2,448	0%
\$10M to \$20M	\$3,140	\$4,063	-23%
\$20M to \$30M	\$4,788	NA	NA
Over \$30M	\$7,599	\$5,722	33%



### 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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Address	Building Name	Unit	Original Ask	Last Ask	Change	1Sale Price	Discount	SF	2 PPSF	BR	BA	Monthly	Mo./SF	Signed	DOM	3 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	67C	\$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	-14%	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	-8%	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	0%	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	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	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	-4%	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	6%	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	-10%	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	-22%	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	0%	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	-26%	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	-24%	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	0%	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	0%	NA	NA	2,302	\$2,389	3.0	3.5	\$9,217	\$4.00	3/23/25	73	Resale Condo
60 BEACH	60 Beach Street	6A	\$5,500,000	\$5,500,000	0%	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	-21%	NA	NA	3,009	\$1,826	3.0	3.5	\$9,237	\$3.07	3/12/25	344	Resale Condo
35 W 23	35 West 23rd Street	3	\$5,495,000	\$5,495,000	0%	NA	NA	3,400	\$1,616	3.0	2.0	\$6,168	\$1.81	3/11/25	176	Resale Condo
45 E 22	Madison Square Park Tower	31A	\$5,795,000	\$5,390,000	-7%	NA	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	0%	NA	NA	2,267	\$2,375	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	-24%	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	-15%	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	-4%	NA	NA	NA	NA	3.0	3.0	\$5,821	NA	3/24/25	63	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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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
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
<b>Contract Signed Total / Average</b>		<b>102</b>	<b>\$11,476,960</b>	<b>\$10,144,184</b>	<b>-12%</b>	<b>NA</b>	<b>NA</b>	<b>3,317</b>	<b>\$3,154</b>	<b>3.7</b>	<b>3.9</b>	<b>\$12,312</b>	<b>\$3.75</b>		<b>236</b>	

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.