

The Corcoran Report

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

Contracts Signed¹

95

-1% VS. MAY 2024
+20% VS. APRIL 2025

May had 95 sales over \$5M, down 1% year-over-year but up 20% from April. The monthly gain resulted from stronger resale co-op activity. This was the second consecutive month without a reported sale over \$30M, which hasn't happened since May 2023.

Active Listings²

945

-17% VS. MAY 2024
-5% VS. APRIL 2025

Active listings fell 17% annually and 5% versus April to 945 units—10% below the ten-year May average. Year-over-year declines were seen across all submarkets, product types and price ranges versus 2024.

Days on Market³

225

+19% VS. MAY 2024
+35% VS. APRIL 2025

Average days on market rose 19% year-over-year to 225 days. New development sales drove the overall annual percentage increase as several contracts were signed after marketing for more than a year. Resale condo was the only product to display a yearly decline in average days on market.

Average PPSF⁴

\$2,864

0% VS. MAY 2024
+3% VS. APRIL 2025

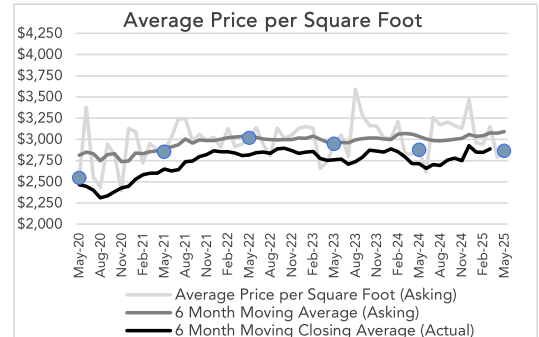
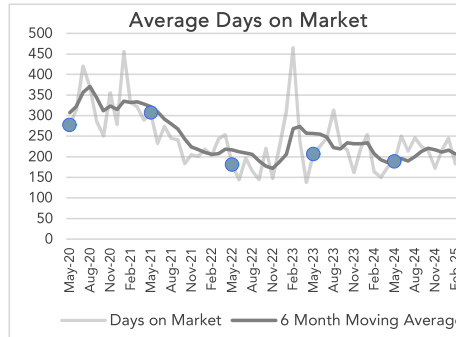
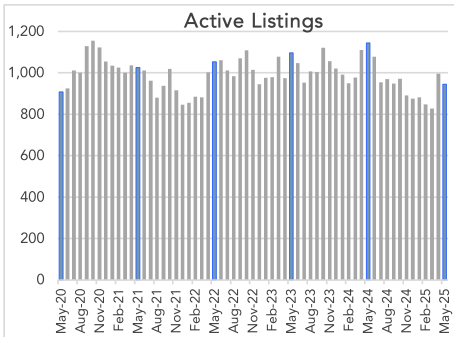
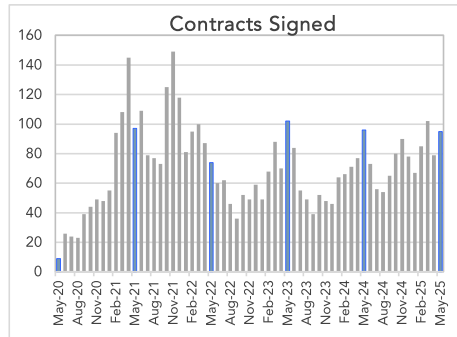
The average contract asked \$2,864 per square foot this May, level with a year ago and an increase of 3% versus April. The monthly gain was the result of a 7% increase in the market share of contracts asking over \$3,000 per square foot. For the second consecutive month, there were no reported contracts asking over \$5,000 per square foot.

Submarket	2025	2024	Y/Y
Upper Manhattan	0	0	NA
Upper West Side	19	14	36%
Upper East Side	26	30	-13%
Midtown	3	17	-82%
Downtown	47	34	38%
Financial District/BPC	0	1	-100%
Product Type	2025	2024	Y/Y
New Dev	30	45	-33%
Resale Condo	36	26	38%
Resale Co-op	29	25	16%
Price Range	2025	2024	Y/Y
\$5M to \$10M	70	68	3%
\$10M to \$20M	21	21	0%
\$20M to \$30M	4	6	-33%
Over \$30M	0	1	-100%

Submarket	2025	2024	Y/Y
Upper Manhattan	2	3	-33%
Upper West Side	156	203	-23%
Upper East Side	225	278	-19%
Midtown	192	232	-17%
Downtown	350	401	-13%
Financial District/BPC	20	28	-29%
Product Type	2025	2024	Y/Y
New Dev	238	282	-16%
Resale Condo	502	573	-12%
Resale Co-op	205	290	-29%
Price Range	2025	2024	Y/Y
\$5M to \$10M	628	745	-16%
\$10M to \$20M	208	280	-26%
\$20M to \$30M	68	70	-3%
Over \$30M	41	50	-18%

Submarket	2025	2024	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	174	215	-19%
Upper East Side	288	167	72%
Midtown	NA	207	NA
Downtown	206	195	6%
Financial District/BPC	NA	90	NA
Product Type	2025	2024	Y/Y
New Dev	367	198	85%
Resale Condo	148	187	-21%
Resale Co-op	221	174	27%
Price Range	2025	2024	Y/Y
\$5M to \$10M	192	179	7%
\$10M to \$20M	246	216	14%
\$20M to \$30M	662	233	184%
Over \$30M	NA	68	NA

Submarket	2025	2024	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	\$2,532	\$2,900	-13%
Upper East Side	\$2,986	\$2,489	20%
Midtown	\$2,912	\$3,881	-25%
Downtown	\$2,930	\$2,740	7%
Financial District/BPC	NA	\$2,371	NA
Product Type	2025	2024	Y/Y
New Dev	\$3,059	\$3,245	-6%
Resale Condo	\$2,657	\$3,139	-15%
Resale Co-op	\$2,933	\$2,130	38%
Price Range	2025	2024	Y/Y
\$5M to \$10M	\$2,429	\$2,319	5%
\$10M to \$20M	\$3,502	\$3,338	5%
\$20M to \$30M	\$4,009	\$4,483	-11%
Over \$30M	NA	\$6,170	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. 1. Figures based only on units with available square footages. 1. 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. 1. 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
<i>Closings</i>																
215 CHRYSTIE	215 Chrystie Street	PH2	\$25,000,000	\$17,995,000	-28%	\$15,650,000	-13%	4,236	\$3,695	4.0	4.5	\$18,496	\$4.37	5/2/25	87	Resale Condo
<i>Contacts Signed</i>																
15 E 30	Madison House	PH60A	\$25,000,000	\$25,000,000	0%	NA	NA	5,151	\$4,853	5.0	5.5	\$21,840	\$4.24	5/7/25	1,297	New Dev
995 FIFTH	995 Fifth Avenue	16	\$29,500,000	\$24,250,000	-18%	NA	NA	8,360	\$2,901	8.0	9.5	\$44,818	\$5.36	5/9/25	296	Resale Co-op
1125 FIFTH	1125 Fifth Avenue	10	\$20,000,000	\$20,000,000	0%	NA	NA	4,600	\$4,348	4.0	4.5	\$30,378	\$6.60	5/12/25	234	Resale Co-op
988 FIFTH	988 Fifth Avenue	4	\$22,000,000	\$20,000,000	-9%	NA	NA	4,150	\$4,819	3.0	5.5	\$11,963	\$2.88	5/30/25	822	Resale Condo
620 PARK	620 Park Avenue	14	\$19,750,000	\$19,750,000	0%	NA	NA	4,000	\$4,938	4.0	4.5	\$19,597	\$4.90	5/12/25	213	Resale Co-op
720 PARK	720 Park Avenue	PH13A	\$18,000,000	\$15,000,000	-17%	NA	NA	6,255	\$2,398	3.0	4.5	\$26,223	\$4.19	5/27/25	601	Resale Co-op
2 E 70	2 East 70th Street	4A	\$14,900,000	\$14,900,000	0%	NA	NA	3,196	\$4,662	3.0	3.0	\$13,563	\$4.24	5/1/25	72	Resale Co-op
500 W 18	One High Line	WEST_22D	\$14,405,000	\$14,695,000	2%	NA	NA	4,063	\$3,617	4.0	4.5	\$14,728	\$3.62	5/7/25	NA	New Dev
180 E 88	180 East 88th Street	PH46	\$16,750,000	\$13,950,000	-17%	NA	NA	4,017	\$3,473	4.0	4.5	\$16,027	\$3.99	5/8/25	52	New Dev
500 W 18	One High Line	EAST_24A	\$13,895,000	\$13,895,000	0%	NA	NA	3,188	\$4,359	4.0	4.5	\$11,610	\$3.64	5/21/25	NA	New Dev
301 E 80	Beckford Tower	25B	\$13,500,000	\$13,500,000	0%	NA	NA	3,796	\$3,556	5.0	5.5	\$13,035	\$3.43	5/5/25	36	Resale Condo
443 GREENWICH	443 Greenwich	5G	\$13,300,000	\$13,300,000	0%	NA	NA	3,022	\$4,401	3.0	3.5	\$6,258	\$2.07	5/13/25	NA	Resale Condo
118 W 13	The Katharine	2	\$11,500,000	\$13,250,000	15%	NA	NA	3,475	\$3,813	4.0	4.5	\$17,677	\$5.09	5/7/25	NA	New Dev
136 E 79	136 East 79th Street	9	\$12,500,000	\$10,800,000	0%	NA	NA	6,226	\$2,008	6.0	6.5	\$16,094	\$2.58	5/16/25	171	Resale Co-op
211 W 84	The Henry	9A	\$12,300,000	\$12,450,000	1%	NA	NA	3,276	\$3,800	5.0	5.5	\$10,425	\$3.18	5/28/25	254	New Dev
118 W 13	The Katherine	MAISONETTE	\$9,500,000	\$12,125,000	28%	NA	NA	3,995	\$3,035	3.0	3.5	\$16,861	\$4.22	5/20/25	NA	New Dev
1158 FIFTH	1158 Fifth Avenue	PHB	\$12,000,000	\$12,000,000	0%	NA	NA	3,798	\$3,160	4.0	4.5	\$11,693	\$3.08	5/9/25	NA	Resale Co-op
2 HORATIO	2 Horatio Street	12G/14G	\$14,000,000	\$12,000,000	-14%	NA	NA	3,500	\$3,429	4.0	4.5	\$10,285	\$2.94	5/19/25	238	Resale Co-op
111 MURRAY	111 Murray Street	50W	\$11,995,000	\$11,995,000	0%	NA	NA	3,267	\$3,672	4.0	5.5	\$11,088	\$3.39	5/21/25	51	Resale Condo
15 E 30	Madison House	58A	\$13,950,000	\$11,995,000	-14%	NA	NA	3,391	\$3,537	4.0	4.0	\$13,746	\$4.05	5/22/25	800	New Dev
9 E 79	9 East 79th Street	6/7	\$13,000,000	\$11,850,000	-9%	NA	NA	4,000	\$2,963	4.0	4.5	\$15,710	\$3.93	5/28/25	449	Resale Co-op
118 W 13	The Katharine	6	\$10,250,000	\$10,800,000	5%	NA	NA	3,483	\$3,101	4.0	4.5	\$16,423	\$4.72	5/2/25	NA	New Dev
108 LEONARD	108 Leonard	PH15A	\$11,500,000	\$10,500,000	-9%	NA	NA	2,940	\$3,571	3.0	3.5	\$9,264	\$3.15	5/24/25	173	Resale Condo
500 W 18	One High Line	WEST_31C	\$10,280,000	\$10,485,000	2%	NA	NA	2,537	\$4,133	3.0	3.5	\$9,580	\$3.78	5/19/25	NA	New Dev
212 FIFTH	212 Fifth Avenue	7A	\$11,900,000	\$9,995,000	-16%	NA	NA	3,008	\$3,323	3.0	2.5	\$10,712	\$3.56	5/30/25	589	Resale Condo
118 W 13	The Katharine	3	\$9,450,000	\$9,850,000	4%	NA	NA	3,475	\$2,835	4.0	4.5	\$16,387	\$4.72	5/30/25	32	New Dev
450 E 52	The Campanile	PH	\$9,800,000	\$9,800,000	0%	NA	NA	3,000	\$3,267	2.0	2.5	\$14,377	\$4.79	5/27/25	NA	Resale Co-op
100 E 53	Selene	56A	\$24,000,000	\$9,675,000	-60%	NA	NA	3,385	\$2,858	4.0	3.5	\$13,712	\$4.05	5/13/25	NA	New Dev
551 W 21	551 W 21	9B	\$9,995,000	\$9,495,000	-5%	NA	NA	3,860	\$2,460	3.0	3.5	\$16,489	\$4.27	5/20/25	253	Resale Condo
17 E 12	17 East 12th Street	2	\$9,950,000	\$9,490,000	-5%	NA	NA	4,514	\$2,102	3.0	5.0	\$13,619	\$3.02	5/30/25	212	Resale Condo
211 W 84	The Henry	5C	\$9,000,000	\$9,100,000	1%	NA	NA	3,409	\$2,669	5.0	5.5	\$10,014	\$2.94	5/2/25	220	New Dev
1220 PARK	1220 Park Avenue	13B	\$9,500,000	\$8,950,000	-6%	NA	NA	NA	NA	5.0	4.5	\$11,959	NA	5/12/25	103	Resale Co-op
390 WEA	The Aphthorp	2F	\$8,895,000	\$8,895,000	0%	NA	NA	4,200	\$2,118	4.0	3.5	\$10,597	\$2.52	5/5/25	45	Resale Condo
211 CPW	The Beresford	14A	\$8,849,000	\$8,849,000	0%	NA	NA	2,500	\$3,540	3.0	2.5	\$7,486	\$2.99	5/23/25	93	Resale Co-op
21 ASTOR	21 Astor Place	PHB	\$8,700,000	\$8,700,000	0%	NA	NA	2,366	\$3,677	3.0	3.5	\$9,061	\$3.83	5/8/25	253	Resale Condo
50 W 66	50 West 66th Street	6C	\$8,050,000	\$8,500,000	6%	NA	NA	3,223	\$2,637	4.0	4.5	\$8,400	\$2.61	5/30/25	74	New Dev
1020 FIFTH	1020 Fifth Avenue	12	\$8,000,000	\$8,000,000	0%	NA	NA	3,500	\$2,286	4.0	3.5	\$11,934	\$3.41	5/21/25	160	Resale Co-op
27 WOOSTER	27 Wooster Street	5B	\$8,500,000	\$7,995,000	-6%	NA	NA	2,425	\$3,297	3.0	3.5	\$7,703	\$3.18	5/23/25	76	Resale Condo
552 LA GUARDIA	552 La Guardia Place	PH	\$7,995,000	\$7,995,000	0%	NA	NA	4,500	\$1,777	5.0	4.0	\$9,949	\$2.21	5/16/25	16	Resale Co-op
505 W 19	505W19	6W	\$7,950,000	\$7,950,000	0%	NA	NA	3,000	\$2,650	3.0	3.5	\$12,070	\$4.02	5/20/25	46	Resale Condo
1172 PARK	1172 Park Avenue	3A	\$7,850,000	\$7,850,000	0%	NA	NA	NA	NA	4.0	4.5	\$10,082	NA	5/6/25	15	Resale Co-op
70 E 77	70 East 77th Street	6/7B	\$9,000,000	\$7,850,000	-13%	NA	NA	4,100	\$1,915	4.0	6.5	\$15,935	\$3.89	5/23/25	255	Resale Co-op
565 BROOME	565 Broome SoHo	S26A	\$7,795,000	\$7,795,000	0%	NA	NA	2,244	\$3,474	3.0	3.5	\$8,750	\$3.90	5/16/25	207	Resale Condo
166 PERRY	166 Perry Street	6A	\$7,500,000	\$7,500,000	0%	NA	NA	2,960	\$2,534	3.0	3.5	\$11,969	\$4.04	5/16/25	36	Resale Condo
225 W 86	The Belnord	810	\$7,500,000	\$7,500,000	0%	NA	NA	2,829	\$2,651	4.0	4.5	\$7,826	\$2.77	5/22/25	42	Resale Condo

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
344 W 72	The Chatsworth	301	\$9,286,250	\$7,495,000	-19%	NA	NA	4,038	\$1,856	5.0	5.5	\$12,602	\$3.12	5/7/25	390	New Dev
555 W 22	The Cortland	9DW	\$6,950,000	\$7,350,000	6%	NA	NA	2,228	\$3,299	3.0	3.5	\$8,699	\$3.90	5/29/25	NA	New Dev
765 PARK	775 Park Avenue	12A	\$8,500,000	\$7,295,000	-14%	NA	NA	NA	NA	4.0	4.5	\$13,811	NA	5/23/25	263	Resale Co-op
555 W 22	The Cortland	8DW	\$6,750,000	\$7,250,000	7%	NA	NA	2,228	\$3,254	3.0	3.5	\$8,626	\$3.87	5/28/25	497	New Dev
765 PARK	765 Park Avenue	6A	\$7,750,000	\$7,200,000	-7%	NA	NA	3,550	\$2,028	4.0	5.5	\$11,353	\$3.20	5/21/25	961	Resale Co-op
211 W 84	The Henry	9B	\$6,950,000	\$7,150,000	3%	NA	NA	2,461	\$2,905	3.0	3.5	\$7,172	\$2.91	5/8/25	234	New Dev
52 LISPENARD	52 Lispenard	3	\$7,150,000	\$7,150,000	0%	NA	NA	3,336	\$2,143	3.0	4.5	\$6,607	\$1.98	5/2/25	NA	Resale Condo
138 E 50	The Centrale	67	\$12,250,000	\$7,145,000	-42%	NA	NA	2,756	\$2,593	3.0	3.0	\$10,512	\$3.81	5/6/25	NA	New Dev
60 RSB	The Aldyn	PH4001	\$6,999,000	\$6,999,000	0%	NA	NA	2,930	\$2,389	4.0	4.5	\$9,038	\$3.08	5/25/25	90	Resale Condo
200 E 75	200 East 75th Street	10B	\$6,995,000	\$6,995,000	0%	NA	NA	2,476	\$2,825	4.0	4.5	\$7,041	\$2.84	5/7/25	119	New Dev
251 W 91	The Westly	19A	\$7,650,000	\$6,975,000	-9%	NA	NA	2,762	\$2,525	4.0	3.5	\$8,129	\$2.94	5/20/25	219	New Dev
10 RSB	One Waterline Square	30A	\$6,950,000	\$6,950,000	0%	NA	NA	2,012	\$3,454	3.0	3.5	\$4,897	\$2.43	5/22/25	64	Resale Condo
160 LEROY	160 Leroy	5AN	\$7,150,000	\$6,950,000	-3%	NA	NA	2,046	\$3,397	3.0	3.5	\$7,765	\$3.80	5/20/25	67	Resale Condo
279 CPW	279 Central Park West	6B	\$6,850,000	\$6,950,000	1%	NA	NA	2,215	\$3,138	3.0	3.5	\$8,078	\$3.65	5/8/25	119	Resale Condo
895 PARK	895 Park Avenue	15C	\$7,350,000	\$6,850,000	-7%	NA	NA	NA	NA	5.0	5.0	\$13,857	NA	5/16/25	241	Resale Co-op
52 LISPENARD	52 Lispenard	4	\$7,250,000	\$6,800,000	-6%	NA	NA	3,341	\$2,035	4.0	4.5	\$6,622	\$1.98	5/8/25	125	Resale Condo
200 AMSTERDAM	200 Amsterdam Avenue	26B	\$6,780,000	\$6,650,000	-2%	NA	NA	2,221	\$2,994	3.0	4.0	\$8,969	\$4.04	5/23/25	501	New Dev
130 W 12	One Thirty West 12	2B	\$6,500,000	\$6,500,000	0%	NA	NA	1,961	\$3,315	3.0	2.5	\$7,279	\$3.71	5/15/25	23	Resale Condo
60 GPN	60 Gramercy Park North	PHA	\$6,500,000	\$6,500,000	0%	NA	NA	NA	NA	2.0	2.5	\$5,230	NA	5/30/25	248	Resale Co-op
299 W 12	299 West 12th Street	10JK	\$6,495,000	\$6,495,000	0%	NA	NA	1,706	\$3,807	2.0	3.0	\$4,369	\$2.56	5/23/25	22	Resale Condo
71 LAIGHT	The Sterling Mason	2F	\$6,150,000	\$6,150,000	0%	NA	NA	2,409	\$2,553	3.0	3.5	\$7,847	\$3.26	5/20/25	22	Resale Condo
108 LEONARD	108 Leonard	5N	\$5,825,000	\$6,100,000	5%	NA	NA	2,413	\$2,528	3.0	3.5	\$7,040	\$2.92	5/12/25	264	New Dev
255 E 77	255 East 77th Street	6A	\$5,950,000	\$6,100,000	3%	NA	NA	2,624	\$2,325	4.0	4.5	\$7,658	\$2.92	5/27/25	238	New Dev
100 GREENE	100 Greene Street	PH	\$6,000,000	\$6,000,000	0%	NA	NA	2,400	\$2,500	2.0	2.5	\$4,500	\$1.88	5/8/25	10	Resale Co-op
1289 LEXINGTON	1289 Lexington Avenue	14B	\$8,650,000	\$6,000,000	-31%	NA	NA	2,827	\$2,122	4.0	3.5	\$8,753	\$3.10	5/23/25	312	New Dev
255 E 77	255 East 77th Street	5A	\$5,875,000	\$6,000,000	2%	NA	NA	2,624	\$2,287	4.0	4.5	\$7,658	\$2.92	5/23/25	273	New Dev
110 DUANE	110 Duane Street	2	\$5,995,000	\$5,995,000	0%	NA	NA	4,000	\$1,499	5.0	3.0	\$5,404	\$1.35	5/1/25	196	Resale Condo
18 LEONARD	The Juilliard Building	2D	\$6,250,000	\$5,995,000	-4%	NA	NA	3,992	\$1,502	4.0	2.5	\$10,151	\$2.54	5/20/25	14	Resale Condo
445 LAFAYETTE	Astor Place	14B	\$6,500,000	\$5,995,000	-8%	NA	NA	3,174	\$1,889	3.0	3.5	\$16,315	\$5.14	5/1/25	NA	Resale Co-op
66 E 79	66 East 79th Street	6	\$6,700,000	\$5,995,000	-11%	NA	NA	NA	NA	4.0	4.0	\$12,694	NA	5/12/25	363	Resale Co-op
555 W 22	The Cortland	8DE	\$5,750,000	\$5,750,000	0%	NA	NA	2,305	\$2,495	3.0	3.5	\$8,468	\$3.67	5/2/25	471	New Dev
390 WEA	The Aphorp	10E	\$5,695,000	\$5,695,000	0%	NA	NA	2,907	\$1,959	3.0	3.5	\$8,035	\$2.76	5/16/25	27	Resale Condo
50 W 66	50 West 66th Street	9A	\$5,000,000	\$5,675,000	14%	NA	NA	2,089	\$2,717	2.0	2.5	\$5,525	\$2.64	5/2/25	NA	New Dev
1289 LEXINGTON	1289 Lexington Avenue	7B	\$7,095,000	\$5,650,000	-20%	NA	NA	3,078	\$1,836	4.0	4.5	\$9,530	\$3.10	5/7/25	622	New Dev
37 W 12	Butterfield House	10J	\$5,650,000	\$5,650,000	0%	NA	NA	NA	NA	3.0	2.5	\$6,139	NA	5/2/25	19	Resale Co-op
100 BARROW	100 Barrow	10A	\$5,595,000	\$5,595,000	0%	NA	NA	1,779	\$3,145	2.0	2.5	\$6,649	\$3.74	5/8/25	17	Resale Co-op
109 GREENE	The Lofts Of Greene	3C	\$5,595,000	\$5,595,000	0%	NA	NA	2,550	\$2,194	3.0	3.5	\$8,659	\$3.40	5/23/25	97	Resale Condo
12 E 13	12 East 13th Street	7	\$6,900,000	\$5,527,500	-20%	NA	NA	2,816	\$1,963	3.0	3.5	\$10,287	\$3.65	5/1/25	219	Resale Condo
270 BROADWAY	Tower 270	24C	\$5,500,000	\$5,500,000	0%	NA	NA	4,481	\$1,227	4.0	4.5	\$12,105	\$2.70	5/20/25	245	Resale Condo
44 W 77	44 West 77th Street	8W	\$5,500,000	\$5,500,000	0%	NA	NA	2,650	\$2,075	3.0	3.0	\$15,270	\$5.76	5/13/25	60	Resale Co-op
560 W 24	Five Sixty West 24th	2	\$5,500,000	\$5,500,000	0%	NA	NA	3,216	\$1,710	4.0	4.5	\$11,591	\$3.60	5/28/25	41	Resale Condo
980 FIFTH	980 Fifth Avenue	6A	\$5,500,000	\$5,500,000	0%	NA	NA	NA	NA	3.0	4.0	\$12,506	NA	5/7/25	198	Resale Co-op
15 HUDSON YARDS	Fifteen Hudson Yards	38H	\$5,495,000	\$5,495,000	0%	NA	NA	2,211	\$2,485	3.0	3.0	\$6,096	\$2.76	5/19/25	39	Resale Condo
80 RSB	The Rushmore	6B/L	\$5,990,000	\$5,490,000	-8%	NA	NA	4,375	\$1,255	6.0	6.0	\$13,197	\$3.02	5/5/25	237	Resale Condo
239 CPW	239 Central Park West	8B	\$6,350,000	\$5,395,000	-15%	NA	NA	NA	NA	4.0	4.0	\$7,045	NA	5/12/25	369	Resale Co-op
200 E 75	200 East 75th Street	6B	\$5,100,000	\$5,300,000	4%	NA	NA	2,118	\$2,502	3.0	3.5	\$6,023	\$2.84	5/12/25	133	New Dev
92 LAIGHT	River Lofts	5E	\$5,500,000	\$5,300,000	-4%	NA	NA	2,517	\$2,106	2.0	3.0	\$7,008	\$2.78	5/8/25	198	Resale Condo
271 CPW	271 Central Park West	3rd Floor	\$5,250,000	\$5,250,000	0%	NA	NA	NA	NA	4.0	3.5	\$11,240	NA	5/9/25	86	Resale Co-op
115 MERCER	115 Mercer Street	4A	\$5,000,000	\$5,000,000	0%	NA	NA	2,170	\$2,304	2.0	2.5	\$6,733	\$3.10	5/20/25	244	Resale Condo
Total / Average		95	\$9,577,571	\$8,992,268	-6%	\$8,967,584	NA	3,252	\$2,846	3.6	4.0	\$11,339	\$3.52		222	

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

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.