

The Corcoran Report

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

Contracts Signed¹

46

-15% VS. AUGUST 2024
-12% VS. JULY 2025

In August 2025, 46 contracts were reported asking over \$5M—a 15% year-over-year decline and 4% below the ten-year August average. The annual drop was primarily driven by a 50% decrease in resale co-op sales and fewer contracts asking over \$20M. New development was the only product type to post an annual increase, with one additional sale.

Active Listings²

754

-22% VS. AUGUST 2024
-6% VS. JULY 2025

Active listings fell 22% year-over-year and 6% from July to 754. This was the lowest number of active listings over \$5M in a decade. Listings declined year-over-year for all categories except over \$30M and Upper Manhattan.

Days on Market³

255

+4% VS. AUGUST 2024
+40% VS. JULY 2025

Average days on market rose 4% year-over-year to 255 days, though this was still 6% below the ten-year August average. The annual increase was largely driven by a higher share of new development contracts that had marketing timelines exceeding one year.

Average PPSF⁴

\$3,407

+8% VS. AUGUST 2024
+14% VS. JULY 2025

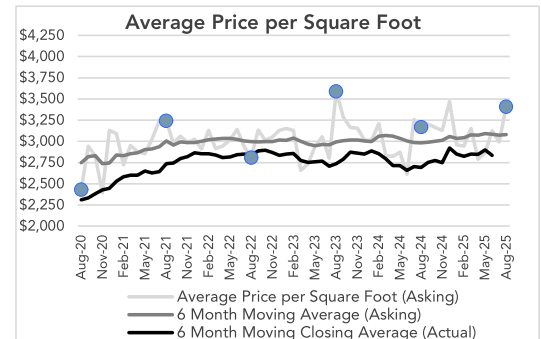
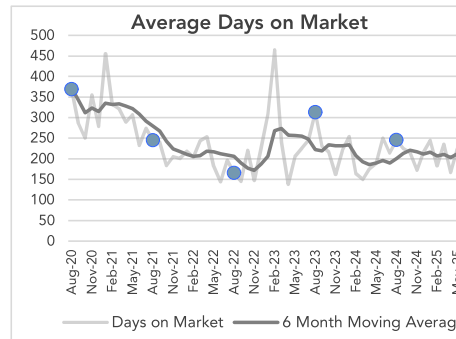
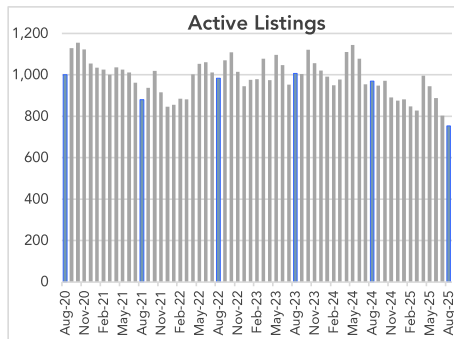
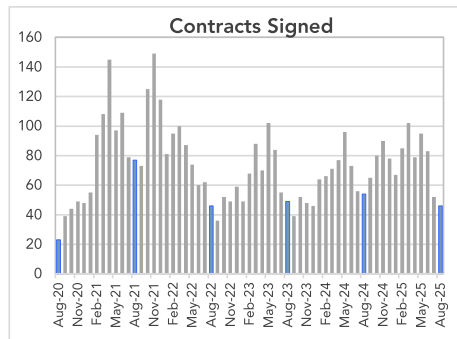
The average asking price per square foot in August was \$3,407, an 8% increase year-over-year. The figure was skewed up by the contract signing of 140 Jane Street PH8, which asked over \$9,000 per square foot and is the most expensive sale ever Downtown. Additionally, the six-month rolling average for closings has risen year-over-year for six consecutive months.

Submarket	2025	2024	Y/Y
Upper Manhattan	0	0	NA
Upper West Side	9	14	-36%
Upper East Side	11	9	22%
Midtown	8	6	33%
Downtown	18	23	-22%
Financial District/BPC	0	2	-100%
Product Type	2025	2024	Y/Y
New Dev	24	23	4%
Resale Condo	15	17	-12%
Resale Co-op	7	14	-50%
Price Range	2025	2024	Y/Y
\$5M to \$10M	33	39	-15%
\$10M to \$20M	10	8	25%
\$20M to \$30M	2	3	-33%
Over \$30M	1	4	-75%

Submarket	2025	2024	Y/Y
Upper Manhattan	3	3	0%
Upper West Side	140	165	-15%
Upper East Side	176	221	-20%
Midtown	166	209	-21%
Downtown	256	347	-26%
Financial District/BPC	13	26	-50%
Product Type	2025	2024	Y/Y
New Dev	247	274	-10%
Resale Condo	359	483	-26%
Resale Co-op	148	214	-31%
Price Range	2025	2024	Y/Y
\$5M to \$10M	494	623	-21%
\$10M to \$20M	170	248	-31%
\$20M to \$30M	54	67	-19%
Over \$30M	36	33	9%

Submarket	2025	2024	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	216	198	9%
Upper East Side	186	495	-62%
Midtown	252	202	25%
Downtown	308	185	66%
Financial District/BPC	NA	125	NA
Product Type	2025	2024	Y/Y
New Dev	412	271	52%
Resale Condo	141	215	-34%
Resale Co-op	136	262	-48%
Price Range	2025	2024	Y/Y
\$5M to \$10M	225	186	21%
\$10M to \$20M	342	330	4%
\$20M to \$30M	275	767	-64%
Over \$30M	NA	140	NA

Submarket	2025	2024	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	\$2,639	\$2,550	4%
Upper East Side	\$2,920	\$3,122	-6%
Midtown	\$3,830	\$5,208	-26%
Downtown	\$3,725	\$2,711	37%
Financial District/BPC	NA	\$2,560	NA
Product Type	2025	2024	Y/Y
New Dev	\$3,936	\$3,631	8%
Resale Condo	\$2,559	\$3,138	-18%
Resale Co-op	\$3,394	\$2,201	54%
Price Range	2025	2024	Y/Y
\$5M to \$10M	\$2,413	\$2,137	13%
\$10M to \$20M	\$3,564	\$3,639	-2%
\$20M to \$30M	\$4,716	\$4,536	4%
Over \$30M	\$9,180	\$6,769	36%



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																
157 W 57	One57	51C	\$17,995,000	\$14,950,000	-17%	\$14,950,000	0%	3,466	\$4,313	4.0	4.5	\$11,956	\$3.45	8/14/25	87	Resale Condo
250 W 96	96+Broadway	22D	\$5,475,000	\$5,475,000	0%	\$5,351,100	-2%	2,220	\$2,410	3.0	3.5	\$6,399	\$2.88	8/6/25	NA	New Dev
250 W 96	96+Broadway	20D	\$5,375,000	\$5,375,000	0%	\$5,138,000	-4%	2,220	\$2,314	3.0	3.5	\$6,399	\$2.88	8/12/25	NA	New Dev
Contacts Signed																
140 JANE	140 Jane Street	PH8	\$87,500,000	\$87,500,000	0%	NA	NA	9,532	\$9,180	6.0	7.5	\$39,570	\$4.15	8/7/25	NA	New Dev
255 E 77	255 East 77th Street	PHB	\$24,700,000	\$24,700,000	0%	NA	NA	5,516	\$4,478	7.0	6.5	\$16,361	\$2.97	8/1/25	NA	New Dev
111 W 57	111 West 57th Street	42	\$27,500,000	\$22,500,000	-18%	NA	NA	4,492	\$5,009	4.0	4.5	\$24,441	\$5.44	8/13/25	275	New Dev
765 PARK	765 Park Avenue	12B	\$20,000,000	\$19,250,000	-4%	NA	NA	5,500	\$3,500	5.0	6.5	\$34,176	\$6.21	8/7/25	155	Resale Co-op
155 W 11	The Greenwich Lane	4G	\$17,500,000	\$17,500,000	0%	NA	NA	3,251	\$5,383	4.0	3.5	\$14,638	\$4.50	8/6/25	69	Resale Condo
500 W 18	One High Line	WEST_24D	\$14,245,000	\$14,530,000	2%	NA	NA	3,951	\$3,678	4.0	4.5	\$14,555	\$3.68	8/28/25	NA	New Dev
220 CPS	220 Central Park South	22C	\$13,150,000	\$13,500,000	3%	NA	NA	2,455	\$5,499	2.0	2.5	\$16,391	\$6.68	8/27/25	136	New Dev
1050 FIFTH	1050 Fifth Avenue	19B	\$13,500,000	\$12,990,000	-4%	NA	NA	4,000	\$3,248	4.0	4.5	\$12,133	\$3.03	8/22/25	NA	Resale Co-op
35 HUDSON YARDS	35 Hudson Yards	7302	\$17,850,000	\$11,950,000	-33%	NA	NA	4,148	\$2,881	4.0	4.5	\$15,416	\$3.72	8/22/25	1,596	New Dev
610 PARK	The Mayfair Regent	15A	\$11,950,000	\$11,950,000	0%	NA	NA	4,401	\$2,715	4.0	5.0	\$16,245	\$3.69	8/25/25	293	Resale Condo
21 W 20	21W20	PH1	\$12,900,000	\$11,750,000	-9%	NA	NA	4,841	\$2,427	4.0	4.5	\$18,626	\$3.85	8/19/25	78	Resale Condo
211 W 84	The Henry	8C	\$10,500,000	\$10,650,000	1%	NA	NA	2,992	\$3,559	4.0	4.5	\$9,172	\$3.07	8/5/25	323	New Dev
1289 LEXINGTON	1289 Lexington Avenue	19A	\$11,775,000	\$9,150,000	-22%	NA	NA	3,609	\$2,535	5.0	6.5	\$11,174	\$3.10	8/11/25	NA	New Dev
255 E 77	255 East 77th Street	7C	\$8,450,000	\$8,750,000	4%	NA	NA	3,120	\$2,804	5.0	5.5	\$9,709	\$3.11	8/19/25	361	New Dev
15 HUDSON YARDS	Fifteen Hudson Yards	70B	\$11,850,000	\$8,495,000	-28%	NA	NA	3,029	\$2,805	4.0	4.5	\$8,980	\$2.96	8/11/25	125	New Dev
35 HUDSON YARDS	35 Hudson Yards	8302	\$13,975,000	\$7,950,000	-43%	NA	NA	2,656	\$2,993	3.0	3.5	\$10,376	\$3.91	8/22/25	421	New Dev
53 W 53	53 West 53	33C	\$8,025,000	\$7,410,000	-8%	NA	NA	2,518	\$2,943	3.0	3.5	\$11,878	\$4.72	8/14/25	NA	New Dev
525 W 22	525 West 22nd Street	2F	\$7,200,000	\$7,200,000	0%	NA	NA	2,938	\$2,451	3.0	3.0	\$6,212	\$2.11	8/1/25	NA	Resale Condo
138 E 50	The Centrale	64	\$11,500,000	\$6,895,000	-40%	NA	NA	2,756	\$2,502	3.0	3.0	\$11,587	\$4.20	8/27/25	428	New Dev
430 E 58	Sutton Tower	53A	\$8,370,000	\$6,675,000	-20%	NA	NA	2,090	\$3,194	3.0	3.0	\$5,997	\$2.87	8/26/25	NA	New Dev
430 E 58	Sutton Tower	51B	\$8,025,000	\$6,525,000	-19%	NA	NA	2,106	\$3,098	3.0	3.5	\$6,043	\$2.87	8/5/25	195	New Dev
245 W 14	Village Green West	PH	\$6,850,000	\$6,450,000	-6%	NA	NA	2,833	\$2,277	3.0	3.5	\$10,971	\$3.87	8/20/25	142	Resale Condo
35 HUDSON YARDS	35 Hudson Yards	5504	\$9,800,000	\$6,450,000	-34%	NA	NA	2,652	\$2,432	3.0	3.5	\$9,569	\$3.61	8/28/25	142	New Dev
4 E 70	4 East 70th Street	PH	\$6,750,000	\$6,450,000	-4%	NA	NA	NA	NA	2.0	2.5	\$9,926	NA	8/25/25	132	Resale Co-op
15 HUDSON YARDS	Fifteen Hudson Yards	PH84C	\$9,215,000	\$6,395,000	-31%	NA	NA	2,592	\$2,467	3.0	3.5	\$7,694	\$2.97	8/20/25	406	New Dev
15 W 81	15 West 81st Street	10B	\$6,500,000	\$6,175,000	-5%	NA	NA	NA	NA	3.0	3.5	\$7,836	NA	8/14/25	132	Resale Co-op
62 BEACH	Fisher Mills Building	3E	\$6,125,000	\$6,125,000	0%	NA	NA	2,032	\$3,014	4.0	3.0	\$4,670	\$2.30	8/6/25	36	Resale Condo
180 SIXTH	One Vandam	6B	\$6,995,000	\$5,995,000	-14%	NA	NA	2,432	\$2,465	3.0	3.5	\$11,958	\$4.92	8/18/25	NA	Resale Condo
201 E 80	The Richmond	25A	\$5,995,000	\$5,995,000	0%	NA	NA	3,506	\$1,710	4.0	4.0	\$10,519	\$3.00	8/13/25	69	Resale Condo
212 FIFTH	212 Fifth Avenue	3B	\$5,950,000	\$5,950,000	0%	NA	NA	2,693	\$2,209	3.0	3.5	\$7,705	\$2.86	8/8/25	11	Resale Condo
520 FIFTH	520 Fifth Avenue	42A	\$5,650,000	\$5,950,000	5%	NA	NA	2,155	\$2,761	3.0	3.5	\$7,682	\$3.56	8/6/25	391	New Dev
255 E 77	255 East 77th Street	4A	\$5,800,000	\$5,900,000	2%	NA	NA	2,624	\$2,248	4.0	4.5	\$7,658	\$2.92	8/1/25	NA	New Dev
71 LAIGHT	The Sterling Mason	3B	\$5,995,000	\$5,800,000	-3%	NA	NA	2,201	\$2,635	3.0	3.5	\$7,223	\$3.28	8/26/25	147	Resale Condo
450 WASHINGTON	450 Washington Street	706	\$6,295,000	\$5,795,000	-8%	NA	NA	2,031	\$2,853	3.0	3.0	\$7,578	\$3.73	8/28/25	128	New Dev
251 W 91	The Westly	14A	\$5,925,000	\$5,700,000	-4%	NA	NA	2,292	\$2,487	4.0	3.5	\$6,746	\$2.94	8/20/25	NA	New Dev
565 BROOME	565 Broome Soho	N9E	\$5,700,000	\$5,700,000	0%	NA	NA	2,357	\$2,418	3.0	3.5	\$9,597	\$4.07	8/22/25	843	New Dev
1355 FIRST	The Charles	15	\$6,500,000	\$5,650,000	-13%	NA	NA	3,451	\$1,637	4.0	4.0	\$11,196	\$3.24	8/7/25	125	Resale Condo
40 E 84	40 East 84th Street	17A	\$5,500,000	\$5,500,000	0%	NA	NA	NA	NA	5.0	5.0	\$8,025	NA	8/19/25	166	Resale Co-op
40 W 77	40 West 77th Street	7B	\$5,500,000	\$5,500,000	0%	NA	NA	NA	NA	4.0	3.0	\$5,548	NA	8/11/25	98	Resale Co-op
390 WEA	The Apthorp	6A	\$6,795,000	\$5,350,000	-21%	NA	NA	2,376	\$2,252	3.0	2.5	\$9,281	\$3.91	8/5/25	121	Resale Condo
25 CPW	The Century	7Q	\$9,250,000	\$5,250,000	-43%	NA	NA	2,221	\$2,364	2.0	2.0	\$6,631	\$2.99	8/27/25	489	Resale Condo
31 W 21	31 West 21st Street	5	\$5,750,000	\$5,250,000	-9%	NA	NA	4,713	\$1,114	4.0	3.0	\$10,781	\$2.29	8/11/25	165	Resale Condo
35 W 90	35 West 90th Street	PHA	\$5,000,000	\$5,000,000	0%	NA	NA	NA	NA	3.0	3.5	\$9,639	NA	8/6/25	134	Resale Co-op
Total / Average		46	\$11,590,217	\$10,477,174	-10%	\$10,469,328	NA	3,243	\$3,407	3.6	3.9	\$11,454	\$3.65		255	

FOR MORE INFORMATION

Research and Data Requests: Research@corcoran.com

Press Inquiries: PR@corcoran.com

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.

