

The Corcoran Report

AUGUST 2026 | MANHATTAN | \$5M+ CONDO & CO-OP CONTRACTS SIGNED

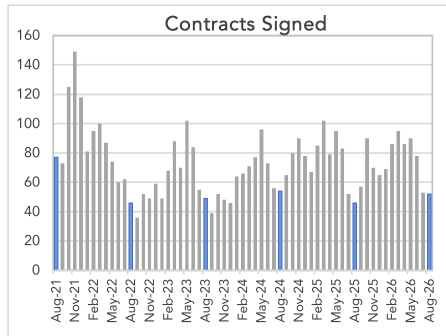
Contracts Signed¹

52

+13% VS. AUGUST 2025
-2% VS. JULY 2026

Manhattan contracts above \$5M increased 13% year-over-year (six additional sales) to 52 deals and were 4% above the ten-year August average. This was also the second best August for \$5M+ contracts since 2021. By product type, resale condo and co-ops posted double-digit annual gains, while new development activity fell annually, largely due to limited inventory.

Submarket	2026	2025	Y/Y
Upper Manhattan	0	0	NA
Upper West Side	6	9	-33%
Upper East Side	15	11	36%
Midtown	7	8	-13%
Downtown	24	18	33%
Financial District/BPC	0	0	NA
Product Type	2026	2025	Y/Y
New Dev	17	24	-29%
Resale Condo	24	15	60%
Resale Co-op	11	7	57%
Price Range	2026	2025	Y/Y
\$5M to \$10M	39	33	18%
\$10M to \$20M	9	10	-10%
\$20M to \$30M	2	2	0%
Over \$30M	2	1	100%



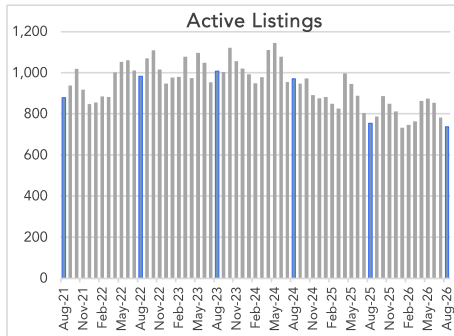
Active Listings²

737

-2% VS. AUGUST 2025
-6% VS. JULY 2026

Active listings above \$5M fell 2% year-over-year to 737 units, the 25th consecutive month of annual declines. At 737 units, this was the lowest August level in 12 years and the lowest monthly total since January. New development saw the largest annual decline by product type, down 26% versus 2025. By price range, listings above \$30M rose 47% year-over-year, led by more than double the number of active listings along Billionaire's Row.

Submarket	2026	2025	Y/Y
Upper Manhattan	2	3	-33%
Upper West Side	119	140	-15%
Upper East Side	178	176	1%
Midtown	164	166	-1%
Downtown	253	256	-1%
Financial District/BPC	21	13	62%
Product Type	2026	2025	Y/Y
New Dev	184	247	-26%
Resale Condo	410	359	14%
Resale Co-op	143	148	-3%
Price Range	2026	2025	Y/Y
\$5M to \$10M	450	494	-9%
\$10M to \$20M	181	170	6%
\$20M to \$30M	53	54	-2%
Over \$30M	53	36	47%



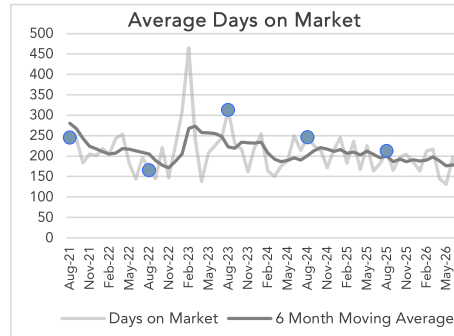
Days on Market³

230

+8% VS. AUGUST 2025
+65% VS. JULY 2026

Average days on market rose 8% year-over-year (nearly three weeks) to 230 days. Despite the annual percentage gain, average days on market this month was 16% below the ten-year August average. All product types posted double-digit annual gains as the share of sales with marketing timelines greater than a year increased versus a year ago.

Submarket	2026	2025	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	448	216	107%
Upper East Side	184	186	-1%
Midtown	206	252	-18%
Downtown	212	308	-31%
Financial District/BPC	NA	NA	NA
Product Type	2026	2025	Y/Y
New Dev	403	321	26%
Resale Condo	181	141	28%
Resale Co-op	183	136	35%
Price Range	2026	2025	Y/Y
\$5M to \$10M	236	225	5%
\$10M to \$20M	234	342	-32%
\$20M to \$30M	NA	275	NA
Over \$30M	26	NA	NA



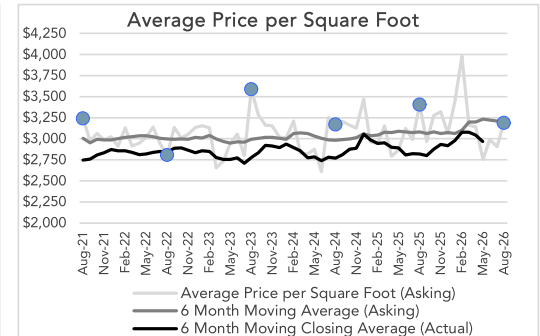
Average PPSF⁴

\$3,188

-6% VS. AUGUST 2025
+10% VS. JULY 2026

Contracts signed in August asked \$3,188 per square foot on average, down 6% year-over-year. This was the first month the average was above \$3,000 per square foot since April, as the new development market saw nearly half of all contracts signed this month command over \$4,000 per square foot. The overall annual decline was skewed by a 44% drop in average resale co-op price per square foot. Last August, there were two resale co-op sales above \$3,000 per square foot, compared to none this month.

Submarket	2026	2025	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	\$2,341	\$2,639	-11%
Upper East Side	\$3,167	\$2,920	8%
Midtown	\$3,230	\$3,830	-16%
Downtown	\$3,402	\$3,725	-9%
Financial District/BPC	NA	NA	NA
Product Type	2026	2025	Y/Y
New Dev	\$4,280	\$3,936	9%
Resale Condo	\$2,687	\$2,559	5%
Resale Co-op	\$1,911	\$3,394	-44%
Price Range	2026	2025	Y/Y
\$5M to \$10M	\$2,470	\$2,413	2%
\$10M to \$20M	\$4,186	\$3,564	17%
\$20M to \$30M	\$5,563	\$4,716	18%
Over \$30M	\$6,093	\$9,180	-34%



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 listed as active as of the last day of the reporting month and include both Corcoran Reserve and Compass Private listing types. Year-over-year figures may be overstated as of July 2026, due to the incorporation of Compass Private listings. 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 Compass International Holdings.

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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>Closed</i>																
255 E 77	255 East 77	30A	\$8,955,000	\$9,130,000	2%	\$10,054,387	10%	2,954	\$3,404	4.0	4.5	\$8,622	\$2.92	8/5/26	NA	New Dev
<i>Contracts Signed</i>																
1122 MADISON	1122 Madison Avenue	FLOOR19	\$40,500,000	\$40,500,000	0%	NA	NA	5,251	\$7,713	5.0	5.5	\$18,943	\$3.61	8/5/26	26	New Dev
555 W 22	The Cortland	PH24W	\$30,000,000	\$30,000,000	0%	NA	NA	6,320	\$4,747	4.0	4.5	\$26,032	\$4.12	8/14/26	NA	New Dev
175 FIFTH	Flatiron Building	17NORTH	\$23,850,000	\$23,950,000	0%	NA	NA	4,627	\$5,176	4.0	4.5	\$18,013	\$3.89	8/14/26	NA	New Dev
217 W 57	Central Park Tower	68E	\$24,960,000	\$20,500,000	-18%	NA	NA	3,364	\$6,094	3.0	3.5	\$14,256	\$4.24	8/25/26	NA	New Dev
150 W 12	The Greenwich Lane	3W	\$19,950,000	\$18,995,000	-5%	NA	NA	4,206	\$4,516	5.0	5.5	\$19,925	\$4.74	8/5/26	64	Resale Condo
988 FIFTH	988 Fifth Avenue	6	\$19,900,000	\$18,500,000	-7%	NA	NA	3,550	\$5,211	5.0	4.5	\$12,586	\$3.55	8/26/26	189	Resale Condo
880 FIFTH	880 Fifth Avenue	PHA	\$15,750,000	\$15,750,000	0%	NA	NA	NA	NA	4.0	4.5	\$13,085	NA	8/28/26	71	Resale Co-op
500 W 18	One High Line	EAST_22B	\$12,220,000	\$12,220,000	0%	NA	NA	3,373	\$3,623	4.0	3.5	\$12,170	\$3.61	8/3/26	816	New Dev
181 MACDOUGAL	181 MacDougal Street	PENTHOUSE	\$11,750,000	\$11,750,000	0%	NA	NA	2,311	\$5,084	2.0	3.0	\$19,544	\$8.46	8/28/26	511	New Dev
36 BLEECKER	The Schumacher	5A	\$12,350,000	\$11,500,000	-7%	NA	NA	3,280	\$3,506	4.0	4.5	\$14,937	\$4.55	8/17/26	122	Resale Condo
500 W 18	One High Line	W22A	\$10,950,000	\$10,950,000	0%	NA	NA	2,345	\$4,670	3.0	3.5	\$8,950	\$3.82	8/7/26	78	Resale Condo
2 E 70	2 East 70th Street	10A	\$10,500,000	\$10,500,000	0%	NA	NA	NA	NA	3.0	3.5	\$18,081	NA	8/5/26	23	Resale Co-op
67 IRVING	67 Irving Place	6	\$9,750,000	\$10,250,000	5%	NA	NA	3,432	\$2,987	4.0	4.5	\$14,486	\$4.22	8/6/26	NA	New Dev
42 WOOSTER	42 Wooster Street	3	\$9,995,000	\$9,995,000	0%	NA	NA	4,497	\$2,223	4.0	3.5	\$8,691	\$1.93	8/14/26	53	Resale Condo
470 COLUMBUS	The Charlotte	GARDEN	\$12,500,000	\$9,950,000	-20%	NA	NA	3,570	\$2,787	4.0	4.5	\$12,559	\$3.52	8/10/26	830	New Dev
44 W 8	44 West 8th Street	4	\$9,950,000	\$9,950,000	0%	NA	NA	3,255	\$3,057	4.0	4.0	\$15,054	\$4.62	8/17/26	NA	New Dev
970 PARK	970 Park Avenue	10N	\$9,950,000	\$9,950,000	0%	NA	NA	NA	NA	4.0	3.5	\$10,266	NA	8/5/26	43	Resale Co-op
20 W 53	Baccarat Hotel & Residences	18A	\$12,250,000	\$9,500,000	-22%	NA	NA	3,005	\$3,161	3.0	3.5	\$13,329	\$4.44	8/28/26	449	Resale Condo
101 W 78	The Evelyn	8A	\$9,500,000	\$9,500,000	0%	NA	NA	4,159	\$2,284	4.0	3.5	\$11,791	\$2.84	8/6/26	NA	Resale Condo
15 E 26	15 Madison Square North	13B	\$9,200,000	\$9,200,000	0%	NA	NA	3,236	\$2,843	3.0	3.5	\$11,735	\$3.63	8/10/26	48	Resale Condo
2 E 70	2 East 70th Street	91011B	\$12,000,000	\$8,950,000	-25%	NA	NA	4,300	\$2,081	5.0	5.5	\$17,651	\$4.10	8/18/26	925	Resale Co-op
422 E 72	The Oxford	40B/41AB	\$8,950,000	\$8,950,000	0%	NA	NA	6,050	\$1,479	6.0	4.5	\$22,615	\$3.74	8/13/26	94	Resale Condo
217 W 57	Central Park Tower	68N	\$10,197,000	\$8,800,000	-14%	NA	NA	1,435	\$6,132	2.0	2.5	\$6,082	\$4.24	8/18/26	425	New Dev
500 W 18	One High Line	WEST_25B	\$8,595,000	\$8,595,000	0%	NA	NA	2,036	\$4,222	3.0	3.5	\$7,483	\$3.68	8/14/26	NA	New Dev
500 W 18	One High Line	EAST_21B	\$8,555,000	\$8,555,000	0%	NA	NA	2,685	\$3,186	4.0	3.5	\$9,643	\$3.59	8/7/26	NA	New Dev
249 E 62	The Treadwell	PH	\$11,500,000	\$8,500,000	-26%	NA	NA	2,899	\$2,932	4.0	3.5	\$13,462	\$4.64	8/7/26	690	New Dev
525 PARK	525 Park Avenue	4N	\$13,500,000	\$8,500,000	-37%	NA	NA	4,000	\$2,125	4.0	5.5	\$11,733	\$2.93	8/27/26	43	Resale Condo
15 W 53	Museum Tower	29AF/30A	\$10,500,000	\$8,350,000	-20%	NA	NA	5,700	\$1,465	3.0	4.5	\$18,962	\$3.33	8/5/26	80	Resale Condo
430 E 58	Sutton Tower	65A	\$9,800,000	\$8,100,000	-17%	NA	NA	2,295	\$3,529	3.0	3.5	\$7,112	\$3.10	8/25/26	179	New Dev
15 USW	15 Union Square West	16	\$8,495,000	\$7,995,000	-6%	NA	NA	2,849	\$2,806	3.0	3.5	\$13,684	\$4.80	8/13/26	317	Resale Condo
22 W 66	The Europa	PH	\$7,995,000	\$7,995,000	0%	NA	NA	3,064	\$2,609	4.0	4.0	\$16,384	\$5.35	8/5/26	63	Resale Condo
520 W 28	520 West 28th Street	33	\$7,900,000	\$7,900,000	0%	NA	NA	2,927	\$2,699	3.0	3.5	\$14,213	\$4.86	8/6/26	NA	Resale Condo
290 WEST	290 West Street	5B	\$6,995,000	\$6,995,000	0%	NA	NA	2,241	\$3,121	3.0	3.5	\$9,356	\$4.17	8/3/26	47	Resale Condo
76 MADISON	76 Madison Avenue	PH1	\$7,500,000	\$6,500,000	-13%	NA	NA	2,632	\$2,470	3.0	3.5	\$12,472	\$4.74	8/28/26	435	Resale Condo
285 CPW	The St. Urban	5S	\$7,749,500	\$6,495,000	-16%	NA	NA	3,750	\$1,732	5.0	4.0	\$10,920	\$2.91	8/18/26	432	Resale Co-op
500 W 18	One High Line	WEST_9C	\$6,330,000	\$6,455,000	2%	NA	NA	2,170	\$2,975	3.0	3.5	\$7,429	\$3.42	8/24/26	143	New Dev
181 E 65	The Chatham	18B	\$6,200,000	\$6,200,000	0%	NA	NA	2,596	\$2,388	3.0	3.0	\$9,813	\$3.78	8/30/26	46	Resale Condo
150 CPS	Hampshire House	3704	\$6,000,000	\$6,000,000	0%	NA	NA	NA	NA	4.0	4.5	\$12,244	NA	8/7/26	64	Resale Co-op
10 MSW	10 Madison Square West	8G	\$6,495,000	\$5,995,000	-8%	NA	NA	2,354	\$2,547	3.0	3.5	\$8,916	\$3.79	8/17/26	122	Resale Condo
953 FIFTH	953 Fifth Avenue	3/4	\$5,995,000	\$5,995,000	0%	NA	NA	NA	NA	4.0	4.5	\$16,700	NA	8/28/26	64	Resale Co-op
1075 PARK	1075 Park Avenue	2D	\$5,850,000	\$5,850,000	0%	NA	NA	3,000	\$1,950	4.0	4.0	\$7,090	\$2.36	8/11/26	40	Resale Co-op
1965 BROADWAY	Grand Millenium	24GH	\$5,650,000	\$5,650,000	0%	NA	NA	2,550	\$2,216	4.0	3.0	\$5,596	\$2.19	8/18/26	36	Resale Condo
1 CPW	One Central Park West	34D	\$6,500,000	\$5,500,000	-15%	NA	NA	2,165	\$2,540	3.0	3.5	\$8,950	\$4.13	8/13/26	878	Resale Condo
256 E 4	256 East 4th Street	PH	\$5,500,000	\$5,500,000	0%	NA	NA	2,605	\$2,111	3.0	2.5	\$4,081	\$1.57	8/3/26	11	New Dev
290 WEST	290 West Street	2B	\$5,850,000	\$5,495,000	-6%	NA	NA	2,241	\$2,452	3.0	3.5	\$9,331	\$4.16	8/5/26	461	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 Compass International Holdings.

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115 E 67	Millan House	7/8A	\$5,495,000	\$5,495,000	0%	NA	NA	NA	NA	4.0	5.0	\$9,688	NA	8/25/26	74	Resale Co-op
478 W BROADWAY	478 West Broadway	4N	\$5,950,000	\$5,275,000	-11%	NA	NA	2,200	\$2,398	2.0	2.0	\$6,600	\$3.00	8/13/26	26	Resale Co-op
130 EEA	130 East End Avenue	PHB	\$7,500,000	\$5,250,000	-30%	NA	NA	3,400	\$1,544	4.0	4.5	\$11,114	\$3.27	8/26/26	247	Resale Co-op
15 W 53	Museum Tower	29BC	\$5,250,000	\$5,250,000	0%	NA	NA	2,930	\$1,792	4.0	4.5	\$9,777	\$3.34	8/4/26	36	Resale Condo
429 GREENWICH	The Dietz Lantern Building	6A	\$5,250,000	\$5,250,000	0%	NA	NA	2,384	\$2,202	3.0	3.0	\$5,812	\$2.44	8/31/26	NA	Resale Condo
56 LEONARD	56 Leonard	33AWEST	\$5,300,000	\$5,095,000	-4%	NA	NA	1,624	\$3,137	2.0	2.5	\$5,884	\$3.62	8/15/26	139	Resale Condo
Total / Average		52	\$10,770,702	\$10,076,442	-6%	NA	NA	3,213	\$3,188	3.6	3.9	\$12,189	\$3.75		230	

FOR MORE INFORMATION

Research and Data Requests: Research@corcoran.com
Press Inquiries: PR@corcoran.com

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