

The Corcoran Report

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

Contracts Signed¹

86

+1% VS. FEBRUARY 2025
+25% VS. JANUARY 2026

Manhattan contracts signed above \$5M rose 1% year-over-year and 25% from January to 86 sales, the third-best February in a decade. Swift sales on the Upper East Side, in particular at 1122 Madison Avenue, drove the gains particularly over \$10M.

Active Listings²

746

-12% VS. FEBRUARY 2025
+2% VS. JANUARY 2026

Active listings above \$5M declined year-over-year for the nineteenth consecutive month, falling 12% to a 12-year February low of 746 units. Listed inventory above \$5M declined across-the-board except for Upper Manhattan.

Days on Market³

212

+16% VS. FEBRUARY 2025
+30% VS. JANUARY 2026

Average days on market increased to 212, up 16% year over year. However, the rolling six-month average is at its lowest level since July 2024, indicating an overall downward trend despite month-to-month volatility.

Average PPSF⁴

\$3,976

+35% VS. FEBRUARY 2025
+16% VS. JANUARY 2026

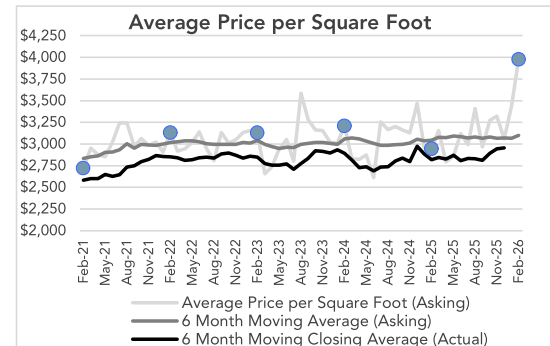
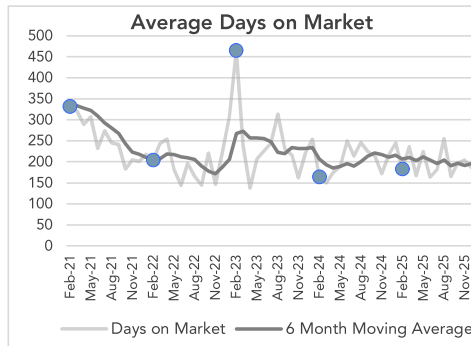
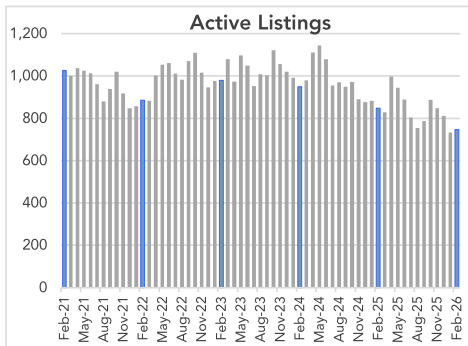
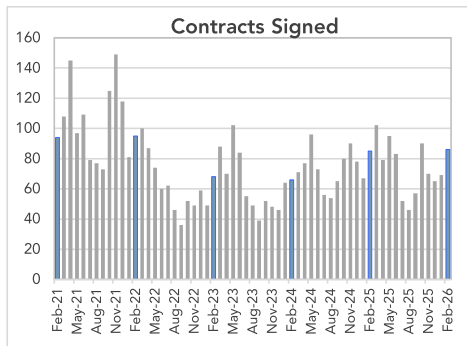
February contracts on averaged asked \$3,976 per square foot, a 35% year-over-year increase and a seven-year high. This gain reflected an annual surge in contracts asking over \$6,000 per square foot, including a record-breaking penthouse at 1122 Madison Avenue asking \$9,572 per square foot.

Submarket	2026	2025	Y/Y
Upper Manhattan	0	0	NA
Upper West Side	15	22	-32%
Upper East Side	29	20	45%
Midtown	5	9	-44%
Downtown	36	34	6%
Financial District/BPC	1	0	NA
Product Type	2026	2025	Y/Y
New Dev	43	44	-2%
Resale Condo	25	23	9%
Resale Co-op	18	18	0%
Price Range	2026	2025	Y/Y
\$5M to \$10M	52	63	-17%
\$10M to \$20M	24	16	50%
\$20M to \$30M	5	4	25%
Over \$30M	5	2	150%

Submarket	2026	2025	Y/Y
Upper Manhattan	3	2	50%
Upper West Side	130	150	-13%
Upper East Side	185	195	-5%
Midtown	158	181	-13%
Downtown	254	293	-13%
Financial District/BPC	16	22	-27%
Product Type	2026	2025	Y/Y
New Dev	199	230	-13%
Resale Condo	373	416	-10%
Resale Co-op	174	202	-14%
Price Range	2026	2025	Y/Y
\$5M to \$10M	477	552	-14%
\$10M to \$20M	179	189	-5%
\$20M to \$30M	51	66	-23%
Over \$30M	39	41	-5%

Submarket	2026	2025	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	260	274	-5%
Upper East Side	212	180	18%
Midtown	184	159	16%
Downtown	185	143	30%
Financial District/BPC	343	NA	NA
Product Type	2026	2025	Y/Y
New Dev	297	216	38%
Resale Condo	169	147	15%
Resale Co-op	165	179	-8%
Price Range	2026	2025	Y/Y
\$5M to \$10M	207	185	11%
\$10M to \$20M	240	202	18%
\$20M to \$30M	209	143	46%
Over \$30M	28	58	-52%

Submarket	2026	2025	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	\$3,743	\$2,828	32%
Upper East Side	\$4,724	\$2,428	95%
Midtown	\$5,514	\$3,843	43%
Downtown	\$3,248	\$3,067	6%
Financial District/BPC	\$2,906	NA	NA
Product Type	2026	2025	Y/Y
New Dev	\$4,357	\$3,233	35%
Resale Condo	\$3,224	\$2,897	11%
Resale Co-op	\$2,312	\$2,101	10%
Price Range	2026	2025	Y/Y
\$5M to \$10M	\$2,703	\$2,296	18%
\$10M to \$20M	\$3,644	\$3,403	7%
\$20M to \$30M	\$5,932	\$5,189	14%
Over \$30M	\$7,382	\$5,865	26%



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 Compass International Holdings.

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

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
Contacts Signed																
1122 MADISON	1122 Madison Avenue	PENTHOUSE	\$89,500,000	\$89,500,000	0%	NA	NA	9,350	\$9,572	7.0	7.5	\$35,569	\$3.80	2/20/26	NA	New Dev
432 PARK	432 Park Avenue	78	\$59,500,000	\$59,500,000	0%	NA	NA	8,280	\$7,186	5.0	4.5	\$48,900	\$5.91	2/6/26	NA	New Dev
1122 MADISON	1122 Madison Avenue	FLOOR 18	\$39,000,000	\$39,000,000	0%	NA	NA	5,251	\$7,427	5.0	5.5	\$18,943	\$3.61	2/13/26	NA	New Dev
1122 MADISON	1122 Madison Avenue	FLOOR 16	\$36,500,000	\$36,500,000	0%	NA	NA	5,251	\$6,951	5.0	5.5	\$18,966	\$3.61	2/12/26	NA	New Dev
125 PERRY	125 Perry Street	THE	\$30,000,000	\$35,000,000	17%	NA	NA	7,023	\$4,984	4.0	5.0	\$28,163	\$4.01	2/13/26	28	New Dev
140 JANE	140 Jane Street	4N	\$21,000,000	\$27,000,000	29%	NA	NA	4,590	\$5,882	4.0	4.5	\$17,300	\$3.77	2/5/26	NA	New Dev
217 W 57	Central Park Tower	81E	\$33,382,000	\$26,400,000	-21%	NA	NA	4,295	\$6,147	4.0	4.5	\$17,864	\$4.16	2/11/26	13	New Dev
175 FIFTH	The Flatiron Building	18NORTH	\$24,800,000	\$24,800,000	0%	NA	NA	4,626	\$5,361	4.0	4.5	\$18,095	\$3.91	2/27/26	NA	New Dev
15 CPW	15 Central Park West	27D	\$25,000,000	\$22,800,000	-9%	NA	NA	3,173	\$7,186	4.0	4.0	\$13,344	\$4.21	2/10/26	404	Resale Condo
1122 MADISON	1122 Madison Avenue	12 NORTH	\$20,500,000	\$20,500,000	0%	NA	NA	3,799	\$5,396	5.0	4.5	\$13,588	\$3.58	2/5/26	NA	New Dev
175 FIFTH	The Flatiron Building	4NORTH	\$19,850,000	\$19,850,000	0%	NA	NA	4,729	\$6,198	4.0	4.5	\$17,374	\$3.67	2/27/26	NA	New Dev
50 W 66	50 West 66th Street	52W	\$18,100,000	\$18,100,000	0%	NA	NA	2,816	\$4,428	3.0	3.5	\$9,087	\$3.23	2/17/26	NA	New Dev
25 COLUMBUS	Residences at Mandarin Oriental	7273B	\$18,000,000	\$18,000,000	0%	NA	NA	3,491	\$5,156	4.0	5.5	\$18,828	\$5.39	2/13/26	296	Resale Condo
1 CPW	One Central Park West	48A	\$19,995,000	\$17,750,000	-11%	NA	NA	4,489	\$3,954	4.0	5.0	\$21,113	\$4.70	2/25/26	278	Resale Condo
150 E 78	150 East 78th Street	DPH11B	\$17,495,000	\$17,495,000	0%	NA	NA	3,816	\$4,585	5.0	5.0	\$16,784	\$4.40	2/8/26	123	Resale Condo
200 E 95	The Kent	PHC	\$19,500,000	\$16,995,000	-13%	NA	NA	5,188	\$3,276	5.0	5.5	\$7,630	\$1.47	2/20/26	245	New Dev
775 PARK	775 Park Avenue	6/7C	\$18,000,000	\$16,200,000	-10%	NA	NA	5,000	\$3,240	5.0	5.5	\$15,918	\$3.18	2/8/26	159	Resale Co-op
720 PARK	720 Park Avenue	10A	\$17,000,000	\$15,500,000	-9%	NA	NA	NA	NA	4.0	4.3	\$25,348	NA	2/27/26	144	Resale Co-op
53 W 53	53 West 53	49A	\$18,450,000	\$15,350,000	-17%	NA	NA	3,765	\$4,077	4.0	4.5	\$18,630	\$4.95	2/17/26	355	New Dev
200 AMSTERDAM	200 Amsterdam Avenue	46	\$17,000,000	\$14,995,000	-12%	NA	NA	3,933	\$3,813	4.0	4.5	\$18,550	\$4.72	2/25/26	258	New Dev
217 W 57	Central Park Tower	57W	\$18,100,000	\$13,900,000	-23%	NA	NA	3,165	\$4,392	3.0	3.5	\$12,434	\$3.93	2/6/26	NA	New Dev
969 FIFTH	969 Fifth Avenue	5/6FLOOR	\$16,900,000	\$13,500,000	-20%	NA	NA	NA	NA	3.0	4.5	\$18,480	NA	2/27/26	196	Resale Co-op
520 PARK	520 Park Avenue	18	\$13,995,000	\$13,495,000	-4%	NA	NA	4,613	\$2,925	4.0	5.5	\$28,018	\$6.07	2/13/26	98	Resale Condo
45 WALKER	45 Walker Street	PH	\$14,450,000	\$12,950,000	-10%	NA	NA	7,185	\$1,802	4.0	4.5	\$15,246	\$2.12	2/6/26	374	Resale Condo
1122 MADISON	1122 Madison Avenue	7 NORTH	\$11,950,000	\$12,750,000	7%	NA	NA	3,178	\$4,012	4.0	4.5	\$11,367	\$3.58	2/12/26	NA	New Dev
1122 MADISON	1122 Madison Avenue	6 NORTH	\$11,650,000	\$12,225,000	5%	NA	NA	3,178	\$3,847	4.0	4.5	\$11,367	\$3.58	2/5/26	NA	New Dev
16 FIFTH	Sixteen Fifth Avenue	No. 6	\$13,500,000	\$11,750,000	-13%	NA	NA	3,727	\$3,153	4.0	4.5	\$12,249	\$3.29	2/17/26	320	New Dev
1122 MADISON	1122 Madison Avenue	10 SOUTH	\$11,350,000	\$11,575,000	2%	NA	NA	2,765	\$4,186	3.0	3.5	\$9,890	\$3.58	2/5/26	NA	New Dev
1122 MADISON	1122 Madison Avenue	8 SOUTH	\$10,600,000	\$11,075,000	4%	NA	NA	2,765	\$4,005	3.0	3.5	\$9,890	\$3.58	2/20/26	NA	New Dev
1122 MADISON	1122 Madison Avenue	7 SOUTH	\$10,250,000	\$10,725,000	5%	NA	NA	2,765	\$3,879	3.0	3.5	\$9,890	\$3.58	2/25/26	NA	New Dev
500 W 18	One High Line	WEST_30C	\$10,340,000	\$10,545,000	2%	NA	NA	2,614	\$4,034	3.0	3.5	\$9,827	\$3.76	2/11/26	420	New Dev
211 W 84	The Henry	10EAST	\$10,000,000	\$10,200,000	2%	NA	NA	3,104	\$3,286	4.0	4.5	\$9,120	\$2.94	2/26/26	504	New Dev
158 MERCER	158 Mercer Street	5M	\$10,000,000	\$10,000,000	0%	NA	NA	4,177	\$2,394	3.0	3.0	\$11,674	\$2.79	2/10/26	36	Resale Condo
83 THOMPSON	Spring + Thompson	4	\$14,750,000	\$10,000,000	-32%	NA	NA	3,483	\$2,871	4.0	4.5	\$12,106	\$3.48	2/3/26	27	New Dev
220 E 9	220 East 9th Street	PHA	\$9,950,000	\$9,950,000	0%	NA	NA	3,048	\$3,264	4.0	4.5	\$11,765	\$3.86	2/26/26	NA	New Dev
11 NORTH MOORE	11 North Moore Street	5A	\$9,000,000	\$9,000,000	0%	NA	NA	3,133	\$2,873	4.0	4.5	\$9,772	\$3.12	2/25/26	NA	Resale Condo
35 HUDSON YARDS	35 Hudson Yards	7901	\$17,825,000	\$8,950,000	-50%	NA	NA	3,848	\$2,326	4.0	4.5	\$24,740	\$6.43	2/24/26	NA	New Dev
428 W 19	Linea	THA	\$8,950,000	\$8,950,000	0%	NA	NA	3,812	\$2,348	4.0	3.5	\$13,403	\$3.52	2/11/26	282	New Dev
515 PARK	515 Park Avenue	19FL	\$10,500,000	\$8,800,000	-16%	NA	NA	3,257	\$2,702	4.0	4.5	\$10,294	\$3.16	2/19/26	554	Resale Condo
151 CPW	The Kenilworth	11NORTH	\$12,000,000	\$8,500,000	-29%	NA	NA	NA	NA	3.0	3.0	\$9,951	NA	2/25/26	370	Resale Co-op
230 W 78	Linden 78	PH19	\$8,500,000	\$7,995,000	-6%	NA	NA	3,129	\$2,555	3.0	3.5	\$11,190	\$3.58	2/27/26	158	Resale Condo
1 WEA	One West End	32A	\$7,995,000	\$7,995,000	0%	NA	NA	3,055	\$2,617	4.0	4.5	\$4,409	\$1.44	2/4/26	80	Resale Condo
225 E 19	Gramercy Square	PHB	\$7,615,000	\$7,995,000	5%	NA	NA	2,721	\$2,938	3.0	3.5	\$10,855	\$3.99	2/26/26	521	New Dev
205 W 76	The Harrison	PH1C	\$7,850,000	\$7,850,000	0%	NA	NA	2,803	\$2,801	4.0	3.5	\$10,376	\$3.70	2/17/26	11	Resale Condo
40 BLEECKER	40 Bleecker Street	7B	\$7,850,000	\$7,850,000	0%	NA	NA	1,941	\$4,044	3.0	3.5	\$8,261	\$4.26	2/4/26	83	Resale Condo
150 W 12	The Greenwich Lane	7EAST	\$7,750,000	\$7,750,000	0%	NA	NA	2,065	\$3,753	2.0	2.5	\$9,596	\$4.65	2/3/26	25	Resale Condo
25 W 28	The Ritz-Carlton Residences	41D	\$7,995,000	\$7,495,000	-6%	NA	NA	1,848	\$4,056	2.0	2.5	\$11,232	\$6.08	2/9/26	325	Resale Condo
255 E 77	255 East 77th Street	4D	\$7,050,000	\$7,400,000	5%	NA	NA	3,208	\$2,307	5.0	5.5	\$9,363	\$2.92	2/20/26	116	New Dev
130 WILLIAM	130 William Street	PH64B	\$7,195,990	\$7,195,990	0%	NA	NA	2,476	\$2,906	3.0	3.5	\$7,931	\$3.20	2/23/26	343	New Dev
138 E 50	The Centrale	68	\$12,500,000	\$7,195,000	-42%	NA	NA	2,684	\$2,681	3.0	3.0	\$11,363	\$4.23	2/9/26	NA	New Dev
733 PARK	733 Park Avenue	4	\$8,250,000	\$6,995,000	-15%	NA	NA	NA	NA	4.0	4.5	\$11,210	NA	2/27/26	123	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 ¹	Sale Price	Discount	SF ²	PPSF	BR	BA	Monthly	Mo./SF	Signed	DOM ³	Sale Type
360 CPW	360 Central Park West	8A/9A	\$7,300,000	\$6,995,000	-4%	NA	NA	2,508	\$2,789	4.0	2.5	\$6,992	\$2.79	2/20/26	163	New Dev
930 PARK	930 Park Avenue	8N	\$6,985,000	\$6,985,000	0%	NA	NA	NA	NA	3.0	3.5	\$10,126	NA	2/26/26	213	Resale Co-op
30 PARK	Four Seasons Private Residences	54A	\$7,900,000	\$6,975,000	-12%	NA	NA	2,811	\$2,481	4.0	4.5	\$13,450	\$4.78	2/18/26	184	Resale Condo
220 E 9	220 East 9th Street	PHC	\$6,950,000	\$6,950,000	0%	NA	NA	2,380	\$2,920	3.0	3.5	\$10,633	\$4.47	2/26/26	NA	New Dev
100 BARROW	100 Barrow	3B	\$6,850,000	\$6,850,000	0%	NA	NA	2,415	\$2,836	3.0	3.5	\$8,231	\$3.41	2/20/26	16	Resale Co-op
1122 MADISON	1122 Madison Avenue	3 SOUTH	\$6,750,000	\$6,750,000	0%	NA	NA	2,098	\$3,217	2.0	2.5	\$7,504	\$3.58	2/25/26	NA	New Dev
920 FIFTH	920 Fifth Avenue	10B	\$6,950,000	\$6,500,000	-6%	NA	NA	NA	NA	4.0	4.0	\$12,545	NA	2/11/26	152	Resale Co-op
74 GRAND	74 Grand Street	PENTHOUSE	\$6,495,000	\$6,450,000	-1%	NA	NA	2,588	\$2,492	2.0	2.0	\$7,844	\$3.03	2/26/26	20	New Dev
500 W 18	One High Line	WEST_21D	\$6,300,000	\$6,425,000	2%	NA	NA	2,072	\$3,101	2.0	2.5	\$7,470	\$3.61	2/18/26	211	New Dev
7 W 81	The Beresford	11A	\$6,800,000	\$6,400,000	-6%	NA	NA	2,622	\$2,441	3.0	3.0	\$7,305	\$2.79	2/4/26	121	Resale Co-op
1045 PARK	1045 Park Avenue	10	\$6,500,000	\$6,250,000	-4%	NA	NA	4,200	\$1,488	6.0	6.0	\$11,015	\$2.62	2/27/26	284	Resale Co-op
275 W 10	The Shephard	8C	\$6,250,000	\$6,250,000	0%	NA	NA	1,757	\$3,557	2.0	2.5	\$5,137	\$2.92	2/6/26	28	Resale Condo
299 W 12	299 West 12th Street	15GH	\$6,250,000	\$6,250,000	0%	NA	NA	1,450	\$4,310	2.0	2.0	\$4,169	\$2.88	2/26/26	21	Resale Condo
32 W 9	32 West 9th Street	MAIS	\$6,250,000	\$6,250,000	0%	NA	NA	1,900	\$3,289	3.0	3.0	\$4,874	\$2.57	2/9/26	NA	Resale Condo
930 PARK	930 Park Avenue	7S	\$6,475,000	\$6,100,000	-6%	NA	NA	NA	NA	3.0	4.0	\$9,525	NA	2/16/26	300	Resale Co-op
14 WOOSTER	14 Wooster Street	2	\$5,995,000	\$5,995,000	0%	NA	NA	3,800	\$1,578	3.0	3.0	\$6,975	\$1.84	2/18/26	28	Resale Co-op
211 W 84	The Henry	8B	\$5,975,000	\$5,975,000	0%	NA	NA	2,244	\$2,663	3.0	3.5	\$6,593	\$2.94	2/11/26	35	New Dev
524 W 19	Metal Shutter Houses	4	\$6,200,000	\$5,895,000	-5%	NA	NA	2,695	\$2,187	4.0	3.0	\$12,387	\$4.60	2/3/26	18	Resale Condo
1056 FIFTH	1056 Fifth Avenue	15DE	\$5,850,000	\$5,850,000	0%	NA	NA	NA	NA	5.0	4.0	\$8,218	NA	2/5/26	66	Resale Co-op
45 E 66	45 East 66th Street	8S	\$5,825,000	\$5,825,000	0%	NA	NA	NA	NA	4.0	3.0	\$7,759	NA	2/3/26	21	Resale Co-op
35 HUDSON YARDS	35 Hudson Yards	6901	\$5,800,000	\$5,800,000	0%	NA	NA	2,570	\$2,257	3.0	3.5	\$9,659	\$3.76	2/13/26	220	Resale Condo
1125 PARK	1125 Park Avenue	5C	\$5,795,000	\$5,795,000	0%	NA	NA	NA	NA	4.0	3.5	\$6,756	NA	2/17/26	18	Resale Co-op
500 W 18	One High Line	EAST_23D	\$5,675,000	\$5,790,000	2%	NA	NA	1,619	\$3,576	2.0	2.5	\$5,869	\$3.63	2/24/26	NA	New Dev
225 W 86	The Belnord	317	\$6,440,000	\$5,775,000	-10%	NA	NA	2,220	\$2,601	3.0	3.5	\$6,293	\$2.83	2/6/26	NA	New Dev
500 W 18	One High Line	EAST_22D	\$5,650,000	\$5,765,000	2%	NA	NA	1,621	\$3,556	2.0	2.5	\$5,848	\$3.61	2/27/26	701	New Dev
434 GREENWICH	434 Greenwich Street	PH7R	\$5,700,000	\$5,700,000	0%	NA	NA	NA	NA	3.0	2.5	\$2,670	NA	2/26/26	NA	Resale Co-op
555 W 22	The Cortland	4CW	\$5,650,000	\$5,650,000	0%	NA	NA	2,108	\$2,680	3.0	3.5	\$7,539	\$3.58	2/23/26	340	New Dev
99 WARREN	99 Warren Street	5D	\$5,595,000	\$5,595,000	0%	NA	NA	2,041	\$2,741	3.0	3.0	\$6,992	\$3.43	2/2/26	234	Resale Condo
875 PARK	875 Park Avenue	4C	\$6,200,000	\$5,550,000	-10%	NA	NA	NA	NA	3.0	2.5	\$5,765	NA	2/9/26	126	Resale Co-op
72 MERCER	72 Mercer Street	5W	\$5,795,000	\$5,500,000	-5%	NA	NA	2,133	\$2,579	2.0	2.5	\$7,941	\$3.72	2/20/26	157	Resale Condo
755 PARK	755 Park Avenue	PHA	\$5,875,000	\$5,495,000	-6%	NA	NA	NA	NA	2.0	3.5	\$9,726	NA	2/2/26	461	Resale Co-op
173 MACDOUGAL	MacDougal Lofts	3W	\$5,495,000	\$5,495,000	0%	NA	NA	2,260	\$2,431	3.0	2.5	\$7,447	\$3.30	2/5/26	NA	Resale Condo
160 W 12	The Greenwich Lane	66	\$5,325,000	\$5,325,000	0%	NA	NA	1,583	\$3,364	2.0	2.0	\$6,656	\$4.20	2/10/26	5	Resale Condo
212 W 72	212 West 72nd Street	4H	\$5,750,000	\$5,150,000	-10%	NA	NA	2,082	\$2,474	4.0	3.5	\$7,834	\$3.76	2/2/26	704	New Dev
1289 LEXINGTON	1289 Lexington Avenue	18C	\$7,125,000	\$5,100,000	-28%	NA	NA	2,792	\$1,827	3.0	3.5	\$8,645	\$3.10	2/10/26	633	New Dev
Total / Average		86	\$12,998,872	\$12,386,000	-5%	NA	NA	3,331	\$3,976	3.5	3.8	\$12,112	\$3.72		212	

Note: Eighty Clarkson is not disclosing contract activity; however, it is widely rumored to have signed many contracts in 2025 and possibly in February 2026. No estimate of Eighty Clarkson's sales is included in this report.

FOR MORE INFORMATION

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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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