

The Corcoran Report

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

Contracts Signed¹

69

+3% VS. JANUARY 2025
+6% VS. DECEMBER 2025

Manhattan contracts signed over \$5M rose 3% annually to 69 sales, the second-best January in a decade. The annual gain was driven by a double-digit annual percentage increase in new development activity, particularly at Upper East and West Side properties.

Active Listings²

732

-17% VS. JANUARY 2025
-10% VS. DECEMBER 2025

Active listings over \$5M fell year-over-year for the 18th consecutive month, down 17% to a 12-year low of 732 units. Listed inventory over \$5M dropped across-the-board except for Upper Manhattan.

Days on Market³

163

-33% VS. JANUARY 2025
-12% VS. DECEMBER 2025

Average days on market dropped to 163, down 33% annually and 43% below the ten-year January average. Resale co-ops and new developments led the improvement, each posting double-digit declines in average marketing times.

Average PPSF⁴

\$3,442

+16% VS. JANUARY 2025
+13% VS. DECEMBER 2025

January contracts averaged \$3,442 per square foot, up 16% year-over-year. The annual gain was due to a rise in new development contracts asking above \$4,000 per square foot versus last year. 1122 Madison Avenue, the neighborhood's newest launch, led this trend with ten sales this month. High-priced resale co-ops also boosted the annual gain with a double-digit year-over-year increase.

Submarket	2026	2025	Y/Y
Upper Manhattan	0	0	NA
Upper West Side	15	10	50%
Upper East Side	29	16	81%
Midtown	4	8	-50%
Downtown	22	30	-27%
Financial District/BPC	1	3	-67%

Product Type	2026	2025	Y/Y
New Dev	31	27	15%
Resale Condo	22	22	0%
Resale Co-op	16	18	-11%

Price Range	2026	2025	Y/Y
\$5M to \$10M	47	43	9%
\$10M to \$20M	17	19	-11%
\$20M to \$30M	6	4	50%
Over \$30M	1	1	0%

Submarket	2026	2025	Y/Y
Upper Manhattan	3	3	0%
Upper West Side	160	203	-21%
Upper East Side	166	214	-22%
Midtown	120	130	-8%
Downtown	266	313	-15%
Financial District/BPC	17	19	-11%

Product Type	2026	2025	Y/Y
New Dev	218	253	-14%
Resale Condo	354	422	-16%
Resale Co-op	160	207	-23%

Price Range	2026	2025	Y/Y
\$5M to \$10M	456	574	-21%
\$10M to \$20M	185	199	-7%
\$20M to \$30M	49	65	-25%
Over \$30M	42	44	-5%

Submarket	2026	2025	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	220	213	3%
Upper East Side	142	368	-61%
Midtown	153	155	-1%
Downtown	200	213	-6%
Financial District/BPC	NA	132	NA

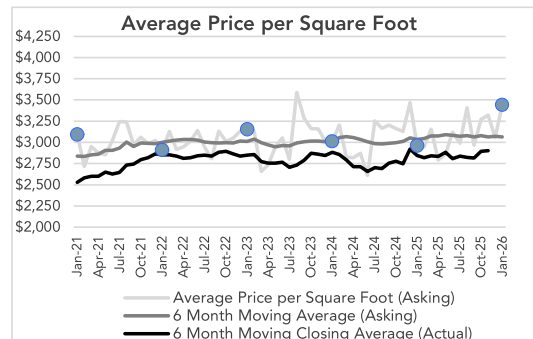
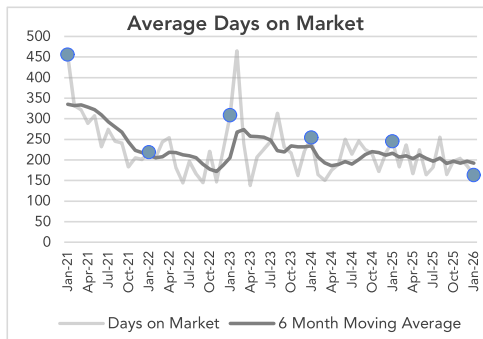
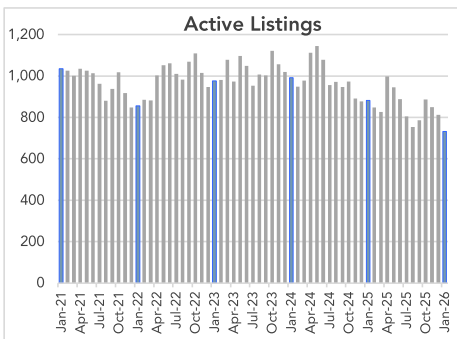
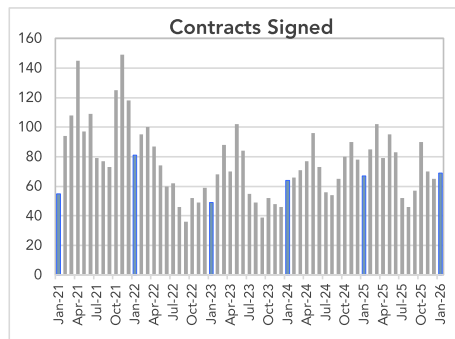
Product Type	2026	2025	Y/Y
New Dev	240	327	-27%
Resale Condo	157	146	8%
Resale Co-op	122	267	-54%

Price Range	2026	2025	Y/Y
\$5M to \$10M	162	193	-16%
\$10M to \$20M	193	339	-43%
\$20M to \$30M	198	420	-53%
Over \$30M	644	NA	NA

Submarket	2026	2025	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	\$3,058	\$2,839	8%
Upper East Side	\$3,417	\$2,646	29%
Midtown	\$4,724	\$3,955	19%
Downtown	\$3,247	\$2,990	9%
Financial District/BPC	\$3,251	\$2,568	27%

Product Type	2026	2025	Y/Y
New Dev	\$3,891	\$3,680	6%
Resale Condo	\$2,786	\$2,804	-1%
Resale Co-op	\$3,491	\$2,264	54%

Price Range	2026	2025	Y/Y
\$5M to \$10M	\$2,642	\$2,142	23%
\$10M to \$20M	\$3,718	\$3,490	7%
\$20M to \$30M	\$5,920	\$5,375	10%
Over \$30M	\$4,286	\$7,440	-42%



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 ¹	Sale Price	Discount	SF ²	PPSF	BR	BA	Monthly	Mo./SF	Signed	DOM ³	Sale Type
Contacts Signed																
4 E 66	4 East 66th Street	3	\$35,000,000	\$30,000,000	-14%	NA	NA	7,000	\$4,286	5.0	7.5	\$25,658	\$3.67	1/13/26	644	Resale Co-op
217 W 57	Central Park Tower	82E	\$33,676,000	\$26,700,000	-21%	NA	NA	4,295	\$6,217	4.0	4.5	\$17,911	\$4.17	1/27/26	217	New Dev
1 W 72	The Dakota	33	\$24,000,000	\$24,000,000	0%	NA	NA	5,019	\$4,782	3.0	4.5	\$18,693	\$3.72	1/17/26	94	Resale Co-op
50 W 66	50 West 66th Street	43S	\$22,250,000	\$23,750,000	7%	NA	NA	3,547	\$6,696	4.0	4.5	\$11,179	\$3.15	1/30/26	283	New Dev
1122 MADISON	1122 Madison Avenue	12SOUTH	\$22,950,000	\$22,950,000	0%	NA	NA	4,346	\$5,281	5.0	5.5	\$15,544	\$3.58	1/31/26	NA	New Dev
118 W 13	The Katharine	PH	\$20,000,000	\$22,500,000	13%	NA	NA	3,981	\$5,652	4.0	5.0	\$23,517	\$5.91	1/16/26	NA	New Dev
111 W 57	111 West 57th Street	36	\$21,250,000	\$18,250,000	-14%	NA	NA	4,492	\$4,063	3.0	3.5	\$24,007	\$5.34	1/8/26	113	New Dev
92 LAIGHT	River Lofts	3ABC	\$16,000,000	\$16,000,000	0%	NA	NA	4,370	\$3,661	5.0	5.5	\$14,075	\$3.22	1/27/26	47	Resale Condo
215 CHRYSTIE	215 Chrystie Street	PH3	\$16,750,000	\$15,495,000	-7%	NA	NA	4,236	\$3,658	4.0	4.5	\$18,923	\$4.47	1/26/26	10	Resale Condo
1122 MADISON	1122 Madison Avenue	11NORTH	\$14,600,000	\$14,600,000	0%	NA	NA	3,178	\$4,594	5.0	4.5	\$11,367	\$3.58	1/25/26	NA	New Dev
240 RSB	The Heritage	PH	\$14,500,000	\$14,400,000	-1%	NA	NA	4,673	\$3,082	4.0	4.5	\$22,759	\$4.87	1/19/26	802	Resale Condo
1122 MADISON	1122 Madison Avenue	10NORTH	\$14,325,000	\$14,325,000	0%	NA	NA	3,178	\$4,508	5.0	4.5	\$11,367	\$3.58	1/31/26	NA	New Dev
1122 MADISON	1122 Madison Avenue	9NORTH	\$13,350,000	\$13,350,000	0%	NA	NA	3,178	\$4,201	5.0	4.5	\$11,367	\$3.58	1/30/26	NA	New Dev
35 E 76	The Carlyle	PH3407	\$12,995,000	\$12,995,000	0%	NA	NA	NA	NA	2.0	2.5	\$66,895	NA	1/21/26	124	Resale Co-op
1122 MADISON	1122 Madison Avenue	8NORTH	\$12,925,000	\$12,925,000	0%	NA	NA	3,178	\$4,067	4.0	4.5	\$11,367	\$3.58	1/31/26	NA	New Dev
1122 MADISON	1122 Madison Avenue	11SOUTH	\$12,225,000	\$12,225,000	0%	NA	NA	2,765	\$4,421	3.0	3.5	\$9,890	\$3.58	1/30/26	NA	New Dev
1122 MADISON	1122 Madison Avenue	5NORTH	\$11,825,000	\$11,825,000	0%	NA	NA	3,178	\$3,721	4.0	4.5	\$11,367	\$3.58	1/28/26	NA	New Dev
770 PARK	770 Park Avenue	6/7B	\$12,995,000	\$11,750,000	-10%	NA	NA	NA	NA	4.0	6.5	\$16,543	NA	1/20/26	112	Resale Co-op
1049 FIFTH	1049 Fifth Avenue	PH20	\$11,950,000	\$11,600,000	-3%	NA	NA	4,661	\$2,489	5.0	5.5	\$21,653	\$4.65	1/9/26	226	Resale Condo
1122 MADISON	1122 Madison Avenue	9SOUTH	\$11,025,000	\$11,025,000	0%	NA	NA	2,765	\$3,987	3.0	3.5	\$9,890	\$3.58	1/25/26	NA	New Dev
15 CPW	15 Central Park West	15K	\$14,950,000	\$10,950,000	-27%	NA	NA	2,515	\$4,354	2.0	2.5	\$10,861	\$4.32	1/8/26	113	Resale Condo
1122 MADISON	1122 Madison Avenue	4NORTH	\$10,850,000	\$10,850,000	0%	NA	NA	3,178	\$3,414	4.0	4.5	\$11,367	\$3.58	1/25/26	NA	New Dev
16 FIFTH	Sixteen Fifth Avenue	No. 3	\$13,500,000	\$10,250,000	-24%	NA	NA	3,727	\$2,750	3.0	4.5	\$12,570	\$3.37	1/29/26	NA	New Dev
432 PARK	432 Park Avenue	52B	\$12,950,000	\$9,995,000	-23%	NA	NA	2,224	\$4,494	2.0	2.5	\$13,520	\$6.08	1/16/26	108	Resale Condo
255 E 77	255 East 77th Street	29A	\$8,840,000	\$9,540,000	8%	NA	NA	2,954	\$3,230	4.0	4.5	\$8,622	\$2.92	1/15/26	NA	New Dev
201 E 23	The Willow	PHA	\$9,150,000	\$9,400,000	3%	NA	NA	3,256	\$2,887	4.0	3.5	\$10,323	\$3.17	1/2/26	NA	New Dev
1122 MADISON	1122 Madison Avenue	4SOUTH	\$9,325,000	\$9,325,000	0%	NA	NA	2,765	\$3,373	3.0	3.5	\$9,890	\$3.58	1/25/26	NA	New Dev
30 CROSBY	The Loft	4B	\$9,300,000	\$9,300,000	0%	NA	NA	4,123	\$2,256	3.0	3.0	\$13,340	\$3.24	1/30/26	119	Resale Condo
50 W 66	50 West 66th Street	8C	\$8,850,000	\$9,175,000	4%	NA	NA	3,223	\$2,847	4.0	4.5	\$8,482	\$2.63	1/14/26	NA	New Dev
1001 PARK	1001 Park Avenue	11THFLR	\$9,000,000	\$9,000,000	0%	NA	NA	NA	NA	5.0	6.0	\$16,067	NA	1/22/26	52	Resale Co-op
101 W 78	The Evelyn	5B	\$10,500,000	\$8,995,000	-14%	NA	NA	4,477	\$2,009	5.0	4.5	\$13,435	\$3.00	1/12/26	96	Resale Condo
50 W 66	50 West 66th Street	10C	\$8,475,000	\$8,965,000	6%	NA	NA	3,223	\$2,782	4.0	4.5	\$8,565	\$2.66	1/5/26	250	New Dev
50 W 66	50 West 66th Street	9C	\$8,400,000	\$8,865,000	6%	NA	NA	3,223	\$2,751	4.0	4.5	\$8,524	\$2.64	1/29/26	21	New Dev
211 W 84	The Henry	5D	\$8,500,000	\$8,800,000	4%	NA	NA	3,233	\$2,722	5.0	5.5	\$9,450	\$2.92	1/27/26	243	New Dev
1 CPS	The Plaza Residences	1013	\$12,950,000	\$8,500,000	-34%	NA	NA	2,418	\$3,515	2.0	2.5	\$9,305	\$3.85	1/27/26	173	Resale Condo
16 W 77	16 West 77th Street	16E	\$8,995,000	\$8,500,000	-6%	NA	NA	NA	NA	3.0	2.5	\$6,867	NA	1/7/26	125	Resale Co-op
500 W 18	One High Line	W15A	\$8,495,000	\$8,495,000	0%	NA	NA	2,349	\$3,616	3.0	3.5	\$8,633	\$3.68	1/20/26	NA	Resale Condo
30 E 71	30 East 71st Street	8B	\$8,900,000	\$8,400,000	-6%	NA	NA	NA	NA	3.0	4.5	\$9,601	NA	1/6/26	69	Resale Co-op
225 W 86	The Belnord	303	\$8,150,000	\$8,150,000	0%	NA	NA	3,134	\$2,601	4.0	4.5	\$8,421	\$2.69	1/25/26	NA	New Dev
101 CPW	101 Central Park West	15E	\$9,995,000	\$7,995,000	-20%	NA	NA	NA	NA	4.0	3.5	\$10,566	NA	1/29/26	27	Resale Co-op
165 CHARLES	165 Charles	14	\$8,500,000	\$7,995,000	-6%	NA	NA	2,356	\$3,393	2.0	2.5	\$9,843	\$4.18	1/1/26	107	Resale Condo
830 PARK	830 Park Avenue	10A	\$7,995,000	\$7,995,000	0%	NA	NA	3,346	\$2,389	5.0	3.5	\$11,377	\$3.40	1/28/26	111	Resale Co-op
535 PARK	535 Park Avenue	PH	\$7,950,000	\$7,950,000	0%	NA	NA	NA	NA	2.0	2.5	\$8,400	NA	1/29/26	20	Resale Co-op
30 E 72	30 East 72nd Street	11THFL	\$7,850,000	\$7,850,000	0%	NA	NA	3,400	\$2,309	3.0	3.0	\$22,710	\$6.68	1/7/26	277	Resale Co-op
100 BARCLAY	100 Barclay Street	20D	\$8,295,000	\$7,595,000	-8%	NA	NA	3,490	\$2,176	4.0	4.5	\$10,842	\$3.11	1/19/26	122	Resale Condo
50 W 66	50 West 66th Street	8B	\$6,325,000	\$7,100,000	12%	NA	NA	2,427	\$2,925	3.0	3.5	\$6,387	\$2.63	1/21/26	426	New Dev
40 E 66	40 East 66th Street	9A	\$7,250,000	\$6,995,000	-4%	NA	NA	2,435	\$2,873	3.0	3.5	\$8,636	\$3.55	1/28/26	308	Resale Condo
857 FIFTH	857 Fifth Avenue	7THFLOOR	\$7,500,000	\$6,850,000	-9%	NA	NA	NA	NA	4.0	5.5	\$15,499	NA	1/20/26	124	Resale Co-op
500 W 18	One High Line	EAST_22C	\$6,680,000	\$6,815,000	2%	NA	NA	1,980	\$3,442	2.0	2.5	\$7,144	\$3.61	1/12/26	367	New Dev
565 BROOME	565 Broome SoHo	N27B	\$7,465,000	\$6,800,000	-9%	NA	NA	2,191	\$3,104	2.0	2.5	\$9,574	\$4.37	1/9/26	NA	New Dev
188 E 76	The Siena	29A	\$6,750,000	\$6,750,000	0%	NA	NA	4,076	\$1,656	5.0	4.5	\$14,854	\$3.64	1/1/26	161	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
876 PARK	876 Park Avenue	12S	\$6,750,000	\$6,750,000	0%	NA	NA	NA	NA	4.0	3.0	\$10,437	NA	1/23/26	11	Resale Co-op
166 W 18	Yves Chelsea	PHB	\$8,000,000	\$6,500,000	-19%	NA	NA	3,008	\$2,161	3.0	3.5	\$10,262	\$3.41	1/13/26	118	Resale Condo
1185 PARK	1185 Park Avenue	14A	\$6,495,000	\$6,495,000	0%	NA	NA	3,100	\$2,095	3.0	3.5	\$7,511	\$2.42	1/28/26	12	Resale Co-op
310 E 86	The Harper	15C	\$6,250,000	\$6,250,000	0%	NA	NA	2,650	\$2,358	4.0	4.5	\$6,551	\$2.47	1/27/26	NA	New Dev
30 E 85	30 East 85th Street	18B	\$5,995,000	\$5,995,000	0%	NA	NA	2,070	\$2,896	3.0	3.5	\$5,664	\$2.74	1/23/26	31	Resale Condo
500 W 18	One High Line	WEST_17D	\$5,850,000	\$5,965,000	2%	NA	NA	2,272	\$2,625	2.0	2.5	\$8,113	\$3.57	1/23/26	NA	New Dev
3 E 84	3 East 84th Street	3RDFLOOR	\$6,250,000	\$5,875,000	-6%	NA	NA	NA	NA	4.0	4.5	\$7,140	NA	1/23/26	108	Resale Co-op
108 LEONARD	108 Leonard	12K	\$5,750,000	\$5,795,000	1%	NA	NA	2,635	\$2,199	3.0	3.5	\$8,060	\$3.06	1/8/26	125	New Dev
450 WASHINGTON	450 Washington Street	709	\$6,650,000	\$5,795,000	-13%	NA	NA	1,884	\$3,076	4.0	3.0	\$7,595	\$4.03	1/30/26	351	New Dev
100 W 80	The Orleans	6B	\$7,795,000	\$5,749,000	-26%	NA	NA	2,681	\$2,144	4.0	3.5	\$7,513	\$2.80	1/9/26	158	Resale Condo
110 CHARLTON	Greenwich West	27A	\$5,750,000	\$5,650,000	-2%	NA	NA	1,617	\$3,494	2.0	2.5	\$5,132	\$3.17	1/7/26	140	Resale Condo
150 E 72	150 East 72nd Street	4S	\$5,500,000	\$5,500,000	0%	NA	NA	2,352	\$2,338	3.0	2.5	\$9,647	\$4.10	1/20/26	32	Resale Condo
160 W 86	Westbury House	PH4	\$5,500,000	\$5,500,000	0%	NA	NA	3,019	\$1,822	3.0	3.0	\$8,694	\$2.88	1/31/26	NA	Resale Condo
125 GREENWICH	The Greenwich By Rafael Viñoly	83C	\$6,150,000	\$5,400,000	-12%	NA	NA	1,661	\$3,251	2.0	2.5	\$5,974	\$3.60	1/23/26	NA	New Dev
55 HUDSON	55 Hudson Street	7CD	\$5,380,000	\$5,380,000	0%	NA	NA	NA	NA	4.0	2.5	\$7,367	NA	1/18/26	41	Resale Co-op
35 HUDSON YARDS	35 Hudson Yards	6903	\$5,200,000	\$5,200,000	0%	NA	NA	2,724	\$1,909	3.0	3.5	\$9,923	\$3.64	1/19/26	NA	Resale Condo
56 LEONARD	56 Leonard Street	19BW	\$5,195,000	\$5,195,000	0%	NA	NA	1,733	\$2,998	2.0	2.5	\$5,893	\$3.40	1/12/26	119	Resale Condo
Total / Average		68	\$10,907,147	\$10,350,059	-5%	NA	NA	3,178	\$3,380	3.5	3.9	\$12,340	\$3.66		163	
Confidential Total / Average		1	\$20,500,000	\$27,000,000	32%	NA	NA	4,590	\$5,882	4.0	4.5	\$17,409	\$3.79		NA	
Grand Total / Average		69	\$11,046,174	\$10,591,362	-4%	NA	NA	3,203	\$3,442	3.5	3.9	\$12,413	\$3.88		163	

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

FOR MORE INFORMATION

Research and Data Requests: Research@corcoran.com

Press Inquiries: PR@corcoran.com

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