

The Corcoran Report

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

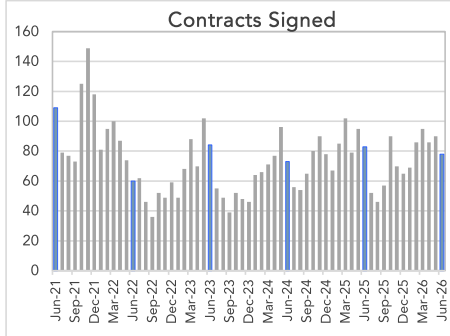
Contracts Signed¹

78

-6% VS. JUNE 2025
-13% VS. MAY 2026

Manhattan contracts asking above \$5M fell 6% (five fewer sales) annually to 78 deals. However, activity remained 4% above the ten-year June average. A 31% drop in new development sales, the largest annual percentage decline thus far in 2026, drove the marketwide decline in activity.

Submarket	2026	2025	Y/Y
Upper Manhattan	0	0	NA
Upper West Side	7	14	-50%
Upper East Side	24	25	-4%
Midtown	7	11	-36%
Downtown	38	31	23%
Financial District/BPC	2	2	0%
Product Type	2026	2025	Y/Y
New Dev	18	26	-31%
Resale Condo	32	36	-11%
Resale Co-op	28	21	33%
Price Range	2026	2025	Y/Y
\$5M to \$10M	57	62	-8%
\$10M to \$20M	16	16	0%
\$20M to \$30M	4	3	33%
Over \$30M	1	2	-50%



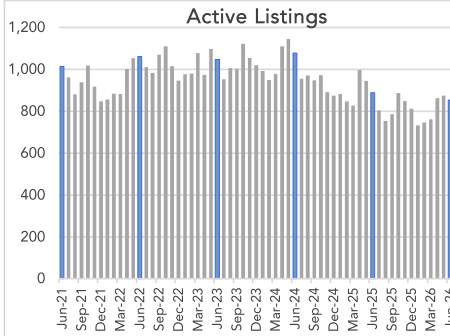
Active Listings²

853

-4% VS. JUNE 2025
-2% VS. MAY 2026

Active listings fell 4% year-over-year to 853 units, the 23rd consecutive annual decline and the lowest June in 12 years. As with sales, the new development market experienced the most significant annual shift, with active sponsor listings down 18% versus 2025.

Submarket	2026	2025	Y/Y
Upper Manhattan	2	2	0%
Upper West Side	195	209	-7%
Upper East Side	245	232	6%
Midtown	110	108	2%
Downtown	283	322	-12%
Financial District/BPC	18	15	20%
Product Type	2026	2025	Y/Y
New Dev	198	241	-18%
Resale Condo	462	450	3%
Resale Co-op	193	197	-2%
Price Range	2026	2025	Y/Y
\$5M to \$10M	534	575	-7%
\$10M to \$20M	215	210	2%
\$20M to \$30M	58	59	-2%
Over \$30M	46	44	5%



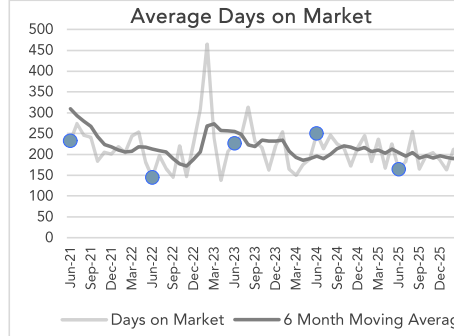
Days on Market³

197

+20% VS. JUNE 2025
+50% VS. MAY 2026

Average days on market increased versus 2025 for the first time in five months, up roughly one month (20%) to 197 days. The market share of condos and co-ops asking above \$5M that signed after a year or more on the market doubled year-over-year to nearly one-quarter of all reported sales. While monthly average days on market can fluctuate, the six-month moving average has declined steadily for nearly two years.

Submarket	2026	2025	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	255	152	68%
Upper East Side	197	130	51%
Midtown	219	127	72%
Downtown	193	207	-6%
Financial District/BPC	47	132	-64%
Product Type	2026	2025	Y/Y
New Dev	343	204	68%
Resale Condo	127	134	-5%
Resale Co-op	222	178	25%
Price Range	2026	2025	Y/Y
\$5M to \$10M	192	161	20%
\$10M to \$20M	201	179	12%
\$20M to \$30M	239	36	563%
Over \$30M	NA	337	NA



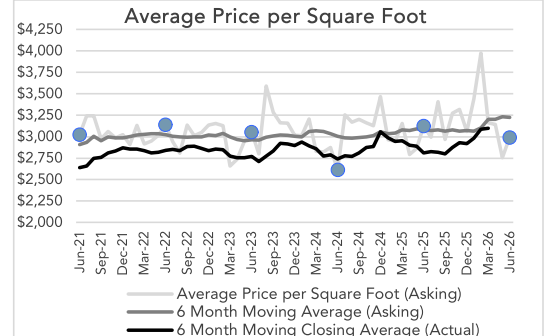
Average PPSF⁴

\$2,991

-4% VS. JUNE 2025
+9% VS. MAY 2026

Contracts signed in June averaged \$2,991 per square foot, down 4% year-over-year and the second straight month below \$3,000 after seven months above that mark. The decline reflected a nearly 10% drop in the share of contracts asking more than \$3,000 per square foot, alongside a fall in new development sales.

Submarket	2026	2025	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	\$1,824	\$2,695	-32%
Upper East Side	\$2,396	\$3,038	-21%
Midtown	\$3,930	\$4,244	-7%
Downtown	\$3,434	\$2,978	15%
Financial District/BPC	\$3,029	\$2,868	6%
Product Type	2026	2025	Y/Y
New Dev	\$4,466	\$3,341	34%
Resale Condo	\$2,666	\$3,246	-18%
Resale Co-op	\$2,222	\$2,299	-3%
Price Range	2026	2025	Y/Y
\$5M to \$10M	\$2,253	\$2,551	-12%
\$10M to \$20M	\$3,577	\$3,418	5%
\$20M to \$30M	\$4,708	\$5,442	-13%
Over \$30M	\$11,236	\$4,905	129%



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. 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 Compass International Holdings.

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JUNE 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
<i>Contracts Signed</i>																
80 CLARKSON	Eighty Clarkson	PH-West Duplex	\$80,000,000	\$80,000,000	0%	NA	NA	7,120	\$11,236	4.0	6.0	\$36,199	\$5.08	6/12/26	NA	New Dev
500 W 18	One High Line	WEST_PH35B	\$26,000,000	\$26,600,000	2%	NA	NA	5,059	\$5,258	4.0	4.5	\$19,656	\$3.89	6/12/26	51	New Dev
432 PARK	432 Park	94A	\$33,000,000	\$25,750,000	-22%	NA	NA	3,952	\$6,516	3.0	3.5	\$25,694	\$6.50	6/30/26	169	Resale Condo
730 PARK	730 Park Avenue	10C/11C	\$24,990,000	\$22,600,000	-10%	NA	NA	8,600	\$2,628	7.0	9.5	\$26,382	\$3.07	6/10/26	644	Resale Co-op
150 NASSAU	150 Nassau Street	PH	\$20,000,000	\$20,000,000	0%	NA	NA	6,355	\$3,147	4.0	4.0	\$32,928	\$5.18	6/1/26	90	Resale Condo
565 BROOME	565 Broome Soho	S28A	\$20,950,000	\$18,995,000	-9%	NA	NA	4,682	\$4,057	4.0	5.5	\$20,551	\$4.39	6/25/26	470	New Dev
990 FIFTH	990 Fifth Avenue	8/9	\$20,000,000	\$18,500,000	-8%	NA	NA	NA	NA	4.0	5.5	\$30,361	NA	6/9/26	223	Resale Co-op
175 FIFTH	The Flatiron Building	11NORTH	\$18,350,000	\$18,425,000	0%	NA	NA	3,903	\$4,721	4.0	4.5	\$14,838	\$3.80	6/12/26	NA	New Dev
224 MULBERRY	224 Mulberry Street	PH	\$22,500,000	\$17,500,000	-22%	NA	NA	5,646	\$3,100	4.0	4.5	\$25,833	\$4.58	6/16/26	566	Resale Condo
2 E 88	2 East 88th Street	11THFLOOR	\$16,500,000	\$16,500,000	0%	NA	NA	4,030	\$4,094	3.0	3.5	\$12,620	\$3.13	6/12/26	45	Resale Co-op
45 E 22	Madison Square Park Tower	52/53B	\$16,500,000	\$16,500,000	0%	NA	NA	5,866	\$2,813	4.0	4.5	\$17,323	\$2.95	6/6/26	59	Resale Condo
150 CHARLES	150 Charles	M8	\$15,495,000	\$15,495,000	0%	NA	NA	4,000	\$3,874	3.0	3.5	\$15,376	\$3.84	6/4/26	37	Resale Condo
565 BROOME	565 Broome Soho	S16B	\$15,995,000	\$15,000,000	-6%	NA	NA	3,576	\$4,195	4.0	3.5	\$17,591	\$4.92	6/2/26	7	Resale Condo
150 E 73	150 East 73rd Street	PH	\$15,400,000	\$14,250,000	-7%	NA	NA	4,600	\$3,098	4.0	5.0	\$11,363	\$2.47	6/18/26	407	Resale Co-op
895 PARK	895 Park Avenue	6/7A	\$18,000,000	\$14,000,000	-22%	NA	NA	4,800	\$2,917	6.0	7.5	\$34,866	\$7.26	6/1/26	NA	Resale Co-op
126 E 57	Malabar Residences	PH2A	\$13,500,000	\$13,500,000	0%	NA	NA	2,607	\$5,178	3.0	3.5	\$9,494	\$3.64	6/10/26	NA	New Dev
67 IRVING	67 Irving Place	11	\$12,250,000	\$12,250,000	0%	NA	NA	3,432	\$3,569	4.0	4.5	\$14,486	\$4.22	6/27/26	NA	New Dev
158 MERCER	158 Mercer Street	10B	\$11,750,000	\$11,750,000	0%	NA	NA	4,671	\$2,516	3.0	3.5	\$13,041	\$2.79	6/16/26	35	Resale Condo
1107 FIFTH	1107 Fifth Avenue	9N	\$12,500,000	\$11,500,000	-8%	NA	NA	NA	NA	4.0	4.5	\$14,302	NA	6/25/26	171	Resale Co-op
520 FIFTH	520 Fifth Avenue	PH78	\$9,350,000	\$11,250,000	20%	NA	NA	2,619	\$4,296	3.0	3.5	\$9,568	\$3.65	6/5/26	192	New Dev
25 E 77	The Mark	1502	\$11,950,000	\$10,500,000	-12%	NA	NA	2,553	\$4,113	2.0	3.0	\$33,946	\$13.30	6/8/26	NA	Resale Co-op
500 W 18	One High Line	WEST_22C	\$10,560,000	\$9,995,000	-5%	NA	NA	2,638	\$3,789	3.0	3.5	\$9,563	\$3.63	6/12/26	923	New Dev
39 W 23	Flatiron House	20A	\$13,000,000	\$9,950,000	-23%	NA	NA	3,194	\$3,115	4.0	4.0	\$13,268	\$4.15	6/26/26	280	New Dev
252 E 57	252 East 57th Street	60A	\$10,495,000	\$9,800,000	-7%	NA	NA	4,631	\$2,116	4.0	4.5	\$18,989	\$4.10	6/16/26	426	Resale Condo
500 W 18	One High Line	WEST_17C	\$9,950,000	\$9,650,000	-3%	NA	NA	2,787	\$3,463	4.0	4.5	\$9,860	\$3.54	6/4/26	575	New Dev
1150 FIFTH	1150 Fifth Avenue	3B/2B	\$9,975,000	\$8,995,000	-10%	NA	NA	5,200	\$1,730	5.0	5.5	\$14,431	\$2.78	6/3/26	55	Resale Co-op
860 FIFTH	860 Fifth Avenue	PHH	\$12,000,000	\$8,950,000	-25%	NA	NA	3,289	\$2,721	4.0	4.5	\$15,977	\$4.86	6/17/26	381	Resale Co-op
60 RSB	The Aldyn	3501	\$9,250,000	\$8,650,000	-6%	NA	NA	4,350	\$1,989	6.0	7.0	\$12,589	\$2.89	6/24/26	343	Resale Condo
160 W 12	The Greenwich Lane	76	\$8,595,000	\$8,595,000	0%	NA	NA	2,522	\$3,408	3.0	3.5	\$12,010	\$4.76	6/11/26	6	Resale Condo
45 E 82	45 East 82nd Street	8	\$8,200,000	\$8,200,000	0%	NA	NA	3,600	\$2,278	5.0	4.5	\$10,074	\$2.80	6/2/26	105	Resale Co-op
1155 PARK	1155 Park Avenue	12NW	\$7,950,000	\$7,950,000	0%	NA	NA	3,500	\$2,271	5.0	6.0	\$9,147	\$2.61	6/25/26	76	Resale Co-op
25 CPW	The Century	9QR	\$7,950,000	\$7,950,000	0%	NA	NA	3,928	\$2,024	4.0	4.0	\$12,020	\$3.06	6/15/26	34	Resale Condo
430 E 58	Sutton Tower	61A	\$9,650,000	\$7,800,000	-19%	NA	NA	2,301	\$3,390	3.0	3.5	\$7,111	\$3.09	6/30/26	NA	New Dev
1120 FIFTH	1120 Fifth Avenue	7B	\$7,500,000	\$7,500,000	0%	NA	NA	3,600	\$2,083	3.0	4.0	\$9,782	\$2.72	6/12/26	22	Resale Co-op
1050 FIFTH	1050 Fifth Avenue	PHB	\$9,985,000	\$7,475,000	-25%	NA	NA	NA	NA	2.0	2.5	\$7,234	NA	6/18/26	134	Resale Co-op
1185 PARK	1185 Park Avenue	9C	\$7,350,000	\$7,350,000	0%	NA	NA	NA	NA	3.0	3.5	\$7,629	NA	6/18/26	72	Resale Co-op
60 WARREN	The Munitions Building	3	\$7,850,000	\$7,350,000	-6%	NA	NA	4,157	\$1,768	4.0	3.0	\$7,804	\$1.88	6/5/26	36	Resale Condo
53 GREENE	53 Greene Street	3	\$7,150,000	\$7,150,000	0%	NA	NA	2,771	\$2,580	2.0	3.0	\$7,067	\$2.55	6/10/26	65	Resale Condo
344 W 72	The Chatsworth	301	\$9,286,250	\$7,100,000	-24%	NA	NA	4,038	\$1,758	5.0	5.5	\$13,455	\$3.33	6/9/26	NA	New Dev
101 WOOSTER	101 Wooster Street	3F/4F	\$6,995,000	\$6,995,000	0%	NA	NA	4,200	\$1,665	2.0	3.0	\$11,152	\$2.66	6/26/26	73	Resale Co-op
10 MADISON SQ W	10 Madison Square West	2F	\$6,895,000	\$6,895,000	0%	NA	NA	2,391	\$2,884	3.0	3.5	\$9,056	\$3.79	6/4/26	50	Resale Condo
27 W 72	The Olcott	201	\$7,200,000	\$6,750,000	-6%	NA	NA	3,200	\$2,109	4.0	3.5	\$10,467	\$3.27	6/22/26	NA	Resale Condo
190 RSD	190 Riverside Drive	4C	\$7,350,000	\$6,650,000	-10%	NA	NA	3,536	\$1,881	5.0	4.0	\$12,040	\$3.40	6/8/26	257	Resale Condo
200 E 83	200 East 83rd Street	26B	\$6,750,000	\$6,650,000	-1%	NA	NA	1,900	\$3,500	3.0	3.5	\$6,065	\$3.19	6/25/26	135	Resale Condo
30 PARK	Four Seasons Private Residences	69B	\$8,750,000	\$6,500,000	-26%	NA	NA	2,631	\$2,471	3.0	3.5	\$12,622	\$4.80	6/23/26	71	Resale Condo
345 W 14	345 Meatpacking	PHD	\$6,399,000	\$6,399,000	0%	NA	NA	2,093	\$3,057	3.0	2.5	\$8,258	\$3.95	6/15/26	47	Resale Condo
515 W 18	Lantern House	1010	\$6,495,000	\$6,395,000	-2%	NA	NA	2,418	\$2,645	3.0	3.5	\$10,461	\$4.33	6/23/26	134	Resale Condo
1228 MADISON	1228 Madison Avenue	4	\$8,050,000	\$6,350,000	-21%	NA	NA	3,136	\$2,025	4.0	3.5	\$17,509	\$5.58	6/9/26	111	New Dev
245 SEVENTH	Chelsea Atelier	11BC/10C	\$6,595,000	\$6,250,000	-5%	NA	NA	4,220	\$1,481	4.0	4.0	\$13,318	\$3.16	6/11/26	135	Resale Condo
525 SIXTH	The Village West	11A	\$5,900,000	\$6,250,000	6%	NA	NA	2,014	\$3,103	3.0	2.5	\$7,779	\$3.86	6/10/26	NA	New Dev
36 GPE	36 Gramercy Park East	10S	\$6,000,000	\$6,000,000	0%	NA	NA	2,300	\$2,609	3.0	3.5	\$10,352	\$4.50	6/6/26	81	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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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
215 CHRYSTIE	215 Chrystie Street	28E	\$5,995,000	\$5,995,000	0%	NA	NA	2,243	\$2,673	3.0	3.0	\$9,817	\$4.38	6/9/26	385	Resale Condo
1 W 72	The Dakota	10-11	\$7,000,000	\$5,950,000	-15%	NA	NA	NA	NA	2.0	2.0	\$11,356	NA	6/4/26	373	Resale Co-op
60 GPN	60 Gramercy Park North	PHA	\$6,500,000	\$5,950,000	-8%	NA	NA	NA	NA	2.0	2.5	\$5,575	NA	6/16/26	630	Resale Co-op
303 PARK	Waldorf Astoria Residences New York	2905	\$5,950,000	\$5,950,000	0%	NA	NA	1,560	\$3,814	2.0	2.5	\$8,531	\$5.47	6/3/26	NA	New Dev
24 E 21	Infinity Flats	2	\$5,650,000	\$5,650,000	0%	NA	NA	4,073	\$1,387	3.0	4.5	\$10,456	\$2.57	6/29/26	27	Resale Condo
53 W 53	53 West 53	21D	\$6,730,000	\$5,650,000	-16%	NA	NA	2,610	\$2,165	2.0	2.5	\$12,185	\$4.67	6/12/26	88	New Dev
1130 PARK	1130 Park Avenue	91	\$5,600,000	\$5,600,000	0%	NA	NA	NA	NA	3.0	3.5	\$8,295	NA	6/18/26	13	Resale Co-op
1088 PARK	1088 Park Avenue	15A	\$5,500,000	\$5,500,000	0%	NA	NA	NA	NA	4.0	4.0	\$7,968	NA	6/24/26	103	Resale Co-op
9 E 96	9 East 96th Street	PH	\$6,000,000	\$5,500,000	-8%	NA	NA	2,560	\$2,148	4.0	4.0	\$16,274	\$6.36	6/16/26	480	Resale Co-op
101 WARREN	101 Warren	1210	\$5,500,000	\$5,500,000	0%	NA	NA	2,534	\$2,170	3.0	3.5	\$8,442	\$3.33	6/5/26	51	Resale Condo
465 WEA	465 West End Avenue	9/10C	\$6,500,000	\$5,495,000	-15%	NA	NA	4,300	\$1,278	5.0	3.5	\$11,124	\$2.59	6/11/26	269	Resale Co-op
45 E 7	45 East 7th Street	PH	\$8,300,000	\$5,495,000	-34%	NA	NA	2,523	\$2,178	3.0	3.5	\$12,319	\$4.88	6/7/26	92	New Dev
1355 FIRST	The Charles	22	\$5,475,000	\$5,475,000	0%	NA	NA	3,452	\$1,586	4.0	4.0	\$11,801	\$3.42	6/10/26	56	Resale Condo
428 W 19	Linea	10A	\$5,665,000	\$5,450,000	-4%	NA	NA	2,137	\$2,550	3.0	3.5	\$7,278	\$3.41	6/16/26	645	New Dev
110 MERCER	110 Mercer Street	4	\$5,680,000	\$5,400,000	-5%	NA	NA	4,600	\$1,174	1.0	2.0	\$500	\$0.11	6/8/26	49	Resale Co-op
144 FRANKLIN	144 Franklin Street	3	\$5,750,000	\$5,395,000	-6%	NA	NA	3,000	\$1,798	3.0	2.0	\$2,160	\$0.72	6/1/26	131	Resale Co-op
450 WASHINGTON	450 Washington Street	505	\$5,350,000	\$5,350,000	0%	NA	NA	1,862	\$2,873	3.0	2.0	\$6,169	\$3.31	6/18/26	7	Resale Condo
133 E 64	133 East 64th Street	7A	\$6,655,000	\$5,295,000	-20%	NA	NA	3,675	\$1,441	4.0	3.5	\$10,488	\$2.85	6/24/26	861	Resale Co-op
21 E 66	Chez 66	8W	\$6,995,000	\$5,295,000	-24%	NA	NA	2,000	\$2,648	3.0	3.5	\$8,657	\$4.33	6/12/26	72	Resale Condo
456 W 19	456 West 19th Street	6/7DE	\$5,950,000	\$5,270,000	-11%	NA	NA	2,636	\$1,999	3.0	2.5	\$8,380	\$3.18	6/26/26	91	Resale Condo
2 RIVER	Riverhouse	24D	\$5,250,000	\$5,250,000	0%	NA	NA	1,982	\$2,649	3.0	3.0	\$6,663	\$3.36	6/9/26	4	Resale Condo
215 CHRYSTIE	215 Chrystie Street	29W	\$6,350,000	\$5,250,000	-17%	NA	NA	1,977	\$2,656	2.0	2.5	\$8,859	\$4.48	6/12/26	NA	Resale Condo
35 HUDSON YARDS	35 Hudson Yards	6803	\$5,200,000	\$5,200,000	0%	NA	NA	2,724	\$1,909	3.0	3.5	\$9,923	\$3.64	6/2/26	319	Resale Condo
61 JANE	61 Jane Street	12AB	\$4,995,000	\$5,100,000	2%	NA	NA	NA	NA	3.0	3.0	\$11,960	NA	6/10/26	NA	Resale Co-op
875 FIFTH	875 Fifth Ave	12EF	\$5,200,000	\$5,000,000	-4%	NA	NA	3,400	\$1,471	4.0	4.0	\$8,865	\$2.61	6/24/26	162	Resale Co-op
9 BARROW	Hallanan	PH8CD	\$5,000,000	\$5,000,000	0%	NA	NA	NA	NA	3.0	2.5	\$7,719	NA	6/11/26	63	Resale Co-op
955 FIFTH	955 Fifth Avenue	7A	\$6,250,000	\$5,000,000	-20%	NA	NA	2,350	\$2,128	2.0	2.0	\$8,236	\$3.50	6/5/26	16	Resale Co-op
Total / Average		78	\$10,846,734	\$10,081,077	-7%	NA	NA	3,483	\$2,991	3.5	3.8	\$12,865	\$3.76		197	

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 Compass International Holdings.

