

The Corcoran Report

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

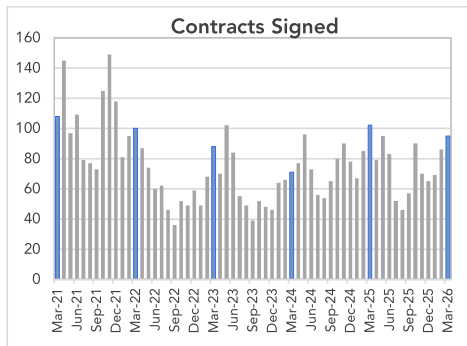
Contracts Signed¹

95

-7% VS. MARCH 2025
+10% VS. FEBRUARY 2026

Manhattan contracts signed above \$5M fell 7% year-over-year but rose 10% from February to 95 sales. Despite the annual decline, contract activity was 10% above the March ten-year average. Resale co-ops were the only product type this month to post an annual gain, up 22% (four sales) year-over-year.

Submarket	2026	2025	Y/Y
Upper Manhattan	1	0	NA
Upper West Side	17	22	-23%
Upper East Side	26	21	24%
Midtown	3	13	-77%
Downtown	45	42	7%
Financial District/BPC	3	4	-25%
Product Type	2026	2025	Y/Y
New Dev	36	39	-8%
Resale Condo	37	45	-18%
Resale Co-op	22	18	22%
Price Range	2026	2025	Y/Y
\$5M to \$10M	63	75	-16%
\$10M to \$20M	23	17	35%
\$20M to \$30M	6	8	-25%
Over \$30M	3	2	50%



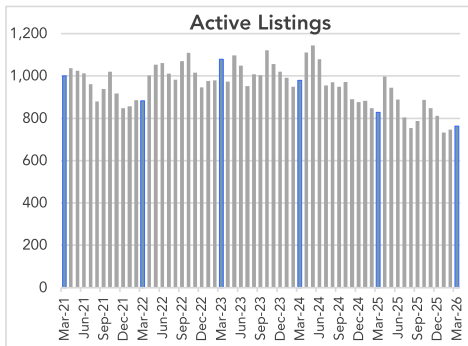
Active Listings²

763

-8% VS. MARCH 2025
+2% VS. FEBRUARY 2026

Active listings above \$5M fell year-over-year for the twentieth consecutive month, declining 8% to a 12-year March low of 763 units. Listed inventory above \$5M fell across all submarkets and product types except for Upper Manhattan. Supply priced from \$10M to \$20M and over \$30M saw modest upticks year-over-year.

Submarket	2026	2025	Y/Y
Upper Manhattan	3	1	200%
Upper West Side	177	190	-7%
Upper East Side	205	214	-4%
Midtown	96	113	-15%
Downtown	265	289	-8%
Financial District/BPC	17	20	-15%
Product Type	2026	2025	Y/Y
New Dev	219	242	-10%
Resale Condo	367	388	-5%
Resale Co-op	177	197	-10%
Price Range	2026	2025	Y/Y
\$5M to \$10M	494	547	-10%
\$10M to \$20M	188	181	4%
\$20M to \$30M	45	65	-31%
Over \$30M	36	34	6%



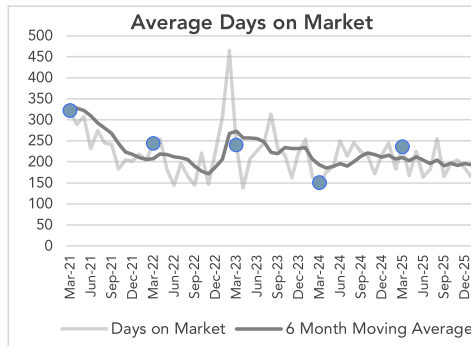
Days on Market³

217

-8% VS. MARCH 2025
+2% VS. FEBRUARY 2026

Average days on market declined to 217, down 8% year-over-year. The overall annual percentage decline was largely driven by new development sales, as several transactions last year had marketing timelines exceeding over a year.

Submarket	2026	2025	Y/Y
Upper Manhattan	502	NA	NA
Upper West Side	277	326	-15%
Upper East Side	243	176	38%
Midtown	117	228	-49%
Downtown	176	224	-22%
Financial District/BPC	31	192	-84%
Product Type	2026	2025	Y/Y
New Dev	311	358	-13%
Resale Condo	169	180	-6%
Resale Co-op	202	189	7%
Price Range	2026	2025	Y/Y
\$5M to \$10M	201	219	-8%
\$10M to \$20M	238	278	-15%
\$20M to \$30M	341	326	5%
Over \$30M	103	NA	NA



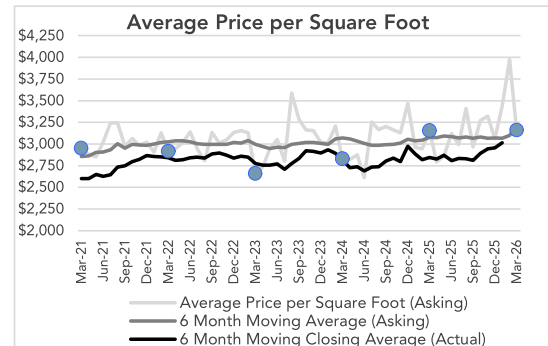
Average PPSF⁴

\$3,161

0% VS. MARCH 2025
-20% VS. FEBRUARY 2026

March contracts on average asked \$3,161 per square foot, level year-over-year but down 20% versus February's seven-year high. The monthly percentage decline was due to fewer transactions over \$6,000 per square foot. This month, the Upper West Side posted a notable 25% percentage increase thanks to new development activity.

Submarket	2026	2025	Y/Y
Upper Manhattan	\$2,402	NA	NA
Upper West Side	\$3,003	\$2,412	25%
Upper East Side	\$3,040	\$2,671	14%
Midtown	\$5,297	\$5,103	4%
Downtown	\$3,208	\$2,807	14%
Financial District/BPC	\$2,392	\$2,720	-12%
Product Type	2026	2025	Y/Y
New Dev	\$3,802	\$3,572	6%
Resale Condo	\$2,602	\$2,902	-10%
Resale Co-op	\$2,333	\$2,211	6%
Price Range	2026	2025	Y/Y
\$5M to \$10M	\$2,259	\$2,460	-8%
\$10M to \$20M	\$3,377	\$3,140	8%
\$20M to \$30M	\$4,820	\$4,788	1%
Over \$30M	\$6,207	\$7,599	-18%



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.

The Corcoran Report

MARCH 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
Closings																
217 W 57	Central Park Tower	48B	\$16,000,000	\$13,500,000	-16%	\$11,700,000	-13%	2,649	\$4,417	3.0	3.5	\$9,989	\$3.77	3/24/26	NA	New Dev
Contacts Signed																
175 FIFTH	The Flatiron Building	FLOOR21	\$50,000,000	\$58,500,000	17%	NA	NA	7,408	\$7,897	5.0	5.5	\$29,415	\$3.97	3/30/26	NA	New Dev
50 W 66	50 West 66th Street	53N	\$35,000,000	\$35,000,000	0%	NA	NA	4,878	\$7,175	4.0	5.5	\$16,763	\$3.44	3/2/26	103	New Dev
175 FIFTH	The Flatiron Building	FLOOR7	\$30,500,000	\$30,500,000	0%	NA	NA	7,691	\$3,966	7.0	7.5	\$28,677	\$3.73	3/29/26	NA	New Dev
303 PARK	Waldorf Astoria Residences New York	2803/5	\$29,750,000	\$29,750,000	0%	NA	NA	4,717	\$6,307	5.0	7.0	\$27,624	\$5.86	3/5/26	NA	New Dev
83 THOMPSON	Spring + Thompson	PH	\$29,500,000	\$25,000,000	-15%	NA	NA	5,389	\$4,639	7.0	6.5	\$19,984	\$3.71	3/6/26	417	New Dev
500 W 18	One High Line	WEST_PH33B	\$25,500,000	\$24,600,000	-4%	NA	NA	5,160	\$4,767	4.0	4.5	\$19,993	\$3.87	3/31/26	520	New Dev
15 CPW	15 Central Park West	8B	\$23,000,000	\$23,000,000	0%	NA	NA	3,478	\$6,613	4.0	4.5	\$15,005	\$4.31	3/26/26	205	Resale Condo
778 PARK	778 Park Avenue	12TH FLOOR	\$26,950,000	\$22,500,000	-17%	NA	NA	6,500	\$3,462	5.0	5.5	\$32,462	\$4.99	3/3/26	457	Resale Co-op
255 E 77	255 East 77th Street	PHE	\$22,000,000	\$22,000,000	0%	NA	NA	5,220	\$4,215	5.0	5.5	\$15,455	\$2.96	3/3/26	106	New Dev
200 E 75	200 East 75th Street	PH4	\$19,450,000	\$19,700,000	1%	NA	NA	4,928	\$3,998	5.0	5.5	\$14,509	\$2.94	3/18/26	464	New Dev
200 E 79	200E79	PH	\$18,000,000	\$18,000,000	0%	NA	NA	4,898	\$3,675	5.0	5.5	\$18,553	\$3.79	3/9/26	53	Resale Condo
16 FIFTH	Sixteen Fifth Avenue	18	\$16,500,000	\$17,500,000	6%	NA	NA	3,727	\$4,695	4.0	4.5	\$12,248	\$3.29	3/30/26	NA	New Dev
200 E 75	200 East 75th Street	PH2	\$17,500,000	\$17,500,000	0%	NA	NA	4,230	\$4,137	5.0	5.5	\$12,489	\$2.95	3/20/26	722	New Dev
211 W 84	The Henry	THWEST	\$16,500,000	\$17,000,000	3%	NA	NA	7,719	\$2,202	6.0	8.0	\$19,147	\$2.48	3/18/26	261	New Dev
211 W 84	The Henry	THEAST	\$16,750,000	\$17,000,000	1%	NA	NA	7,733	\$2,198	6.0	7.0	\$19,872	\$2.57	3/13/26	NA	New Dev
140 JANE	140 Jane Street	2S	\$12,500,000	\$14,950,000	20%	NA	NA	3,292	\$4,541	3.0	3.5	\$12,424	\$3.77	3/30/26	136	New Dev
158 MERCER	158 Mercer Street	6B	\$13,500,000	\$13,500,000	0%	NA	NA	4,678	\$2,886	4.0	4.5	\$12,023	\$2.57	3/17/26	41	Resale Condo
1049 FIFTH	1049 Fifth Avenue	19B	\$13,500,000	\$13,500,000	0%	NA	NA	2,793	\$4,834	3.0	3.5	\$14,034	\$5.02	3/26/26	686	Resale Condo
2505 BROADWAY	2505 Broadway	PENTHOUSE	\$11,500,000	\$13,000,000	13%	NA	NA	4,103	\$3,168	4.0	4.5	\$16,225	\$3.95	3/27/26	332	New Dev
173 MACDOUGAL	173 MacDougal Street	5WE	\$12,900,000	\$12,900,000	0%	NA	NA	4,635	\$2,783	4.0	4.5	\$15,882	\$3.43	3/30/26	29	Resale Condo
16 FIFTH	Sixteen Fifth Avenue	9	\$14,500,000	\$12,750,000	-12%	NA	NA	3,727	\$3,421	4.0	4.5	\$12,249	\$3.29	3/9/26	125	New Dev
10 MADISON SQ W	10 Madison Square West	12D	\$12,450,000	\$12,450,000	0%	NA	NA	3,309	\$3,762	4.0	4.5	\$11,724	\$3.54	3/10/26	319	Resale Condo
500 W 18	One High Line	WEST_26C	\$11,075,000	\$11,295,000	2%	NA	NA	2,648	\$4,265	3.0	3.5	\$9,777	\$3.69	3/20/26	NA	New Dev
67 IRVING	67 Irving Place	10	\$10,650,000	\$11,200,000	5%	NA	NA	3,432	\$3,263	4.0	4.5	\$14,486	\$4.22	3/19/26	NA	New Dev
45 WARREN	45 Warren Street	PH	\$10,995,000	\$10,995,000	0%	NA	NA	4,450	\$2,471	5.0	4.5	\$7,449	\$1.67	3/3/26	13	Resale Condo
175 FIFTH	The Flatiron Building	6SOUTH	\$10,950,000	\$10,950,000	0%	NA	NA	3,054	\$3,585	3.0	3.0	\$11,331	\$3.71	3/29/26	38	New Dev
63 GREENE	63 Greene Street	PHA	\$11,500,000	\$10,900,000	-5%	NA	NA	3,597	\$3,030	4.0	4.0	\$12,568	\$3.49	3/24/26	311	Resale Condo
67 IRVING	67 Irving Place	9	\$10,350,000	\$10,850,000	5%	NA	NA	3,432	\$3,161	4.0	4.5	\$14,486	\$4.22	3/17/26	NA	New Dev
67 IRVING	67 Irving Place	8	\$10,150,000	\$10,650,000	5%	NA	NA	3,432	\$3,103	4.0	4.5	\$14,486	\$4.22	3/10/26	34	New Dev
1122 MADISON	1122 Madison Avenue	6SOUTH	\$9,950,000	\$10,425,000	5%	NA	NA	2,765	\$3,770	3.0	3.5	\$9,890	\$3.58	3/6/26	NA	New Dev
1122 MADISON	1122 Madison Avenue	5SOUTH	\$9,650,000	\$10,125,000	5%	NA	NA	2,765	\$3,662	3.0	3.5	\$9,890	\$3.58	3/6/26	NA	New Dev
820 PARK	820 Park Avenue	15	\$9,950,000	\$9,950,000	0%	NA	NA	NA	NA	3.0	3.5	\$14,724	NA	3/16/26	48	Resale Co-op
35 HUDSON YARDS	35 Hudson Yards	7801	\$17,775,000	\$8,950,000	-50%	NA	NA	3,848	\$2,326	4.0	4.5	\$15,370	\$3.99	3/23/26	963	New Dev
50 WEST	50 West Street	48CD	\$9,500,000	\$8,950,000	-6%	NA	NA	3,967	\$2,256	5.0	6.0	\$14,269	\$3.60	3/4/26	NA	Resale Condo
50 W 66	50 West 66th Street	4C	\$7,900,000	\$8,950,000	13%	NA	NA	3,223	\$2,777	4.0	4.5	\$8,316	\$2.58	3/26/26	291	New Dev
11 BEACH	11 Beach Street	8A	\$9,500,000	\$8,650,000	-9%	NA	NA	3,844	\$2,250	5.0	4.5	\$10,424	\$2.71	3/5/26	451	Resale Condo
115 CPW	The Majestic	10D	\$8,250,000	\$8,250,000	0%	NA	NA	NA	NA	3.0	2.5	\$7,957	NA	3/10/26	20	Resale Co-op
390 WEA	The Aphthorp	10D	\$8,750,000	\$7,995,000	-9%	NA	NA	3,238	\$2,469	4.0	4.5	\$9,054	\$2.80	3/20/26	319	Resale Condo
40 E 72	40 East 72nd Street	MAISONETTE	\$12,300,000	\$7,995,000	-35%	NA	NA	3,402	\$2,350	4.0	3.5	\$13,895	\$4.08	3/12/26	45	New Dev
550 PARK	550 Park Avenue	12E	\$9,500,000	\$7,900,000	-17%	NA	NA	NA	NA	5.0	4.5	\$13,509	NA	3/3/26	565	Resale Co-op
11 BEACH	11 Beach Street	THC	\$9,450,000	\$7,500,000	-21%	NA	NA	4,827	\$1,554	4.0	5.5	\$13,772	\$2.85	3/23/26	46	Resale Condo
500 W 18	One High Line	EAST_12B	\$7,250,000	\$7,250,000	0%	NA	NA	2,654	\$2,732	3.0	3.0	\$9,238	\$3.48	3/14/26	NA	New Dev
31 W 11	31 West 11th Street	PHB	\$7,250,000	\$7,250,000	0%	NA	NA	1,960	\$3,699	2.0	3.0	\$7,506	\$3.83	3/19/26	153	Resale Condo
115 CPW	The Majestic	9B	\$7,250,000	\$7,250,000	0%	NA	NA	3,000	\$2,417	4.0	4.5	\$13,384	\$4.46	3/14/26	NA	Resale Co-op
67 IRVING	67 Irving Place	4	\$6,950,000	\$7,200,000	4%	NA	NA	2,747	\$2,621	3.0	3.5	\$11,569	\$4.21	3/12/26	NA	New Dev
15 HUBERT	15 Hubert	PHB	\$6,995,000	\$6,995,000	0%	NA	NA	2,878	\$2,431	3.0	3.5	\$9,723	\$3.38	3/4/26	NA	Resale Condo
21 E 12	21 East 12th Street	19B	\$8,250,000	\$6,995,000	-15%	NA	NA	2,496	\$2,802	3.0	3.5	\$8,420	\$3.37	3/23/26	220	Resale Condo
24 E 21	Infinity Flats	PH	\$6,995,000	\$6,995,000	0%	NA	NA	4,109	\$1,702	4.0	4.5	\$11,823	\$2.88	3/17/26	15	Resale Condo
16 E 96	The Queenston	7B	\$6,995,000	\$6,995,000	0%	NA	NA	NA	NA	5.0	5.5	\$8,153	NA	3/4/26	20	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 Compass International Holdings.

The Corcoran Report

MARCH 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
515 PARK	515 Park Avenue	6A	\$7,495,000	\$6,995,000	-7%	NA	NA	2,520	\$2,776	3.0	3.5	\$6,934	\$2.75	3/19/26	192	Resale Condo
211 CPW	The Beresford	8E	\$8,400,000	\$6,995,000	-17%	NA	NA	2,914	\$2,400	3.0	3.0	\$8,363	\$2.87	3/5/26	476	Resale Co-op
325 W BROADWAY	Xoco 325	PHE	\$5,995,000	\$6,975,000	16%	NA	NA	2,083	\$3,349	1.0	2.5	\$8,337	\$4.00	3/31/26	78	New Dev
860 FIFTH	860 Fifth Avenue	9/10JK	\$6,950,000	\$6,950,000	0%	NA	NA	NA	NA	4.0	4.2	\$11,148	NA	3/20/26	143	Resale Co-op
7 E 17	7 East 17th Street	PHS	\$6,950,000	\$6,895,000	-1%	NA	NA	2,820	\$2,445	3.0	3.5	\$6,811	\$2.42	3/27/26	186	Resale Condo
430 E 58	Sutton Tower	55A	\$8,500,000	\$6,885,000	-19%	NA	NA	2,099	\$3,280	3.0	3.0	\$6,022	\$2.87	3/3/26	117	New Dev
910 FIFTH	910 Fifth Avenue	11BC	\$7,500,000	\$6,800,000	-9%	NA	NA	NA	NA	3.0	3.2	\$15,330	NA	3/26/26	401	Resale Co-op
212 W 72	212 West 72nd Street	11H	\$7,650,000	\$6,750,000	-12%	NA	NA	2,589	\$2,607	4.0	3.5	\$9,716	\$3.75	3/27/26	NA	New Dev
10 E 22	10 East 22nd Street	3/4	\$6,750,000	\$6,500,000	-4%	NA	NA	4,000	\$1,625	3.0	2.5	\$7,091	\$1.77	3/20/26	163	Resale Condo
923 FIFTH	923 Fifth Avenue	11/12E	\$6,995,000	\$6,500,000	-7%	NA	NA	3,048	\$2,133	3.0	3.5	\$7,305	\$2.40	3/9/26	256	Resale Condo
300 E 77	The Seville	5BC	\$6,995,000	\$6,495,000	-7%	NA	NA	4,100	\$1,584	5.0	4.5	\$10,742	\$2.62	3/5/26	175	Resale Condo
212 W 72	212 West 72nd Street	9H	\$7,500,000	\$6,495,000	-13%	NA	NA	2,589	\$2,509	4.0	3.5	\$9,687	\$3.74	3/20/26	800	New Dev
71 LAIGHT	The Sterling Mason	5F	\$6,400,000	\$6,400,000	0%	NA	NA	2,409	\$2,509	4.0	3.5	\$8,116	\$3.37	3/9/26	NA	Resale Condo
344 W 72	The Chatsworth	MAISA	\$6,350,000	\$6,350,000	0%	NA	NA	3,770	\$1,684	4.0	4.5	\$11,684	\$3.10	3/29/26	170	New Dev
286 SPRING	286 Spring Street	2	\$7,950,000	\$5,999,000	-25%	NA	NA	3,670	\$1,635	4.0	4.0	\$6,173	\$1.68	3/5/26	150	Resale Condo
111 MURRAY	111 Murray Street	43A	\$5,995,000	\$5,995,000	0%	NA	NA	1,926	\$3,113	3.0	3.5	\$6,267	\$3.25	3/3/26	28	Resale Condo
39 E 79	39 East 79th Street	11B	\$5,995,000	\$5,995,000	0%	NA	NA	2,772	\$2,163	4.0	3.0	\$6,383	\$2.30	3/4/26	NA	Resale Co-op
910 FIFTH	910 Fifth Avenue	15A	\$6,500,000	\$5,995,000	-8%	NA	NA	NA	NA	4.0	4.5	\$10,413	NA	3/23/26	175	Resale Co-op
90 EEA	90 East End Avenue	PH22	\$5,995,000	\$5,995,000	0%	NA	NA	3,700	\$1,620	5.0	6.0	\$13,969	\$3.78	3/20/26	28	Resale Condo
390 WEA	The Aphthorp	3L	\$5,995,000	\$5,995,000	0%	NA	NA	2,600	\$2,306	4.0	3.0	\$8,245	\$3.17	3/6/26	146	Resale Condo
535 WEA	535 West End Avenue	8B	\$7,990,000	\$5,990,000	-25%	NA	NA	3,744	\$1,600	4.0	5.5	\$15,299	\$4.09	3/12/26	330	Resale Condo
75 KENMARE	75 Kenmare Street	PHC	\$6,500,000	\$5,900,000	-9%	NA	NA	1,855	\$3,181	2.0	2.0	\$6,445	\$3.47	3/7/26	57	Resale Condo
15 RENWICK	The Renwick	TH3	\$5,795,000	\$5,795,000	0%	NA	NA	3,516	\$1,648	3.0	3.5	\$14,126	\$4.02	3/3/26	88	Resale Condo
50 WEST	50 West	30C	\$5,750,000	\$5,700,000	-1%	NA	NA	2,302	\$2,476	3.0	3.5	\$7,651	\$3.32	3/13/26	NA	New Dev
73 BLEECKER	73 Bleecker Street	2E	\$6,250,000	\$5,650,000	-10%	NA	NA	NA	NA	2.0	2.5	\$6,792	NA	3/3/26	44	Resale Co-op
1 CPW	One Central Park West	38C	\$5,650,000	\$5,650,000	0%	NA	NA	1,599	\$3,533	2.0	2.5	\$6,349	\$3.97	3/16/26	152	Resale Condo
100 GRAND	100 Grand Street	3	\$5,600,000	\$5,600,000	0%	NA	NA	2,800	\$2,000	2.0	2.0	\$4,800	\$1.71	3/19/26	14	Resale Co-op
250 W 96	250 West 96th Street	19C	\$5,525,000	\$5,525,000	0%	NA	NA	2,411	\$2,292	3.0	3.5	\$6,844	\$2.84	3/30/26	NA	New Dev
101 WARREN	101 Warren	2010	\$5,500,000	\$5,500,000	0%	NA	NA	2,372	\$2,319	3.0	3.5	\$8,349	\$3.52	3/2/26	52	Resale Condo
30 PARK	Four Seasons Private Residences	50D	\$5,999,000	\$5,500,000	-8%	NA	NA	2,265	\$2,428	3.0	3.5	\$10,380	\$4.58	3/9/26	53	Resale Condo
2 RIVER	Riverhouse	15RI	\$5,500,000	\$5,500,000	0%	NA	NA	2,156	\$2,551	3.0	3.0	\$6,912	\$3.21	3/2/26	31	Resale Condo
1133 FIFTH	1133 Fifth Avenue	7A	\$5,500,000	\$5,500,000	0%	NA	NA	2,800	\$1,964	3.0	2.5	\$10,691	\$3.82	3/4/26	99	Resale Co-op
1220 PARK	1220 Park Avenue	6/7C	\$5,495,000	\$5,495,000	0%	NA	NA	NA	NA	4.0	4.5	\$8,885	NA	3/3/26	176	Resale Co-op
129 E 69	129 East 69th Street	8/9A	\$5,495,000	\$5,495,000	0%	NA	NA	3,100	\$1,773	4.0	3.5	\$8,043	\$2.59	3/31/26	62	Resale Co-op
35 BOND	35 Bond Street	5	\$5,475,000	\$5,475,000	0%	NA	NA	3,200	\$1,711	2.0	1.0	\$2,000	\$0.63	3/2/26	392	Resale Co-op
150 CHARLES	150 Charles Street	3FS	\$5,395,000	\$5,395,000	0%	NA	NA	1,414	\$3,815	2.0	2.0	\$5,965	\$4.22	3/23/26	125	Resale Condo
115 E 67	Millan House	7D/8D	\$5,375,000	\$5,375,000	0%	NA	NA	3,000	\$1,792	4.0	3.5	\$19,376	\$6.46	3/2/26	348	Resale Co-op
100 BARCLAY	100 Barclay Street	24C	\$6,395,000	\$5,350,000	-16%	NA	NA	2,712	\$1,973	3.0	4.0	\$9,463	\$3.49	3/30/26	342	Resale Condo
785 FIFTH	The Parc V	14A	\$5,850,000	\$5,350,000	-9%	NA	NA	NA	NA	2.0	4.5	\$10,547	NA	3/30/26	186	Resale Co-op
2 FIFTH	2 Fifth Avenue	14R	\$5,295,000	\$5,295,000	0%	NA	NA	NA	NA	2.0	3.0	\$6,088	NA	3/4/26	36	Resale Co-op
250 WEST	250 West Street	8H	\$5,750,000	\$5,295,000	-8%	NA	NA	1,884	\$2,811	2.0	2.5	\$4,503	\$2.39	3/18/26	131	Resale Condo
100 HUDSON	100 Hudson Street	7BC	\$5,250,000	\$5,250,000	0%	NA	NA	NA	NA	3.0	2.5	\$5,132	NA	3/30/26	NA	Resale Co-op
35 W 15	35XV	13C	\$5,850,000	\$5,250,000	-10%	NA	NA	2,387	\$2,199	3.0	3.5	\$7,577	\$3.17	3/24/26	200	Resale Condo
100 CLAREMONT	Claremont Hall	39B	\$4,650,000	\$5,150,000	11%	NA	NA	2,144	\$2,402	3.0	3.5	\$6,264	\$2.92	3/25/26	502	New Dev
580 PARK	580 Park Avenue	11A	\$5,700,000	\$5,000,000	-12%	NA	NA	NA	NA	4.0	3.0	\$9,822	NA	3/20/26	179	Resale Co-op
Total / Average		95	\$10,760,253	\$10,425,832	-3%	NA	NA	3,487	\$3,161	3.7	4.0	\$11,571	\$3.40		217	

Note: Eighty Clarkson is not disclosing contract activity, although it is reportedly over 50% sold. 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

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.

