

The Corcoran Report

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

Contracts Signed¹

90

-5% VS. MAY 2025
+5% VS. APRIL 2026

Manhattan contracts above \$5M declined 5% year-over-year to 90 deals but rose 5% from April. Despite the annual decline, activity was 10% above the May ten-year average. New development contracts were flat year-over-year, resale condo sales increased 8%, and co-op sales fell 28% annually.

Active Listings²

874

-8% VS. MAY 2025
+1% VS. APRIL 2026

Active listings above \$5M fell 8% year-over-year to 874 units, the 22nd consecutive annual decline and the lowest May level in 12 years. Inventory declined across all product types and submarkets except the Upper East Side, which posted a 3% annual gain, and Financial District/Battery Park City, which was flat.

Days on Market³

131

-42% VS. MAY 2025
-10% VS. APRIL 2026

Average days on market fell 42% year-over-year (approximately three months) to 131 days. All product types and price ranges posted double-digit annual declines. The overall annual drop reflected a lower share of contracts with marketing timelines exceeding one year compared to a year ago.

Average PPSF⁴

\$2,755

-4% VS. MAY 2025
-12% VS. APRIL 2026

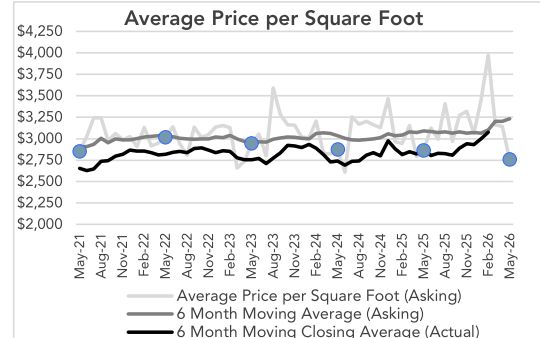
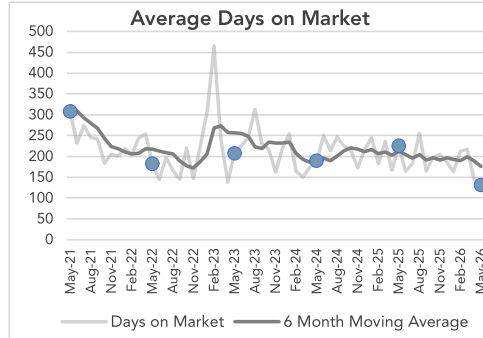
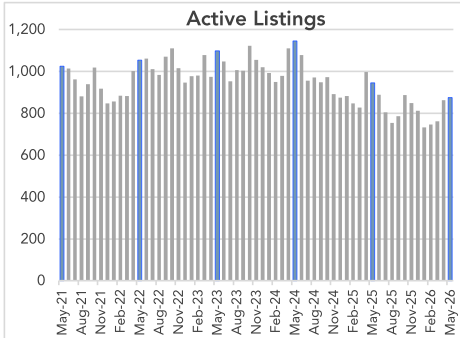
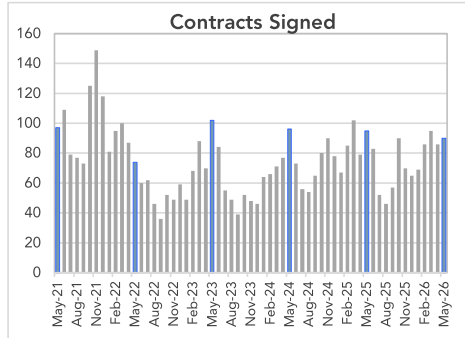
Contracts signed in May averaged \$2,775 per square foot, down 4% year-over-year and 12% below April 2026. The annual decline was driven by a lower share of contracts signed above \$3,000 per square foot compared to a year ago

Submarket	2026	2025	Y/Y
Upper Manhattan	0	0	NA
Upper West Side	17	19	-11%
Upper East Side	25	26	-4%
Midtown	9	3	200%
Downtown	38	47	-19%
Financial District/BPC	1	0	NA
Product Type	2026	2025	Y/Y
New Dev	30	30	0%
Resale Condo	39	36	8%
Resale Co-op	21	29	-28%
Price Range	2026	2025	Y/Y
\$5M to \$10M	62	70	-11%
\$10M to \$20M	25	21	19%
\$20M to \$30M	3	4	-25%
Over \$30M	0	0	NA

Submarket	2026	2025	Y/Y
Upper Manhattan	1	2	-50%
Upper West Side	143	156	-8%
Upper East Side	231	225	3%
Midtown	188	192	-2%
Downtown	291	350	-17%
Financial District/BPC	20	20	0%
Product Type	2026	2025	Y/Y
New Dev	191	238	-20%
Resale Condo	483	502	-4%
Resale Co-op	200	205	-2%
Price Range	2026	2025	Y/Y
\$5M to \$10M	544	628	-13%
\$10M to \$20M	221	208	6%
\$20M to \$30M	60	68	-12%
Over \$30M	49	41	20%

Submarket	2026	2025	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	249	174	43%
Upper East Side	93	288	-68%
Midtown	304	NA	NA
Downtown	96	206	-53%
Financial District/BPC	329	NA	NA
Product Type	2026	2025	Y/Y
New Dev	264	367	-28%
Resale Condo	110	148	-26%
Resale Co-op	59	221	-73%
Price Range	2026	2025	Y/Y
\$5M to \$10M	118	192	-39%
\$10M to \$20M	176	246	-28%
\$20M to \$30M	47	662	-93%
Over \$30M	NA	NA	NA

Submarket	2026	2025	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	\$2,768	\$2,532	9%
Upper East Side	\$2,431	\$2,986	-19%
Midtown	\$3,109	\$2,912	7%
Downtown	\$2,856	\$2,930	-3%
Financial District/BPC	\$2,505	NA	NA
Product Type	2026	2025	Y/Y
New Dev	\$3,287	\$3,059	7%
Resale Condo	\$2,483	\$2,657	-7%
Resale Co-op	\$2,368	\$2,933	-19%
Price Range	2026	2025	Y/Y
\$5M to \$10M	\$2,287	\$2,429	-6%
\$10M to \$20M	\$3,243	\$3,502	-7%
\$20M to \$30M	\$3,667	\$4,009	-9%
Over \$30M	NA	NA	NA



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 February 20, 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. 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. 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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MAY 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
Contracts Signed																
255 E 77	255 East 77th Street	PHA	\$25,000,000	\$25,770,000	3%	NA	NA	5,932	\$4,344	7.0	7.5	\$17,644	\$2.97	5/13/26	65	New Dev
740 PARK	740 Park Avenue	6/7D	\$24,000,000	\$22,000,000	-8%	NA	NA	7,348	\$2,994	5.0	5.5	\$25,248	\$3.44	5/18/26	62	Resale Co-op
150 CHARLES	150 Charles	M10	\$21,500,000	\$21,500,000	0%	NA	NA	5,612	\$3,831	4.0	4.5	\$16,806	\$2.99	5/26/26	15	Resale Condo
65 W 13	The Greenwich	PHD	\$18,500,000	\$17,750,000	-4%	NA	NA	4,689	\$3,785	3.0	3.0	\$16,241	\$3.46	5/28/26	16	Resale Condo
175 FIFTH	The Flatiron Building	8NORTH	\$17,625,000	\$17,625,000	0%	NA	NA	3,889	\$4,532	4.0	4.5	\$14,571	\$3.75	5/8/26	NA	New Dev
50 W 66	50 West 66th Street	41W	\$16,700,000	\$16,700,000	0%	NA	NA	2,816	\$5,930	3.0	3.5	\$8,685	\$3.08	5/18/26	853	New Dev
993 FIFTH	993 Fifth Avenue	4	\$19,250,000	\$15,250,000	-21%	NA	NA	5,000	\$3,050	6.0	6.5	\$14,530	\$2.91	5/8/26	16	Resale Co-op
211 W 84	The Henry	5A	\$15,150,000	\$15,225,000	0%	NA	NA	4,962	\$3,068	5.0	5.5	\$14,580	\$2.94	5/7/26	520	New Dev
143 READE	Artisan Lofts	PH1	\$18,995,000	\$14,900,000	-22%	NA	NA	4,647	\$3,206	5.0	5.5	\$8,617	\$1.85	5/29/26	114	Resale Condo
146 CPW	San Remo	10E	\$14,750,000	\$14,750,000	0%	NA	NA	4,200	\$3,512	4.0	4.5	\$12,294	\$2.93	5/22/26	25	Resale Co-op
500 W 18	One High Line	WEST_23D	\$14,325,000	\$14,610,000	2%	NA	NA	4,004	\$3,649	4.0	4.5	\$14,581	\$3.64	5/12/26	721	New Dev
857 FIFTH	857 Fifth Avenue	8	\$14,500,000	\$14,500,000	0%	NA	NA	NA	NA	3.0	4.5	\$17,164	NA	5/7/26	77	Resale Co-op
126 E 57	Malabar Residences	PH2B	\$13,500,000	\$13,500,000	0%	NA	NA	2,992	\$4,512	3.0	3.5	\$10,534	\$3.52	5/1/26	NA	New Dev
76 CROSBY	76 Crosby Street	4	\$13,495,000	\$13,495,000	0%	NA	NA	5,262	\$2,565	4.0	4.0	\$14,579	\$2.77	5/1/26	22	Resale Condo
211 W 84	The Henry	14WEST	\$12,800,000	\$13,120,000	3%	NA	NA	3,811	\$3,443	5.0	5.5	\$11,198	\$2.94	5/8/26	NA	New Dev
100 BARCLAY	100 Barclay Street	21AD	\$15,995,000	\$12,995,000	-19%	NA	NA	5,317	\$2,444	5.0	4.5	\$17,801	\$3.35	5/26/26	68	Resale Condo
118 W 13	The Katharine	3	\$12,995,000	\$12,995,000	0%	NA	NA	3,475	\$3,740	4.0	4.5	\$17,291	\$4.98	5/4/26	NA	Resale Condo
211 W 84	The Henry	11WEST	\$12,400,000	\$12,600,000	2%	NA	NA	3,811	\$3,306	5.0	5.5	\$11,198	\$2.94	5/19/26	201	New Dev
16 FIFTH	Sixteen Fifth Avenue	8	\$14,000,000	\$12,500,000	-11%	NA	NA	3,727	\$3,354	3.0	4.5	\$12,249	\$3.29	5/5/26	NA	New Dev
160 LEROY	160 Leroy	10BN	\$12,000,000	\$12,000,000	0%	NA	NA	2,792	\$4,298	4.0	4.5	\$11,276	\$4.04	5/4/26	28	Resale Condo
781 FIFTH	Sherry Netherland	18	\$32,500,000	\$12,000,000	-63%	NA	NA	7,000	\$1,714	6.0	7.5	\$85,654	\$12.24	5/7/26	337	Resale Co-op
83 THOMPSON	Spring + Thompson	5	\$14,850,000	\$11,995,000	-19%	NA	NA	3,323	\$3,610	4.0	4.5	\$11,686	\$3.52	5/7/26	196	New Dev
175 FIFTH	The Flatiron Building	4SOUTH	\$11,650,000	\$11,750,000	1%	NA	NA	3,095	\$3,796	3.0	3.0	\$11,370	\$3.67	5/22/26	46	New Dev
500 W 18	One High Line	WEST_20C	\$11,200,000	\$11,200,000	0%	NA	NA	2,770	\$4,043	4.0	4.5	\$9,940	\$3.59	5/7/26	NA	New Dev
23 E 22	One Madison	TH2	\$12,750,000	\$10,500,000	-18%	NA	NA	4,566	\$2,300	4.0	4.5	\$14,092	\$3.09	5/19/26	48	Resale Condo
17 E 12	17 E 12th Street	3	\$10,500,000	\$10,500,000	0%	NA	NA	4,514	\$2,326	4.0	5.0	\$13,068	\$2.89	5/30/26	18	Resale Condo
408 GREENWICH	408 Greenwich Street	4	\$10,250,000	\$10,250,000	0%	NA	NA	3,457	\$2,965	4.0	3.5	\$8,571	\$2.48	5/14/26	2	Resale Condo
12 E 88	12 East 88th Street	PH12A	\$10,000,000	\$10,000,000	0%	NA	NA	4,000	\$2,500	5.0	4.5	\$13,625	\$3.41	5/21/26	45	Resale Condo
221 W 77	221 West 77th Street	16	\$11,500,000	\$9,800,000	-15%	NA	NA	3,300	\$2,970	5.0	4.5	\$11,750	\$3.56	5/6/26	363	Resale Condo
1155 PARK	1155 Park Avenue	10SW	\$9,750,000	\$9,750,000	0%	NA	NA	NA	NA	5.0	4.5	\$12,581	NA	5/11/26	20	Resale Co-op
220 E 9	220 East 9th Street	PHB	\$9,495,000	\$9,750,000	3%	NA	NA	2,943	\$3,313	4.0	3.5	\$10,939	\$3.72	5/19/26	NA	New Dev
1289 LEXINGTON	1289 Lexington Avenue	17A	\$12,125,000	\$9,000,000	-26%	NA	NA	3,609	\$2,494	5.0	5.5	\$11,677	\$3.24	5/15/26	177	New Dev
35 HUDSON YARDS	35 Hudson Yards	7301	\$17,525,000	\$8,950,000	-49%	NA	NA	3,848	\$2,326	4.0	4.5	\$15,437	\$4.01	5/18/26	25	New Dev
217 W 57	Central Park Tower	70N	\$10,500,000	\$8,800,000	-16%	NA	NA	1,435	\$6,132	2.0	2.5	\$5,842	\$4.07	5/11/26	47	New Dev
610 PARK	The Mayfair Regent	10E	\$11,500,000	\$8,350,000	-27%	NA	NA	3,195	\$2,613	4.0	4.5	\$10,353	\$3.24	5/23/26	246	Resale Condo
525 W 22	The Spears Building	PHD	\$9,450,000	\$7,995,000	-15%	NA	NA	4,022	\$1,988	4.0	2.0	\$12,398	\$3.08	5/1/26	92	Resale Condo
799 PARK	799 Park Avenue	19BC/20B	\$10,800,000	\$7,995,000	-26%	NA	NA	5,200	\$1,538	4.0	4.5	\$18,310	\$3.52	5/21/26	20	Resale Co-op
200 E 83	200 East 83rd Street	30B	\$8,960,000	\$7,895,000	-12%	NA	NA	2,263	\$3,489	3.0	3.5	\$7,437	\$3.29	5/27/26	173	Resale Condo
52 W 9	52 West 9th Street	PH	\$9,000,000	\$7,800,000	-13%	NA	NA	NA	NA	4.0	4.0	\$4,600	NA	5/20/26	113	Resale Co-op
56 LEONARD	56 Leonard	32AE	\$7,650,000	\$7,650,000	0%	NA	NA	2,175	\$3,517	3.0	3.5	\$6,608	\$3.04	5/21/26	56	Resale Condo
34 PRINCE	34 Prince Street	3B	\$7,500,000	\$7,500,000	0%	NA	NA	2,616	\$2,867	4.0	3.5	\$9,838	\$3.76	5/13/26	29	Resale Condo
15 E 26	15 Madison Square North	PHC	\$7,495,000	\$7,495,000	0%	NA	NA	2,996	\$2,502	4.0	5.0	\$11,120	\$3.71	5/12/26	64	Resale Condo
33 E 70	33 East 70th Street	5E	\$7,495,000	\$7,495,000	0%	NA	NA	NA	NA	4.0	4.0	\$8,801	NA	5/1/26	18	Resale Co-op
138 E 50	The Centrale	69	\$12,750,000	\$7,195,000	-44%	NA	NA	2,705	\$2,660	3.0	3.0	\$15,944	\$5.89	5/27/26	NA	New Dev
300 E 77	The Seville	27/28B	\$7,995,000	\$7,000,000	-12%	NA	NA	4,254	\$1,646	5.0	4.5	\$10,866	\$2.55	5/13/26	229	Resale Condo
1095 PARK	1095 Park Avenue	15D	\$6,995,000	\$6,995,000	0%	NA	NA	NA	NA	3.0	3.5	\$8,311	NA	5/28/26	49	Resale Co-op
2373 BROADWAY	The Boulevard	1706	\$6,995,000	\$6,995,000	0%	NA	NA	4,606	\$1,519	5.0	4.5	\$9,995	\$2.17	5/14/26	91	Resale Co-op
138 E 50	The Centrale	63	\$11,250,000	\$6,895,000	-39%	NA	NA	2,777	\$2,483	4.0	4.0	\$11,654	\$4.20	5/14/26	NA	New Dev
408 E 79	Arcadia	PHB	\$6,800,000	\$6,800,000	0%	NA	NA	3,562	\$1,909	5.0	5.5	\$13,713	\$3.85	5/1/26	50	Resale Condo
950 PARK	950 Park Avenue	5A	\$6,800,000	\$6,800,000	0%	NA	NA	NA	NA	2.0	2.5	\$8,958	NA	5/28/26	27	Resale Co-op
100 W 80	The Orleans	5B	\$7,495,000	\$6,500,000	-13%	NA	NA	2,703	\$2,405	4.0	3.5	\$7,631	\$2.82	5/5/26	27	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
303 PARK	Waldorf Astoria Residences New York	3911	\$6,500,000	\$6,500,000	0%	NA	NA	1,804	\$3,603	2.0	2.5	\$9,865	\$5.47	5/12/26	NA	New Dev
137 RSD	The Clarendon	12B	\$8,750,000	\$6,495,000	-26%	NA	NA	NA	NA	4.0	4.0	\$11,380	NA	5/27/26	93	Resale Co-op
35 HUDSON YARDS	35 Hudson Yards	8402	\$12,725,000	\$6,450,000	-49%	NA	NA	2,656	\$2,428	3.0	3.5	\$10,745	\$4.05	5/28/26	279	New Dev
35 HUDSON YARDS	35 Hudson Yards	8602	\$12,825,000	\$6,450,000	-50%	NA	NA	2,656	\$2,428	3.0	3.5	\$8,805	\$3.32	5/22/26	NA	New Dev
130 WILLIAM	130 William Street	50A	\$6,445,990	\$6,250,000	-3%	NA	NA	2,495	\$2,505	4.0	4.5	\$7,310	\$2.93	5/27/26	329	New Dev
415 GREENWICH	Tribeca Summit	5C	\$6,250,000	\$6,250,000	0%	NA	NA	2,279	\$2,742	3.0	3.5	\$5,435	\$2.38	5/1/26	NA	Resale Condo
45 E 82	45 East 82nd Street	10E	\$6,250,000	\$6,250,000	0%	NA	NA	NA	NA	4.0	3.0	\$8,671	NA	5/7/26	66	Resale Co-op
595 WEA	595 West End Avenue	14	\$6,250,000	\$6,250,000	0%	NA	NA	3,550	\$1,761	5.0	4.0	\$9,359	\$2.64	5/4/26	69	Resale Condo
303 PARK	Waldorf Astoria Residences New York	3511	\$6,000,000	\$6,200,000	3%	NA	NA	1,731	\$3,582	2.0	2.5	\$9,556	\$5.52	5/19/26	NA	New Dev
514 W 24	The Fitzroy	6E	\$6,200,000	\$6,200,000	0%	NA	NA	2,283	\$2,716	2.0	2.5	\$8,515	\$3.73	5/13/26	20	Resale Condo
141 E 88	Philip House	M1	\$6,500,000	\$6,195,000	-5%	NA	NA	3,253	\$1,904	4.0	3.5	\$10,241	\$3.15	5/7/26	234	Resale Condo
303 PARK	Waldorf Astoria Residences New York	2128	\$6,150,000	\$6,150,000	0%	NA	NA	1,583	\$3,885	2.0	2.5	\$8,657	\$5.47	5/28/26	NA	New Dev
45 E 89	45 East 89th Street	22AB	\$6,100,000	\$6,200,000	0%	NA	NA	NA	NA	4.0	3.5	\$8,926	NA	5/6/26	28	Resale Co-op
161 HUDSON	161 Hudson Street	4B	\$6,250,000	\$5,998,000	-4%	NA	NA	2,634	\$2,277	4.0	3.5	\$5,275	\$2.00	5/19/26	188	Resale Condo
1220 PARK	1220 Park Avenue	12B	\$6,750,000	\$5,995,000	-11%	NA	NA	NA	NA	5.0	4.0	\$12,197	NA	5/19/26	21	Resale Co-op
15 W 96	Fifteen: 15 West 96th Street	10	\$8,855,000	\$5,995,000	-32%	NA	NA	3,542	\$1,693	4.0	4.0	\$11,149	\$3.15	5/29/26	450	New Dev
225 W 86	The Belnord	117	\$6,330,000	\$5,995,000	-5%	NA	NA	2,219	\$2,702	3.0	3.5	\$6,008	\$2.71	5/29/26	NA	New Dev
15 HUDSON YARDS	Fifteen Hudson Yards	65B	\$7,915,000	\$5,950,000	-25%	NA	NA	2,324	\$2,560	2.0	2.5	\$7,012	\$3.02	5/18/26	68	New Dev
15 W 96	Fifteen: 15 West 96th Street	19	\$7,184,700	\$5,950,000	-17%	NA	NA	2,662	\$2,235	3.0	3.0	\$9,047	\$3.40	5/28/26	224	New Dev
720 WEA	720 West End Avenue	12A	\$6,800,000	\$5,900,000	-13%	NA	NA	2,770	\$2,130	4.0	4.5	\$9,982	\$3.60	5/15/26	NA	New Dev
35 HUDSON YARDS	35 Hudson Yards	5604	\$9,825,000	\$5,895,000	-40%	NA	NA	2,652	\$2,223	3.0	3.5	\$10,134	\$3.82	5/22/26	24	New Dev
35 W 15	35XV	15A	\$5,850,000	\$5,850,000	0%	NA	NA	2,324	\$2,517	3.0	3.5	\$7,356	\$3.17	5/7/26	NA	Resale Condo
950 PARK	950 Park Avenue	2A	\$5,700,000	\$5,700,000	0%	NA	NA	NA	NA	3.0	3.0	\$7,263	NA	5/15/26	11	Resale Co-op
11 BEACH	11 Beach Street	5B	\$5,900,000	\$5,690,000	-4%	NA	NA	2,361	\$2,410	3.0	3.5	\$6,295	\$2.67	5/4/26	63	Resale Condo
876 PARK	876 Park Avenue	9N	\$5,600,000	\$5,600,000	0%	NA	NA	NA	NA	3.0	3.0	\$8,349	NA	5/7/26	10	Resale Co-op
565 BROOME	565 Broome Soho	N12E	\$5,500,000	\$5,500,000	0%	NA	NA	2,302	\$2,389	3.0	3.5	\$9,362	\$4.07	5/13/26	51	Resale Condo
81 WALKER	81 Walker Street	PH	\$5,500,000	\$5,500,000	0%	NA	NA	3,625	\$1,517	2.0	2.5	\$5,301	\$1.46	5/6/26	15	Resale Condo
845 UNP	845 United Nations Plaza	82A	\$5,800,000	\$5,500,000	-5%	NA	NA	2,500	\$2,200	3.0	3.0	\$9,844	\$3.94	5/14/26	561	Resale Condo
1155 PARK	1155 Park Avenue	PH	\$5,500,000	\$5,500,000	0%	NA	NA	NA	NA	2.0	3.5	\$8,026	NA	5/29/26	21	Resale Co-op
270 BROADWAY	Tower 270	16D	\$6,380,000	\$5,498,000	-14%	NA	NA	4,021	\$1,367	4.0	3.5	\$9,439	\$2.35	5/28/26	49	Resale Condo
90 EEA	90 East End Avenue	8A	\$5,495,000	\$5,495,000	0%	NA	NA	3,126	\$1,758	3.0	3.5	\$10,506	\$3.36	5/12/26	77	Resale Condo
310 WEA	310 West End Avenue	4B	\$5,695,000	\$5,450,000	-4%	NA	NA	NA	NA	4.0	3.5	\$7,695	NA	5/25/26	69	Resale Co-op
200 AMSTERDAM	200 Amsterdam	11C	\$5,800,000	\$5,400,000	-7%	NA	NA	2,437	\$2,216	3.0	3.5	\$8,667	\$3.56	5/22/26	NA	Resale Condo
426 W 58	426 West 58th Street	PH5	\$6,995,000	\$5,200,000	-26%	NA	NA	3,680	\$1,413	3.0	2.5	\$10,937	\$2.97	5/18/26	NA	Resale Condo
43 WOOSTER	43 Wooster Street	2W	\$5,200,000	\$5,200,000	0%	NA	NA	2,000	\$2,600	2.0	2.0	\$4,769	\$2.38	5/19/26	28	Resale Condo
101 WARREN	101 Warren	2420	\$5,199,995	\$5,199,995	0%	NA	NA	2,200	\$2,364	3.0	3.0	\$7,205	\$3.27	5/2/26	29	Resale Condo
344 W 72	The Chatsworth	TH2	\$5,150,000	\$5,150,000	0%	NA	NA	NA	NA	3.0	4.0	\$11,113	NA	5/8/26	NA	Resale Co-op
201 E 80	The Richmond	19THFLOOR	\$7,500,000	\$5,100,000	-32%	NA	NA	3,500	\$1,457	4.0	5.0	\$9,431	\$2.69	5/13/26	246	Resale Condo
16 WARREN	16 Warren Street	PH	\$4,500,000	\$5,000,000	11%	NA	NA	3,381	\$1,479	3.0	3.5	\$8,229	\$2.43	5/18/26	405	Resale Condo
Total / Average		90	\$10,212,508	\$9,003,733	-12%	NA	NA	3,410	\$2,755	3.7	3.9	\$11,532	\$3.49		131	

Note: Eighty Clarkson is not disclosing contract activity, although it is reportedly over 50% sold. No estimate is included in this report of Eighty Clarkson's sales.

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.

