

The Corcoran Report

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

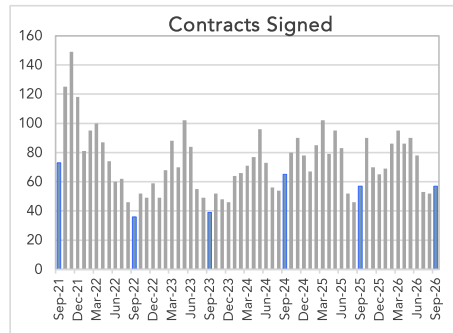
Contracts Signed¹

57

0% VS. SEPTEMBER 2025
+10% VS. AUGUST 2026

Manhattan contracts above \$5M were flat year-over-year but 18% above the ten-year September average. By product type, resale condo sales declined 15% year-over-year (four fewer sales), while resale co-op sales increased 30% (up three sales). New development was essentially flat, up one contract versus 2025. Contracts above \$20M more than doubled year-over-year, tying July for the third strongest month for this price range in 2026.

Submarket	2026	2025	Y/Y
Upper Manhattan	0	0	NA
Upper West Side	8	7	14%
Upper East Side	8	15	-47%
Midtown	6	6	0%
Downtown	33	27	22%
Financial District/BPC	2	2	0%
Product Type	2026	2025	Y/Y
New Dev	21	20	5%
Resale Condo	23	27	-15%
Resale Co-op	13	10	30%
Price Range	2026	2025	Y/Y
\$5M to \$10M	42	47	-11%
\$10M to \$20M	10	8	25%
\$20M to \$30M	4	2	100%
Over \$30M	1	0	NA



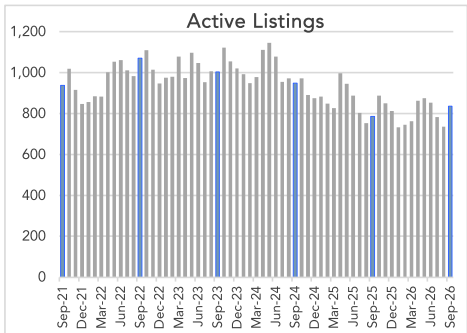
Active Listings²

836

+6% VS. SEPTEMBER 2025
+13% VS. AUGUST 2026

Active listings above \$5M rose 6% year-over-year to 836 units, the first annual increase since June 2024. Despite the annual increase, inventory above \$5M sits 16% below the ten-year September average. New development was the only product type to post a year-over-year decline, down 18%. All price segments experienced year-over-year gains in active listings. In addition, this was the largest August to September monthly increase since 2020.

Submarket	2026	2025	Y/Y
Upper Manhattan	2	3	-33%
Upper West Side	194	194	0%
Upper East Side	219	211	4%
Midtown	102	98	4%
Downtown	299	268	12%
Financial District/BPC	20	12	67%
Product Type	2026	2025	Y/Y
New Dev	193	234	-18%
Resale Condo	467	392	19%
Resale Co-op	176	160	10%
Price Range	2026	2025	Y/Y
\$5M to \$10M	523	515	2%
\$10M to \$20M	204	180	13%
\$20M to \$30M	60	53	13%
Over \$30M	49	38	29%



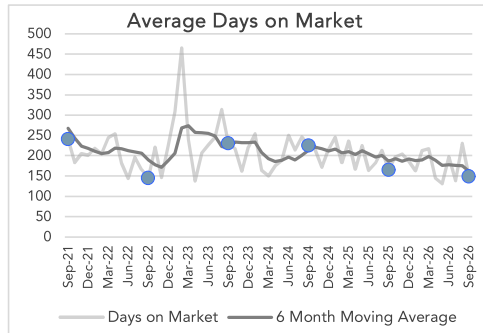
Days on Market³

149

-10% VS. SEPTEMBER 2025
-35% VS. AUGUST 2026

Average days on market fell 10% year-over-year (about two weeks) to 149 days, 30% below the ten-year September average. The annual decline was driven by a greater share of resale condo sales with marketing timelines under one year versus a year ago.

Submarket	2026	2025	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	127	143	-11%
Upper East Side	175	125	40%
Midtown	304	248	22%
Downtown	116	173	-33%
Financial District/BPC	NA	336	NA
Product Type	2026	2025	Y/Y
New Dev	347	223	56%
Resale Condo	106	165	-36%
Resale Co-op	138	113	22%
Price Range	2026	2025	Y/Y
\$5M to \$10M	150	170	-12%
\$10M to \$20M	178	110	62%
\$20M to \$30M	132	220	-40%
Over \$30M	18	NA	NA



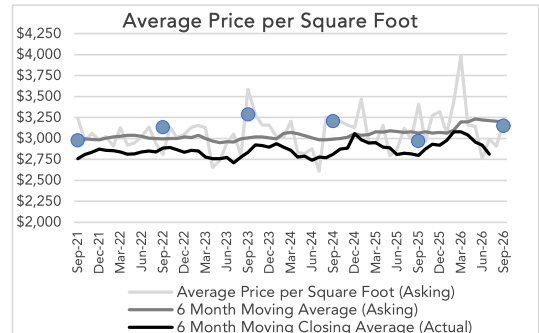
Average PPSF⁴

\$3,149

+6% VS. SEPTEMBER 2025
-1% VS. AUGUST 2026

Contracts signed in September asked \$3,149 per square foot on average, up 6% year-over-year. This was the first annual percentage increase since April 2026. The overall increase this month was driven by a greater number of sales above \$4,000 per square foot. The resale condo average was skewed higher by a contract at 70 Vestry asking \$7,807 per square foot. Excluding this deal, the overall average was \$3,026 per square foot and the resale condo average was \$2,804 per square foot.

Submarket	2026	2025	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	\$3,280	\$2,574	27%
Upper East Side	\$2,848	\$2,671	7%
Midtown	\$4,097	\$4,145	-1%
Downtown	\$3,067	\$2,849	8%
Financial District/BPC	\$2,831	\$3,466	-18%
Product Type	2026	2025	Y/Y
New Dev	\$3,576	\$3,385	6%
Resale Condo	\$3,094	\$2,724	14%
Resale Co-op	\$2,469	\$2,507	-2%
Price Range	2026	2025	Y/Y
\$5M to \$10M	\$2,506	\$2,576	-3%
\$10M to \$20M	\$3,407	\$3,733	-9%
\$20M to \$30M	\$5,249	\$5,993	-12%
Over \$30M	\$7,807	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. 1.2. 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. 1.3. Only reflects units that were listed for more than one day prior to being marked as contract signed. 1.4. Price figures based on a blend of actual sale prices for closed units and last asking prices for contracts reported signed. 1. 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. 1. 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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SEPTEMBER 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>Closed</i>																
217 W 57	Central Park Tower	84W	\$14,900,000	\$15,900,000	7%	\$14,900,000	-6%	3,073	\$4,849	3.0	3.5	\$13,587	\$4.42	9/14/26	446	New Dev
<i>Contracts Signed</i>																
70 VESTRY	70 Vestry	9S	\$34,000,000	\$34,000,000	0%	NA	NA	4,355	\$7,807	4.0	4.5	\$20,697	\$4.75	9/28/26	18	Resale Condo
211 W 84	The Henry	PHWEST	\$25,250,000	\$26,880,000	6%	NA	NA	4,853	\$5,539	5.0	5.0	\$15,478	\$3.19	9/18/26	NA	New Dev
175 FIFTH	The Flatiron Building	19NORTH	\$25,500,000	\$25,500,000	0%	NA	NA	4,575	\$5,574	4.0	4.5	\$17,978	\$3.93	9/16/26	NA	New Dev
20 W 53	Baccarat Hotel & Residences	18B/C	\$24,995,000	\$24,995,000	0%	NA	NA	4,600	\$5,434	5.0	7.0	\$19,869	\$4.32	9/18/26	142	Resale Condo
2 E 70	2 East 70th Street	MAISONETTE	\$22,500,000	\$22,500,000	0%	NA	NA	5,000	\$4,500	4.0	4.5	\$18,298	\$3.66	9/10/26	121	Resale Co-op
250 WEST	250 West Street	9JK	\$15,000,000	\$15,000,000	0%	NA	NA	4,100	\$3,659	4.0	3.5	\$10,344	\$2.52	9/18/26	4	Resale Condo
32 E 64	The Verona	9W	\$15,500,000	\$14,500,000	-6%	NA	NA	4,080	\$3,554	5.0	4.5	\$30,346	\$7.44	9/24/26	336	Resale Co-op
37 WARREN	Warren Lofts	PHCD	\$14,995,000	\$13,250,000	-12%	NA	NA	5,499	\$2,410	4.0	5.5	\$20,024	\$3.64	9/22/26	7	Resale Condo
251 W 91	The Westly	15A	\$13,500,000	\$11,995,000	-11%	NA	NA	3,444	\$3,483	5.0	4.5	\$16,828	\$4.89	9/25/26	NA	New Dev
176 PERRY	176 Perry Street	4S	\$10,995,000	\$10,995,000	0%	NA	NA	3,590	\$3,063	3.0	2.5	\$19,969	\$5.56	9/15/26	96	Resale Condo
155 W 11	The Greenwich Lane	12B	\$9,999,000	\$9,999,000	0%	NA	NA	2,203	\$4,539	2.0	2.5	\$10,283	\$4.67	9/28/26	17	Resale Condo
15 HUDSON YARDS	Fifteen Hudson Yards	PH87B	\$12,950,000	\$9,895,000	-24%	NA	NA	3,128	\$3,163	4.0	4.5	\$9,906	\$3.17	9/1/26	NA	New Dev
45 WALKER	45 Walker Street	4	\$9,850,000	\$9,850,000	0%	NA	NA	4,781	\$2,060	4.0	4.0	\$8,336	\$1.74	9/29/26	43	Resale Condo
44 W 8	44 West 8th Street	3	\$9,750,000	\$9,750,000	0%	NA	NA	3,255	\$2,995	4.0	3.5	\$15,054	\$4.62	9/17/26	NA	New Dev
285 LAFAYETTE	285 Lafayette Street	5D	\$9,745,000	\$9,745,000	0%	NA	NA	3,365	\$2,896	3.0	2.5	\$9,882	\$2.94	9/15/26	29	Resale Condo
737 PARK	737 Park Avenue	9A	\$8,500,000	\$8,500,000	0%	NA	NA	3,164	\$2,686	4.0	4.0	\$10,180	\$3.22	9/8/26	138	Resale Condo
92 GREENE	Mercer Greene	4A	\$8,995,000	\$8,500,000	-6%	NA	NA	4,485	\$1,895	4.0	5.0	\$14,711	\$3.28	9/29/26	83	Resale Condo
15 HUDSON YARDS	Fifteen Hudson Yards	73B	\$11,940,000	\$8,495,000	-29%	NA	NA	3,019	\$2,814	4.0	4.5	\$9,902	\$3.28	9/14/26	NA	New Dev
165 CHARLES	165 Charles	22	\$8,250,000	\$8,250,000	0%	NA	NA	2,356	\$3,502	3.0	2.5	\$10,826	\$4.60	9/11/26	172	Resale Condo
1185 PARK	1185 Park Avenue	11D	\$8,000,000	\$8,000,000	0%	NA	NA	NA	NA	3.0	4.0	NA	NA	9/23/26	NA	Resale Co-op
23 E 22	One Madison	8A	\$7,995,000	\$7,995,000	0%	NA	NA	2,723	\$2,936	3.0	3.5	\$11,308	\$4.15	9/16/26	92	Resale Condo
217 W 57	Central Park Tower	34F	\$7,950,000	\$7,950,000	0%	NA	NA	2,114	\$3,761	2.0	2.5	\$8,089	\$3.83	9/22/26	NA	Resale Condo
33 GREENE	33 Greene Street	4E	\$7,750,000	\$7,750,000	0%	NA	NA	NA	NA	3.0	3.0	\$4,729	NA	9/17/26	36	Resale Co-op
56 LEONARD	56 Leonard	33BWest	\$8,000,000	\$7,650,000	-4%	NA	NA	2,177	\$3,514	3.0	3.5	\$7,776	\$3.57	9/21/26	87	Resale Condo
1 WALL	One Wall Street	M/BORN4801	\$7,500,000	\$7,500,000	0%	NA	NA	2,346	\$3,197	2.0	2.5	\$11,525	\$4.91	9/10/26	NA	New Dev
10 MSW	10 Madison Square West	12F	\$7,500,000	\$7,500,000	0%	NA	NA	2,818	\$2,661	4.0	4.5	\$9,750	\$3.46	9/29/26	NA	Resale Condo
151 CPW	The Kenilworth	7C	\$7,495,000	\$7,495,000	0%	NA	NA	3,000	\$2,498	3.0	2.5	\$10,390	\$3.46	9/25/26	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	\$14,468	NA	9/17/26	134	Resale Co-op
200 E 20	200E20TH	PHA	\$7,350,000	\$7,350,000	0%	NA	NA	2,231	\$3,294	3.0	3.5	\$8,196	\$3.67	9/14/26	595	New Dev
142 W 21	The Myles	9B	\$7,300,000	\$7,300,000	0%	NA	NA	2,498	\$2,922	4.0	3.5	\$6,820	\$2.73	9/17/26	NA	New Dev
101 CPW	101 Central Park West	8B	\$7,250,000	\$7,250,000	0%	NA	NA	NA	NA	3.0	2.5	\$10,086	NA	9/29/26	18	Resale Co-op
101 WOOSTER	101 Wooster Street	3F/4F	\$6,995,000	\$6,995,000	0%	NA	NA	4,200	\$1,665	2.0	3.0	\$22,304	\$5.31	9/18/26	73	Resale Co-op
15 E 69	The Westbury	7A	\$7,195,000	\$6,995,000	-3%	NA	NA	3,023	\$2,314	4.0	3.5	\$12,197	\$4.03	9/30/26	71	Resale Condo
142 W 21	The Myles	3B	\$6,900,000	\$6,900,000	0%	NA	NA	2,498	\$2,762	4.0	3.5	\$7,150	\$2.86	9/29/26	NA	New Dev
50 WEST	50 West Street	37C	\$7,450,000	\$6,695,000	-10%	NA	NA	2,669	\$2,508	4.0	4.0	\$8,273	\$3.10	9/9/26	NA	Resale Condo
142 W 21	The Myles	9A	\$6,575,000	\$6,575,000	0%	NA	NA	2,433	\$2,702	4.0	3.5	\$6,644	\$2.73	9/17/26	NA	New Dev
10 RSB	One Waterline Square	30B	\$7,500,000	\$6,500,000	-13%	NA	NA	2,295	\$2,832	3.0	3.5	\$5,603	\$2.44	9/22/26	407	Resale Condo
105 E 29	105 East 29th Street	12PH	\$6,500,000	\$6,500,000	0%	NA	NA	3,400	\$1,912	3.0	3.5	\$6,000	\$1.76	9/28/26	159	Resale Co-op
61 N MOORE	61 North Moore Street	3W	\$6,500,000	\$6,500,000	0%	NA	NA	2,917	\$2,228	4.0	4.0	\$6,724	\$2.31	9/2/26	36	Resale Condo
126 E 57	Malabar Residences	2703	\$6,280,000	\$6,280,000	0%	NA	NA	1,708	\$3,677	3.0	2.5	\$6,542	\$3.83	9/11/26	NA	New Dev
1355 FIRST	The Charles	26	\$6,825,000	\$5,995,000	-12%	NA	NA	3,595	\$1,668	4.0	4.0	\$12,099	\$3.37	9/28/26	77	Resale Condo
57 IRVING	57 Irving Place	5THFLOOR	\$5,750,000	\$5,750,000	0%	NA	NA	2,872	\$2,002	3.0	3.5	\$15,097	\$5.26	9/30/26	203	Resale Condo
16 HUDSON	16 Hudson Street	PH6A	\$5,988,000	\$5,650,000	-6%	NA	NA	2,000	\$2,825	3.0	2.5	\$6,702	\$3.35	9/2/26	70	Resale Co-op
270 WEA	270 West End Avenue	9N	\$5,995,000	\$5,650,000	-6%	NA	NA	3,000	\$1,883	4.0	3.5	\$10,132	\$3.38	9/1/26	176	Resale Co-op
565 BROOME	565 Broome Soho	N24B	\$6,135,000	\$5,650,000	-8%	NA	NA	1,923	\$2,938	2.0	2.0	\$8,288	\$4.31	9/29/26	251	New Dev

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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250 W 96	250 West 96th Street	PHB	\$5,450,000	\$5,450,000	0%	NA	NA	2,141	\$2,546	3.0	3.5	\$6,592	\$3.08	9/9/26	13	New Dev
303 PARK	Waldorf Astoria Residences New York	3104	\$5,250,000	\$5,250,000	0%	NA	NA	1,461	\$3,593	2.0	2.5	\$7,497	\$5.13	9/11/26	430	New Dev
54 BLEECKER	Noho Star	2A	\$5,200,000	\$5,200,000	0%	NA	NA	2,122	\$2,451	3.0	3.0	\$3,800	\$1.79	9/12/26	53	Resale Condo
422 E 72	The Oxford	14ABF	\$6,200,000	\$5,200,000	-16%	NA	NA	3,500	\$1,486	4.0	4.5	\$9,581	\$2.74	9/28/26	348	Resale Condo
109 W 26	109 West 26th Street	9	\$5,600,000	\$5,150,000	-8%	NA	NA	4,500	\$1,144	5.0	4.5	\$8,145	\$1.81	9/5/26	313	Resale Co-op
450 E 52	The Campanile	15	\$6,100,000	\$5,000,000	-18%	NA	NA	3,000	\$1,667	3.0	3.5	\$13,248	\$4.42	9/8/26	197	Resale Co-op
<i>Estimated Signed</i>																
43 BLEECKER	43 Bleecker Street	5B	\$15,500,000	\$15,500,000	0%	NA	NA	4,311	\$3,595	4.0	4.5	\$22,270	\$5.17	9/23/26	NA	New Dev
43 BLEECKER	43 Bleecker Street	4A	\$10,850,000	\$10,850,000	0%	NA	NA	3,129	\$3,468	3.0	3.5	\$15,788	\$5.05	9/23/26	NA	New Dev
43 BLEECKER	43 Bleecker Street	2B	\$10,750,000	\$10,750,000	0%	NA	NA	3,539	\$3,038	2.0	2.5	\$17,007	\$4.81	9/16/26	NA	New Dev
43 BLEECKER	43 Bleecker Street	3A	\$10,350,000	\$10,350,000	0%	NA	NA	3,129	\$3,308	3.0	3.5	\$15,412	\$4.93	9/23/26	NA	New Dev
Total / Average		56	\$10,268,339	\$9,947,304	-3%	NA	NA	3,196	\$3,162	3.4	3.6	\$11,977	\$3.79		149	
Confidential Total / Average		1	\$5,375,000	\$5,375,000	-2%	NA	NA	2,408	\$2,232	3.0	3.5	\$8,116	\$3.37		NA	
Grand Total / Average		57	\$10,182,491	\$9,867,088	-3%	NA	NA	3,181	\$3,149	3.4	3.6	\$11,908	\$3.74		149	

FOR MORE INFORMATION

Research and Data Requests: Research@corcoran.com

Press Inquiries: PR@corcoran.com

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