The Corcoran Report

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

Contracts Signed[1]

80

-11% VS. OCTOBER 2025
+40% VS. SEPTEMBER 2026

Manhattan sales over $5M fell 11% annually but were 18% above the 10-year October average. A 50% year-over-year drop in new development sales drove the decline, despite resales improving 17% versus 2025. Sales rose 19% above 59th Street but fell 31% below 59th Street, including a nearly 60% drop in Midtown.

Active Listings[2]

853

-4% VS. OCTOBER 2025
+2% VS. SEPTEMBER 2026

Active listings above $5 million fell 4% annually to 853 units, the lowest October since 2015 and 16% below the 10-year average. Listings over $5M have declined year-over-year for 9 of the last 10 months. Resale condos were the only product type with an annual increase, as new development and resale co-ops saw double-digit annual percentage drops.

Days on Market[3]

108

-45% VS. OCTOBER 2025
-28% VS. SEPTEMBER 2026

Average days on market fell 45% year-over-year (nearly 13 weeks) to 108 days, 51% below the 10-year October average. The annual decline was driven by a greater share of deals that spent less than a year on the market. All product types saw average days on market decline by more than a month versus last year.

Average PPSF[4]

$2,978

-9% VS. OCTOBER 2025
-5% VS. SEPTEMBER 2026

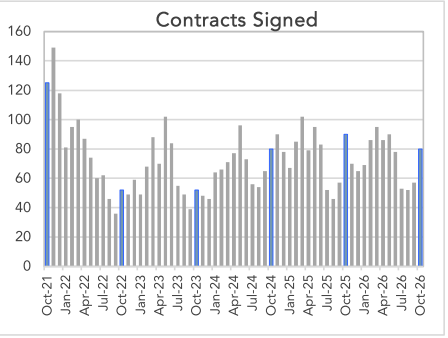
Contracts signed in October asked $2,978 per square foot on average, down 9% year-over-year. This was the largest annual percentage decline since December 2025. The yearly decrease was driven by fewer ultra-luxury sales, with just one new development contract above $5,000 per square foot this October compared to four a year ago.

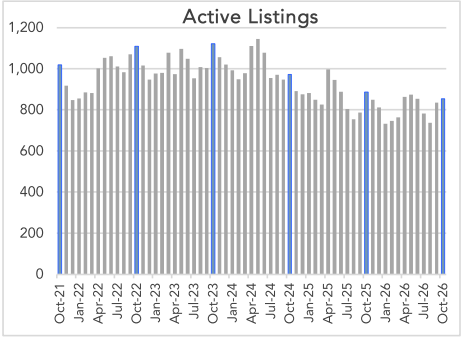
Submarket	2026	2025	Y/Y
Upper Manhattan	0	0	NA
Upper West Side	16	10	60%
Upper East Side	27	26	4%
Midtown	5	12	-58%
Downtown	31	38	-18%
Financial District/BPC	1	4	-75%
Product Type	**2026**	**2025**	**Y/Y**
New Dev	19	38	-50%
Resale Condo	32	33	-3%
Resale Co-op	29	19	53%
Price Range	**2026**	**2025**	**Y/Y**
$5M to $10M	56	65	-14%
$10M to $20M	20	16	25%
$20M to $30M	3	6	-50%
Over $30M	1	3	-67%

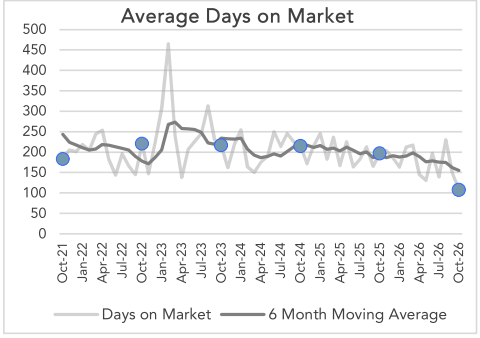
Submarket	2026	2025	Y/Y
Upper Manhattan	0	3	-100%
Upper West Side	141	163	-13%
Upper East Side	210	226	-7%
Midtown	184	175	5%
Downtown	300	304	-1%
Financial District/BPC	18	16	13%
Product Type	**2026**	**2025**	**Y/Y**
New Dev	190	247	-23%
Resale Condo	479	430	11%
Resale Co-op	184	210	-12%
Price Range	**2026**	**2025**	**Y/Y**
$5M to $10M	529	562	-6%
$10M to $20M	221	216	2%
$20M to $30M	56	65	-14%
Over $30M	47	44	7%

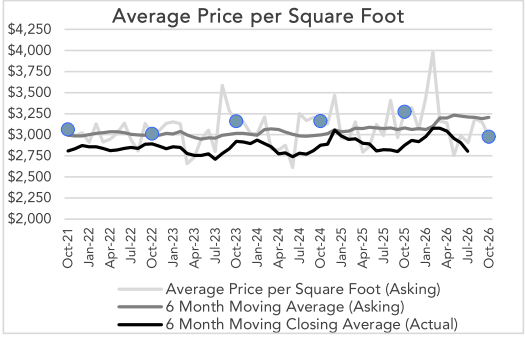
Submarket	2026	2025	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	64	275	-77%
Upper East Side	114	202	-43%
Midtown	288	293	-2%
Downtown	109	149	-27%
Financial District/BPC	132	310	-57%
Product Type	**2026**	**2025**	**Y/Y**
New Dev	264	306	-14%
Resale Condo	76	112	-32%
Resale Co-op	80	219	-63%
Price Range	**2026**	**2025**	**Y/Y**
$5M to $10M	97	213	-54%
$10M to $20M	109	190	-43%
$20M to $30M	216	88	147%
Over $30M	394	117	237%

Submarket	2026	2025	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	$2,755	$2,993	-8%
Upper East Side	$2,626	$2,780	-6%
Midtown	$4,437	$4,949	-10%
Downtown	$3,068	$3,058	0%
Financial District/BPC	$2,465	$2,624	-6%
Product Type	**2026**	**2025**	**Y/Y**
New Dev	$3,659	$3,423	7%
Resale Condo	$2,890	$3,337	-13%
Resale Co-op	$2,074	$2,758	-25%
Price Range	**2026**	**2025**	**Y/Y**
$5M to $10M	$2,394	$2,574	-7%
$10M to $20M	$3,405	$3,177	7%
$20M to $30M	$4,313	$4,673	-8%
Over $30M	$4,423	$6,782	-35%









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. | 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.

corcoran

The Corcoran Report

OCTOBER 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																
111 MURRAY	111 Murray Street	PH1	$45,000,000	$33,950,000	-25%	NA	NA	7,675	$4,423	5.0	6.5	$35,911	$4.68	10/19/26	394	New Dev
1110 PARK	1110 Park Avenue	PH	$29,500,000	$24,950,000	-15%	NA	NA	7,000	$3,564	5.0	5.5	$37,907	$5.42	10/7/26	272	Resale Condo
255 E 77	255 East 77	PHD	$23,750,000	$23,750,000	0%	NA	NA	5,520	$4,303	6.0	6.5	$16,380	$2.97	10/20/26	160	New Dev
53 W 53	53 West 53	59A	$23,650,000	$21,530,000	-9%	NA	NA	3,762	$5,723	3.0	3.5	$20,168	$5.36	10/22/26	NA	New Dev
555 W 22	The Cortland	20AB	$19,995,000	$19,995,000	0%	NA	NA	4,603	$4,344	4.0	5.5	$18,992	$4.13	10/2/26	NA	New Dev
601 WASHINGTON	601 Washington Street	THE	$22,000,000	$19,950,000	-9%	NA	NA	5,838	$3,417	4.0	4.5	$10,818	$1.85	10/3/26	NA	Resale Condo
71 MURRAY	Hastings Building	PH	$18,500,000	$18,500,000	0%	NA	NA	6,700	$2,761	4.0	5.0	$16,909	$2.52	10/30/26	193	Resale Condo
551 W 21	551 W 21	17A	$17,500,000	$17,000,000	-3%	NA	NA	4,271	$3,980	4.0	4.5	$17,408	$4.08	10/13/26	26	Resale Condo
200 E 75	200 East 75th Street	PH1	$18,500,000	$16,850,000	-9%	NA	NA	4,230	$3,983	5.0	5.5	$15,228	$3.60	10/29/26	644	New Dev
443 GREENWICH	443 Greenwich	5B	$16,500,000	$16,500,000	0%	NA	NA	3,454	$4,777	3.0	3.5	$14,067	$4.07	10/19/26	35	Resale Condo
303 PARK	Waldorf Astoria Residences New York	2329	$16,182,600	$16,500,000	2%	NA	NA	3,855	$4,280	3.0	3.5	$20,224	$5.25	10/13/26	NA	New Dev
50 W 66	50 West 66th Street	17F	$15,995,000	$15,995,000	0%	NA	NA	4,445	$3,598	5.0	5.5	$14,384	$3.24	10/26/26	42	Resale Condo
834 FIFTH	834 Fifth Avenue	MAISC	$18,000,000	$14,995,000	-17%	NA	NA	NA	NA	6.0	4.0	$14,376	NA	10/30/26	30	Resale Co-op
157 W 57	One57	50C	$17,900,000	$14,950,000	-16%	NA	NA	3,466	$4,313	4.0	4.5	$13,707	$3.95	10/13/26	35	Resale Condo
555 W 22	The Cortland	19AW	$16,000,000	$13,900,000	-13%	NA	NA	3,004	$4,627	3.0	4.0	$11,688	$3.89	10/27/26	256	Resale Condo
50 W 66	50 West 66th Street	5D	$10,100,000	$13,250,000	31%	NA	NA	3,889	$3,407	5.0	5.5	$11,706	$3.01	10/24/26	26	New Dev
145 HUDSON	Sky Lofts	13A	$12,750,000	$12,750,000	0%	NA	NA	5,200	$2,452	3.0	3.5	$11,940	$2.30	10/14/26	28	Resale Condo
225 W 86	The Belnord	717	$12,700,000	$12,700,000	0%	NA	NA	4,583	$2,771	6.0	3.5	$12,442	$2.71	10/2/26	NA	New Dev
44 W 8	44 West 8th Street	2	$10,995,000	$12,500,000	14%	NA	NA	3,255	$3,840	4.0	3.5	$16,779	$5.15	10/22/26	35	New Dev
500 W 18	One High Line	EAST_23B	$12,325,000	$12,325,000	0%	NA	NA	3,383	$3,643	4.0	3.5	$12,263	$3.62	10/21/26	NA	New Dev
50 RSB	One Riverside Park	21B	$12,000,000	$12,000,000	0%	NA	NA	6,056	$1,982	7.0	9.5	$8,749	$1.44	10/30/26	52	Resale Condo
860 PARK	862 Park Avenue	6	$10,950,000	$10,950,000	0%	NA	NA	4,400	$2,489	5.0	5.5	$13,047	$2.97	10/22/26	133	Resale Co-op
812 PARK	812 Park Avenue	11/12B	$10,250,000	$10,250,000	0%	NA	NA	NA	NA	4.0	4.5	$12,743	NA	10/21/26	10	Resale Co-op
333 CPW	The Turin	PH121	$10,250,000	$10,250,000	0%	NA	NA	3,753	$2,731	4.0	3.5	$13,504	$3.60	10/5/26	90	Resale Co-op
132 E 65	The Touraine	PH1	$9,995,875	$9,995,875	0%	NA	NA	4,346	$2,300	5.0	5.5	$19,357	$4.45	10/29/26	114	Resale Condo
205 W 19	205 West 19th Street	11	$10,000,000	$9,500,000	-5%	NA	NA	5,400	$1,759	4.0	4.5	$9,202	$1.70	10/26/26	142	Resale Co-op
300 CPW	El Dorado	PH19J	$9,250,000	$9,250,000	0%	NA	NA	2,800	$3,304	3.0	3.5	$8,479	$3.03	10/15/26	35	Resale Co-op
141 East 72nd Street	141 East 72nd Street	13th Floor	$8,995,000	$8,995,000	0%	NA	NA	3,700	$2,431	4.0	4.0	$12,699	$3.43	10/15/26	41	Resale Co-op
40 FIFTH	40 Fifth Avenue	15CD	$8,900,000	$8,900,000	0%	NA	NA	NA	NA	4.0	4.0	$10,967	NA	10/15/26	NA	Resale Co-op
25 W 28	The Ritz-Carlton Residences NoMad	PH43A	$8,788,000	$8,795,000	0%	NA	NA	1,750	$5,026	2.0	2.5	$12,535	$7.16	10/20/26	5	Resale Condo
378 WEA	378 West End Avenue	12C	$8,950,000	$8,750,000	-2%	NA	NA	2,970	$2,946	4.0	4.5	$10,661	$3.59	10/22/26	45	Resale Condo
345 W 13	345 West 13th Street	PHB	$8,500,000	$8,500,000	0%	NA	NA	2,788	$3,049	3.0	3.0	$9,128	$3.27	10/23/26	36	Resale Condo
11 BEACH	11 Beach Street	4A	$8,100,000	$8,495,000	5%	NA	NA	3,844	$2,210	5.0	4.5	$12,059	$3.14	10/14/26	23	Resale Condo
15 HUDSON YARDS	Fifteen Hudson Yards	69B	$11,820,000	$7,995,000	-32%	NA	NA	3,058	$2,614	4.0	4.5	$9,470	$3.10	10/6/26	22	New Dev
870 FIFTH	870 Fifth Avenue	14E	$9,750,000	$7,950,000	-18%	NA	NA	NA	NA	2.0	2.5	$9,955	NA	10/23/26	183	Resale Co-op
10 GRACIE SQ	10 Gracie Square	3/4C	$9,950,000	$7,950,000	-20%	NA	NA	5,527	$1,438	4.0	4.5	$11,212	$2.03	10/27/26	249	Resale Co-op
200 W 88	200 West 88th Street	9A	$7,950,000	$7,800,000	-2%	NA	NA	2,825	$2,761	4.0	3.5	$9,527	$3.37	10/22/26	NA	New Dev
415 GREENWICH	415 Greenwich Street	7F	$8,498,000	$7,750,000	-9%	NA	NA	2,452	$3,161	4.0	4.0	$6,016	$2.45	10/19/26	16	Resale Condo
459 W BROADWAY	459 West Broadway	5N	$7,600,000	$7,600,000	0%	NA	NA	3,150	$2,413	3.0	3.5	$10,000	$3.17	10/1/26	77	Resale Co-op
150 CHARLES	150 Charles	7CS	$7,500,000	$7,500,000	0%	NA	NA	1,767	$4,244	2.0	2.5	$7,825	$4.43	10/14/26	20	Resale Condo
200 W 88	200 West 88th Street	6A	$7,500,000	$7,500,000	0%	NA	NA	2,825	$2,655	4.0	3.5	$9,527	$3.37	10/30/26	NA	New Dev
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	10/23/26	45	Resale Co-op
150 E 72	150 East 72nd Street	2N	$7,495,000	$7,495,000	0%	NA	NA	3,543	$2,115	5.0	6.5	$15,014	$4.24	10/15/26	23	Resale Condo
580 PARK	580 Park Avenue	7A	$8,250,000	$7,490,000	-9%	NA	NA	NA	NA	3.0	3.5	$8,404	NA	10/27/26	133	Resale Co-op
500 W 22	Park House	PHA	$9,250,000	$7,475,000	-19%	NA	NA	3,005	$2,488	3.0	3.5	$14,679	$4.88	10/5/26	20	New Dev
91 CPW	91 Central Park West	4A	$7,000,000	$7,000,000	0%	NA	NA	NA	NA	3.0	3.5	$7,250	NA	10/19/26	90	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..

corcoran

The Corcoran Report

OCTOBER 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
150 COLUMBUS	One Lincoln Square	PH2B	$7,000,000	$7,000,000	0%	NA	NA	3,072	$2,279	3.0	4.0	$10,735	$3.49	10/12/26	27	Resale Condo
255 E 74	Casa 74	27A	$8,995,000	$6,995,000	-22%	NA	NA	3,495	$2,001	5.0	4.5	$11,074	$3.17	10/8/26	16	Resale Condo
1111 PARK	1111 Park Avenue	2BH	$8,000,000	$6,850,000	-14%	NA	NA	3,800	$1,803	4.0	4.5	$8,458	$2.23	10/9/26	NA	Resale Co-op
880 FIFTH	880 Fifth Avenue	PHF	$6,795,000	$6,795,000	0%	NA	NA	NA	NA	2.0	2.0	$8,298	NA	10/16/26	172	Resale Co-op
565 BROOME	565 Broome Soho	S25B	$7,165,000	$6,700,000	-6%	NA	NA	2,191	$3,058	2.0	2.5	$9,487	$4.33	10/26/26	586	New Dev
115 SPRING	115 Spring Street	2	$6,495,000	$6,500,000	0%	NA	NA	NA	NA	3.0	2.5	$5,250	NA	10/14/26	30	Resale Co-op
31 W 11	31 West 11th Street	4A	$6,500,000	$6,500,000	0%	NA	NA	1,954	$3,327	3.0	2.5	$6,838	$3.50	10/26/26	24	Resale Condo
252 SOUTH	One Manhattan Square	77J	$7,073,000	$6,450,000	-9%	NA	NA	2,347	$2,748	3.0	3.5	$3,805	$1.62	10/1/26	350	New Dev
1 CPW	One Central Park West	29D	$6,650,000	$6,195,000	-7%	NA	NA	2,165	$2,861	3.0	3.5	$8,743	$4.04	10/15/26	318	Resale Condo
130 WILLIAM	130 William Street	48A	$6,345,990	$6,150,000	-3%	NA	NA	2,495	$2,465	4.0	4.5	$7,551	$3.03	10/15/26	132	New Dev
235 W 75	The Astor	423	$5,999,000	$5,999,000	0%	NA	NA	2,974	$2,017	5.0	4.5	$10,193	$3.43	10/18/26	40	Resale Condo
3 E 84	3 East 84th Street	8THFLOOR	$6,495,000	$5,995,000	-8%	NA	NA	NA	NA	4.0	4.0	$10,040	NA	10/22/26	164	Resale Co-op
14 WOOSTER	14 Wooster Street	2	$5,995,000	$5,995,000	0%	NA	NA	3,800	$1,578	3.0	3.0	$13,950	$3.67	10/20/26	NA	Resale Co-op
520 FIFTH	520 Fifth Avenue	44A	$5,650,000	$5,950,000	5%	NA	NA	2,160	$2,755	3.0	3.5	$9,120	$4.22	10/13/26	540	New Dev
655 SIXTH	O'Neill Building	5B	$5,795,000	$5,795,000	0%	NA	NA	2,989	$1,939	3.0	3.5	$10,485	$3.51	10/14/26	29	Resale Condo
32 W 18	Altair 18	11B	$5,850,000	$5,750,000	-2%	NA	NA	3,300	$1,742	4.0	3.5	$11,664	$3.53	10/16/26	29	Resale Condo
303 PARK	Waldorf Astoria Residences New York	4010	$5,700,000	$5,700,000	0%	NA	NA	1,322	$4,312	1.0	1.5	$6,782	$5.13	10/1/26	NA	New Dev
970 PARK	970 Park Avenue	4N	$5,500,000	$5,500,000	0%	NA	NA	NA	NA	4.0	4.0	$9,550	NA	10/29/26	10	Resale Co-op
1021 PARK	1021 Park Avenue	8/9B	$5,700,000	$5,500,000	-4%	NA	NA	NA	NA	3.0	4.5	$10,197	NA	10/23/26	15	Resale Co-op
171 W 79	171 West 79th Street	31/32	$5,500,000	$5,500,000	0%	NA	NA	NA	NA	4.0	4.0	$6,019	NA	10/14/26	20	Resale Co-op
91 CPW	91 Central Park West	11EF	$5,500,000	$5,500,000	0%	NA	NA	NA	NA	4.0	4.5	$8,193	NA	10/9/26	23	Resale Co-op
52 E 72	Claremont House	PHA	$5,800,000	$5,500,000	-5%	NA	NA	2,200	$2,500	4.0	3.5	$11,736	$5.33	10/29/26	122	Resale Condo
21 E 87	21 East 87th Street	6B	$6,195,000	$5,495,000	-11%	NA	NA	NA	NA	4.0	4.0	$6,236	NA	10/22/26	259	Resale Co-op
10 MADISON SQ W	10 Madison Square West	6G	$6,400,000	$5,495,000	-14%	NA	NA	2,381	$2,308	3.0	3.5	$9,044	$3.80	10/23/26	192	Resale Condo
205 E 85	The Brompton	17D	$5,495,000	$5,495,000	0%	NA	NA	2,424	$2,267	4.0	4.5	$7,848	$3.24	10/8/26	28	Resale Condo
1125 PARK	1125 Park Avenue	5E	$5,350,000	$5,350,000	0%	NA	NA	NA	NA	3.0	3.0	$5,460	NA	10/30/26	8	Resale Co-op
123 E 75	123 E 75th Street	2/3AB	$5,250,000	$5,250,000	0%	NA	NA	NA	NA	4.0	4.5	$9,418	NA	10/6/26	28	Resale Co-op
45 E 62	45 East 62nd Street	4A	$5,950,000	$5,250,000	-12%	NA	NA	NA	NA	4.0	4.0	$9,315	NA	10/5/26	38	Resale Co-op
176 E 77	Lenox Manor	4D	$5,250,000	$5,250,000	0%	NA	NA	3,500	$1,500	4.0	4.5	$6,133	$1.75	10/26/26	33	Resale Co-op
100 BARCLAY	100 Barclay Street	16A	$5,245,000	$5,245,000	0%	NA	NA	2,502	$2,096	4.0	4.5	$8,013	$3.20	10/27/26	165	Resale Condo
145-146 CPW	San Remo	5G	$6,500,000	$5,200,000	-20%	NA	NA	NA	NA	3.0	2.5	$6,724	NA	10/19/26	26	Resale Co-op
21 E 66	Chez 66	8W	$5,200,000	$5,200,000	0%	NA	NA	2,000	$2,600	3.0	3.5	$8,667	$4.33	10/23/26	35	Resale Condo
50 MADISON	50 Madison	RU5	$5,575,000	$5,150,000	-8%	NA	NA	2,630	$1,958	3.0	3.5	$9,837	$3.74	10/28/26	41	Resale Condo
92 LAIGHT	River Lofts	6D	$5,250,000	$5,100,000	-3%	NA	NA	2,071	$2,463	3.0	3.0	$6,986	$3.37	10/28/26	55	Resale Condo
Total / Average		80	$10,262,406	$9,684,623	-6%	NA	NA	3,539	$2,978	3.8	4.0	$11,449	$3.47		108	

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..

corcoran