

The Corcoran Report

JANUARY 2025 | MANHATTAN | \$5M+ CONDO & CO-OP CONTRACTS SIGNED

Contracts Signed¹

67

+5% VS. JANUARY 2024
-14% VS. DECEMBER 2024

January saw 67 contracts over \$5M, up 5% year-over-year. This was the second strongest January in ten years and the seventh consecutive month with an annual gain. Sales asking over \$10M increased 85% compared to 2024. Since November, luxury contracts are up nearly 50% annually.

Submarket	2025	2024	Y/Y
Upper Manhattan	0	0	NA
Upper West Side	10	11	-9%
Upper East Side	16	20	-20%
Midtown	8	4	100%
Downtown	30	29	3%
Financial District/BPC	3	0	NA

Product Type	2025	2024	Y/Y
New Dev	27	25	8%
Resale Condo	22	24	-8%
Resale Co-op	18	15	20%

Price Range	2025	2024	Y/Y
\$5M to \$10M	43	51	-16%
\$10M to \$20M	19	10	90%
\$20M to \$30M	4	2	100%
Over \$30M	1	1	0%

Active Listings²

882

-11% VS. JANUARY 2024
+1% VS. DECEMBER 2024

Due to strong sales, listed inventory over \$5M fell 11% annually to 882 units, the fourth consecutive month with a double-digit annual decline. Listings dropped for all product types and price ranges versus 2024. This month, resale co-ops saw the greatest annual percentage drop in active listings, down 15%.

Submarket	2025	2024	Y/Y
Upper Manhattan	3	1	200%
Upper West Side	203	236	-14%
Upper East Side	214	242	-12%
Midtown	130	141	-8%
Downtown	313	354	-12%
Financial District/BPC	19	18	6%

Product Type	2025	2024	Y/Y
New Dev	253	285	-11%
Resale Condo	422	464	-9%
Resale Co-op	207	243	-15%

Price Range	2025	2024	Y/Y
\$5M to \$10M	574	658	-13%
\$10M to \$20M	199	217	-8%
\$20M to \$30M	65	67	-3%
Over \$30M	44	50	-12%

Days on Market³

245

-4% VS. JANUARY 2024
+13% VS. DECEMBER 2024

Average days on market fell 4% year-over-year to 245. Resale condos drove the overall annual decline, as both resale co-op and new development average marketing times rose versus 2024.

Submarket	2025	2024	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	213	165	29%
Upper East Side	368	191	92%
Midtown	155	612	-75%
Downtown	213	252	-16%
Financial District/BPC	132	NA	NA

Product Type	2025	2024	Y/Y
New Dev	327	314	4%
Resale Condo	146	228	-36%
Resale Co-op	267	231	16%

Price Range	2025	2024	Y/Y
\$5M to \$10M	193	294	-34%
\$10M to \$20M	339	79	327%
\$20M to \$30M	420	83	406%
Over \$30M	NA	NA	NA

Average PPSF⁴

\$2,962

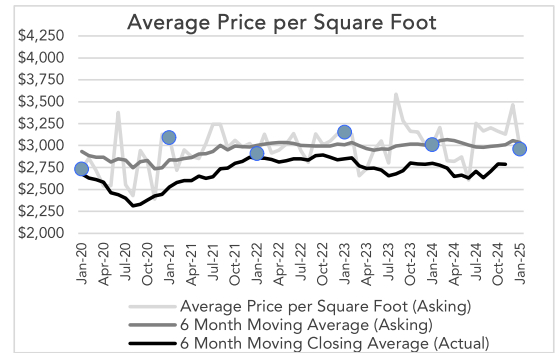
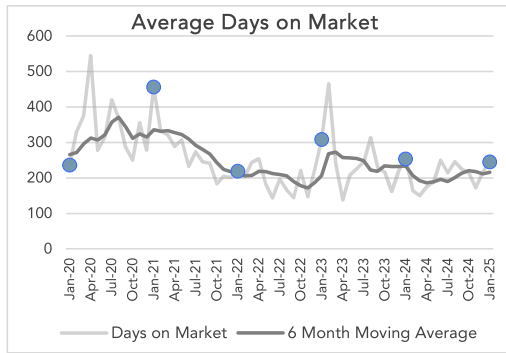
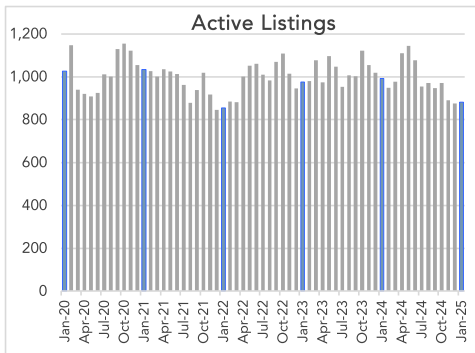
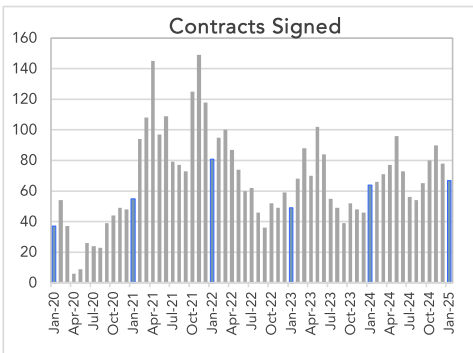
-2% VS. JANUARY 2024
-15% VS. DECEMBER 2024

The average contract asked just under \$3,000 per square foot, down 2% versus last year and 15% versus December. The annual percentage decline was skewed by fewer Billionaire's Row contracts than a year ago.

Submarket	2025	2024	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	\$2,839	\$3,750	-24%
Upper East Side	\$2,646	\$2,717	-3%
Midtown	\$3,955	\$4,350	-9%
Downtown	\$2,990	\$2,741	9%
Financial District/BPC	\$2,568	NA	NA

Product Type	2025	2024	Y/Y
New Dev	\$3,680	\$3,676	0%
Resale Condo	\$2,804	\$3,020	-7%
Resale Co-op	\$2,264	\$1,928	17%

Price Range	2025	2024	Y/Y
\$5M to \$10M	\$2,142	\$2,336	-8%
\$10M to \$20M	\$3,490	\$4,228	-17%
\$20M to \$30M	\$5,375	\$6,141	-12%
Over \$30M	\$7,440	\$6,644	12%



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 Anywhere Real Estate Inc.



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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
Closings																
305 E 85	The Georgica	PHC	\$8,875,000	\$8,875,000	0%	\$8,875,000	0%	5,111	\$1,736	6.0	5.5	\$15,909	\$3.11	1/6/25	112	Resale Condo
12 W 72	The Oliver Cromwell	20B	\$5,950,000	\$6,000,000	1%	\$6,000,000	0%	NA	NA	2.0	3.0	\$16,438	NA	1/8/25	NA	Resale Co-op
Contacts Signed																
140 JANE	140 Jane Street	PH10	\$41,000,000	\$41,000,000	0%	NA	NA	5,511	\$7,440	5.0	5.5	\$23,604	\$4.28	1/2/25	NA	New Dev
730 PARK	730 Park Avenue	PH19/20C	\$35,000,000	\$29,950,000	-14%	NA	NA	5,200	\$5,760	4.0	4.5	\$18,803	\$3.62	1/24/25	816	Resale Co-op
111 W 57	111 West 57th Street	43	\$27,750,000	\$22,750,000	-18%	NA	NA	4,492	\$5,065	3.0	3.5	\$24,550	\$5.47	1/21/25	190	New Dev
50 W 66	50 West 66th Street	40S	\$21,500,000	\$22,750,000	6%	NA	NA	3,547	\$6,414	4.0	4.5	\$11,040	\$3.11	1/21/25	NA	New Dev
277 FIFTH	277 Fifth Avenue	PH55	\$24,000,000	\$20,000,000	-17%	NA	NA	4,520	\$4,425	4.0	4.5	\$17,747	\$3.93	1/8/25	253	New Dev
50 W 66	50 West 66th Street	7CD	\$19,525,000	\$19,525,000	0%	NA	NA	7,112	\$2,745	9.0	9.5	\$18,838	\$2.65	1/15/25	NA	New Dev
217 W 57	Central Park Tower	91W	\$18,930,000	\$18,025,000	-5%	NA	NA	3,073	\$5,866	3.0	3.5	\$12,918	\$4.20	1/28/25	NA	New Dev
151 E 58	One Beacon Court	PH54W	\$17,999,900	\$16,999,900	-6%	NA	NA	4,494	\$3,783	3.0	4.5	\$20,682	\$4.60	1/9/25	226	Resale Condo
535 WEA	535 West End Avenue	16	\$16,500,000	\$16,500,000	0%	NA	NA	6,637	\$2,486	6.0	5.5	\$29,880	\$4.50	1/15/25	71	Resale Condo
56 LEONARD	56 Leonard	38WEST	\$15,375,000	\$15,375,000	0%	NA	NA	3,412	\$4,506	4.0	4.5	\$11,410	\$3.34	1/15/25	NA	Resale Condo
35 HUDSON YARDS	35 Hudson Yards	8901	\$28,500,000	\$15,100,000	-47%	NA	NA	4,621	\$3,268	5.0	5.5	\$18,728	\$4.05	1/29/25	58	New Dev
1185 PARK	1185 Park Avenue	PH16/17G	\$14,500,000	\$14,500,000	0%	NA	NA	5,100	\$2,843	5.0	5.5	\$10,230	\$2.01	1/30/25	344	Resale Co-op
1016 5	1016 Fifth Avenue	PHE	\$12,500,000	\$12,500,000	0%	NA	NA	2,725	\$4,587	3.0	3.0	\$9,698	\$3.56	1/6/25	NA	Resale Co-op
45 E 80	45 East 80th Street	15A	\$12,500,000	\$12,500,000	0%	NA	NA	3,220	\$3,882	4.0	4.5	\$11,296	\$3.51	1/22/25	239	Resale Condo
237 LAFAYETTE	237 Lafayette Street	12	\$12,950,000	\$12,495,000	-4%	NA	NA	4,500	\$2,777	4.0	5.0	\$9,000	\$2.00	1/28/25	127	Resale Co-op
160 W 12	The Greenwich Lane	96	\$11,995,000	\$11,995,000	0%	NA	NA	2,847	\$4,213	3.0	3.5	\$11,000	\$3.86	1/1/25	NA	Resale Condo
40 EEA	40 East End	PH15	\$12,785,990	\$11,950,000	-7%	NA	NA	3,645	\$3,278	4.0	4.5	\$11,070	\$3.04	1/28/25	1,603	New Dev
200 E 75	200 East 75th	14A	\$11,150,000	\$11,650,000	4%	NA	NA	3,662	\$3,181	6.0	6.0	\$10,415	\$2.84	1/13/25	56	New Dev
520 FIFTH	520 Fifth Avenue	PH 80	\$10,000,000	\$11,500,000	15%	NA	NA	2,562	\$4,489	2.0	2.5	\$9,133	\$3.56	1/27/25	68	New Dev
155 W 11	The Greenwich Lane	14B	\$11,500,000	\$11,500,000	0%	NA	NA	2,547	\$4,515	3.0	3.5	\$11,995	\$4.71	1/6/25	NA	Resale Condo
15 E 30	Madison House	58B	\$10,600,000	\$10,900,000	3%	NA	NA	2,955	\$3,689	3.0	3.0	\$11,943	\$4.04	1/23/25	1,002	New Dev
70 VESTRY	70 Vestry	4A	\$10,750,000	\$10,250,000	-5%	NA	NA	2,844	\$3,604	4.0	3.5	\$12,185	\$4.28	1/28/25	134	Resale Condo
500 W 18	One High Line	EAST_21A	\$10,005,000	\$10,005,000	0%	NA	NA	2,777	\$3,603	3.0	3.5	\$9,974	\$3.59	1/8/25	NA	New Dev
1228 MADISON	1228 Madison Avenue	10	\$10,000,000	\$10,000,000	0%	NA	NA	3,841	\$2,603	4.0	5.5	\$21,711	\$5.65	1/18/25	136	Resale Co-op
635 PARK	635 Park Avenue	9THFLOOR	\$11,500,000	\$9,500,000	-17%	NA	NA	6,947	\$1,367	4.0	5.0	\$18,264	\$2.63	1/8/25	342	Resale Co-op
15 HUDSON YARDS	Fifteen Hudson Yards	75B	\$12,000,000	\$8,995,000	-25%	NA	NA	2,997	\$3,001	4.0	4.5	\$9,182	\$3.06	1/29/25	387	New Dev
7 BOND	7 Bond Street	PHAB	\$11,000,000	\$8,995,000	-18%	NA	NA	3,067	\$2,933	4.0	3.0	\$5,721	\$1.87	1/7/25	46	Resale Condo
35 HUDSON YARDS	35 Hudson Yards	7303	\$15,525,000	\$8,900,000	-43%	NA	NA	3,436	\$2,590	4.0	4.5	\$12,909	\$3.76	1/10/25	280	New Dev
88 PRINCE	Singer Building	3ABC	\$8,500,000	\$8,500,000	0%	NA	NA	8,500	\$1,000	5.0	5.0	\$16,966	\$2.00	1/15/25	128	Resale Co-op
115 MERCER	115 Mercer Street	PH	\$9,350,000	\$8,495,000	-9%	NA	NA	2,741	\$3,099	2.0	3.5	\$14,181	\$5.17	1/29/25	359	Resale Condo
950 PARK	950 Park Avenue	3B	\$8,300,000	\$7,900,000	-5%	NA	NA	4,151	\$1,903	5.0	4.0	\$20,594	\$4.96	1/3/25	NA	Resale Co-op
50 W 66	50 West 66th Street	4F	\$7,400,000	\$7,550,000	2%	NA	NA	2,900	\$2,603	3.0	3.5	\$7,486	\$2.58	1/17/25	514	New Dev
495 WEST	495 West Street	3	\$7,500,000	\$7,500,000	0%	NA	NA	3,068	\$2,445	2.0	2.0	\$10,530	\$3.43	1/29/25	NA	Resale Condo
44 W 77	44 West 77th Street	11W	\$7,250,000	\$7,250,000	0%	NA	NA	2,800	\$2,589	3.0	2.0	\$8,271	\$2.95	1/28/25	27	Resale Co-op
60 WARREN	The Munitions Building	2	\$7,450,000	\$7,250,000	-3%	NA	NA	4,157	\$1,744	4.0	4.0	\$6,883	\$1.66	1/24/25	18	Resale Condo
60 BEACH	60 Beach Street	PH2	\$6,995,000	\$6,995,000	0%	NA	NA	3,006	\$2,327	3.0	3.5	\$8,461	\$2.81	1/2/25	48	Resale Condo
10 SULLIVAN	10 Sullivan	2A	\$6,750,000	\$6,750,000	0%	NA	NA	2,707	\$2,494	3.0	3.5	\$9,719	\$3.59	1/24/25	420	Resale Condo
139 E 79	139 East 79th Street	10THFLOOR	\$6,850,000	\$6,650,000	-3%	NA	NA	3,559	\$1,869	4.0	4.5	\$8,136	\$2.29	1/23/25	265	Resale Co-op
500 W 18	One High Line	EAST_23C	\$6,515,000	\$6,645,000	2%	NA	NA	1,918	\$3,465	2.0	2.5	\$6,953	\$3.63	1/10/25	325	New Dev
160 W 66	3 Lincoln Center	59D	\$6,600,000	\$6,600,000	0%	NA	NA	1,825	\$3,616	3.0	3.0	\$5,224	\$2.86	1/7/25	NA	Resale Condo
430 E 58	Sutton Tower	51A	\$8,220,000	\$6,525,000	-21%	NA	NA	2,090	\$3,123	3.0	3.0	\$6,997	\$3.35	1/29/25	NA	New Dev
960 PARK	960 Park Avenue	3W4C	\$9,999,000	\$6,500,000	-35%	NA	NA	4,531	\$1,435	4.0	5.5	\$24,458	\$5.40	1/28/25	NA	Resale Co-op
1 WALL	One Wall Street	2501	\$8,165,000	\$6,495,000	-20%	NA	NA	2,458	\$2,642	3.0	3.5	\$11,827	\$4.81	1/17/25	NA	New Dev
820 PARK	820 Park Avenue	10S/11S	\$7,250,000	\$6,480,000	-11%	NA	NA	3,259	\$1,988	3.0	3.5	\$11,209	\$3.44	1/15/25	377	Resale Co-op
520 FIFTH	520 Fifth Avenue	67A	\$5,950,000	\$6,350,000	7%	NA	NA	1,957	\$3,245	3.0	3.5	\$6,975	\$3.56	1/2/25	107	New Dev
170 EEA	170 East End Avenue	16B	\$6,750,000	\$6,100,000	-10%	NA	NA	2,716	\$2,246	3.0	3.5	\$7,732	\$2.85	1/14/25	130	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 Anywhere Real Estate Inc.

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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
77 GREENWICH	77 Greenwich	39A	\$5,950,000	\$6,070,000	2%	NA	NA	2,277	\$2,666	4.0	3.5	\$8,163	\$3.58	1/8/25	NA	New Dev
1 SPS	1 Sutton Place South	2C	\$8,500,000	\$5,995,000	-29%	NA	NA	3,175	\$1,888	6.0	4.0	\$16,274	\$5.13	1/31/25	NA	Resale Co-op
520 FIFTH	520 Fifth Avenue	63A	\$5,700,000	\$5,950,000	4%	NA	NA	1,951	\$3,050	3.0	3.5	\$6,954	\$3.56	1/9/25	182	New Dev
970 PARK	970 Park Avenue	5N	\$5,950,000	\$5,950,000	0%	NA	NA	3,823	\$1,556	5.0	3.5	\$9,498	\$2.48	1/17/25	81	Resale Co-op
35 HUDSON YARDS	35 Hudson Yards	7802	\$9,375,000	\$5,850,000	-38%	NA	NA	2,871	\$2,038	3.0	3.5	\$10,161	\$3.54	1/17/25	191	New Dev
115 CPW	The Majestic	16G	\$6,500,000	\$5,700,000	-12%	NA	NA	2,872	\$1,985	3.0	3.0	\$7,516	\$2.62	1/3/25	353	Resale Co-op
37 W 12	Butterfield House	3A3B	\$6,000,000	\$5,595,000	-7%	NA	NA	3,200	\$1,748	4.0	4.0	\$9,561	\$2.99	1/31/25	448	Resale Co-op
136 BAXTER	Machinery Exchange	PHA	\$5,995,000	\$5,500,000	-8%	NA	NA	2,575	\$2,136	3.0	3.5	\$6,705	\$2.60	1/17/25	120	Resale Condo
151 WOOSTER	151 Wooster Street	6B	\$5,500,000	\$5,500,000	0%	NA	NA	3,007	\$1,829	3.0	3.0	\$10,644	\$3.54	1/17/25	86	Resale Condo
15 HUDSON YARDS	Fifteen Hudson Yards	77E	\$5,750,000	\$5,495,000	-4%	NA	NA	2,249	\$2,443	3.0	3.5	\$6,461	\$2.87	1/14/25	81	Resale Condo
45 E 82	45 East 82nd Street	6E	\$5,495,000	\$5,495,000	0%	NA	NA	2,900	\$1,895	4.0	3.0	\$7,502	\$2.59	1/31/25	21	Resale Co-op
515 W 18	Lantern House	802	\$5,850,000	\$5,495,000	-6%	NA	NA	1,941	\$2,831	3.0	3.0	\$6,517	\$3.36	1/27/25	129	Resale Condo
201 W 72	The Alexandria	PH4A	\$6,000,000	\$5,450,000	-9%	NA	NA	2,489	\$2,190	3.0	3.0	\$8,713	\$3.50	1/8/25	200	Resale Condo
35 HUDSON YARDS	35 Hudson Yards	6503	\$8,775,000	\$5,400,000	-38%	NA	NA	2,724	\$1,982	3.0	3.5	\$9,606	\$3.53	1/10/25	56	New Dev
130 WILLIAM	130 William Street	51C	\$5,520,990	\$5,195,990	-6%	NA	NA	2,180	\$2,383	4.0	3.0	\$6,350	\$2.91	1/6/25	132	New Dev
114 E 13	American Felt Building	11C/D	\$5,125,000	\$5,125,000	0%	NA	NA	2,969	\$1,726	5.0	4.0	\$10,364	\$3.49	1/15/25	61	Resale Condo
450 WASHINGTON	450 Washington Street	1009	\$6,195,000	\$5,095,000	-18%	NA	NA	1,884	\$2,704	4.0	3.5	\$6,690	\$3.55	1/3/25	147	New Dev
450 WASHINGTON	450 Washington Street	1106	\$5,795,000	\$5,095,000	-12%	NA	NA	2,031	\$2,509	3.0	3.0	\$7,032	\$3.46	1/24/25	NA	New Dev
201 E 74	THE74	14A	\$5,000,000	\$5,000,000	0%	NA	NA	2,171	\$2,303	3.0	3.5	\$5,176	\$2.38	1/25/25	NA	New Dev
Total / Average		67	\$10,999,043	\$10,036,954	-9%	\$10,036,954	NA	3,410	\$2,962	3.7	3.9	\$11,773	\$3.45		245	