

The Corcoran Report

APRIL 2024 | MANHATTAN | \$5M+ CONDO & CO-OP CONTRACTS SIGNED

Contracts Signed¹

77

+10% VS. APRIL 2023
+8% VS. MARCH 2024

April saw 77 deals over \$5M, up 10% annually and 8% from March. The annual gain was fueled by an uptick in contracts ranging between \$5M and \$10M, as well as those over \$20M. This was the third highest total number of luxury sales for any April since 2016 behind 2022 and 2021.

Active Listings²

1,111

+14% VS. APRIL 2023
+14% VS. MARCH 2024

Listed inventory over \$5M rose 14% annually to 1,111 listings. Versus 2023, resale condo inventory increased 24%, while resale co-op and active new development listings both rose 6%. This was the highest listed inventory figure for any April since 2019.

Days on Market³

175

+27% VS. APRIL 2023
+17% VS. MARCH 2024

Days on market averaged 175, up 27% annually. April 2024 saw twice as many units enter contract after more than a year on the market than last year.

Average PPSF⁴

\$2,822

+3% VS. APRIL 2023
0% VS. MARCH 2024

The average contract asked just over \$2,800 per square foot, up 3% versus last year. A 38% year-over-year increase in the number of new development contracts asking over \$3,000 per square foot drove the annual gain.

Product Type	12 Month Trend	Number
New Development		36
Resale Condo		28
Resale Co-op		13

Price Range	2024	2023	Annual Chg.
\$5M to \$10M	59	53	11%
\$10M to \$20M	13	16	-19%
\$20M to \$30M	4	1	300%
Over \$30M	1	0	NA

Product Type	12 Month Trend	Number
New Development		283
Resale Condo		546
Resale Co-op		282

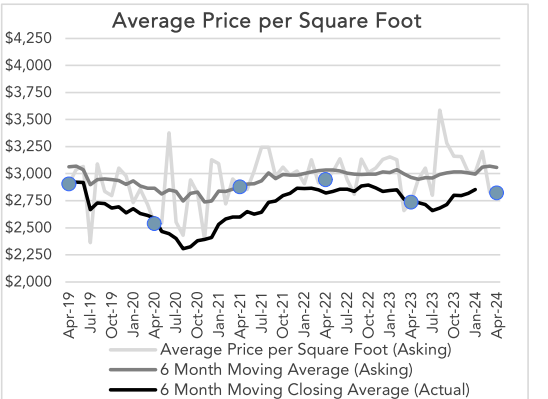
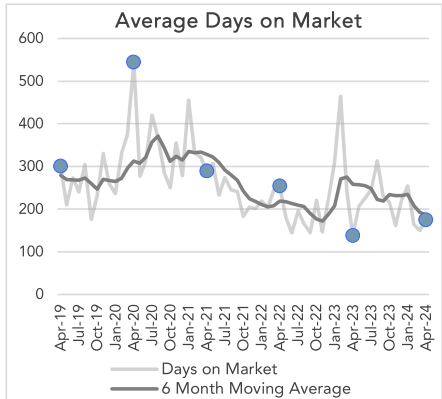
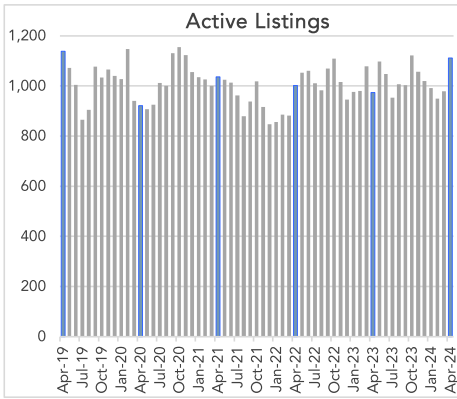
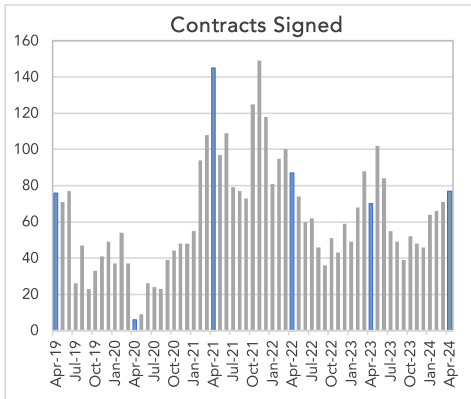
Price Range	2024	2023	Annual Chg.
\$5M to \$10M	721	645	12%
\$10M to \$20M	277	232	19%
\$20M to \$30M	66	58	14%
Over \$30M	47	39	21%

Product Type	12 Month Trend	Number
New Development		237
Resale Condo		133
Resale Co-op		186

Price Range	2024	2023	Annual Chg.
\$5M to \$10M	186	140	33%
\$10M to \$20M	114	131	-13%
\$20M to \$30M	203	NA	NA
Over \$30M	209	NA	NA

Product Type	12 Month Trend	Avg Ask
New Development		\$3,166
Resale Condo		\$2,724
Resale Co-op		\$1,604

Price Range	2024	2023	Annual Chg.
\$5M to \$10M	\$2,421	\$2,541	-5%
\$10M to \$20M	\$3,403	\$3,341	2%
\$20M to \$30M	\$4,432	\$4,877	-9%
Over \$30M	NA	NA	NA



REPORT MONTH

1. Figure reflects contracts signed within the report month with last asking prices over \$5M. However, some units will close below \$5M. Previous months' figures have been updated to reflect closed ACRIS prices. 2. Figure reflects units actively listed as of the last day of the report 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	Sale Price	Discount	Sqft ¹	PPSF ²	BR	BA	Monthly	Mo./SF	Signed	DOM ³	Sale Type
Closings																
500 W 18	One High Line	WEST_31A	\$19,375,000	\$19,375,000	0%	\$17,500,000	-10%	3,829	\$4,570	4.0	4.5	\$14,458	\$3.78	4/16/24	NA	New Dev
Contacts Signed																
2 E 67	2 East 67th Street	9	\$49,000,000	\$44,500,000	-9%	NA	NA	NA	NA	5.0	5.5	\$27,026	NA	4/17/24	209	Resale Co-op
1 CPW	One Central Park West	47BC	\$34,950,000	\$27,500,000	-21%	NA	NA	6,279	\$4,380	5.0	8.0	\$26,778	\$4.26	4/26/24	389	Resale Condo
500 W 18	One High Line	WEST_PH34B	\$25,600,000	\$25,600,000	0%	NA	NA	5,121	\$4,999	4.0	4.5	\$19,858	\$3.88	4/20/24	NA	New Dev
21 E 26	The Whitman	PH	\$24,990,000	\$24,990,000	0%	NA	NA	6,540	\$3,821	4.0	7.5	\$26,417	\$4.04	4/16/24	216	Resale Condo
760 MADISON	Giorgio Armani Residences	7	\$21,500,000	\$21,500,000	0%	NA	NA	4,530	\$4,746	5.0	5.5	\$18,362	\$4.05	4/24/24	5	New Dev
125 PERRY	125 Perry Street	3W	\$18,950,000	\$19,950,000	5%	NA	NA	3,645	\$5,473	3.0	4.0	\$14,807	\$4.06	4/22/24	34	New Dev
1965 BROADWAY	Grand Millenium	PH3BC	\$15,995,000	\$15,995,000	0%	NA	NA	6,867	\$2,329	6.0	6.5	\$18,048	\$2.63	4/12/24	23	Resale Condo
117 E 72	117 East 72nd Street	6FL	\$14,000,000	\$14,000,000	0%	NA	NA	NA	NA	6.0	4.5	\$16,536	NA	4/19/24	191	Resale Co-op
111 W 67	The Park Millennium	35DEF	\$14,750,000	\$12,900,000	-13%	NA	NA	4,300	\$3,000	5.0	4.5	\$12,138	\$2.82	4/20/24	NA	Resale Condo
10 MSW	10 Madison Square West	11D	\$12,500,000	\$12,500,000	0%	NA	NA	3,309	\$3,778	4.0	4.5	\$10,481	\$3.17	4/12/24	11	Resale Condo
432 PARK	432 Park Avenue	37B	\$15,500,000	\$12,400,000	-20%	NA	NA	4,003	\$3,098	3.0	4.5	\$22,876	\$5.71	4/3/24	96	Resale Condo
385 W 12	385 West 12th	PHEAST	\$12,000,000	\$12,000,000	0%	NA	NA	3,649	\$3,289	4.0	3.5	\$15,798	\$4.33	4/17/24	6	Resale Condo
555 W 22	The Cortland	16AW	\$11,500,000	\$11,250,000	-2%	NA	NA	3,004	\$3,745	4.0	4.5	\$11,408	\$3.80	4/30/24	NA	New Dev
200 E 75	200 East 75th Street	11A	\$10,800,000	\$10,800,000	0%	NA	NA	3,662	\$2,949	6.0	6.0	\$10,415	\$2.84	4/26/24	NA	New Dev
551 W 21	551 W 21	15B	\$12,500,000	\$10,750,000	-14%	NA	NA	3,860	\$2,785	3.0	3.5	\$16,424	\$4.25	4/21/24	109	Resale Condo
555 W 22	The Cortland	12AW	\$10,750,000	\$10,750,000	0%	NA	NA	3,004	\$3,579	4.0	5.0	\$11,156	\$3.71	4/29/24	383	New Dev
257 CPW	The Orwell House	11AB	\$11,000,000	\$10,000,000	-9%	NA	NA	NA	NA	4.0	3.0	\$8,874	NA	4/29/24	172	Resale Co-op
1049 FIFTH	1049 Fifth Avenue	17B	\$11,500,000	\$9,995,000	-13%	NA	NA	2,918	\$3,425	4.0	4.0	\$12,919	\$4.43	4/29/24	344	Resale Condo
50 WOOSTER	50 Wooster Street	5N	\$11,600,000	\$9,995,000	-14%	NA	NA	4,848	\$2,062	3.0	3.5	\$6,344	\$1.31	4/8/24	192	Resale Condo
100 E 53	Selene	55A	\$23,500,000	\$9,750,000	-59%	NA	NA	3,385	\$2,880	3.0	3.5	\$13,199	\$3.90	4/30/24	NA	New Dev
1 MORTON	Morton Square	L6BE	\$9,000,000	\$9,000,000	0%	NA	NA	2,191	\$4,108	3.0	3.0	\$5,950	\$2.72	4/10/24	362	Resale Condo
301 W 57	Central Park Place	51BCD	\$9,995,000	\$8,995,000	-10%	NA	NA	3,250	\$2,768	4.0	4.0	\$10,159	\$3.13	4/16/24	161	Resale Condo
500 W 18	One High Line	WEST_19A	\$8,880,000	\$8,880,000	0%	NA	NA	2,429	\$3,656	3.0	3.5	\$8,700	\$3.58	4/30/24	474	New Dev
50 W 66	50 West 66th Street	10F	\$8,400,000	\$8,650,000	3%	NA	NA	2,851	\$3,034	3.0	3.5	\$7,576	\$2.66	4/5/24	NA	New Dev
34 PRINCE	Residences At Prince	2A	\$10,250,000	\$8,295,000	-19%	NA	NA	3,669	\$2,261	5.0	4.5	\$12,085	\$3.29	4/2/24	69	New Dev
15 RENWICK	The Renwick	PH3	\$9,000,000	\$7,995,000	-11%	NA	NA	3,575	\$2,236	4.0	5.0	\$14,713	\$4.12	4/26/24	15	New Dev
885 PARK	885 Park Avenue	7C	\$7,995,000	\$7,995,000	0%	NA	NA	NA	NA	4.0	4.0	\$8,742	NA	4/16/24	22	Resale Co-op
93 WORTH	93 Worth Street	PH7	\$8,550,000	\$7,995,000	-6%	NA	NA	3,298	\$2,424	4.0	5.0	\$7,327	\$2.22	4/15/24	NA	Resale Condo
212 W 18	Walker Tower	17A	\$9,750,000	\$7,950,000	-18%	NA	NA	2,367	\$3,359	3.0	3.5	\$6,926	\$2.93	4/24/24	30	Resale Condo
50 W 66	50 West 66th Street	16E	\$7,300,000	\$7,900,000	8%	NA	NA	2,488	\$3,175	3.0	3.5	\$6,803	\$2.73	4/5/24	NA	New Dev
200 AMSTERDAM	200 Amsterdam	16A	\$7,695,000	\$7,695,000	0%	NA	NA	2,856	\$2,694	4.0	4.5	\$10,395	\$3.64	4/1/24	NA	New Dev
200 E 75	200 East 75th Street	14B	\$7,650,000	\$7,650,000	0%	NA	NA	2,476	\$3,090	4.0	4.5	\$7,041	\$2.84	4/26/24	NA	New Dev
251 W 91	The Westly	17A	\$7,350,000	\$7,600,000	3%	NA	NA	2,752	\$2,762	4.0	3.5	\$5,934	\$2.16	4/14/24	NA	New Dev
565 BROOME	565 Broome SoHo	N25B	\$7,650,000	\$7,265,000	-5%	NA	NA	2,191	\$3,316	2.0	2.5	\$7,823	\$3.57	4/23/24	NA	New Dev
515 W 18	Lantern House	2003	\$9,350,000	\$7,200,000	-23%	NA	NA	2,737	\$2,631	4.0	4.5	\$11,250	\$4.11	4/8/24	68	New Dev
515 BROADWAY	515 Broadway	2B	\$8,000,000	\$7,000,000	-13%	NA	NA	6,000	\$1,167	3.0	4.0	\$8,574	\$1.43	4/12/24	220	Resale Co-op
1289 LEXINGTON	1289 Lexington Avenue	16B	\$9,500,000	\$6,995,000	-26%	NA	NA	3,270	\$2,139	4.0	4.5	\$9,482	\$2.90	4/12/24	157	New Dev
911 PARK	911 Park Avenue	3B	\$7,995,000	\$6,995,000	-13%	NA	NA	4,100	\$1,706	5.0	5.0	\$9,443	\$2.30	4/6/24	361	Resale Co-op
300 CPW	El Dorado	22D	\$7,995,000	\$6,950,000	-13%	NA	NA	NA	NA	3.0	4.5	\$10,064	NA	4/24/24	373	Resale Co-op
15 W 96	Fifteen: 15 West 96th Street	22	\$8,515,200	\$6,700,000	-21%	NA	NA	2,662	\$2,517	3.0	3.0	\$7,483	\$2.81	4/3/24	NA	New Dev
440 WEA	440 West End Avenue	1516B	\$7,350,000	\$6,700,000	-9%	NA	NA	4,200	\$1,595	4.0	5.5	\$10,681	\$2.54	4/6/24	184	Resale Co-op
217 W 57	Central Park Tower	34D	\$6,600,000	\$6,600,000	0%	NA	NA	1,897	\$3,479	2.0	2.5	\$6,636	\$3.50	4/19/24	17	New Dev
40 E 94	Carnegie Hill Tower	20BCDE	\$6,500,000	\$6,500,000	0%	NA	NA	4,200	\$1,548	4.0	5.0	\$9,161	\$2.18	4/16/24	82	Resale Condo
217 W 57	Central Park Tower	33D	\$6,500,000	\$6,500,000	0%	NA	NA	1,897	\$3,426	2.0	2.5	\$6,615	\$3.49	4/2/24	594	New Dev
255 E 74	Casa 74	12A	\$6,499,000	\$6,499,000	0%	NA	NA	4,040	\$1,609	5.0	4.5	\$11,598	\$2.87	4/6/24	30	Resale Condo
50 W 66	50 West 66th Street	15A	\$6,100,000	\$6,450,000	6%	NA	NA	2,097	\$3,076	3.0	3.5	\$5,707	\$2.72	4/9/24	NA	New Dev
1965 BROADWAY	Grand Millenium	27E	\$6,699,000	\$6,395,000	-5%	NA	NA	3,138	\$2,038	4.0	4.5	\$7,558	\$2.41	4/17/24	69	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

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390 WEA	The Apthorp	9C	\$6,350,000	\$6,350,000	0%	NA	NA	3,100	\$2,048	3.0	3.5	\$8,616	\$2.78	4/24/24	23	Resale Condo
320 E 82	Park Mansion	TH	\$8,500,000	\$6,250,000	-26%	NA	NA	4,441	\$1,407	4.0	5.5	\$11,462	\$2.58	4/5/24	332	New Dev
50 W 66	50 West 66th Street	3B	\$5,800,000	\$6,250,000	8%	NA	NA	2,427	\$2,575	3.0	3.5	\$6,599	\$2.72	4/9/24	NA	New Dev
65 W 13	The Greenwich	PH11C	\$6,995,000	\$6,250,000	-11%	NA	NA	2,223	\$2,812	3.0	2.5	\$7,780	\$3.50	4/5/24	127	Resale Condo
685 FIFTH	Mandarin Oriental, Fifth Avenue	10A	\$6,050,000	\$6,250,000	3%	NA	NA	1,264	\$4,945	2.0	2.0	\$8,320	\$6.58	4/19/24	NA	New Dev
520 FIFTH	520 Fifth	65A	\$6,250,000	\$6,250,000	0%	NA	NA	1,873	\$3,337	3.0	3.5	\$7,034	\$3.76	4/26/24	NA	New Dev
378 WEA	378 West End Avenue	8D	\$6,100,000	\$6,225,000	2%	NA	NA	2,468	\$2,522	3.0	3.5	\$8,095	\$3.28	4/24/24	761	New Dev
50 W 66	50 West 66th Street	10A	\$5,800,000	\$6,075,000	5%	NA	NA	2,097	\$2,897	3.0	3.5	\$5,573	\$2.66	4/23/24	NA	New Dev
20 W 53	Baccarat Hotel & Residences	39A	\$6,000,000	\$6,000,000	0%	NA	NA	2,525	\$2,376	3.0	3.5	\$10,791	\$4.27	4/17/24	NA	Resale Condo
105 FIFTH	Folio House	5AB	\$5,995,000	\$5,995,000	0%	NA	NA	3,163	\$1,895	3.0	3.0	\$7,424	\$2.35	4/26/24	24	Resale Co-op
210 W 77	Two Ten West 77	11W	\$5,995,000	\$5,995,000	0%	NA	NA	2,625	\$2,284	4.0	4.5	\$8,099	\$3.09	4/29/24	117	Resale Condo
860 FIFTH	860 Fifth Avenue	11K	\$6,995,000	\$5,995,000	-14%	NA	NA	2,910	\$2,060	4.0	4.0	\$8,680	\$2.98	4/16/24	179	Resale Co-op
37 RSD	37 Riverside Drive	8A	\$6,200,000	\$5,975,000	-4%	NA	NA	NA	NA	3.0	3.0	\$6,661	NA	4/25/24	223	Resale Co-op
500 GREENWICH	500 Greenwich Street	202	\$6,500,000	\$5,950,000	-8%	NA	NA	3,963	\$1,501	3.0	2.5	\$5,969	\$1.51	4/5/24	206	Resale Condo
35 HUDSON YARDS	35 Hudson Yards	7902	\$9,400,000	\$5,850,000	-38%	NA	NA	2,871	\$2,038	3.0	3.5	\$9,330	\$3.25	4/24/24	593	New Dev
35 HUDSON YARDS	35 Hudson Yards	8002	\$9,425,000	\$5,850,000	-38%	NA	NA	2,871	\$2,038	3.0	3.5	\$9,335	\$3.25	4/15/24	53	New Dev
15 E 30	Madison House	55C	\$5,800,000	\$5,800,000	0%	NA	NA	1,788	\$3,244	2.0	2.5	\$7,195	\$4.02	4/12/24	2	New Dev
980 FIFTH	980 Fifth Avenue	8A	\$5,700,000	\$5,700,000	0%	NA	NA	NA	NA	3.0	4.0	\$11,273	NA	4/3/24	190	Resale Co-op
450 WASHINGTON	450 Washington Street	1003	\$6,095,000	\$5,695,000	-7%	NA	NA	1,883	\$3,024	3.0	2.5	\$6,212	\$3.30	4/18/24	NA	New Dev
181 E 65	The Chatham	22B	\$5,895,000	\$5,650,000	-4%	NA	NA	2,250	\$2,511	3.0	4.0	\$7,968	\$3.54	4/18/24	164	Resale Condo
160 LEROY	160 Leroy	SOUTH6C	\$6,300,000	\$5,595,000	-11%	NA	NA	1,644	\$3,403	2.0	2.5	\$6,262	\$3.81	4/26/24	109	Resale Condo
200 E 65	Bristol Plaza	46N	\$5,950,000	\$5,500,000	-8%	NA	NA	2,505	\$2,196	3.0	3.5	\$10,727	\$4.28	4/24/24	202	Resale Condo
201 E 74	THE74	21A	\$5,475,000	\$5,475,000	0%	NA	NA	2,179	\$2,513	3.0	3.5	\$7,625	\$3.50	4/18/24	NA	New Dev
115 W BROADWAY	115 West Broadway	PH5N	\$5,300,000	\$5,300,000	0%	NA	NA	NA	NA	3.0	3.0	\$5,000	NA	4/29/24	66	Resale Co-op
250 WEST	250 West Street	8J	\$5,250,000	\$5,250,000	0%	NA	NA	2,241	\$2,343	2.0	3.0	\$4,993	\$2.23	4/10/24	21	Resale Condo
101 WARREN	101 Warren	1610	\$5,238,000	\$5,238,000	0%	NA	NA	2,372	\$2,208	3.0	3.5	\$7,334	\$3.09	4/6/24	39	Resale Condo
390 WEA	The Apthorp	10B	\$5,200,000	\$5,200,000	0%	NA	NA	2,903	\$1,791	4.0	2.5	\$8,800	\$3.03	4/15/24	188	Resale Condo
108 LEONARD	108 Leonard	11G	\$5,010,000	\$5,060,000	1%	NA	NA	2,012	\$2,515	3.0	3.5	\$5,552	\$2.76	4/16/24	NA	New Dev
Contract Signed Total / Average		76	\$10,196,003	\$9,352,921	-8%	\$17,500,000	NA	3,176	\$2,817	3.5	4.0	\$10,361	\$3.21		175	
Confidential New Development Total / Average		1	\$8,400,000	\$7,050,000	-16%	NA	NA	2,116	\$3,332	3.0	3.5	\$7,084	\$3.35		NA	
Grand Total / Average		77	\$10,172,678	\$9,323,013	-8%	\$9,298,662	NA	3,161	\$2,822	3.5	4.0	\$10,319	\$3.26		175	

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