

# The Corcoran Report

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

## Contracts Signed<sup>1</sup>

# 78

+70% VS. DECEMBER 2023  
-13% VS. NOVEMBER 2024

December saw 78 contracts over \$5M, a 70% year-over-year surge. This was the third strongest December in ten years and the fifth consecutive month with a double-digit gain. New development sales more than doubled compared to 2023. Since September, luxury contracts are up 70% annually.

| Submarket              | 2024 | 2023 | Y/Y  |
|------------------------|------|------|------|
| Upper Manhattan        | 0    | 0    | NA   |
| Upper West Side        | 11   | 11   | 0%   |
| Upper East Side        | 29   | 11   | 164% |
| Midtown                | 11   | 4    | 175% |
| Downtown               | 26   | 20   | 30%  |
| Financial District/BPC | 1    | 0    | NA   |

| Product Type | 2024 | 2023 | Y/Y  |
|--------------|------|------|------|
| New Dev      | 34   | 14   | 143% |
| Resale Condo | 29   | 16   | 81%  |
| Resale Co-op | 15   | 16   | -6%  |

| Price Range    | 2024 | 2023 | Y/Y  |
|----------------|------|------|------|
| \$5M to \$10M  | 50   | 33   | 52%  |
| \$10M to \$20M | 21   | 11   | 91%  |
| \$20M to \$30M | 4    | 2    | 100% |
| Over \$30M     | 3    | 0    | NA   |

## Active Listings<sup>2</sup>

# 876

-14% VS. DECEMBER 2023  
-2% VS. NOVEMBER 2024

Due to robust sales, listed inventory over \$5M fell 14% annually to 876 units, the lowest figure since January 2022. Listings fell for all product types and price ranges versus 2023. This month, Downtown saw the greatest annual percentage drop in active listings, down 19%.

| Submarket              | 2024 | 2023 | Y/Y  |
|------------------------|------|------|------|
| Upper Manhattan        | 3    | 2    | 50%  |
| Upper West Side        | 211  | 249  | -15% |
| Upper East Side        | 230  | 257  | -11% |
| Midtown                | 112  | 125  | -10% |
| Downtown               | 300  | 371  | -19% |
| Financial District/BPC | 20   | 16   | 25%  |

| Product Type | 2024 | 2023 | Y/Y  |
|--------------|------|------|------|
| New Dev      | 264  | 313  | -16% |
| Resale Condo | 415  | 458  | -9%  |
| Resale Co-op | 197  | 249  | -21% |

| Price Range    | 2024 | 2023 | Y/Y  |
|----------------|------|------|------|
| \$5M to \$10M  | 558  | 665  | -16% |
| \$10M to \$20M | 218  | 236  | -8%  |
| \$20M to \$30M | 60   | 68   | -12% |
| Over \$30M     | 40   | 51   | -22% |

## Days on Market<sup>3</sup>

# 216

-2% VS. DECEMBER 2023  
+26% VS. NOVEMBER 2024

Days on market fell 2% year-over-year to 216 days. New development drove the overall average annual decline, while both resale condo and resale co-op average marketing times increased versus 2023.

| Submarket              | 2024 | 2023 | Y/Y  |
|------------------------|------|------|------|
| Upper Manhattan        | NA   | NA   | NA   |
| Upper West Side        | 198  | 158  | 25%  |
| Upper East Side        | 207  | 242  | -15% |
| Midtown                | 288  | 219  | 31%  |
| Downtown               | 214  | 246  | -13% |
| Financial District/BPC | 83   | NA   | NA   |

| Product Type | 2024 | 2023 | Y/Y  |
|--------------|------|------|------|
| New Dev      | 207  | 404  | -49% |
| Resale Condo | 208  | 165  | 26%  |
| Resale Co-op | 250  | 219  | 14%  |

| Price Range    | 2024 | 2023 | Y/Y  |
|----------------|------|------|------|
| \$5M to \$10M  | 203  | 214  | -5%  |
| \$10M to \$20M | 265  | 260  | 2%   |
| \$20M to \$30M | 248  | 44   | 464% |
| Over \$30M     | 122  | NA   | NA   |

## Average PPSF<sup>4</sup>

# \$3,468

15% VS. DECEMBER 2023  
+11% VS. NOVEMBER 2024

Asking price per square foot rose 15% year-over-year to \$3,468 due to multiple contracts asking over \$6,000 per square foot, including a resale at 220 Central Park South for over \$11,000 per square foot. By comparison, there were no signed contracts asking over \$6,000 per square foot last year.

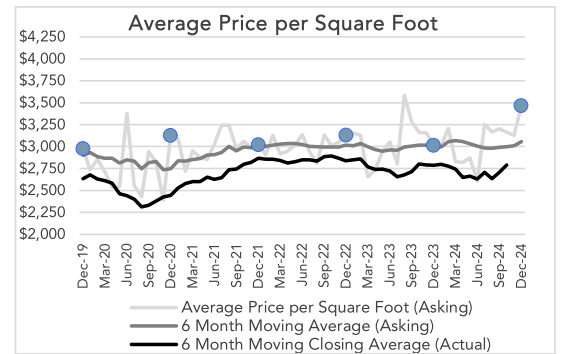
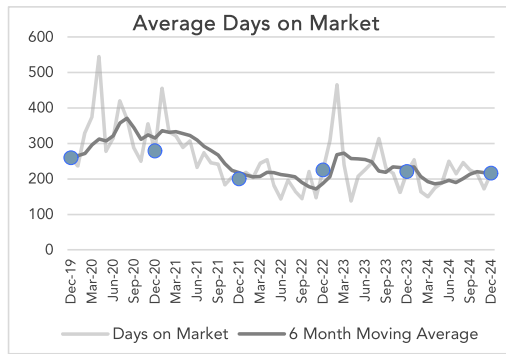
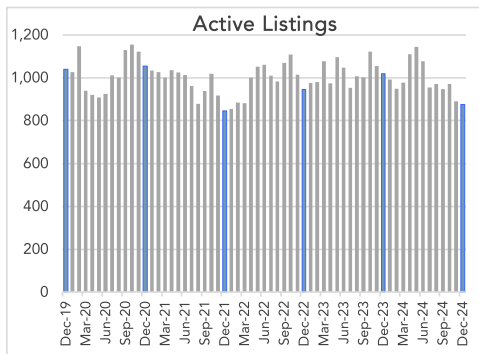
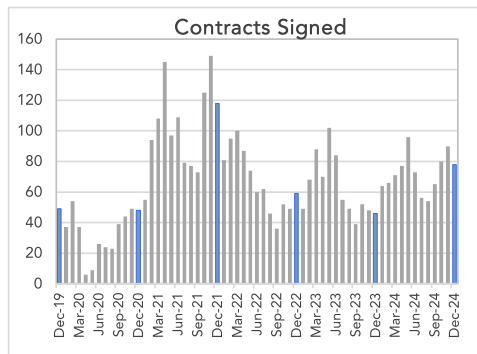
| Submarket              | 2024    | 2023    | Y/Y |
|------------------------|---------|---------|-----|
| Upper Manhattan        | NA      | NA      | NA  |
| Upper West Side        | \$3,157 | \$3,097 | 2%  |
| Upper East Side        | \$2,858 | \$2,593 | 10% |
| Midtown                | \$5,282 | \$3,929 | 34% |
| Downtown               | \$3,707 | \$3,176 | 17% |
| Financial District/BPC | \$2,436 | NA      | NA  |

| Product Type | 2024    | 2023    | Y/Y |
|--------------|---------|---------|-----|
| New Dev      | \$3,601 | \$3,416 | 5%  |
| Resale Condo | \$3,431 | \$3,015 | 14% |
| Resale Co-op | \$3,225 | \$2,726 | 18% |

| Price Range    | 2024    | 2023    | Y/Y |
|----------------|---------|---------|-----|
| \$5M to \$10M  | \$2,555 | \$2,593 | -1% |
| \$10M to \$20M | \$3,699 | \$3,624 | 2%  |
| \$20M to \$30M | \$4,326 | \$4,150 | 4%  |
| Over \$30M     | \$8,792 | 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 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.



# The Corcoran Report

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

| Address                | Building Name                   | Unit     | Original Ask | Last Ask     | Change <sup>1</sup> | Sale Price   | Discount | SF <sup>2</sup> | PPSF     | BR  | BA  | Monthly  | Mo./SF | Signed   | DOM <sup>3</sup> | Sale Type    |
|------------------------|---------------------------------|----------|--------------|--------------|---------------------|--------------|----------|-----------------|----------|-----|-----|----------|--------|----------|------------------|--------------|
| <b>Closings</b>        |                                 |          |              |              |                     |              |          |                 |          |     |     |          |        |          |                  |              |
| 217 W 57               | Central Park Tower              | 120      | \$65,000,000 | \$59,500,000 | -8%                 | \$45,427,600 | -24%     | 7,074           | \$6,422  | 5.0 | 6.5 | \$30,666 | \$4.34 | 12/26/24 | 195              | New Dev      |
| 217 W 57               | Central Park Tower              | 60W      | \$18,700,000 | \$16,050,000 | -14%                | \$13,171,900 | -18%     | 3,165           | \$4,162  | 3.0 | 3.5 | \$12,253 | \$3.87 | 12/16/24 | NA               | New Dev      |
| 15 W 96                | 15 West 96th Street             | 21       | \$7,983,000  | \$6,550,000  | -18%                | \$6,352,344  | -3%      | 2,622           | \$2,423  | 3.0 | 3.0 | \$7,298  | \$2.78 | 12/3/24  | 199              | New Dev      |
| <b>Contacts Signed</b> |                                 |          |              |              |                     |              |          |                 |          |     |     |          |        |          |                  |              |
| 67 VESTRY              | 67 Vestry                       | PHA      | \$43,500,000 | \$48,000,000 | 10%                 | NA           | NA       | 6,207           | \$7,733  | 4.0 | 5.0 | \$23,674 | \$3.81 | 12/31/24 | 111              | New Dev      |
| 220 CPS                | 220 Central Park South          | 55B      | \$37,500,000 | \$37,500,000 | 0%                  | NA           | NA       | 3,211           | \$11,679 | 3.0 | 3.5 | \$22,125 | \$6.89 | 12/6/24  | 59               | Resale Condo |
| 820 FIFTH              | 820 Fifth Avenue                | 3FL      | \$50,000,000 | \$29,500,000 | -41%                | NA           | NA       | 7,000           | \$4,214  | 6.0 | 7.5 | \$27,236 | \$3.89 | 12/17/24 | 260              | Resale Co-op |
| 944 FIFTH              | 944 Fifth Avenue                | 14       | \$34,500,000 | \$28,500,000 | -17%                | NA           | NA       | 5,335           | \$5,342  | 4.0 | 6.5 | \$21,581 | \$4.05 | 12/18/24 | 258              | Resale Co-op |
| 200 E 75               | 200 East 75th                   | PH5      | \$22,950,000 | \$22,950,000 | 0%                  | NA           | NA       | 5,300           | \$4,330  | 6.0 | 6.5 | \$15,933 | \$3.01 | 12/12/24 | 260              | New Dev      |
| 88 CPW                 | The Brentmore                   | 4N/5W    | \$20,000,000 | \$20,000,000 | 0%                  | NA           | NA       | 5,700           | \$3,509  | 5.0 | 4.0 | \$17,979 | \$3.15 | 12/2/24  | 214              | Resale Co-op |
| 155 W 11               | The Greenwich Lane              | 6A       | \$19,995,000 | \$19,995,000 | 0%                  | NA           | NA       | 3,674           | \$5,442  | 4.0 | 4.5 | \$16,732 | \$4.55 | 12/3/24  | 13               | Resale Condo |
| 56 LEONARD             | 56 Leonard                      | PH52A    | \$19,995,000 | \$19,995,000 | 0%                  | NA           | NA       | 3,658           | \$5,466  | 4.0 | 4.5 | \$12,030 | \$3.29 | 12/10/24 | 97               | Resale Condo |
| 220 CPS                | 220 Central Park South          | 24B      | \$21,750,000 | \$17,750,000 | -18%                | NA           | NA       | 2,616           | \$6,785  | 3.0 | 3.0 | \$16,906 | \$6.46 | 12/5/24  | 698              | Resale Condo |
| 250 WEST               | 250 West Street                 | 10A      | \$16,000,000 | \$16,000,000 | 0%                  | NA           | NA       | 4,120           | \$3,883  | 4.0 | 4.5 | \$9,710  | \$2.36 | 12/10/24 | 56               | Resale Condo |
| 834 FIFTH              | 834 Fifth Avenue                | MAIS/A   | \$18,000,000 | \$14,750,000 | -18%                | NA           | NA       | 5,200           | \$2,837  | 5.0 | 3.5 | \$20,106 | \$3.87 | 12/9/24  | NA               | Resale Co-op |
| 500 W 18               | One High Line                   | EAST_23A | \$13,305,000 | \$13,305,000 | 0%                  | NA           | NA       | 3,114           | \$4,273  | 4.0 | 4.5 | \$11,288 | \$3.62 | 12/3/24  | NA               | New Dev      |
| 140 FRANKLIN           | 140 Franklin Street             | PHC      | \$12,980,000 | \$12,980,000 | 0%                  | NA           | NA       | 4,100           | \$3,166  | 3.0 | 4.5 | \$15,217 | \$3.71 | 12/12/24 | NA               | Resale Condo |
| 67 FRANKLIN            | Cast Iron House                 | PHA      | \$12,950,000 | \$12,000,000 | -7%                 | NA           | NA       | 3,809           | \$3,150  | 4.0 | 3.5 | \$14,250 | \$3.74 | 12/30/24 | 477              | New Dev      |
| 555 W 22               | The Cortland                    | 18AW     | \$12,000,000 | \$12,000,000 | 0%                  | NA           | NA       | 3,004           | \$3,995  | 4.0 | 4.5 | \$11,577 | \$3.85 | 12/11/24 | NA               | New Dev      |
| 823 PARK               | 823 Park Avenue                 | 7THFL    | \$12,995,000 | \$11,995,000 | -8%                 | NA           | NA       | 4,200           | \$2,856  | 5.0 | 4.5 | \$13,806 | \$3.29 | 12/11/24 | 21               | Resale Condo |
| 555 W 22               | The Cortland                    | 17AW     | \$11,750,000 | \$11,750,000 | 0%                  | NA           | NA       | 3,004           | \$3,911  | 4.0 | 4.5 | \$11,492 | \$3.83 | 12/19/24 | 63               | New Dev      |
| 30 PARK                | Four Seasons Private Residences | PH75B    | \$13,000,000 | \$11,500,000 | -12%                | NA           | NA       | 3,121           | \$3,685  | 3.0 | 4.5 | \$15,283 | \$4.90 | 12/3/24  | 594              | Resale Condo |
| 784 PARK               | 784 Park Avenue                 | PHC      | \$12,500,000 | \$11,500,000 | -8%                 | NA           | NA       | 3,171           | \$3,627  | 3.0 | 2.0 | \$7,729  | \$2.44 | 12/14/24 | 684              | Resale Co-op |
| 219 E 44               | 219 East 44th Street            | PH       | \$12,800,000 | \$10,995,000 | -14%                | NA           | NA       | 4,321           | \$2,545  | 5.0 | 5.5 | \$11,498 | \$2.66 | 12/27/24 | 172              | New Dev      |
| 520 FIFTH              | 520 Fifth Avenue                | PH77     | \$9,250,000  | \$10,950,000 | 18%                 | NA           | NA       | 2,619           | \$4,181  | 3.0 | 3.5 | \$9,335  | \$3.56 | 12/10/24 | 190              | New Dev      |
| 1228 MADISON           | 1228 Madison Avenue             | 12       | \$10,950,000 | \$10,950,000 | 0%                  | NA           | NA       | 3,500           | \$3,129  | 4.0 | 4.5 | \$19,060 | \$5.45 | 12/20/24 | NA               | Resale Condo |
| 500 W 18               | One High Line                   | WEST_29C | \$10,575,000 | \$10,785,000 | 2%                  | NA           | NA       | 2,695           | \$4,002  | 3.0 | 3.5 | \$10,086 | \$3.74 | 12/6/24  | 253              | New Dev      |
| 525 PARK               | 525 Park Avenue                 | 11AB     | \$13,995,000 | \$10,750,000 | -23%                | NA           | NA       | 3,634           | \$2,958  | 4.0 | 4.5 | \$10,931 | \$3.01 | 12/15/24 | 307              | Resale Condo |
| 500 W 18               | One High Line                   | WEST_18C | \$10,025,000 | \$10,025,000 | 0%                  | NA           | NA       | 2,782           | \$3,604  | 4.0 | 4.5 | \$9,890  | \$3.55 | 12/17/24 | NA               | New Dev      |
| 305 E 85               | The Georgica                    | PHC      | \$10,950,000 | \$10,000,000 | -9%                 | NA           | NA       | 5,111           | \$1,957  | 6.0 | 5.5 | \$15,909 | \$3.11 | 12/6/24  | 81               | Resale Condo |
| 165 CHARLES            | 165 Charles Street              | 11       | \$9,995,000  | \$9,995,000  | 0%                  | NA           | NA       | 2,541           | \$3,933  | 3.0 | 3.0 | \$10,161 | \$4.00 | 12/17/24 | NA               | Resale Condo |
| 1 CPW                  | One Central Park West           | 26A      | \$10,200,000 | \$9,950,000  | -2%                 | NA           | NA       | 2,003           | \$4,968  | 3.0 | 3.5 | \$8,687  | \$4.34 | 12/17/24 | 309              | Resale Condo |
| 1120 5                 | 1120 Fifth Avenue               | PHB      | \$9,950,000  | \$9,950,000  | 0%                  | NA           | NA       | 2,508           | \$3,967  | 2.0 | 2.5 | \$13,078 | \$5.21 | 12/23/24 | 17               | Resale Co-op |
| 39 W 23                | Flatiron House                  | PHN      | \$11,500,000 | \$8,950,000  | -22%                | NA           | NA       | 3,633           | \$2,464  | 5.0 | 5.5 | \$13,740 | \$3.78 | 12/9/24  | 823              | New Dev      |
| 255 E 77               | 255 East 77th Street            | 26A      | \$8,495,000  | \$8,725,000  | 3%                  | NA           | NA       | 2,954           | \$2,954  | 4.0 | 4.5 | \$8,622  | \$2.92 | 12/23/24 | 122              | New Dev      |
| 255 E 77               | 255 East 77th Street            | 25A      | \$8,380,000  | \$8,610,000  | 3%                  | NA           | NA       | 2,954           | \$2,915  | 4.0 | 4.5 | \$8,622  | \$2.92 | 12/20/24 | 119              | New Dev      |
| 15 CPW                 | 15 Central Park West            | 16G      | \$9,975,000  | \$8,555,000  | -14%                | NA           | NA       | 2,241           | \$3,817  | 3.0 | 3.0 | \$9,208  | \$4.11 | 12/4/24  | 58               | Resale Condo |
| 812 PARK               | 812 Park Avenue                 | 11/12C   | \$9,250,000  | \$8,500,000  | -8%                 | NA           | NA       | NA              | NA       | 3.0 | 3.5 | \$15,500 | NA     | 12/3/24  | NA               | Resale Co-op |
| 99 JANE                | 99 Jane Street                  | 2GH      | \$8,995,000  | \$8,500,000  | -6%                 | NA           | NA       | 3,200           | \$2,656  | 4.0 | 4.5 | \$9,066  | \$2.83 | 12/4/24  | 190              | Resale Condo |
| 104 CHARLTON           | 104 Charlton Street             | PHW      | \$10,250,000 | \$7,995,000  | -22%                | NA           | NA       | 3,721           | \$2,149  | 3.0 | 3.0 | \$7,096  | \$1.91 | 12/10/24 | 230              | Resale Condo |
| 400 W 12               | Superior Ink                    | 4E       | \$9,350,000  | \$7,995,000  | -14%                | NA           | NA       | 2,406           | \$3,323  | 3.0 | 3.5 | \$9,076  | \$3.77 | 12/28/24 | 88               | Resale Condo |
| 35 HUDSON YARDS        | 35 Hudson Yards                 | 6504     | \$11,800,000 | \$7,995,000  | -32%                | NA           | NA       | 3,099           | \$2,580  | 3.0 | 3.5 | \$11,242 | \$3.63 | 12/5/24  | NA               | New Dev      |
| 219 E 67               | Loft 67                         | 5        | \$8,995,000  | \$7,900,000  | -12%                | NA           | NA       | 4,665           | \$1,693  | 5.0 | 3.5 | \$16,772 | \$3.60 | 12/3/24  | 315              | Resale Condo |
| 150 W 12               | The Greenwich Lane              | 11E      | \$7,500,000  | \$7,500,000  | 0%                  | NA           | NA       | 2,065           | \$3,632  | 2.0 | 2.5 | \$9,447  | \$4.57 | 12/31/24 | 96               | Resale Condo |
| 875 PARK               | 875 Park Avenue                 | PHCD     | \$10,880,000 | \$7,480,000  | -31%                | NA           | NA       | NA              | NA       | 2.0 | 2.5 | \$14,200 | NA     | 12/10/24 | 927              | Resale Co-op |
| 580 PARK               | 580 Park Avenue                 | 6A       | \$7,725,000  | \$7,425,000  | -4%                 | NA           | NA       | 2,900           | \$2,560  | 3.0 | 2.5 | \$8,101  | \$2.79 | 12/2/24  | 68               | Resale Co-op |
| 450 WASHINGTON         | 450 Washington Street           | 703      | \$7,250,000  | \$7,250,000  | 0%                  | NA           | NA       | 1,868           | \$3,881  | 3.0 | 2.5 | \$6,846  | \$3.66 | 12/27/24 | 108              | New Dev      |
| 430 E 58               | Sutton Tower                    | 58B      | \$8,475,000  | \$7,150,000  | -16%                | NA           | NA       | 2,116           | \$3,379  | 3.0 | 3.5 | \$6,671  | \$3.15 | 12/20/24 | NA               | New Dev      |
| 15 CPW                 | 15 Central Park West            | 12L      | \$7,495,000  | \$7,100,000  | -5%                 | NA           | NA       | 1,925           | \$3,688  | 2.0 | 2.0 | \$7,960  | \$4.14 | 12/13/24 | 31               | 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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DECEMBER 2024 | MANHATTAN | \$5M+ CONDO & CO-OP CONTRACTS SIGNED

| Address                | Building Name                   | Unit      | Original Ask        | Last Ask            | Change <sup>1</sup> | Sale Price          | Discount  | SF <sup>2</sup> | PPSF           | BR         | BA         | Monthly         | Mo./SF        | Signed   | DOM <sup>3</sup> | Sale Type    |
|------------------------|---------------------------------|-----------|---------------------|---------------------|---------------------|---------------------|-----------|-----------------|----------------|------------|------------|-----------------|---------------|----------|------------------|--------------|
| 60 RSB                 | The Aldyn                       | PH3802    | \$7,100,000         | \$6,999,000         | -1%                 | NA                  | NA        | 3,096           | \$2,261        | 4.0        | 4.5        | \$8,216         | \$2.65        | 12/22/24 | 229              | Resale Condo |
| 1045 PARK              | 1045 Park Avenue                | 8         | \$6,995,000         | \$6,995,000         | 0%                  | NA                  | NA        | 4,200           | \$1,665        | 5.0        | 4.5        | \$11,015        | \$2.62        | 12/24/24 | 194              | Resale Co-op |
| 62 READE               | 62 Reade Street                 | 2         | \$6,500,000         | \$6,950,000         | 7%                  | NA                  | NA        | 3,068           | \$2,265        | 4.0        | 4.5        | \$5,888         | \$1.92        | 12/13/24 | 94               | New Dev      |
| 40 E 66                | 40 East 66th Street             | 7B        | \$7,200,000         | \$6,850,000         | -5%                 | NA                  | NA        | 2,455           | \$2,790        | 3.0        | 3.0        | \$7,738         | \$3.15        | 12/9/24  | 47               | Resale Condo |
| 1185 PARK              | 1185 Park Avenue                | 3D        | \$6,800,000         | \$6,800,000         | 0%                  | NA                  | NA        | NA              | NA             | 4.0        | 4.0        | \$7,725         | NA            | 12/19/24 | NA               | Resale Co-op |
| 255 E 77               | 255 East 77th Street            | 8B        | \$6,650,000         | \$6,750,000         | 2%                  | NA                  | NA        | 2,462           | \$2,742        | 4.0        | 3.5        | \$7,446         | \$3.02        | 12/20/24 | 119              | New Dev      |
| 91 CPW                 | 91 Central Park West            | 15A       | \$6,300,000         | \$6,300,000         | 0%                  | NA                  | NA        | NA              | NA             | 3.0        | 3.0        | \$7,713         | NA            | 12/9/24  | 224              | Resale Co-op |
| 200 E 75               | 200 East 75th                   | 5A        | \$6,250,000         | \$6,250,000         | 0%                  | NA                  | NA        | 2,458           | \$2,543        | 4.0        | 4.5        | \$6,991         | \$2.84        | 12/20/24 | NA               | New Dev      |
| 360 CPW                | 360 Central Park West           | 8B        | \$6,495,000         | \$6,195,000         | -5%                 | NA                  | NA        | 2,324           | \$2,666        | 3.0        | 3.0        | \$4,521         | \$1.95        | 12/17/24 | 238              | Resale Condo |
| 200 E 75               | 200 East 75th                   | 4A        | \$6,175,000         | \$6,175,000         | 0%                  | NA                  | NA        | 2,458           | \$2,512        | 4.0        | 4.5        | \$6,991         | \$2.84        | 12/20/24 | 268              | New Dev      |
| 211 W 84               | The Henry                       | 6B        | \$5,825,000         | \$6,150,000         | 6%                  | NA                  | NA        | 2,300           | \$2,674        | 3.0        | 3.5        | \$6,758         | \$2.94        | 12/26/24 | 101              | New Dev      |
| 30 PARK                | Four Seasons Private Residences | 50D       | \$7,350,000         | \$5,999,000         | -18%                | NA                  | NA        | 2,265           | \$2,649        | 3.0        | 3.5        | \$10,016        | \$4.42        | 12/10/24 | 75               | Resale Condo |
| 50 UNP                 | 50 United Nations Plaza         | 31B       | \$7,250,000         | \$5,990,000         | -17%                | NA                  | NA        | 3,004           | \$1,994        | 3.0        | 3.5        | \$13,324        | \$4.44        | 12/5/24  | 476              | Resale Condo |
| 685 FIFTH              | Mandarin Oriental, Fifth Avenue | 12A       | \$6,350,000         | \$5,950,000         | -6%                 | NA                  | NA        | 1,264           | \$4,707        | 2.0        | 2.0        | \$8,320         | \$6.58        | 12/23/24 | 75               | New Dev      |
| 520 FIFTH              | 520 Fifth Avenue                | 67A       | \$5,950,000         | \$5,950,000         | 0%                  | NA                  | NA        | 1,957           | \$3,040        | 3.0        | 3.0        | \$6,975         | \$3.56        | 12/31/24 | NA               | New Dev      |
| 322 W 57               | The Sheffield                   | 54T       | \$6,150,000         | \$5,850,000         | -5%                 | NA                  | NA        | 3,417           | \$1,712        | 4.0        | 4.0        | \$10,916        | \$3.19        | 12/2/24  | 439              | Resale Condo |
| 255 E 77               | 255 East 77th Street            | 6B        | \$5,650,000         | \$5,700,000         | 1%                  | NA                  | NA        | 2,403           | \$2,372        | 4.0        | 4.5        | \$7,014         | \$2.92        | 12/16/24 | 115              | New Dev      |
| 300 CPW                | El Dorado                       | 6E        | \$5,700,000         | \$5,700,000         | 0%                  | NA                  | NA        | NA              | NA             | 3.0        | 4.0        | \$6,470         | NA            | 12/13/24 | 11               | Resale Co-op |
| 33 PARK ROW            | No. 33 Park Row                 | 14A       | \$6,600,000         | \$5,680,000         | -14%                | NA                  | NA        | 2,332           | \$2,436        | 3.0        | 3.5        | \$8,952         | \$3.84        | 12/12/24 | 83               | New Dev      |
| 15 E 30                | Madison House                   | 52C       | \$5,500,000         | \$5,500,000         | 0%                  | NA                  | NA        | 1,788           | \$3,076        | 2.0        | 2.5        | \$7,195         | \$4.02        | 12/16/24 | 473              | New Dev      |
| 481 WASHINGTON         | Spice Warehouse                 | PHS       | \$5,500,000         | \$5,500,000         | 0%                  | NA                  | NA        | 3,052           | \$1,802        | 2.0        | 2.0        | \$8,867         | \$2.91        | 12/23/24 | 19               | Resale Condo |
| 428 W 19               | Linea                           | 9A        | \$5,495,000         | \$5,495,000         | 0%                  | NA                  | NA        | 2,046           | \$2,686        | 3.0        | 3.5        | \$7,001         | \$3.42        | 12/18/24 | NA               | New Dev      |
| 35 HUDSON YARDS        | 35 Hudson Yards                 | 7203      | \$8,950,000         | \$5,425,000         | -39%                | NA                  | NA        | 2,724           | \$1,992        | 3.0        | 3.5        | \$9,648         | \$3.54        | 12/5/24  | NA               | New Dev      |
| 200 E 79               | 200E79                          | 4B        | \$5,695,000         | \$5,395,000         | -5%                 | NA                  | NA        | 2,620           | \$2,059        | 4.0        | 4.5        | \$8,709         | \$3.32        | 12/9/24  | 83               | Resale Condo |
| 201 E 74               | The 74                          | 19A       | \$5,325,000         | \$5,325,000         | 0%                  | NA                  | NA        | 2,179           | \$2,444        | 3.0        | 3.5        | \$7,552         | \$3.47        | 12/2/24  | NA               | New Dev      |
| 1 CPW                  | One Central Park West           | 46D       | \$7,650,000         | \$5,300,000         | -31%                | NA                  | NA        | 2,115           | \$2,506        | 3.0        | 4.0        | \$7,781         | \$3.68        | 12/23/24 | 563              | Resale Condo |
| 1120 PARK              | 1120 Park Avenue                | 14B       | \$5,300,000         | \$5,300,000         | 0%                  | NA                  | NA        | NA              | NA             | 3.0        | 3.5        | \$7,231         | NA            | 12/13/24 | 55               | Resale Co-op |
| 1289 LEXINGTON         | 1289 Lexington Avenue           | 5B        | \$7,650,000         | \$5,250,000         | -31%                | NA                  | NA        | 3,217           | \$1,632        | 4.0        | 4.5        | \$9,329         | \$2.90        | 12/24/24 | 253              | New Dev      |
| 60 EEA                 | 60 East End Avenue              | 24/25A    | \$6,250,000         | \$5,250,000         | -16%                | NA                  | NA        | 5,500           | \$955          | 6.0        | 6.5        | \$11,725        | \$2.13        | 12/18/24 | 83               | Resale Co-op |
| 200 E 75               | 200 East 75th                   | 7B        | \$5,200,000         | \$5,200,000         | 0%                  | NA                  | NA        | 2,118           | \$2,455        | 3.0        | 3.5        | \$6,023         | \$2.84        | 12/30/24 | 94               | New Dev      |
| <b>Total / Average</b> |                                 | <b>78</b> | <b>\$12,104,654</b> | <b>\$11,079,782</b> | <b>-8%</b>          | <b>\$10,859,934</b> | <b>NA</b> | <b>3,232</b>    | <b>\$3,468</b> | <b>3.6</b> | <b>3.9</b> | <b>\$11,279</b> | <b>\$3.49</b> |          | <b>216</b>       |              |

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.