

The Corcoran Report

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

Contracts Signed¹

56

+2% VS. JULY 2023
-23% VS. JUNE 2024

July 2024 saw 56 sales over \$5M, up 2% year-over-year and 14% above the five-year pre-pandemic average of 49 deals for July. This was the third month this year to display an annual increase in contracts signed over \$5M. Notably, sales over \$20M doubled year-over-year.

Submarket	2024	2023	Y/Y
Upper Manhattan	0	0	NA
Upper West Side	15	16	-6%
Upper East Side	16	13	23%
Midtown	6	6	0%
Downtown	19	20	-5%
Financial District/BPC	0	0	NA

Product Type	2024	2023	Y/Y
New Dev	16	26	-38%
Resale Condo	23	18	28%
Resale Co-op	16	11	45%

Price Range	2024	2023	Y/Y
\$5M to \$10M	39	39	0%
\$10M to \$20M	11	13	-15%
\$20M to \$30M	4	2	100%
Over \$30M	2	1	100%

Active Listings²

955

0% VS. JULY 2023
-11% VS. JUNE 2024

Listed inventory over \$5M was level year-over-year at 955 units. Midtown saw the greatest annual percentage increase in supply, rising 51%, due to a spike in resale listings on Billionaire's Row. Versus 2023, active listings fell for all price points but \$10M to \$20M and all product types except resale condos.

Submarket	2024	2023	Y/Y
Upper Manhattan	3	4	-25%
Upper West Side	173	229	-24%
Upper East Side	201	214	-6%
Midtown	209	138	51%
Downtown	344	348	-1%
Financial District/BPC	25	20	25%

Product Type	2024	2023	Y/Y
New Dev	263	305	-14%
Resale Condo	498	448	11%
Resale Co-op	194	200	-3%

Price Range	2024	2023	Y/Y
\$5M to \$10M	618	622	-1%
\$10M to \$20M	238	219	9%
\$20M to \$30M	62	63	-2%
Over \$30M	37	49	-24%

Days on Market³

214

-13% VS. JULY 2023
-14% VS. JUNE 2024

Days on market declined 13% annually to 214 days, the second lowest July average in five years. This month saw a 10% increase in the share of apartments that entered contract within six months compared to a year ago.

Submarket	2024	2023	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	255	298	-15%
Upper East Side	199	301	-34%
Midtown	232	305	-24%
Downtown	198	145	37%
Financial District/BPC	NA	NA	NA

Product Type	2024	2023	Y/Y
New Dev	328	304	8%
Resale Condo	224	222	1%
Resale Co-op	150	198	-24%

Price Range	2024	2023	Y/Y
\$5M to \$10M	189	176	8%
\$10M to \$20M	299	274	9%
\$20M to \$30M	NA	884	NA
Over \$30M	NA	384	NA

Average PPSF⁴

\$3,254

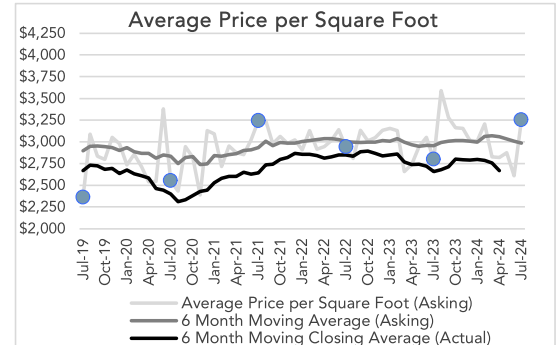
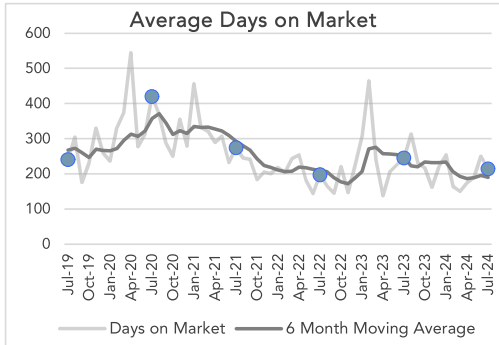
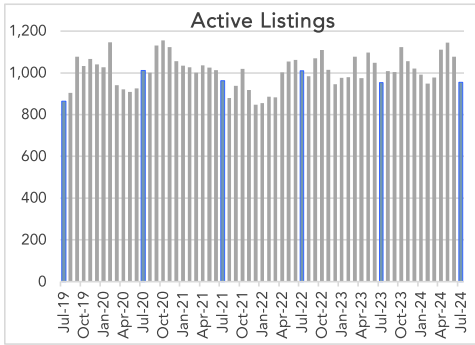
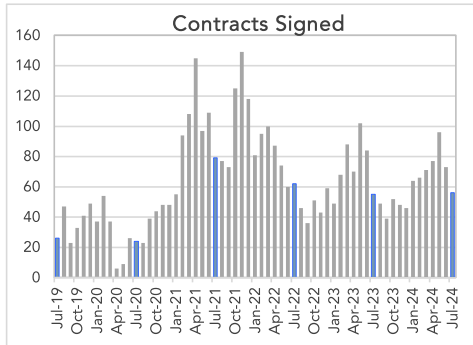
+16% VS. JULY 2023
+25% VS. JUNE 2024

Average price per square foot rose 16% annually to \$3,254, the first month above \$3,000 since February. This month, a resale at the Aman New York Residences for over \$10,000 per square foot skewed the average higher. Excluding this sale, the average was \$2,987, representing a 7% annual gain.

Submarket	2024	2023	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	\$2,476	\$3,198	-23%
Upper East Side	\$2,683	\$2,840	-6%
Midtown	\$6,075	\$3,394	79%
Downtown	\$2,691	\$2,394	12%
Financial District/BPC	NA	NA	NA

Product Type	2024	2023	Y/Y
New Dev	\$3,741	\$2,970	26%
Resale Condo	\$3,278	\$2,717	21%
Resale Co-op	\$2,363	\$2,507	-6%

Price Range	2024	2023	Y/Y
\$5M to \$10M	\$2,273	\$2,422	-6%
\$10M to \$20M	\$3,054	\$3,345	-9%
\$20M to \$30M	\$5,465	\$6,775	-19%
Over \$30M	\$9,180	\$3,596	155%



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. | 5. 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	Sqft ²	PPSF	BR	BA	Monthly	Mo./SF	Signed	DOM ³	Sale Type
Closings																
730 FIFTH	Aman New York Residences	PH23	NA	NA	NA	\$64,000,000	Off Market	6,296	\$10,165	3.0	3.0	NA	NA	7/2/24	NA	Resale Condo
325 W BROADWAY	XOCO325	TH	\$6,950,000	\$6,950,000	0%	\$6,400,000	-8%	3,033	\$2,110	2.0	3.5	\$10,679	\$3.52	7/9/24	133	Resale Condo
Contracts Signed																
760 MADISON	Giorgio Armani Residences	PH11	\$32,500,000	\$32,500,000	0%	NA	NA	4,216	\$7,709	4.0	4.5	\$19,614	\$4.65	7/16/24	299	New Dev
111 W 57	111 West 57th Street	50	\$29,500,000	\$26,950,000	-9%	NA	NA	4,492	\$6,000	3.0	3.5	\$23,994	\$5.34	7/23/24	NA	New Dev
217 W 57	Central Park Tower	65E	\$23,433,000	\$23,433,000	0%	NA	NA	3,364	\$6,966	3.0	3.5	\$13,347	\$3.97	7/15/24	NA	New Dev
430 E 58	Sutton Tower	PH76	\$25,000,000	\$21,000,000	-16%	NA	NA	4,595	\$4,570	4.0	4.5	\$15,363	\$3.34	7/1/24	NA	New Dev
211 CPW	The Beresford	16G/17G	\$19,795,000	\$17,800,000	-10%	NA	NA	6,460	\$2,755	6.0	8.0	\$17,506	\$2.71	7/17/24	162	Resale Co-op
212 W 18	Walker Tower	PH8	\$15,995,000	\$15,995,000	0%	NA	NA	3,071	\$5,208	3.0	4.0	\$9,235	\$3.01	7/12/24	277	Resale Condo
2150 BROADWAY	The Laureate	PENTHOUSE	\$16,500,000	\$15,500,000	-6%	NA	NA	4,100	\$3,780	5.0	5.0	\$16,563	\$4.04	7/12/24	462	Resale Condo
455 W 20	455 West 20th Street	PH	\$16,995,000	\$12,500,000	-26%	NA	NA	3,791	\$3,297	4.0	4.0	\$16,184	\$4.27	7/11/24	247	Resale Condo
201 E 74	The 74	FLOOR23	\$12,500,000	\$12,500,000	0%	NA	NA	3,815	\$3,277	5.0	4.5	\$13,572	\$3.56	7/1/24	NA	New Dev
14 E 90	14 East 90th Street	PHW	\$14,500,000	\$11,995,000	-17%	NA	NA	3,100	\$3,869	3.0	3.0	\$8,810	\$2.84	7/3/24	274	Resale Co-op
50 W 66	50 West 66th Street	11D	\$10,700,000	\$11,625,000	9%	NA	NA	3,889	\$2,989	5.0	5.5	\$10,385	\$2.67	7/3/24	NA	New Dev
50 WOOSTER	50 Wooster Street	6N	\$12,500,000	\$11,600,000	-7%	NA	NA	4,633	\$2,504	4.0	3.0	\$5,772	\$1.25	7/15/24	500	Resale Condo
133 E 80	133 East 80th Street	12THFLOOR	\$10,995,000	\$10,995,000	0%	NA	NA	4,500	\$2,443	5.0	5.0	\$13,400	\$2.98	7/24/24	145	Resale Co-op
12 E 13	12 East 13th Street	3	\$11,995,000	\$10,995,000	-8%	NA	NA	4,816	\$2,283	4.0	4.5	\$17,267	\$3.59	7/8/24	384	Resale Condo
17 E 63	17 East 63rd Street	FL3/4	\$16,995,000	\$10,000,000	-41%	NA	NA	4,155	\$2,407	3.0	3.5	\$7,167	\$1.72	7/23/24	239	Resale Co-op
227 W 17	227 West 17th Street	PH	\$11,500,000	\$9,995,000	-13%	NA	NA	4,800	\$2,082	4.0	3.0	\$9,353	\$1.95	7/2/24	175	Resale Co-op
205 E 85	The Brompton	8C	\$12,000,000	\$9,975,000	-17%	NA	NA	5,313	\$1,877	5.0	6.5	\$13,682	\$2.58	7/19/24	309	Resale Condo
20 EEA	20 East End Avenue	MAISONETTE	\$10,250,000	\$9,500,000	-7%	NA	NA	4,737	\$2,005	5.0	5.0	\$16,209	\$3.42	7/9/24	50	New Dev
520 W 28	520 West 28th Street	27	\$10,495,000	\$9,380,000	-11%	NA	NA	3,840	\$2,443	4.0	4.5	\$17,138	\$4.46	7/11/24	176	Resale Condo
25 COLUMBUS	One Central Park	67C	\$9,700,000	\$8,850,000	-9%	NA	NA	2,416	\$3,663	3.0	3.5	\$11,101	\$4.59	7/8/24	116	Resale Condo
8 E 12	8 East 12th Street	8/9FLR	\$8,500,000	\$8,500,000	0%	NA	NA	4,660	\$1,824	5.0	3.5	\$8,521	\$1.83	7/3/24	23	Resale Condo
1289 LEXINGTON	1289 Lexington Avenue	15B	\$10,999,500	\$8,400,000	-24%	NA	NA	3,508	\$2,395	5.0	5.5	\$10,862	\$3.10	7/19/24	NA	New Dev
56 LEONARD	56 Leonard	35B-WEST	\$8,400,000	\$7,995,000	-5%	NA	NA	2,177	\$3,672	3.0	3.5	\$6,375	\$2.93	7/22/24	62	Resale Condo
225 W 86	The Belnord	504	\$7,950,000	\$7,950,000	0%	NA	NA	3,122	\$2,546	4.0	4.0	\$8,054	\$2.58	7/24/24	637	New Dev
1120 FIFTH	1120 Fifth Avenue	10B	\$8,250,000	\$7,750,000	-6%	NA	NA	NA	NA	3.0	4.0	\$9,185	NA	7/5/24	79	Resale Co-op
40 MERCER	40 Mercer Street	33	\$7,950,000	\$7,495,000	-6%	NA	NA	2,206	\$3,398	2.0	3.0	\$9,639	\$4.37	7/15/24	126	Resale Condo
1120 FIFTH	1120 Fifth Avenue	8C	\$7,350,000	\$7,350,000	0%	NA	NA	NA	NA	3.0	3.5	\$7,144	NA	7/6/24	15	Resale Co-op
171 W 71	The Dorlton	PH EAST	\$7,700,000	\$7,300,000	-5%	NA	NA	3,175	\$2,299	4.0	4.5	\$11,072	\$3.49	7/1/24	265	Resale Co-op
635 PARK	635 Park Avenue	8THFL	\$8,995,000	\$7,250,000	-19%	NA	NA	NA	NA	5.0	4.5	\$17,470	NA	7/17/24	295	Resale Co-op
45 E 22	Madison Square Park Tower	46A	\$7,200,000	\$6,999,950	-3%	NA	NA	2,490	\$2,811	3.0	3.0	\$8,896	\$3.57	7/15/24	308	Resale Condo
721 FIFTH	Trump Tower	61L	\$7,700,000	\$6,995,000	-9%	NA	NA	2,510	\$2,787	3.0	2.5	\$12,304	\$4.90	7/29/24	259	Resale Condo
840 PARK	840 Park Avenue	9/10A	\$7,495,000	\$6,995,000	-7%	NA	NA	NA	NA	4.0	6.0	\$11,920	NA	7/19/24	77	Resale Co-op
92 LAIGHT	River Lofts	11A	\$6,900,000	\$6,900,000	0%	NA	NA	2,666	\$2,588	3.0	4.0	\$8,773	\$3.29	7/30/24	43	Resale Condo
721 FIFTH	Trump Tower	48/49D	\$8,250,000	\$6,900,000	-16%	NA	NA	3,316	\$2,081	4.0	4.5	\$16,264	\$4.90	7/29/24	204	Resale Condo
211 CPW	The Beresford	10/11C	\$6,495,000	\$6,495,000	0%	NA	NA	NA	NA	3.0	3.5	\$8,050	NA	7/19/24	22	Resale Co-op
45 E 22	Madison Square Park Tower	43A	\$6,950,000	\$6,495,000	-7%	NA	NA	2,445	\$2,656	3.0	3.0	\$10,075	\$4.12	7/22/24	143	Resale Condo
240 PAS	240 Park Avenue South	4B	\$6,995,000	\$6,450,000	-8%	NA	NA	3,750	\$1,720	5.0	4.0	\$13,362	\$3.56	7/23/24	118	Resale Condo
50 W 66	50 West 66th Street	12A	\$6,000,000	\$6,325,000	5%	NA	NA	2,097	\$3,016	3.0	3.5	\$5,627	\$2.68	7/19/24	NA	New Dev
50 W 66	50 West 66th Street	6B	\$5,750,000	\$6,325,000	10%	NA	NA	2,427	\$2,606	3.0	3.5	\$6,325	\$2.61	7/26/24	NA	New Dev
1289 LEXINGTON	1289 Lexington Avenue	12B	\$8,250,000	\$6,250,000	-24%	NA	NA	2,827	\$2,211	4.0	3.5	\$8,402	\$2.97	7/9/24	740	New Dev
393 WEA	393 West End Avenue	16C	\$7,169,000	\$6,150,000	-14%	NA	NA	2,713	\$2,267	4.0	3.5	\$6,879	\$2.54	7/8/24	NA	New Dev
173-175 RSD	173-175 Riverside Drive	PHD	\$6,499,000	\$5,995,000	-8%	NA	NA	NA	NA	3.0	2.5	\$7,580	NA	7/3/24	114	Resale Co-op
22 E 18	22 East 18th Street	PH6A	\$6,350,000	\$5,995,000	-6%	NA	NA	3,300	\$1,817	3.0	4.0	\$6,649	\$2.01	7/3/24	272	Resale Co-op
2373 BROADWAY	The Boulevard	PH1	\$7,995,000	\$5,995,000	-25%	NA	NA	4,400	\$1,363	5.0	5.0	\$14,952	\$3.40	7/22/24	69	Resale Co-op
250 W 81	250 West 81st Street	8B	\$7,500,000	\$5,995,000	-20%	NA	NA	2,450	\$2,447	4.0	3.5	\$7,204	\$2.94	7/31/24	821	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	Sqft ²	PPSF	BR	BA	Monthly	Mo./SF	Signed	DOM ³	Sale Type
393 WEA	393 West End Avenue	6B	\$6,307,650	\$5,995,000	-5%	NA	NA	2,808	\$2,135	4.0	4.5	\$7,120	\$2.54	7/26/24	74	New Dev
515 W 18	Lantern House	910	\$8,195,000	\$5,995,000	-27%	NA	NA	2,456	\$2,441	3.0	3.5	\$10,015	\$4.08	7/19/24	414	New Dev
200 E 95	The Kent	19B	\$6,647,000	\$5,775,000	-13%	NA	NA	2,735	\$2,112	4.0	5.0	\$3,827	\$1.40	7/2/24	81	New Dev
130 E 12	130 East 12th Street	2AB	\$5,700,000	\$5,700,000	0%	NA	NA	3,809	\$1,496	4.0	3.5	\$5,958	\$1.56	7/2/24	88	Resale Condo
239 CPW	239 Central Park West	PHB	\$5,695,000	\$5,695,000	0%	NA	NA	NA	NA	2.0	2.0	\$6,193	NA	7/7/24	62	Resale Co-op
850 PARK	850 Park Avenue	7D	\$5,950,000	\$5,495,000	-8%	NA	NA	NA	NA	4.0	3.0	\$6,614	NA	7/19/24	129	Resale Co-op
160 W 12	The Greenwich Lane	56	\$5,700,000	\$5,400,000	-5%	NA	NA	1,583	\$3,411	2.0	2.0	\$7,209	\$4.55	7/24/24	78	Resale Condo
200 E 83	200 East 83rd Street	26A	\$5,000,000	\$5,000,000	0%	NA	NA	1,507	\$3,318	2.0	3.0	\$4,134	\$2.74	7/2/24	50	Resale Condo
Contract Signed Total / Average		55	\$10,547,873	\$9,598,944	-9%	\$10,578,054	NA	3,501	\$3,213	3.7	3.9	\$10,722	\$3.06		214	
Confidential Total / Average		1	\$21,750,000	\$21,750,000	0%	NA	NA	4,590	\$4,739	4.0	4.5	\$17,582	\$3.83		NA	
Grand Total / Average		56	\$10,751,548	\$9,819,872	-9%	\$10,777,553	NA	3,524	\$3,254	3.7	4.0	\$10,847	\$3.08		214	

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