

The Corcoran Report

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

Contracts Signed¹

96

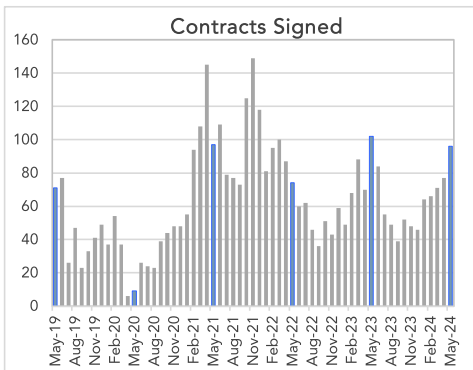
-6% VS. MAY 2023
+25% VS. APRIL 2024

May 2024 saw 96 sales over \$5M, down 6% from last year's May record of 102 sales but 12% above the five-year pre-pandemic average of 86 deals for the month of May. This month, strong percentage gains were seen on the Upper East Side, in Midtown and in the market over \$20M.

Submarket	2024	2023	Y/Y
Upper Manhattan	0	0	NA
Upper West Side	14	24	-42%
Upper East Side	30	22	36%
Midtown	17	10	70%
Downtown	34	46	-26%
Financial District/BPC	1	0	NA

Product Type	1 2024	2023	Y/Y
New Dev	45	43	5%
Resale Condo	26	33	-21%
Resale Co-op	25	26	-4%

Price Range	2024	2023	Y/Y
\$5M to \$10M	68	75	-9%
\$10M to \$20M	21	23	-9%
\$20M to \$30M	6	4	50%
Over \$30M	1	0	NA



Active Listings²

1,145

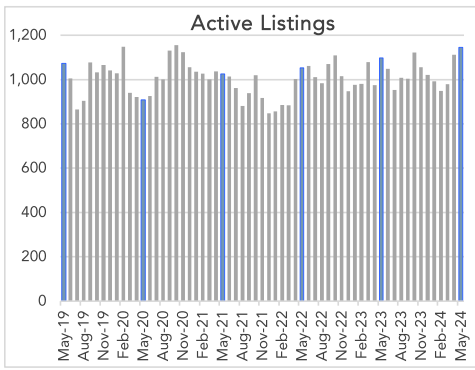
+4% VS. MAY 2023
+3% VS. APRIL 2024

Listed inventory over \$5M rose 4% annually to a ten-year May high of 1,145 apartments. Active listings rose year-over-year in all submarkets except Upper Manhattan, for resale condos and co-ops, and all price ranges except \$10M to \$20M and over \$20M.

Submarket	2024	2023	Y/Y
Upper Manhattan	3	5	-40%
Upper West Side	203	182	12%
Upper East Side	278	271	3%
Midtown	234	219	7%
Downtown	399	393	2%
Financial District/BPC	28	27	4%

Product Type	1 2024	2023	Y/Y
New Dev	282	312	-10%
Resale Condo	573	509	13%
Resale Co-op	290	276	5%

Price Range	2024	2023	Y/Y
\$5M to \$10M	745	731	2%
\$10M to \$20M	280	245	14%
\$20M to \$30M	70	71	-1%
Over \$30M	50	50	0%



Days on Market³

189

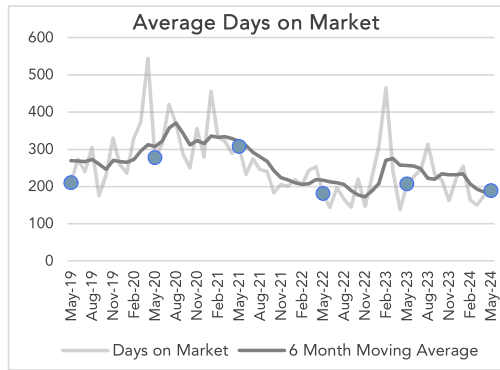
-9% VS. MAY 2023
+8% VS. APRIL 2024

Days on market fell year-over-year for the fourth time in five months, down 9% annually to 189 days, the second lowest May average in five years. The decline was attributable to a drop in the share of apartments that spent over six months on the market compared to a year ago.

Submarket	2024	2023	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	215	235	-9%
Upper East Side	170	253	-33%
Midtown	207	288	-28%
Downtown	195	128	52%
Financial District/BPC	90	NA	NA

Product Type	1 2024	2023	Y/Y
New Dev	198	272	-27%
Resale Condo	187	125	49%
Resale Co-op	174	239	-27%

Price Range	2024	2023	Y/Y
\$5M to \$10M	179	166	8%
\$10M to \$20M	216	239	-9%
\$20M to \$30M	233	104	125%
Over \$30M	68	NA	NA



Average PPSF⁴

\$2,874

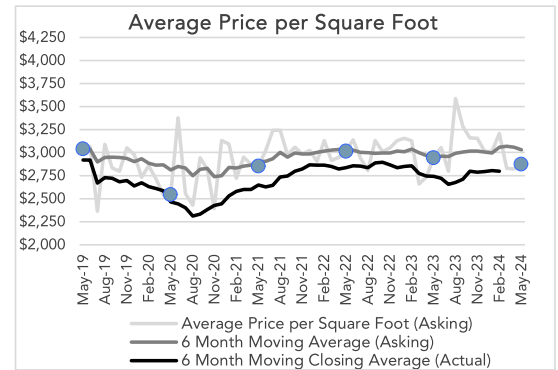
-2% VS. MAY 2023
+2% VS. APRIL 2024

Average price per square foot fell 2% annually to \$2,874, the third consecutive month below \$3,000. Despite strong sales along Billionaire's Row, the share of contracts signed asking over \$3,000 per square foot nevertheless slid 5% annually, driving overall average price per square foot downward.

Submarket	2024	2023	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	\$2,892	\$2,821	3%
Upper East Side	\$2,496	\$2,572	-3%
Midtown	\$3,828	\$3,057	25%
Downtown	\$2,738	\$3,152	-13%
Financial District/BPC	\$2,371	NA	NA

Product Type	2024	2023	Y/Y
New Dev	\$3,245	\$3,040	7%
Resale Condo	\$3,139	\$3,078	2%
Resale Co-op	\$2,130	\$2,253	-5%

Price Range	2024	2023	Y/Y
\$5M to \$10M	\$2,335	\$2,539	-8%
\$10M to \$20M	\$3,238	\$3,443	-6%
\$20M to \$30M	\$4,483	\$4,829	-7%
Over \$30M	\$6,170	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 black line uses prices known at the time, so reflects mostly asking prices; the grey 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																
217 W 57	Central Park Tower	69N	\$10,000,000	\$10,000,000	0%	\$7,362,590	-26%	1,435	\$5,131	2.0	3.5	\$5,542	\$3.86	5/10/24	NA	New Dev
43 W 64	43 West 64th Street	4A	\$9,250,000	\$9,250,000	0%	\$8,900,000	-4%	3,667	\$2,427	4.0	4.0	\$10,726	\$2.93	5/6/24	83	Resale Condo
100 E 53	SELENE	6C	\$13,800,000	\$6,750,000	-51%	\$6,250,000	-7%	4,607	\$1,357	3.0	3.5	\$17,965	\$3.90	5/13/24	244	New Dev
110 CHARLTON	Greenwich West	27C	\$5,100,000	\$5,536,250	9%	\$5,412,650	-2%	2,046	\$2,645	3.0	3.5	\$5,962	\$2.91	5/1/24	NA	New Dev
Contacts Signed																
157 W 57	One57	86	\$38,500,000	\$38,500,000	0%	NA	NA	6,240	\$6,170	4.0	5.5	\$30,522	\$4.89	5/8/24	68	Resale Condo
515 PARK	515 Park Avenue	15/16	\$30,000,000	\$25,000,000	-17%	NA	NA	6,514	\$3,838	7.0	8.0	\$21,980	\$3.37	5/22/24	407	Resale Condo
760 MADISON	Giorgio Armani Residences	5	\$19,500,000	\$25,000,000	28%	NA	NA	4,869	\$5,135	4.0	4.5	\$20,529	\$4.22	5/29/24	251	New Dev
50 W 66	50 West 66th Street	17CD	\$23,500,000	\$24,950,000	6%	NA	NA	7,112	\$3,508	6.0	6.5	\$19,539	\$2.75	5/31/24	NA	New Dev
138 E 50	The Centrale	PH70	\$36,000,000	\$24,950,000	-31%	NA	NA	5,388	\$4,631	5.0	5.5	\$20,652	\$3.83	5/6/24	NA	New Dev
25 COLUMBUS	One Central Park	75A	\$21,995,000	\$21,995,000	0%	NA	NA	3,923	\$5,607	4.0	5.5	\$19,268	\$4.91	5/30/24	138	Resale Condo
111 W 57	111 West 57th Street	56	\$27,250,000	\$21,500,000	-21%	NA	NA	4,183	\$5,140	3.0	3.5	\$20,747	\$4.96	5/20/24	136	New Dev
111 W 57	111 West 57th Street	65	\$29,250,000	\$19,500,000	-33%	NA	NA	3,873	\$5,035	3.0	3.5	\$19,854	\$5.13	5/20/24	136	New Dev
217 W 57	Central Park Tower	78W	\$16,500,000	\$18,500,000	12%	NA	NA	3,073	\$6,020	3.0	3.5	\$12,624	\$4.11	5/30/24	6	New Dev
920 FIFTH	920 Fifth Avenue	5A	\$18,000,000	\$18,000,000	0%	NA	NA	6,806	\$2,645	4.0	4.5	\$13,699	\$2.01	5/10/24	59	Resale Co-op
500 W 18	One High Line	WEST_27A	\$17,565,000	\$17,915,000	2%	NA	NA	3,474	\$5,157	4.0	4.5	\$12,885	\$3.71	5/14/24	208	New Dev
73 WOOSTER	73 Wooster Street	PHA	\$19,750,000	\$17,500,000	-11%	NA	NA	4,856	\$3,604	4.0	3.5	\$18,444	\$3.80	5/8/24	233	Resale Condo
944 FIFTH	944 Fifth Avenue	6	\$19,750,000	\$16,995,000	-14%	NA	NA	4,909	\$3,462	5.0	5.5	\$19,879	\$4.05	5/7/24	383	Resale Co-op
400 W 12	Superior Ink	12C	\$17,900,000	\$15,900,000	-11%	NA	NA	4,116	\$3,863	5.0	5.5	\$14,961	\$3.63	5/28/24	242	Resale Condo
432 PARK	432 Park Avenue	36A	\$16,995,000	\$14,750,000	-13%	NA	NA	4,003	\$3,685	3.0	4.5	\$22,876	\$5.71	5/22/24	740	Resale Condo
117 E 72	117 East 72nd Street	6FL	\$14,000,000	\$14,000,000	0%	NA	NA	5,330	\$2,627	6.0	4.5	\$16,536	\$3.10	5/27/24	229	Resale Co-op
500 W 18	One High Line	WEST_25D	\$14,085,000	\$13,770,000	-2%	NA	NA	3,881	\$3,548	4.0	4.5	\$14,292	\$3.68	5/2/24	476	New Dev
111 W 57	111 West 57th Street	30	\$16,750,000	\$13,750,000	-18%	NA	NA	4,492	\$3,061	3.0	3.5	\$20,126	\$4.48	5/21/24	NA	New Dev
200 CPS	200 Central Park South	20DEF	\$13,500,000	\$13,500,000	0%	NA	NA	3,665	\$3,683	3.0	5.0	\$11,880	\$3.24	5/10/24	238	Resale Co-op
1175 PARK	1175 Park Avenue	9A	\$13,700,000	\$12,500,000	-9%	NA	NA	4,400	\$2,841	5.0	4.5	\$11,036	\$2.51	5/28/24	91	Resale Co-op
49 GREENE	49 Greene Street	2	\$13,750,000	\$11,500,000	-16%	NA	NA	3,834	\$2,999	4.0	5.0	\$6,195	\$1.62	5/25/24	58	Resale Condo
79 E 79	79 East 79th Street	10	\$11,750,000	\$10,995,000	-6%	NA	NA	4,113	\$2,673	4.0	3.5	\$15,615	\$3.80	5/9/24	181	Resale Co-op
30 CROSBY	The Loft at 30 Crosby Street	5B	\$11,250,000	\$10,950,000	-3%	NA	NA	4,164	\$2,630	3.0	4.0	\$11,725	\$2.82	5/14/24	404	Resale Condo
1289 LEXINGTON	1289 Lexington Avenue	15A	\$13,750,000	\$10,750,000	-22%	NA	NA	4,236	\$2,538	5.0	5.5	\$12,564	\$2.97	5/21/24	215	New Dev
200 E 75	200 East 75th Street	10A	\$10,650,000	\$10,650,000	0%	NA	NA	3,662	\$2,908	6.0	6.0	\$10,415	\$2.84	5/3/24	NA	New Dev
25 BOND	25 Bond Street	4E	\$12,000,000	\$10,500,000	-13%	NA	NA	3,704	\$2,835	3.0	4.0	\$13,470	\$3.64	5/16/24	163	Resale Condo
555 W 22	The Cortland	17CW	\$9,600,000	\$10,250,000	7%	NA	NA	2,430	\$4,218	3.0	3.5	\$9,329	\$3.84	5/6/24	4	New Dev
142 DUANE	142 Duane Street	PH1	\$10,000,000	\$10,000,000	0%	NA	NA	7,200	\$1,389	4.0	3.5	\$13,371	\$1.86	5/2/24	44	Resale Co-op
67 VESTRY	67 Vestry	7S	\$11,995,000	\$9,995,000	-17%	NA	NA	2,713	\$3,684	3.0	2.5	\$8,587	\$3.17	5/8/24	105	Resale Condo
50 W 66	50 West 66th Street	3C	\$8,650,000	\$9,950,000	15%	NA	NA	3,223	\$3,087	4.0	4.5	\$9,456	\$2.93	5/3/24	350	New Dev
100 E 53	SELENE	54A	\$23,000,000	\$9,600,000	-58%	NA	NA	3,385	\$2,836	3.0	3.5	\$13,199	\$3.90	5/6/24	25	New Dev
215 E 19	Gramercy Square	17A	\$9,375,000	\$9,565,000	2%	NA	NA	3,187	\$3,001	3.0	3.5	\$10,606	\$3.33	5/1/24	64	New Dev
77 READE	77 Reade Street	PHE	\$9,280,000	\$9,280,000	0%	NA	NA	4,198	\$2,211	5.0	5.5	\$13,730	\$3.27	5/16/24	69	Resale Condo
812 PARK	812 Park Avenue	7/8C	\$9,250,000	\$9,250,000	0%	NA	NA	3,425	\$2,701	4.0	4.5	\$9,042	\$2.64	5/17/24	57	Resale Co-op
52 LISPENARD	52 Lispenard	2	\$9,000,000	\$9,000,000	0%	NA	NA	3,804	\$2,366	4.0	3.5	\$6,809	\$1.79	5/3/24	91	Resale Condo
737 PARK	737 Park Avenue	9C	\$8,850,000	\$8,850,000	0%	NA	NA	2,915	\$3,036	3.0	4.0	\$8,109	\$2.78	5/9/24	87	Resale Condo
10 SULLIVAN	10 Sullivan	7A	\$9,500,000	\$8,500,000	-11%	NA	NA	2,950	\$2,881	3.0	4.0	\$13,729	\$4.65	5/25/24	NA	Resale Condo
111 WOOSTER	111 Wooster Street	PHE	\$8,495,000	\$8,495,000	0%	NA	NA	2,276	\$3,732	3.0	3.0	\$5,926	\$2.60	5/7/24	35	Resale Condo
1295 MADISON	The Wales	6A	\$9,150,000	\$7,995,000	-13%	NA	NA	2,936	\$2,723	4.0	4.5	\$11,407	\$3.89	5/14/24	47	New Dev
35 HUDSON YARDS	35 Hudson Yards	640A	\$11,775,000	\$7,995,000	-32%	NA	NA	3,099	\$2,580	3.0	5.5	\$11,248	\$3.63	5/14/24	NA	New Dev
555 W 22	The Cortland	12AE	\$7,950,000	\$7,950,000	0%	NA	NA	2,476	\$3,211	3.0	4.0	\$8,745	\$3.53	5/6/24	321	New Dev
50 W 66	50 West 66th Street	15E	\$7,200,000	\$7,800,000	8%	NA	NA	2,488	\$3,135	3.0	3.5	\$6,771	\$2.72	5/9/24	NA	New Dev
550 PARK	550 Park Avenue	3E	\$7,750,000	\$7,750,000	0%	NA	NA	4,480	\$1,730	4.0	3.5	\$10,021	\$2.24	5/29/24	41	Resale Co-op
50 W 66	50 West 66th Street	9E	\$6,800,000	\$7,400,000	9%	NA	NA	2,488	\$2,974	3.0	3.5	\$6,579	\$2.64	5/28/24	NA	New Dev

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	Sale Price	Discount	Sqft ¹	PPSF ²	BR	BA	Monthly	Mo./SF	Signed	DOM ³	Sale Type
565 BROOME	565 Broome Soho	S27B	\$7,950,000	\$7,365,000	-7%	NA	NA	2,191	\$3,361	2.0	2.5	\$7,896	\$3.60	5/20/24	318	New Dev
38 W 26	38 West 26th Street	PH12FL	\$8,500,000	\$6,995,000	-18%	NA	NA	5,500	\$1,272	3.0	2.0	\$5,690	\$1.03	5/15/24	435	Resale Co-op
160 E 72	160 East 72nd Street	5THFLOOR	\$7,950,000	\$6,950,000	-13%	NA	NA	3,666	\$1,896	4.0	4.5	\$12,370	\$3.37	5/30/24	268	Resale Co-op
15 W 96	Fifteen: 15 West 96th Street	24	\$9,845,700	\$6,900,000	-30%	NA	NA	2,662	\$2,592	3.0	3.0	\$8,659	\$3.25	5/10/24	NA	New Dev
983 PARK	983 Park Avenue	5B	\$7,500,000	\$6,900,000	-8%	NA	NA	3,500	\$1,971	3.0	5.0	\$9,031	\$2.58	5/29/24	240	Resale Co-op
111 W 57	111 West 57th Street		\$9,890,000	\$6,895,000	-30%	NA	NA	3,596	\$1,917	3.0	4.5	\$15,213	\$4.23	5/28/24	235	New Dev
210 CPS	210 Central Park South	12A/B	\$6,850,000	\$6,850,000	0%	NA	NA	2,325	\$2,946	3.0	3.5	\$6,228	\$2.68	5/23/24	52	Resale Co-op
217 W 57	Central Park Tower	36D	\$6,800,000	\$6,800,000	0%	NA	NA	1,886	\$3,606	2.0	2.5	\$6,637	\$3.52	5/14/24	22	New Dev
430 E 58	Sutton Tower	52A	\$8,300,000	\$6,600,000	-20%	NA	NA	2,090	\$3,158	3.0	3.0	\$6,921	\$3.31	5/30/24	146	New Dev
200 E 75	200 East 75th Street	9A	\$6,550,000	\$6,550,000	0%	NA	NA	2,458	\$2,665	4.0	4.5	\$6,991	\$2.84	5/31/24	NA	New Dev
1010 FIFTH	1010 Fifth Avenue	11BW	\$8,750,000	\$6,495,000	-26%	NA	NA	3,138	\$2,070	4.0	4.0	\$10,327	\$3.29	5/24/24	266	Resale Co-op
888 PARK	888 Park Avenue	6A	\$9,495,000	\$6,495,000	-32%	NA	NA	3,700	\$1,755	4.0	4.0	\$9,722	\$2.63	5/1/24	212	Resale Co-op
687 GREENWICH	687 Greenwich Street	TH2	\$6,900,000	\$6,495,000	-6%	NA	NA	2,800	\$2,320	4.0	3.0	\$4,568	\$1.63	5/8/24	36	Resale Co-op
155 W 11	The Greenwich Lane	4D	\$6,395,000	\$6,395,000	0%	NA	NA	1,871	\$3,418	2.0	2.5	\$8,151	\$4.36	5/17/24	18	Resale Condo
225 W 86	The Belnord	106	\$6,760,000	\$6,350,000	-6%	NA	NA	2,573	\$2,468	4.0	4.0	\$6,478	\$2.52	5/17/24	60	New Dev
500 W 18	One High Line	WEST_20D	\$4,580,000	\$6,325,000	38%	NA	NA	2,109	\$2,999	2.0	2.5	\$7,568	\$3.59	5/4/24	74	New Dev
300 CPW	El Dorado	16B	\$7,500,000	\$6,250,000	-17%	NA	NA	2,650	\$2,358	3.0	3.0	\$6,525	\$2.46	5/21/24	746	Resale Co-op
54 RSD	54 Riverside Drive	16A/PHA	\$6,300,000	\$6,250,000	-1%	NA	NA	4,200	\$1,488	6.0	5.5	\$13,125	\$3.13	5/6/24	47	Resale Co-op
50 W 66	50 West 66th Street	3A	\$5,500,000	\$6,200,000	13%	NA	NA	2,519	\$2,461	2.0	3.5	\$6,653	\$2.64	5/28/24	NA	New Dev
200 E 75	200 East 75th Street	3A	\$6,100,000	\$6,100,000	0%	NA	NA	2,458	\$2,482	4.0	4.5	\$6,991	\$2.84	5/10/24	NA	New Dev
378 WEA	378 West End Avenue	7D	\$6,025,000	\$5,995,000	0%	NA	NA	2,468	\$2,429	3.0	3.5	\$8,095	\$3.28	5/22/24	76	New Dev
151 E 85	The Lucida	18J	\$6,350,000	\$5,995,000	-6%	NA	NA	2,717	\$2,206	5.0	5.0	\$8,237	\$3.03	5/13/24	248	Resale Condo
408 E 79	Arcadia	PHA	\$6,995,000	\$5,995,000	-14%	NA	NA	3,560	\$1,684	4.0	3.5	\$11,139	\$3.13	5/24/24	51	Resale Condo
555 W 22	The Cortland	16BW	\$5,970,000	\$5,970,000	0%	NA	NA	1,599	\$3,734	2.0	2.5	\$6,411	\$4.01	5/21/24	826	New Dev
393 WEA	393 West End Avenue	5C	\$4,689,500	\$5,950,000	27%	NA	NA	2,815	\$2,114	4.0	4.5	\$7,137	\$2.54	5/10/24	219	New Dev
555 W 22	The Cortland	PH15AE	\$5,950,000	\$5,950,000	0%	NA	NA	1,928	\$3,086	2.0	2.5	\$6,903	\$3.58	5/20/24	420	New Dev
845 UNP	Trump World Tower	75B	\$7,800,000	\$5,900,000	-24%	NA	NA	2,857	\$2,065	3.0	3.5	\$11,433	\$4.00	5/17/24	220	Resale Condo
133 E 80	133 East 80th Street	3A	\$5,850,000	\$5,850,000	0%	NA	NA	3,575	\$1,636	4.0	3.5	\$10,028	\$2.81	5/1/24	63	Resale Co-op
53 GREENE	53 Greene Street	4	\$5,820,000	\$5,820,000	0%	NA	NA	2,771	\$2,100	2.0	3.0	\$6,700	\$2.42	5/14/24	41	Resale Condo
1136 FIFTH	1136 Fifth Avenue	6A	\$5,800,000	\$5,800,000	0%	NA	NA	4,092	\$1,417	4.0	4.5	\$11,370	\$2.78	5/15/24	32	Resale Co-op
449 WASHINGTON	449 Washington Street	PH	\$6,200,000	\$5,800,000	-6%	NA	NA	3,157	\$1,837	3.0	2.5	\$6,502	\$2.06	5/2/24	69	Resale Condo
322 W 57	The Sheffield	57F	\$7,995,000	\$5,795,000	-28%	NA	NA	2,200	\$2,634	3.0	3.0	\$7,366	\$3.35	5/31/24	632	Resale Condo
465 W BROADWAY	465 West Broadway	5N	\$6,500,000	\$5,750,000	-12%	NA	NA	3,000	\$1,917	2.0	2.5	\$2,000	\$0.67	5/21/24	125	Resale Co-op
33 PARK ROW	No. 33 Park Row	11A	\$6,425,000	\$5,530,000	-14%	NA	NA	2,332	\$2,371	3.0	3.5	\$8,216	\$3.52	5/2/24	90	New Dev
482 GREENWICH	The Arman	4THFL	\$5,500,000	\$5,500,000	0%	NA	NA	2,488	\$2,211	3.0	3.5	\$3,671	\$1.48	5/14/24	18	Resale Condo
252 SOUTH	One Manhattan Square	64J	\$6,410,000	\$5,475,000	-15%	NA	NA	2,347	\$2,333	3.0	3.5	\$3,263	\$1.39	5/17/24	344	New Dev
201 E 74	THE 74	20A	\$5,400,000	\$5,400,000	0%	NA	NA	2,179	\$2,478	3.0	3.5	\$7,589	\$3.48	5/20/24	96	New Dev
1220 PARK	1220 Park Avenue	11A	\$5,795,000	\$5,295,000	-9%	NA	NA	3,200	\$1,655	5.0	3.0	\$9,272	\$2.90	5/22/24	92	Resale Co-op
605 PARK	605 Park Avenue	8BC	\$5,575,000	\$5,295,000	-5%	NA	NA	3,000	\$1,765	3.0	4.0	\$7,810	\$2.60	5/21/24	294	Resale Co-op
250 W 96	96+Broadway	18D	\$5,275,000	\$5,275,000	0%	NA	NA	2,220	\$2,376	3.0	3.5	\$7,163	\$3.23	5/8/24	NA	New Dev
200 E 75	200 East 75th Street	8B	\$5,250,000	\$5,250,000	0%	NA	NA	2,118	\$2,479	3.0	3.5	\$6,023	\$2.84	5/16/24	NA	New Dev
324 W 23	The Colonnade	PH	\$6,100,000	\$5,250,000	-14%	NA	NA	3,534	\$1,486	4.0	4.0	\$8,966	\$2.54	5/14/24	60	Resale Condo
33 E 70	33 East 70th Street	9C	\$5,250,000	\$5,250,000	0%	NA	NA	3,130	\$1,677	4.0	3.0	\$7,601	\$2.43	5/6/24	38	Resale Co-op
15 E 30	Madison House	46D	\$5,050,000	\$5,200,000	3%	NA	NA	1,674	\$3,106	2.0	2.5	\$6,737	\$4.02	5/28/24	13	New Dev
551 W 21	551 W 21	6A	\$7,200,000	\$5,195,000	-28%	NA	NA	2,469	\$2,104	3.0	2.5	\$10,094	\$4.09	5/18/24	394	Resale Condo
555 W 22	The Cortland	9CW	\$5,050,000	\$5,050,000	0%	NA	NA	1,694	\$2,981	2.0	2.5	\$5,951	\$3.51	5/30/24	325	New Dev
1289 LEXINGTON	1289 Lexington	14E	\$6,495,000	\$5,000,000	-23%	NA	NA	2,835	\$1,764	3.0	3.5	\$8,220	\$2.90	5/18/24	382	New Dev
784 PARK	784 Park Avenue	17B	\$5,385,000	\$5,000,000	-7%	NA	NA	3,200	\$1,563	4.0	4.0	\$7,945	\$2.48	5/22/24	86	Resale Co-op
Total / Average		96	\$10,728,440	\$9,715,378	-9%	\$9,677,763	NA	3,368	\$2,874	3.5	3.9	\$10,695	\$3.18		189	

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.