

The Corcoran Report

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

Contracts Signed¹

90

+88% VS. NOVEMBER 2023
+13% VS. OCTOBER 2024

November 2024 saw 90 sales over \$5M, surging 88% year-over-year. This was the third strongest November in ten years and the fourth consecutive month with a double-digit annual percentage gain in luxury sales. Versus 2023, new development sales more than tripled and \$20M to \$30M contracts doubled.

Submarket	2024	2023	Y/Y
Upper Manhattan	0	0	NA
Upper West Side	18	11	64%
Upper East Side	25	9	178%
Midtown	8	7	14%
Downtown	38	21	81%
Financial District/BPC	1	0	NA

Product Type	2024	2023	Y/Y
New Dev	43	15	187%
Resale Condo	26	24	8%
Resale Co-op	22	9	144%

Price Range	2024	2023	Y/Y
\$5M to \$10M	68	35	94%
\$10M to \$20M	17	9	89%
\$20M to \$30M	3	2	50%
Over \$30M	3	2	50%

Active Listings²

891

-16% VS. NOVEMBER 2023
-8% VS. OCTOBER 2024

Thanks to strong sales, listed inventory over \$5M fell 16% annually to a ten-year November low of 891 units. Listings fell for all product types and price ranges versus 2023. This month was the fourth consecutive month that Midtown saw the greatest annual percentage drop in active listings, down 35%.

Submarket	2024	2023	Y/Y
Upper Manhattan	3	2	50%
Upper West Side	201	185	9%
Upper East Side	224	249	-10%
Midtown	139	215	-35%
Downtown	305	388	-21%
Financial District/BPC	19	17	12%

Product Type	2024	2023	Y/Y
New Dev	279	303	-8%
Resale Condo	408	491	-17%
Resale Co-op	204	262	-22%

Price Range	2024	2023	Y/Y
\$5M to \$10M	574	688	-17%
\$10M to \$20M	219	242	-10%
\$20M to \$30M	63	71	-11%
Over \$30M	35	55	-36%

Days on Market³

172

+6% VS. NOVEMBER 2023
-20% VS. OCTOBER 2024

Days on market rose 6% year-over-year to 172 days, the first annual increase since June. The increased market share of new development contracts, which spent the longest amount of time on the market, drove this month's overall figure higher.

Submarket	2024	2023	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	139	181	-23%
Upper East Side	130	189	-31%
Midtown	240	120	101%
Downtown	216	147	47%
Financial District/BPC	79	NA	NA

Product Type	2024	2023	Y/Y
New Dev	202	226	-11%
Resale Condo	167	144	16%
Resale Co-op	149	155	-4%

Price Range	2024	2023	Y/Y
\$5M to \$10M	193	158	22%
\$10M to \$20M	92	192	-52%
\$20M to \$30M	93	207	-55%
Over \$30M	NA	12	NA

Average PPSF⁴

\$3,128

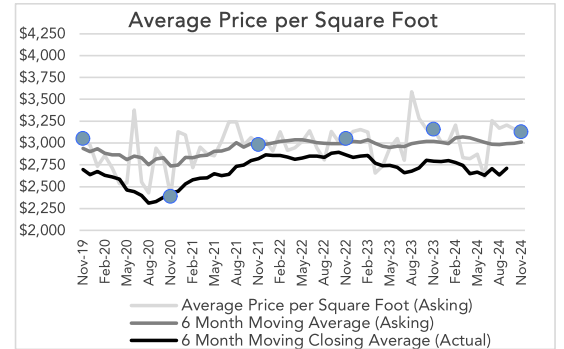
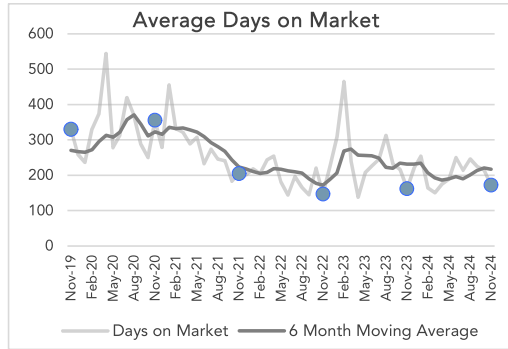
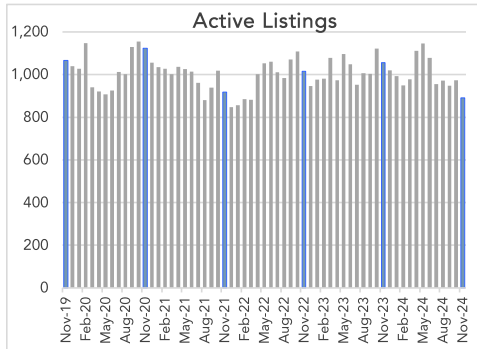
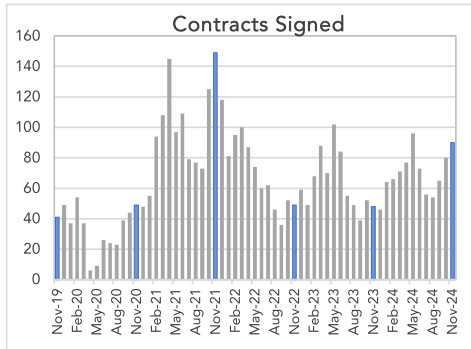
-1% VS. NOVEMBER 2023
-1% VS. OCTOBER 2024

Asking price per square foot fell a slight 1% year-over-year to \$3,128. Despite all product types declining by more than the overall average, the greater market share of new development sales buffered the marketwide year-over-year drop in average asking price per square foot.

Submarket	2024	2023	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	\$3,658	\$3,452	6%
Upper East Side	\$2,709	\$2,903	-7%
Midtown	\$3,643	\$4,104	-11%
Downtown	\$3,005	\$2,762	9%
Financial District/BPC	\$3,127	NA	NA

Product Type	2024	2023	Y/Y
New Dev	\$3,677	\$3,947	-7%
Resale Condo	\$2,609	\$2,852	-9%
Resale Co-op	\$2,204	\$2,746	-20%

Price Range	2024	2023	Y/Y
\$5M to \$10M	\$2,442	\$2,438	0%
\$10M to \$20M	\$3,321	\$3,422	-3%
\$20M to \$30M	\$4,174	\$5,921	-30%
Over \$30M	\$7,124	\$6,050	18%



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	Sqft ²	PPSF	BR	BA	Monthly	Mo./SF	Signed	DOM ³	Sale Type
Closings																
200 AMSTERDAM	200 Amsterdam	39B	\$9,020,000	\$9,495,000	5%	\$9,000,000	-5%	2,453	\$3,669	3.0	3.5	\$10,003	\$4.08	11/4/24	NA	New Dev
Contacts Signed																
50 W 66	50 West 66th Street	52E	\$54,500,000	\$54,500,000	0%	NA	NA	6,942	\$7,851	5.0	5.5	\$23,099	\$3.33	11/29/24	NA	New Dev
140 JANE	140 Jane Street	PH11	\$45,000,000	\$45,000,000	0%	NA	NA	5,653	\$7,960	5.0	5.5	\$23,911	\$4.23	11/15/24	NA	New Dev
15 CPW	15 Central Park West	PH40A/6K	\$45,000,000	\$39,000,000	-13%	NA	NA	6,846	\$5,697	5.0	5.5	\$26,652	\$3.89	11/16/24	NA	Resale Condo
20 E 76	The Surrey Residences	15AB	\$25,745,000	\$25,745,000	0%	NA	NA	4,997	\$5,152	4.0	4.5	\$21,058	\$4.21	11/22/24	65	New Dev
140 JANE	140 Jane Street	7N	\$22,500,000	\$23,500,000	4%	NA	NA	4,604	\$5,104	4.0	4.5	\$17,810	\$3.87	11/19/24	NA	New Dev
111 W 57	111 West 57th Street	68	\$30,000,000	\$20,250,000	-33%	NA	NA	3,873	\$5,229	3.0	3.5	\$22,470	\$5.80	11/13/24	121	New Dev
20 E 76	The Surrey Residences	PH2	\$18,750,000	\$19,000,000	1%	NA	NA	2,858	\$6,648	3.0	3.5	\$12,103	\$4.23	11/15/24	NA	New Dev
200 E 75	200 East 75th	12AB	\$18,500,000	\$18,750,000	1%	NA	NA	6,138	\$3,055	5.0	6.5	\$17,456	\$2.84	11/15/24	NA	New Dev
920 FIFTH	920 Fifth Avenue	8A	\$17,000,000	\$17,000,000	0%	NA	NA	NA	NA	5.0	4.0	\$15,116	NA	11/8/24	66	Resale Co-op
140 FRANKLIN	140 Franklin Street	2B	\$17,500,000	\$16,950,000	-3%	NA	NA	6,300	\$2,690	7.0	4.5	\$14,549	\$2.31	11/26/24	64	Resale Condo
247 W 12	247 West 12th Street	PHB	\$17,950,000	\$15,995,000	-11%	NA	NA	4,163	\$3,842	4.0	3.5	\$12,907	\$3.10	11/4/24	133	Resale Co-op
740 PARK	740 Park Avenue	6/7C	\$15,950,000	\$14,990,000	-6%	NA	NA	NA	NA	5.0	6.5	\$20,749	NA	11/14/24	49	Resale Co-op
35 HUDSON YARDS	35 Hudson Yards	8601	\$27,750,000	\$14,950,000	-46%	NA	NA	4,621	\$3,235	5.0	5.5	\$18,588	\$4.02	11/21/24	NA	New Dev
140 JANE	140 Jane Street	3S	\$13,250,000	\$13,750,000	4%	NA	NA	3,294	\$4,174	3.0	3.5	\$12,666	\$3.85	11/25/24	NA	New Dev
1220 PARK	1220 Park Avenue	PHB	\$13,000,000	\$13,000,000	0%	NA	NA	6,000	\$2,167	6.0	6.5	\$16,641	\$2.77	11/14/24	69	Resale Co-op
520 FIFTH	520 Fifth Avenue	PH74	\$10,950,000	\$12,750,000	16%	NA	NA	3,302	\$3,861	4.0	4.5	\$11,897	\$3.60	11/18/24	101	New Dev
101 CPW	101 Central Park West	17/18G	\$13,995,000	\$12,500,000	-11%	NA	NA	NA	NA	4.0	4.5	\$11,028	NA	11/12/24	69	Resale Co-op
20 E 76	The Surrey Residences	14C	\$11,000,000	\$11,000,000	0%	NA	NA	2,127	\$5,172	2.0	2.5	\$9,124	\$4.29	11/1/24	44	New Dev
137 DUANE	The Diamond Building	3A	\$10,995,000	\$10,995,000	0%	NA	NA	5,498	\$2,000	3.0	4.5	\$10,441	\$1.90	11/1/24	134	Resale Condo
955 PARK	955 Park Avenue	8THFLOOR	\$11,950,000	\$10,975,000	-8%	NA	NA	NA	NA	6.0	7.0	\$14,944	NA	11/12/24	138	Resale Co-op
255 E 77	255 East 77th Street	9A	\$10,950,000	\$10,950,000	0%	NA	NA	3,909	\$2,801	5.0	5.5	\$12,332	\$3.15	11/20/24	89	New Dev
520 FIFTH	520 Fifth Avenue	PH76	\$9,450,000	\$10,450,000	11%	NA	NA	2,555	\$4,090	3.0	3.5	\$9,554	\$3.74	11/26/24	176	New Dev
211 W 84	The Henry	11EAST	\$10,125,000	\$10,350,000	2%	NA	NA	3,104	\$3,334	4.0	4.5	\$9,120	\$2.94	11/22/24	67	New Dev
200 AMSTERDAM	200 Amsterdam	40B	\$9,150,000	\$9,650,000	5%	NA	NA	2,453	\$3,934	3.0	3.5	\$10,164	\$4.14	11/27/24	233	New Dev
500 W 18	One High Line	EAST_20A	\$9,565,000	\$9,565,000	0%	NA	NA	2,702	\$3,540	3.0	3.5	\$9,658	\$3.57	11/15/24	NA	New Dev
211 W 84	The Henry	7C	\$9,300,000	\$9,300,000	0%	NA	NA	3,409	\$2,728	5.0	5.5	\$10,020	\$2.94	11/8/24	53	New Dev
408 GREENWICH	408 Greenwich Street	3	\$8,995,000	\$8,995,000	0%	NA	NA	3,457	\$2,602	5.0	5.0	\$7,988	\$2.31	11/14/24	206	Resale Condo
35 HUDSON YARDS	35 Hudson Yards	7503	\$15,625,000	\$8,950,000	-43%	NA	NA	3,436	\$2,605	4.0	4.5	\$12,932	\$3.76	11/20/24	NA	New Dev
176 DUANE	176 Duane Street	5/6	\$8,950,000	\$8,950,000	0%	NA	NA	5,000	\$1,790	4.0	3.5	\$12,471	\$2.49	11/30/24	232	Resale Condo
53 W 53	53 West 53	25A	\$9,600,000	\$8,875,000	-8%	NA	NA	3,110	\$2,854	2.0	2.5	\$12,216	\$3.93	11/21/24	NA	New Dev
56 CROSBY	56 Crosby Street	4A	\$9,250,000	\$8,750,000	-5%	NA	NA	3,614	\$2,421	2.0	2.5	\$8,438	\$2.33	11/13/24	140	Resale Condo
255 E 77	255 East 77th Street	24A	\$8,265,000	\$8,495,000	3%	NA	NA	2,954	\$2,876	4.0	4.5	\$8,622	\$2.92	11/19/24	88	New Dev
160 W 12	The Greenwich Lane	78	\$8,495,000	\$8,250,000	-3%	NA	NA	2,449	\$3,369	3.0	3.5	\$9,838	\$4.02	11/10/24	191	Resale Condo
212 W 18	Walker Tower	19C	\$8,000,000	\$8,000,000	0%	NA	NA	2,270	\$3,524	2.0	2.5	\$6,792	\$2.99	11/7/24	65	Resale Condo
101 CPW	101 Central Park West	16/17A	\$8,750,000	\$7,995,000	-9%	NA	NA	3,825	\$2,090	4.0	5.0	\$9,246	\$2.42	11/6/24	187	Resale Co-op
770 PARK	770 Park Avenue	8D	\$8,950,000	\$7,950,000	-11%	NA	NA	NA	NA	4.0	4.5	\$11,936	NA	11/14/24	297	Resale Co-op
130 WILLIAM	130 William Street	PH63A	\$7,950,000	\$7,950,000	0%	NA	NA	2,542	\$3,127	3.0	3.5	\$7,718	\$3.04	11/27/24	79	Resale Condo
1120 FIFTH	1120 Fifth Avenue	10B	\$8,250,000	\$7,750,000	-6%	NA	NA	NA	NA	3.0	4.0	\$10,462	NA	11/26/24	223	Resale Co-op
432 PARK	432 Park Avenue	38C	\$8,550,000	\$7,695,000	-10%	NA	NA	2,100	\$3,664	2.0	3.0	\$12,016	\$5.72	11/5/24	768	Resale Condo
165 CHARLES	165 Charles	12	\$7,950,000	\$7,650,000	-4%	NA	NA	2,302	\$3,323	2.0	2.5	\$10,072	\$4.38	11/18/24	38	Resale Condo
255 E 77	255 East 77th Street	6D	\$7,275,000	\$7,575,000	4%	NA	NA	3,191	\$2,374	5.0	5.5	\$9,313	\$2.92	11/21/24	90	New Dev
405 W 23	London Terrace	17D	\$7,500,000	\$7,500,000	0%	NA	NA	NA	NA	3.0	4.0	\$8,906	NA	11/9/24	61	Resale Co-op
812 FIFTH	812 Fifth Avenue	10A	\$7,995,000	\$7,195,000	-10%	NA	NA	NA	NA	4.0	3.5	\$8,376	NA	11/27/24	72	Resale Co-op
404 PAS	Huys	PH16A	\$9,250,000	\$7,100,000	-23%	NA	NA	2,983	\$2,380	3.0	3.5	\$11,121	\$3.73	11/1/24	NA	Resale Condo
211 W 84	The Henry	6D	\$6,995,000	\$7,050,000	1%	NA	NA	2,842	\$2,481	4.0	4.5	\$8,324	\$2.93	11/26/24	71	New Dev
62 READE	62 Reade Street	3	\$6,700,000	\$7,000,000	4%	NA	NA	3,068	\$2,282	4.0	3.5	\$5,889	\$1.92	11/1/24	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 ¹	Sale Price	Discount	Sqft ²	PPSF	BR	BA	Monthly	Mo./SF	Signed	DOM ³	Sale Type
211 W 84	The Henry	6D	\$6,995,000	\$7,050,000	1%	NA	NA	2,842	\$2,481	4.0	4.5	\$8,324	\$2.93	11/26/24	71	New Dev
62 READE	62 Reade Street	3	\$6,700,000	\$7,000,000	4%	NA	NA	3,068	\$2,282	4.0	3.5	\$5,889	\$1.92	11/1/24	NA	New Dev
18 LEONARD	The Juilliard Building	MAISD	\$7,250,000	\$6,995,000	-4%	NA	NA	3,500	\$1,999	4.0	3.0	\$5,350	\$1.53	11/12/24	158	Resale Condo
1010 FIFTH	1010 Fifth Avenue	11BWEST	\$8,995,000	\$6,995,000	-22%	NA	NA	NA	NA	4.0	4.0	\$10,050	NA	11/5/24	45	Resale Co-op
30 E 71	30 East 71st Street	11B	\$6,995,000	\$6,995,000	0%	NA	NA	3,400	\$2,057	4.0	4.0	\$10,001	\$2.94	11/7/24	13	Resale Co-op
200 AMSTERDAM	200 Amsterdam	28B	\$6,980,000	\$6,980,000	0%	NA	NA	2,221	\$3,143	3.0	3.5	\$8,624	\$3.88	11/1/24	NA	New Dev
911 PARK	911 Park Avenue	6B	\$7,450,000	\$6,950,000	-7%	NA	NA	4,100	\$1,695	5.0	5.0	\$10,008	\$2.44	11/25/24	137	Resale Co-op
53 W 53	53 West 53	17A	\$7,425,000	\$6,900,000	-7%	NA	NA	2,603	\$2,651	2.0	2.5	\$9,841	\$3.78	11/25/24	238	New Dev
80 RSB	The Rushmore	34CD	\$7,290,000	\$6,880,000	-6%	NA	NA	3,585	\$1,919	5.0	5.5	\$10,179	\$2.84	11/6/24	57	Resale Condo
108 LEONARD	108 Leonard	10N	\$6,275,000	\$6,725,000	7%	NA	NA	2,475	\$2,717	4.0	4.0	\$7,220	\$2.92	11/7/24	NA	New Dev
157 W 57	One57	39B	\$10,750,000	\$6,700,000	-38%	NA	NA	2,145	\$3,124	2.0	2.5	\$7,538	\$3.51	11/7/24	36	Resale Condo
19 BEACH	19 Beach Street	3	\$6,695,000	\$6,695,000	0%	NA	NA	3,015	\$2,221	3.0	2.5	\$5,900	\$1.96	11/26/24	63	Resale Condo
35 HUDSON YARDS	35 Hudson Yards	8303	\$10,675,000	\$6,595,000	-38%	NA	NA	2,581	\$2,555	3.0	3.5	\$9,561	\$3.70	11/13/24	NA	New Dev
35 HUDSON YARDS	35 Hudson Yards	8403	\$10,725,000	\$6,595,000	-39%	NA	NA	2,581	\$2,555	3.0	3.5	\$9,572	\$3.71	11/14/24	211	New Dev
50 W 66	50 West 66th Street	7B	\$5,825,000	\$6,525,000	12%	NA	NA	2,427	\$2,689	3.0	3.5	\$6,356	\$2.62	11/20/24	295	New Dev
15 CPW	15 Central Park West	11L	\$6,995,000	\$6,500,000	-7%	NA	NA	1,925	\$3,377	2.0	2.5	\$7,547	\$3.92	11/27/24	209	Resale Condo
378 BROOME	378 Broome Street	PH	\$8,000,000	\$6,495,000	-19%	NA	NA	2,709	\$2,398	4.0	3.0	\$8,663	\$3.20	11/25/24	230	New Dev
101 CPW	101 Central Park West	11A	\$6,950,000	\$6,495,000	-7%	NA	NA	2,600	\$2,498	3.0	3.0	\$6,906	\$2.66	11/4/24	216	Resale Co-op
108 LEONARD	108 Leonard	14B	\$6,275,000	\$6,495,000	4%	NA	NA	2,134	\$3,044	2.0	3.0	\$6,226	\$2.92	11/5/24	76	New Dev
35 HUDSON YARDS	35 Hudson Yards	5904	\$9,900,000	\$6,450,000	-35%	NA	NA	2,652	\$2,432	3.0	3.5	\$9,592	\$3.62	11/4/24	787	New Dev
200 E 75	200 East 75th	7A	\$6,400,000	\$6,400,000	0%	NA	NA	2,458	\$2,604	4.0	6.5	\$6,991	\$2.84	11/15/24	NA	New Dev
210 CPS	210 Central Park South	23CD	\$8,950,000	\$6,300,000	-30%	NA	NA	2,250	\$2,800	2.0	2.5	\$6,791	\$3.02	11/6/24	240	Resale Co-op
71 LAIGHT	The Sterling Mason	5B	\$6,300,000	\$6,300,000	0%	NA	NA	2,218	\$2,840	3.0	3.5	\$7,328	\$3.30	11/4/24	126	Resale Condo
205 W 76	The Harrison	PH4C	\$6,950,000	\$6,250,000	-10%	NA	NA	2,641	\$2,367	3.0	3.5	\$9,085	\$3.44	11/8/24	311	Resale Condo
15 E 30	Madison House	56C	\$6,225,000	\$6,225,000	0%	NA	NA	1,788	\$3,482	2.0	2.5	\$6,099	\$3.41	11/7/24	NA	New Dev
500 W 18	One High Line	WEST_11A	\$6,085,000	\$6,205,000	2%	NA	NA	2,068	\$3,000	3.0	3.5	\$7,163	\$3.46	11/12/24	706	New Dev
53 GREENE	53 Greene Street	5	\$6,200,000	\$6,200,000	0%	NA	NA	2,771	\$2,237	2.0	3.0	\$7,153	\$2.58	11/12/24	NA	Resale Condo
510 PARK	510 Park Avenue	6A	\$8,500,000	\$5,995,000	-29%	NA	NA	4,850	\$1,236	5.0	5.5	\$9,635	\$1.99	11/25/24	444	Resale Co-op
219 E 67	Loft 67	3	\$6,500,000	\$5,995,000	-8%	NA	NA	4,665	\$1,285	3.0	4.5	\$16,276	\$3.49	11/15/24	430	Resale Condo
1 FIFTH	1 Fifth Avenue	18GK	\$5,995,000	\$5,995,000	0%	NA	NA	NA	NA	3.0	3.0	\$7,620	NA	11/5/24	426	Resale Co-op
100 BARCLAY	100 Barclay Street	17D	\$6,400,000	\$5,985,000	-6%	NA	NA	2,945	\$2,032	4.0	5.0	\$10,074	\$3.42	11/1/24	471	New Dev
393 WEA	393 West End Avenue	11A	\$5,724,500	\$5,950,000	4%	NA	NA	2,435	\$2,444	4.0	4.0	\$6,174	\$2.54	11/15/24	10	New Dev
240 WEA	240 West End Avenue	PH	\$5,875,000	\$5,875,000	0%	NA	NA	3,800	\$1,546	6.0	4.5	\$10,904	\$2.87	11/28/24	79	Resale Condo
393 WEA	393 West End Avenue	10A	\$5,617,500	\$5,850,000	4%	NA	NA	2,435	\$2,402	4.0	4.0	\$6,174	\$2.54	11/13/24	91	New Dev
200 MERCER	200 Mercer Street	PH5E	\$6,250,000	\$5,800,000	-7%	NA	NA	NA	NA	2.0	2.5	\$3,423	NA	11/11/24	163	Resale Co-op
33 FIFTH	33 Fifth Avenue	7AB	\$5,950,000	\$5,650,000	-5%	NA	NA	NA	NA	3.0	3.0	\$5,249	NA	11/8/24	165	Resale Co-op
35 HUDSON YARDS	35 Hudson Yards	7103	\$8,925,000	\$5,600,000	-37%	NA	NA	2,724	\$2,056	3.0	3.5	\$9,642	\$3.54	11/15/24	442	New Dev
255 E 77	255 East 77th Street	4B	\$5,500,000	\$5,500,000	0%	NA	NA	2,487	\$2,211	4.0	4.5	\$7,259	\$2.92	11/20/24	89	New Dev
175 W 10	175 West 10th Street	FL4	\$5,850,000	\$5,500,000	-6%	NA	NA	2,700	\$2,037	3.0	3.5	\$9,450	\$3.50	11/12/24	64	Resale Condo
408 E 79	Arcadia	15A	\$6,795,000	\$5,495,000	-19%	NA	NA	3,170	\$1,733	4.0	5.0	\$8,673	\$2.74	11/4/24	256	Resale Condo
3 E 71	3 East 71st Street	11/12A	\$5,495,000	\$5,495,000	0%	NA	NA	2,940	\$1,869	4.0	3.5	\$7,588	\$2.58	11/18/24	42	Resale Co-op
449 WASHINGTON	449 Washington Street	1	\$5,350,000	\$5,350,000	0%	NA	NA	3,236	\$1,653	3.0	3.5	\$6,663	\$2.06	11/5/24	42	Resale Condo
301 E 80	Beckford Tower	6B	\$5,250,000	\$5,250,000	0%	NA	NA	1,998	\$2,628	2.0	2.5	\$6,833	\$3.42	11/10/24	93	Resale Condo
133 E 64	133 East 64th Street	2B	\$5,175,000	\$5,175,000	0%	NA	NA	NA	NA	4.0	4.0	\$6,606	NA	11/5/24	15	Resale Co-op
Contract Signed Total / Average		89	\$10,874,143	\$10,059,231	-7%	\$10,053,791	NA	2,790	\$3,122	3.6	4.0	\$10,428	\$3.74		172	
Confidential Total / Average		1	\$65,000,000	\$28,000,000	-57%	NA	NA	9,886	\$2,832	4.0	4.5	\$36,763	\$3.72		NA	
Grand Total / Average		90	\$11,462,467	\$10,254,239	-11%	\$10,053,791	NA	3,367	\$3,128	3.6	4.0	\$10,714	\$3.18		172	

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.