

The Corcoran Report

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

Contracts Signed¹

80

+54% VS. OCTOBER 2023
+23% VS. SEPTEMBER 2024

October 2024 saw 80 sales over \$5M, up 54% year-over-year. This was the second strongest October in eleven years and the third 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	1	-100%
Upper West Side	18	7	157%
Upper East Side	22	14	57%
Midtown	6	7	-14%
Downtown	34	23	48%
Financial District/BPC	0	0	NA

Product Type	2024	2023	Y/Y
New Dev	43	14	207%
Resale Condo	22	21	5%
Resale Co-op	15	17	-12%

Price Range	2024	2023	Y/Y
\$5M to \$10M	53	32	66%
\$10M to \$20M	20	16	25%
\$20M to \$30M	6	3	100%
Over \$30M	1	1	0%

Active Listings²

972

-13% VS. OCTOBER 2023
+3% VS. SEPTEMBER 2024

Listed inventory over \$5M fell 13% annually to 972 units thanks to strong sales activity. Midtown saw the greatest annual percentage drop in active listings, down 31%. Versus 2023, listings fell for all product types and price ranges. This was the lowest number of October active listings in ten years.

Submarket	2024	2023	Y/Y
Upper Manhattan	3	2	50%
Upper West Side	215	198	9%
Upper East Side	252	271	-7%
Midtown	148	213	-31%
Downtown	333	420	-21%
Financial District/BPC	21	18	17%

Product Type	2024	2023	Y/Y
New Dev	282	303	-7%
Resale Condo	466	527	-12%
Resale Co-op	224	292	-23%

Price Range	2024	2023	Y/Y
\$5M to \$10M	627	748	-16%
\$10M to \$20M	243	251	-3%
\$20M to \$30M	65	70	-7%
Over \$30M	37	53	-30%

Days on Market³

215

-1% VS. OCTOBER 2023
-4% VS. SEPTEMBER 2024

Days on market fell 1% year-over-year to 215 days, the fourth consecutive month with an annual decline. Days on market for new developments declined annually, but resales saw double-digit increases due to more sales of apartments that were listed for over six months on the market than 2023.

Submarket	2024	2023	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	108	405	-73%
Upper East Side	195	115	69%
Midtown	288	151	91%
Downtown	273	237	15%
Financial District/BPC	NA	NA	NA

Product Type	2024	2023	Y/Y
New Dev	231	430	-46%
Resale Condo	200	166	21%
Resale Co-op	210	174	20%

Price Range	2024	2023	Y/Y
\$5M to \$10M	177	180	-2%
\$10M to \$20M	319	240	33%
\$20M to \$30M	268	496	-46%
Over \$30M	NA	NA	NA

Average PPSF⁴

\$3,162

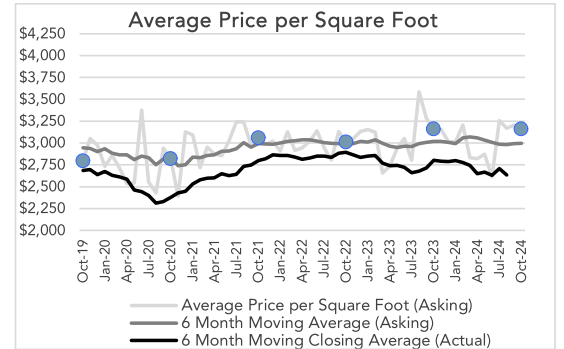
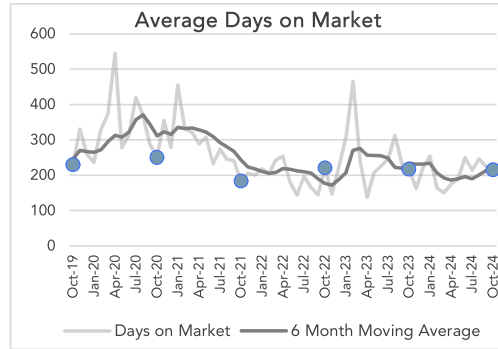
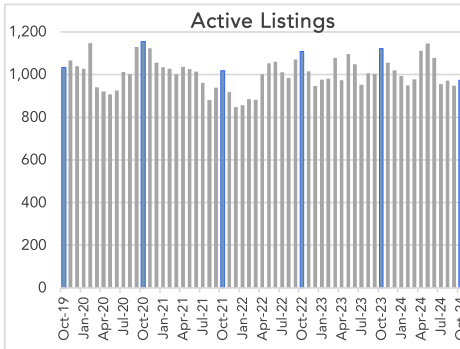
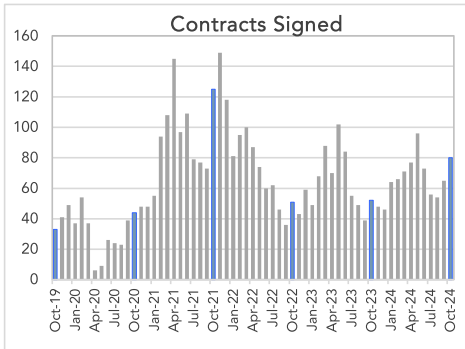
0% VS. OCTOBER 2023
-1% VS. SEPTEMBER 2024

Asking price per square foot was level year-over-year at \$3,162. However, the six-month rolling average for closings at \$2,791 is down 4% from its post-pandemic peak in October 2022. This month, the Upper East Side was the category with the most notable improvement, up 11%, due to reported contracts at The Surrey Residences asking over \$4,000 per square foot.

Submarket	2024	2023	Y/Y
Upper Manhattan	NA	\$2,442	NA
Upper West Side	\$2,871	\$3,726	-23%
Upper East Side	\$3,004	\$2,702	11%
Midtown	\$3,717	\$4,569	-19%
Downtown	\$3,323	\$3,314	0%
Financial District/BPC	NA	NA	NA

Product Type	2024	2023	Y/Y
New Dev	\$3,523	\$3,840	-8%
Resale Condo	\$3,017	\$3,107	-3%
Resale Co-op	\$2,166	\$2,487	-13%

Price Range	2024	2023	Y/Y
\$5M to \$10M	\$2,573	\$2,480	4%
\$10M to \$20M	\$3,413	\$3,461	-1%
\$20M to \$30M	\$4,376	\$4,126	6%
Over \$30M	\$5,137	\$9,627	-47%



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																
430 E 58	Sutton Tower	PH71	\$24,000,000	\$19,500,000	-19%	\$18,500,000	-5%	4,765	\$3,882	4.0	4.5	\$15,783	\$3.31	10/9/24	112	New Dev
Contacts Signed																
140 JANE	140 Jane Street	6 FLOOR	\$40,500,000	\$40,500,000	0%	NA	NA	7,884	\$5,137	5.0	5.5	\$30,523	\$3.87	10/21/24	NA	New Dev
23 E 22	One Madison	PH	\$38,500,000	\$28,500,000	-26%	NA	NA	7,143	\$3,990	5.0	6.5	\$33,479	\$4.69	10/10/24	188	Resale Condo
211 W 84	The Henry	PHA	\$26,950,000	\$26,950,000	0%	NA	NA	6,679	\$4,035	6.0	6.5	\$20,470	\$3.06	10/25/24	39	New Dev
20 E 76	The Surrey Residences	14A	\$24,250,000	\$24,250,000	0%	NA	NA	4,997	\$4,853	3.0	4.5	\$21,158	\$4.23	10/18/24	NA	New Dev
500 W 18	One High Line	WEST_PH32B	\$23,600,000	\$23,600,000	0%	NA	NA	5,210	\$4,530	4.0	4.5	\$20,160	\$3.87	10/2/24	225	New Dev
555 W 22	The Cortland	21AW	\$21,500,000	\$21,500,000	0%	NA	NA	4,091	\$5,255	5.0	6.0	\$18,812	\$4.60	10/7/24	847	New Dev
211 W 84	The Henry	PHD	\$21,500,000	\$21,500,000	0%	NA	NA	5,314	\$4,046	5.0	5.5	\$15,985	\$3.01	10/25/24	39	New Dev
550 PARK	550 Park Avenue	10	\$20,000,000	\$18,800,000	-6%	NA	NA	7,000	\$2,686	6.0	7.5	\$22,799	\$3.26	10/10/24	223	Resale Co-op
30 E 85	30 East 85th Street	PH30A	\$18,500,000	\$18,500,000	0%	NA	NA	5,425	\$3,410	5.0	5.5	\$18,109	\$3.34	10/8/24	896	Resale Condo
90 MORTON	90 Morton Street	PH9A	\$22,500,000	\$17,750,000	-21%	NA	NA	3,675	\$4,830	3.0	3.0	\$11,486	\$3.13	10/4/24	570	Resale Condo
555 W 22	The Cortland	21BW	\$15,250,000	\$15,250,000	0%	NA	NA	2,933	\$5,199	3.0	4.0	\$12,493	\$4.26	10/7/24	6	New Dev
95 CHARLES	95 Charles Street	TH	\$14,750,000	\$14,750,000	0%	NA	NA	6,261	\$2,356	5.0	5.0	\$13,847	\$2.21	10/11/24	30	Resale Condo
500 W 18	One High Line	WEST_28B	\$14,455,000	\$14,455,000	0%	NA	NA	3,141	\$4,602	3.0	3.5	\$11,702	\$3.73	10/2/24	629	New Dev
1185 PARK	1185 Park Avenue	16/17F	\$21,500,000	\$13,900,000	-35%	NA	NA	5,250	\$2,648	4.0	5.5	\$14,125	\$2.69	10/1/24	947	Resale Co-op
465 WASHINGTON	465 Washington Street	PH	\$13,995,000	\$12,995,000	-7%	NA	NA	3,920	\$3,315	5.0	4.5	\$6,784	\$1.73	10/25/24	147	Resale Condo
888 PARK	888 Park Avenue	12B	\$15,000,000	\$12,250,000	-18%	NA	NA	3,825	\$3,203	5.0	5.0	\$11,998	\$3.14	10/9/24	201	Resale Co-op
35 HUDSON YARDS	35 Hudson Yards	8001	\$17,875,000	\$12,100,000	-32%	NA	NA	3,848	\$3,144	4.0	4.5	\$14,542	\$3.78	10/21/24	NA	New Dev
20 E 76	The Surrey Residences	11C	\$12,000,000	\$12,000,000	0%	NA	NA	2,436	\$4,926	3.0	3.5	\$10,113	\$4.15	10/4/24	NA	New Dev
520 FIFTH	520 Fifth Avenue	PH75	\$10,250,000	\$11,950,000	17%	NA	NA	3,095	\$3,861	3.0	3.5	\$11,196	\$3.62	10/17/24	NA	New Dev
50 W 66	50 West 66th Street	8D	\$11,100,000	\$11,850,000	7%	NA	NA	3,889	\$3,047	5.0	5.0	\$10,235	\$2.63	10/20/24	NA	New Dev
555 W 22	The Cortland	15AW	\$11,250,000	\$11,250,000	0%	NA	NA	3,004	\$3,745	4.0	4.5	\$12,171	\$4.05	10/16/24	147	New Dev
92 LAIGHT	River Lofts	PHC	\$11,000,000	\$11,000,000	0%	NA	NA	3,256	\$3,378	3.0	3.0	\$12,623	\$3.88	10/8/24	NA	Resale Condo
1 CPS	The Plaza Residences	909	\$14,150,000	\$10,995,000	-22%	NA	NA	2,800	\$3,927	3.0	2.5	\$10,079	\$3.60	10/22/24	382	Resale Condo
211 W 84	The Henry	12EAST	\$10,325,000	\$10,525,000	2%	NA	NA	3,104	\$3,391	4.0	4.5	\$9,120	\$2.94	10/9/24	23	New Dev
470 COLUMBUS	Charlotte of the Upper West Side	4	\$10,870,000	\$10,225,000	-6%	NA	NA	3,570	\$2,864	4.0	5.0	\$9,831	\$2.75	10/16/24	NA	New Dev
1 WEA	One West End	29C	\$10,000,000	\$10,000,000	0%	NA	NA	3,917	\$2,553	4.0	4.5	\$5,237	\$1.34	10/7/24	152	Resale Condo
15 HUDSON YARDS	Fifteen Hudson Yards	PH85B	\$12,880,000	\$9,895,000	-23%	NA	NA	3,166	\$3,125	4.0	4.5	\$9,451	\$2.99	10/23/24	382	New Dev
20 E 76	The Surrey Residences	12B	\$9,250,000	\$9,750,000	5%	NA	NA	2,101	\$4,641	2.0	2.5	\$8,767	\$4.17	10/11/24	NA	New Dev
20 E 76	The Surrey Residences	15C	\$9,500,000	\$9,500,000	0%	NA	NA	2,127	\$4,466	2.0	2.5	\$8,963	\$4.21	10/4/24	NA	New Dev
500 W 18	One High Line	WEST_14C	\$9,300,000	\$9,300,000	0%	NA	NA	2,867	\$3,244	4.0	4.5	\$10,028	\$3.50	10/21/24	770	New Dev
255 E 77	255 East 77th Street	30A	\$8,955,000	\$9,130,000	2%	NA	NA	2,954	\$3,091	4.0	4.5	\$8,622	\$2.92	10/4/24	42	New Dev
325 WEA	325 West End Avenue	6AB	\$10,500,000	\$8,995,000	-14%	NA	NA	NA	NA	6.0	5.5	\$11,988	NA	10/5/24	31	Resale Co-op
35 HUDSON YARDS	35 Hudson Yards	7603	\$15,675,000	\$8,975,000	-43%	NA	NA	3,436	\$2,612	4.0	4.5	\$12,943	\$3.77	10/16/24	NA	New Dev
500 W 18	One High Line	WEST_12C	\$8,950,000	\$8,950,000	0%	NA	NA	2,891	\$3,096	4.0	4.5	\$10,043	\$3.47	10/31/24	70	New Dev
217 W 57	Central Park Tower	65N	\$9,600,000	\$8,500,000	-11%	NA	NA	1,435	\$5,923	2.0	2.5	\$5,632	\$3.92	10/30/24	587	New Dev
255 E 77	255 East 77th Street	24B	\$7,850,000	\$8,025,000	2%	NA	NA	2,858	\$2,808	4.0	4.5	\$8,341	\$2.92	10/4/24	42	New Dev
150 CHARLES	150 Charles	5AS	\$7,995,000	\$7,995,000	0%	NA	NA	2,340	\$3,417	3.0	3.5	\$9,279	\$3.97	10/9/24	34	Resale Condo
33 E 70	33 East 70th Street	3B	\$8,500,000	\$7,995,000	-6%	NA	NA	3,400	\$2,351	4.0	5.0	\$7,600	\$2.24	10/1/24	257	Resale Co-op
100 E 53	Selene	49A	\$20,500,000	\$7,995,000	-61%	NA	NA	3,385	\$2,362	3.0	3.5	\$13,522	\$3.99	10/22/24	327	New Dev
35 HUDSON YARDS	35 Hudson Yards	6604	\$11,825,000	\$7,995,000	-32%	NA	NA	3,099	\$2,580	3.0	4.5	\$11,248	\$3.63	10/21/24	207	New Dev
335 GREENWICH	Hanover River House	7AB	\$7,950,000	\$7,950,000	0%	NA	NA	3,448	\$2,306	4.0	3.5	\$6,090	\$1.77	10/31/24	15	Resale Co-op
62 WOOSTER	62 Wooster Street	2A	\$9,300,000	\$7,785,000	-16%	NA	NA	3,109	\$2,504	3.0	2.5	\$7,912	\$2.54	10/23/24	NA	New Dev
255 E 77	255 East 77th Street	7B	\$7,650,000	\$7,650,000	0%	NA	NA	2,835	\$2,698	5.0	5.5	\$8,632	\$3.04	10/31/24	69	New Dev
1088 PARK	1088 Park Avenue	PHE	\$7,995,000	\$7,495,000	-6%	NA	NA	NA	NA	4.0	4.0	\$8,419	NA	10/15/24	190	Resale Co-op
765 PARK	775 Park Avenue	9A	\$7,400,000	\$7,400,000	0%	NA	NA	3,600	\$2,056	4.0	4.0	\$13,109	\$3.64	10/9/24	36	Resale Co-op
515 W 18	Lantern House	PH1015	\$8,295,000	\$7,395,000	-11%	NA	NA	2,153	\$3,435	3.0	3.0	\$9,003	\$4.18	10/24/24	1,113	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
415 WASHINGTON	The Fairchild	5A	\$6,995,000	\$6,995,000	0%	NA	NA	2,029	\$3,448	3.0	3.0	\$6,808	\$3.36	10/29/24	47	Resale Condo
1175 PARK	1175 Park Avenue	7B	\$6,995,000	\$6,995,000	0%	NA	NA	NA	NA	4.0	3.5	\$7,311	NA	10/2/24	28	Resale Co-op
30 W 63	30 Lincoln Plaza	4KLM	\$6,995,000	\$6,995,000	0%	NA	NA	3,717	\$1,882	5.0	5.5	\$8,577	\$2.31	10/4/24	93	Resale Condo
25 COLUMBUS	One Central Park	54D	\$6,790,000	\$6,790,000	0%	NA	NA	1,862	\$3,647	3.0	3.0	\$8,529	\$4.58	10/30/24	85	Resale Condo
211 W 84	The Henry	4C	\$6,750,000	\$6,750,000	0%	NA	NA	2,823	\$2,391	4.0	4.5	\$8,295	\$2.94	10/4/24	18	New Dev
35 HUDSON YARDS	35 Hudson Yards	8603	\$10,825,000	\$6,595,000	-39%	NA	NA	2,581	\$2,555	3.0	3.5	\$9,593	\$3.72	10/25/24	NA	New Dev
279 CPW	279 Central Park West	14B	\$7,200,000	\$6,500,000	-10%	NA	NA	2,175	\$2,989	3.0	3.0	\$8,206	\$3.77	10/21/24	21	Resale Condo
620 PARK	620 Park Avenue	2	\$8,500,000	\$6,499,000	-24%	NA	NA	4,000	\$1,625	5.0	4.0	\$11,002	\$2.75	10/18/24	149	Resale Co-op
255 E 77	255 East 77th Street	23B	\$6,495,000	\$6,495,000	0%	NA	NA	2,540	\$2,557	3.0	3.5	\$7,413	\$2.92	10/17/24	55	New Dev
500 W 21	500W21	3A	\$7,300,000	\$6,450,000	-12%	NA	NA	2,531	\$2,548	3.0	3.5	\$11,072	\$4.37	10/28/24	217	Resale Condo
217 W 57	Central Park Tower	35F	\$6,450,000	\$6,450,000	0%	NA	NA	2,114	\$3,051	2.0	2.5	\$7,643	\$3.62	10/9/24	30	Resale Condo
50 W 66	50 West 66th Street	5B	\$5,675,000	\$6,225,000	10%	NA	NA	2,427	\$2,565	3.0	3.5	\$6,294	\$2.59	10/24/24	NA	New Dev
390 WEA	The Apthorp	4J	\$6,385,000	\$6,200,000	-3%	NA	NA	3,069	\$2,020	3.0	3.0	\$8,548	\$2.79	10/18/24	610	Resale Condo
62 WOOSTER	62 Wooster Street	3B	\$7,400,000	\$6,180,000	-16%	NA	NA	2,411	\$2,563	2.0	3.0	\$6,295	\$2.61	10/22/24	NA	New Dev
255 E 77	255 East 77th Street	7A	\$6,100,000	\$6,100,000	0%	NA	NA	2,617	\$2,331	4.0	4.5	\$7,638	\$2.92	10/4/24	42	New Dev
393 WEA	393 West End Avenue	8C	\$6,414,650	\$6,075,000	-5%	NA	NA	2,808	\$2,163	4.0	4.5	\$7,120	\$2.54	10/2/24	22	New Dev
515 PARK	515 Park Avenue	8A	\$6,599,000	\$5,995,000	-9%	NA	NA	2,520	\$2,379	3.0	3.5	\$7,702	\$3.06	10/29/24	100	Resale Condo
393 WEA	393 West End Avenue	14C	\$7,008,500	\$5,995,000	-14%	NA	NA	2,713	\$2,210	4.0	3.5	\$6,879	\$2.54	10/1/24	201	New Dev
1148 FIFTH	1148 Fifth Avenue	8B	\$5,995,000	\$5,995,000	0%	NA	NA	NA	NA	4.0	3.5	\$8,378	NA	10/31/24	52	Resale Co-op
555 W 22	The Cortland	19BW	\$6,350,000	\$5,950,000	-6%	NA	NA	1,599	\$3,721	2.0	3.0	\$6,149	\$3.85	10/16/24	NA	New Dev
415 GREENWICH	415 Greenwich Street	5G	\$5,895,000	\$5,895,000	0%	NA	NA	2,693	\$2,189	3.0	3.5	\$6,303	\$2.34	10/21/24	17	Resale Condo
173 PERRY	173 Perry Street	8N	\$5,950,000	\$5,750,000	-3%	NA	NA	1,853	\$3,103	2.0	2.0	\$10,799	\$5.83	10/1/24	382	Resale Condo
388 W BROADWAY	388 West Broadway	3	\$5,750,000	\$5,750,000	0%	NA	NA	2,948	\$1,950	2.0	2.5	\$8,823	\$2.99	10/15/24	19	Resale Condo
211 W 84	The Henry	5B	\$5,550,000	\$5,700,000	3%	NA	NA	2,292	\$2,487	3.0	3.5	\$6,729	\$2.94	10/15/24	NA	New Dev
69 WOOSTER	69 Wooster Street	3	\$5,600,000	\$5,500,000	-2%	NA	NA	4,581	\$1,201	2.0	1.0	\$5,301	\$1.16	10/15/24	344	Resale Co-op
26 E 22	26 East 22nd Street	2/3	\$6,375,000	\$5,495,000	-14%	NA	NA	4,500	\$1,221	4.0	2.5	\$4,600	\$1.02	10/7/24	369	Resale Co-op
652 HUDSON	652 Hudson Street	5EW	\$5,450,000	\$5,450,000	0%	NA	NA	NA	NA	3.0	3.0	\$4,986	NA	10/18/24	17	Resale Co-op
211 W 84	The Henry	4B	\$5,250,000	\$5,400,000	3%	NA	NA	2,196	\$2,459	3.0	3.5	\$6,453	\$2.94	10/11/24	25	New Dev
2150 BROADWAY	The Laureate	8D	\$7,950,000	\$5,295,000	-33%	NA	NA	2,821	\$1,877	4.0	3.5	\$6,952	\$2.46	10/4/24	151	Resale Condo
201 E 74	The 74	18A	\$5,250,000	\$5,250,000	0%	NA	NA	2,179	\$2,409	3.0	3.5	\$7,517	\$3.45	10/14/24	145	New Dev
465 W BROADWAY	465 West Broadway	5N	\$6,500,000	\$5,250,000	-19%	NA	NA	NA	NA	2.0	2.5	\$2,000	NA	10/28/24	285	Resale Co-op
255 E 77	255 East 77th Street	15A	\$5,100,000	\$5,100,000	0%	NA	NA	2,116	\$2,410	3.0	3.5	\$6,175	\$2.92	10/4/24	42	New Dev
40 BOND	40 Bond Street	4B	\$5,000,000	\$5,000,000	0%	NA	NA	1,382	\$3,618	2.0	2.5	\$5,063	\$3.66	10/9/24	30	Resale Condo
Total / Average		80	\$11,378,527	\$10,307,300	-9%	\$10,294,800	NA	3,348	\$3,162	3.6	3.9	\$10,445	\$3.12		215	

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.