

The Corcoran Report

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

Contracts Signed¹

65

+67% VS. SEPTEMBER 2023
+20% VS. AUGUST 2024

September 2024 saw 65 sales over \$5M, up 67% year-over-year. This was the second strongest September in ten years and the largest annual percentage increase since December 2021. Versus 2023, new development sales more than doubled, and \$10M to \$20M contracts more than tripled.

Submarket	2024	2023	Y/Y
Upper Manhattan	0	0	NA
Upper West Side	15	3	400%
Upper East Side	20	12	67%
Midtown	9	4	125%
Downtown	21	20	5%
Financial District/BPC	0	0	NA

Product Type	2024	2023	Y/Y
New Dev	42	18	133%
Resale Condo	14	13	8%
Resale Co-op	9	8	13%

Price Range	2024	2023	Y/Y
\$5M to \$10M	42	30	40%
\$10M to \$20M	21	6	250%
\$20M to \$30M	1	2	-50%
Over \$30M	1	1	0%

Active Listings²

948

-5% VS. SEPTEMBER 2023
-2% VS. AUGUST 2024

Listed inventory over \$5M fell 5% year-over-year to 948 units. Downtown saw the greatest annual percentage drop in supply, down 11%. Versus 2023, active sponsor and resale co-op listings fell while resale condo inventory increased.

Submarket	2024	2023	Y/Y
Upper Manhattan	3	3	0%
Upper West Side	225	233	-3%
Upper East Side	234	250	-6%
Midtown	123	115	7%
Downtown	340	383	-11%
Financial District/BPC	23	19	21%

Product Type	2024	2023	Y/Y
New Dev	284	287	-1%
Resale Condo	461	445	4%
Resale Co-op	203	271	-25%

Price Range	2024	2023	Y/Y
\$5M to \$10M	604	678	-11%
\$10M to \$20M	243	215	13%
\$20M to \$30M	67	67	0%
Over \$30M	34	43	-21%

Days on Market³

225

-2% VS. SEPTEMBER 2023
-9% VS. AUGUST 2024

Days on market fell 2% year-over-year to 225 days, the third consecutive month with an annual decline. The annual decline was driven by a drop in new development days on market.

Submarket	2024	2023	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	166	377	-56%
Upper East Side	290	170	71%
Midtown	109	NA	NA
Downtown	232	240	-3%
Financial District/BPC	NA	NA	NA

Product Type	2024	2023	Y/Y
New Dev	238	318	-25%
Resale Condo	194	160	21%
Resale Co-op	253	224	13%

Price Range	2024	2023	Y/Y
\$5M to \$10M	192	250	-23%
\$10M to \$20M	264	160	66%
\$20M to \$30M	NA	17	NA
Over \$30M	506	NA	NA

Average PPSF⁴

\$3,204

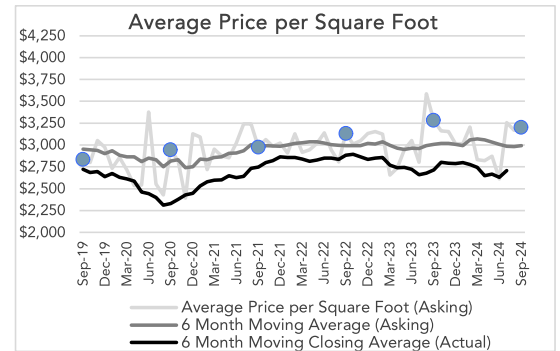
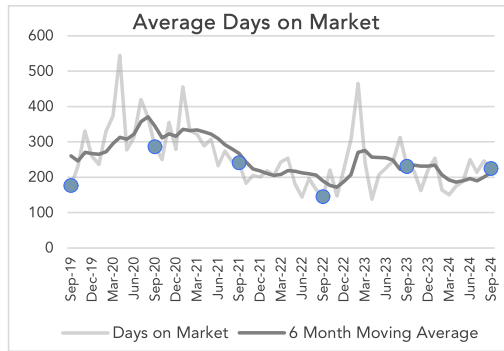
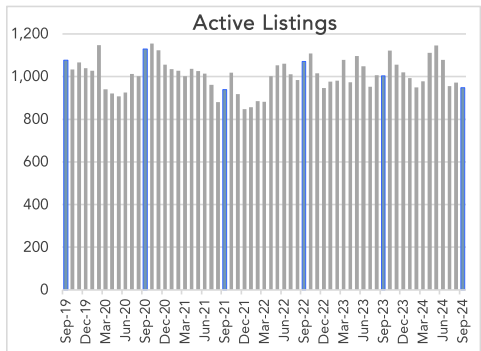
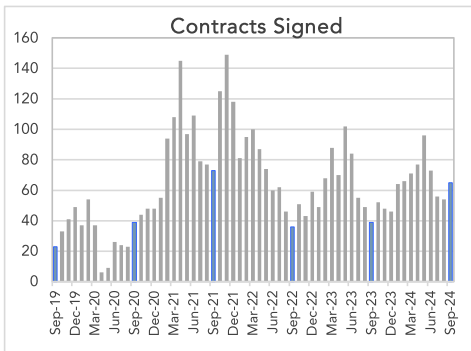
-2% VS. SEPTEMBER 2023
+1% VS. AUGUST 2024

Average price per square foot fell 2% annually to \$3,204. This month, the resale co-op average rose 93% year-over-year due to a contract exceeding \$6,000 per square foot, without which the average would have been \$2,243, a 13% annual increase.

Submarket	2024	2023	Y/Y
Upper Manhattan	NA	NA	NA
Upper West Side	\$3,022	\$2,515	20%
Upper East Side	\$3,716	\$3,157	18%
Midtown	\$3,498	\$6,496	-46%
Downtown	\$2,769	\$2,833	-2%
Financial District/BPC	NA	NA	NA

Product Type	2024	2023	Y/Y
New Dev	\$3,369	\$4,071	-17%
Resale Condo	\$2,460	\$2,574	-4%
Resale Co-op	\$3,833	\$1,987	93%

Price Range	2024	2023	Y/Y
\$5M to \$10M	\$2,681	\$2,392	12%
\$10M to \$20M	\$3,273	\$4,634	-29%
\$20M to \$30M	\$5,170	\$5,108	1%
Over \$30M	\$6,841	\$9,044	-24%



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																
520 PARK	520 Park Avenue	21	\$18,450,000	\$22,500,000	22%	\$18,500,000	-18%	4,628	\$3,997	4.0	5.0	\$25,304	\$5.47	9/13/24	763	New Dev
Contacts Signed																
960 FIFTH	960 Fifth Avenue	12	\$70,000,000	\$60,000,000	-14%	NA	NA	8,771	\$6,841	8.0	7.5	\$32,444	\$3.70	9/19/24	506	Resale Co-op
20 E 76	The Surrey Residences	12A	\$28,000,000	\$28,000,000	0%	NA	NA	5,416	\$5,170	6.0	6.5	\$22,598	\$4.17	9/19/24	NA	New Dev
111 W 57	111 West 57th Street	66	\$29,500,000	\$19,750,000	-33%	NA	NA	3,873	\$5,099	3.0	3.5	\$22,290	\$5.76	9/19/24	NA	New Dev
170 EEA	170 East End Avenue	PH2B	\$16,995,000	\$16,995,000	0%	NA	NA	4,917	\$3,456	5.0	6.5	\$18,610	\$3.78	9/9/24	230	Resale Condo
217 W 57	Central Park Tower	45B	\$15,454,000	\$15,454,000	0%	NA	NA	2,640	\$5,854	3.0	3.5	\$9,796	\$3.71	9/24/24	104	New Dev
211 W 84	The Henry	7A	\$15,450,000	\$15,450,000	0%	NA	NA	4,962	\$3,114	5.0	5.5	\$14,559	\$2.93	9/27/24	11	New Dev
160 CPS	J.W. Marriott Essex House	PH4001	\$15,000,000	\$15,000,000	0%	NA	NA	3,250	\$4,615	3.0	3.5	\$18,729	\$5.76	9/20/24	NA	Resale Condo
20 E 76	The Surrey Residences	11A	\$15,000,000	\$15,000,000	0%	NA	NA	2,980	\$5,034	3.0	3.5	\$12,372	\$4.15	9/27/24	NA	New Dev
140 JANE	140 Jane Street	7S	\$14,250,000	\$15,000,000	5%	NA	NA	3,281	\$4,572	3.0	3.5	\$12,867	\$3.92	9/4/24	NA	New Dev
140 JANE	140 Jane Street	5S	\$13,750,000	\$14,500,000	5%	NA	NA	3,294	\$4,402	3.0	3.5	\$12,792	\$3.88	9/4/24	NA	New Dev
111 W 57	111 West 57th Street	27	\$16,000,000	\$13,000,000	-19%	NA	NA	4,492	\$2,894	3.0	4.0	\$22,188	\$4.94	9/4/24	51	New Dev
39 W 23	Flatiron House	PENTHOUSE	\$20,000,000	\$12,950,000	-35%	NA	NA	3,228	\$4,012	3.0	3.5	\$11,556	\$3.58	9/13/24	414	New Dev
1060 FIFTH	1060 Fifth Avenue	4B	\$12,000,000	\$12,000,000	0%	NA	NA	5,850	\$2,051	6.0	5.5	\$13,992	\$2.39	9/17/24	12	Resale Co-op
100 ELEVENTH	Nouvel Chelsea	17B/18	\$12,000,000	\$12,000,000	0%	NA	NA	9,478	\$1,266	7.0	6.5	\$34,367	\$3.63	9/25/24	13	Resale Condo
50 W 66	50 West 66th Street	10D	\$10,600,000	\$11,500,000	8%	NA	NA	3,889	\$2,957	5.0	5.5	\$10,335	\$2.66	9/3/24	473	New Dev
39 LISPENARD	39 Lispenard Street	3RDFLOOR	\$12,000,000	\$11,500,000	-4%	NA	NA	5,276	\$2,180	5.0	5.0	\$8,790	\$1.67	9/12/24	654	Resale Condo
50 W 66	50 West 66th Street	9D	\$10,500,000	\$11,375,000	8%	NA	NA	3,889	\$2,925	5.0	5.5	\$10,285	\$2.64	9/5/24	NA	New Dev
500 W 18	One High Line	West 22A	\$10,645,000	\$10,645,000	0%	NA	NA	2,345	\$4,539	3.0	3.5	\$8,501	\$3.63	9/27/24	NA	New Dev
39 W 23	Flatiron House	24A	\$15,000,000	\$10,600,000	-29%	NA	NA	3,194	\$3,319	4.0	4.0	\$12,638	\$3.96	9/26/24	NA	New Dev
470 COLUMBUS	Charlotte of the Upper West Side	5	\$11,000,000	\$10,500,000	-5%	NA	NA	3,570	\$2,941	4.0	4.5	\$9,831	\$2.75	9/1/24	NA	New Dev
211 W 84	The Henry	14E	\$10,450,000	\$10,550,000	1%	NA	NA	3,104	\$3,399	4.0	4.5	\$9,120	\$2.94	9/15/24	NA	New Dev
880 FIFTH	880 Fifth Avenue	16BC	\$11,500,000	\$10,000,000	-13%	NA	NA	NA	NA	4.0	5.5	\$8,773	NA	9/30/24	179	Resale Co-op
53 W 53	53 West 53	36A	\$10,600,000	\$9,740,000	-8%	NA	NA	3,020	\$3,225	2.0	2.5	\$12,475	\$4.13	9/6/24	NA	New Dev
255 E 77	255 East 77th Street	31A	\$9,205,000	\$9,380,000	2%	NA	NA	2,954	\$3,175	4.0	4.5	\$8,622	\$2.92	9/15/24	NA	New Dev
110 CHARLTON	Greenwich West	PH29A	\$7,450,000	\$9,264,850	24%	NA	NA	2,109	\$4,393	3.0	2.5	\$6,472	\$3.07	9/23/24	NA	New Dev
211 W 84	The Henry	6C	\$9,100,000	\$9,125,000	0%	NA	NA	2,669	\$3,418	5.0	5.5	\$10,014	\$3.75	9/1/24	NA	New Dev
20 E 76	The Surrey Residences	11B	\$9,000,000	\$9,000,000	0%	NA	NA	2,101	\$4,284	2.0	2.5	\$8,723	\$4.15	9/20/24	NA	New Dev
39 W 23	Flatiron House	21A	\$13,500,000	\$8,950,000	-34%	NA	NA	3,194	\$2,802	4.0	4.0	\$12,467	\$3.90	9/16/24	97	New Dev
555 WEA	555 West End Avenue	6W	\$8,800,000	\$8,800,000	0%	NA	NA	2,716	\$3,240	4.0	4.5	\$10,660	\$3.92	9/3/24	NA	New Dev
212 W 72	212 West 72nd Street	18G	\$8,550,000	\$8,550,000	0%	NA	NA	2,770	\$3,087	4.0	4.5	\$10,670	\$3.85	9/23/24	NA	New Dev
200 E 66	Manhattan House	A1406	\$7,875,000	\$7,875,000	0%	NA	NA	4,600	\$1,712	5.0	5.5	\$11,379	\$2.47	9/20/24	8	Resale Condo
1 CPW	One Central Park West	23D	\$10,975,000	\$7,495,000	-32%	NA	NA	2,255	\$3,324	3.0	4.5	\$9,668	\$4.29	9/16/24	245	Resale Condo
165 CHARLES	165 Charles	26	\$7,950,000	\$7,450,000	-6%	NA	NA	2,356	\$3,162	3.0	3.5	\$10,000	\$4.24	9/3/24	130	Resale Condo
255 E 77	255 East 77th Street	8C	\$7,250,000	\$7,350,000	1%	NA	NA	2,356	\$3,120	5.0	5.5	\$9,106	\$3.87	9/1/24	NA	New Dev
895 PARK	895 Park Avenue	16C	\$7,800,000	\$6,995,000	-10%	NA	NA	NA	NA	4.0	5.0	\$14,463	NA	9/5/24	139	Resale Co-op
210 CPS	210 Central Park South	23CD	\$8,950,000	\$6,850,000	-23%	NA	NA	2,250	\$3,044	2.0	2.5	\$6,791	\$3.02	9/9/24	182	Resale Co-op
100 E 53	Selene	7C	\$13,950,000	\$6,850,000	-51%	NA	NA	4,607	\$1,487	2.0	3.5	\$18,404	\$3.99	9/18/24	100	New Dev
50 W 66	50 West 66th Street	9B	\$5,975,000	\$6,640,000	11%	NA	NA	2,427	\$2,736	3.0	3.5	\$6,419	\$2.64	9/23/24	NA	New Dev
30 PARK	30 Park Place Four Seasons	59A	\$7,500,000	\$6,500,000	-13%	NA	NA	2,811	\$2,312	4.0	4.5	\$13,110	\$4.66	9/6/24	88	Resale Condo
1115 FIFTH	1115 Fifth Avenue	15A	\$7,495,000	\$6,495,000	-13%	NA	NA	2,500	\$2,598	3.0	3.0	\$11,235	\$4.49	9/28/24	863	Resale Co-op
200 E 75	200 East 75th	8A	\$6,475,000	\$6,475,000	0%	NA	NA	2,458	\$2,634	4.0	4.5	\$6,991	\$2.84	9/27/24	NA	New Dev
251 W 91	The Westly	16C	\$6,375,000	\$6,375,000	0%	NA	NA	2,467	\$2,584	3.0	3.5	\$7,327	\$2.97	9/9/24	NA	New Dev
420 W BROADWAY	420 West Broadway	4W	\$7,995,000	\$6,250,000	-22%	NA	NA	3,228	\$1,936	3.0	3.0	\$8,618	\$2.67	9/4/24	126	Resale Co-op
166 W 18	Yves Chelsea	PH11	\$9,250,000	\$6,250,000	-32%	NA	NA	3,579	\$1,746	4.0	4.5	\$12,465	\$3.48	9/17/24	369	Resale Condo
215 E 19	Gramercy Square	10E	\$6,200,000	\$5,995,000	-3%	NA	NA	2,519	\$2,380	3.0	4.0	\$7,995	\$3.17	9/6/24	113	Resale Condo
211 W 84	The Henry	8B	\$5,975,000	\$5,975,000	0%	NA	NA	2,244	\$2,663	3.0	3.5	\$6,593	\$2.94	9/27/24	11	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
784 PARK	784 Park Avenue	14/15B	\$5,975,000	\$5,975,000	0%	NA	NA	NA	NA	4.0	4.0	\$8,870	NA	9/20/24	17	Resale Co-op
50 W 66	50 West 66th Street	8A	\$5,400,000	\$5,950,000	10%	NA	NA	2,089	\$2,848	2.0	2.5	\$5,164	\$2.47	9/15/24	NA	New Dev
555 W 22	The Cortland	18BW	\$6,225,000	\$5,800,000	-7%	NA	NA	1,599	\$3,627	2.0	3.0	\$6,565	\$4.11	9/11/24	90	New Dev
10 MSW	10 Madison Square West	20A	\$5,750,000	\$5,750,000	0%	NA	NA	1,927	\$2,984	2.0	2.5	\$6,572	\$3.41	9/10/24	58	Resale Condo
211 W 84	The Henry	7B	\$5,875,000	\$5,975,000	2%	NA	NA	2,292	\$2,607	3.0	3.5	\$6,735	\$2.94	9/10/24	NA	New Dev
200 E 95	The Kent	14B	\$6,324,000	\$5,700,000	-10%	NA	NA	2,735	\$2,084	4.0	5.0	\$3,738	\$1.37	9/5/24	NA	New Dev
435 W 19	435 West 19th Street	PH1	\$6,895,000	\$5,695,000	-17%	NA	NA	2,628	\$2,167	3.0	3.5	\$9,064	\$3.45	9/30/24	NA	New Dev
1125 PARK	1125 Park Avenue	7A	\$5,600,000	\$5,600,000	0%	NA	NA	2,756	\$2,032	4.0	3.0	\$5,233	\$1.90	9/27/24	NA	Resale Co-op
7 HARRISON	Seven Harrison	2N	\$6,350,000	\$5,500,000	-13%	NA	NA	2,205	\$2,494	3.0	3.0	\$7,490	\$3.40	9/16/24	454	Resale Condo
25 COLUMBUS	One Central Park	56G	\$7,895,000	\$5,495,000	-30%	NA	NA	1,595	\$3,445	2.0	2.5	\$6,532	\$4.10	9/18/24	88	Resale Condo
200 E 75	200 East 75th	9B	\$5,300,000	\$5,350,000	1%	NA	NA	2,118	\$2,526	3.0	3.5	\$6,023	\$2.84	9/27/24	184	New Dev
21 E 12	21 East 12th Street	17B	\$5,250,000	\$5,250,000	0%	NA	NA	1,629	\$3,223	2.0	2.5	\$5,235	\$3.21	9/4/24	75	Resale Condo
305 E 61	Archive Lofts	PH2	\$5,500,000	\$5,175,000	-6%	NA	NA	2,079	\$2,489	3.0	3.0	\$6,367	\$3.06	9/10/24	NA	New Dev
520 FIFTH	520 Fifth Avenue	63B	\$4,950,000	\$5,100,000	3%	NA	NA	1,796	\$2,840	2.0	2.5	\$6,515	\$3.63	9/24/24	NA	New Dev
500 W 18	One High Line	WEST_12B	\$5,060,000	\$5,060,000	0%	NA	NA	1,429	\$3,541	2.0	2.5	\$4,963	\$3.47	9/5/24	324	New Dev
100 BARCLAY	100 Barclay Street	17B	\$5,600,000	\$5,050,000	-10%	NA	NA	2,230	\$2,265	3.0	3.5	\$7,630	\$3.42	9/19/24	469	New Dev
255 E 77	255 East 77th Street	14A	\$5,000,000	\$5,000,000	0%	NA	NA	2,116	\$2,363	3.0	3.5	\$6,175	\$2.92	9/10/24	NA	New Dev
520 FIFTH	520 Fifth Avenue	72B	\$4,850,000	\$5,000,000	3%	NA	NA	1,727	\$2,895	2.0	2.5	\$6,156	\$3.56	9/9/24	NA	New Dev
Total / Average		65	\$10,946,738	\$10,051,136	-8%	\$9,989,598	NA	3,153	\$3,204	3.5	4.0	\$11,053	\$3.51		225	

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