

MANHATTAN WEEKLY SNAPSHOT AUGUST 24, 2024 TO AUGUST 30, 2024

We are pleased to present our summary of Manhattan condo and co-op sales from August 24, 2024 to August 30, 2024.

- Last week, 167 contracts were signed, down 10% from last week due to Labor Day Weekend but up 2% year-over-year.
- Signed contracts in Manhattan have now risen for nine of the past 12 weeks.
- Compared to a year ago, new development sales fell 4% while resale condo and co-op sales rose 9% and 1%, respectively.
- Overall sales over \$5M fell by 33% (five deals) versus 2023, but contracts signed over \$10M rose 66% (three deals) annually.
- The top sale was the resale of 39A at 220 Central Park South asking \$34.5M, a 51% increase versus its 2019 sponsor closing.

PRODUCT TYPE	2024			2023	
	Last Week 8/24 to 8/30	Previous Week 8/17 to 8/23	% Change Week-Over-Week	Last Year 8/26 to 9/1	% Change Year-Over-Year
New Development	22	31	-29%	23	-4%
Resale Condo	49	58	-16%	45	9%
Resale Co-op	96	96	0%	95	1%
Total	167	185	-10%	163	2%

PRICE RANGE	2024	2023	% Change
	Last Week 8/24 to 8/30	Previous Week 8/17 to 8/23	Week-Over-Week
Under \$1M	89	93	-4%
\$1M to \$3M	56	66	-15%
\$3M to \$5M	12	12	0%
\$5M to \$10M	5	9	-44%
\$10M to \$20M	3	1	200%
Over \$20M	2	4	-50%
Total	167	185	-10%
Subtotal \$5M+	10	14	-29%

SUBMARKET	2024	2023	% Change
	Last Week 8/24 to 8/30	Previous Week 8/17 to 8/23	Week-Over-Week
Upper Manhattan	17	10	70%
Upper East Side	40	35	14%
Upper West Side	26	30	-13%
Midtown	33	41	-20%
Downtown	45	55	-18%
Financial District/BPC	6	14	-57%
Total	167	185	-10%

UNIT TYPE	2024	2023	% Change
	Last Week 8/24 to 8/30	Previous Week 8/17 to 8/23	Week-Over-Week
Studio	31	28	11%
One Bedroom	60	74	-19%
Two Bedroom	48	54	-11%
Three Bedroom	19	18	6%
Four+ Bedroom	9	11	-18%
Total	167	185	-10%

TOP 5 CONDO & CO-OP CONTRACTS SIGNED

BUILDING	UNIT	ASKING PRICE	SQUARE FEET	PPSF	BEDS / BATHS
220 Central Park South <i>CORCORAN</i>	39A	\$34,500,000	3,114	\$11,079	3.0 / 3.5
944 Fifth Avenue	8THFLR	\$22,000,000	NA	NA	4.0 / 4.5
35 Hudson Yards	8801	\$15,050,000	4,621	\$3,257	5.0 / 5.5
The Henry	12W	\$12,650,000	3,811	\$3,319	5.0 / 5.5
One High Line	WEST_20A	\$10,300,000	2,497	\$4,125	3.0 / 3.5

