

**MANHATTAN WEEKLY SNAPSHOT**  
**AUGUST 31, 2024 TO SEPTEMBER 6, 2024**

We are pleased to present our summary of Manhattan condo and co-op sales from August 31, 2024 to September 6, 2024.

- Last week, 158 contracts were signed, down 5% from the previous week due to Labor Day but up 37% year-over-year.
- This was the most significant year-over-year percentage increase in signed contracts since the first week of February.
- Activity rose across all product types versus 2023, led by new development sales, which nearly tripled year-over-year.
- Sales over \$5M jumped 64% annually, the greatest annual increase over \$5M since November 2023.
- The top sale was 5N at 140 Jane Street asking \$23.25M (\$5,065 PSF), one of Downtown's highest-priced sales of 2024.




PRODUCT TYPE	2024			2023	
	Last Week 8/31 to 9/6	Previous Week 8/24 to 8/30	% Change Week-Over-Week	Last Year 9/2 to 9/8	% Change Year-Over-Year
New Development	40	22	82%	15	167%
Resale Condo	44	49	-10%	29	52%
Resale Co-op	74	96	-23%	71	4%
<b>Total</b>	<b>158</b>	<b>167</b>	<b>-5%</b>	<b>115</b>	<b>37%</b>

PRICE RANGE	2024	2023	% Change
Under \$1M	62	89	-30%
\$1M to \$3M	66	56	18%
\$3M to \$5M	12	12	0%
\$5M to \$10M	13	5	160%
\$10M to \$20M	4	3	33%
Over \$20M	1	2	-50%
<b>Total</b>	<b>158</b>	<b>167</b>	<b>-5%</b>
<b>Subtotal \$5M+</b>	<b>18</b>	<b>10</b>	<b>80%</b>

SUBMARKET	2024	2023	% Change
Upper Manhattan	17	17	0%
Upper East Side	37	40	-8%
Upper West Side	21	26	-19%
Midtown	28	33	-15%
Downtown	41	45	-9%
Financial District/BPC	14	6	133%
<b>Total</b>	<b>158</b>	<b>167</b>	<b>-5%</b>

UNIT TYPE	2024	2023	% Change
Studio	18	31	-42%
One Bedroom	50	60	-17%
Two Bedroom	54	48	13%
Three Bedroom	23	19	21%
Four+ Bedroom	13	9	44%
<b>Total</b>	<b>158</b>	<b>167</b>	<b>-5%</b>

**TOP 5 CONDO & CO-OP CONTRACTS SIGNED**

BUILDING	UNIT	ASKING PRICE	SQUARE FEET	PPSF	BEDS / BATHS
140 Jane Street 	5N	\$23,250,000	4,590	\$5,065	4.0 / 4.5
111 West 57th Street	27	\$13,000,000	4,492	\$2,894	3.0 / 4.0
50 West 66th Street 	10D	\$11,500,000	3,889	\$2,957	5.0 / 5.5
50 West 66th Street 	9D	\$11,375,000	3,889	\$2,925	5.0 / 5.5
Charlotte of the Upper West Side	5	\$10,500,000	3,570	\$2,941	4.0 / 4.5



All material herein is intended for information purposes only and is 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 located at 590 Madison Ave, NY, NY 10022.