

MANHATTAN WEEKLY SNAPSHOT
SEPTEMBER 14, 2024 TO SEPTEMBER 20, 2024

We are pleased to present our summary of Manhattan condo and co-op sales from September 14, 2024 to September 20, 2024.

- Last week, Manhattan signed contracts rose 42% annually to 190, the best week of any September since 2021.
- This was the most significant year-over-year percentage gain for contracts since the first week of February.
- Reported signed contracts have now improved year-over-year for four consecutive weeks for the first time since June.
- All product types saw annual increases in contracts, led by new development sales, which more than tripled versus 2023.
- The top sale was the 12th floor at 960 Fifth Avenue asking \$60M, the most expensive co-op sale in over two years.

	2024			2023	
	Last Week 9/14 to 9/20	Previous Week 9/7 to 9/13	% Change Week-Over-Week	Last Year 9/16 to 9/22	% Change Year-Over-Year
PRODUCT TYPE					
New Development	38	34	12%	12	217%
Resale Condo	45	61	-26%	45	0%
Resale Co-op	107	84	27%	77	39%
Total	190	179	6%	134	42%

PRICE RANGE					
Under \$1M	84	78	8%	65	29%
\$1M to \$3M	73	74	-1%	50	46%
\$3M to \$5M	14	14	0%	12	17%
\$5M to \$10M	13	8	63%	7	86%
\$10M to \$20M	4	5	-20%	0	NA
Over \$20M	2	0	NA	0	NA
Total	190	179	6%	134	42%
Subtotal \$5M+	19	13	46%	7	171%

SUBMARKET					
Upper Manhattan	15	13	15%	10	50%
Upper East Side	41	36	14%	25	64%
Upper West Side	29	33	-12%	24	21%
Midtown	32	36	-11%	28	14%
Downtown	62	50	24%	39	59%
Financial District/BPC	11	11	0%	8	38%
Total	190	179	6%	134	42%

UNIT TYPE					
Studio	26	24	8%	24	8%
One Bedroom	57	64	-11%	49	16%
Two Bedroom	72	55	31%	40	80%
Three Bedroom	25	25	0%	16	56%
Four+ Bedroom	10	11	-9%	5	100%
Total	190	179	6%	134	42%

TOP 5 CONDO & CO-OP CONTRACTS SIGNED

BUILDING	UNIT	ASKING PRICE	SQUARE FEET	PPSF	BEDS / BATHS
960 Fifth Avenue	12	\$60,000,000	8,771	\$6,841	8.0 / 7.5
The Surrey	12A	\$28,000,000	5,416	\$5,170	6.0 / 6.5
111 West 57th Street	66	\$19,750,000	3,873	\$5,099	3.0 / 3.5
J.W. Marriott Essex House	PH4001	\$15,000,000	3,250	\$4,615	3.0 / 3.5
1060 Fifth Avenue	4B	\$12,000,000	5,850	\$2,051	6.0 / 5.5

