

MANHATTAN WEEKLY SNAPSHOT
SEPTEMBER 21, 2024 TO SEPTEMBER 27, 2024

We are pleased to present our summary of Manhattan condo and co-op sales from September 21, 2024 to September 27, 2024.

- There were 201 contracts signed in Manhattan last week, up 6% week-over-week and 19% year-over-year.
- Sales have now risen more than 15% annually for four consecutive weeks, the first time that's happened since 2021.
- The year-over-year gain in sales was driven by the low end of the market, with sales under \$3M rising 26% annually.
- Compared to 2023, signed contracts increased 31% above 59th Street but just 8% south of 59th Street.
- The top sale was 7A at The Henry (211 West 84th Street) asking \$15.450M (\$3,114 per square foot).

	2024			2023	
	Last Week 9/21 to 9/27	Previous Week 9/14 to 9/20	% Change Week-Over-Week	Last Year 9/23 to 9/29	% Change Year-Over-Year
PRODUCT TYPE					
New Development	28	38	-26%	25	12%
Resale Condo	63	45	40%	55	15%
Resale Co-op	110	107	3%	89	24%
Total	201	190	6%	169	19%

PRICE RANGE					
Under \$1M	100	84	19%	73	37%
\$1M to \$3M	74	73	1%	65	14%
\$3M to \$5M	15	14	7%	18	-17%
\$5M to \$10M	8	13	-38%	9	-11%
\$10M to \$20M	4	4	0%	3	33%
Over \$20M	0	2	-100%	1	-100%
Total	201	190	6%	169	19%
Subtotal \$5M+	12	19	-37%	13	-8%

SUBMARKET					
Upper Manhattan	18	15	20%	15	20%
Upper East Side	49	41	20%	36	36%
Upper West Side	38	29	31%	29	31%
Midtown	31	32	-3%	27	15%
Downtown	56	62	-10%	52	8%
Financial District/BPC	9	11	-18%	10	-10%
Total	201	190	6%	169	19%

UNIT TYPE					
Studio	25	26	-4%	23	9%
One Bedroom	81	57	42%	60	35%
Two Bedroom	61	72	-15%	56	9%
Three Bedroom	26	25	4%	24	8%
Four+ Bedroom	8	10	-20%	6	33%
Total	201	190	6%	169	19%

TOP 5 CONDO & CO-OP CONTRACTS SIGNED

BUILDING	UNIT	ASKING PRICE	SQUARE FEET	PPSF	BEDS / BATHS
The Henry	7A	\$15,450,000	4,962	\$3,114	5.0 / 5.5
The Surrey Residences	11A	\$15,000,000	2,980	\$5,034	3.0 / 3.5
Nouvel Chelsea	17B/18	\$12,000,000	9,478	\$1,266	7.0 / 6.5
Flatiron House	24A	\$10,600,000	3,194	\$3,319	4.0 / 4.0
Greenwich West	PH29A	\$9,264,850	2,109	\$4,393	3.0 / 2.5

