

MANHATTAN WEEKLY SNAPSHOT
SEPTEMBER 7, 2024 TO SEPTEMBER 13, 2024

We are pleased to present our summary of Manhattan condo and co-op sales from September 7, 2024 to September 13, 2024.

- Last week, 179 contracts were signed in Manhattan, up 13% versus the previous week and 16% year-over-year.
- This was the first time since June that sales rose by a double-digit annual percentage for two consecutive weeks.
- Including last week's 74% annual gain, resale condo sales have now increased year-over-year for five straight weeks.
- Sales over \$5M jumped 225% (nine sales) compared to 2023, their most significant annual gain since December 2021.
- The top sale was 170 East End Avenue PH2B asking \$16.995M (\$3,456 PSF), a full-floor penthouse with three terraces.
- Corcoran Sunshine represented three of the top five highest-priced contracts reported signed last week.

| | 2024 | | | 2023 | |
|---------------------|--------------------------|------------------------------|----------------------------|--------------------------|----------------------------|
| | Last Week 9/7 to 9/13 | Previous Week 8/31 to 9/6 | % Change Week-Over-Week | Last Year 9/9 to 9/15 | % Change Year-Over-Year |
| PRODUCT TYPE | | | | | |
| New Development | 34 | 40 | -15% | 26 | 31% |
| Resale Condo | 61 | 44 | 39% | 35 | 74% |
| Resale Co-op | 84 | 74 | 14% | 93 | -10% |
| Total | 179 | 158 | 13% | 154 | 16% |

| | | | | | |
|-----------------------|------------|------------|-------------|------------|-------------|
| PRICE RANGE | | | | | |
| Under \$1M | 78 | 62 | 26% | 80 | -3% |
| \$1M to \$3M | 74 | 66 | 12% | 54 | 37% |
| \$3M to \$5M | 14 | 12 | 17% | 16 | -13% |
| \$5M to \$10M | 8 | 13 | -38% | 4 | 100% |
| \$10M to \$20M | 5 | 4 | 25% | 0 | NA |
| Over \$20M | 0 | 1 | -100% | 0 | NA |
| Total | 179 | 158 | 13% | 154 | 16% |
| Subtotal \$5M+ | 13 | 18 | -28% | 4 | 225% |

| | | | | | |
|------------------------|------------|------------|------------|------------|------------|
| SUBMARKET | | | | | |
| Upper Manhattan | 13 | 17 | -24% | 14 | -7% |
| Upper East Side | 36 | 37 | -3% | 26 | 38% |
| Upper West Side | 33 | 21 | 57% | 24 | 38% |
| Midtown | 36 | 28 | 29% | 39 | -8% |
| Downtown | 50 | 41 | 22% | 41 | 22% |
| Financial District/BPC | 11 | 14 | -21% | 10 | 10% |
| Total | 179 | 158 | 13% | 154 | 16% |

| | | | | | |
|------------------|------------|------------|------------|------------|------------|
| UNIT TYPE | | | | | |
| Studio | 24 | 18 | 33% | 25 | -4% |
| One Bedroom | 64 | 50 | 28% | 60 | 7% |
| Two Bedroom | 55 | 54 | 2% | 46 | 20% |
| Three Bedroom | 25 | 23 | 9% | 21 | 19% |
| Four+ Bedroom | 11 | 13 | -15% | 2 | 450% |
| Total | 179 | 158 | 13% | 154 | 16% |

TOP 5 CONDO & CO-OP CONTRACTS SIGNED

| BUILDING | UNIT | ASKING PRICE | SQUARE FEET | PPSF | BEDS / BATHS |
|---------------------|-----------|--------------|-------------|---------|--------------|
| 170 East End Avenue | PH2B | \$16,995,000 | 4,917 | \$3,456 | 5.0 / 6.5 |
| 140 Jane Street | 7S | \$15,000,000 | 3,281 | \$4,572 | 3.0 / 3.5 |
| 140 Jane Street | 5S | \$14,500,000 | 3,294 | \$4,402 | 3.0 / 3.5 |
| Flatiron House | PENTHOUSE | \$12,950,000 | 3,228 | \$4,012 | 3.0 / 3.5 |
| 39 Lispenard Street | 3RDFLOOR | \$11,500,000 | 5,276 | \$2,180 | 5.0 / 5.0 |

