

MANHATTAN WEEKLY SNAPSHOT AUGUST 10, 2024 TO AUGUST 16, 2024

We are pleased to present our summary of Manhattan condo and co-op sales from August 10, 2024 to August 16, 2024.

- Last week, 204 contracts were reported signed in Manhattan, up 1% week-over-week and 6% year-over-year
- This was the eighth annual increase in signed contracts in ten weeks and the strongest second week of August since 2021.
- Versus 2023, new development and resale condo rose by double-digit percentages as resale co-op sales fell slightly.
- Five of six submarkets displayed year-over-year improvements in contract activity; Midtown sales dipped versus 2023.
- The top contract was the 50 United Nations Plaza DPPH42 asking \$39.950M (\$4,117 PSF). This apartment originally
 asked \$70M (\$7,213 PSF) when the building launched in 2013 and has been on and off the market multiple times.

New Development 29	2023		2024					
New Development 29		Last Year 8/12 to 8/18						
Resale Cordo 68 53 28% 55 Resale Co-op 107 117 -9% 17 Total 204 201 1% 18 PRICE RANGE Under \$1M 89 91 -2% 99 \$1M to \$3M 82 81 1% 7 \$5M to \$5M 20 16 25% 1 \$5M to \$10M 10 111 99% 6 \$5M to \$10M 10 111 99% 6 \$5M to \$20M 2 2 2 0 0% 4 \$0ver \$20M 1 0 NA 2 \$0ver \$20M 1 0 NA 2 \$10 10 NA 2 \$10 10 19% 11 \$10 0 NA 2 \$10 10 19% 11 \$20 0 15								
Resale Co-op	4 21%	24	-6%	31	29	Development	New [
PRICE RANGE	8 17%	58	28%	53	68	ale Condo	Resal	
PRICE RANGE Under \$1M		110		117		ale Co-op	Resal	
Under \$1M	92 6%	192	1%	201	204	ıl	Total	
## SIM to \$3M								
\$3M to \$5M		96				•		
\$5M to \$10M		71		-	-			
STOM to \$20M		13				•		
December		6						
Total 204 201 1% 18		4					•	
Subtotal \$5M+		2						
SUBMARKET Jpper Manhattan		192		-				
Just	2 8%	12	0%	13	13	total \$5M+	3ubto	
Jpper East Side	0 400/	40	450/		47			
Upper West Side 36 35 3% 3 Wildtown 41 33 24% 4 Downtown 60 58 3% 5 Financial District/BPC 13 10 30% 1 Total 204 201 1% 15 UNIT TYPE Studio 27 30 -10% 3 One Bedroom 76 70 9% 7 Two Bedroom 66 69 -4% 5 Three Bedroom 26 23 13% 1 Tour+ Bedroom 9 9 0% 1 Total 204 201 1% 15 Total 204 201 1% 15 <td colsp<="" td=""><td></td><td>12</td><td></td><td></td><td></td><td></td><td></td></td>	<td></td> <td>12</td> <td></td> <td></td> <td></td> <td></td> <td></td>		12					
Midtown		35						
Downtown 60		31						
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