

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.

	2024			2023	
	Last Week 8/10 to 8/16	Previous Week 8/3 to 8/9	% Change Week-Over-Week	Last Year 8/12 to 8/18	% Change Year-Over-Year
PRODUCT TYPE					
New Development	29	31	-6%	24	21%
Resale Condo	68	53	28%	58	17%
Resale Co-op	107	117	-9%	110	-3%
Total	204	201	1%	192	6%

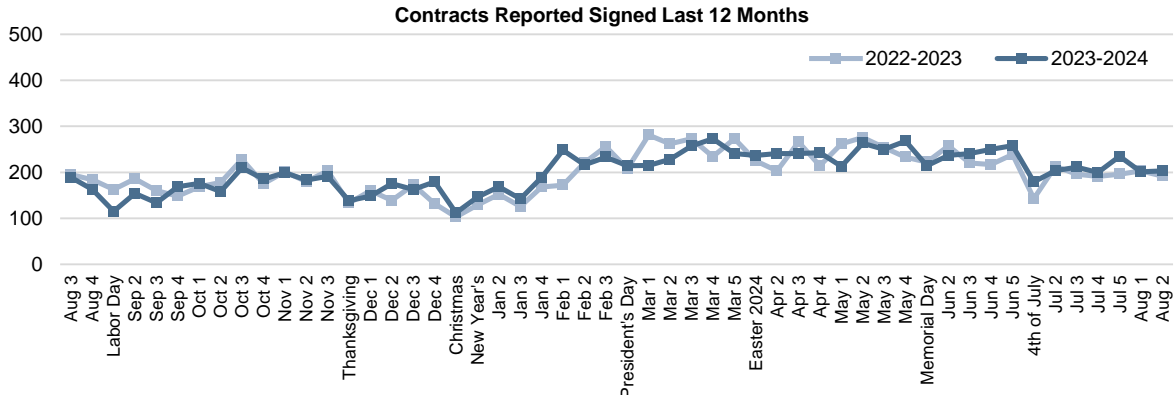
PRICE RANGE					
Under \$1M	89	91	-2%	96	-7%
\$1M to \$3M	82	81	1%	71	15%
\$3M to \$5M	20	16	25%	13	54%
\$5M to \$10M	10	11	-9%	6	67%
\$10M to \$20M	2	2	0%	4	-50%
Over \$20M	1	0	NA	2	-50%
Total	204	201	1%	192	6%
Subtotal \$5M+	13	13	0%	12	8%

SUBMARKET					
Upper Manhattan	17	20	-15%	12	42%
Upper East Side	37	45	-18%	35	6%
Upper West Side	36	35	3%	31	16%
Midtown	41	33	24%	45	-9%
Downtown	60	58	3%	57	5%
Financial District/BPC	13	10	30%	12	8%
Total	204	201	1%	192	6%

UNIT TYPE					
Studio	27	30	-10%	32	-16%
One Bedroom	76	70	9%	76	0%
Two Bedroom	66	69	-4%	52	27%
Three Bedroom	26	23	13%	18	44%
Four+ Bedroom	9	9	0%	14	-36%
Total	204	201	1%	192	6%

TOP 5 CONDO & CO-OP CONTRACTS SIGNED

BUILDING	UNIT	ASKING PRICE	SQUARE FEET	PPSF	BEDS / BATHS
50 United Nations Plaza	DPH42	\$39,950,000	9,704	\$4,117	5.0 / 7.5
111 West 57th Street	31	\$14,000,000	4,492	\$3,117	3.0 / 3.5
Madison Square Park Tower	57	\$12,500,000	4,658	\$2,684	4.0 / 4.5
235 West 71st Street	PH	\$8,999,000	5,876	\$1,531	5.0 / 4.5
46 Laight Street	MAISONETTE	\$7,990,000	5,202	\$1,536	5.0 / 4.5



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