

**MANHATTAN WEEKLY SNAPSHOT**  
**AUGUST 3, 2024 TO AUGUST 9, 2024**

We are pleased to present our summary of Manhattan condo and co-op sales from August 3, 2024 to August 9, 2024.

- Last week, 201 contracts were reported signed in Manhattan, down 14% week-over-week and 1% year-over-year
- This was the first time in four weeks that sales fell annually, though signed contracts fell by just two versus 2023.
- New development and resale co-op sales were level with or stronger than 2023, but resale condo sales fell 9% annually.
- Sales over \$5M rose 30% (three contracts) year-over-year, that segment's greatest annual increase in three months.
- The top contract was Corcoran's penthouse listing at The Wales asking \$19.5M (\$4,666 per square foot).



PRODUCT TYPE	2024			2023	
	Last Week 8/3 to 8/9	Previous Week 7/27 to 8/2	% Change Week-Over-Week	Last Year 8/5 to 8/11	% Change Year-Over-Year
New Development	31	35	-11%	31	0%
Resale Condo	53	72	-26%	58	-9%
Resale Co-op	117	128	-9%	114	3%
<b>Total</b>	<b>201</b>	<b>235</b>	<b>-14%</b>	<b>203</b>	<b>-1%</b>

PRICE RANGE	2024	2023	% Change
Under \$1M	91	122	-25%
\$1M to \$3M	81	93	-13%
\$3M to \$5M	16	12	33%
\$5M to \$10M	11	8	38%
\$10M to \$20M	2	0	NA
Over \$20M	0	0	NA
<b>Total</b>	<b>201</b>	<b>235</b>	<b>-14%</b>
<b>Subtotal \$5M+</b>	<b>13</b>	<b>8</b>	<b>63%</b>

SUBMARKET	2024	2023	% Change
Upper Manhattan	20	25	-20%
Upper East Side	45	43	5%
Upper West Side	35	45	-22%
Midtown	33	44	-25%
Downtown	58	64	-9%
Financial District/BPC	10	14	-29%
<b>Total</b>	<b>201</b>	<b>235</b>	<b>-14%</b>

UNIT TYPE	2024	2023	% Change
Studio	30	40	-25%
One Bedroom	70	92	-24%
Two Bedroom	69	64	8%
Three Bedroom	23	31	-26%
Four+ Bedroom	9	8	13%
<b>Total</b>	<b>201</b>	<b>235</b>	<b>-14%</b>

**TOP 5 CONDO & CO-OP CONTRACTS SIGNED**

BUILDING	UNIT	ASKING PRICE	SQUARE FEET	PPSF	BEDS / BATHS
The Wales 	PENTHOUSE	\$19,500,000	4,179	\$4,666	5.0 / 5.5
The Beresford	19B	\$12,950,000	3,022	\$4,285	4.0 / 4.0
84 Mercer Street	3E	\$8,000,000	6,652	\$1,203	3.0 / 3.5
One Riverside Park	30B	\$7,500,000	3,348	\$2,240	4.0 / 4.5
530 Park Avenue 	15B	\$7,250,000	2,698	\$2,687	4.0 / 4.0



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