

# The Corcoran Report

NOVEMBER 2023 | MANHATTAN | \$5M+ CONDOS & CO-OPS

## Contracts Signed<sup>1</sup>

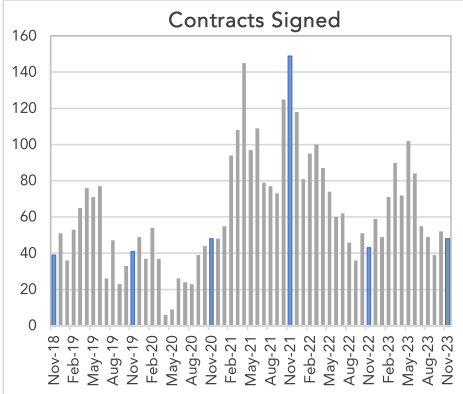
# 48

+12% VS. NOVEMBER 2022  
-8% VS. OCTOBER 2023

November saw 48 deals over \$5M, up 12% (5 sales) from last year but down 8% (4 contracts) versus October. This was the sixth annual increase in the past seven months and the greatest gain since June. A 38% increase in sales over \$10M drove the annual gain, while resale condo sales hit a five-month high.

Product Type	12 Month Trend	Number
New Development		15
Resale Condo		24
Resale Co-op		9

Price Range	2023	2022	Annual Chg
\$5M to \$10M	35	35	0%
\$10M to \$20M	9	6	50%
\$20M to \$30M	2	1	100%
Over \$30M	2	1	100%



## Active Listings<sup>2</sup>

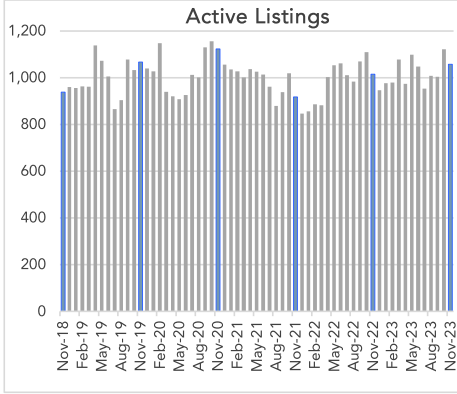
# 1,056

+4% VS. NOVEMBER 2022  
-6% VS. OCTOBER 2023

Listed inventory rose 4% annually versus 2022. Resale condo listings rose 10%, resale co-op listings grew 3% but active new development units fell 4%. All price ranges saw annual increases, with the \$20M to \$30M segment up 16% (10 listings) versus last year.

Product Type	12 Month Trend	Number
New Development		303
Resale Condo		491
Resale Co-op		262

Price Range	2023	2022	Annual Chg
\$5M to \$10M	688	667	3%
\$10M to \$20M	242	236	3%
\$20M to \$30M	71	61	16%
Over \$30M	55	51	8%



## Days on Market<sup>3</sup>

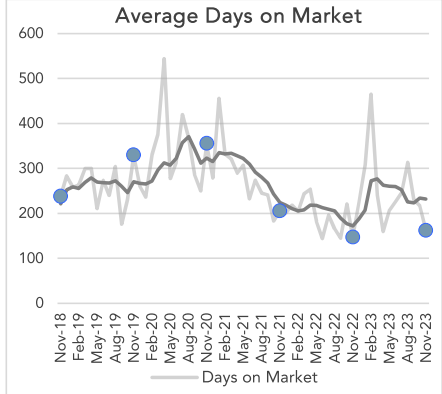
# 162

+10% VS. NOVEMBER 2022  
-25% VS. OCTOBER 2023

Days on market averaged 162 days, a 10% increase year-over-year but a 25% decline versus October. This was the lowest average since April 2023, as 50% of contracts were signed in under six months, the highest share since April 2023.

Product Type	12 Month Trend	Number
New Development		226
Resale Condo		144
Resale Co-op		155

Price Range	2023	2022	Annual Chg
\$5M to \$10M	158	153	4%
\$10M to \$20M	192	130	48%
\$20M to \$30M	207	84	146%
Over \$30M	12	NA	NA



## Average PPSF<sup>4</sup>

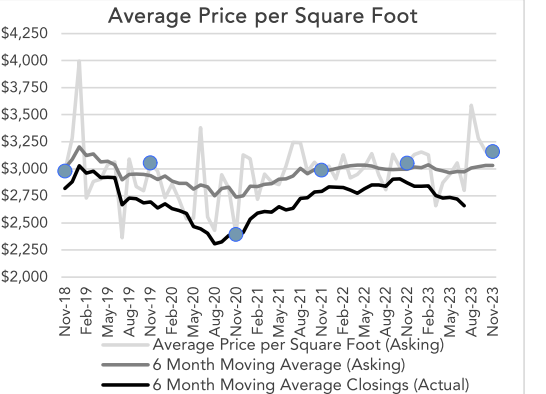
# \$3,156

+3% VS. NOVEMBER 2022  
-0.2% VS. OCTOBER 2023

In November, contracts averaged just over \$3,150 per square foot, up 3% annually but nearly level with October. A threefold year-over-year increase in contracts signed asking over \$4,000 per square foot drove the increase.

Product Type	12 Month Trend	Avg Ask
New Development		\$3,947
Resale Condo		\$2,852
Resale Co-op		\$2,746

Price Range	2023	2022	Annual Chg
\$5M to \$10M	\$2,453	\$2,228	10%
\$10M to \$20M	\$3,536	\$3,489	1%
\$20M to \$30M	\$5,921	\$3,567	66%
Over \$30M	\$6,050	\$7,070	-14%



### REPORT MONTH

1. Figure reflects contracts signed within the report month with last asking prices over \$5M. However, some units will close below \$5M. Previous months' figures have been updated to reflect closed ACRIIS prices. 2. Figure reflects units actively listed as of the last day of the report month. Listings reflecting a combination opportunity are excluded if also listed separately. 3. Only reflects units that were listed for more than one day prior to being marked as contract signed. 4. Price figures based on a blend of actual sale prices for closed units and last asking prices for contracts reported signed. Figures based only on units with available square footages. 1 Townhouse sales and listings are excluded. The average price per square foot chart includes the average price per square foot of each month's signed contracts. The gray line uses prices known at the time, so reflects mostly asking prices. The black line reflects actual sale prices once known, so figures are not yet available for the most recent months. All material herein is intended for information purposes only and has been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdrawal without notice. This is not intended to solicit property already listed. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker. Owned and operated by Anywhere Real Estate Inc.

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Address	Building Name	Unit	Original Ask	Last Ask	Change	Sale Price	Discount	Sqft <sup>1</sup>	PPSF <sup>2</sup>	BR	BA	Monthly	Mo./SF	Signed	DOM <sup>3</sup>	Sale Type
<b>Closings</b>																
432 PARK	432 Park Avenue	36B	\$18,000,000	\$15,250,000	-15%	\$12,550,000	-18%	4,003	\$3,135	3.0	4.5	\$22,041	\$5.51	11/6/23	297	Resale Condo
53 W 53	53 West 53	18B	\$7,350,000	\$5,995,000	-18%	\$5,400,000	-10%	2,584	\$2,090	2.0	2.5	\$9,130	\$3.53	11/1/23	NA	New Dev
<b>Contacts Signed</b>																
50 W 66	50 West 66th Street	42NS	\$45,750,000	\$45,750,000	0%	NA	NA	6,942	\$6,590	5.0	5.5	\$21,818	\$3.14	11/12/23	NA	New Dev
157 W 57	One57	83	\$34,000,000	\$34,000,000	0%	NA	NA	6,240	\$5,449	4.0	5.5	\$30,790	\$4.93	11/14/23	12	Resale Condo
920 FIFTH	920 Fifth Avenue	14/15AD	\$23,500,000	\$23,500,000	0%	NA	NA	4,500	\$5,222	5.0	5.5	\$17,435	\$3.87	11/24/23	207	Resale Co-op
50 W 66	50 West 66th Street	43N	\$23,250,000	\$23,250,000	0%	NA	NA	3,395	\$6,848	4.0	4.5	\$10,730	\$3.16	11/3/23	NA	New Dev
135 E 79	135 East 79th Street	PH17W	\$19,900,000	\$19,900,000	0%	NA	NA	5,325	\$3,737	5.0	5.5	\$18,414	\$3.46	11/10/23	102	Resale Condo
111 W 57	111 West 57th Street	32	\$18,000,000	\$17,750,000	-1%	NA	NA	4,492	\$3,951	3.0	3.5	\$18,870	\$4.20	11/19/23	NA	New Dev
944 FIFTH	944 Fifth Avenue	6	\$19,750,000	\$17,750,000	-10%	NA	NA	7,000	\$2,536	5.0	5.5	\$19,423	\$2.77	11/4/23	198	Resale Co-op
60 BETHUNE	Superior Ink	TWNHSE	\$14,950,000	\$12,995,000	-13%	NA	NA	4,343	\$2,992	4.0	3.5	\$8,497	\$1.96	11/29/23	197	Resale Condo
108 LEONARD	108 Leonard	14D	\$12,100,000	\$12,965,000	7%	NA	NA	4,150	\$3,124	3.0	3.5	\$11,451	\$2.76	11/1/23	54	New Dev
42 CROSBY	42 Crosby	4S	\$11,850,000	\$11,395,000	-4%	NA	NA	3,306	\$3,447	3.0	4.0	\$16,441	\$4.97	11/17/23	417	Resale Condo
500 W 18	One High Line	WEST_28C	\$10,765,000	\$10,765,000	0%	NA	NA	2,766	\$3,892	3.0	3.5	\$10,305	\$3.73	11/16/23	NA	New Dev
90 MORTON	90 Morton Street	PH8D	\$10,450,000	\$10,450,000	0%	NA	NA	2,376	\$4,398	3.0	2.5	\$6,264	\$2.64	11/28/23	82	Resale Condo
260 BOWERY	260 Bowery	PH	\$9,750,000	\$9,750,000	0%	NA	NA	4,156	\$2,346	4.0	4.0	\$12,829	\$3.09	11/7/23	NA	Resale Condo
15 CPW	15 Central Park West	25B	\$9,250,000	\$9,250,000	0%	NA	NA	1,736	\$5,328	2.0	2.5	\$6,946	\$4.00	11/24/23	78	Resale Condo
200 AMSTERDAM	200 Amsterdam	28A	\$8,260,000	\$9,250,000	12%	NA	NA	2,589	\$3,573	4.0	4.5	\$9,649	\$3.73	11/9/23	730	New Dev
730 PARK	730 Park Avenue	8C	\$17,700,000	\$9,250,000	-48%	NA	NA	4,300	\$2,151	4.0	4.5	\$11,915	\$2.77	11/16/23	556	Resale Co-op
500 W 18	One High Line	WEST_25C	\$9,000,000	\$9,000,000	0%	NA	NA	2,643	\$3,405	3.0	3.5	\$9,734	\$3.68	11/16/23	308	New Dev
150 CHARLES	150 Charles	3HN	\$8,995,000	\$8,995,000	0%	NA	NA	2,636	\$3,412	3.0	3.5	\$9,152	\$3.47	11/6/23	NA	Resale Condo
170 EEA	170 East End Avenue	16A	\$9,750,000	\$8,995,000	-8%	NA	NA	3,600	\$2,499	4.0	5.5	\$10,299	\$2.86	11/29/23	233	Resale Condo
88 CPW	The Brentmore	5N	\$8,600,000	\$8,600,000	0%	NA	NA	3,700	\$2,324	4.0	3.0	\$10,307	\$2.79	11/21/23	36	Resale Co-op
721 FIFTH	Trump Tower	38FGH	\$9,750,000	\$8,495,000	-13%	NA	NA	3,657	\$2,323	3.0	6.0	\$17,260	\$4.72	11/9/23	126	Resale Condo
143 READE	Artisan Lofts	17N	\$7,995,000	\$7,995,000	0%	NA	NA	2,935	\$2,724	4.0	3.5	\$6,233	\$2.12	11/1/23	22	Resale Condo
50 W 66	50 West 66th Street	17A	\$7,525,000	\$7,525,000	0%	NA	NA	2,097	\$3,588	3.0	3.5	\$5,761	\$2.75	11/7/23	NA	New Dev
845 UNP	Trump World Tower	75B	\$7,800,000	\$6,995,000	-10%	NA	NA	2,857	\$2,448	3.0	3.5	\$11,433	\$4.00	11/22/23	43	Resale Condo
500 W 18	One High Line	WEST_29D	\$6,710,000	\$6,710,000	0%	NA	NA	1,805	\$3,717	2.0	2.5	\$6,755	\$3.74	11/21/23	35	New Dev
88 CPW	88 Central Park West	3/4N	\$6,875,000	\$6,499,000	-5%	NA	NA	4,000	\$1,625	4.0	2.5	\$9,710	\$2.43	11/29/23	58	Resale Co-op
7 HARRISON	7 Harrison Street	6N	\$6,950,000	\$6,495,000	-7%	NA	NA	2,205	\$2,946	3.0	3.0	\$7,123	\$3.23	11/20/23	241	Resale Condo
900 FIFTH	900 Fifth Avenue	14A	\$6,200,000	\$6,200,000	0%	NA	NA	2,600	\$2,385	4.0	4.5	\$9,736	\$3.74	11/1/23	36	Resale Co-op
450 WASHINGTON	450 Washington Street	1403	\$6,695,000	\$6,070,000	-9%	NA	NA	1,887	\$3,217	3.0	2.5	\$6,339	\$3.36	11/13/23	NA	New Dev
46 WHITE	46 White Street	2	\$6,000,000	\$6,000,000	0%	NA	NA	2,881	\$2,083	3.0	2.0	\$3,038	\$1.05	11/1/23	75	Resale Condo
200 E 79	200E79	10B	\$5,999,000	\$5,999,000	0%	NA	NA	2,664	\$2,252	4.0	4.5	\$8,184	\$3.07	11/28/23	155	Resale Condo
251 W 91	The Westly	3A	\$6,200,000	\$5,995,000	-3%	NA	NA	2,916	\$2,056	4.0	3.5	\$6,288	\$2.16	11/16/23	401	New Dev
60 BEACH	60 Beach Street	1C	\$5,995,000	\$5,995,000	0%	NA	NA	3,535	\$1,696	3.0	2.5	\$6,121	\$1.73	11/19/23	116	Resale Condo
415 GREENWICH	Tribeca Summit	THB	\$5,950,000	\$5,950,000	0%	NA	NA	3,659	\$1,626	4.0	5.5	\$9,122	\$2.49	11/16/23	225	Resale Condo
44 GPN	44 Gramercy Park North	11AB	\$5,800,000	\$5,800,000	0%	NA	NA	2,158	\$2,688	2.0	2.5	\$6,212	\$2.88	11/3/23	56	Resale Co-op
500 W 18	One High Line	EAST_20D	\$5,715,000	\$5,715,000	0%	NA	NA	1,754	\$3,258	2.0	2.5	\$6,270	\$3.57	11/30/23	NA	New Dev
140 W 22	The Clement Clarke	PHB	\$5,995,000	\$5,495,000	-8%	NA	NA	2,542	\$2,162	3.0	3.0	\$7,621	\$3.00	11/7/23	138	Resale Condo
171 E 84	Evans Tower	29B	\$5,495,000	\$5,495,000	0%	NA	NA	3,450	\$1,593	5.0	6.0	\$10,163	\$2.95	11/1/23	148	Resale Condo
2505 BROADWAY	2505 Broadway	12A	\$5,700,000	\$5,495,000	-4%	NA	NA	2,438	\$2,254	4.0	3.5	\$5,313	\$2.18	11/21/23	48	New Dev
270 RSD	270 Riverside Drive	5A	\$5,495,000	\$5,495,000	0%	NA	NA	2,845	\$1,931	4.0	4.0	\$6,492	\$2.28	11/20/23	80	Resale Condo
250 W 96	96+Broadway	18C	\$5,475,000	\$5,475,000	0%	NA	NA	2,411	\$2,271	3.0	3.5	\$7,780	\$3.23	11/27/23	6	New Dev
40 E 88	40 East 88th Street	15B	\$5,295,000	\$5,295,000	0%	NA	NA	NA	NA	4.0	4.5	\$8,350	NA	11/8/23	62	Resale Co-op
257 W 17	257 West 17th Street	PHB	\$5,250,000	\$5,250,000	0%	NA	NA	2,561	\$2,050	4.0	3.5	\$9,310	\$3.64	11/20/23	33	Resale Condo

List reflects contracts signed within the report month with asking prices over \$5M. However, some units will close below \$5M. | 1. Change from original asking price to last asking price. | 2. Some co-op square footages may be approximated. | 3. Days on market reflects NA when units were entered into listing systems as contract signed, without having been publicly listed for more than one day prior to the contract date. | All material herein is intended for information purposes only and has been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdrawal without notice. This is not intended to solicit property already listed. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker. Owned and operated by Anywhere Real Estate Inc.



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28 LAIGHT	Cobblestone Lofts	4C	\$5,995,000	\$5,250,000	-12%	NA	NA	3,214	\$1,633	3.0	2.5	\$6,728	\$2.09	11/13/23	195	Resale Condo
23 W 73	The Park Royal	1501	\$5,995,000	\$5,100,000	-15%	NA	NA	NA	NA	4.0	4.0	\$5,872	NA	11/7/23	188	Resale Co-op
160 E 22	160 East 22nd Street	PHB	\$6,350,000	\$5,000,000	-21%	NA	NA	1,881	\$2,658	3.0	2.5	\$9,048	\$4.81	11/6/23	160	Resale Condo
<b>Contract Signed Total / Average</b>		<b>46</b>	<b>\$10,669,000</b>	<b>\$10,246,696</b>	<b>-4%</b>	<b>NA</b>	<b>NA</b>	<b>3,299</b>	<b>\$3,176</b>	<b>3.5</b>	<b>3.8</b>	<b>\$10,294</b>	<b>\$3.16</b>		<b>158</b>	
<b>Grand Total / Average</b>		<b>48</b>	<b>\$10,752,583</b>	<b>\$10,262,354</b>	<b>-5%</b>	<b>\$10,193,708</b>	<b>NA</b>	<b>3,218</b>	<b>\$3,156</b>	<b>3.5</b>	<b>3.8</b>	<b>\$10,515</b>	<b>\$3.27</b>		<b>162</b>	

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