

MANHATTAN WEEKLY SNAPSHOT
WEEK OF AUGUST 20, 2022 TO AUGUST 26, 2022

We are pleased to present our summary of Manhattan condo and co-op sales from August 20, 2022 to August 26, 2022

- 195 contracts were reported signed last week, up 8% versus the previous week but down 28% year-over-year.
- Sales declined annually for the twentieth consecutive week with each product type displaying an annual decline.
- Overall reported contracts under \$5M fell 30% year-over-year while activity over \$5M increased by 9%.
- Contracts from \$5M to \$10M spiked weekly and improved versus last year thanks to Downtown new development activity.
- All submarkets fell annually but the Upper East Side and Midtown each saw notable weekly increases over 30%.

	2022			2021	
	Last Week 8/20 to 8/26	Previous Week 8/13 to 8/19	% Change Week-Over-Week	Last Year 8/21 to 8/27	% Change Year-Over-Year
PRODUCT TYPE					
New Development	19	25	-24%	32	-41%
Resale Condo	75	60	25%	85	-12%
Resale Co-op	101	95	6%	154	-34%
Total	195	180	8%	271	-28%
PRICE RANGE					
Under \$1M	86	85	1%	118	-27%
\$1M to \$3M	79	78	1%	117	-32%
\$3M to \$5M	18	13	38%	25	-28%
\$5M to \$10M	11	1	1000%	9	22%
\$10M to \$20M	1	3	-67%	2	-50%
Over \$20M	0	0	NA	0	NA
Total	195	180	8%	271	-28%
Subtotal \$5M+	12	4	200%	11	9%
SUBMARKET					
Upper Manhattan	15	18	-17%	19	-21%
Upper East Side	46	34	35%	55	-16%
Upper West Side	21	25	-16%	47	-55%
Midtown	42	29	45%	52	-19%
Downtown	60	63	-5%	85	-29%
Financial District/BPC	11	11	0%	13	-15%
Total	195	180	8%	271	-28%
UNIT TYPE					
Studio	31	23	35%	43	-28%
One Bedroom	69	89	-22%	96	-28%
Two Bedroom	53	42	26%	82	-35%
Three Bedroom	36	24	50%	41	-12%
Four+ Bedroom	6	2	200%	9	-33%
Total	195	180	8%	271	-28%

TOP 5 CONDO & CO-OP CONTRACTS SIGNED

BUILDING	UNIT	ASKING PRICE	SQUARE FEET	PPSF	BEDS / BATHS
Grand Millennium	26/27D	\$13,950,000	4,800	\$2,906	5.0 / 6.0
Lantern House	1006	\$8,495,000	1,990	\$4,269	3.0 / 3.0
565 Broome Soho	N25A	\$7,650,000	2,244	\$3,409	3.0 / 3.5
11 Beach Street	3A	\$6,500,000	3,844	\$1,691	4.0 / 3.0
532 West 20th Street	7	\$6,475,000	2,703	\$2,395	3.0 / 3.5

