

The Corcoran Report

NOVEMBER 2022 | MANHATTAN | \$5M+ CONDOS & CO-OPS

Contracts Signed¹

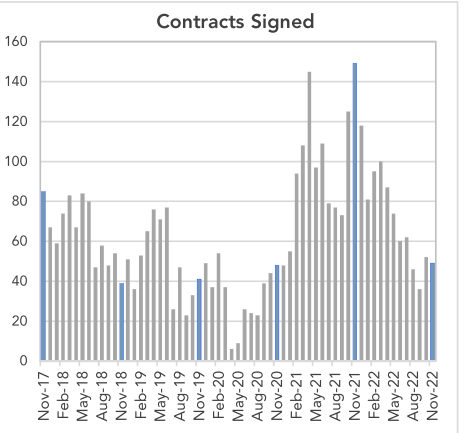
49

-67% VS. NOVEMBER 2021
-6% VS. OCTOBER 2022

In November 2022, there were 49 signed contracts above \$5M. This was above the 2018 to 2020 November average of 43 sales but significantly below a record-setting November 2021. The 6% monthly decline was atypical, as historically, November deals have been 5% higher than in October.

Product Type	12 Month Trend	Number
New Development		23
Resale Condo		16
Resale Co-op		10

Price Range	2022	2021	Annual Chg
\$5M to \$10M	39	111	-65%
\$10M to \$20M	7	29	-76%
\$20M to \$30M	1	6	-83%
Over \$30M	2	3	-33%



Active Listings²

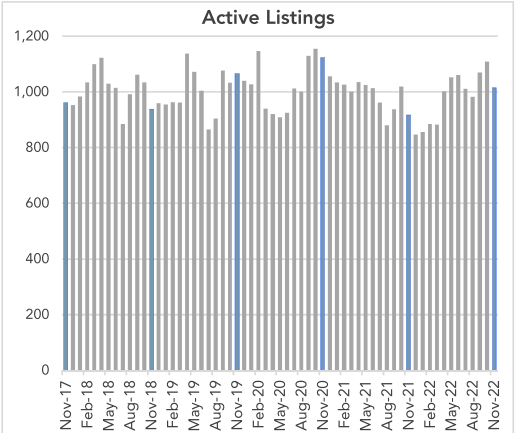
1,015

+11% VS. NOVEMBER 2021
-8% VS. OCTOBER 2022

Inventory increased year-over-year for the seventh consecutive month, which hasn't happened since the 2020 market pause. In line with seasonal trends, active listings dipped 8% versus October. Resale condos had a 20% uptick in listings year-over-year, while new development was relatively unchanged versus last year.

Product Type	12 Month Trend	Number
New Development		314
Resale Condo		447
Resale Co-op		254

Price Range	2022	2021	Annual Chg
\$5M to \$10M	667	592	13%
\$10M to \$20M	236	214	10%
\$20M to \$30M	61	66	-8%
Over \$30M	51	45	13%



Days on Market³

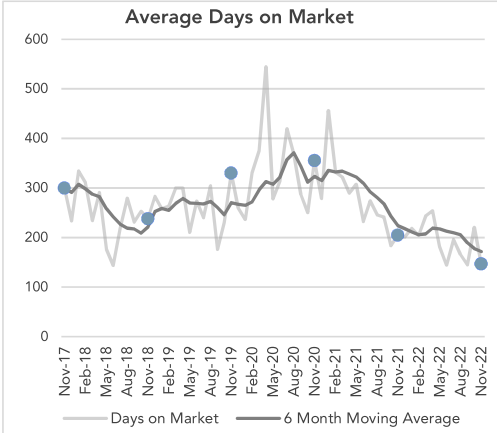
147

-28% VS. NOVEMBER 2021
-33% VS. OCTOBER 2022

The average marketing time of high-end units saw double-digit monthly and annual declines, contracting to one of the lowest figures seen in over five years. Resale condos left the market the fastest, averaging 99 days, while it took resale co-ops more than six months on average before finding a buyer.

Product Type	12 Month Trend	Number
New Development		170
Resale Condo		99
Resale Co-op		194

Price Range	2022	2021	Annual Chg
\$5M to \$10M	153	197	-23%
\$10M to \$20M	130	265	-51%
\$20M to \$30M	84	88.3	-5%
Over \$30M	NA	197	NA



Average PPSF⁴

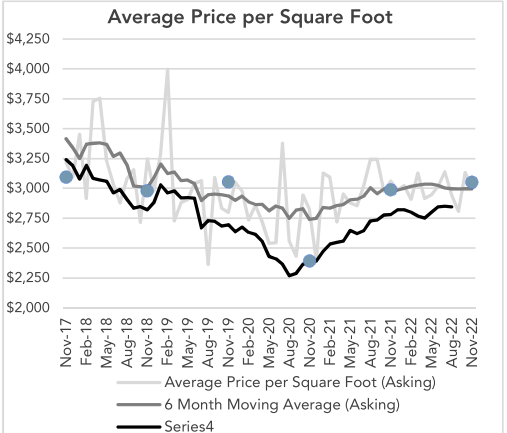
\$3,050

+2% VS. NOVEMBER 2021
+1% VS. OCTOBER 2022

The average price per square foot rose slightly versus last year to \$3,050, though the figure has been essentially level for the entire time. Thanks to several high-floor deals on the Upper West Side and Billionaire's Row, the new development average increased by double-digits, offsetting modest declines in resale condos and resale co-ops.

Product Type	12 Month Trend	Avg Ask
New Development		\$3,662
Resale Condo		\$2,665
Resale Co-op		\$2,122

Price Range	2022	2021	Annual Chg
\$5M to \$10M	\$3,321	\$2,489	33%
\$10M to \$20M	\$3,673	\$3,448	7%
\$20M to \$30M	NA	\$4,675	NA
Over \$30M	NA	\$5,761	NA



NOVEMBER 2022

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 ACRIS 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. 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 ¹	PPSF ²	BR	BA	Monthly	Mo./SF	Signed	DOM ³	Sale Type
Closings																
217 W 57	Central Park Tower	124	\$66,000,000	\$66,000,000	0%	\$50,012,810	-24%	7,074	\$7,070	5.0	5.5	\$24,714	\$3.49	11/18/22	NA	New Development
111 W 57	111 West 57th Street	29	\$16,500,000	\$16,500,000	0%	\$14,625,000	-11%	4,492	\$3,256	3.0	3.5	\$15,050	\$3.35	11/8/22	116	New Development
200 AMSTERDAM	200 Amsterdam Avenue	15A	\$7,999,999	\$7,999,999	0%	\$7,310,875	-9%	2,856	\$2,560	4.0	4.5	\$9,148	\$3.20	11/18/22	346	New Development
Closed Sales Total / Average			3	\$30,166,666	\$30,166,666	0%	\$23,982,895	-20%	4,807	\$4,989	4.0	4.5	\$ 16,304	\$3.39	231	
Contracts Signed																
50 W 66	50 West 66th Street	47S/47N	\$45,500,000	\$45,500,000	0%	NA	NA	6,965	\$6,533	5.0	5.5	\$21,982	\$3.16	11/26/22	NA	New Development
17 JANE	17 Jane Street	11JANE	\$23,500,000	\$24,000,000	2%	NA	NA	6,378	\$3,763	5.0	4.0	\$14,631	\$2.29	11/29/22	84	Resale Condo
325 W BROADWAY	Xoco 325	PHW	\$18,500,000	\$18,500,000	0%	NA	NA	4,406	\$4,199	4.0	4.5	\$15,539	\$3.53	11/22/22	39	New Development
22 BOND	22 Bond	PH1	\$18,000,000	\$17,500,000	-3%	NA	NA	3,840	\$4,557	3.0	3.5	\$10,783	\$2.81	11/15/22	61	New Development
515 PARK	515 Park Avenue	34/35/2H	\$19,250,000	\$16,490,000	-14%	NA	NA	5,000	\$3,298	5.0	4.0	\$21,080	\$4.22	11/14/22	126	Resale Condo
416 WASHINGTON	River Lofts	PHB	\$11,995,000	\$10,995,000	-8%	NA	NA	3,585	\$3,067	4.0	3.5	\$9,280	\$2.59	11/11/22	267	Resale Condo
555 W 22	The Cortland	14AW	\$10,950,000	\$10,950,000	0%	NA	NA	3,004	\$3,645	4.0	4.5	\$10,916	\$3.63	11/29/22	169	New Development
275 W 10	The Shephard	6A	\$10,500,000	\$10,500,000	0%	NA	NA	2,932	\$3,581	4.0	4.5	\$6,223	\$2.12	11/5/22	NA	Resale Condo
443 GREENWICH	443 Greenwich Street	6F	\$11,000,000	\$9,950,000	-10%	NA	NA	3,184	\$3,125	3.0	3.5	\$11,564	\$3.63	11/7/22	136	Resale Condo
215 E 19	Gramercy Square	16A	\$9,200,000	\$9,385,000	2%	NA	NA	3,183	\$2,948	3.0	4.5	\$9,241	\$2.90	11/21/22	363	New Development
158 MERCER	158 Mercer Street	6B	\$9,250,000	\$9,250,000	0%	NA	NA	4,600	\$2,011	5.0	4.0	\$10,270	\$2.23	11/22/22	37	Resale Condo
1220 PARK	1220 Park Avenue	15C	\$11,000,000	\$8,995,000	-18%	NA	NA	4,200	\$2,142	5.0	4.0	\$11,076	\$2.64	11/10/22	237	Resale Co-op
96 GRAND	96 Grand Street	PH	\$9,850,000	\$8,495,000	-14%	NA	NA	3,750	\$2,265	4.0	4.0	\$4,879	\$1.30	11/1/22	524	Resale Co-op
138 E 50	The Centrale	TR60	\$10,500,000	\$8,295,000	-21%	NA	NA	2,756	\$3,010	4.0	4.0	\$8,445	\$3.06	11/21/22	152	New Development
515 W 18	Lantern House	1603	\$8,050,000	\$8,050,000	0%	NA	NA	2,737	\$2,941	4.0	4.5	\$9,766	\$3.57	11/30/22	NA	New Development
100 BARCLAY	One Hundred Barclay	20D	\$7,750,000	\$7,500,000	-3%	NA	NA	3,490	\$2,149	4.0	4.5	\$11,321	\$3.24	11/10/22	178	New Development
15 E 26	15 Madison Square North	9B	\$7,995,000	\$7,400,000	-7%	NA	NA	3,236	\$2,287	4.0	3.5	\$9,873	\$3.05	11/15/22	32	Resale Condo
150 CHARLES	150 Charles Street	4EN	\$7,295,000	\$7,295,000	0%	NA	NA	2,182	\$3,343	3.0	2.5	\$7,188	\$3.29	11/18/22	14	Resale Condo
53 W 53	53W53	28D	\$7,685,000	\$7,160,000	-7%	NA	NA	2,691	\$2,661	3.0	3.5	\$8,998	\$3.34	11/7/22	NA	New Development
25 W 28	The Ritz-Carlton Residences	PH41D	\$6,900,000	\$6,900,000	0%	NA	NA	1,848	\$3,734	2.0	2.5	\$7,121	\$3.85	11/1/22	NA	New Development
130 WILLIAM	130 William Street	L56C	\$6,855,990	\$6,855,990	0%	NA	NA	2,470	\$2,776	3.0	3.5	\$7,357	\$2.98	11/7/22	NA	New Development
127 E 64	127 East 64th Street	1/2	\$7,200,000	\$6,850,000	-5%	NA	NA	3,750	\$1,827	3.0	5.5	\$7,172	\$1.91	11/17/22	183	Resale Condo
350 W BROADWAY	350 West Broadway	6THFLOOR	\$6,495,000	\$6,495,000	0%	NA	NA	2,875	\$2,259	3.0	3.0	\$14,648	\$5.09	11/21/22	31	Resale Condo
200 E 79	200E79	10B	\$6,375,000	\$6,375,000	0%	NA	NA	2,664	\$2,393	4.0	4.5	\$8,174	\$3.07	11/30/22	27	Resale Condo
5 E 16	Photo Arts Building	8THFLR	\$6,250,000	\$6,250,000	0%	NA	NA	5,322	\$1,174	5.0	4.0	\$5,278	\$0.99	11/18/22	30	Resale Condo
200 CPS	200 Central Park South	32BC	\$5,495,000	\$6,100,000	11%	NA	NA	2,700	\$2,259	3.0	3.5	\$11,585	\$4.29	11/2/22	303	Resale Co-op
134 W 10	Jefferson Court	PH	\$6,500,000	\$5,995,000	-8%	NA	NA	1,540	\$3,893	2.0	2.0	\$5,737	\$3.73	11/18/22	179	Resale Condo
210 W 77	Two Ten West 77	7W	\$5,995,000	\$5,995,000	0%	NA	NA	2,720	\$2,204	4.0	4.5	\$8,395	\$3.09	11/15/22	64	Resale Condo
200 E 94	Carnegie Park	PHS	\$5,995,000	\$5,995,000	0%	NA	NA	3,203	\$1,872	4.0	4.0	\$7,620	\$2.38	11/16/22	194	New Development
320 CPW	The Ardsley	19A	\$5,995,000	\$5,995,000	0%	NA	NA	2,400	\$2,498	3.0	3.0	\$5,372	\$2.24	11/15/22	166	Resale Co-op
1289 LEXINGTON	1289 Lexington Avenue	12D	\$5,875,000	\$5,875,000	0%	NA	NA	2,447	\$2,401	3.0	3.5	\$7,508	\$3.07	11/22/22	NA	New Development
118 E 1	118 East 1st Street	PH	\$7,200,000	\$5,855,000	-19%	NA	NA	3,082	\$1,900	3.0	3.0	\$6,693	\$2.17	11/2/22	56	New Development
53 E 66	53 East 66th Street	PHB	\$6,750,000	\$5,495,000	-19%	NA	NA	2,900	\$1,895	4.0	3.0	\$9,593	\$3.31	11/15/22	244	Resale Co-op
737 PARK	737 Park Ave	7A	\$5,995,000	\$5,350,000	-11%	NA	NA	2,255	\$2,373	3.0	3.5	\$5,474	\$2.43	11/21/22	229	Resale Condo
250 E 21	The Edison Gramercy	11A	\$5,295,000	\$5,295,000	0%	NA	NA	2,000	\$2,648	3.0	3.5	\$5,100	\$2.55	11/23/22	NA	New Development
59 BARROW	59 Barrow Street	3	\$5,200,000	\$5,200,000	0%	NA	NA	2,350	\$2,213	3.0	2.0	\$4,686	\$1.99	11/18/22	49	Resale Co-op
147 WAVERLY	147 Waverly Place	5E	\$5,100,000	\$5,100,000	0%	NA	NA	1,922	\$2,653	2.0	2.5	\$6,093	\$3.17	11/9/22	41	Resale Condo
151 CPW	The Kenilworth	12W	\$5,095,000	\$5,095,000	0%	NA	NA	2,600	\$1,960	3.0	3.0	\$8,544	\$3.29	11/2/22	42	Resale Co-op
459 W BROADWAY	459 West Broadway	4N	\$5,300,000	\$5,000,000	-6%	NA	NA	3,000	\$1,667	2.0	2.5	\$3,950	\$1.32	11/13/22	145	Resale Co-op
450 W 23	Fitzroy	A	\$6,000,000	\$5,000,000	-17%	NA	NA	NA	NA	3.0	3.5	\$5,112	NA	11/30/22	155	Resale Co-op
35 HUDSON YARDS	35 Hudson Yards	5702	\$5,850,000	\$5,000,000	-15%	NA	NA	2,174	\$2,300	2.0	2.5	\$6,892	\$3.17	11/16/22	NA	New Development
35 HUDSON YARDS	35 Hudson Yards	5302	\$5,750,000	\$5,000,000	-13%	NA	NA	2,174	\$2,300	2.0	2.5	\$6,892	\$3.17	11/8/22	196	New Development
130 E 75	130 East 75th Street	8B	\$5,000,000	\$5,000,000	0%	NA	NA	2,200	\$2,273	3.0	3.0	\$6,100	\$2.77	11/19/22	74	Resale Co-op
1289 LEXINGTON	1289 Lexington Avenue	5D	\$5,550,000	\$5,000,000	-10%	NA	NA	2,416	\$2,070	3.0	3.5	\$7,470	\$3.09	11/7/22	NA	New Development
Contract Signed Total / Average			44	\$9,267,863	\$8,847,295	-5%	NA	NA	3,143	\$2,844	3.4	3.6	\$8,900	\$2.86	142	
Confidential New Development Total / Average			2	\$7,439,000	\$7,439,000	0%	NA	NA	2,151	\$3,021	3.0	3.3	\$6,572	\$3.06	NA	
Grand Total / Average			49	\$10,472,734	\$10,095,081	-4%	\$10,954,078	8.5%	3,205	\$3,050	3.4	3.6	\$9,259	\$2.89	147	

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.