

# The Corcoran Report

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

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

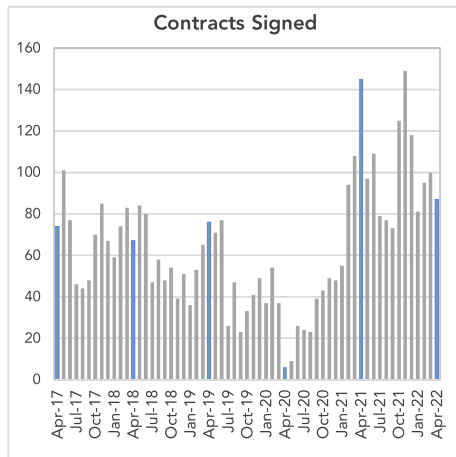
# 87

-40% VS. APRIL 2021  
-13% VS. MARCH 2022

Though sales were down 40% versus 2021, April 2022 was the third-best April ever for Manhattan's luxury market. Year-over-year, resale contracts fell nearly 50% annually while new development sales fell a lesser 28%.

| Product Type    | 12 Month Trend | Number |
|-----------------|----------------|--------|
| New Development |                | 49     |
| Resale Condo    |                | 23     |
| Resale Co-op    |                | 15     |

| Price Range    | 2022 | 2021 | Annual Chg |
|----------------|------|------|------------|
| \$5M to \$10M  | 67   | 102  | -34%       |
| \$10M to \$20M | 15   | 36   | -58%       |
| \$20M to \$30M | 4    | 7    | -43%       |
| Over \$30M     | 1    | 0    | NA         |



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

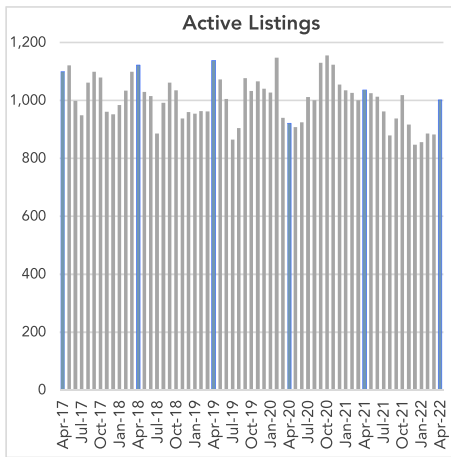
# 1,002

-3% VS. APRIL 2021  
+14% VS. MARCH 2022

Listed inventory fell a slight 3% annually to its lowest April level since 2015. However, year-over-year changes were uneven: \$20M to \$30M listings rose by over 50% annually while all other price points saw declines.

| Product Type    | 12 Month Trend | Number |
|-----------------|----------------|--------|
| New Development |                | 290    |
| Resale Condo    |                | 456    |
| Resale Co-op    |                | 256    |

| Price Range    | 2022 | 2021 | Annual Chg |
|----------------|------|------|------------|
| \$5M to \$10M  | 652  | 676  | -4%        |
| \$10M to \$20M | 226  | 246  | -8%        |
| \$20M to \$30M | 78   | 52   | 50%        |
| Over \$30M     | 46   | 60   | -23%       |



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

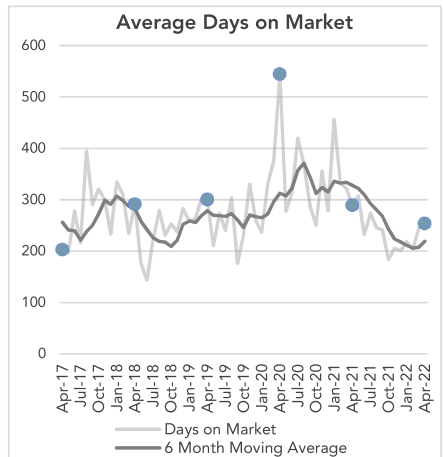
# 254

-12% VS. APRIL 2021  
+4% VS. MARCH 2022

With demand remaining robust and inventory continuing to decline, days on market fell by double-digits for the 11th consecutive month, down 12% annually. Rapid resale absorption was a key driver of the drop.

| Product Type    | 12 Month Trend | Number |
|-----------------|----------------|--------|
| New Development |                | 405    |
| Resale Condo    |                | 105    |
| Resale Co-op    |                | 109    |

| Price Range    | 2022 | 2021 | Annual Chg |
|----------------|------|------|------------|
| \$5M to \$10M  | 237  | 258  | -8%        |
| \$10M to \$20M | 260  | 267  | -2%        |
| \$20M to \$30M | 529  | 814  | -35%       |
| Over \$30M     | NA   | NA   | NA         |



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

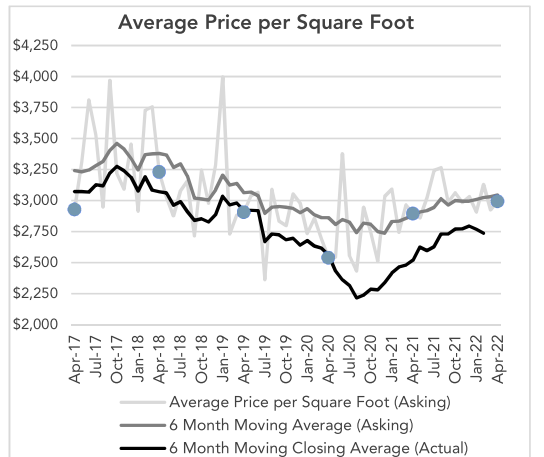
# \$2,993

+3% VS. APRIL 2021  
+2% VS. MARCH 2022

April 2022 sales averaged just under \$3,000 per square foot, up 3% annually as new developments gained market share. The resale co-op average hit a nine-month high, but the new development and resale condo figures were essentially level with 2021.

| Product Type    | 12 Month Trend | Avg Ask |
|-----------------|----------------|---------|
| New Development |                | \$3,298 |
| Resale Condo    |                | \$2,682 |
| Resale Co-op    |                | \$2,509 |

| Price Range    | 2022    | 2021    | Annual Chg |
|----------------|---------|---------|------------|
| \$5M to \$10M  | \$2,526 | \$2,504 | 1%         |
| \$10M to \$20M | \$3,393 | \$3,254 | 4%         |
| \$20M to \$30M | \$5,016 | \$4,389 | 14%        |
| Over \$30M     | \$6,679 | NA      | NA         |



### 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 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 Realty Brokerage Group LLC.

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

| Address         | Building Name             | Unit      | Original Ask | Last Ask     | Change | Sqft <sup>1</sup> | PPSF <sup>2</sup> | Ext SF <sup>3</sup> | BR  | BA  | Monthly  | Mo./SF | Listed   | Signed  | DOM <sup>4</sup> | Sale Type       |
|-----------------|---------------------------|-----------|--------------|--------------|--------|-------------------|-------------------|---------------------|-----|-----|----------|--------|----------|---------|------------------|-----------------|
| 111 W 57        | 111 West 57th Street      | 46        | \$30,000,000 | \$30,000,000 | 0%     | 4,492             | \$6,679           | 0                   | 3.0 | 3.5 | \$16,106 | \$3.59 | 4/12/22  | 4/12/22 | NA               | New Development |
| 111 W 57        | 111 West 57th Street      | 45        | \$29,750,000 | \$29,750,000 | 0%     | 4,492             | \$6,623           | 0                   | 3.0 | 3.5 | \$16,036 | \$3.57 | 4/25/22  | 4/25/22 | NA               | New Development |
| 301 E 80        | Beckford Tower            | PH30      | \$30,000,000 | \$27,495,000 | -8%    | 5,452             | \$5,043           | 893                 | 6.0 | 7.0 | \$16,699 | \$3.06 | 5/12/21  | 4/14/22 | 337              | New Development |
| 2 PARK          | Woolworth Building        | PAVILIONA | \$33,350,000 | \$23,355,000 | -30%   | 6,711             | \$3,480           | 1,227               | 5.0 | 5.0 | \$26,321 | \$3.92 | 5/8/19   | 4/22/22 | 1,080            | New Development |
| 944 FIFTH       | 944 Fifth Avenue          | 5         | \$25,000,000 | \$20,000,000 | -20%   | 3,400             | \$5,882           | 0                   | 4.0 | 3.5 | \$17,501 | \$5.15 | 10/18/21 | 4/6/22  | 170              | Resale Co-op    |
| 374 BROOME      | Brewster Carriage House   | PHN/PHS   | \$18,000,000 | \$18,000,000 | 0%     | 6,164             | \$2,920           | 3,300               | 6.0 | 6.5 | \$14,913 | \$2.42 | 1/20/22  | 4/15/22 | 85               | Resale Condo    |
| 109 E 79        | 109 East 79               | 8WEST     | \$16,050,000 | \$16,050,000 | 3%     | 4,129             | \$3,996           | 20                  | 5.0 | 5.5 | \$10,490 | \$2.54 | 11/2/21  | 4/11/22 | 160              | New Development |
| 212 W 18        | Walker Tower              | 17BC      | \$18,495,000 | \$14,995,000 | -19%   | 3,865             | \$3,880           | 0                   | 5.0 | 5.5 | \$10,515 | \$2.72 | 2/5/21   | 4/8/22  | 427              | Resale Condo    |
| 35 HUDSON YARDS | 35 Hudson Yards           | 7501      | \$17,625,000 | \$14,995,000 | -15%   | 3,848             | \$3,897           | 0                   | 4.0 | 4.5 | \$12,541 | \$3.26 | 2/16/22  | 4/1/22  | 44               | New Development |
| 45 E 22         | Madison Square Park Tower | 60A       | \$21,500,000 | \$13,995,000 | -35%   | 4,664             | \$3,001           | 0                   | 4.0 | 4.5 | \$19,047 | \$4.08 | 11/15/19 | 4/18/22 | 885              | New Development |
| 21 E 79         | 21 East 79th Street       | 9FLR      | \$12,950,000 | \$12,950,000 | 0%     | NA                | NA                | 0                   | 4.0 | 3.5 | \$11,899 | NA     | 3/19/22  | 4/14/22 | 26               | Resale Co-op    |
| 275 W 10        | The Shephard              | 4C        | \$12,600,000 | \$12,600,000 | 0%     | 3,809             | \$3,308           | 0                   | 4.0 | 4.5 | \$9,285  | \$2.44 | 3/24/22  | 4/1/22  | 8                | Resale Condo    |
| 200 AMSTERDAM   | 200 Amsterdam             | 39A       | \$12,100,000 | \$12,100,000 | 0%     | 2,678             | \$4,518           | 0                   | 3.0 | 3.5 | \$8,288  | \$3.09 | 3/8/19   | 4/1/22  | 1,120            | New Development |
| 66 E 79         | 66 East 79th Street       | 9THFL     | \$11,950,000 | \$11,950,000 | 0%     | NA                | NA                | 0                   | 4.0 | 4.0 | \$11,312 | NA     | 4/14/22  | 4/29/22 | 15               | Resale Co-op    |
| 10 MADISON SQ W | 10 Madison Square West    | 19C       | \$11,000,000 | \$11,000,000 | 0%     | 2,527             | \$4,353           | 0                   | 3.0 | 3.5 | \$3,175  | \$1.26 | 1/5/22   | 4/4/22  | 89               | Resale Condo    |
| 151 E 78        | 151 East 78th Street      | 4         | \$11,250,000 | \$10,995,000 | -2%    | 3,966             | \$2,772           | 0                   | 5.0 | 5.0 | \$11,937 | \$3.01 | 1/20/22  | 4/15/22 | 85               | Resale Condo    |
| 36 BLEECKER     | The Schumacher            | 5A        | \$10,995,000 | \$10,995,000 | 0%     | 3,280             | \$3,352           | 0                   | 4.0 | 4.5 | \$12,194 | \$3.72 | 2/28/22  | 4/12/22 | 43               | Resale Condo    |
| 108 LEONARD     | 108 Leonard               | 15A       | \$10,450,000 | \$10,850,000 | 4%     | 2,910             | \$3,729           | 973                 | 3.0 | 3.5 | \$7,528  | \$2.59 | 7/23/21  | 4/7/22  | 258              | New Development |
| 635 PARK        | 635 Park Avenue           | 2ND       | \$11,000,000 | \$10,500,000 | -5%    | 4,700             | \$2,234           | 0                   | 3.0 | 4.5 | \$11,646 | \$2.48 | 9/3/21   | 4/25/22 | 234              | Resale Co-op    |
| 15 E 30         | Madison House             | 57B       | \$10,400,000 | \$10,400,000 | 0%     | 2,955             | \$3,519           | 0                   | 3.0 | 3.5 | \$10,123 | \$3.43 | 2/19/21  | 4/21/22 | 426              | New Development |
| 535 WEA         | 535 West End Avenue       | 8A        | \$9,995,000  | \$9,995,000  | 0%     | 4,400             | \$2,272           | 0                   | 5.0 | 5.5 | \$11,545 | \$2.62 | 4/8/22   | 4/8/22  | NA               | Resale Condo    |
| 15 HUDSON YARDS | Fifteen Hudson Yards      | 74B       | \$11,970,000 | \$9,750,000  | -17%   | 3,009             | \$3,315           | 0                   | 4.0 | 4.5 | \$8,253  | \$2.74 | 12/27/21 | 4/4/22  | 98               | New Development |
| 888 PARK        | 888 Park Avenue           | 8C        | \$9,950,000  | \$9,950,000  | 0%     | 5,000             | \$1,990           | 0                   | 4.0 | 4.5 | \$9,619  | \$1.92 | 2/23/22  | 4/22/22 | 58               | Resale Co-op    |
| 15 CPW          | 15 Central Park West      | 10K       | \$10,500,000 | \$9,400,000  | -10%   | 2,519             | \$3,732           | 0                   | 3.0 | 3.5 | \$10,071 | \$4.00 | 6/17/21  | 4/25/22 | 312              | Resale Condo    |
| 695 FIRST       | One United Nations Park   | 40K       | \$10,400,000 | \$9,100,000  | -13%   | 3,831             | \$2,375           | 0                   | 4.0 | 4.5 | \$12,626 | \$3.30 | 4/26/22  | 4/25/22 | NA               | New Development |
| 104 WOOSTER     | 104 Wooster Street        | PHS       | \$8,950,000  | \$8,950,000  | 0%     | 4,183             | \$2,140           | 1,300               | 4.0 | 3.5 | \$14,087 | \$3.37 | 3/29/22  | 4/18/22 | 20               | Resale Condo    |
| 130 WILLIAM     | 130 William Street        | PH60A     | \$8,295,990  | \$8,295,990  | 0%     | 2,539             | \$3,267           | 678                 | 3.0 | 3.5 | \$6,061  | \$2.39 | 3/11/22  | 4/13/22 | 33               | New Development |
| 1100 PARK       | 1100 Park Avenue          | 8A        | \$8,000,000  | \$8,000,000  | 0%     | 3,800             | \$2,105           | 0                   | 5.0 | 4.0 | \$9,531  | \$2.51 | 4/5/22   | 4/25/22 | 20               | Resale Co-op    |
| 1 WEA           | One West End              | 36B       | \$7,995,000  | \$7,995,000  | 0%     | 2,815             | \$2,840           | 0                   | 4.0 | 4.5 | \$3,553  | \$1.26 | 4/22/22  | 4/22/22 | NA               | New Development |
| 350 W BROADWAY  | 350 West Broadway         | 5         | \$9,250,000  | \$7,950,000  | -14%   | 3,539             | \$2,246           | 0                   | 3.0 | 4.0 | \$14,177 | \$4.01 | 6/18/21  | 4/1/22  | 307              | Resale Condo    |
| 50 UNP          | 50 United Nations Plaza   | 34B       | \$10,705,000 | \$7,700,000  | -28%   | 3,004             | \$2,563           | 0                   | 3.0 | 3.5 | \$12,117 | \$4.03 | 4/30/18  | 4/22/22 | 1,453            | New Development |
| 555 WEA         | 555 West End Avenue       | 3W        | \$7,900,000  | \$7,500,000  | -5%    | 2,716             | \$2,761           | 0                   | 4.0 | 4.5 | \$9,161  | \$3.37 | 10/2/18  | 4/8/22  | 1,284            | New Development |
| 285 CPW         | The St. Urban             | 10S       | \$8,750,000  | \$7,499,000  | -14%   | 3,550             | \$2,112           | 0                   | 4.0 | 4.5 | \$9,706  | \$2.73 | 5/18/21  | 4/8/22  | 325              | Resale Co-op    |
| 150 CHARLES     | 150 Charles Street        | 3HS       | \$6,995,000  | \$6,995,000  | 0%     | 2,772             | \$2,523           | 0                   | 3.0 | 3.5 | \$8,718  | \$3.15 | 4/12/22  | 4/22/22 | 10               | Resale Condo    |
| 1 CPS           | The Plaza Residence       | 913       | \$6,975,000  | \$6,975,000  | 0%     | 2,418             | \$2,885           | 0                   | 2.0 | 2.5 | \$8,335  | \$3.45 | 3/15/22  | 4/1/22  | 17               | Resale Condo    |
| 35 HUDSON YARDS | 35 Hudson Yards           | 7202      | \$6,975,000  | \$6,975,000  | 0%     | 2,022             | \$3,450           | 0                   | 2.0 | 2.5 | \$6,272  | \$3.10 | 4/28/22  | 4/28/22 | NA               | New Development |
| 60 BEACH        | 60 Beach Street           | PH2       | \$6,750,000  | \$6,750,000  | 0%     | 3,006             | \$2,246           | 734                 | 3.0 | 3.5 | \$6,473  | \$2.15 | 4/5/22   | 4/23/22 | 18               | Resale Condo    |
| 225 W 86        | The Belnord               | 100S      | \$6,695,000  | \$6,695,000  | 0%     | 2,562             | \$2,613           | 0                   | 3.0 | 3.5 | \$6,377  | \$2.49 | 10/6/21  | 4/5/22  | 181              | New Development |
| 565 BROOME      | 565 Broome Soho           | S21B      | \$6,650,000  | \$6,650,000  | 0%     | 2,399             | \$2,772           | 0                   | 3.0 | 3.5 | \$7,508  | \$3.13 | 4/18/22  | 4/20/22 | 2                | New Development |
| 15 W 61         | The Park Loggia           | 18A       | \$6,625,000  | \$6,625,000  | 0%     | 1,916             | \$3,458           | 357                 | 3.0 | 2.5 | \$4,347  | \$2.27 | 11/12/21 | 4/8/22  | 147              | New Development |
| 212 W 95        | Dahlia                    | PHB       | \$6,500,000  | \$6,500,000  | 0%     | 2,179             | \$2,983           | 698                 | 4.0 | 4.5 | \$8,708  | \$4.00 | 4/7/22   | 4/7/22  | NA               | New Development |
| 65 W 13         | The Greenwich             | 7G        | \$6,750,000  | \$6,500,000  | -4%    | 3,161             | \$2,056           | 0                   | 4.0 | 3.5 | \$5,328  | \$1.69 | 10/8/21  | 4/8/22  | 182              | Resale Condo    |
| 188 E 78        | The Empire                | 28B       | \$6,495,000  | \$6,495,000  | 0%     | 2,845             | \$2,283           | 0                   | 4.0 | 3.5 | \$9,974  | \$3.51 | 1/20/22  | 4/1/22  | 71               | Resale Condo    |
| 45 W 10         | Peter Warren              | PHAB      | \$6,495,000  | \$6,495,000  | 0%     | NA                | NA                | 3,361               | 3.0 | 3.0 | \$6,975  | NA     | 4/20/22  | 4/30/22 | 10               | Resale Co-op    |
| 15 HUDSON YARDS | Fifteen Hudson Yards      | 31H       | \$6,490,000  | \$6,490,000  | 0%     | 2,218             | \$2,926           | 464                 | 3.0 | 3.0 | \$5,603  | \$2.53 | 5/2/22   | 5/2/22  | NA               | New Development |
| 36 BLEECKER     | The Schumacher            | 3B        | \$6,300,000  | \$6,300,000  | 0%     | 1,778             | \$3,543           | 0                   | 2.0 | 2.5 | \$6,654  | \$3.74 | 4/8/22   | 4/21/22 | 13               | Resale Condo    |
| 109 E 79        | 109 East 79               | 3NORTH    | \$6,185,000  | \$6,185,000  | 0%     | 1,863             | \$3,320           | 0                   | 2.0 | 2.5 | \$4,727  | \$2.54 | 11/4/21  | 4/11/22 | 158              | New Development |
| 245 W 99        | Ariel West                | 30B       | \$5,999,000  | \$5,999,000  | 0%     | 2,881             | \$2,082           | 0                   | 4.0 | 3.5 | \$6,426  | \$2.23 | 3/16/22  | 4/27/22 | 42               | Resale Condo    |
| 1 FIFTH         | 1 Fifth Avenue            | 25AB      | \$5,995,000  | \$5,995,000  | 0%     | NA                | NA                | 0                   | 2.0 | 2.0 | \$8,367  | NA     | 3/21/22  | 4/1/22  | 11               | Resale Co-op    |
| 33 E 70         | 33 East 70th Street       | 8C        | \$6,250,000  | \$5,995,000  | -4%    | 3,150             | \$1,903           | 0                   | 3.0 | 3.0 | \$6,900  | \$2.19 | 2/8/21   | 4/7/22  | 423              | Resale Co-op    |
| 15 HUDSON YARDS | Fifteen Hudson Yards      | 67D       | \$5,955,000  | \$5,955,000  | 0%     | 2,006             | \$2,969           | 0                   | 2.0 | 2.5 | \$5,117  | \$2.55 | 2/2/22   | 4/4/22  | 61               | New Development |
| 145-146 CPW     | The San Remo              | 6G        | \$5,950,000  | \$5,950,000  | 0%     | 2,450             | \$2,429           | 0                   | 3.0 | 3.0 | \$6,146  | \$2.51 | 4/4/22   | 4/22/22 | 18               | Resale Co-op    |
| 15 E 30         | Madison House             | 54B       | \$5,950,000  | \$5,950,000  | 0%     | 2,028             | \$2,934           | 0                   | 2.0 | 2.5 | \$6,917  | \$3.41 | 12/16/21 | 4/1/22  | 106              | New Development |

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. Outdoor square footages may be estimated based on floorplans. | 4. 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 Realty Brokerage Group LLC.

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

| Address   | Building Name        | Unit       | Original Ask       | Last Ask           | Change     | Sqft <sup>1</sup> | PPSF <sup>2</sup> | Ext SF <sup>3</sup> | BR         | BA Monthly | Mo./SF         | Listed        | Signed   | DOM <sup>4</sup> | Sale Type             |
|---|----------------------|------------|--------------------|--------------------|------------|-------------------|-------------------|---------------------|------------|------------|----------------|---------------|----------|------------------|-----------------------|
| 35 HUDSON YARDS                                     | 35 Hudson Yards      | 6102       | \$6,950,000        | \$5,950,000        | -14%       | 2,174             | \$2,737           | 464                 | 2.0        | 2.5        | \$6,636        | \$3.05        | 5/2/22   | 5/3/22           | NA New Development    |
| 200 AMSTERDAM                                       | 200 Amsterdam        | 16B        | \$5,900,000        | \$5,900,000        | 0%         | 2,394             | \$2,464           | 0                   | 3.0        | 3.5        | \$6,594        | \$2.75        | 12/7/21  | 4/27/22          | 141 New Development   |
| 35 HUDSON YARDS                                     | 35 Hudson Yards      | 5802       | \$6,875,000        | \$5,875,000        | -15%       | 2,174             | \$2,702           | 0                   | 2.0        | 2.5        | \$6,620        | \$3.05        | 4/28/22  | 4/28/22          | NA New Development    |
| 1220 PARK   | 1220 Park Avenue     | MAISONETTE | \$5,850,000        | \$5,850,000        | 0%         | 2,000             | \$2,925           | 0                   | 6.0        | 5.5        | \$9,586        | \$4.79        | 3/1/22   | 4/22/22          | 52 Resale Co-op       |
| 200 AMSTERDAM                                       | 200 Amsterdam        | 16C        | \$5,800,000        | \$5,800,000        | 0%         | 2,434             | \$2,383           | 0                   | 3.0        | 3.5        | \$6,415        | \$2.64        | 3/8/19   | 4/6/22           | 1,125 New Development |
| 122 GREENWICH                                       | One Jackson Square   | PHE        | \$5,795,000        | \$5,795,000        | 0%         | 2,234             | \$2,594           | 447                 | 2.0        | 3.0        | \$8,702        | \$3.90        | 1/4/22   | 4/26/22          | 112 Resale Condo      |
| 10 RSB  | One Waterline Square | 27B        | \$5,750,000        | \$5,750,000        | 0%         | 2,398             | \$2,398           | 0                   | 3.0        | 3.5        | \$4,837        | \$2.02        | 3/24/22  | 4/5/22           | 12 Resale Condo       |
| 175 CHRYSTIE  | 175 Chrystie         | 9          | \$5,750,000        | \$5,750,000        | 0%         | 2,397             | \$2,399           | 375                 | 3.0        | 3.0        | \$6,415        | \$2.68        | 4/12/22  | 4/25/22          | 13 New Development    |
| 150 E 69  | Imperial House       | 8D/E       | \$5,650,000        | \$5,650,000        | 0%         | 3,000             | \$1,883           | 102                 | 4.0        | 3.5        | \$5,044        | \$1.68        | 2/17/22  | 4/11/22          | 53 Resale Co-op       |
| 200 AMSTERDAM                                       | 200 Amsterdam        | 6C         | \$5,650,000        | \$5,650,000        | 0%         | 2,440             | \$2,316           | 0                   | 3.0        | 3.5        | \$6,210        | \$2.55        | 1/13/22  | 4/14/22          | 91 New Development    |
| 15 HUDSON YARDS                                     | Fifteen Hudson Yards | 76D        | \$5,635,000        | \$5,635,000        | 0%         | 1,747             | \$2,326           | 0                   | 2.0        | 2.5        | \$4,612        | \$2.64        | 3/2/21   | 4/29/22          | 423 New Development   |
| 15 HUDSON YARDS                                     | Fifteen Hudson Yards | 74D        | \$5,595,000        | \$5,595,000        | 0%         | 1,759             | \$3,181           | 0                   | 2.0        | 2.5        | \$4,620        | \$2.63        | 4/29/22  | 4/29/22          | NA New Development    |
| 15 E 30   | Madison House        | 48D        | \$5,390,000        | \$5,550,000        | 3%         | 1,860             | \$2,984           | 0                   | 3.0        | 3.0        | \$6,343        | \$3.41        | 3/4/20   | 4/27/22          | 784 New Development   |
| 92 GREENE   | Mercer Greene        | 2A         | \$5,500,000        | \$5,500,000        | 0%         | 2,305             | \$2,386           | 464                 | 3.0        | 3.0        | \$6,472        | \$2.81        | 2/14/22  | 4/7/22           | 52 Resale Condo       |
| 147 LUDLOW  | 147 Ludlow           | PH         | \$5,495,000        | \$5,495,000        | 0%         | 2,356             | \$2,332           | 647                 | 4.0        | 3.5        | \$6,785        | \$2.88        | 1/5/22   | 4/26/22          | 111 New Development   |
| 15 HUDSON YARDS                                     | Fifteen Hudson Yards | 29H        | \$6,450,000        | \$5,495,000        | -15%       | 2,221             | \$2,474           | 0                   | 3.0        | 3.0        | \$5,596        | \$2.52        | 3/9/22   | 4/28/22          | 50 New Development    |
| 551 W 21  | 551 W 21             | 6C         | \$5,595,000        | \$5,495,000        | -2%        | 3,016             | \$1,822           | 0                   | 3.0        | 3.0        | \$11,283       | \$3.74        | 6/9/21   | 4/1/22           | 296 Resale Condo      |
| 180 E 88  | 180 East 88th Street | 10B        | \$5,485,000        | \$5,485,000        | 0%         | 2,082             | \$2,634           | 33                  | 3.0        | 3.5        | \$6,420        | \$3.08        | 5/16/17  | 4/8/22           | 1,788 New Development |
| 500 W 22  | Park House           | 3B         | \$5,475,000        | \$5,475,000        | 0%         | 2,299             | \$2,381           | 0                   | 3.0        | 3.5        | \$6,985        | \$3.04        | 12/21/21 | 4/6/22           | 106 New Development   |
| 175 CHRYSTIE  | 175 Chrystie         | 7          | \$5,415,000        | \$5,415,000        | 0%         | 2,397             | \$2,259           | 375                 | 3.0        | 3.0        | \$6,126        | \$2.56        | 11/15/21 | 4/7/22           | 143 New Development   |
| 150 COLUMBUS  | One Lincoln Square   | 15AB       | \$5,695,000        | \$5,395,000        | -5%        | 2,650             | \$2,036           | 0                   | 4.0        | 4.5        | \$6,664        | \$2.51        | 2/8/22   | 4/20/22          | 71 Resale Condo       |
| 115 E 87  | Carnegie Towers      | 14CD       | \$5,295,000        | \$5,295,000        | 0%         | 2,800             | \$1,891           | 0                   | 4.0        | 3.5        | \$4,255        | \$1.52        | 4/3/22   | 4/19/22          | 16 Resale Co-op       |
| 121 E 22  | 121 East 22nd        | S902       | \$6,385,000        | \$5,250,000        | -18%       | 2,263             | \$2,320           | 1,066               | 3.0        | 3.5        | \$8,819        | \$3.90        | 8/28/18  | 4/24/22          | 1,335 New Development |
| 515 W 18  | Lantern House        | 702        | \$5,250,000        | \$5,250,000        | 0%         | 1,941             | \$2,705           | 0                   | 3.0        | 3.0        | \$6,320        | \$3.26        | 12/16/21 | 4/11/22          | 116 New Development   |
| 965 FIFTH   | 965 Fifth Avenue     | 7B         | \$5,500,000        | \$5,250,000        | -5%        | 2,000             | \$2,625           | 0                   | 3.0        | 3.0        | \$7,382        | \$3.69        | 9/28/21  | 4/18/22          | 202 Resale Co-op      |
| 10 RSB  | One Waterline Square | 34F        | \$5,205,000        | \$5,205,000        | 0%         | 1,824             | \$2,854           | 0                   | 3.0        | 3.0        | \$3,808        | \$2.09        | 1/4/22   | 4/18/22          | 104 New Development   |
| 515 W 18  | Lantern House        | 1402       | \$5,195,000        | \$5,195,000        | 0%         | 1,654             | \$3,141           | 0                   | 2.0        | 2.5        | \$5,912        | \$3.57        | 7/23/21  | 4/11/22          | 262 New Development   |
| 515 W 18  | Lantern House        | 602        | \$5,150,000        | \$5,150,000        | 0%         | 1,941             | \$2,653           | 0                   | 3.0        | 3.0        | \$6,286        | \$3.24        | 4/22/22  | 4/25/22          | 3 New Development     |
| 109 GREENE  | The Lofts Of Greene  | 3B         | \$5,100,000        | \$5,100,000        | 0%         | 2,600             | \$1,962           | 0                   | 3.0        | 3.5        | \$7,403        | \$2.85        | 3/15/22  | 4/16/22          | 32 Resale Condo       |
| 35 HUDSON YARDS                                     | 35 Hudson Yards      | 6002       | \$6,925,000        | \$5,000,000        | -28%       | 2,174             | \$2,300           | 0                   | 2.0        | 2.5        | \$6,620        | \$3.05        | 2/18/22  | 5/6/22           | 77 New Development    |
| 35 HUDSON YARDS                                     | 35 Hudson Yards      | 5902       | \$6,900,000        | \$5,000,000        | -28%       | 2,174             | \$2,300           | 0                   | 2.0        | 2.5        | \$6,626        | \$3.05        | 2/15/22  | 5/9/22           | 83 New Development    |
| <b>Contract Signed Total / Average</b>              |                      | <b>84</b>  | <b>\$9,341,786</b> | <b>\$8,742,964</b> | <b>-6%</b> | <b>2,904</b>      | <b>\$3,000</b>    | <b>214</b>          | <b>3.3</b> | <b>3.6</b> | <b>\$8,647</b> | <b>\$2.98</b> |          |                  | <b>254</b>            |
| <b>Confidential New Development Total / Average</b> |                      | <b>3</b>   | <b>\$5,873,333</b> | <b>\$5,873,333</b> | <b>NA</b>  | <b>2,157</b>      | <b>\$2,723</b>    | <b>0</b>            | <b>3.0</b> | <b>3.5</b> | <b>\$5,717</b> | <b>\$2.65</b> |          |                  | <b>NA</b>             |
| <b>Grand Total / Average</b>                        |                      | <b>87</b>  | <b>\$9,222,184</b> | <b>\$8,644,011</b> | <b>-6%</b> | <b>2,877</b>      | <b>\$2,993</b>    | <b>207</b>          | <b>3.3</b> | <b>3.6</b> | <b>\$8,546</b> | <b>\$2.97</b> |          |                  | <b>254</b>            |

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. Outdoor square footages may be estimated based on floorplans. | 4. 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 Realty Brokerage Group LLC.