

The Corcoran Report

MARCH 2024 | MANHATTAN | \$5M+ CONDO & CO-OP CONTRACTS SIGNED

Contracts Signed¹

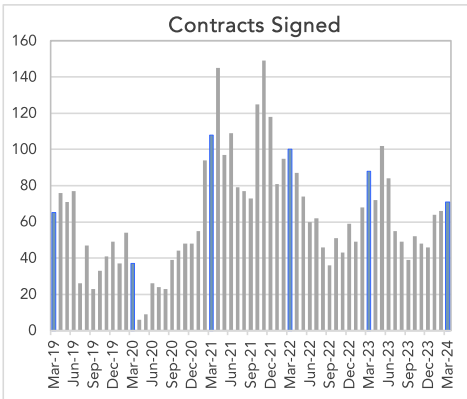
71

-19% VS. MARCH 2023
+8% VS. FEBRUARY 2024

March saw 71 deals over \$5M, down 19% year-over-year but up 8% (5 sales) from February. The annual decline was driven by a 70% drop in contracts asking between \$10M and \$20M. This was the lowest March total number of luxury sales since 2020, however March 2024 outperformed 2019.

Product Type	12 Month Trend	Number
New Development		33
Resale Condo		24
Resale Co-op		14

Price Range	2024	2023	Annual Chg.
\$5M to \$10M	63	68	-7%
\$10M to \$20M	6	20	-70%
\$20M to \$30M	0	0	NA
Over \$30M	2	0	NA



Active Listings²

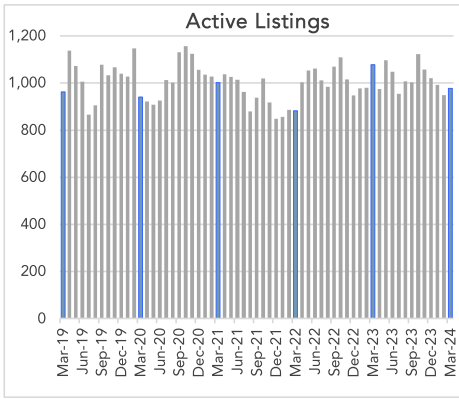
978

-9% VS. MARCH 2023
+3% VS. FEBRUARY 2024

Listed inventory over \$5M fell 9% annually to 978 listings. Versus 2023, active new development listings fell 16%, resale co-op supply dropped 15% and resale condo inventory declined 1%. Inventory asking between \$5M and \$10M saw the largest annual decline by price range.

Product Type	12 Month Trend	Number
New Development		286
Resale Condo		452
Resale Co-op		240

Price Range	2024	2023	Annual Chg.
\$5M to \$10M	637	720	-12%
\$10M to \$20M	242	243	-0.4%
\$20M to \$30M	65	69	-6%
Over \$30M	43	46	-7%



Days on Market³

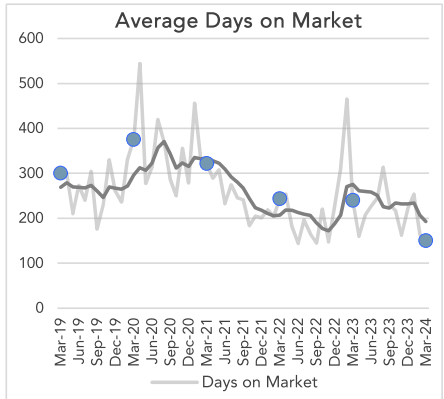
150

-37% VS. MARCH 2023
-9% VS. FEBRUARY 2024

Days on market averaged 150, down 37% annually. The significant year-over-year decline was the result of a very high figure last year, when five units entered contract after marketing for over 18 months.

Product Type	12 Month Trend	Number
New Development		171
Resale Condo		139
Resale Co-op		133

Price Range	2024	2023	Annual Chg.
\$5M to \$10M	153	250	-39%
\$10M to \$20M	115	199	-42%
\$20M to \$30M	NA	NA	NA
Over \$30M	NA	NA	NA



Average PPSF⁴

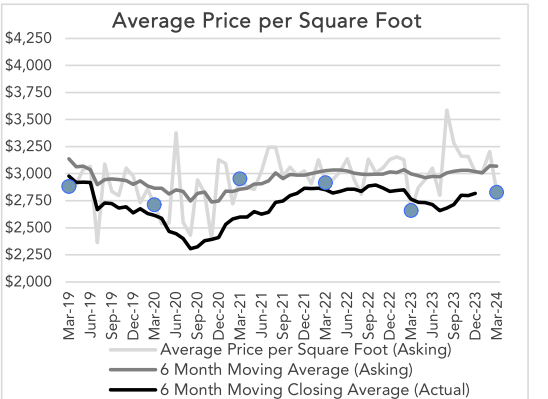
\$2,829

+6% VS. MARCH 2023
-12% VS. FEBRUARY 2024

The average contract asked just over \$2,800 per square foot, up 6% versus last year. March's new development figure was skewed by two contracts asking over \$6,000 per square foot at 50 West 66th Street, without which the average would have been about \$2,800 per square foot, down 5% annually.

Product Type	12 Month Trend	Avg Ask
New Development		\$3,193
Resale Condo		\$2,597
Resale Co-op		\$1,868

Price Range	2024	2023	Annual Chg.
\$5M to \$10M	\$2,448	\$2,436	1%
\$10M to \$20M	\$3,899	\$3,148	24%
\$20M to \$30M	NA	NA	NA
Over \$30M	\$5,722	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 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																
1 WEA 100 E 53	One West End Selene	29B 51A	\$19,500,000 \$21,500,000	\$17,950,000 \$8,250,000	-8% -62%	\$14,785,900 \$8,200,000	-18% -1%	5,302 3,385	\$2,789 \$2,422	4.0 3.0	5.5 3.5	\$6,438 \$13,199	\$1.21 \$3.90	3/6/24 3/13/24	NA 61	New Dev New Dev
Contacts Signed																
50 W 66	50 West 66th Street	41NS	\$46,750,000	\$46,750,000	0%	NA	NA	6,942	\$6,734	5.0	5.5	\$21,726	\$3.13	3/14/24	NA	New Dev
125 PERRY	125 Perry Street	THW	\$32,000,000	\$32,000,000	0%	NA	NA	6,821	\$4,691	4.0	5.5	\$28,872	\$4.23	3/18/24	NA	New Dev
527 W 27	Jardim	PHA	\$21,000,000	\$17,995,000	-14%	NA	NA	4,552	\$3,953	4.0	5.0	\$21,594	\$4.74	3/19/24	419	New Dev
50 W 66	50 West 66th Street	50W	\$17,700,000	\$17,700,000	0%	NA	NA	2,770	\$6,390	3.0	3.5	\$9,013	\$3.25	3/6/24	2	New Dev
212 W 18	Walker Tower	11C	\$14,750,000	\$13,595,000	-8%	NA	NA	3,838	\$3,542	4.0	4.5	\$11,085	\$2.89	3/4/24	12	Resale Condo
1001 PARK	1001 Park Avenue	8th Floor/7S	\$11,995,000	\$11,995,000	0%	NA	NA	NA	NA	5.0	5.5	\$17,977	NA	3/19/24	40	Resale Co-op
500 W 18	One High Line	WEST_27C	\$11,195,000	\$11,195,000	0%	NA	NA	2,843	\$3,938	3.0	3.5	\$10,544	\$3.71	3/12/24	101	New Dev
1125 FIFTH	1125 Fifth Avenue	8	\$13,500,000	\$9,995,000	-26%	NA	NA	4,347	\$2,299	5.0	6.0	\$13,982	\$3.22	3/26/24	335	Resale Co-op
400 W 12	Superior Ink	12B	\$9,850,000	\$9,850,000	0%	NA	NA	2,169	\$4,541	3.0	3.5	\$8,213	\$3.79	3/1/24	42	Resale Condo
150 CHARLES	150 Charles	3GN	\$9,495,000	\$9,495,000	0%	NA	NA	2,537	\$3,743	3.0	3.5	\$9,148	\$3.61	3/12/24	56	Resale Condo
100 E 53	Selene	53A	\$22,500,000	\$9,450,000	-58%	NA	NA	3,385	\$2,792	3.0	3.5	\$13,199	\$3.90	3/22/24	NA	New Dev
100 E 53	Selene	52A	\$22,000,000	\$9,300,000	-58%	NA	NA	3,385	\$2,747	3.0	3.5	\$13,199	\$3.90	3/29/24	7	New Dev
111 W 57	111 West 57th Street	12N	\$9,900,000	\$9,250,000	-7%	NA	NA	3,535	\$2,617	3.0	3.5	\$15,595	\$4.41	3/29/24	165	New Dev
175 W 10	175 West 10th Street	PH6	\$8,995,000	\$8,995,000	0%	NA	NA	3,049	\$2,950	3.0	3.0	\$11,552	\$3.79	3/16/24	291	Resale Condo
495 WEST	495 West Street	5	\$8,500,000	\$8,500,000	0%	NA	NA	3,153	\$2,696	2.0	2.5	\$10,827	\$3.43	3/14/24	44	Resale Condo
21 E 12	21 East 12th Street	20A	\$8,400,000	\$8,400,000	0%	NA	NA	2,679	\$3,135	4.0	4.5	\$8,556	\$3.19	3/21/24	21	Resale Condo
500 W 18	One High Line	EAST_19B	\$8,190,000	\$8,190,000	0%	NA	NA	2,668	\$3,070	3.0	3.5	\$9,493	\$3.56	3/26/24	439	New Dev
311 W BROADWAY	Soho Mews	5EJ	\$7,995,000	\$7,995,000	0%	NA	NA	3,914	\$2,043	5.0	4.0	\$11,843	\$3.03	3/30/24	215	Resale Condo
181 E 28	Hillrose 28	PH1	\$9,950,000	\$7,995,000	-20%	NA	NA	3,114	\$2,567	4.0	4.0	\$13,506	\$4.34	3/15/24	141	New Dev
35 HUDSON YARDS	35 Hudson Yards	6804	\$11,875,000	\$7,995,000	-33%	NA	NA	3,099	\$2,580	3.0	3.5	\$10,334	\$3.33	3/27/24	300	New Dev
35 HUDSON YARDS	35 Hudson Yards	7004	\$11,925,000	\$7,995,000	-33%	NA	NA	3,099	\$2,580	3.0	3.5	\$10,345	\$3.34	3/14/24	13	New Dev
1010 FIFTH	1010 Fifth Avenue	6A	\$8,100,000	\$7,900,000	-2%	NA	NA	4,000	\$1,975	5.0	4.5	\$9,903	\$2.48	3/11/24	143	Resale Co-op
7 W 81	The Beresford	8C	\$8,495,000	\$7,500,000	-12%	NA	NA	NA	NA	4.0	4.0	\$8,338	NA	3/13/24	209	Resale Co-op
225 W 86	The Belnord	711	\$7,495,000	\$7,495,000	0%	NA	NA	3,129	\$2,395	4.0	4.5	\$7,164	\$2.29	3/13/24	364	Resale Condo
344 W 72	The Chatsworth	1101	\$10,695,000	\$7,450,000	-30%	NA	NA	3,600	\$2,069	4.0	4.0	\$11,212	\$3.11	3/21/24	175	New Dev
90 MORTON	90 Morton Street	4D	\$7,750,000	\$7,350,000	-5%	NA	NA	2,244	\$3,275	3.0	3.5	\$5,761	\$2.57	3/17/24	66	Resale Condo
15 CPW	15 Central Park West	14L	\$7,995,000	\$7,295,000	-9%	NA	NA	1,916	\$3,807	2.0	2.5	\$7,918	\$4.13	3/4/24	224	Resale Condo
101 CPW	101 Central Park West	11/12G	\$7,995,000	\$7,250,000	-9%	NA	NA	4,200	\$1,726	4.0	4.0	\$8,689	\$2.07	3/4/24	139	Resale Co-op
60 RSB	The Aldyn	PH4002	\$7,100,000	\$7,100,000	0%	NA	NA	3,096	\$2,293	4.0	4.5	\$9,210	\$2.97	3/12/24	67	Resale Condo
50 W 66	50 West 66th Street	16B	\$6,350,000	\$7,025,000	11%	NA	NA	2,424	\$2,898	3.0	3.5	\$6,629	\$2.73	3/28/24	NA	New Dev
111 W 57	111 West 57th Street	12S	\$9,500,000	\$6,995,000	-26%	NA	NA	3,601	\$1,943	3.0	4.5	\$15,609	\$4.33	3/27/24	NA	New Dev
500 W 18	One High Line	WEST_31D	\$6,995,000	\$6,995,000	0%	NA	NA	1,823	\$3,837	2.0	2.5	\$6,897	\$3.78	3/22/24	246	New Dev
4 E 62	The Curzon House	23	\$6,950,000	\$6,950,000	0%	NA	NA	4,500	\$1,544	5.0	5.0	\$13,595	\$3.02	3/18/24	14	Resale Condo
500 W 18	One High Line	WEST_30D	\$6,935,000	\$6,935,000	0%	NA	NA	1,815	\$3,821	2.0	2.5	\$6,823	\$3.76	3/7/24	98	New Dev
139 WOOSTER	139 Wooster Street	PH1	\$7,300,000	\$6,850,000	-6%	NA	NA	3,072	\$2,230	4.0	4.0	\$11,889	\$3.87	3/4/24	144	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	3/22/24	NA	New Dev
515 W 18	Lantern House	1804	\$7,950,000	\$6,695,000	-16%	NA	NA	2,167	\$3,090	3.0	3.0	\$9,127	\$4.21	3/4/24	114	New Dev
53 W 53	53 West 53	38B	\$7,000,000	\$6,550,000	-6%	NA	NA	2,033	\$3,222	2.0	2.5	\$8,455	\$4.16	3/26/24	NA	New Dev
50 MADISON	50 Madison	RU7	\$6,500,000	\$6,500,000	0%	NA	NA	2,646	\$2,457	3.0	3.5	\$8,605	\$3.25	3/26/24	NA	Resale Condo
812 PARK	812 Park Avenue	9/10C	\$7,950,000	\$6,500,000	-18%	NA	NA	NA	NA	4.0	4.5	\$9,171	NA	3/25/24	476	Resale Co-op
285 CPW	The St. Urban	5N	\$9,500,000	\$6,495,000	-32%	NA	NA	3,260	\$1,992	4.0	3.0	\$8,887	\$2.73	3/8/24	136	Resale Co-op
15 CPW	15 Central Park West	7J	\$6,495,000	\$6,495,000	0%	NA	NA	1,482	\$4,383	2.0	2.5	\$6,012	\$4.06	3/5/24	211	Resale Condo
1175 PARK	1175 Park Avenue	5C	\$6,450,000	\$6,450,000	0%	NA	NA	NA	NA	4.0	4.0	\$8,014	NA	3/8/24	12	Resale Co-op
225 W 86	The Belnord	306	\$6,870,000	\$6,350,000	-8%	NA	NA	2,573	\$2,468	4.0	4.0	\$6,598	\$2.56	3/13/24	378	New Dev
1289 LEXINGTON	1289 Lexington Avenue	10B	\$8,075,000	\$6,150,000	-24%	NA	NA	3,078	\$1,998	4.0	4.5	\$9,419	\$3.06	3/19/24	NA	New Dev
14 W 11	14 West 11th Street	GARDEN	\$6,000,000	\$6,000,000	0%	NA	NA	NA	NA	3.0	3.5	\$4,512	NA	3/28/24	42	Resale Co-op
66 READE	66 Reade Street	PHE	\$10,600,000	\$6,000,000	-43%	NA	NA	4,278	\$1,403	4.0	3.5	\$5,498	\$1.29	3/18/24	314	New Dev

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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
225 W 86	The Belnord	1114	\$6,220,000	\$5,900,000	-5%	NA	NA	2,242	\$2,632	3.0	3.0	\$5,852	\$2.61	3/11/24	278	New Dev
29 W 85	29 West 85th Street	PH	\$5,895,000	\$5,895,000	0%	NA	NA	3,140	\$1,877	3.0	3.5	\$5,841	\$1.86	3/18/24	20	Resale Condo
1289 LEXINGTON	1289 Lexington Avenue	9B	\$8,395,000	\$5,800,000	-31%	NA	NA	3,078	\$1,884	4.0	4.5	\$9,419	\$3.06	3/11/24	NA	New Dev
345 W 14	345meatpacking	PHD	\$5,750,000	\$5,750,000	0%	NA	NA	2,093	\$2,747	3.0	2.5	\$7,093	\$3.39	3/25/24	158	Resale Condo
259 BOWERY	259 Bowery	3/4	\$5,995,000	\$5,750,000	-4%	NA	NA	3,700	\$1,554	3.0	2.5	\$6,525	\$1.76	3/20/24	139	Resale Condo
545 W 20	Lifesaver Lofts	2B	\$6,500,000	\$5,750,000	-12%	NA	NA	4,017	\$1,431	4.0	3.5	\$9,422	\$2.35	3/4/24	313	Resale Condo
59 W 12	59 West 12th Street	4EF	\$5,995,000	\$5,695,000	-5%	NA	NA	2,150	\$2,649	3.0	3.0	\$5,090	\$2.37	3/5/24	216	Resale Condo
555 W 22	The Cortland	4AW	\$5,650,000	\$5,650,000	0%	NA	NA	2,535	\$2,229	3.0	4.0	\$8,264	\$3.26	3/6/24	49	New Dev
201 E 74	THE74	22A	\$5,550,000	\$5,550,000	0%	NA	NA	2,179	\$2,547	3.0	3.5	\$7,661	\$3.52	3/16/24	NA	New Dev
69 WOOSTER	69 Wooster Street	3	\$5,600,000	\$5,500,000	-2%	NA	NA	4,581	\$1,201	2.0	1.0	\$4,371	\$0.95	3/27/24	142	Resale Co-op
1130 PARK	1130 Park Avenue	7/3	\$5,500,000	\$5,500,000	0%	NA	NA	NA	NA	4.0	3.5	\$8,200	NA	3/20/24	13	Resale Co-op
1 CPW	One Central Park West	31C	\$5,500,000	\$5,500,000	0%	NA	NA	1,591	\$3,457	2.0	2.5	\$5,971	\$3.75	3/15/24	67	Resale Condo
610 W END	610 West End Avenue	2B	\$5,495,000	\$5,495,000	0%	NA	NA	NA	NA	5.0	4.5	\$7,180	NA	3/28/24	16	Resale Co-op
80 COLUMBUS	The Res. at Mandarin Oriental	64E	\$5,495,000	\$5,495,000	0%	NA	NA	1,542	\$3,564	2.0	2.0	\$6,459	\$4.19	3/5/24	348	Resale Condo
110 CHARLTON	Greenwich West	26C	\$5,040,000	\$5,474,450	9%	NA	NA	2,046	\$2,676	3.0	3.5	\$5,806	\$2.84	3/4/24	NA	New Dev
44 LAIGHT	The Grabler Building	6B	\$5,295,000	\$5,295,000	0%	NA	NA	2,808	\$1,886	3.0	3.0	\$6,908	\$2.46	3/11/24	166	Resale Condo
555 W 22	The Cortland	15BW	\$5,850,000	\$5,250,000	-10%	NA	NA	1,599	\$3,283	2.0	3.0	\$5,981	\$3.74	3/11/24	26	New Dev
45 CROSBY	45 Crosby Street	7N	\$5,250,000	\$5,250,000	0%	NA	NA	NA	NA	2.0	2.5	\$3,850	NA	3/4/24	32	Resale Co-op
30 PARK PL	Four Seasons Private Residences	42A	\$5,200,000	\$5,200,000	0%	NA	NA	2,219	\$2,343	3.0	4.0	\$9,890	\$4.46	3/14/24	3	Resale Condo
1289 LEXINGTON	1289 Lexington Avenue	16C	\$6,795,000	\$5,100,000	-25%	NA	NA	2,792	\$1,827	3.0	3.5	\$8,544	\$3.06	3/29/24	3	New Dev
500 W 18	One High Line	WEST_21F	\$5,065,000	\$5,065,000	0%	NA	NA	1,678	\$3,018	2.0	2.5	\$6,067	\$3.62	3/18/24	271	New Dev
345 W BROADWAY	345 West Broadway	PH	\$5,050,000	\$5,050,000	0%	NA	NA	2,200	\$2,295	2.0	2.0	\$4,000	\$1.82	3/29/24	NA	Resale Co-op
Contract Signed Total / Average		69	\$9,352,246	\$8,312,093	-11%	NA	NA	2,997	\$2,838	3.3	3.6	\$9,416	\$3.19		151	
Grand Total / Average		71	\$9,666,268	\$8,446,964	-13%	\$8,401,695	NA	3,040	\$2,829	3.3	3.6	\$9,427	\$3.10		150	

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