

The Corcoran Report

OCTOBER 2021 | MANHATTAN | \$5M+ CONDOS & CO-OPS

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RK
RICK KELLY

Contracts Signed¹

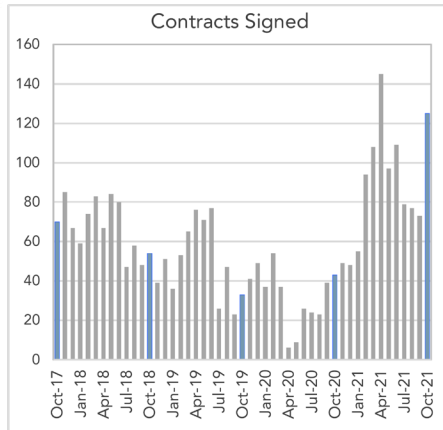
125

+191% VS. OCTOBER 2020
+71% VS. SEPTEMBER 2021

October continued Manhattan's record-setting year, with 125 contracts signed over \$5M. This was a record for an October and the second-highest number of sales over \$5M of any month in Manhattan's history, after April 2021.

Product Type	12 Month Trend	Number
New Development		63
Resale Condo		41
Resale Co-op		21

Price Range	2021	2020	Annual Chg
\$5M to \$10M	87	34	156%
\$10M to \$20M	29	6	383%
\$20M to \$30M	8	3	167%
Over \$30M	1	0	NA



Active Listings²

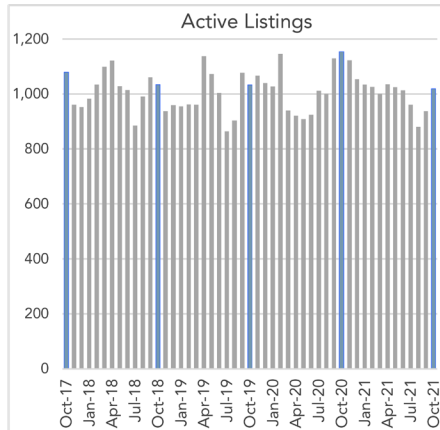
1,019

-12% VS. OCTOBER 2020
+9% VS. SEPTEMBER 2021

Active listings rose versus September per typical seasonality but fell year-over-year for the fourth consecutive month due to strong demand. At 1,019 listings, this was the lowest October total for \$5M+ listings since 2013.

Product Type	12 Month Trend	Number
New Development		314
Resale Condo		460
Resale Co-op		245

Price Range	2021	2020	Annual Chg
\$5M to \$10M	651	768	-15%
\$10M to \$20M	254	273	-7%
\$20M to \$30M	67	61	10%
Over \$30M	48	50	-4%



Days on Market³

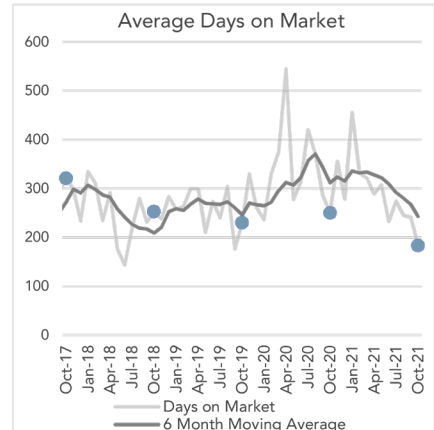
183

-27% VS. OCTOBER 2020
-24% VS. SEPTEMBER 2021

Days on market fell 24% versus last month and 27% annually to its lowest October average since 2013 and the lowest of any month since September 2019. Nearly half of all contracts were signed in under 90 days.

Product Type	12 Month Trend	Number
New Development		203
Resale Condo		156
Resale Co-op		203

Price Range	2021	2020	Annual Chg
\$5M to \$10M	181	249	-27%
\$10M to \$20M	196	239	-18%
\$20M to \$30M	181	295	-39%
Over \$30M	29	NA	NA



Average PPSF⁴

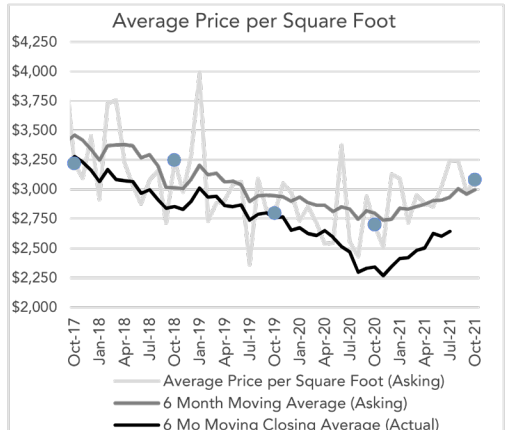
\$3,082

+14% VS. OCTOBER 2020
+4% VS. SEPTEMBER 2021

At \$3,082 average price per square foot rose versus both last month and last year to its third highest average of 2021. Eight contracts asking over \$5,000 per square foot were signed, the most of any month since February 2018, 45 months ago.

Product Type	12 Month Trend	Avg Ask
New Development		\$3,450
Resale Condo		\$2,969
Resale Co-op		\$2,286

Price Range	2021	2020	Annual Chg
\$5M to \$10M	\$2,396	\$2,356	2%
\$10M to \$20M	\$3,687	\$2,970	24%
\$20M to \$30M	\$4,976	\$3,844	29%
Over \$30M	\$5,557	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 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. | 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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Address	Building Name	Unit	Original Ask	Last Ask	Change	Sqft ¹	PPSF ²	Ext SF ³	BR	BA	Monthly	Mo./SF	Listed	Signed	DOM ⁴	Sale Type
443 GREENWICH	443 Greenwich	PHH	\$54,000,000	\$49,500,000	-8%	8,908	\$5,557	3,426	6.0	6.5	\$41,364	\$4.64	9/22/21	10/21/21	29	Resale Condo
25 BOND	25 Bond	PHW	\$27,500,000	\$27,500,000	0%	6,358	\$4,325	2,450	4.0	6.5	\$29,655	\$4.66	5/10/21	10/22/21	165	Resale Condo
109 E 79	109 East 79	PH19	\$25,850,000	\$25,850,000	0%	5,561	\$4,648	334	5.0	5.0	\$14,323	\$2.58	10/15/21	10/15/21	NA	New Development
212 W 18	Walker Tower	18A	\$24,995,000	\$24,995,000	0%	4,871	\$5,131	698	4.0	5.5	\$12,269	\$2.52	11/3/20	10/27/21	358	Resale Condo
455 W 19	Abi Chelsea	PENTHOUSE	\$25,000,000	\$22,750,000	-9%	3,794	\$5,996	1,365	4.0	4.5	\$13,413	\$3.54	9/16/21	10/5/21	19	New Development
15 E 30	Madison House	PH60B	\$22,500,000	\$22,500,000	0%	4,818	\$4,670	202	4.0	4.5	\$15,334	\$3.18	10/15/21	10/15/21	NA	New Development
108 LEONARD	108 Leonard	PHE	\$20,500,000	\$20,500,000	0%	6,346	\$3,230	2,177	5.0	6.0	\$16,675	\$2.63	10/22/21	10/22/21	NA	New Development
145-146 CPW	The San Remo	15EF	\$25,000,000	\$19,950,000	-20%	6,150	\$3,244	0	4.0	5.5	\$14,007	\$2.28	11/8/19	10/20/21	712	Resale Co-op
15 CPW	15 Central Park West	38C	\$25,750,000	\$19,750,000	-23%	2,761	\$7,153	0	3.0	3.5	\$10,480	\$3.80	2/27/20	10/4/21	585	Resale Condo
150 E 78	150 East 78th Street	PH14	\$17,500,000	\$17,500,000	0%	4,017	\$4,356	334	5.0	5.0	\$10,876	\$2.71	1/28/21	10/19/21	264	New Development
10 RSB	One Waterline Square	36B	\$17,000,000	\$17,000,000	0%	4,134	\$4,112	622	4.0	4.5	\$9,041	\$2.19	9/10/21	10/6/21	26	New Development
514 W 24	The Fitzroy	PH	\$24,000,000	\$17,000,000	-29%	4,612	\$3,686	1,686	4.0	5.0	\$16,309	\$3.54	10/27/21	10/27/21	NA	New Development
109 E 79	109 East 79	9WEST	\$16,450,000	\$16,450,000	0%	4,140	\$3,973	0	5.0	5.0	\$10,505	\$2.54	9/17/21	10/29/21	42	New Development
150 E 78	150 East 78th Street	PH16	\$16,400,000	\$16,400,000	0%	3,561	\$4,605	1,196	4.0	4.0	\$10,470	\$2.94	1/28/21	10/18/21	263	New Development
150 E 78	150 East 78th Street	PH15	\$16,350,000	\$16,350,000	0%	3,727	\$4,387	288	4.0	4.5	\$10,070	\$2.70	8/27/21	10/18/21	52	New Development
320 W 12	The Abingdon	5	\$14,995,000	\$14,995,000	0%	3,537	\$4,239	0	4.0	3.0	\$9,741	\$2.75	10/1/21	10/27/21	26	Resale Condo
150 CHARLES	150 Charles	4BN	\$14,990,000	\$13,750,000	-8%	3,673	\$3,744	1,621	4.0	4.5	\$11,625	\$3.16	1/23/20	10/15/21	631	Resale Condo
230 CPS	Southmoor House	PH16	\$15,980,000	\$13,750,000	-14%	4,500	\$3,056	0	4.0	4.5	\$8,534	\$1.90	1/28/21	10/29/21	274	Resale Co-op
11 BEACH	11 Beach	PHD	\$14,500,000	\$13,500,000	-7%	5,457	\$2,474	0	5.0	5.5	\$15,557	\$2.85	10/6/21	10/6/21	NA	Resale Condo
1059 THIRD	The Leyton	33FL	\$12,500,000	\$13,100,000	5%	3,557	\$3,683	204	4.0	4.5	\$12,832	\$3.61	7/20/21	10/26/21	98	New Development
443 GREENWICH	443 Greenwich	6G	\$12,750,000	\$12,995,000	2%	3,883	\$3,347	0	4.0	4.5	\$13,087	\$3.37	9/8/21	10/2/21	24	Resale Condo
35 HUDSON YARDS	35 Hudson Yards	8802	\$12,925,000	\$12,925,000	0%	2,656	\$4,866	0	3.0	3.5	\$8,823	\$3.32	10/26/21	10/26/21	NA	New Development
1010 PARK	1010 Park Avenue	10THFLOOR	\$18,000,000	\$12,900,000	-28%	3,881	\$3,324	0	4.0	4.5	\$11,835	\$3.05	9/9/21	10/15/21	36	New Development
157 W 57	One57	45C	\$16,000,000	\$12,495,000	-22%	3,466	\$3,605	0	4.0	4.0	\$10,289	\$2.97	9/9/21	10/21/21	42	Resale Condo
211 CPW	The Beresford	10F	\$12,000,000	\$12,000,000	0%	2,914	\$4,118	0	3.0	5.5	\$6,883	\$2.36	9/25/21	10/8/21	13	Resale Co-op
109 E 79	109 East 79	7WEST	\$11,500,000	\$11,500,000	0%	3,492	\$3,293	0	4.0	4.0	\$8,861	\$2.54	9/17/21	10/19/21	32	New Development
200 E 83	200 East 83rd Street	34A	\$11,500,000	\$11,500,000	0%	3,339	\$3,444	0	5.0	6.0	\$8,852	\$2.65	10/25/21	10/25/21	NA	New Development
200 E 83	200 East 83rd Street	30A	\$11,400,000	\$11,400,000	0%	3,346	\$3,407	0	5.0	6.0	\$9,943	\$2.97	10/22/21	10/22/21	NA	New Development
221 W 77	221 W 77	15	\$10,950,000	\$10,950,000	0%	3,396	\$3,224	110	4.0	4.5	\$9,375	\$2.76	5/15/21	10/20/21	158	Resale Condo
1 CPS	The Plaza Private Residences	1301	\$10,750,000	\$10,750,000	0%	2,656	\$4,047	0	3.0	3.5	\$9,027	\$3.40	9/14/21	10/21/21	37	Resale Condo
1045 FIFTH	1045 Fifth Avenue	PH	\$12,000,000	\$10,500,000	-13%	6,026	\$1,742	500	4.0	4.5	\$14,994	\$2.49	6/17/21	10/28/21	133	Resale Co-op
200 E 83	200 East 83rd Street	35A	\$10,500,000	\$10,500,000	0%	2,979	\$3,525	0	4.0	4.0	\$8,852	\$2.97	10/25/21	10/25/21	NA	New Development
503 W 24	503 West 24th Street	5	\$19,500,000	\$10,475,000	-46%	3,857	\$2,716	159	4.0	4.5	\$16,925	\$4.39	1/16/20	10/30/21	653	New Development
378 WEA	378 West End Avenue	6C	\$10,200,000	\$10,200,000	0%	3,745	\$2,724	94	5.0	5.5	\$9,615	\$2.57	9/28/21	10/19/21	21	New Development
62 W 62	Allegro	PHAB	\$11,250,000	\$9,995,000	-11%	5,622	\$1,778	1,871	6.0	8.5	\$24,583	\$4.37	7/9/20	10/1/21	449	Resale Condo
301 E 80	Beckford Tower	19B	\$9,700,000	\$9,700,000	0%	3,448	\$2,813	0	4.0	4.0	\$9,655	\$2.80	5/17/21	10/8/21	144	New Development
1059 THIRD	The Leyton	28FL	\$9,600,000	\$9,600,000	0%	3,348	\$2,867	190	3.0	3.5	\$12,055	\$3.60	5/13/21	10/13/21	153	Resale Co-op
200 E 83	200 East 83rd Street	35B	\$9,500,000	\$9,500,000	0%	2,630	\$3,612	0	4.0	4.0	\$7,815	\$2.97	10/25/21	10/25/21	NA	New Development
10 MSW	10 Madison Square West	7E	\$10,500,000	\$9,250,000	-12%	2,871	\$3,222	0	3.0	3.5	\$9,717	\$3.38	10/20/21	10/15/21	NA	Resale Condo
251 W 91	Era	18A	\$9,000,000	\$9,000,000	0%	2,762	\$3,259	458	4.0	3.5	\$7,068	\$2.56	6/10/21	10/29/21	141	New Development
71 LAIGHT	The Sterling Mason	3D	\$8,895,000	\$8,895,000	0%	3,243	\$2,743	0	4.0	4.5	\$9,346	\$2.88	9/29/21	10/20/21	21	Resale Condo
378 WEA	378 West End Avenue	14C	\$8,850,000	\$8,850,000	0%	2,854	\$3,101	94	4.0	3.5	\$7,342	\$2.57	9/28/21	10/19/21	21	New Development
200 AMSTERDAM	200 Amsterdam	26A	\$8,020,000	\$8,800,000	10%	2,589	\$3,399	0	4.0	4.5	\$7,565	\$2.92	5/25/21	10/1/21	129	New Development
1059 THIRD	The Leyton	29FL	\$8,500,000	\$8,500,000	0%	2,784	\$3,053	300	3.0	4.0	\$10,180	\$3.66	10/13/21	10/13/21	NA	Resale Co-op
522 W 29	Soori High Line	7A	\$8,500,000	\$8,500,000	0%	3,586	\$2,370	278	5.0	5.0	\$9,982	\$2.78	6/4/21	10/4/21	122	Resale Condo
28 E 10	Devonshire House	PHAB	\$8,450,000	\$8,450,000	0%	2,733	\$3,092	1,000	3.0	3.0	\$8,697	\$3.18	8/24/21	10/27/21	64	Resale Condo
378 WEA	378 West End Avenue	12A	\$8,450,000	\$8,450,000	0%	2,888	\$2,926	0	4.0	4.0	\$7,368	\$2.55	10/19/21	10/19/21	NA	New Development
515 W 18	Lantern House	2004	\$8,150,000	\$8,150,000	0%	2,167	\$3,761	0	3.0	3.0	\$7,403	\$3.42	10/15/21	10/17/21	2	New Development
23 E 22	One Madison	21ST FLOOR	\$9,250,000	\$7,995,000	-14%	3,310	\$2,415	0	4.0	3.0	\$9,825	\$2.97	9/10/21	10/18/21	38	Resale Condo
50 RSB	One Riverside Park	8N	\$7,995,000	\$7,995,000	0%	3,703	\$2,159	2,907	5.0	6.0	\$5,223	\$1.41	10/5/21	10/18/21	13	Resale Condo
830 PARK	830 Park Avenue	8/9A	\$9,495,000	\$7,995,000	-16%	NA	NA	0	4.0	3.5	\$9,365	NA	2/3/21	10/13/21	252	Resale Co-op
235 E 11	235 East 11th Street	PENTHOUSE	\$7,950,000	\$7,950,000	0%	5,780	\$1,375	1,000	2.0	2.5	\$2,751	\$0.48	9/22/21	10/14/21	22	Resale Co-op

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 Realego

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Address	Building Name	Unit	Original Ask	Last Ask	Change	Sqft ¹	PPSF ²	Ext SF ³	BR	BA	Monthly	Mo./SF	Listed	Signed	DOM ⁴	Sale Type
255 W 84	The Alameda	2AE	\$7,750,000	\$7,750,000	0%	4,717	\$1,643	0	5.0	4.5	\$8,814	\$1.87	9/8/21	10/6/21	28	Resale Co-op
169 HUDSON	The Roebling Building	6N	\$7,500,000	\$7,500,000	0%	3,752	\$1,999	0	3.0	3.5	\$6,257	\$1.67	10/11/21	10/18/21	7	Resale Condo
285 LAFAYETTE	285 Lafayette Street	6B	\$7,499,000	\$7,499,000	0%	3,750	\$2,000	0	3.0	3.0	\$10,100	\$2.69	9/13/21	10/21/21	38	Resale Condo
200 E 83	200 East 83rd Street	30B	\$7,475,000	\$7,475,000	0%	2,263	\$3,303	0	3.0	4.0	\$6,724	\$2.97	10/22/21	10/22/21	NA	New Development
993 PARK	993 Park Avenue	6S	\$7,995,000	\$7,475,000	-7%	3,300	\$2,265	0	4.0	3.5	\$8,550	\$2.59	4/1/21	10/7/21	189	Resale Co-op
200 AMSTERDAM	200 Amsterdam	14A	\$7,375,000	\$7,375,000	0%	2,856	\$2,582	0	4.0	4.5	\$7,658	\$2.68	9/11/19	10/21/21	771	New Development
200 E 83	200 East 83rd Street	29B	\$7,350,000	\$7,350,000	0%	2,263	\$3,248	0	3.0	4.0	\$6,724	\$2.97	10/22/21	10/22/21	NA	New Development
378 WEA	378 West End Avenue	4A	\$7,270,000	\$7,270,000	0%	2,888	\$2,517	0	4.0	4.0	\$7,368	\$2.55	10/15/21	10/15/21	NA	New Development
155 FRANKLIN	Sugar Loaf	4S	\$7,250,000	\$7,250,000	0%	2,452	\$2,957	0	3.0	2.5	\$3,234	\$1.32	10/4/21	10/25/21	21	Resale Condo
30 RSB	Two Waterline Square	36B	\$7,250,000	\$7,250,000	0%	2,251	\$3,221	0	4.0	4.5	\$3,332	\$1.48	6/24/21	10/28/21	126	New Development
200 E 83	200 East 83rd Street	28B	\$7,225,000	\$7,225,000	0%	2,263	\$3,193	0	3.0	4.0	\$6,724	\$2.97	10/22/21	10/22/21	NA	New Development
45 E 22	Madison Square Park Tower	44A	\$999,500	\$7,000,000	600%	2,451	\$2,856	0	3.0	3.0	\$9,532	\$3.89	2/7/20	10/13/21	614	Resale Condo
145-146 CPW	The San Remo	11C	\$8,495,000	\$6,995,000	-18%	NA	NA	0	3.0	3.5	\$7,682	NA	9/8/21	10/12/21	34	Resale Co-op
150 W 12	The Greenwich Lane	7EAST	\$6,950,000	\$6,950,000	0%	2,065	\$3,366	0	2.0	2.5	\$8,054	\$3.90	9/22/21	10/31/21	39	Resale Condo
22 W 66	Europa	21/22	\$6,950,000	\$6,950,000	0%	4,400	\$1,580	176	5.0	6.5	\$13,235	\$3.01	3/9/21	10/4/21	209	Resale Condo
385 W 12	385 West 12th	4EAST	\$6,950,000	\$6,950,000	0%	2,526	\$2,751	123	3.0	2.5	\$7,470	\$2.96	9/29/21	10/8/21	9	Resale Condo
532 W 20	532 West 20th Street	8	\$8,200,000	\$6,800,000	-17%	2,694	\$2,524	155	3.0	3.5	\$11,496	\$4.27	10/12/21	10/21/21	9	New Development
181 E 65	The Chatham	21A	\$7,100,000	\$6,795,000	-4%	2,459	\$2,763	0	3.0	3.0	\$7,814	\$3.18	3/9/21	10/11/21	216	Resale Condo
15 LEONARD	15 Leonard Tribeca	4	\$6,750,000	\$6,750,000	0%	2,621	\$2,575	168	4.0	3.0	\$4,151	\$1.58	9/28/21	10/25/21	27	Resale Condo
301 E 80	Beckford Tower	15A	\$7,000,000	\$6,750,000	-4%	2,615	\$2,581	0	3.0	3.5	\$7,188	\$2.75	9/9/21	10/7/21	28	New Development
31 W 21	31 West 21st Street	6	\$6,750,000	\$6,750,000	0%	4,713	\$1,432	0	4.0	4.5	\$8,692	\$1.84	9/21/21	10/25/21	34	Resale Condo
795 FIFTH	The Pierre	2711	\$6,995,000	\$6,750,000	-4%	2,458	\$2,746	0	3.0	4.0	\$11,096	\$4.51	9/29/20	10/28/21	394	Resale Co-op
795 FIFTH	The Pierre	3604	\$7,900,000	\$6,750,000	-15%	3,000	\$2,250	0	2.0	2.0	\$12,705	\$4.24	2/27/21	10/14/21	229	Resale Co-op
721 FIFTH	Trump Tower	41E/F/G	\$6,700,000	\$6,700,000	0%	3,704	\$1,809	0	5.0	5.5	\$16,467	\$4.45	9/23/21	10/21/21	28	Resale Condo
251 W 91	Era	19C	\$6,600,000	\$6,600,000	0%	2,377	\$2,777	0	3.0	2.5	\$5,217	\$2.19	10/8/21	10/8/21	NA	New Development
40 E 66	40 East 66th Street	9A	\$8,500,000	\$6,600,000	-22%	2,435	\$2,710	0	3.0	3.5	\$7,025	\$2.89	9/25/19	10/28/21	764	Resale Condo
200 E 83	200 East 83rd Street	25C	\$6,400,000	\$6,400,000	0%	2,123	\$3,015	0	3.0	4.0	\$6,308	\$2.97	10/22/21	10/22/21	NA	New Development
100 BARCLAY	100 Barclay	26C	\$6,875,000	\$6,350,000	-8%	2,712	\$2,341	0	3.0	4.0	\$8,403	\$3.10	8/12/21	10/14/21	63	New Development
200 AMSTERDAM	200 Amsterdam	26C	\$6,140,000	\$6,250,000	2%	2,092	\$2,988	0	2.0	2.5	\$5,845	\$2.79	1/21/20	10/8/21	626	New Development
71 READE	Reade Chambers	4A	\$6,100,000	\$6,100,000	0%	3,035	\$2,010	0	4.0	4.5	\$7,557	\$2.49	6/7/21	10/6/21	121	Resale Condo
100 BARCLAY	100 Barclay	16D	\$6,543,000	\$5,995,000	-8%	2,945	\$2,036	144	4.0	5.0	\$9,234	\$3.14	8/12/21	10/15/21	64	New Development
151 E 58	One Beacon Court	46C	\$5,995,000	\$5,995,000	0%	2,170	\$2,763	0	2.0	2.5	\$7,560	\$3.48	4/15/21	10/12/21	180	Resale Condo
160 W 66	3 Lincoln Center	53A	\$5,995,000	\$5,995,000	0%	1,931	\$3,105	0	3.0	3.5	\$5,869	\$3.04	9/21/21	10/25/21	34	Resale Condo
285 W 110	Circa Central Park	8C	\$6,585,170	\$5,995,000	-9%	2,126	\$2,820	2,254	4.0	3.0	\$3,438	\$1.62	5/22/19	10/20/21	882	New Development
900 PARK	Park 900	7C	\$5,995,000	\$5,995,000	0%	3,350	\$1,790	0	4.0	4.5	\$11,325	\$3.38	10/1/21	10/21/21	20	Resale Condo
150 E 23	Celeste Gramercy	PHA	\$5,950,000	\$5,950,000	0%	2,382	\$2,498	259	3.0	3.5	\$7,063	\$2.97	5/28/20	10/15/21	505	New Development
50 E 72	50 East 72nd Street	13/14B	\$5,950,000	\$5,950,000	0%	3,163	\$1,881	0	3.0	3.5	\$8,517	\$2.69	9/27/21	10/25/21	28	Resale Condo
75 CPW	75 Central Park West	15D	\$6,000,000	\$5,895,000	-2%	NA	NA	0	2.0	2.5	\$5,070	NA	4/22/21	10/8/21	169	Resale Co-op
15 E 30	Madison House	53B	\$5,850,000	\$5,850,000	0%	2,028	\$2,885	0	2.0	2.0	\$6,234	\$3.07	10/1/21	10/1/21	NA	New Development
40 EEA	40 East End	12A	\$5,945,990	\$5,800,990	-2%	2,229	\$2,603	0	3.0	3.5	\$5,827	\$2.61	6/3/21	10/4/21	123	New Development
150 CPS	Hampshire House	1704	\$5,800,000	\$5,800,000	0%	2,148	\$2,700	0	2.0	2.5	\$6,152	\$2.86	10/25/21	10/26/21	NA	Resale Co-op
755 PARK	755 Park Avenue	4C	\$6,495,000	\$5,799,000	-11%	3,100	\$1,871	0	4.0	3.5	\$7,196	\$2.32	10/20/20	10/20/21	365	Resale Co-op
149 E 73	149 East 73rd Street	5A	\$5,750,000	\$5,750,000	0%	3,250	\$1,769	0	4.0	4.0	\$8,273	\$2.55	9/28/21	10/18/21	20	Resale Co-op
880 FIFTH	880 Fifth Avenue	9GH	\$6,400,000	\$5,695,000	-11%	2,650	\$2,149	0	3.0	5.0	\$6,391	\$2.41	9/22/21	10/28/21	36	Resale Co-op
301 E 80	Beckford Tower	6C	\$5,600,000	\$5,600,000	0%	2,424	\$2,310	0	3.0	3.5	\$6,382	\$2.63	10/14/21	10/22/21	8	New Development
200 E 83	200 East 83rd Street	24B	\$5,550,000	\$5,550,000	0%	1,900	\$2,921	0	3.0	4.0	\$5,646	\$2.97	10/22/21	10/22/21	NA	New Development
108 LEONARD	108 Leonard	14A	\$5,545,000	\$5,545,000	0%	2,217	\$2,501	0	2.0	3.0	\$5,255	\$2.37	10/18/21	10/18/21	NA	New Development
200 E 83	200 East 83rd Street	5C	\$5,535,000	\$5,535,000	0%	2,336	\$2,369	0	4.0	4.0	\$6,942	\$2.97	10/26/21	10/26/21	NA	New Development
200 E 69	200 East 69th Street	GRANDPH	\$6,995,000	\$5,500,000	-21%	3,205	\$1,716	280	3.0	3.5	\$18,391	\$5.74	7/8/21	10/22/21	106	Resale Condo
30 RSB	Two Waterline Square	30B	\$5,500,000	\$5,500,000	0%	1,823	\$3,017	0	3.0	3.5	\$2,624	\$1.44	1/4/21	10/7/21	276	New Development
5 HARRISON	5 Harrison Street	PH	\$5,500,000	\$5,500,000	0%	2,363	\$2,328	1,000	3.0	2.5	\$7,300	\$3.09	7/6/21	10/28/21	114	Resale Condo
145 E 76	145 East 76th Street	9B	\$5,495,000	\$5,495,000	0%	2,393	\$2,296	50	4.0	3.5	\$6,900	\$2.88	9/20/21	10/20/21	30	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. 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 Realogy

The Corcoran Report

OCTOBER 2021 | MANHATTAN | \$5M+ CONDOS & CO-OPS

Address	Building Name	Unit	Original Ask	Last Ask	Change	Sqft ¹	PPSF ²	Ext SF ³	BR	BA Monthly	Mo./SF	Listed	Signed	DOM ⁴	Sale Type	
200 E 95	The Kent	12B	\$6,261,000	\$5,495,000	-12%	2,735	\$2,009	0	4.0	4.5	\$3,720	\$1.36	12/1/20	10/21/21	324	New Development
500 W 25	The Emerson	5	\$5,695,000	\$5,495,000	-4%	2,375	\$2,314	210	3.0	3.0	\$7,238	\$3.05	10/8/21	10/8/21	NA	New Development
200 E 83	200 East 83rd Street	4C	\$5,480,000	\$5,480,000	0%	2,336	\$2,346	0	4.0	3.5	\$6,942	\$2.97	10/22/21	10/29/21	7	New Development
2 PARK PLACE	The Woolworth Tower Residences	33B	\$5,650,000	\$5,450,000	-4%	2,584	\$2,109	0	2.0	2.5	\$7,983	\$3.09	2/28/20	10/13/21	593	New Development
30 RSB	Two Waterline Square	29B	\$5,430,000	\$5,430,000	0%	1,823	\$2,979	0	3.0	4.5	\$2,612	\$1.43	10/6/21	10/6/21	NA	New Development
269 W 87	West End & Eighty Seven	TH1	\$6,825,000	\$5,400,000	-21%	3,749	\$1,440	800	4.0	4.5	\$12,745	\$3.40	4/1/21	10/19/21	201	New Development
845 UNP	Trump World Tower	78B	\$6,200,000	\$5,400,000	-13%	2,854	\$1,892	0	3.0	2.5	\$10,413	\$3.65	10/19/20	10/7/21	353	Resale Condo
500 W 25	The Emerson	4	\$5,595,000	\$5,395,000	-4%	2,152	\$2,507	210	3.0	3.0	\$7,238	\$3.36	10/8/21	10/8/21	NA	New Development
25 BROAD	The Broad Exchange	PH2A	\$5,310,000	\$5,310,000	0%	2,442	\$2,174	2,839	3.0	3.0	\$9,274	\$3.80	5/18/21	10/12/21	147	New Development
15 E 30	Madison House	51B	\$5,300,000	\$5,300,000	0%	1,541	\$3,439	0	2.0	2.0	\$4,737	\$3.07	10/28/21	10/28/21	NA	New Development
1 FIFTH	1 Fifth Avenue	11HJK	\$5,975,000	\$5,250,000	-12%	2,700	\$1,944	0	4.0	3.5	\$8,369	\$3.10	10/9/20	10/7/21	363	Resale Co-op
110 CPS	110 Central Park South	3B/2E	\$5,495,000	\$5,250,000	-4%	2,889	\$1,817	0	4.0	4.0	\$9,583	\$3.32	9/24/20	10/11/21	382	Resale Co-op
141 E 88	The Philip House	3F	\$5,250,000	\$5,250,000	0%	2,650	\$1,981	0	4.0	4.0	\$6,049	\$2.28	4/15/21	10/12/21	180	Resale Condo
200 AMSTERDAM	200 Amsterdam	10C	\$5,045,000	\$5,045,000	0%	2,437	\$2,070	0	3.0	3.5	\$6,300	\$2.59	10/5/21	10/5/21	NA	New Development
118 RSD	118 Riverside Drive	5AB	\$5,000,000	\$5,000,000	0%	3,700	\$1,351	0	5.0	4.5	\$7,593	\$2.05	7/18/21	10/18/21	92	Resale Co-op
150 E 72	150 East 72nd Street	11S	\$5,000,000	\$5,000,000	0%	2,348	\$2,129	0	3.0	2.5	\$5,291	\$2.25	10/6/21	10/6/21	NA	Resale Condo
Contract Signed Total / Average		120	\$10,038,072	\$9,516,700	-5%	3,223	\$2,973	285	3.6	4.0	\$9,346	\$2.90			183	
Confidential New Development Contracts		5	\$16,964,000	\$16,964,000	0%	2,826	\$6,003	0	2.8	3.3	\$10,424	\$3.69			NA	
Grand Total / Average		125	\$10,315,109	\$9,814,592	-5%	3,207	\$3,082	274	3.6	3.9	\$9,389	\$2.92			185	