

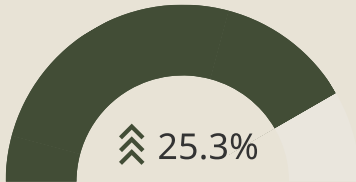


MANHATTAN MARKET OVERVIEW

CONDO, CO-OP AND SINGLE-FAMILY HOMES

Date Range
Nov 2023 vs. Nov 2024

CONTRACTS



VOLUME

808

Nov 2024

645

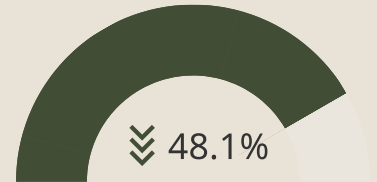
Nov 2023

AVG DOM

78 Days

151 Days

DAYS ON MARKET

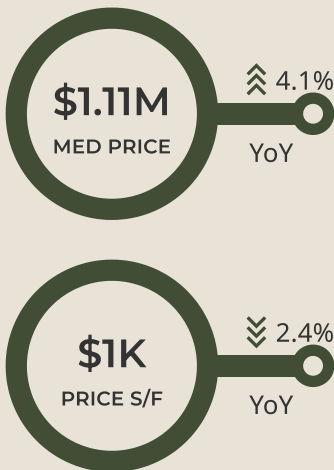


PRICE RANGE	Nov 2024	Nov 2023	% CHANGE
UNDER \$1M	313	270	15.9%
\$1M - \$2M	232	170	36.5%
\$2M - \$4M	142	119	19.3%
\$4M - \$10M	97	66	47%
OVER \$10M	24	20	20%

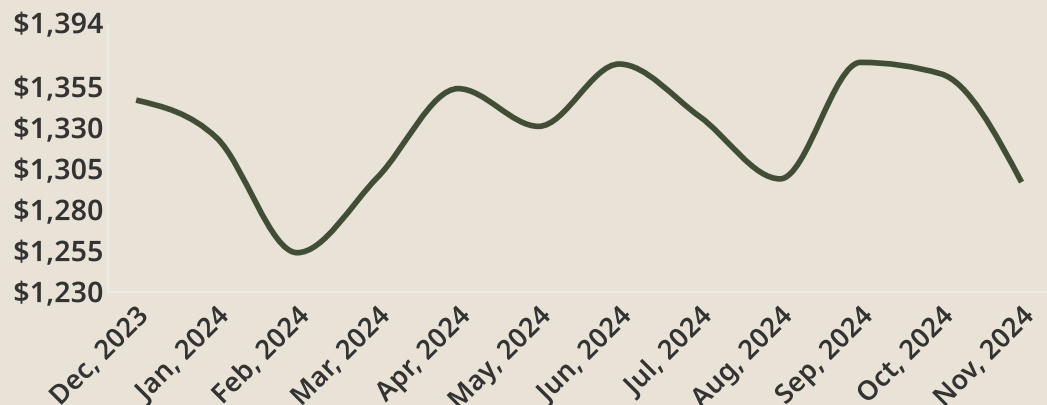
In November 2024, residential contracts increased to 808 compared to 645 last year, showing heightened buyer interest. Days on market (DOM) improved significantly to a median of 78 days from 151 days previously, indicating faster sales cycles.

CLOSINGS

Median sale prices rose slightly to \$1,109,167 from \$1,065,000 last year, with price per square foot (PPSF) dropping marginally from \$1,329 to \$1,297, reflecting a stable yet competitive market.



MEDIAN PRICE / SF



Source: [Marketproof](#) | For informational purposes only, data from entities deemed reliable, but may contain errors, omissions, or changes without notice.



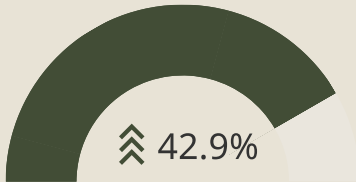
MANHATTAN CONDO

NEW AND RESALE CONDOS

Date Range

Nov 2023 vs. Nov 2024

CONTRACTS



VOLUME

353

Nov 2024

247

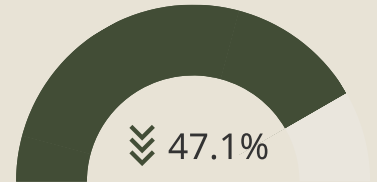
Nov 2023

AVG DOM

81 Days

153 Days

DAYS ON MARKET

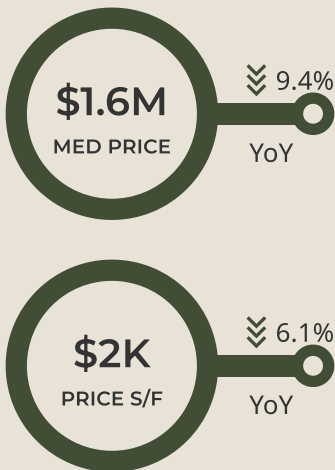


PRICE RANGE	Nov 2024	Nov 2023	% CHANGE
UNDER \$1M	73	65	12.3%
\$1M - \$2M	115	75	53.3%
\$2M - \$4M	83	58	43.1%
\$4M - \$10M	66	39	69.2%
OVER \$10M	16	10	60%

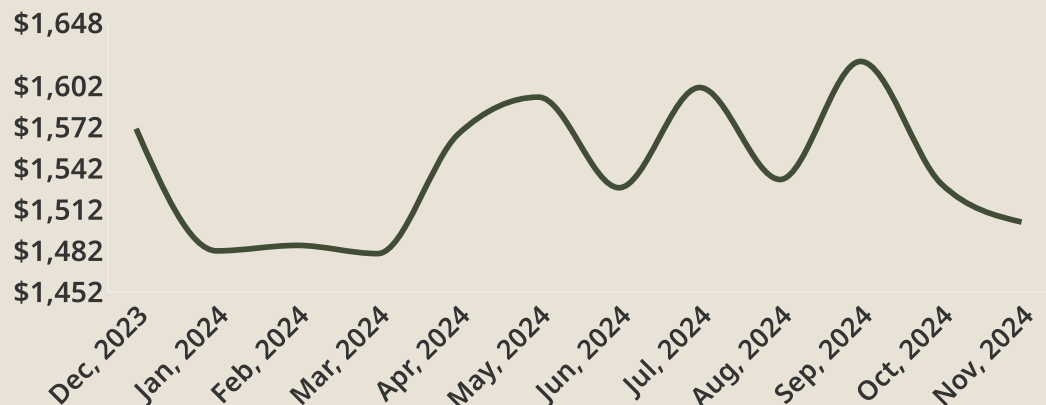
Condo contracts rose to 353 from 247 a year ago, with DOM reducing to a median of 81 days from 153, suggesting strong demand and quicker sales.

CLOSINGS

The median sale price for condos declined to \$1.6M from \$1.77M last year, while PPSF decreased from \$1,601 to \$1,503, indicating a slight cooling in the condo market.



MEDIAN PRICE / SF





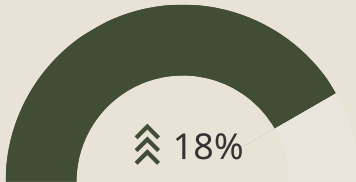
MANHATTAN CO-OP

NEW AND RESALE CO-OPS

Date Range

Nov 2023 vs. Nov 2024

CONTRACTS



VOLUME

446

Nov 2024

378

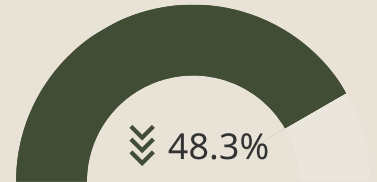
Nov 2023

AVG DOM

77 Days

149 Days

DAYS ON MARKET

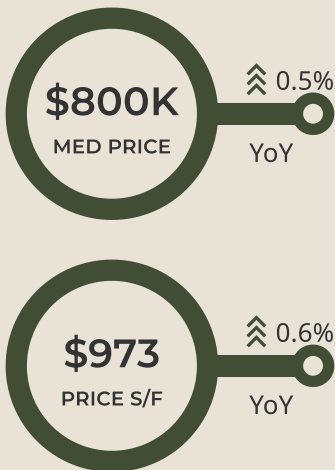


PRICE RANGE	Nov 2024	Nov 2023	% CHANGE
UNDER \$1M	240	205	17.1%
\$1M - \$2M	116	94	23.4%
\$2M - \$4M	57	61	-6.6%
\$4M - \$10M	27	16	68.8%
OVER \$10M	6	2	200%

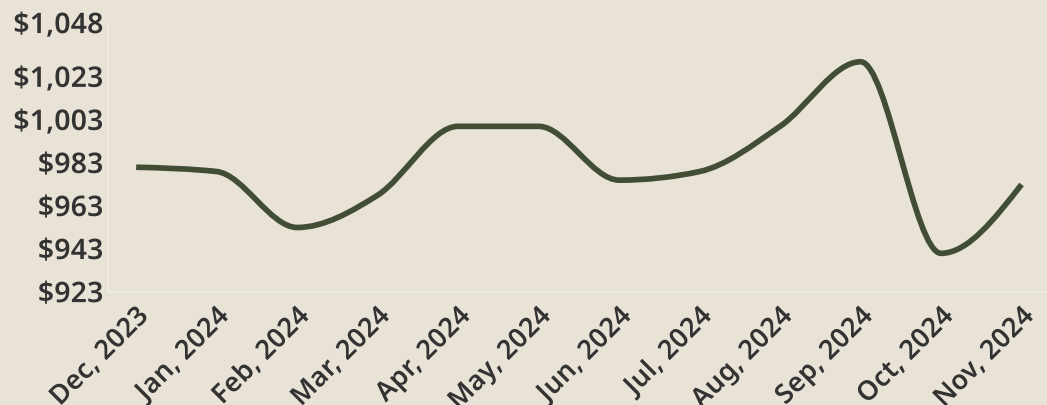
Co-op contracts increased to 446 from 378 last year, with DOM improving to 77 days from 149, showing faster turnovers in the co-op segment.

CLOSINGS

Median sale prices for co-ops remained stable at around \$799,500, with PPSF edging up slightly from \$967 to \$973, suggesting steady demand.



MEDIAN PRICE / SF



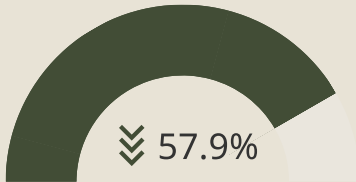


MANHATTAN SINGLE-FAMILY

TOWNHOUSES AND DETACHED SINGLE-FAMILY HOMES

Date Range
Nov 2023 vs. Nov 2024

CONTRACTS



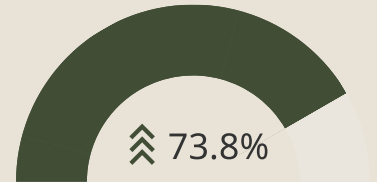
VOLUME

8	Nov 2024
19	Nov 2023

AVG DOM

236 Days
136 Days

DAYS ON MARKET

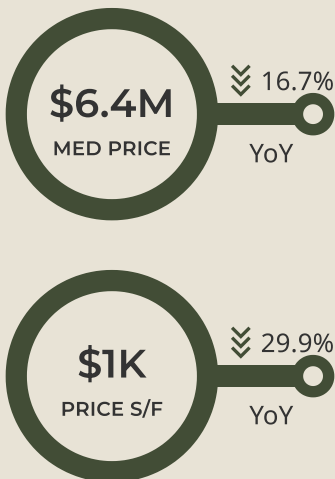


PRICE RANGE	Nov 2024	Nov 2023	% CHANGE
UNDER \$1M	0	0	--%
\$1M - \$2M	1	1	0%
\$2M - \$4M	2	0	--%
\$4M - \$10M	3	10	-70%
OVER \$10M	2	8	-75%

Single-family contracts decreased to 8 from 19 last year, with DOM rising to 235.5 days from 135.5, indicating slower market activity.

CLOSINGS

Recorded sales for single-family homes saw a drop in median price from \$7.688M to \$6.4M, and PPSF decreased significantly from \$1,497 to \$1,050, suggesting reduced buyer willingness to meet higher price expectations.



MEDIAN PRICE / SF

