

Corcoran \$5M+ Report

AUGUST 2020 | MANHATTAN | CONDOS & CO-OPS

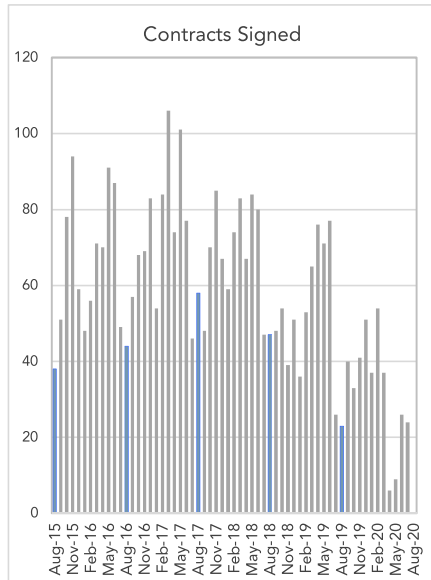
Contracts Signed¹

23

-51% VS. AUGUST 2019
-4% VS. JULY 2020

August saw 23 sales over \$5M, down one from July and 24 from last year, a 51% drop. Sales, which typically slow in the summer, have been relatively steady since reopening began and in-person showings restarted.

Product Type	6-Mo Trend	Number
New Development		11
Resale Condominium		7
Resale Co-op		5



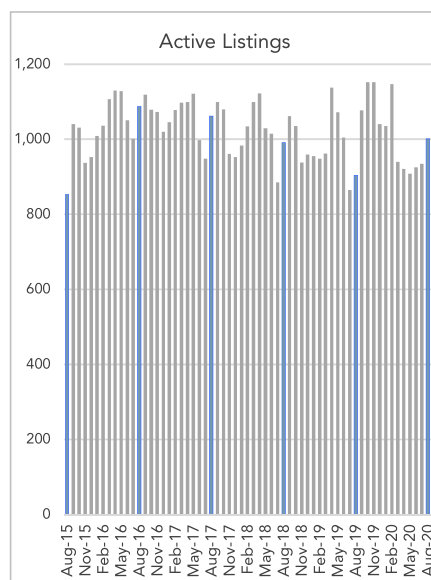
Active Listings²

1,001

+11% VS. AUGUST 2019
+7% VS. JULY 2020

Active listings surpassed 1,000 units for the first time since March, up 11% from August 2019. Annual increases by price were fairly similar: listings from \$5M to \$10M rose 10% while those asking over \$10M grew 12%.

Product Type	6-Mo Trend	Number
New Development		338
Resale Condominium		452
Resale Co-op		211



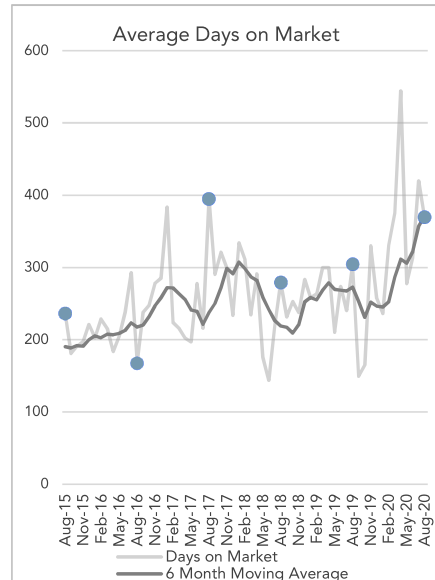
Days on Market³

369

+21% VS. AUGUST 2019
-12% VS. JULY 2020

With buyers returning, average days on market experienced its smallest year-over-year increase in seven months. August saw seven units sign in under 90 days—level with last year and highest number since March.

Product Type	6-Mo Trend	Average
New Development		433
Resale Condominium		346
Resale Co-op		262



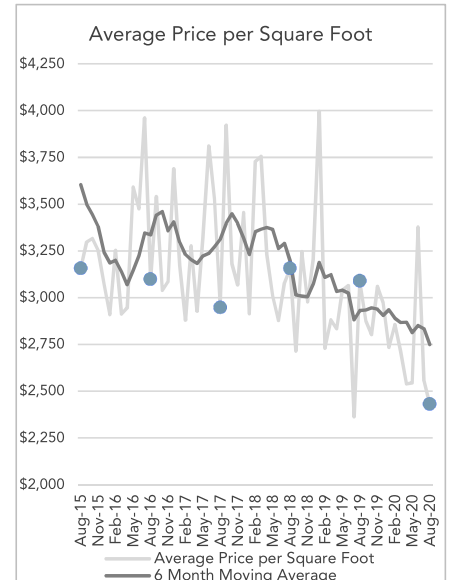
Average PPSF⁴

\$2,431

-21% VS. AUGUST 2019
-5% VS. JULY 2020

As the share of high-floor sales dropped, average price fell 21% annually. Versus last year, sales asking \$4,000+ per square foot fell to zero from five as those under \$1,500 per square foot increased to four from zero.

Product Type	6-Mo Trend	Average
New Development		\$2,681
Resale Condominium		\$2,649
Resale Co-op		\$1,849



● AUGUST (CURRENT 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. 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 ¹	SF ²	PPSF	BR	BA	Monthly	Mo./SF	Listed	Signed	DOM ³	Sale Type
655 PARK	655 Park Avenue	8/9B	\$18,000,000	\$12,800,000	-29%	5,800	\$2,207	7.0	7.0	\$20,197	\$3.48	10/2/19	8/20/20	323	Resale Co-op
5 BEEKMAN ST	The Beekman Residences	PH	\$13,750,000	\$12,495,000	-9%	3,554	\$3,516	3.0	4.0	\$13,394	\$3.77	6/14/18	8/24/20	802	New Development
111 MURRAY ST	111 Murray Street	61WEST	\$18,900,000	\$12,400,000	-34%	4,014	\$3,089	5.0	6.5	\$16,064	\$4.00	2/1/19	8/20/20	566	New Development
150 CHARLES	150 Charles	8AN	\$14,450,000	\$11,495,000	-20%	2,957	\$3,887	3.0	3.5	\$8,421	\$2.85	11/12/19	8/14/20	276	Resale Condo
140 W 12	The Greenwich Lane	402	\$9,150,000	\$9,150,000	0%	3,088	\$2,963	4.0	4.5	\$10,777	\$3.49	5/31/20	8/19/20	80	Resale Condo
400 W 12	Superior Ink	6C	\$11,500,000	\$8,950,000	-22%	2,626	\$3,408	3.0	3.5	\$8,011	\$3.05	2/5/19	8/18/20	560	Resale Condo
30 W 63	30 Lincoln Plaza	32V	\$8,500,000	\$8,500,000	0%	2,605	\$3,263	4.0	3.5	\$5,927	\$2.28	2/13/20	8/23/20	192	Resale Condo
277 FIFTH	277 Fifth Avenue	49A	\$8,090,000	\$8,140,000	1%	2,219	\$3,668	3.0	3.5	\$6,033	\$2.72	6/7/18	8/27/20	812	New Development
147 W 15	147 West 15th Street	7N/8th Floor	\$7,900,000	\$7,900,000	0%	6,061	\$1,303	6.0	5.0	\$13,197	\$2.18	7/22/20	8/5/20	14	Resale Co-op
941 PARK	941 Park Avenue	2-C	\$6,950,000	\$6,950,000	0%	5,000	\$1,390	5.0	4.0	\$10,306	\$2.06	6/19/20	8/12/20	54	Resale Co-op
90 MORTON	90 Morton Street	6D	\$6,900,000	\$6,900,000	0%	2,244	\$3,075	3.0	3.5	\$5,416	\$2.41	5/9/19	8/12/20	461	New Development
155 W 70	Coronado	11-ACD	\$7,900,000	\$6,500,000	-18%	4,600	\$1,413	6.0	5.5	\$10,628	\$2.31	6/26/20	8/27/20	62	Resale Condo
959 FIRST	The Sutton	PH1	\$11,759,990	\$6,500,000	-45%	3,356	\$1,937	3.0	3.5	\$6,768	\$2.02	2/18/18	8/13/20	907	New Development
390 WEA	The Apthorp	11G	\$6,995,000	\$6,500,000	-7%	2,661	\$2,443	2.0	3.5	\$6,091	\$2.29	1/18/18	8/7/20	932	Resale Condo
1355 FIRST	The Charles	10FL	\$6,750,000	\$6,350,000	-6%	3,150	\$2,016	4.0	4.0	\$7,806	\$2.48	10/1/19	8/19/20	323	Resale Condo
10 RSB	One Waterline Square	31A	\$5,950,000	\$6,100,000	3%	2,012	\$3,032	3.0	3.5	\$3,872	\$1.92	12/6/19	8/26/20	264	New Development
269 W 87	West End & Eighty Seven	PHA	\$13,395,000	\$6,000,000	-55%	4,099	\$1,464	5.0	5.5	\$23,501	\$5.73	2/6/20	8/22/20	198	New Development
111 LEROY ST	111 Leroy	8	\$6,900,000	\$5,995,000	-13%	2,430	\$2,467	3.0	3.5	\$6,308	\$2.60	9/20/19	8/24/20	339	New Development
900 FIFTH	900 Fifth Avenue	5A	\$5,900,000	\$5,900,000	0%	2,550	\$2,314	3.0	4.5	\$7,680	\$3.01	7/3/20	8/21/20	49	Resale Co-op
565 BROOME	565 Broome Soho	N21A	\$5,865,000	\$5,860,000	0%	2,036	\$2,878	2.0	2.5	\$5,929	\$2.91	6/17/20	8/26/20	70	New Development
301 E 81	Beckford House	10A	\$6,100,000	\$5,850,000	-4%	2,523	\$2,319	4.0	4.5	\$7,660	\$3.04	12/18/19	8/26/20	252	New Development
55 CPW	55 Central Park West	15F	\$6,250,000	\$5,495,000	-12%	1,705	\$3,223	2.0	3.0	\$6,460	\$3.79	4/3/18	8/20/20	870	Resale Co-op
35 HUDSON YARDS	35 Hudson Yards	6103	\$5,950,000	\$5,200,000	-13%	1,892	\$2,748	2.0	2.5	\$5,771	\$3.05	5/20/20	8/18/20	90	New Development
Total / Average		23	\$9,295,869	\$7,736,087	-17%	3,182	\$2,431	3.7	4.1	\$9,401	\$2.95			369	

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 Realty Brokerage Group LLC.