

## TOP SELLING MANHATTAN NEW DEVELOPMENTS

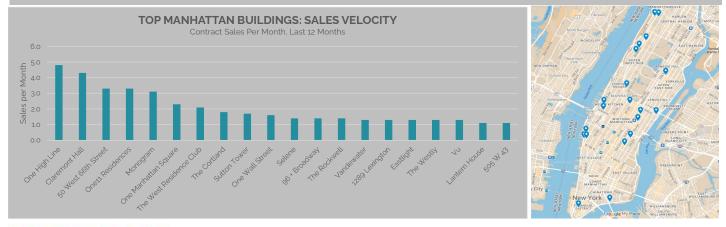
## ONE HIGH LINE AND CLAREMONT HALL LEAD IN SALES LAST YEAR, AVERAGING OVER 4/MO

As of the end of 2024, Manhattan's for-sale, new development supply comprised approximately 5,000 sponsor units across 180+ buildings. The Financial District and Midtown had the largest share of sponsor inventory, each with over 700 unsold units. The next three neighborhoods with the largest share of sponsor inventory were the Upper West Side, West Chelsea, and Turtle Bay, each with over 300 unsold units.

The table below details the top 20 projects in Manhattan ranked by 12-months sales velocity. This list only includes projects that were continuously selling over the entire 12-mo period. It does not include newer projects that launched mid-year with strong initial momentum such as 520 Fifth Avenue. In this context, One High Line, Claremont Hall, and 50 W 66th St were the fastest selling projects in Manhattan. Manhattan new development sales accounted for half of all sponsor sales in New York City and a quarter of the projects averaged more than 3 contract sales per month. Prices across these twenty projects ranged from \$600,000 to \$85 million, highlighting Manhattan new development 's diverse, albeit ultra-luxury leaning, offering.

#### Top 20 Manhattan Buildings Ranked by 12-Months Sales Velocity

| Building                | Neighborhood        | Velocity              | Sales Launch   | Sales Progress | Price Range                | PPSF    |
|-------------------------|---------------------|-----------------------|----------------|----------------|----------------------------|---------|
|                         |                     | (Sales per Mo., L12M) |                | (% Sold)       |                            |         |
| One High Line           | West Chelsea        | 4.8                   | September 2022 | 51%            | \$2,050,000 - \$52,000,000 | \$3,530 |
| Claremont Hall          | Morningside Heights | 4.3                   | June 2022      | 44%            | \$1,000,000 - \$9,980,000  | \$1,959 |
| 50 West 66th Street     | Lincoln Square      | 3.3                   | November 2022  | 38%            | \$3,500,000 - \$85,000,000 | \$4,476 |
| One11 Residences        | Midtown             | 3.3                   | September 2022 | 60%            | \$1,200,000 - \$16,950,000 | \$2,780 |
| Monogram                | Turtle Bay          | 3.1                   | September 2023 | 19%            | \$848,000 - \$4,990,000    | \$2,628 |
| One Manhattan Square    | Two Bridges         | 2.3                   | November 2016  | 68%            | \$1,020,000 - \$13,180,000 | \$2,256 |
| The West Residence Club | Clinton             | 2.1                   | September 2020 | 43%            | \$600,000 - \$3,750,000    | \$1,924 |
| The Cortland            | West Chelsea        | 1.8                   | June 2022      | 72%            | \$1,450,000 - \$39,500,000 | \$3,156 |
| Sutton Tower            | Sutton Place        | 1.7                   | April 2023     | 17%            | \$1,820,000 - \$6,500,000  | \$3,214 |
| One Wall Street         | Financial District  | 1.6                   | September 2021 | 45%            | \$895,000 - \$12,750,000   | \$2,547 |
| Selene                  | Midtown             | 1.4                   | January 2016   | 76%            | \$1,820,000 - \$65,000,000 | \$2,959 |
| 96 + Broadway           | Upper West Side     | 1.4                   | July 2022      | 33%            | \$1,260,000 - \$11,850,000 | \$2,140 |
| The Rockwell            | Manhattan Valley    | 1.4                   | January 2023   | 47%            | \$950,000 - \$4,470,000    | \$1,818 |
| Vandewater              | Morningside Heights | 1.3                   | April 2020     | 81%            | \$865,000 - \$5,850,000    | \$1,694 |
| 1289 Lexington          | Carnegie Hill       | 1.3                   | May 2019       | 70%            | \$2,350,000 - \$1,825,000  | \$2,184 |
| Eastlight               | Kips Bay            | 1.3                   | April 2021     | 50%            | \$698,000 - \$3,190,000    | \$2,053 |
| The Westly              | Upper West Side     | 1.3                   | June 2021      | 71%            | \$1,880,000 - \$13,500,000 | \$2,462 |
| Vu                      | Kips Bay            | 1.3                   | January 2021   | 91%            | \$819,000 - \$9,500,000    | \$2,199 |
| Lantern House           | West Chelsea        | 1.1                   | June 2020      | 99%            | \$1,400,000 - \$16,980,000 | \$2,700 |
| 505 W 43                | Clinton             | 1.1                   | July 2017      | 85%            | \$695,000 - \$5,008,000    | \$1,681 |
|                         |                     |                       |                |                |                            |         |



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