



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 per Mo., L12M)	Sales Launch	Sales Progress (% Sold)	Price Range	PPSF
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

