



TOP SELLING MANHATTAN NEW DEVELOPMENTS

THE GREENWICH BY RAFAEL VINOLY AND 720 WEST END AVE LEAD IN SALES LAST YEAR

Manhattan's for-sale new development supply consists of over 4,000 unsold sponsor units across approximately 200 buildings. The majority of unsold sponsor inventory is concentrated in the Financial District, Midtown, and Hudson Yards. The table below details the top 20 sponsor developments in Manhattan ranked by 12-months sales velocity. The fastest selling development is the 88 story, 272 unit, The Greenwich by Rafael Vinoly in FiDi. The only NYC development trading more units is Vesta in Hunter's Point, Queens.

While the average offering price-per-square foot for Manhattan sponsor units is ~\$2,300, there is some diversity in pricing across the top projects. Units within this list start at \$600k for an entry-level unit at The West Residence Club and go up to \$65M for the 80th floor penthouse at Sutton Place. 40% of the developments have entry prices under \$1 million, including three of the five fastest selling developments.

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
The Greenwich by Rafael Vinoly	Financial District	5.1	3/18/2024	36%	\$970,000 - \$13,500,000	\$2,396
720 West End Avenue	Upper West Side	3.7	7/16/2024	59%	\$975,000 - \$12,000,000	\$2,117
The Willow	Kips Bay	3.3	3/20/2025	68%	\$1,270,000 - \$9,400,000	\$2,180
Claremont Hall	Morningside Heights	2.6	6/28/2022	69%	\$999,000 - \$9,980,000	\$1,947
One High Line	West Chelsea	2.5	9/14/2022	82%	\$2,080,000 - \$52,000,000	\$3,567
Monogram New York	Turtle Bay	2.4	9/19/2023	52%	\$825,000 - \$5,500,000	\$2,573
One Wall Street	Financial District	2.3	9/14/2021	28%	\$865,000 - \$10,500,000	\$2,425
Eastlight	Kips Bay	2.3	5/2/2021	78%	\$698,000 - \$3,370,000	\$1,985
Sutton Tower	Sutton Place	2.0	4/13/2023	53%	\$1,820,000 - \$65,000,000	\$3,122
The West Residence Club	Clinton	2.0	9/13/2020	57%	\$600,000 - \$3,210,000	\$1,863
The Towers of The Waldorf Astoria	Midtown	1.9	8/28/2020	23%	\$1,400,000 - \$29,750,000	\$4,087
255 East 77	Upper East Side	1.8	9/24/2024	87%	\$2,950,000 - \$37,500,000	\$3,029
96 + Broadway	Upper West Side	1.8	7/31/2022	53%	\$1,260,000 - \$11,850,000	\$2,110
One Manhattan Square	Two Bridges	1.6	1/20/2016	72%	\$1,050,000 - \$13,180,000	\$2,245
One11 Residences	Midtown	1.3	9/20/2022	98%	\$1,150,000 - \$16,950,000	\$2,695
The Perrie	Turtle Bay	1.3	9/27/2024	45%	\$875,000 - \$1,590,000	\$1,816
50 West 66th Street	Lincoln Square	1.3	11/29/2022	82%	\$3,500,000 - \$85,000,000	\$4,706
The Henry	Upper West Side	1.3	9/16/2024	84%	\$2,290,000 - \$28,750,000	\$3,291
The Harper	Yorkville	1.3	6/6/2023	90%	\$2,080,000 - \$7,400,000	\$2,122
77 Greenwich	Financial District	1.3	5/23/2019	87%	\$1,320,000 - \$9,500,000	\$1,845

