

# Jan 25

## 2025 WEEKLY CONTRACTS SIGNED REPORT

### NUMBER OF SIGNED CONTRACTS



- Monday's holiday combined with frigid temperatures pushed contract activity down 30% from the prior week.
- While resale activity was down 37%, new developments posted a gain of 24%.
- All size categories posted a weekly decline in signed contracts, although apartments priced under \$1 million showed just an 18% decline.
- Upper Manhattan was the only market area without a drop in activity from the prior week.

CONTRACT SIGNED

## NUMBER OF CONTRACTS

WEEK ENDING	1/25/2025	1/18/2025	Weekly Change	1/27/2024	Yearly Change
Resale	107	169	-37%	139	-23%
New Development	26	21	24%	32	-19%
Condos	59	83	-29%	80	-26%
Co-ops	74	107	-31%	91	-19%
Less than \$1 million	61	74	-18%	67	-9%
\$1 million - \$2 million	35	52	-33%	41	-15%
\$2 million - \$3 million	17	32	-47%	28	-39%
\$3 million - \$5 million	11	15	-27%	16	-31%
Greater than \$5 million	9	17	-47%	19	-53%
East Side	38	47	-19%	36	6%
West Side	19	33	-42%	28	-32%
Midtown	31	36	-14%	34	-9%
14th - 34th Street	12	19	-37%	32	-63%
South of 14th Street	23	45	-49%	31	-26%
Upper Manhattan	10	10	0%	10	0%

## AVERAGE ASKING PRICE

WEEK ENDING	1/25/2025	1/18/2025	Weekly Change	1/27/2024	Yearly Change
Resale	\$1,851,710	\$1,858,991	0%	\$1,955,633	-5%
New Development	\$3,923,590	\$3,861,286	2%	\$4,174,641	-6%
Condos	\$3,035,091	\$2,818,614	8%	\$3,331,425	-9%
Co-ops	\$1,636,162	\$1,507,584	9%	\$1,526,456	7%
Less than \$1 million	\$676,846	\$674,284	0%	\$692,164	-2%
\$1 million - \$2 million	\$1,432,564	\$1,444,779	-1%	\$1,485,402	-4%
\$2 million - \$3 million	\$2,432,588	\$2,498,469	-3%	\$2,435,000	0%
\$3 million - \$5 million	\$3,888,182	\$3,780,667	3%	\$3,741,563	4%
Greater than \$5 million	\$13,843,889	\$7,857,059	76%	\$8,952,632	55%
East Side	\$2,395,526	\$2,137,766	12%	\$2,818,694	-15%
West Side	\$3,000,158	\$2,207,152	36%	\$2,969,357	1%
Midtown	\$1,825,527	\$1,346,472	36%	\$1,282,706	42%
14th - 34th Street	\$2,325,583	\$1,738,947	34%	\$2,288,719	2%
South of 14th Street	\$2,473,130	\$2,961,600	-16%	\$2,859,500	-14%
Upper Manhattan	\$1,073,300	\$716,050	50%	\$1,531,100	-30%

Data is sourced from the REBNY RLS, and is subject to revision.  
While information is believed true, no guaranty is made of accuracy.

Manhattan Weekly Contract Signed Report - Week Ending January 25, 2025