

# Feb 1

## 2025 WEEKLY CONTRACTS SIGNED REPORT

### NUMBER OF SIGNED CONTRACTS



- While the number of signed contracts was 14% higher than the previous holiday-shortened week, it was 30% lower than a year ago.
- Resale contracts were up 24% from the week before, while new developments fell 31%.
- Co-ops fueled the resale contracts increase, with 39% more deals reported than the prior week.
- The biggest increase in activity was in apartments priced over \$5 million, which rose 78% last week.

CONTRACT SIGNED

## NUMBER OF CONTRACTS

WEEK ENDING	2/1/2025	1/25/2025	Weekly Change	2/3/2024	Yearly Change
Resale	140	113	24%	186	-25%
New Development	18	26	-31%	40	-55%
Condos	51	62	-18%	95	-46%
Co-ops	107	77	39%	131	-18%
Less than \$1 million	66	62	6%	97	-32%
\$1 million - \$2 million	45	37	22%	65	-31%
\$2 million - \$3 million	17	18	-6%	27	-37%
\$3 million - \$5 million	14	13	8%	18	-22%
Greater than \$5 million	16	9	78%	19	-16%
East Side	36	41	-12%	53	-32%
West Side	23	19	21%	40	-43%
Midtown	31	33	-6%	55	-44%
14th - 34th Street	24	12	100%	34	-29%
South of 14th Street	31	23	35%	31	0%
Upper Manhattan	13	11	18%	13	0%

## AVERAGE ASKING PRICE

WEEK ENDING	2/1/2025	1/25/2025	Weekly Change	2/3/2024	Yearly Change
Resale	\$1,914,830	\$1,940,425	-1%	\$1,734,495	10%
New Development	\$5,419,867	\$3,630,940	49%	\$3,244,750	67%
Condos	\$3,387,522	\$2,993,652	13%	\$2,878,632	18%
Co-ops	\$1,802,526	\$1,663,195	8%	\$1,365,924	32%
Less than \$1 million	\$671,316	\$676,919	-1%	\$629,959	7%
\$1 million - \$2 million	\$1,478,400	\$1,430,669	3%	\$1,455,446	2%
\$2 million - \$3 million	\$2,499,941	\$2,439,111	2%	\$2,554,148	-2%
\$3 million - \$5 million	\$3,736,071	\$3,866,900	-3%	\$3,694,944	1%
Greater than \$5 million	\$9,999,688	\$13,843,889	-28%	\$8,485,526	18%
East Side	\$2,630,861	\$2,444,505	8%	\$2,097,304	25%
West Side	\$1,812,522	\$3,000,158	-40%	\$2,534,225	-28%
Midtown	\$2,870,173	\$1,829,477	57%	\$1,782,235	61%
14th - 34th Street	\$1,555,500	\$2,325,583	-33%	\$2,252,530	-31%
South of 14th Street	\$2,999,774	\$2,473,130	21%	\$1,699,161	77%
Upper Manhattan	\$764,192	\$1,025,727	-25%	\$969,000	-21%

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 February 1, 2025