

Mar 1

2025 WEEKLY CONTRACTS SIGNED REPORT

NUMBER OF SIGNED CONTRACTS



- Contract activity rose 15% last week and was 5% higher than a year ago.
- The number of contracts signed to buy resale apartments improved 20% from the previous week, while new developments declined by 8%.
- The only price category with fewer contracts last week was apartments priced between \$2 million and \$3 million, which fell 11%.
- Downtown between 14th and 34th Street saw a 91% jump in contracts last week, by far the most in any market area.

CONTRACT SIGNED

NUMBER OF CONTRACTS

| WEEK ENDING | 3/1/2025 | 2/22/2025 | Weekly Change | 3/2/2024 | Yearly Change |
|---------------------------|----------|-----------|---------------|----------|---------------|
| Resale | 194 | 161 | 20% | 185 | 5% |
| New Development | 33 | 36 | -8% | 32 | 3% |
| Condos | 87 | 97 | -10% | 99 | -12% |
| Co-ops | 140 | 100 | 40% | 118 | 19% |
| Less than \$1 million | 104 | 87 | 20% | 83 | 25% |
| \$1 million - \$2 million | 55 | 51 | 8% | 52 | 6% |
| \$2 million - \$3 million | 24 | 27 | -11% | 38 | -37% |
| \$3 million - \$5 million | 20 | 16 | 25% | 26 | -23% |
| Greater than \$5 million | 24 | 16 | 50% | 18 | 33% |
| East Side | 43 | 43 | 0% | 55 | -22% |
| West Side | 47 | 39 | 21% | 40 | 18% |
| Midtown | 35 | 37 | -5% | 40 | -13% |
| 14th - 34th Street | 44 | 23 | 91% | 24 | 83% |
| South of 14th Street | 46 | 40 | 15% | 45 | 2% |
| Upper Manhattan | 12 | 15 | -20% | 13 | -8% |

AVERAGE ASKING PRICE

| WEEK ENDING | 3/1/2025 | 2/22/2025 | Weekly Change | 3/2/2024 | Yearly Change |
|---------------------------|-------------|--------------|---------------|-------------|---------------|
| Resale | \$1,700,176 | \$1,920,534 | -11% | \$2,191,475 | -22% |
| New Development | \$4,284,777 | \$4,212,169 | 2% | \$3,147,670 | 36% |
| Condos | \$3,175,505 | \$3,563,475 | -11% | \$3,048,947 | 4% |
| Co-ops | \$1,392,592 | \$1,151,870 | 21% | \$1,731,377 | -20% |
| Less than \$1 million | \$667,261 | \$684,053 | -2% | \$699,771 | -5% |
| \$1 million - \$2 million | \$1,463,303 | \$1,448,598 | 1% | \$1,539,938 | -5% |
| \$2 million - \$3 million | \$2,456,917 | \$2,507,592 | -2% | \$2,538,842 | -3% |
| \$3 million - \$5 million | \$3,712,250 | \$3,727,063 | 0% | \$3,911,731 | -5% |
| Greater than \$5 million | \$7,839,333 | \$12,507,188 | -37% | \$9,433,858 | -17% |
| East Side | \$2,221,302 | \$1,339,442 | 66% | \$3,002,473 | -26% |
| West Side | \$2,593,691 | \$2,655,923 | -2% | \$2,080,250 | 25% |
| Midtown | \$1,016,466 | \$2,212,597 | -54% | \$1,923,838 | -47% |
| 14th - 34th Street | \$2,126,182 | \$2,592,043 | -18% | \$2,107,867 | 1% |
| South of 14th Street | \$2,497,283 | \$3,685,950 | -32% | \$2,613,188 | -4% |
| Upper Manhattan | \$817,417 | \$716,400 | 14% | \$974,346 | -16% |

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 March 1, 2025