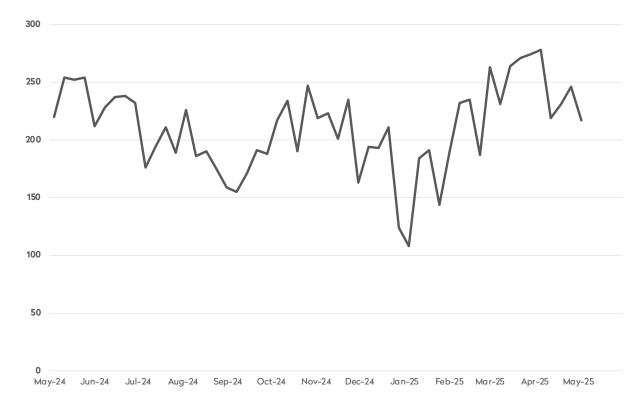


## NUMBER OF SIGNED CONTRACTS



- The number of signed contracts fell 12% last week but was just 1% lower than a year ago.
- Resale deals were 6% lower than the previous week while new developments plunged 37%.
- Apartments priced under \$1 million were the only price category with a weekly increase in activity.
- Midtown was the only market area with an increase in contracts last week.

Brown Harris Stevens THE Craft OF Research

## NUMBER OF CONTRACTS

| WEEK ENDING               | 5/3/2025 | 4/26/2025 | Weekly Change | 5/4/2024 | Yearly Change |
|---------------------------|----------|-----------|---------------|----------|---------------|
| Resale                    | 188      | 200       | -6%           | 189      | -1%           |
| New Development           | 29       | 46        | -37%          | 31       | -6%           |
| Condos                    | 90       | 123       | -27%          | 94       | -4%           |
| Co-ops                    | 127      | 123       | 3%            | 126      | 1%            |
| Less than \$1 million     | 94       | 84        | 12%           | 100      | -6%           |
| \$1 million - \$2 million | 56       | 77        | -27%          | 50       | 12%           |
| \$2 million - \$3 million | 29       | 42        | -31%          | 29       | 0%            |
| \$3 million - \$5 million | 19       | 21        | -10%          | 17       | 12%           |
| Greater than \$5 million  | 19       | 22        | -14%          | 24       | -21%          |
| East Side                 | 47       | 50        | -6%           | 51       | -8%           |
| West Side                 | 48       | 49        | -2%           | 33       | 45%           |
| Midtown                   | 42       | 41        | 2%            | 44       | -5%           |
| 14th - 34th Street        | 28       | 46        | -39%          | 36       | -22%          |
| South of 14th Street      | 38       | 45        | -16%          | 43       | -12%          |
| Upper Manhattan           | 14       | 15        | -7%           | 13       | 8%            |

## AVERAGE ASKING PRICE

| WEEK ENDING               | 5/3/2025    | 4/26/2025   | Weekly Change | 5/4/2024    | Yearly Change |
|---------------------------|-------------|-------------|---------------|-------------|---------------|
| Resale                    | \$1,815,899 | \$2,110,370 | -14%          | \$1,641,775 | 11%           |
| New Development           | \$3,552,562 | \$2,855,880 | 24%           | \$5,406,427 | -34%          |
| Condos                    | \$2,886,242 | \$3,117,191 | -7%           | \$3,100,194 | -7%           |
| Co-ops                    | \$1,453,949 | \$1,382,358 | 5%            | \$1,479,972 | -2%           |
| Less than \$1 million     | \$679,064   | \$661,260   | 3%            | \$665,465   | 2%            |
| \$1 million - \$2 million | \$1,480,854 | \$1,519,035 | -3%           | \$1,466,000 | 1%            |
| \$2 million - \$3 million | \$2,428,862 | \$2,453,048 | -1%           | \$2,517,966 | -4%           |
| \$3 million - \$5 million | \$4,230,474 | \$3,774,762 | 12%           | \$3,629,176 | 17%           |
| Greater than \$5 million  | \$7,728,289 | \$9,028,864 | -14%          | \$8,472,135 | -9%           |
| East Side                 | \$2,232,723 | \$2,282,860 | -2%           | \$2,043,510 | 9%            |
| West Side                 | \$2,076,146 | \$2,265,429 | -8%           | \$2,349,121 | -12%          |
| Midtown                   | \$1,230,307 | \$1,704,646 | -28%          | \$1,481,170 | -17%          |
| 14th - 34th Street        | \$1,826,429 | \$2,289,370 | -20%          | \$3,711,917 | -51%          |
| South of 14th Street      | \$3,333,116 | \$3,116,822 | 7%            | \$2,077,936 | 60%           |
| Upper Manhattan           | \$739,214   | \$855,800   | -14%          | \$615,615   | 20%           |

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 May 3, 2025

BrownHarrisStevens.com

BHS worldwide.

LUXURY PORTFOLIO INTERNATIONAL

Leading COMPANIES 2 THE WORLD.

