

May 10

2025 WEEKLY CONTRACTS SIGNED REPORT

NUMBER OF SIGNED CONTRACTS



- The number of signed contracts declined 10% last week and was 15% lower than a year ago.
- Resale contracts were down 7% from the previous week, while new developments fell by 29%.
- Apartments priced over \$5 million posted a 14% increase in contracts last week, making it the only price category with more signed contracts than the week before.
- Downtown south of 14th Street had the biggest weekly gain in contract signings of any market area.

NUMBER OF CONTRACTS

WEEK ENDING	5/10/2025	5/3/2025	Weekly Change	5/11/2024	Yearly Change
Resale	191	205	-7%	213	-10%
New Development	25	35	-29%	40	-38%
Condos	80	100	-20%	108	-26%
Co-ops	136	140	-3%	145	-6%
Less than \$1 million	87	104	-16%	111	-22%
\$1 million - \$2 million	55	59	-7%	75	-27%
\$2 million - \$3 million	29	34	-15%	27	7%
\$3 million - \$5 million	20	21	-5%	19	5%
Greater than \$5 million	25	22	14%	21	19%
East Side	55	48	15%	45	22%
West Side	30	51	-41%	44	-32%
Midtown	35	48	-27%	44	-20%
14th - 34th Street	31	33	-6%	41	-24%
South of 14th Street	52	44	18%	68	-24%
Upper Manhattan	13	16	-19%	11	18%

AVERAGE ASKING PRICE

WEEK ENDING	5/10/2025	5/3/2025	Weekly Change	5/11/2024	Yearly Change
Resale	\$2,170,044	\$1,777,844	22%	\$2,000,942	8%
New Development	\$5,152,166	\$3,889,694	32%	\$3,568,973	44%
Condos	\$3,631,261	\$2,956,118	23%	\$2,994,813	21%
Co-ops	\$1,858,689	\$1,464,182	27%	\$1,693,240	10%
Less than \$1 million	\$638,621	\$669,346	-5%	\$673,438	-5%
\$1 million - \$2 million	\$1,571,957	\$1,473,336	7%	\$1,533,631	2%
\$2 million - \$3 million	\$2,536,897	\$2,438,882	4%	\$2,476,059	2%
\$3 million - \$5 million	\$3,941,250	\$4,233,524	-7%	\$3,885,895	1%
Greater than \$5 million	\$9,954,800	\$7,828,750	27%	\$11,357,143	-12%
East Side	\$3,080,473	\$2,166,417	42%	\$2,723,806	13%
West Side	\$3,026,400	\$2,014,294	50%	\$1,969,886	54%
Midtown	\$1,409,800	\$1,624,540	-13%	\$3,122,759	-55%
14th - 34th Street	\$2,933,419	\$1,925,606	52%	\$1,661,146	77%
South of 14th Street	\$2,552,743	\$3,212,123	-21%	\$2,115,954	21%
Upper Manhattan	\$772,538	\$689,000	12%	\$938,182	-18%

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 10, 2025