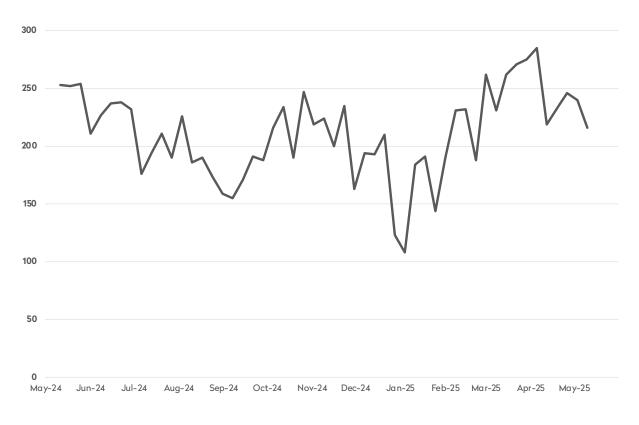
# 2025 WEEKLY CONTRACTS SIGNED REPORT

# 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 | <b>Yearly Change</b> |
|---------------------------|-----------|----------|---------------|-----------|----------------------|
| 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.

 ${\it Manhattan\ Weekly\ Contract\ Signed\ Report\ -\ Week\ Ending\ May\ 10,\ 2025}$ 







