

May 17

2025 WEEKLY CONTRACTS SIGNED REPORT

NUMBER OF SIGNED CONTRACTS



- The number of signed contracts fell 10% last week and was 17% below last year's level.
- Resale contracts were 10% lower than the previous week, while new developments fell 8%.
- Apartments priced between \$3 million and \$5 million was the only price category with more contracts than the week before.
- The West Side was the only market area with a weekly increase in contract activity.

NUMBER OF CONTRACTS

WEEK ENDING	5/17/2025	5/10/2025	Weekly Change	5/18/2024	Yearly Change
Resale	186	207	-10%	211	-12%
New Development	22	24	-8%	41	-46%
Condos	71	82	-13%	119	-40%
Co-ops	137	149	-8%	133	3%
Less than \$1 million	87	96	-9%	107	-19%
\$1 million - \$2 million	53	58	-9%	61	-13%
\$2 million - \$3 million	26	32	-19%	35	-26%
\$3 million - \$5 million	28	20	40%	22	27%
Greater than \$5 million	14	25	-44%	27	-48%
East Side	51	64	-20%	60	-15%
West Side	48	32	50%	49	-2%
Midtown	28	37	-24%	46	-39%
14th - 34th Street	23	32	-28%	35	-34%
South of 14th Street	47	53	-11%	47	0%
Upper Manhattan	11	13	-15%	15	-27%

AVERAGE ASKING PRICE

WEEK ENDING	5/17/2025	5/10/2025	Weekly Change	5/18/2024	Yearly Change
Resale	\$1,999,613	\$2,209,002	-9%	\$1,856,565	8%
New Development	\$2,951,534	\$4,462,048	-34%	\$5,234,851	-44%
Condos	\$2,539,067	\$3,332,023	-24%	\$3,586,498	-29%
Co-ops	\$1,872,905	\$1,953,871	-4%	\$1,350,156	39%
Less than \$1 million	\$674,376	\$647,969	4%	\$701,134	-4%
\$1 million - \$2 million	\$1,565,113	\$1,562,891	0%	\$1,474,073	6%
\$2 million - \$3 million	\$2,513,269	\$2,536,406	-1%	\$2,504,263	0%
\$3 million - \$5 million	\$3,871,071	\$3,941,250	-2%	\$3,743,182	3%
Greater than \$5 million	\$8,678,929	\$10,060,400	-14%	\$10,457,000	-17%
East Side	\$3,136,941	\$3,104,469	1%	\$2,155,473	46%
West Side	\$1,657,411	\$2,838,031	-42%	\$1,768,490	-6%
Midtown	\$1,308,679	\$1,394,541	-6%	\$2,717,560	-52%
14th - 34th Street	\$1,662,217	\$2,496,438	-33%	\$1,917,196	-13%
South of 14th Street	\$2,433,064	\$2,515,522	-3%	\$4,010,574	-39%
Upper Manhattan	\$735,818	\$772,538	-5%	\$651,533	13%

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 17, 2025