

May 31

2025 WEEKLY CONTRACTS SIGNED REPORT

NUMBER OF SIGNED CONTRACTS



- Due in part to the Memorial Day Holiday, the number of signed contracts declined 27% last week. Contracts were 13% lower than a year ago.
- Resale contracts fell 26% from the previous week, while new developments were down 31%.
- All price ranges posted a decrease in activity last week, led by apartments priced at \$3 million or more.
- Upper Manhattan was the only market area with a weekly gain in contract activity.

NUMBER OF CONTRACTS

WEEK ENDING	5/31/2025	5/24/2025	Weekly Change	6/1/2024	Yearly Change
Resale	164	223	-26%	173	-5%
New Development	20	29	-31%	39	-49%
Condos	79	105	-25%	96	-18%
Co-ops	105	147	-29%	116	-9%
Less than \$1 million	72	97	-26%	86	-16%
\$1 million - \$2 million	53	69	-23%	64	-17%
\$2 million - \$3 million	24	28	-14%	27	-11%
\$3 million - \$5 million	18	30	-40%	18	0%
Greater than \$5 million	17	28	-39%	17	0%
East Side	40	62	-35%	52	-23%
West Side	33	45	-27%	47	-30%
Midtown	25	37	-32%	38	-34%
14th - 34th Street	32	39	-18%	25	28%
South of 14th Street	36	54	-33%	40	-10%
Upper Manhattan	18	15	20%	10	80%

AVERAGE ASKING PRICE

WEEK ENDING	5/31/2025	5/24/2025	Weekly Change	6/1/2024	Yearly Change
Resale	\$1,941,739	\$2,077,771	-7%	\$1,856,223	5%
New Development	\$4,855,390	\$4,393,621	11%	\$4,183,103	16%
Condos	\$3,058,400	\$3,200,043	-4%	\$3,168,901	-3%
Co-ops	\$1,656,567	\$1,733,017	-4%	\$1,552,181	7%
Less than \$1 million	\$683,019	\$654,948	4%	\$673,180	1%
\$1 million - \$2 million	\$1,490,353	\$1,488,406	0%	\$1,540,375	-3%
\$2 million - \$3 million	\$2,545,750	\$2,456,393	4%	\$2,525,815	1%
\$3 million - \$5 million	\$4,139,444	\$4,164,667	-1%	\$4,069,333	2%
Greater than \$5 million	\$8,928,176	\$8,363,296	7%	\$10,961,471	-19%
East Side	\$2,607,750	\$2,395,718	9%	\$2,838,231	-8%
West Side	\$2,602,576	\$2,374,444	10%	\$2,891,979	-10%
Midtown	\$1,742,728	\$1,170,311	49%	\$1,971,697	-12%
14th - 34th Street	\$2,429,469	\$2,750,692	-12%	\$1,663,000	46%
South of 14th Street	\$2,460,511	\$3,112,815	-21%	\$1,878,225	31%
Upper Manhattan	\$859,361	\$1,113,533	-23%	\$912,800	-6%

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 31st, 2025