

Nov 25

2023 WEEKLY CONTRACT SIGNED REPORT

NUMBER OF SIGNED CONTRACTS



- As expected, the holiday-shortened week led to a steep decline in signed contracts.
- Contracts were 41% lower than the prior week and 12% below last year's level.
- All price categories had fewer signed contracts than the week before, although apartments priced between \$2 million and \$3 million, and those over \$5 million, did have more contracts than a year ago.
- Upper Manhattan was the only market area with more contract activity than the prior week.

CONTRACT SIGNED



NUMBER OF CONTRACTS

WEEK ENDING	11/25/2023	11/18/2023	WEEKLY CHANGE	11/26/2022	YEARLY CHANGE
Resale	101	168	-40%	104	-3%
New Development	9	18	-50%	21	-57%
Condos	41	68	-40%	56	-27%
Co-ops	69	118	-42%	69	0%
Less than \$1 million	49	82	-40%	60	-18%
\$1 million - \$2 million	31	51	-39%	32	-3%
\$2 million - \$3 million	16	20	-20%	12	33%
\$3 million - \$5 million	4	22	-82%	13	-69%
Greater than \$5 million	10	11	-9%	8	25%
East Side	18	35	-49%	27	-33%
West Side	27	45	-40%	10	170%
Midtown	27	32	-16%	23	17%
14th - 34th Street	13	23	-43%	20	-35%
South of 14th Street	16	44	-64%	29	-45%
Upper Manhattan	9	7	29%	16	-44%

AVERAGE ASKING PRICE

WEEK ENDING	11/25/2023	11/18/2023	WEEKLY CHANGE	11/26/2022	YEARLY CHANGE
Resale	\$1,923,416	\$1,884,098	2%	\$1,541,067	25%
New Development	\$4,116,000	\$2,943,972	40%	\$3,571,786	15%
Condos	\$3,080,293	\$2,754,940	12%	\$3,019,866	2%
Co-ops	\$1,521,985	\$1,543,932	-1%	\$958,928	59%
Less than \$1 million	\$655,551	\$684,811	-4%	\$623,783	5%
\$1 million - \$2 million	\$1,485,129	\$1,489,292	0%	\$1,494,594	-1%
\$2 million - \$3 million	\$2,489,250	\$2,518,750	-1%	\$2,423,250	3%
\$3 million - \$5 million	\$3,623,750	\$3,835,523	-6%	\$3,897,731	-7%
Greater than \$5 million	\$9,882,500	\$9,332,273	6%	\$8,784,375	13%
East Side	\$2,584,056	\$1,929,511	34%	\$1,759,611	47%
West Side	\$2,826,852	\$1,566,944	80%	\$1,765,950	60%
Midtown	\$1,871,519	\$2,471,609	-24%	\$1,308,000	43%
14th - 34th Street	\$1,189,461	\$1,920,391	-38%	\$2,502,400	-52%
South of 14th Street	\$2,072,375	\$2,228,705	-7%	\$2,609,069	-21%
Upper Manhattan	\$1,035,444	\$1,450,142	-29%	\$894,656	16%

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 November 25, 2023