

Dec 2

2023 WEEKLY CONTRACT SIGNED REPORT

NUMBER OF SIGNED CONTRACTS



- Signed contracts ticked down 1% last week, and were 17% lower than a year ago.
- Resale contracts were 4% lower than the prior week, while new developments rose 21%.
- The biggest increase in activity last week was in apartments priced between \$3 million and \$5 million, which posted an 80% jump in activity.
- There were 64% more contracts signed on the East Side than week before, the largest weekly gain of any market area.

CONTRACT SIGNED



NUMBER OF CONTRACTS

WEEK ENDING	12/2/23	11/25/23	WEEKLY CHANGE	12/3/22	YEARLY CHANGE
Resale	106	110	-4%	125	-15%
New Development	17	14	21%	23	-26%
Condos	51	45	13%	60	-15%
Co-ops	72	79	-9%	88	-18%
Less than \$1 million	55	55	0%	58	-5%
\$1 million - \$2 million	37	38	-3%	51	-27%
\$2 million - \$3 million	13	16	-19%	21	-38%
\$3 million - \$5 million	9	5	80%	9	0%
Greater than \$5 million	9	10	-10%	9	0%
East Side	36	22	64%	24	50%
West Side	23	32	-28%	29	-21%
Midtown	18	27	-33%	23	-22%
14th - 34th Street	13	14	-7%	24	-46%
South of 14th Street	24	20	20%	32	-25%
Upper Manhattan	9	9	0%	16	-44%

AVERAGE ASKING PRICE

WEEK ENDING	12/2/23	11/25/23	WEEKLY CHANGE	12/3/22	YEARLY CHANGE
Resale	\$1,974,732	\$1,833,973	8%	\$1,515,759	30%
New Development	\$2,675,411	\$3,509,036	-24%	\$5,501,521	-51%
Condos	\$2,767,290	\$2,959,267	-6%	\$3,542,375	-22%
Co-ops	\$1,578,775	\$1,489,829	6%	\$1,175,709	34%
Less than \$1 million	\$673,394	\$670,345	0%	\$638,360	5%
\$1 million - \$2 million	\$1,534,646	\$1,509,250	2%	\$1,434,480	7%
\$2 million - \$3 million	\$2,426,154	\$2,513,938	-3%	\$2,415,952	0%
\$3 million - \$5 million	\$3,853,999	\$3,519,000	10%	\$3,654,611	5%
Greater than \$5 million	\$10,528,778	\$9,882,500	7%	\$14,649,375	-28%
East Side	\$2,461,358	\$2,274,364	8%	\$1,110,542	122%
West Side	\$1,981,821	\$2,638,094	-25%	\$2,067,448	-4%
Midtown	\$1,247,217	\$1,836,519	-32%	\$2,181,934	-43%
14th - 34th Street	\$1,773,231	\$1,171,643	51%	\$2,246,120	-21%
South of 14th Street	\$2,831,166	\$2,055,025	38%	\$3,369,922	-16%
Upper Manhattan	\$795,878	\$1,035,444	-23%	\$1,091,688	-27%

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 December 2, 2023