

Dec 30

2023 WEEKLY CONTRACT SIGNED REPORT

NUMBER OF SIGNED CONTRACTS



- While the Christmas holiday brought contract activity down sharply from the prior week, it was just 2% lower than a year ago.
- Resale contracts were up 12% from the year before, while new developments declined 46%.
- Compared to a year ago, apartments priced under \$1 million (+39%) and those priced between \$1 million and \$2 million (+19%) posted the biggest increases in signed contracts.
- The West Side had 53% more contracts signed than 2022's comparable week, the largest gain of any market area during that time.

CONTRACT SIGNED

NUMBER OF CONTRACTS

WEEK ENDING	12/30/2023	12/23/2023	WEEKLY CHANGE	12/31/2022	YEARLY CHANGE
Resale	85	148	-43%	76	12%
New Development	13	27	-52%	24	-46%
Condos	36	72	-50%	54	-33%
Co-ops	62	103	-40%	46	35%
Less than \$1 million	50	80	-38%	36	39%
\$1 million - \$2 million	31	43	-28%	26	19%
\$2 million - \$3 million	6	26	-77%	16	-63%
\$3 million - \$5 million	3	17	-82%	14	-79%
Greater than \$5 million	8	9	-11%	8	0%
East Side	18	39	-54%	29	-38%
West Side	23	29	-21%	15	53%
Midtown	20	33	-39%	19	5%
14th - 34th Street	16	33	-52%	11	45%
South of 14th Street	15	28	-46%	22	-32%
Upper Manhattan	6	13	-54%	4	50%

AVERAGE ASKING PRICE

WEEK ENDING	12/30/2023	12/23/2023	WEEKLY CHANGE	12/31/2022	YEARLY CHANGE
Resale	\$1,504,646	\$1,603,527	-6%	\$1,925,474	-22%
New Development	\$4,866,077	\$3,862,731	26%	\$3,222,167	51%
Condos	\$3,208,914	\$2,520,101	27%	\$2,910,231	10%
Co-ops	\$1,219,887	\$1,555,034	-22%	\$1,445,989	-16%
Less than \$1 million	\$636,258	\$670,969	-5%	\$702,958	-9%
\$1 million - \$2 million	\$1,455,065	\$1,443,523	1%	\$1,435,308	1%
\$2 million - \$3 million	\$2,720,667	\$2,528,144	8%	\$2,390,500	14%
\$3 million - \$5 million	\$4,348,333	\$3,836,471	13%	\$3,991,464	9%
Greater than \$5 million	\$10,608,125	\$10,546,111	1%	\$8,364,375	27%
East Side	\$1,614,389	\$2,374,462	-32%	\$2,158,379	-25%
West Side	\$2,836,996	\$1,762,655	61%	\$2,085,800	36%
Midtown	\$1,862,750	\$1,684,432	11%	\$2,682,132	-31%
14th - 34th Street	\$2,172,750	\$2,312,500	-6%	\$2,238,636	-3%
South of 14th Street	\$1,425,000	\$2,002,286	-29%	\$2,291,705	-38%
Upper Manhattan	\$575,000	\$764,000	-25%	\$946,250	-39%

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 30, 2023