

Weekly Contract Signed Report

Manhattan Apartments

WEEK ENDING JANUARY 7, 2023

Number of Signed Contracts



- Contract activity rose 13% last week but remained 40% lower than a year ago.
- Condos posted a 23% jump in signed contracts from the prior week, while co-op deals rose 5%.
- Apartments priced between \$2 million and \$3 million experienced a 55% surge in activity last week, the largest of any price range.
- While Upper Manhattan posted a 750% increase in contracts from the week before, it was most likely due to the late reporting of deals from the previous week.

Number of Contracts

Week Ending	1/7/2023	12/31/2022	Weekly Change	1/8/2022	Yearly Change
Resale	103	92	12%	169	-39%
New Development	22	19	16%	41	-46%
Condos	58	47	23%	92	-37%
Co-ops	67	64	5%	118	-43%
Less than \$1 million	58	50	16%	88	-34%
\$1 million - \$2 million	32	31	3%	61	-48%
\$2 million - \$3 million	17	11	55%	31	-45%
\$3 million - \$5 million	9	10	-10%	16	-44%
Greater than \$5 million	9	9	0%	14	-36%
East Side	22	33	-33%	37	-41%
West Side	15	16	-6%	36	-58%
Midtown	28	19	47%	40	-30%
14th - 34th Street	12	15	-20%	36	-67%
South of 14th Street	31	26	19%	48	-35%
Upper Manhattan	17	2	750%	13	31%

Average Asking Price

Week Ending	1/7/2023	12/31/2022	Weekly Change	1/8/2022	Yearly Change
Resale	\$1,887,131	\$1,543,152	22%	\$1,678,326	12%
New Development	\$3,381,545	\$3,617,579	-7%	\$2,853,373	19%
Condos	\$3,290,379	\$2,462,553	34%	\$2,613,938	26%
Co-ops	\$1,163,082	\$1,483,813	-22%	\$1,357,144	-14%
Less than \$1 million	\$662,422	\$687,500	-4%	\$654,515	1%
\$1 million - \$2 million	\$1,450,625	\$1,481,935	-2%	\$1,417,573	2%
\$2 million - \$3 million	\$2,507,941	\$2,431,818	3%	\$2,577,286	-3%
\$3 million - \$5 million	\$3,987,556	\$3,916,500	2%	\$3,842,500	4%
Greater than \$5 million	\$11,711,667	\$7,434,250	58%	\$8,227,165	42%
East Side	\$2,511,318	\$2,238,273	12%	\$1,618,524	55%
West Side	\$1,422,333	\$2,085,688	-32%	\$1,986,859	-28%
Midtown	\$2,491,428	\$1,414,211	76%	\$1,961,148	27%
14th - 34th Street	\$1,143,833	\$1,736,600	-34%	\$1,803,811	-37%
South of 14th Street	\$3,104,952	\$1,905,423	63%	\$2,421,355	28%
Upper Manhattan	\$732,059	\$505,000	45%	\$738,838	-1%

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 January 7, 2023