

# Weekly Contract Signed Report

**Manhattan Apartments**

WEEK ENDING DECEMBER 3, 2022

## Number of Signed Contracts



- Signed contracts rose 24% last week, but much of that increase is due to the Thanksgiving holiday the prior week. Contracts were 43% lower than a year ago.
- While condo contracts rose 24% last week, they were still 61% below last year's level.
- All price categories had more contracts signed than the previous week, led by a huge jump in apartments priced between \$2 million and \$3 million.
- The East Side was the only market area with fewer contracts than the week before.

## Number of Contracts

Week Ending	12/03/22	11/26/22	Weekly Change	12/4/21	Yearly Change
Resale	145	123	18%	230	-37%
New Development	28	16	75%	72	-61%
Condos	67	54	24%	171	-61%
Co-ops	106	85	25%	131	-19%
Less than \$1 million	78	72	8%	109	-28%
\$1 million - \$2 million	43	38	13%	81	-47%
\$2 million - \$3 million	25	9	178%	44	-43%
\$3 million - \$5 million	17	12	42%	40	-58%
Greater than \$5 million	10	8	25%	28	-64%
East Side	34	35	-3%	67	-49%
West Side	27	13	108%	37	-27%
Midtown	29	25	16%	51	-43%
14th - 34th Street	25	23	9%	47	-47%
South of 14th Street	36	31	16%	87	-59%
Upper Manhattan	22	12	83%	13	69%

## Average Asking Price

Week Ending	12/03/22	11/26/22	Weekly Change	12/4/21	Yearly Change
Resale	\$1,550,192	\$1,568,215	-1%	\$2,097,469	-26%
New Development	\$5,307,463	\$3,083,688	72%	\$3,346,070	59%
Condos	\$3,758,477	\$2,762,574	36%	\$3,065,683	23%
Co-ops	\$1,146,875	\$1,094,712	5%	\$1,519,872	-25%
Less than \$1 million	\$642,574	\$661,104	-3%	\$655,711	-2%
\$1 million - \$2 million	\$1,454,767	\$1,550,579	-6%	\$1,504,705	-3%
\$2 million - \$3 million	\$2,381,160	\$2,434,222	-2%	\$2,471,034	-4%
\$3 million - \$5 million	\$3,694,529	\$3,987,500	-7%	\$3,898,911	-5%
Greater than \$5 million	\$14,819,444	\$8,243,750	80%	\$9,474,982	56%
East Side	\$1,683,000	\$1,667,443	1%	\$2,565,834	-34%
West Side	\$2,208,519	\$1,299,692	70%	\$1,897,973	16%
Midtown	\$2,266,206	\$966,560	134%	\$1,803,882	26%
14th - 34th Street	\$2,401,636	\$2,151,217	12%	\$2,962,406	-19%
South of 14th Street	\$3,192,222	\$2,645,806	21%	\$2,744,673	16%
Upper Manhattan	\$720,632	\$942,583	-24%	\$860,115	-16%

Data is sourced from the REBNY RLS, and is subject to revision.  
While information is believed true, no guaranty is made of accuracy.

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