

Weekly Contract Signed Report



Manhattan Apartments

WEEK ENDING APRIL 1, 2023

Number of Signed Contracts



- Contract activity bounced back after three straight weekly declines and was 14% higher than the previous week. The number of signed contracts remains 23% lower than a year ago.
- Both resale (+15%) and new development (+14%) apartments posted similar increases last week in signed contracts.
- The only price category with fewer contracts than the week before was apartments priced over \$5 million.
- The number of signed contracts jumped 42% last week on the West Side, the biggest increase of any market area.

Number of Contracts

Week Ending	4/1/2023	3/25/2023	Weekly Change	4/2/2022	Yearly Change
Resale	220	192	15%	295	-25%
New Development	42	37	14%	46	-9%
Condos	105	83	27%	162	-35%
Co-ops	157	146	8%	179	-12%
Less than \$1 million	105	96	9%	153	-31%
\$1 million - \$2 million	77	66	17%	92	-16%
\$2 million - \$3 million	30	30	0%	43	-30%
\$3 million - \$5 million	33	19	74%	26	27%
Greater than \$5 million	17	18	-6%	27	-37%
East Side	67	48	40%	75	-11%
West Side	54	38	42%	56	-4%
Midtown	43	43	0%	66	-35%
14th - 34th Street	31	34	-9%	45	-31%
South of 14th Street	52	50	4%	76	-32%
Upper Manhattan	15	16	-6%	23	-35%

Average Asking Price

Week Ending	4/1/2023	3/25/2023	Weekly Change	4/2/2022	Yearly Change
Resale	\$1,793,223	\$1,871,301	-4%	\$1,696,975	6%
New Development	\$3,102,290	\$3,318,081	-7%	\$4,081,420	-24%
Condos	\$2,980,046	\$3,032,952	-2%	\$2,802,403	6%
Co-ops	\$1,349,685	\$1,577,560	-14%	\$1,309,294	3%
Less than \$1 million	\$654,610	\$653,915	0%	\$685,053	-4%
\$1 million - \$2 million	\$1,431,262	\$1,446,970	-1%	\$1,438,207	0%
\$2 million - \$3 million	\$2,555,300	\$2,486,667	3%	\$2,605,651	-2%
\$3 million - \$5 million	\$3,902,576	\$4,114,632	-5%	\$3,853,415	1%
Greater than \$5 million	\$8,260,000	\$9,500,278	-13%	\$8,851,593	-7%
East Side	\$2,342,897	\$3,066,646	-24%	\$1,836,373	28%
West Side	\$1,753,722	\$2,020,866	-13%	\$2,332,629	-25%
Midtown	\$1,383,523	\$1,656,114	-16%	\$2,080,833	-34%
14th - 34th Street	\$2,644,500	\$1,501,912	76%	\$2,115,373	25%
South of 14th Street	\$2,270,119	\$2,497,480	-9%	\$2,091,145	9%
Upper Manhattan	\$907,533	\$682,187	33%	\$1,241,041	-27%

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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