

Weekly Contract Signed Report



Manhattan Apartments
WEEK ENDING APRIL 22, 2023

Number of Signed Contracts



- The number of signed contracts rose 19% last week, but remained 28% lower than a year ago.
- Resale contracts were 26% higher than the prior week, while new developments fell 23%.
- Apartments priced between \$2 million and \$3 million was the only price category with fewer contracts than the week before.
- Upper Manhattan posted a 58% increase in signed contracts last week, the most of any market area.

Number of Contracts

Week Ending	4/22/2023	4/15/2023	Weekly Change	4/23/2022	Yearly Change
Resale	203	161	26%	269	-25%
New Development	20	26	-23%	42	-52%
Condos	90	81	11%	143	-37%
Co-ops	133	106	25%	168	-21%
Less than \$1 million	105	79	33%	122	-14%
\$1 million - \$2 million	64	54	19%	105	-39%
\$2 million - \$3 million	17	26	-35%	33	-48%
\$3 million - \$5 million	19	14	36%	28	-32%
Greater than \$5 million	18	14	29%	23	-22%
East Side	59	39	51%	67	-12%
West Side	34	45	-24%	50	-32%
Midtown	49	32	53%	55	-11%
14th - 34th Street	25	26	-4%	49	-49%
South of 14th Street	37	33	12%	67	-45%
Upper Manhattan	19	12	58%	23	-17%

Average Asking Price

Week Ending	4/22/2023	4/15/2023	Weekly Change	4/23/2022	Yearly Change
Resale	\$1,597,316	\$1,577,854	1%	\$2,013,458	-21%
New Development	\$4,741,000	\$3,789,154	25%	\$3,129,881	51%
Condos	\$2,832,480	\$2,689,383	5%	\$3,144,789	-10%
Co-ops	\$1,234,225	\$1,270,873	-3%	\$1,329,585	-7%
Less than \$1 million	\$634,466	\$663,323	-4%	\$689,961	-8%
\$1 million - \$2 million	\$1,408,628	\$1,492,944	-6%	\$1,468,281	-4%
\$2 million - \$3 million	\$2,542,882	\$2,455,885	4%	\$2,498,348	2%
\$3 million - \$5 million	\$4,160,000	\$3,908,071	6%	\$3,694,928	13%
Greater than \$5 million	\$7,779,722	\$7,381,923	5%	\$10,818,565	-28%
East Side	\$1,689,576	\$1,750,590	-3%	\$2,211,590	-24%
West Side	\$2,221,853	\$1,989,756	12%	\$1,817,384	22%
Midtown	\$1,687,673	\$2,019,156	-16%	\$2,832,818	-40%
14th - 34th Street	\$1,685,920	\$1,932,384	-13%	\$1,514,469	11%
South of 14th Street	\$2,917,222	\$2,167,076	35%	\$2,640,992	10%
Upper Manhattan	\$582,416	\$697,667	-17%	\$1,176,913	-51%

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 April 22, 2023