

**MANHATTAN WEEKLY SNAPSHOT**  
**WEEK OF DECEMBER 31, 2022 TO JANUARY 6, 2023**

We are pleased to present our summary of Manhattan condo and co-op sales from December 31, 2022 to January 6, 2023.

- There were 129 contracts reported signed last week, up 25% versus the prior holiday week, but the second slowest week since July 2020.
- Contract activity was down 40% annually but only two sales less than the same week in 2019 and 32% higher than the same week in 2020.
- Two bedrooms had the most sales last week, increasing 85% versus the prior week and seeing the smallest decline in activity annually.
- The number of signed contracts in Midtown jumped 42% week-over-week, which included three contracts at Central Park Tower.
- The top contract was a penthouse at 56 Leonard asking \$30M, the first sale of over \$20M in a month.

PRODUCT TYPE	2023 / 2022			2022	
	Last Week 12/31 to 1/6	Previous Week 12/24 to 12/30	% Change Week-Over-Week	Last Year 1/1 to 1/7	% Change Year-Over-Year
New Development	23	17	35%	38	-39%
Resale Condo	45	33	36%	53	-15%
Resale Co-op	61	53	15%	123	-50%
<b>Total</b>	<b>129</b>	<b>103</b>	<b>25%</b>	<b>214</b>	<b>-40%</b>

PRICE RANGE	Last Week 12/31 to 1/6	Previous Week 12/24 to 12/30	% Change Week-Over-Week	Last Year 1/1 to 1/7	% Change Year-Over-Year
Under \$1M	60	45	33%	98	-39%
\$1M to \$3M	51	40	28%	84	-39%
\$3M to \$5M	9	8	13%	18	-50%
\$5M to \$10M	5	9	-44%	9	-44%
\$10M to \$20M	3	1	200%	5	-40%
Over \$20M	1	0	NA	0	NA
<b>Total</b>	<b>129</b>	<b>103</b>	<b>25%</b>	<b>214</b>	<b>-40%</b>
<b>Subtotal \$5M+</b>	<b>9</b>	<b>10</b>	<b>-10%</b>	<b>14</b>	<b>-36%</b>

SUBMARKET	Last Week 12/31 to 1/6	Previous Week 12/24 to 12/30	% Change Week-Over-Week	Last Year 1/1 to 1/7	% Change Year-Over-Year
Upper Manhattan	21	7	200%	20	5%
Upper East Side	21	27	-22%	47	-55%
Upper West Side	15	14	7%	35	-57%
Midtown	27	19	42%	37	-27%
Downtown	40	29	38%	66	-39%
Financial District/BPC	5	7	-29%	9	-44%
<b>Total</b>	<b>129</b>	<b>103</b>	<b>25%</b>	<b>214</b>	<b>-40%</b>

UNIT TYPE	Last Week 12/31 to 1/6	Previous Week 12/24 to 12/30	% Change Week-Over-Week	Last Year 1/1 to 1/7	% Change Year-Over-Year
Studio	17	9	89%	32	-47%
One Bedroom	43	46	-7%	73	-41%
Two Bedroom	50	27	85%	72	-31%
Three Bedroom	14	15	-7%	21	-33%
Four+ Bedroom	5	6	-17%	16	-69%
<b>Total</b>	<b>129</b>	<b>103</b>	<b>25%</b>	<b>214</b>	<b>-40%</b>

**TOP 5 CONDO & CO-OP CONTRACTS SIGNED**

BUILDING	UNIT	ASKING PRICE	SQUARE FEET	PPSF	BEDS / BATHS
56 Leonard	PH53	\$30,000,000	6,400	\$4,688	4.0 / 5.5
Central Park Tower	95W	\$19,301,000	3,073	\$6,281	3.0 / 3.5
Beckford Tower	PH31	\$16,750,000	4,141	\$4,045	4.0 / 5.0
One57	53A	\$15,500,000	3,228	\$4,802	3.0 / 3.5
Central Park Tower	38D	\$7,245,000	1,897	\$3,819	2.0 / 2.5

