

UrbanDigs

Subscriber Exclusive

Weekly Market Update

Manhattan

November 22, 2024



This Week:

Supply

- Ticks down 1%
- Slowly winding down into the winter

Liquidity

- Rose 2%
- Manhattan demand showing signs of resilience

Weekly New Listings

- 17% down on the week
- Quieter weeks ahead until next year

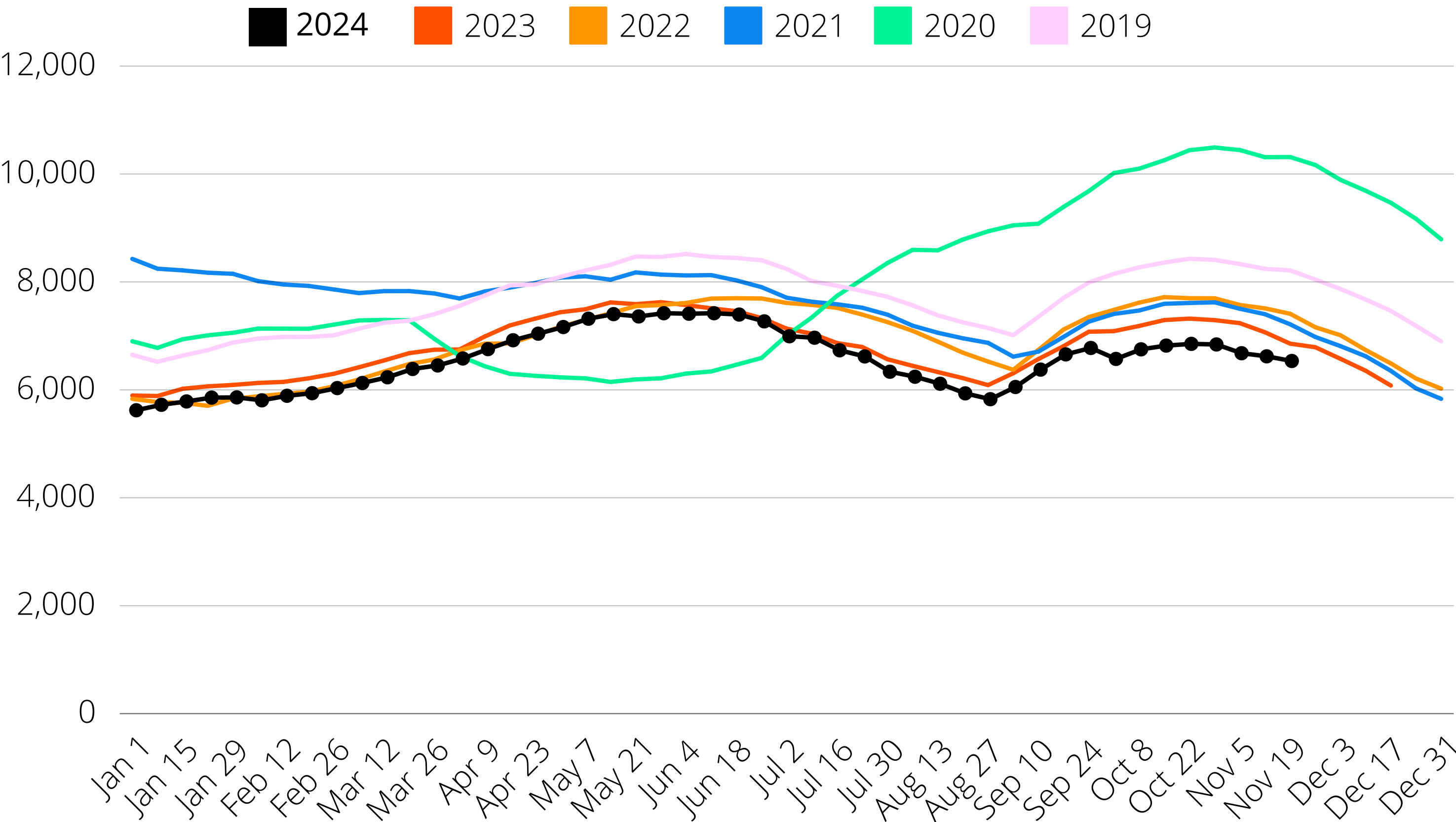
Weekly Contracts Signed

- Popped 18% higher this week
- A bullish sign for the market

Liquidity by Price Range

- Demand is up across the board compared to last year
- The high end began its recovery earlier

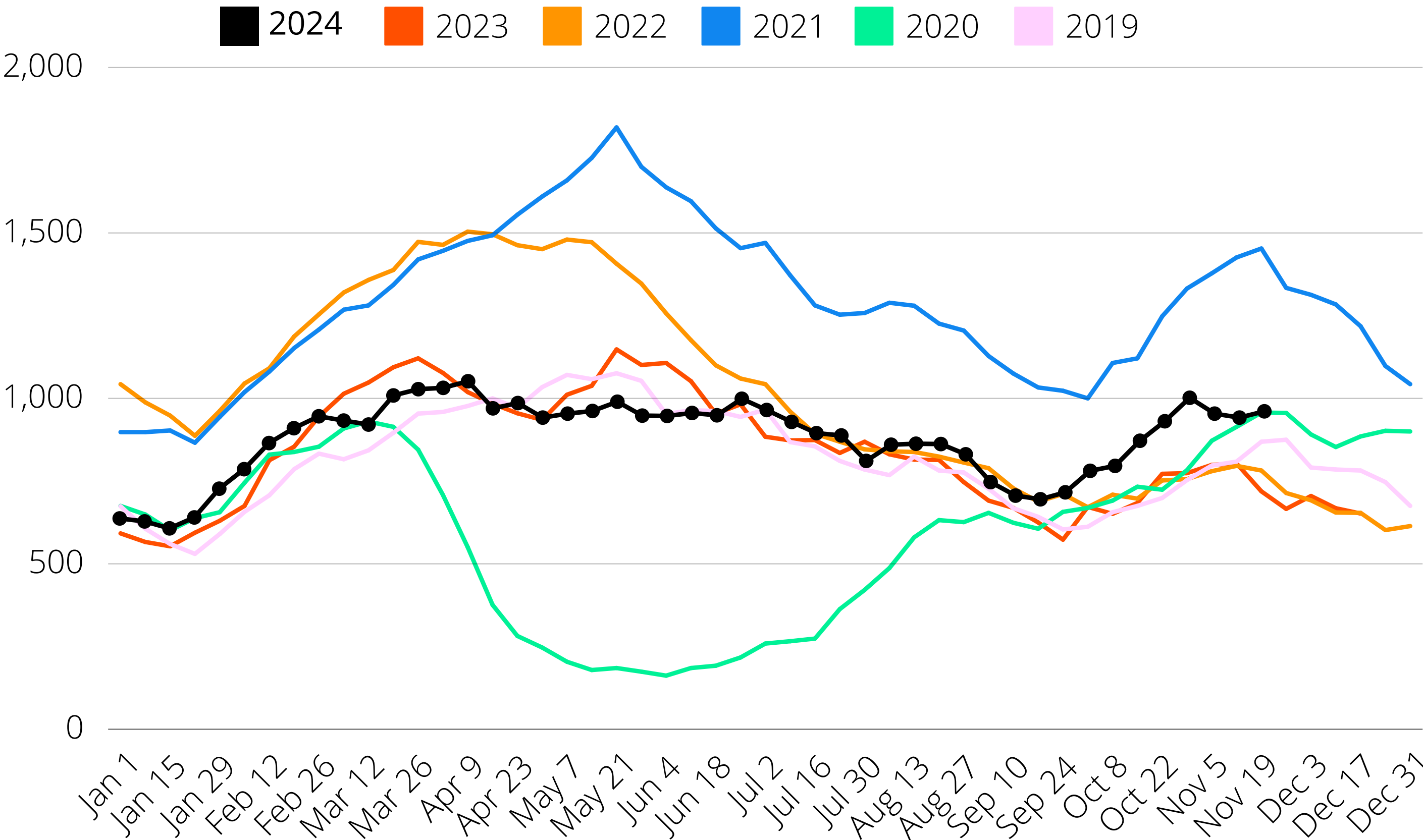
Supply



Manhattan supply drops another 1% as supply continues to slowly wind down.

Manhattan Supply by Week

Demand

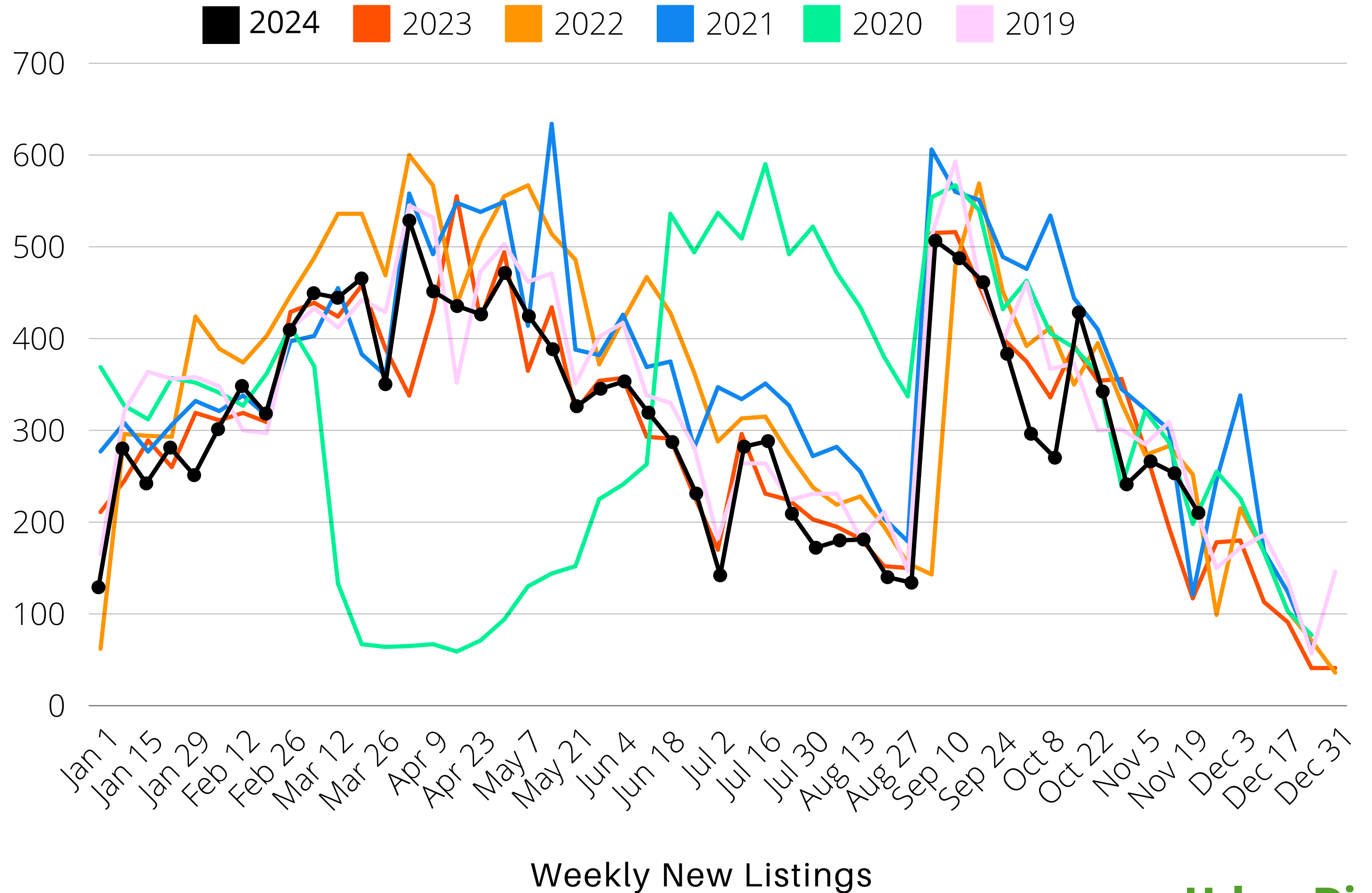


The overall pace of liquidity increased by 2% during the week as Manhattan demand remained resilient.

Manhattan Pending Sales by Week

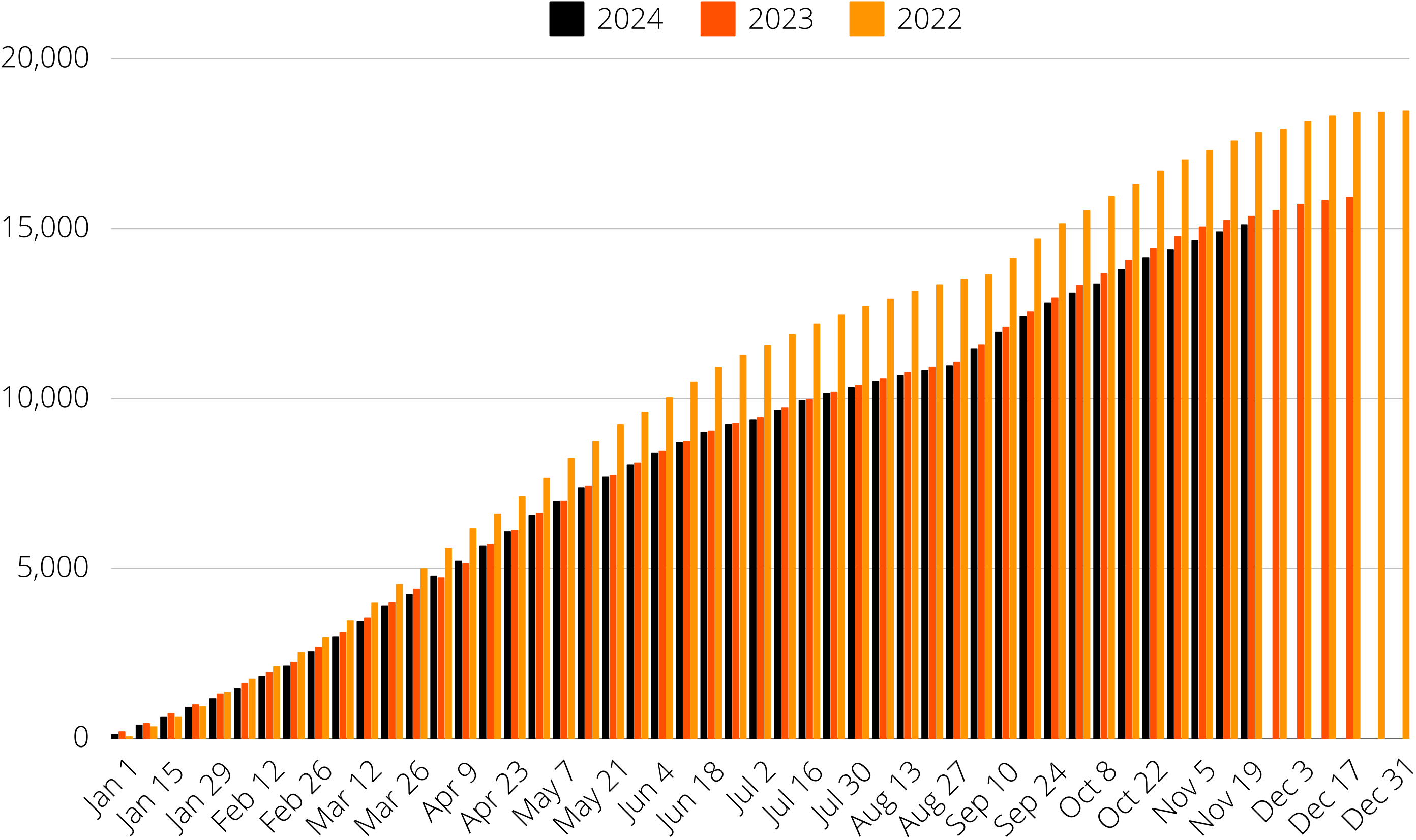
New Listings

The number of weekly new listings fell 17%, with quieter weeks until January.



New Listings

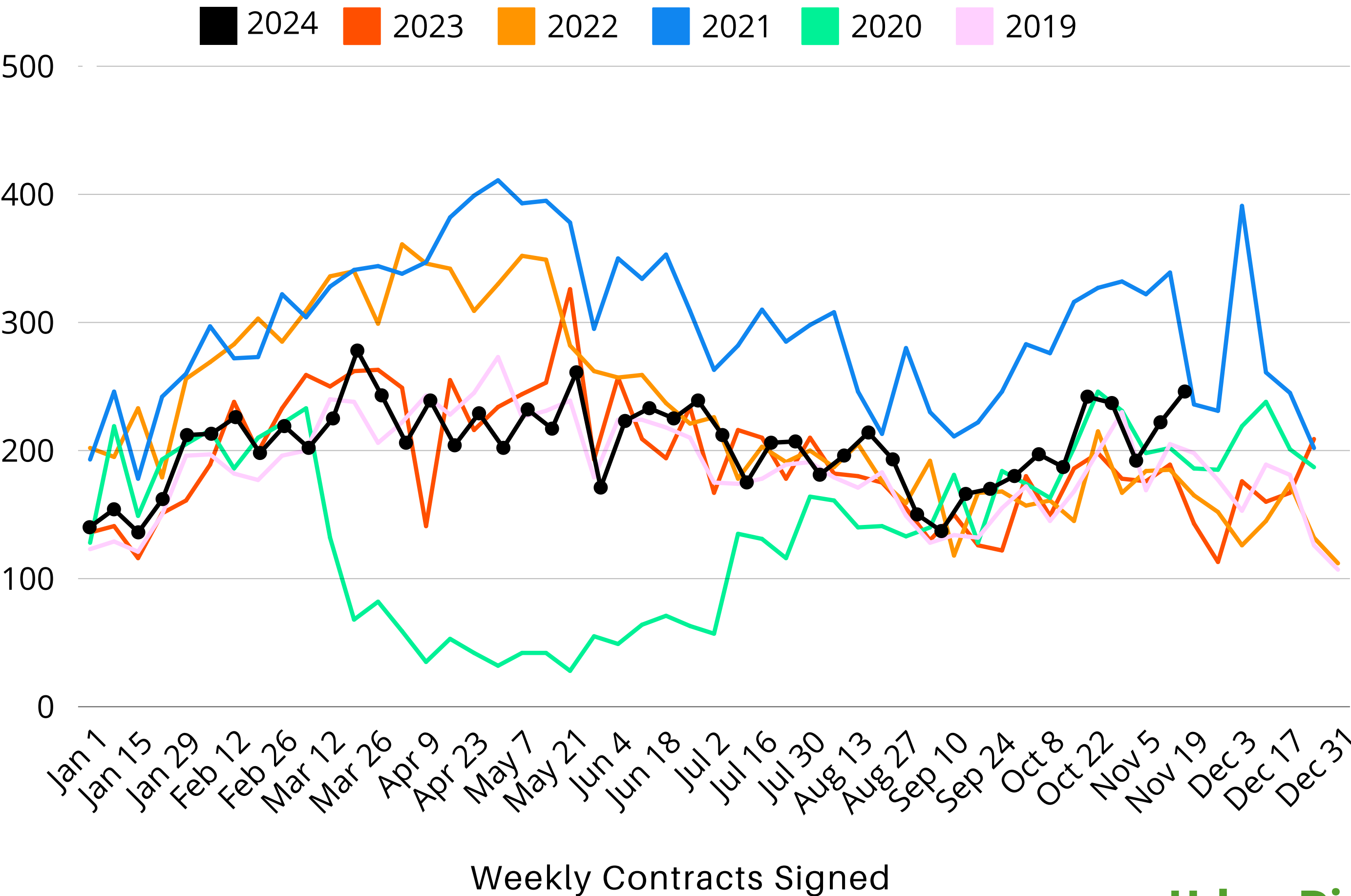
The cumulative number of listings this year has crossed 15,000, but it remains slightly below the level seen in 2023.



Cumulative Weekly New Listings

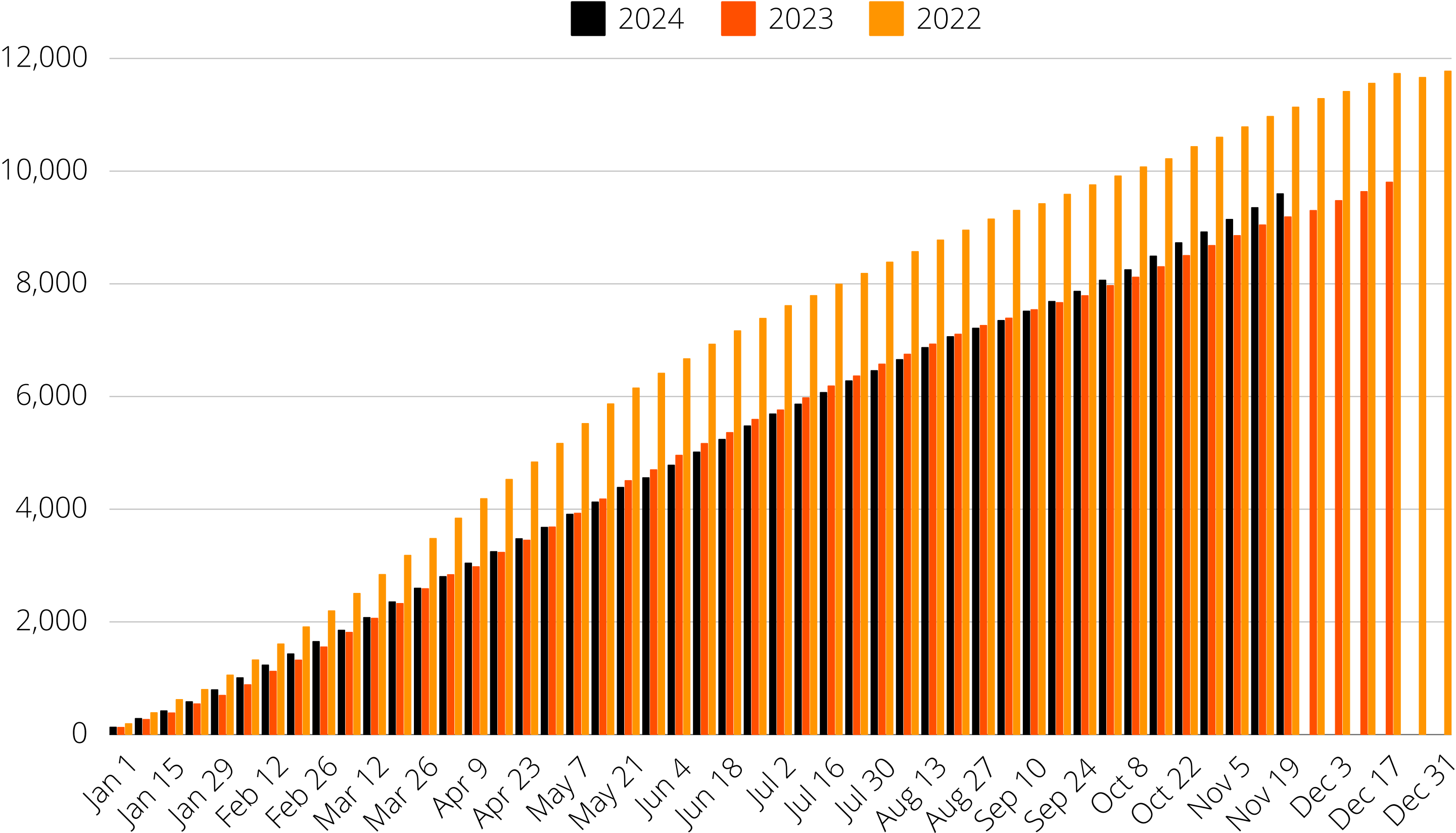
Contracts Signed

The number of signed deals rose 18% on the week, a bullish sign however you slice it.



Contracts Signed

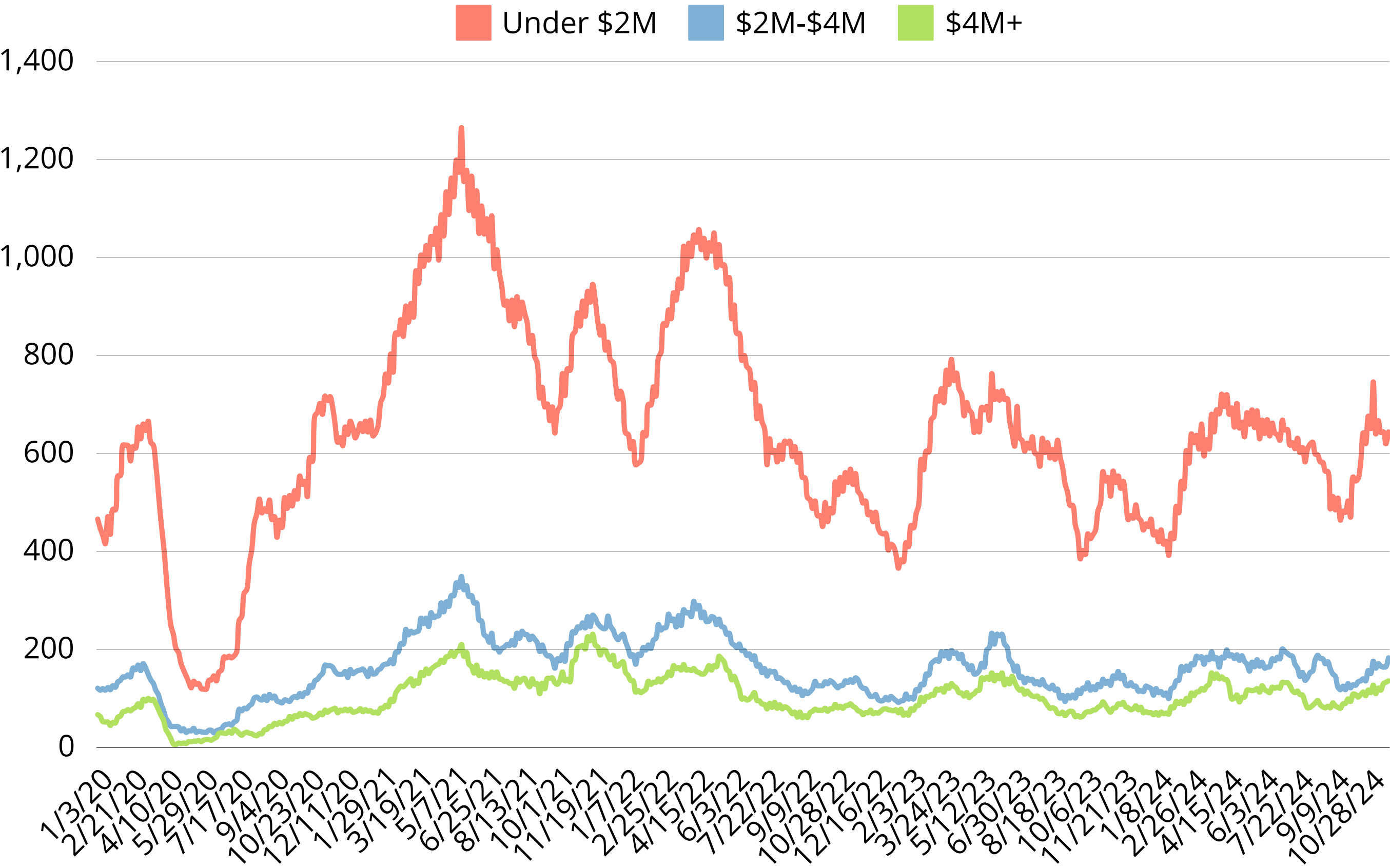
The cumulative number of contracts signed in 2024 crossed the 9k mark, and the fall season's recovery can clearly be seen.



Cumulative Weekly Contracts Signed

Manhattan Liquidity by Price Range

Bracketing Manhattan into three main price ranges shows liquidity for all nicely up over the year, but the high end (\$4M+) began ticking up earlier.





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