

December 4, 2025



## December's Market Remains Quiet but Strong

As 2025 winds down, NYC's real estate market is ending the year on a quietly active note. While political headlines and economic uncertainty dominated much of the fall, the sentiment on the ground remains clear: the market is steady, resilient, and keeping watch on the Federal Reserve.

One standout theme this month is the continued strength of the luxury segment. The week of the mayoral election produced 41 contracts at \$4 million and above—the strongest activity since May, when 55 contracts were signed. Thanksgiving week followed with 19 contracts, a number that beat the week's 10-year seasonal average of 17. And on the global stage, New York continues to stand out: during Q3, the city logged 74 sales above \$10 million, placing it just behind Dubai for super-prime activity.

Broader market activity is also holding its own. One of the most notable trends of 2025 has been the dominance of cash, with 60% of home sales across NYC's five boroughs closing without financing during the first half of the year. This level of liquidity has



## Monthly New Supply

Showing Monthly New Supply for any bedroom configuration in All Manhattan for all prices

Manhattan Monthly New Supply (Nov 2025)

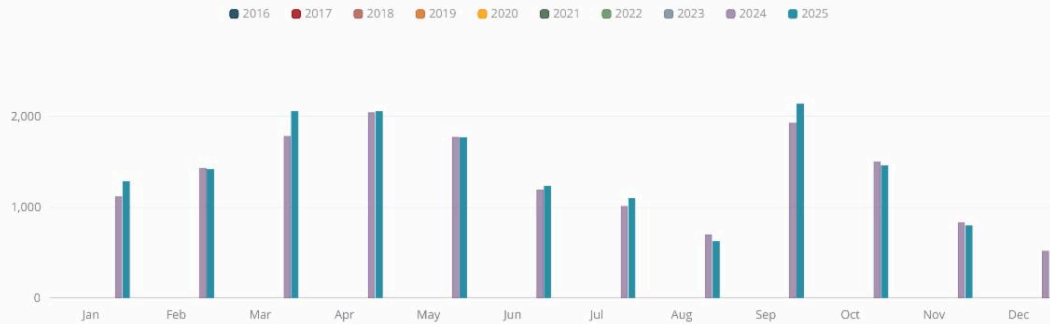
797

▼ -45.3% from last month  
▲ -% from last year

Rolling Seasonal Averages (Nov 2025)

991

▼ -35.0% from last month  
▲ -% from last year



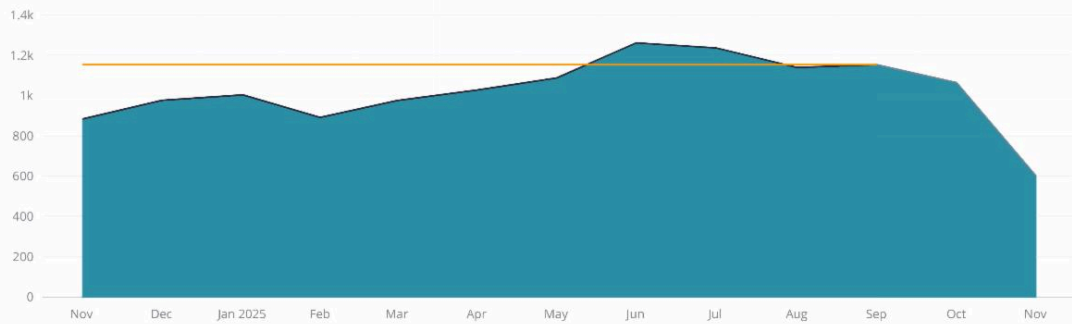
## Monthly Closed Sales

Showing Monthly Closed Sales for any bedroom configuration in All Manhattan for all prices

Manhattan Monthly Closed Sales (Nov 2025)

602

▼ -43.6% from last month  
▼ -32.1% from last year



## Fun Reads

### What Are You Doing NYE?

Did you know the NYE confetti comes with wishes? If you're visiting TSQ over the next few weeks stop by the booth to write down your wish for a great year on confetti and it will be used during the ball drop. [Click here](#) for more information and to learn how you can make your own New Year's wish.



## Lights Up!

It's the time of year when NYC has lights all over the place and there's plenty to see. Make sure and check all of the amazing holiday light options that are available throughout the city all month long. [Click here](#) for more information and to learn about all the lights.



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