



## 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

helped stabilize pricing and kept transactions moving, even as mortgage rates shifted throughout the fall.

On the rental side, October reports show Manhattan's median rent at \$4,971, up 7% year over year, while average non-doorman rents reached an all-time high of \$5,383. Brooklyn's median rent held at \$4,100 in October, up 4% year over year.

At the same time, attention is turning to the Federal Reserve's upcoming December meeting. With national mortgage rates averaging around 6.2% and markets pricing in a possible 0.25% benchmark rate cut, the coming weeks may influence borrowing costs heading into early 2026. Mortgage rates often shift ahead of the Fed's decisions, so any move—or even clear signaling—could help shape buyer sentiment as we enter the new year.

As we wrap up the year, NYC real estate is sending one consistent message: the market remains active, resilient, and poised for a strong 2026. If you're considering a sale or purchase in the coming months, the [Jessica Levine Team](#) is here to help you navigate every step with confidence.

Happy Holidays from our team to you and yours!

\*check out the underlined words for helpful links and references

## The Market at a Glance



## 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

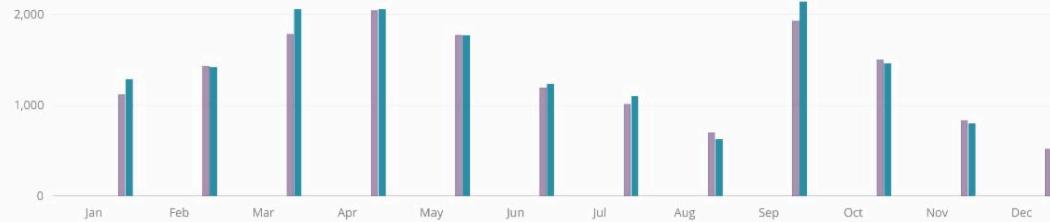
2016 2017 2018 2019 2020 2021 2022 2023 2024 2025

### Rolling Seasonal Averages (Nov 2025)

991

▼ -35.0% from last month

▲ -% from last year



## Monthly Closed Sales

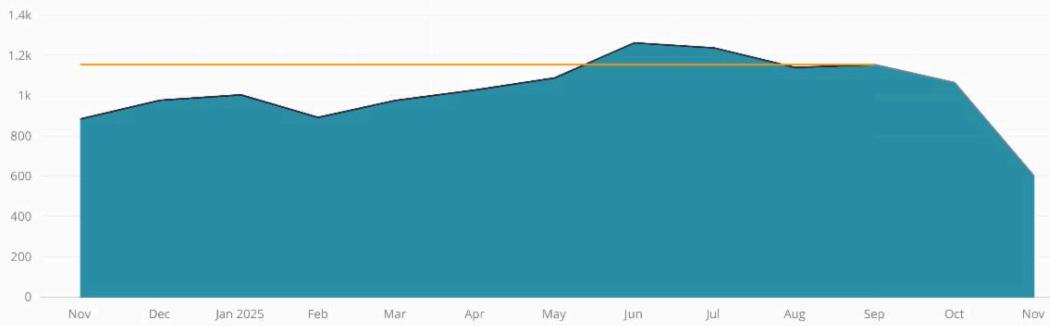
Showing Monthly Closed Sales for any bedroom configuration in All Manhattan for all prices

### 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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