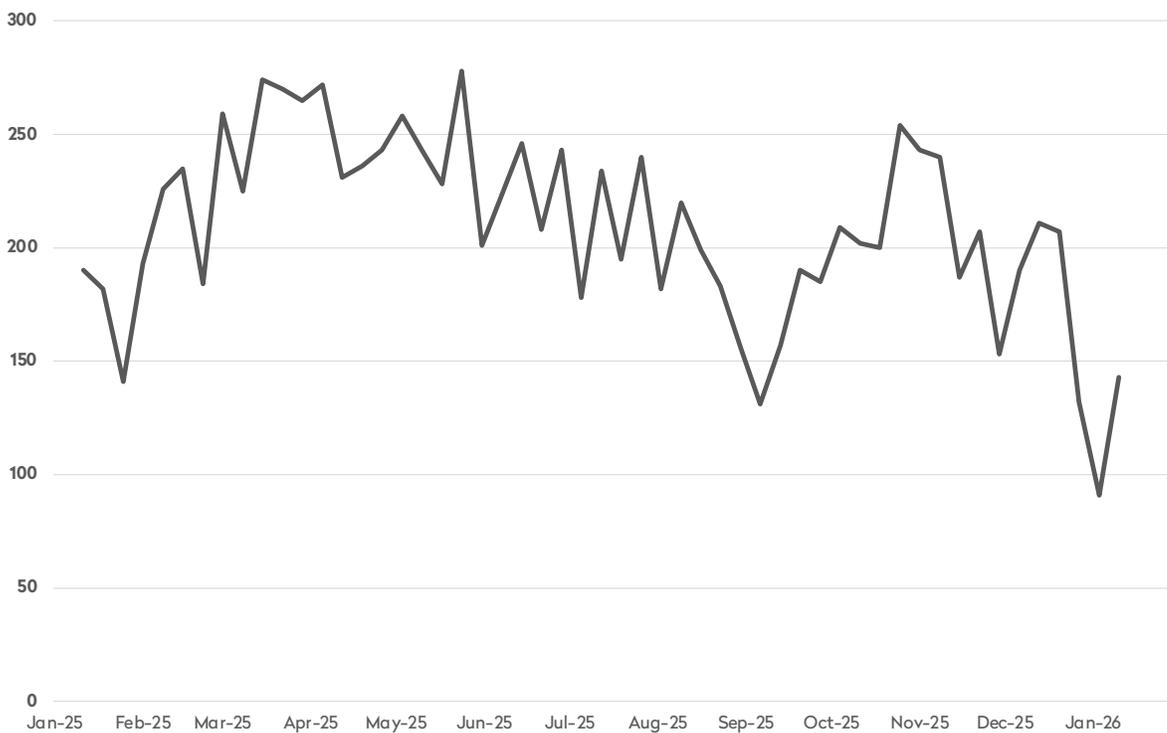


# Jan 10

## 2026 WEEKLY CONTRACTS SIGNED REPORT

### NUMBER OF SIGNED CONTRACTS



- While Manhattan contract activity rebounded sharply from the holiday-shortened previous week, it remained 25% lower than a year ago.
- Resale deals were 53% higher than the week before, while new developments rose 85%.
- Apartments priced at over \$5 million were the only price category with a decline in activity compared to the week ending January 3.
- Midtown contracted activity more than doubled from the previous week, the largest increase of any market area.

CONTRACT SIGNED

## NUMBER OF CONTRACTS

| WEEK ENDING               | 1/10/2026 | 1/3/2026 | Weekly Change | 1/11/2025 | Yearly Change |
|---------------------------|-----------|----------|---------------|-----------|---------------|
| Resale                    | 119       | 78       | 53%           | 156       | -24%          |
| New Development           | 24        | 13       | 85%           | 34        | -29%          |
| Condos                    | 65        | 43       | 51%           | 84        | -23%          |
| Co-ops                    | 78        | 48       | 63%           | 106       | -26%          |
| Less than \$1 million     | 56        | 44       | 27%           | 89        | -37%          |
| \$1 million - \$2 million | 49        | 14       | 250%          | 46        | 7%            |
| \$2 million - \$3 million | 17        | 10       | 70%           | 22        | -23%          |
| \$3 million - \$5 million | 12        | 12       | 0%            | 13        | -8%           |
| Greater than \$5 million  | 9         | 11       | -18%          | 20        | -55%          |
| East Side                 | 26        | 17       | 53%           | 35        | -26%          |
| West Side                 | 28        | 14       | 100%          | 37        | -24%          |
| Midtown                   | 34        | 16       | 113%          | 38        | -11%          |
| 14th - 34th Street        | 13        | 15       | -13%          | 24        | -46%          |
| South of 14th Street      | 36        | 21       | 71%           | 43        | -16%          |
| Upper Manhattan           | 6         | 8        | -25%          | 13        | -54%          |

## AVERAGE ASKING PRICE

| WEEK ENDING               | 1/10/2026   | 1/3/2026     | Weekly Change | 1/11/2025    | Yearly Change |
|---------------------------|-------------|--------------|---------------|--------------|---------------|
| Resale                    | \$1,632,134 | \$2,289,562  | -29%          | \$2,042,915  | -20%          |
| New Development           | \$3,389,479 | \$3,974,615  | -15%          | \$4,808,000  | -30%          |
| Condos                    | \$2,651,592 | \$3,653,953  | -27%          | \$4,113,463  | -36%          |
| Co-ops                    | \$1,323,308 | \$1,523,664  | -13%          | \$1,289,017  | 3%            |
| Less than \$1 million     | \$647,402   | \$669,951    | -3%           | \$666,189    | -3%           |
| \$1 million - \$2 million | \$1,413,245 | \$1,341,357  | 5%            | \$1,479,587  | -4%           |
| \$2 million - \$3 million | \$2,531,118 | \$2,481,000  | 2%            | \$2,529,273  | 0%            |
| \$3 million - \$5 million | \$3,865,417 | \$3,808,667  | 1%            | \$3,645,000  | 6%            |
| Greater than \$5 million  | \$8,961,556 | \$10,135,000 | -12%          | \$12,589,295 | -29%          |
| East Side                 | \$1,603,923 | \$2,059,824  | -22%          | \$2,435,169  | -34%          |
| West Side                 | \$2,630,661 | \$1,887,500  | 39%           | \$1,828,108  | 44%           |
| Midtown                   | \$1,793,941 | \$3,957,616  | -55%          | \$2,717,182  | -34%          |
| 14th - 34th Street        | \$1,166,385 | \$2,765,933  | -58%          | \$3,290,208  | -65%          |
| South of 14th Street      | \$2,241,944 | \$2,801,476  | -20%          | \$3,173,858  | -29%          |
| Upper Manhattan           | \$557,333   | \$646,500    | -14%          | \$815,538    | -32%          |

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 January 10, 2026