

# May 16

## 2026 WEEKLY CONTRACTS SIGNED REPORT

### NUMBER OF SIGNED CONTRACTS



- While signed contracts fell 11% last week, they were 7% higher than a year ago.
- Resale contracts declined 5% from the previous week, while new developments were down 42%.
- The only price range that posted a weekly gain in activity was apartments priced between \$3 million and \$5 million, which surged 32%.
- Upper Manhattan experienced a 75% increase in contracts last week, the most of any market area.

CONTRACT SIGNED

## NUMBER OF CONTRACTS

WEEK ENDING	5/16/2026	5/9/2026	Weekly Change	5/17/2025	Yearly Change
Resale	222	234	-5%	201	10%
New Development	25	43	-42%	29	-14%
Condos	107	121	-12%	91	18%
Co-ops	140	156	-10%	139	1%
Less than \$1 million	102	108	-6%	94	9%
\$1 million - \$2 million	60	70	-14%	64	-6%
\$2 million - \$3 million	30	46	-35%	30	0%
\$3 million - \$5 million	37	28	32%	26	42%
Greater than \$5 million	18	25	-28%	16	13%
East Side	65	65	0%	48	35%
West Side	38	57	-33%	50	-24%
Midtown	53	46	15%	36	47%
14th - 34th Street	25	44	-43%	32	-22%
South of 14th Street	45	53	-15%	52	-13%
Upper Manhattan	21	12	75%	12	75%

## AVERAGE ASKING PRICE

WEEK ENDING	5/16/2026	5/9/2026	Weekly Change	5/17/2025	Yearly Change
Resale	\$1,857,586	\$1,961,547	-5%	\$1,932,682	-4%
New Development	\$4,721,110	\$4,098,751	15%	\$4,726,103	0%
Condos	\$2,984,495	\$3,133,763	-5%	\$3,013,220	-1%
Co-ops	\$1,507,649	\$1,641,429	-8%	\$1,808,079	-17%
Less than \$1 million	\$679,452	\$653,731	4%	\$687,947	-1%
\$1 million - \$2 million	\$1,516,329	\$1,445,400	5%	\$1,515,844	0%
\$2 million - \$3 million	\$2,486,767	\$2,503,093	-1%	\$2,483,500	0%
\$3 million - \$5 million	\$3,850,270	\$4,015,357	-4%	\$3,866,923	0%
Greater than \$5 million	\$8,503,611	\$9,435,800	-10%	\$11,800,000	-28%
East Side	\$2,679,323	\$2,690,577	0%	\$3,007,125	-11%
West Side	\$2,152,158	\$2,579,702	-17%	\$1,671,360	29%
Midtown	\$1,719,113	\$1,325,659	30%	\$3,111,056	-45%
14th - 34th Street	\$2,459,760	\$2,145,420	15%	\$1,603,719	53%
South of 14th Street	\$2,334,641	\$2,694,415	-13%	\$2,400,500	-3%
Upper Manhattan	\$800,381	\$1,261,242	-37%	\$789,417	1%

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 May 16, 2026