

Jul 4

2026 WEEKLY CONTRACTS SIGNED REPORT

NUMBER OF SIGNED CONTRACTS



- Due mostly to the Independence Day holiday, the number of signed contracts fell 28% last week. Contracts were also 7% lower than the same week last year.
- Resale contracts were down 30% from the previous week while new developments declined 17%.
- The biggest decline in activity last week was in apartments priced over \$5 million.
- Midtown was the only market area with a weekly increase in signed contracts.

CONTRACT SIGNED

NUMBER OF CONTRACTS

WEEK ENDING	7/4/2026	6/27/2026	Weekly Change	7/5/2025	Yearly Change
Resale	143	203	-30%	155	-8%
New Development	25	30	-17%	26	-4%
Condos	78	89	-12%	84	-7%
Co-ops	90	144	-38%	97	-7%
Less than \$1 million	71	100	-29%	73	-3%
\$1 million - \$2 million	48	67	-28%	54	-11%
\$2 million - \$3 million	25	25	0%	27	-7%
\$3 million - \$5 million	18	27	-33%	17	6%
Greater than \$5 million	6	14	-57%	10	-40%
East Side	31	58	-47%	29	7%
West Side	29	53	-45%	28	4%
Midtown	35	28	25%	39	-10%
14th - 34th Street	20	31	-35%	38	-47%
South of 14th Street	38	47	-19%	31	23%
Upper Manhattan	15	16	-6%	16	-6%

AVERAGE ASKING PRICE

WEEK ENDING	7/4/2026	6/27/2026	Weekly Change	7/5/2025	Yearly Change
Resale	\$1,664,199	\$1,845,624	-10%	\$1,604,984	4%
New Development	\$4,630,960	\$2,421,733	91%	\$3,633,096	27%
Condos	\$3,067,122	\$2,580,577	19%	\$2,659,530	15%
Co-ops	\$1,272,433	\$1,511,405	-16%	\$1,235,387	3%
Less than \$1 million	\$664,768	\$678,190	-2%	\$633,144	5%
\$1 million - \$2 million	\$1,396,104	\$1,424,834	-2%	\$1,419,602	-2%
\$2 million - \$3 million	\$2,539,900	\$2,597,276	-2%	\$2,357,185	8%
\$3 million - \$5 million	\$3,722,250	\$3,855,518	-3%	\$3,995,294	-7%
Greater than \$5 million	\$18,174,167	\$8,461,538	115%	\$8,879,099	105%
East Side	\$1,324,871	\$2,211,058	-40%	\$2,418,569	-45%
West Side	\$1,720,569	\$1,437,480	20%	\$1,669,982	3%
Midtown	\$3,835,571	\$1,173,925	227%	\$1,803,179	113%
14th - 34th Street	\$2,453,900	\$2,345,387	5%	\$2,166,303	13%
South of 14th Street	\$1,794,947	\$2,705,000	-34%	\$2,040,145	-12%
Upper Manhattan	\$750,400	\$635,875	18%	\$652,937	15%

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 July 4, 2026