

Jul 25

2026 WEEKLY CONTRACTS SIGNED REPORT

NUMBER OF SIGNED CONTRACTS



- The number of signed contracts fell 21% last week and was 27% lower than one year ago.
- Resale contracts declined 19% from the previous week while new developments were down 38%.
- All price ranges had fewer signed contracts than the week before, led by a 50% decline in apartments priced over \$5 million.
- Downtown between 14th and 34th Street was the only market area without a weekly decline in contract activity.

NUMBER OF CONTRACTS

WEEK ENDING	7/25/2026	7/18/2026	Weekly Change	7/26/2025	Yearly Change
Resale	156	192	-19%	207	-25%
New Development	16	26	-38%	30	-47%
Condos	68	98	-31%	113	-40%
Co-ops	104	120	-13%	124	-16%
Less than \$1 million	78	102	-24%	121	-36%
\$1 million - \$2 million	52	57	-9%	59	-12%
\$2 million - \$3 million	19	22	-14%	31	-39%
\$3 million - \$5 million	14	19	-26%	15	-7%
Greater than \$5 million	9	18	-50%	11	-18%
East Side	40	41	-2%	47	-15%
West Side	29	34	-15%	50	-42%
Midtown	35	47	-26%	51	-31%
14th - 34th Street	31	31	0%	32	-3%
South of 14th Street	24	40	-40%	39	-38%
Upper Manhattan	13	25	-48%	18	-28%

AVERAGE ASKING PRICE

WEEK ENDING	7/25/2026	7/18/2026	Weekly Change	7/26/2025	Yearly Change
Resale	\$1,747,451	\$1,921,585	-9%	\$1,469,163	19%
New Development	\$3,495,406	\$2,856,481	22%	\$2,709,990	29%
Condos	\$2,752,182	\$2,946,740	-7%	\$2,100,103	31%
Co-ops	\$1,359,428	\$1,286,937	6%	\$1,194,394	14%
Less than \$1 million	\$661,505	\$662,259	0%	\$680,139	-3%
\$1 million - \$2 million	\$1,497,452	\$1,526,860	-2%	\$1,491,876	0%
\$2 million - \$3 million	\$2,592,368	\$2,626,523	-1%	\$2,564,839	1%
\$3 million - \$5 million	\$3,962,071	\$3,952,632	0%	\$3,963,933	0%
Greater than \$5 million	\$10,482,222	\$8,652,667	21%	\$6,920,909	51%
East Side	\$2,669,538	\$2,236,244	19%	\$1,557,532	71%
West Side	\$1,590,172	\$1,688,750	-6%	\$1,503,789	6%
Midtown	\$1,213,757	\$1,912,745	-37%	\$1,554,706	-22%
14th - 34th Street	\$1,749,548	\$2,498,371	-30%	\$1,924,928	-9%
South of 14th Street	\$2,800,079	\$2,783,400	1%	\$2,133,410	31%
Upper Manhattan	\$901,000	\$616,996	46%	\$718,467	25%

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 25, 2026