

Aug 22

2026 WEEKLY CONTRACTS SIGNED REPORT

NUMBER OF SIGNED CONTRACTS



- The number of contracts signed was unchanged from the previous week, but 7% lower than a year ago.
- Resale contracts fell 4% last week while new developments surged by 40%.
- There was a sharp decline in contracts for apartments priced over \$5 million, which could be due to the recent rollout of the pied-à-terre tax.
- Upper Manhattan posted a 25% weekly increase in activity, the most of any market area.

NUMBER OF CONTRACTS

WEEK ENDING	8/22/2026	8/15/2026	Weekly Change	8/23/2025	Yearly Change
Resale	151	157	-4%	145	4%
New Development	21	15	40%	39	-46%
Condos	79	84	-6%	89	-11%
Co-ops	93	88	6%	95	-2%
Less than \$1 million	81	73	11%	71	14%
\$1 million - \$2 million	47	50	-6%	58	-19%
\$2 million - \$3 million	24	23	4%	22	9%
\$3 million - \$5 million	15	14	7%	22	-32%
Greater than \$5 million	5	12	-58%	11	-55%
East Side	31	39	-21%	36	-14%
West Side	34	28	21%	36	-6%
Midtown	40	35	14%	42	-5%
14th - 34th Street	25	31	-19%	19	32%
South of 14th Street	27	27	0%	42	-36%
Upper Manhattan	15	12	25%	9	67%

AVERAGE ASKING PRICE

WEEK ENDING	8/22/2026	8/15/2026	Weekly Change	8/23/2025	Yearly Change
Resale	\$1,450,801	\$1,703,216	-15%	\$1,728,692	-16%
New Development	\$2,651,524	\$5,471,000	-52%	\$3,070,436	-14%
Condos	\$1,909,316	\$2,879,774	-34%	\$2,726,242	-30%
Co-ops	\$1,332,441	\$1,222,375	9%	\$1,344,967	-1%
Less than \$1 million	\$639,432	\$638,685	0%	\$656,639	-3%
\$1 million - \$2 million	\$1,509,021	\$1,447,420	4%	\$1,485,655	2%
\$2 million - \$3 million	\$2,471,667	\$2,464,783	0%	\$2,522,045	-2%
\$3 million - \$5 million	\$3,788,333	\$3,968,214	-5%	\$3,886,273	-3%
Greater than \$5 million	\$7,178,000	\$9,852,500	-27%	\$8,785,000	-18%
East Side	\$1,793,806	\$1,741,410	3%	\$2,267,011	-21%
West Side	\$1,607,559	\$2,027,643	-21%	\$1,518,777	6%
Midtown	\$1,544,425	\$1,194,657	29%	\$2,271,940	-32%
14th - 34th Street	\$1,986,440	\$3,194,032	-38%	\$2,541,684	-22%
South of 14th Street	\$1,571,148	\$2,675,074	-41%	\$1,977,690	-21%
Upper Manhattan	\$708,600	\$977,165	-27%	\$815,833	-13%

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 August 22, 2026