

# Feb 7

## 2026 WEEKLY CONTRACTS SIGNED REPORT

### NUMBER OF SIGNED CONTRACTS



- The number of signed contracts rose 20% last week, but remained 12% below last year's level.
- Resale deals were up 28% from the previous week, while new developments declined by 5%.
- Apartments priced under \$1 million experienced a 67% jump in activity last week, the most of any price range.
- Midtown posted a 76% increase in activity compared to the week before, the largest gain of any market area.

CONTRACTS SIGNED

## NUMBER OF CONTRACTS

| WEEK ENDING               | 2/7/2026 | 1/31/2026 | Weekly Change | 2/8/2025 | Yearly Change |
|---------------------------|----------|-----------|---------------|----------|---------------|
| Resale                    | 164      | 128       | 28%           | 189      | -13%          |
| New Development           | 36       | 38        | -5%           | 37       | -3%           |
| Condos                    | 84       | 93        | -10%          | 103      | -18%          |
| Co-ops                    | 116      | 73        | 59%           | 123      | -6%           |
| Less than \$1 million     | 77       | 46        | 67%           | 84       | -8%           |
| \$1 million - \$2 million | 55       | 42        | 31%           | 66       | -17%          |
| \$2 million - \$3 million | 27       | 27        | 0%            | 29       | -7%           |
| \$3 million - \$5 million | 20       | 24        | -17%          | 22       | -9%           |
| Greater than \$5 million  | 21       | 27        | -22%          | 25       | -16%          |
| East Side                 | 48       | 44        | 9%            | 41       | 17%           |
| West Side                 | 46       | 29        | 59%           | 41       | 12%           |
| Midtown                   | 37       | 21        | 76%           | 51       | -27%          |
| 14th - 34th Street        | 26       | 31        | -16%          | 37       | -30%          |
| South of 14th Street      | 38       | 33        | 15%           | 50       | -24%          |
| Upper Manhattan           | 5        | 8         | -38%          | 6        | -17%          |

## AVERAGE ASKING PRICE

| WEEK ENDING               | 2/7/2026     | 1/31/2026    | Weekly Change | 2/8/2025     | Yearly Change |
|---------------------------|--------------|--------------|---------------|--------------|---------------|
| Resale                    | \$2,057,117  | \$2,427,640  | -15%          | \$2,324,786  | -12%          |
| New Development           | \$5,906,806  | \$6,396,645  | -8%           | \$3,826,351  | 54%           |
| Condos                    | \$4,639,973  | \$4,465,866  | 4%            | \$3,807,442  | 22%           |
| Co-ops                    | \$1,381,504  | \$1,897,053  | -27%          | \$1,534,902  | -10%          |
| Less than \$1 million     | \$678,396    | \$675,128    | 0%            | \$682,440    | -1%           |
| \$1 million - \$2 million | \$1,446,014  | \$1,507,619  | -4%           | \$1,503,962  | -4%           |
| \$2 million - \$3 million | \$2,542,778  | \$2,660,981  | -4%           | \$2,462,207  | 3%            |
| \$3 million - \$5 million | \$3,855,250  | \$3,792,000  | 2%            | \$3,711,545  | 4%            |
| Greater than \$5 million  | \$12,975,476 | \$10,984,444 | 18%           | \$10,852,600 | 20%           |
| East Side                 | \$2,601,521  | \$4,863,182  | -47%          | \$2,695,073  | -3%           |
| West Side                 | \$2,328,087  | \$2,969,069  | -22%          | \$2,970,951  | -22%          |
| Midtown                   | \$2,922,824  | \$3,064,833  | -5%           | \$2,048,833  | 43%           |
| 14th - 34th Street        | \$2,044,308  | \$1,739,190  | 18%           | \$1,983,162  | 3%            |
| South of 14th Street      | \$4,050,757  | \$3,870,242  | 5%            | \$3,306,420  | 23%           |
| Upper Manhattan           | \$564,400    | \$966,625    | -42%          | \$910,667    | -38%          |

Data is sourced from the RENY RLS, and is subject to revision.  
While information is believed true, no warranty is made of accuracy.

Manhattan Weekly Contract Signed Report - Week Ending February 7, 2026