

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.

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 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 February 7, 2026