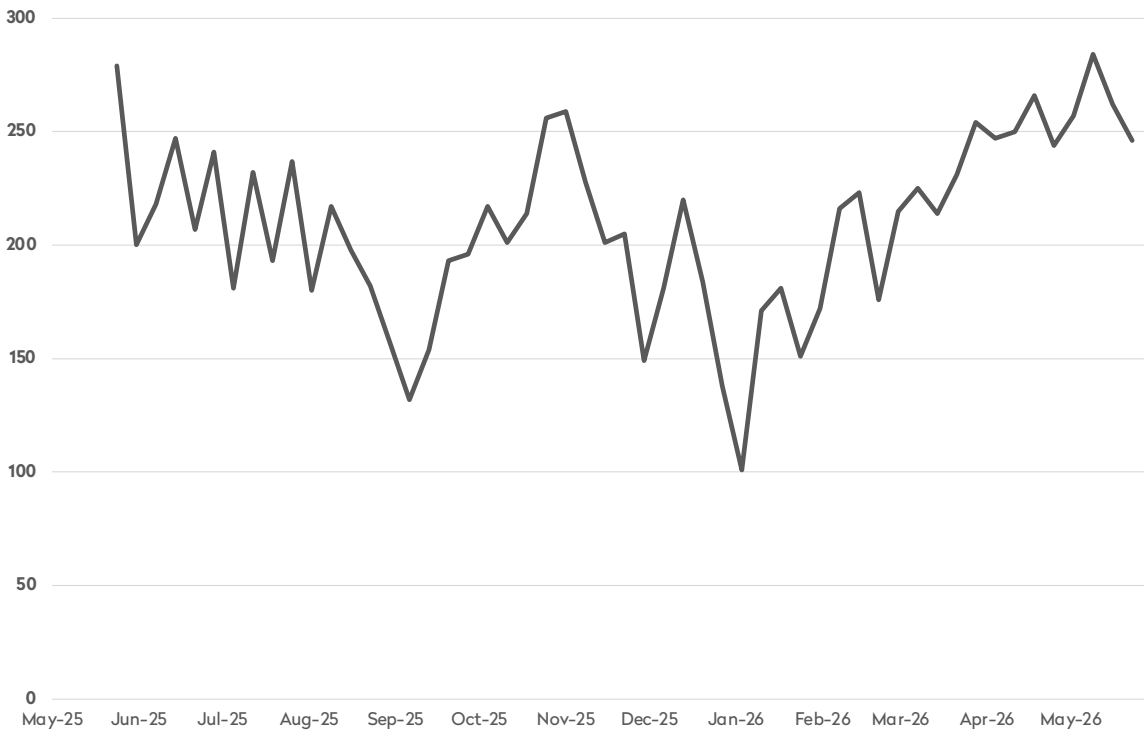


May 23

2026 WEEKLY CONTRACTS SIGNED REPORT

NUMBER OF SIGNED CONTRACTS



- The number of signed contracts declined by 6% last week and was 12% lower than a year ago.
- Resale contracts fell 7% from the previous week while new developments rose 4%.
- Apartments priced between \$1 million and \$2 million posted a 13% weekly increase in activity, the most of any price range.
- Downtown between 14th and 34th Street had 56% more signed contracts than the week before, the biggest gain of any market area.

CONTRACT SIGNED

NUMBER OF CONTRACTS

WEEK ENDING	5/23/2026	5/16/2026	Weekly Change	5/24/2025	Yearly Change
Resale	219	236	-7%	238	-8%
New Development	27	26	4%	41	-34%
Condos	105	114	-8%	129	-19%
Co-ops	141	148	-5%	150	-6%
Less than \$1 million	95	112	-15%	115	-17%
\$1 million - \$2 million	71	63	13%	66	8%
\$2 million - \$3 million	31	31	0%	37	-16%
\$3 million - \$5 million	30	38	-21%	32	-6%
Greater than \$5 million	19	18	6%	29	-34%
East Side	52	69	-25%	69	-25%
West Side	44	44	0%	55	-20%
Midtown	50	57	-12%	43	16%
14th - 34th Street	39	25	56%	44	-11%
South of 14th Street	47	46	2%	51	-8%
Upper Manhattan	14	21	-33%	17	-18%

AVERAGE ASKING PRICE

WEEK ENDING	5/23/2026	5/16/2026	Weekly Change	5/24/2025	Yearly Change
Resale	\$1,982,119	\$1,824,666	9%	\$1,976,642	0%
New Development	\$3,942,963	\$4,566,837	-14%	\$4,379,634	-10%
Condos	\$2,690,143	\$2,887,816	-7%	\$3,158,782	-15%
Co-ops	\$1,830,348	\$1,487,485	23%	\$1,616,820	13%
Less than \$1 million	\$690,421	\$689,787	0%	\$668,086	3%
\$1 million - \$2 million	\$1,504,676	\$1,505,234	0%	\$1,490,848	1%
\$2 million - \$3 million	\$2,520,613	\$2,503,161	1%	\$2,471,811	2%
\$3 million - \$5 million	\$3,861,667	\$3,858,158	0%	\$4,174,531	-7%
Greater than \$5 million	\$9,396,278	\$8,503,611	10%	\$8,740,643	8%
East Side	\$2,591,731	\$2,619,928	-1%	\$2,242,759	16%
West Side	\$2,480,773	\$2,024,455	23%	\$2,214,000	12%
Midtown	\$1,726,360	\$1,673,649	3%	\$1,162,570	48%
14th - 34th Street	\$1,964,692	\$2,459,760	-20%	\$2,609,227	-25%
South of 14th Street	\$2,564,319	\$2,300,171	11%	\$3,736,775	-31%
Upper Manhattan	\$939,714	\$800,381	17%	\$1,065,500	-12%

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 May 23, 2026