

Jan 3

2026 WEEKLY CONTRACTS SIGNED REPORT

CONTRACTS SIGNED

NUMBER OF SIGNED CONTRACTS



- The number of contracts signed was down sharply from both the prior week and year.
- Resale deals were 36% lower than the previous week, but just 9% below last year's comparable week.
- The only price range with a weekly increase in contract activity was between \$3 million and \$5 million.
- Upper Manhattan was the only market area with more contracts than the week before.

NUMBER OF CONTRACTS

WEEK ENDING	1/3/2026	12/27/2025	Weekly Change	1/4/2025	Yearly Change
Resale	71	111	-36%	78	-9%
New Development	9	12	-25%	30	-70%
Condos	37	44	-16%	61	-39%
Co-ops	43	79	-46%	47	-9%
Less than \$1 million	37	54	-31%	44	-16%
\$1 million - \$2 million	14	33	-58%	20	-30%
\$2 million - \$3 million	9	15	-40%	19	-53%
\$3 million - \$5 million	12	11	9%	13	-8%
Greater than \$5 million	8	10	-20%	12	-33%
East Side	12	28	-57%	23	-48%
West Side	13	19	-32%	16	-19%
Midtown	15	27	-44%	31	-52%
14th - 34th Street	11	16	-31%	7	57%
South of 14th Street	21	28	-25%	28	-25%
Upper Manhattan	8	5	60%	3	167%

AVERAGE ASKING PRICE

WEEK ENDING	1/3/2026	12/27/2025	Weekly Change	1/4/2025	Yearly Change
Resale	\$2,322,942	\$1,807,918	28%	\$2,704,987	-14%
New Development	\$3,626,667	\$3,363,333	8%	\$3,718,653	-2%
Condos	\$3,717,595	\$2,985,250	25%	\$4,104,682	-9%
Co-ops	\$1,395,764	\$1,388,454	1%	\$1,535,383	-9%
Less than \$1 million	\$640,158	\$652,870	-2%	\$688,923	-7%
\$1 million - \$2 million	\$1,341,357	\$1,491,788	-10%	\$1,472,225	-9%
\$2 million - \$3 million	\$2,485,000	\$2,588,993	-4%	\$2,484,421	0%
\$3 million - \$5 million	\$3,745,333	\$3,795,000	-1%	\$4,019,808	-7%
Greater than \$5 million	\$10,974,375	\$7,597,500	44%	\$13,610,833	-19%
East Side	\$1,823,167	\$2,133,643	-15%	\$1,975,522	-8%
West Side	\$1,970,769	\$2,195,895	-10%	\$1,942,313	1%
Midtown	\$4,161,524	\$1,158,926	259%	\$1,558,213	167%
14th - 34th Street	\$2,490,454	\$1,404,431	77%	\$1,476,286	69%
South of 14th Street	\$2,622,905	\$2,984,714	-12%	\$6,549,929	-60%
Upper Manhattan	\$646,500	\$448,200	44%	\$1,332,667	-51%

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 January 3, 2026

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