HEATHER DOMI TEAM

Week of April 27, 2026

WELCOME TO OUR WEEKLY NYC MARKET WIDE

Domi Data Newsletter

we're so glad you're here!

LOOKING BACK AT THE WEEK OF

April 27, 2026

Manhattan just posted its highest contract count this month, and the most contracts signed in any week since late March. More buyers signed contracts, but the total dollars they spent came in lower than the week before.

Here's your Domi Data market snapshot for the week of April 27th:

- **236 contracts signed**
- **$503.3M in total volume**

Luxury softened for the second straight week:

- 23 contracts signed above $5M
- $185.8M in $5M+ deals
- 36.92% of all dollar volume

That 36.92% luxury share is the lowest in eight weeks, and a meaningful pullback from the 54.76% share recorded just two weeks ago. The top of the market is taking a breather.

The mid-market picked up the slack, but at noticeably lower price points. Condos hit 105 contracts, one of the strongest condo weeks in two years tracking, but the average condo price dropped 30% week over week. Two-bedrooms jumped to 73 contracts after last week's drop, but at the lowest average price in two years of data.

What this means right now:

For Buyers: Mid-market buyers have more options now than they have had in months. Average prices are down for both condos generally and two-bedrooms specifically. If you're looking below the $5M threshold, and are waiting for the right time to buy, this is starting to look like the time to make a move.

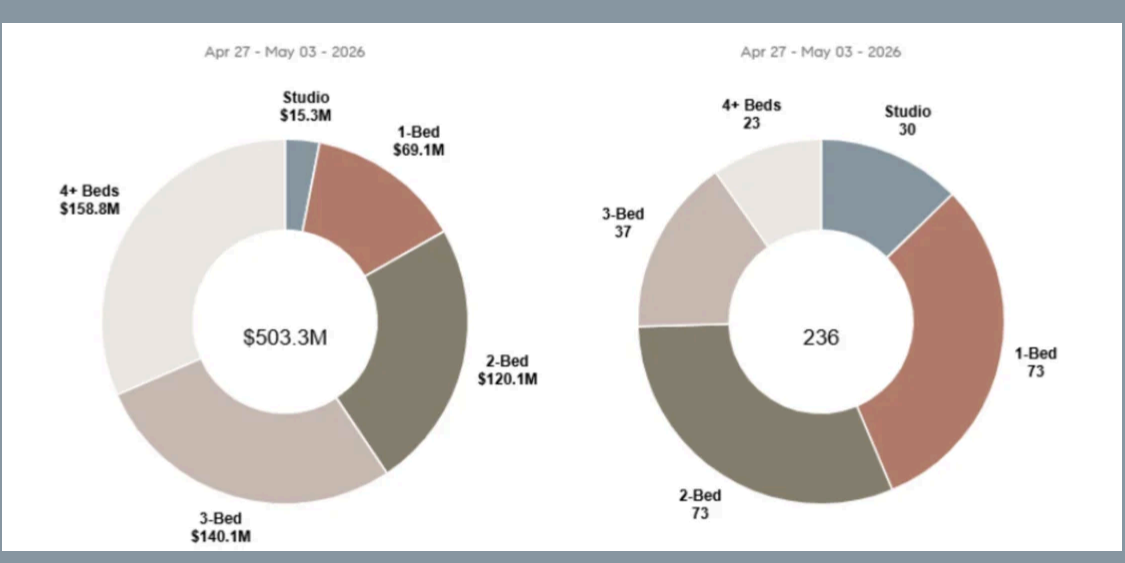
For Sellers: As has been the pattern recently, sellers willing to negotiate are getting deals done. Sellers holding firm at higher numbers are watching activity pass them by. For luxury sellers, the pullback at the top means competing on price and value matters more than ever.

Final Takeaway: Two weeks of softer luxury numbers is not yet a trend, but it is a signal worth watching closely. The proposed pied-à-terre tax is adding real uncertainty at the top of the market, and until there is clarity on policy, the question of whether this is an off week or a longer pullback stays open. Week-by-week shifts are how trends start. We watch them carefully before calling them trends.

SIGNED CONTRACTS

Week of April 27, 2026

- Manhattan recorded 236 signed contracts, totaling $503.3M in dollar volume
- Co-ops (116), condos (105), and 3 townhouses contributed to this week's activity
- Luxury over $5M: 23 contracts, contributing $185.8M



SEE THE FULL REPORT

When it comes to NYC real estate, data is everything—and we're the only team delivering exclusive, hyper-local insights for every neighborhood in the city. The Domi Data Dashboard is a first-of-its-kind resource, meticulously curated by Heather Domi to provide real-time, go-to data.

Whether you're buying, selling, investing, or simply staying informed, this is the most powerful tool for navigating New York's ever-changing market. No guesswork. No fluff. Just the facts—right at your fingertips.

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