HEATHER DOMI TEAM

Week of May 25, 2026

WELCOME TO OUR WEEKLY NYC MARKET WIDE

Domi Data Newsletter

we're so glad you're here!

LOOKING BACK AT THE WEEK OF

May 25, 2026

The pied-à-terre tax passed last week. The immediate market response was unexpected.

183 contracts signed and nearly $443 million in total volume, right in line with where Memorial Day week has landed each of the past two years, up roughly 3% year over year. Those numbers do not include a double-wide Upper West Side townhouse last listed at $85 million. That deal, whenever it finalizes, will have a seismic impact on the weekly numbers.

Here's your Domi Data market snapshot for the week of May 25th:

- **183 contracts signed (down 26.5% WoW, up ~3% YoY)**
- **$442.6M in total volume**
- **84 condo contracts at $258.8M**
- **89 co-op contracts at $138.6M**

Luxury activity rebounded sharply, reversing four weeks of consecutive softening:

- **25 contracts signed above $5M (up 25% WoW)**
- **$211M in $5M+ deals (up 12.62% WoW), not including the $85M townhouse**
- **47.68% of all dollar volume**

After the pied-à-terre tax announcement, luxury's share of weekly volume fell steadily, averaging just under 35% over four weeks. This week's 47.68% is a meaningful bounce. It's too early to know if buyers are rushing ahead of the tax going into effect or simply choosing to go into contract on deals that were already in motion. The next few weeks will tell.

What this means right now:

For Buyers: 183 contracts is consistent with where Memorial Day week has landed each of the past two years. The most important signal is the luxury rebound. Twenty-five contracts above $5M the week the tax passed; an indication luxury buyers are rejoining the market, which will hopefully encourage sellers with properties about $5M to list.

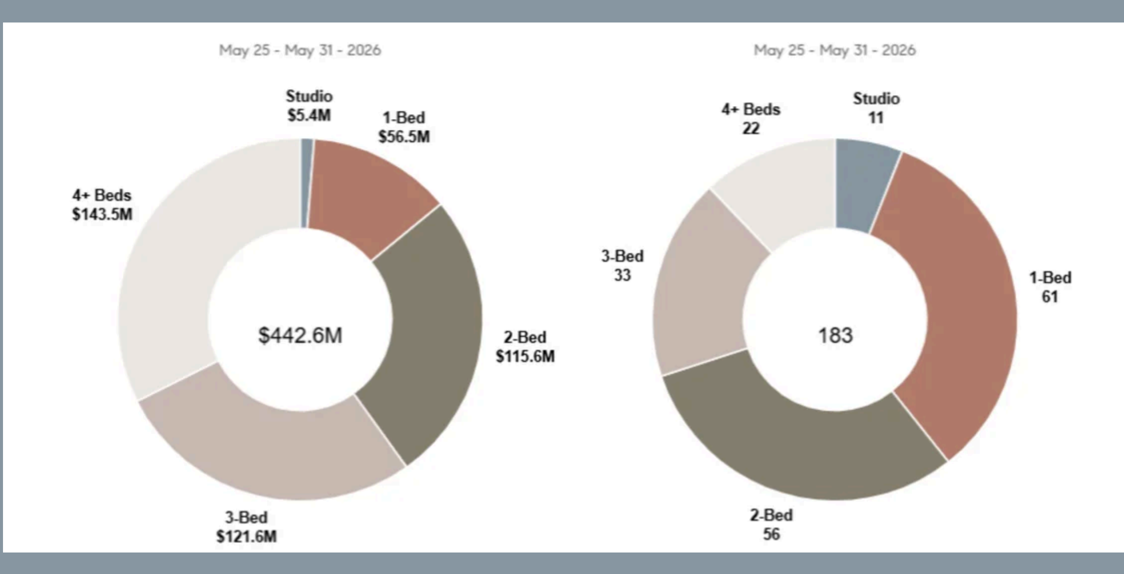
For Sellers: Buyers are engaged and contracts are moving across the market. For luxury sellers, that segment's rebound is a possible signal to list ahead of returning competition. That said, one strong week after four softer ones is not yet a trend. Realistic pricing remains the path to a signed contract.

Final Takeaway: The $85 million townhouse aside, Manhattan absorbed a major policy change last week and kept moving. The pied-à-terre tax passed. The market did not pause. That tells you something about the durability of demand here, and about which buyers are still at the table.

SIGNED CONTRACTS

Week of May 25, 2026

- Manhattan recorded 183 signed contracts, totaling $442.6M in dollar volume
- Co-ops (89), condos (84), and 5 townhouses contributed to this week's activity
- Luxury over $5M: 25 contracts, contributing $211M



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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