Week of May 18, 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 18, 2026

So far, in 2026, dollar volume is up 3% YoY, despite the luxury segment being down approximately 14% for the last four weeks.

Thus, even with uncertainty over the proposed pied-à-terre tax looming, the spring market kept its pace last week. Buyers showed up, contracts kept moving, and broader market stayed healthy.

Here's your Domi Data market snapshot for the week of May 18th:

- **249 contracts signed (up 4.18% WoW)**
- **$564.6M in total volume**
- **101 condo contracts at $296.8M**
- **131 co-op contracts at $235.6M**

Luxury activity held steady, but remained compressed for the fourth straight week:

- **20 contracts signed above $5M (down 13.04% WoW)**
- **$187.4M in $5M+ deals (down 9.32% WoW)**
- **33.19% of all dollar volume**

From the week of December 29th, 2025, through April 20th, 2026, the luxury segment above $5M averaged 48.87% of weekly dollar volume. Since the pied-à-terre tax announcement on April 15th, that average share has fallen steadily each week. Luxury now averages 34.61% of weekly volume, a drop of more than 14 points. Four weeks of declining luxury activity is no longer noise. It is a pattern, and one tied directly to buyers waiting on policy.

What this means right now:

For Buyers: Activity at the entry and middle of the market remains strong. Studio and one-bedroom contracts surged last week, and three-bedroom volume held up well. For buyers in the under-$5M segment, the data continues to suggest this is a market that rewards decisiveness.

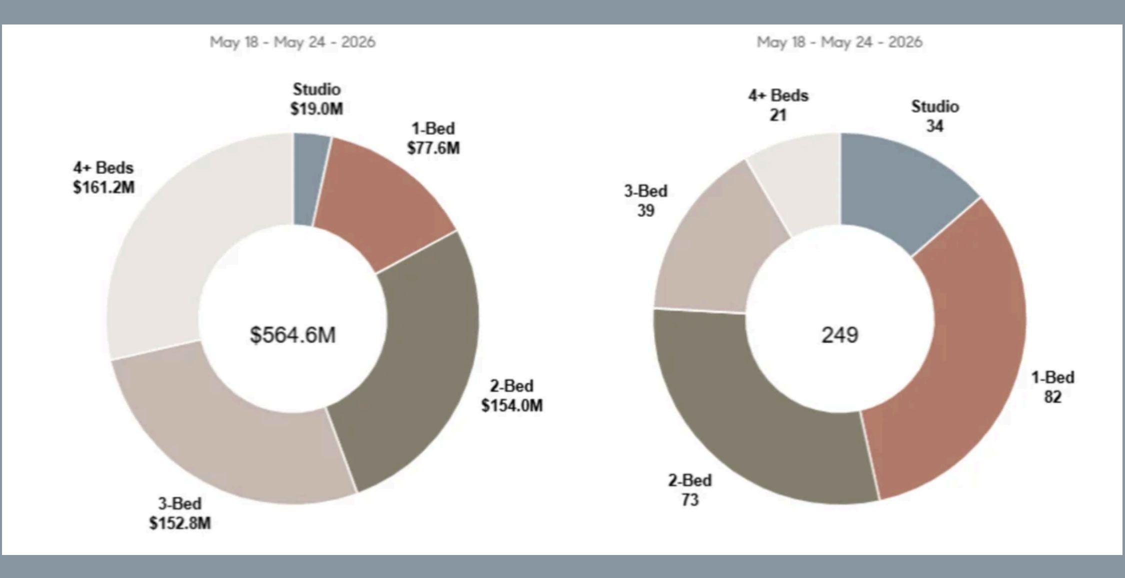
For Sellers: Activity across every segment of the market is a positive signal, particularly for sellers who have been sitting on the sidelines. Buyers are engaged, and they are signing. That said, this is not a moment for sellers to flex on pricing. The buyers showing up are serious, but they are also disciplined. Staying the course on realistic pricing remains the path to a signed contract. For sellers in the higher tier, a decision on the pied-à-terre tax may be forthcoming, and that decision could dictate a course correction across the entire market.

Final Takeaway: Manhattan buyers keep moving, despite headline uncertainty. The pied-à-terre tax debate has paused the top, but the rest of the market remains motivated. Until there's clarity on policy, expect more of the same: a steady middle, a quieter top, and a market that rewards realism on both sides.

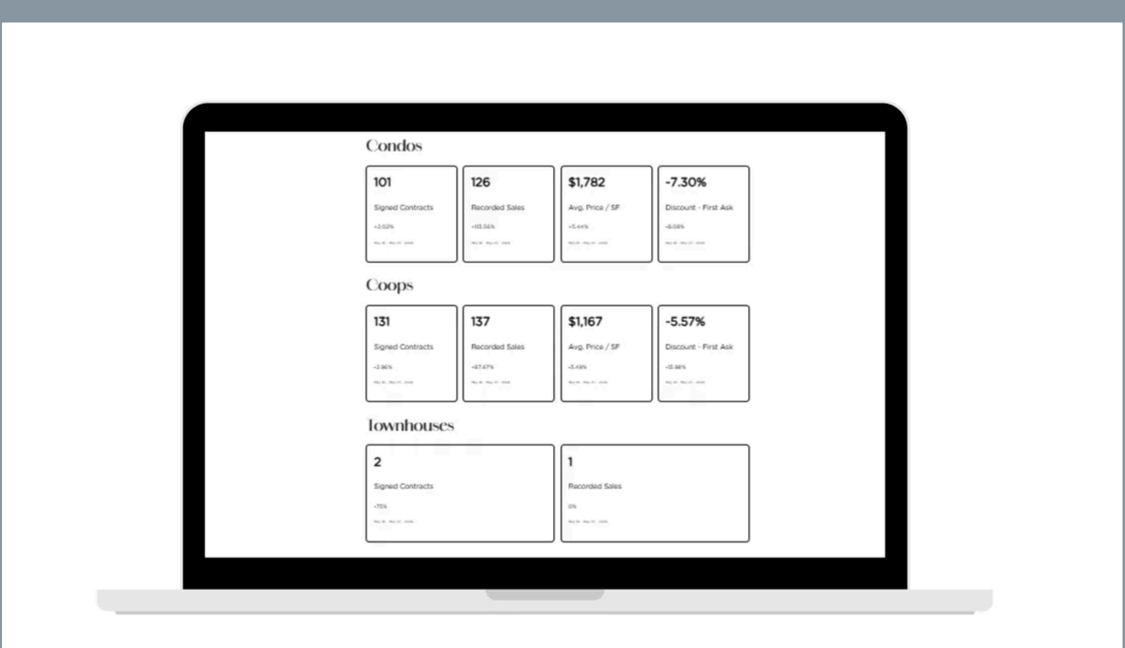
SIGNED CONTRACTS

Week of May 18, 2026

- Manhattan recorded 249 signed contracts, totaling $564M in dollar volume
- Co-ops (131), condos (101), and 2 townhouses contributed to this week's activity
- Luxury over $5M: 20 contracts, contributing $187.4M



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.

Subscribe To Our Weekly Newsletter

WANT TO KEEP RECEIVING THESE WEEKLY DATA NEWSLETTERS?

Click the button below to subscribe to our weekly Domi Data Newsletters. **We're currently sending it to everyone, but soon it will be available by subscription only.**

SUBSCRIBE NOW!

Heather Domi

Licensed Associate Real Estate Broker

NYRAC Founding Chairperson

Licensed as Heather L. Domi

M: 917.566.6644

heather@heatherdomi.com

Think a friend might enjoy these newsletters? Feel free to forward their way and encourage them to subscribe!