HEATHER DOMI TEAM

Week of June 22, 2026

WELCOME TO OUR WEEKLY NYC MARKET WIDE

Domi Data Newsletter

we're so glad you're here!

LOOKING BACK AT THE WEEK OF

June 22, 2026

Luxury has softened for two weeks running, and this past week the broad market eased with it. Both signed contracts and dollar volume came in down about 10% from the same week last year. The question now is whether this is the summer slowdown arriving early or the pied-à-terre tax, which takes effect July 1, starting to make an impact.

Here's your Domi Data market snapshot for the week of June 22nd:

- 205 contracts signed (down 5.1% WoW, down 10.5% YoY)
- $448.6M in total volume (down 6.5% WoW, down 9.7% YoY)
- 86 condo contracts at $245.4M (up 9.7% WoW)
- 109 co-op contracts at $175M (down 19.9% YoY)

Luxury above $5 million stayed soft for a second straight week:

- 17 contracts signed above $5M (down 5.6% WoW)
- $145.7M in $5M+ volume (down 8.5% WoW)
- 32.49% of all dollar volume

This is the second week in a row luxury has held in the low 30s, after running between 42% and 48% through early June. The luxury count of 17 ties the lowest on record. Here is the part worth keeping in perspective: total volume of $448.6 million is less than 3% below the 52-week trailing average of $458 million. The broad market is close to its normal pace. The softness is concentrated at the top, and it lands in the final week before the tax takes effect.

What this means right now:

For Buyers: Above $5 million, only 17 contracts signed last week, the second straight week near the record low. If you are buying at the top, you can take your time making a decision, without too much competition. That is a different position than buyers faced in early June, when luxury was running 25 to 27 deals a week.

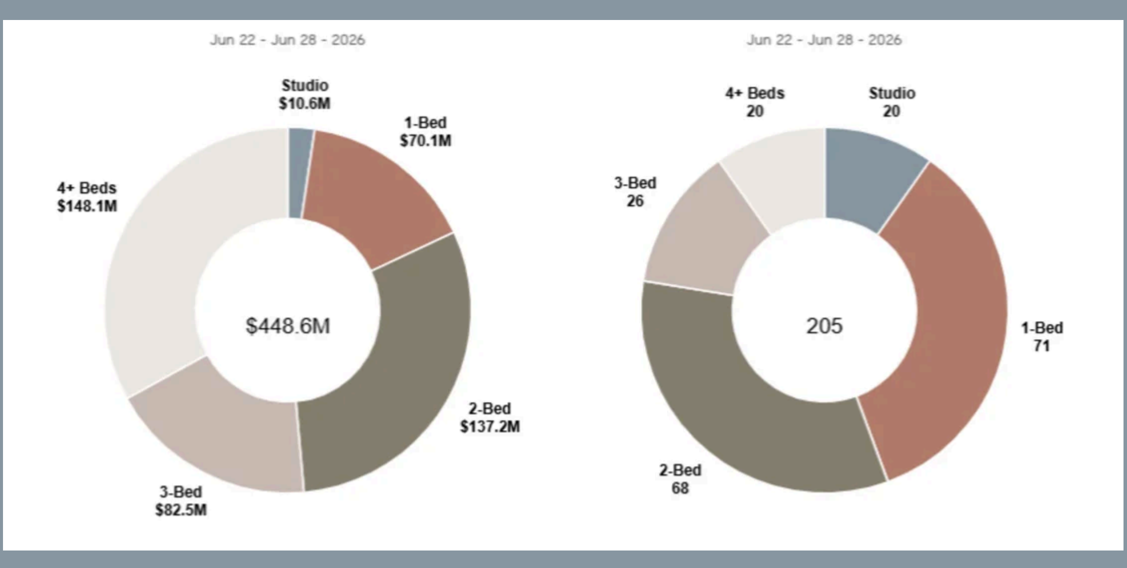
For Sellers: The broad market is near its yearly average, so below $5 million there are still active buyers. Above $5 million, two soft weeks running means sellers who need to sell now should price in line with current conditions.

Final Takeaway: Watch the luxury count in the first two weeks of July. If contract count above $5 million continues to soften once the tax is live, the tax could be a major factor here.

SIGNED CONTRACTS

Week of June 22, 2026

- Manhattan recorded 205 signed contracts, totaling $448.6M in dollar volume
- Co-ops (109), condos (86), and 4 townhouses contributed to this week's activity
- Luxury over $5M: 17 contracts, contributing $146M



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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