HEATHER DOMI TEAM

Week of June 08, 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 08, 2026

After more than a year of tracking Manhattan contracts every single week, we now have a 52-week trailing average to measure against. That number tells us whether a week is slow, big, or huge. This one was big.

254 contracts signed and $622 million in volume, 35.2% above our trailing average of $460 million. That makes two weeks in a row above trend.

Here's your Domi Data market snapshot for the week of June 8th:

- **254 contracts signed (up 3.7% WoW and 13.4% YoY)**
- **$622M in total volume (down 4.5% WoW and 5.3% YoY)**
- **106 condo contracts at $316.2M (flat WoW)**
- **134 co-op contracts at $255.8M (up 28.8% WoW)**

Luxury above $5 million stayed above trend for the second straight week:

- **27 contracts signed above $5M (up 8% WoW, 25% above the 52-week average)**
- **$262.1M in $5M+ volume (down 12% WoW and 25.5% YoY)**
- **42.1% of all dollar volume**
- **Largest deal: 500 West 18th Street PH35B at One High Line, $26.6M**

Co-ops drove the week, and that is rare. Co-op volume reached $255.8 million, up 28.8% WoW and running 63% above its trailing-year average. The last time co-ops outpaced condos by volume was the week of May 4, only the fifth time in 103 weeks. And because many co-op boards bar pied-à-terre and investor buyers, those 134 contracts are buyers choosing Manhattan as their primary residence.

On luxury, the headline is the volume drop, but the drop is about one deal, not the segment. Last week included an $85 million townhouse. This week's largest deal was a $26.6 million penthouse at One High Line. With a smaller trophy in the mix, total luxury dollars fell 12%. The deal count went the other way: 27 contracts above $5 million, up 8% on the week and 25% above the trailing-year average. In other words, more luxury contracts signed, but at smaller price points.

What this means right now:

For Buyers: The market is busier than it was a year ago, with 254 contracts signed last week, up 13.4% from the same week in 2025. If you are shopping co-ops specifically, you have more company than usual: 134 co-op buyers signed last week, the most of any segment.

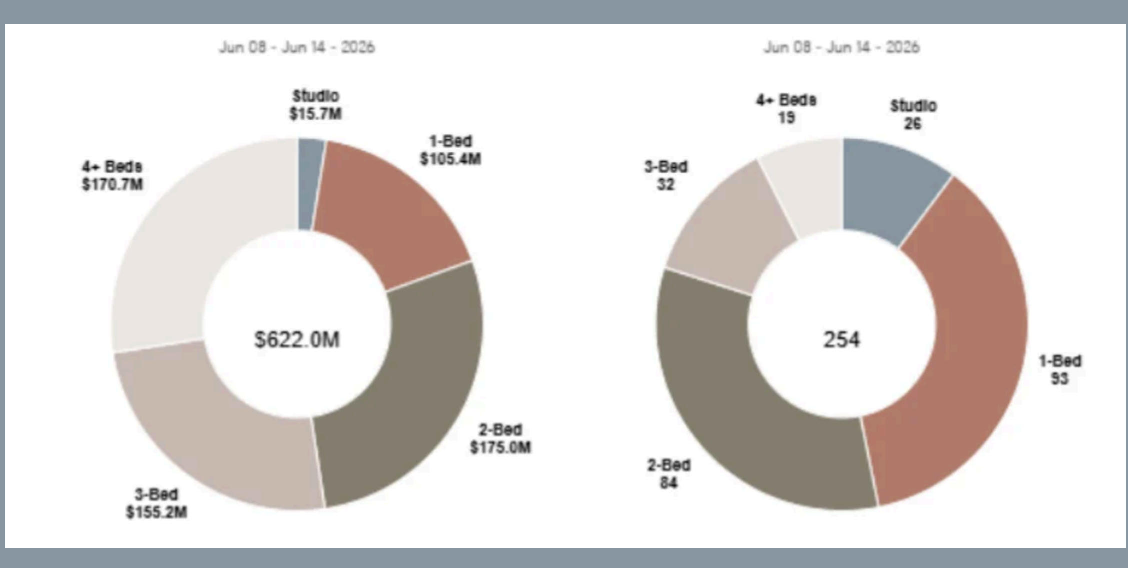
For Sellers: Demand held up across the market last week, with volume running 35.2% above our 52-week average. Co-op sellers enjoyed the best of it. Volume in the segment rose 28.8% WoW, so if you own a co-op and have been waiting to list, there is demand to buy.

Final Takeaway: The spring market stayed active heading into summer, with two straight weeks running above our 52-week average. The standout was the co-op segment. This is the second co-op-led week this spring, after May 4, pointing to buyers looking to commit to NYC and call Manhattan home.

SIGNED CONTRACTS

Week of June 08, 2026

- Manhattan recorded 254 signed contracts, totaling $622M in dollar volume
- Co-ops (134), condos (106), and 3 townhouses contributed to this week's activity
- Luxury over $5M: 27 contracts, contributing $262M



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.

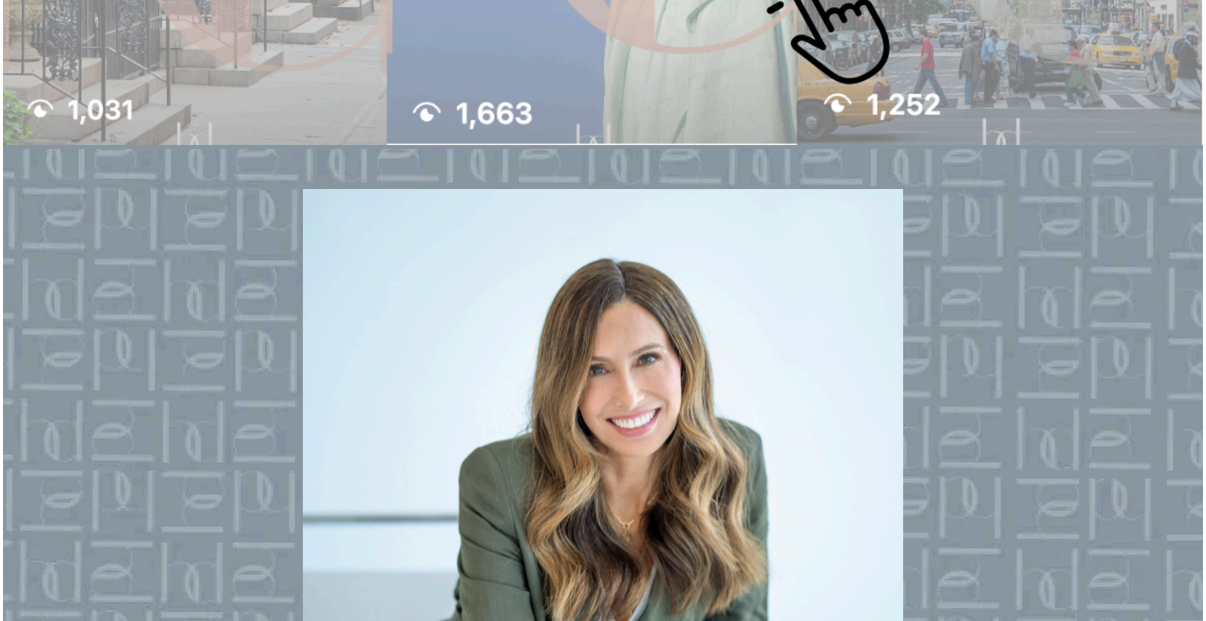
Whether you're buying, selling, investing, or simply staying informed, this is the most powerful tool for navigating New York's ever-changing market. No guesswork. No fluff. Just the facts—right at your fingertips.

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!