HEATHER DOMI TEAM

Week of April 20, 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 20, 2026

Amid a new administration hitting its first hundred days and a potential pied-à-terre tax looming, Manhattan's real estate market only proved more resilient. The week of April 20 capped the strongest four-week stretch in almost two years of data, with luxury holding its weight and a notable shift emerging in where buyers are choosing to spend.

Here's your Domi Data market snapshot for the week of April 20th:

- **224 contracts signed**
- **$525.5M in total volume**

Luxury did what luxury does:

- **25 contracts signed above $5M**
- **$240.8M in $5M+ deals**
- **45.83% of all dollar volume**

That 45.83% luxury share is right in line with the recent run rate, with high-end deals continuing to anchor almost half of all dollar volume.

The four-bedroom story flipped: **more 4+ bedroom homes traded this week than last, but volume dropped** from $251.2M to $176.7M.

The bigger shift is in the middle. **Two-bedrooms fell to 65 signed contracts, down nearly 34% year over year:** the steepest drop of any bedroom count. Buyers appear to be staying put in one-bedrooms or jumping to three, skipping the middle altogether.

What this means right now:

For Buyers: Competition remains real at both ends of the market. Trophy inventory and three-bedrooms are moving. If you're shopping in the two-bedroom range, you may have more leverage than you've had in over a year.

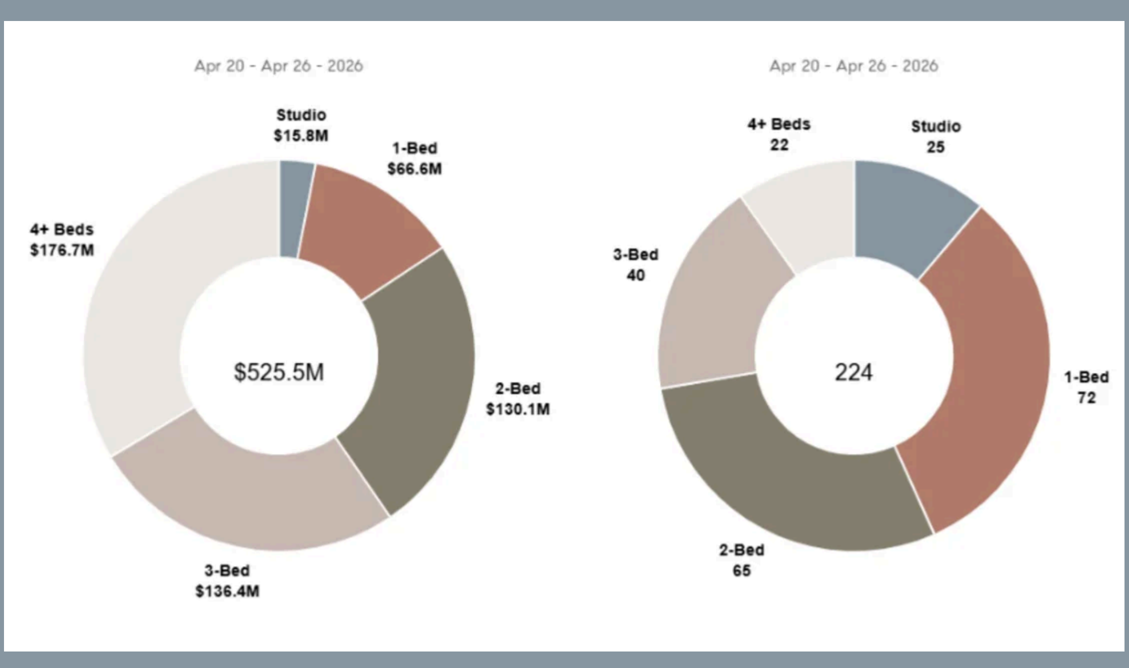
For Sellers: Two-bedroom owners face the softest demand in the market right now and may need to meet pricing more carefully. Three-bedroom and 4+ bedroom owners are in the strongest position: buyers in those segments are still showing up and writing meaningful checks.

Final Takeaway: Family-sized inventory is moving for a reason. The suburban escape valve has closed: inventory is tight, private schools are full, and families who would have left Manhattan two years ago are now choosing between a UES, UWS, or Tribeca apartment or buying in a strong public zone. If you own a three- or four-bedroom in the right neighborhood, those buyers are coming to you.

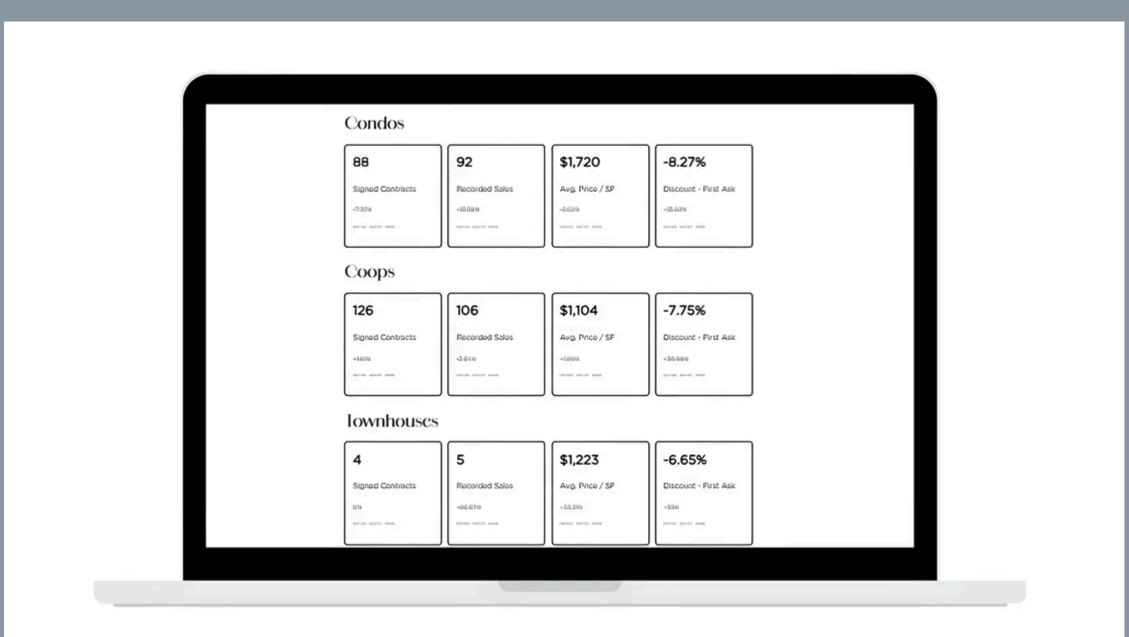
SIGNED CONTRACTS

Week of April 20, 2026

- Manhattan recorded 224 signed contracts, totaling $525.5M in dollar volume
- Co-ops (126), condos (88), and 4 townhouses contributed to this week's activity
- Luxury over $5M: 25 contracts, contributing $240.8M



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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