Week of May 11, 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 11, 2026

The top of the market is recalibrating. The middle isn't waiting for it.

Above $5M, the pied-à-terre tax conversation continues to slow things down. Everywhere else, Manhattan's spring market kept moving this week. Contract volume held, and move-up buyers stayed active.

Here's your Domi Data market snapshot for the week of May 11th:

- **239 contracts signed, up 3.46% year-over-year**
- **$568M in volume, up 9.33%**
- **97 condo contracts at $286.7M**
- **132 co-op contracts at $199.6M**

Luxury came up off last week's floor, but the shape above $5M still looks nothing like it did in February:

- **23 contracts signed above $5M, up 15% week-over-week**
- **$206.6M in $5M+ volume, up 14.78%**
- **36.38% of total dollar volume**

That 36.38% is a step up from last week's 31.95%, but it sits well below the 47% average from the prior three months. The softening is real, and everything under $5M is moving as if it isn't happening.

What this means right now:

For Buyers: The mid-market is where the signal is clean. Sellers under $5M are meeting the market, and the spring window is still open. Above $5M, the softening is your leverage, though this week's uptick suggests it won't be leverage indefinitely.

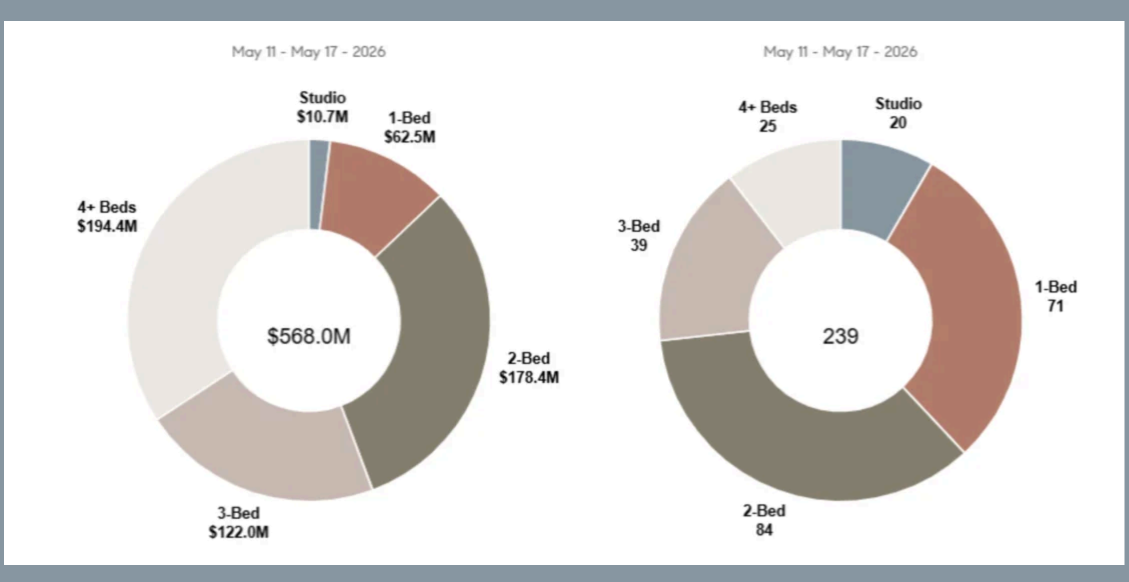
For Sellers: Under $5M, there's a buyer for a property priced honestly. Above $5M, the modest recovery is worth watching, not yet acting on.

Final Takeaway: The pied-à-terre tax changed the rhythm at the top. It didn't change Manhattan. The middle is holding while the top recalibrates around a policy shift that hasn't even arrived yet.

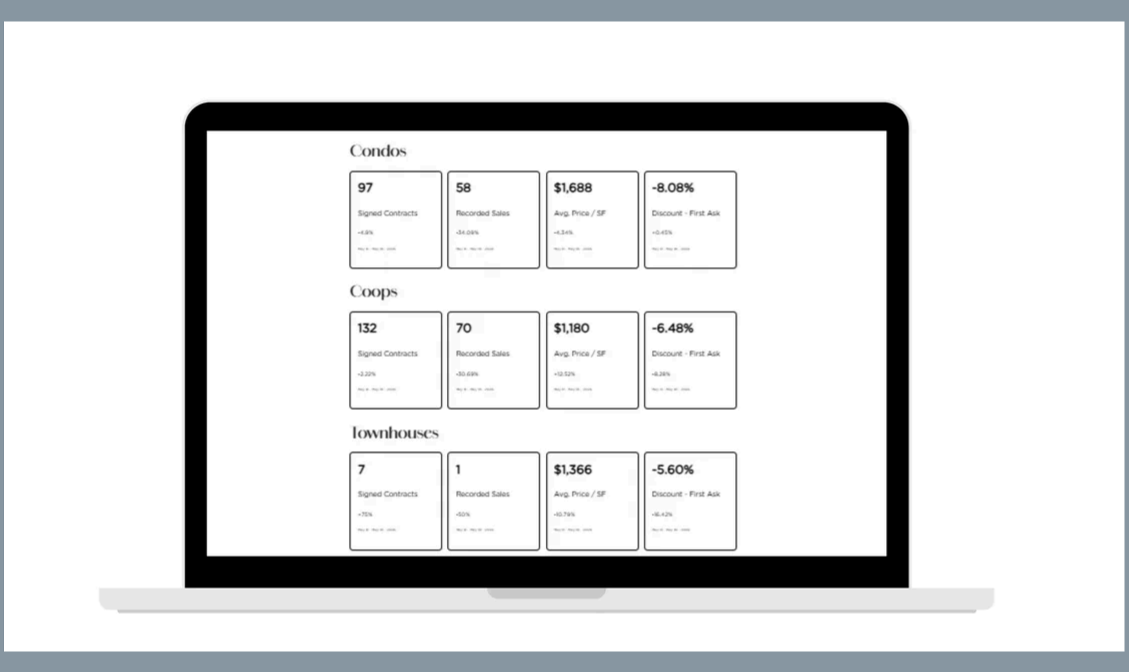
SIGNED CONTRACTS

Week of May 11, 2026

- Manhattan recorded 239 signed contracts, totaling $568M in dollar volume
- Co-ops (132), condos (97), and 7 townhouses contributed to this week's activity
- Luxury over $5M: 23 contracts, contributing $206.6M



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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Heather Domi

Licensed Associate Real Estate Broker
NYRAC Founding Chairperson
Licensed as Heather L. Domi
M: 917.566.6644
heather@heatherdomi.com

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