HEATHER DOMI TEAM

Week of May 4, 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 4, 2026

Manhattan real estate just broke one of its unofficial rules.

For only the fifth time in two years, co-op volume beat condo volume. And it didn't happen on a slow week. 243 contracts signed, up 8% year over year, with nearly $564M in total volume.

Here's your Domi Data market snapshot for the week of May 4th:

- **243 contracts signed (Up 8% YoY)**
- **$563.5M in total volume (Up 1.6% YoY)**
- **100 condo contracts at $205.9M**
- **133 co-op contracts at $223.3M**

Luxury softened for the third week in a row:

- **20 contracts signed above $5M (Down 13.04% WoW)**
- **$180M in $5M+ deals (Down 3.11% WoW)**
- **31.95% of all dollar volume**

That 31.95% luxury share is the lowest in over eight weeks, and a meaningful pullback from the 54.76% share recorded just three weeks ago. The trend of falling luxury activity (begun following the pied-à-terre tax press conference) continues.

What this means right now:

For Buyers: Mid-market buyers have more options now than they have had in months. The $5M+ condo buyer is in wait-and-see mode, but the under-$5M buyer is active, especially those looking for primary residence options: a.k.a. co-op buyers.

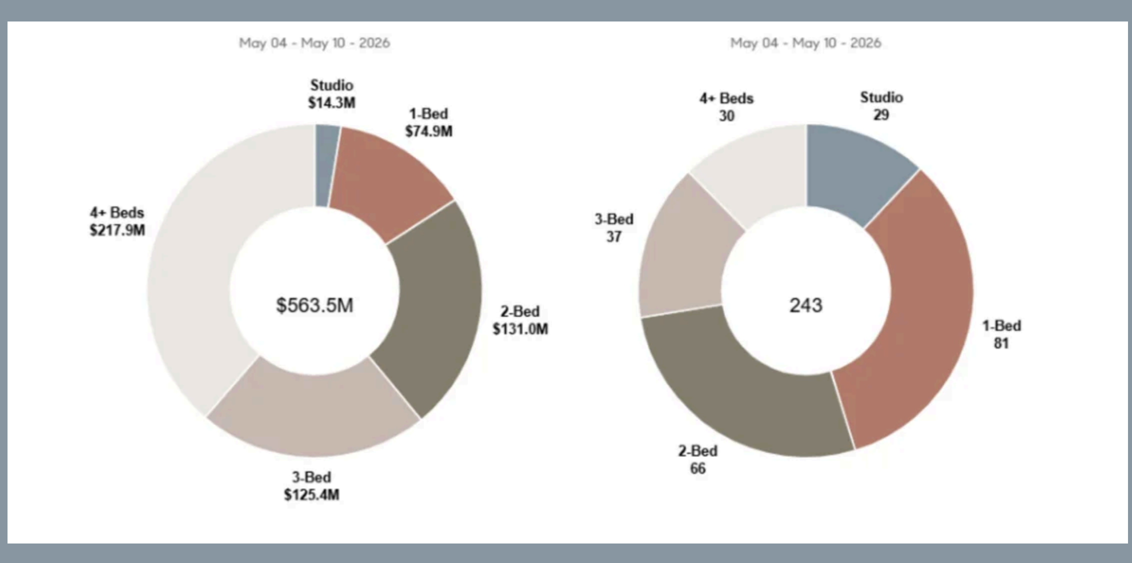
For Sellers: Co-op shareholders, whose corporate policies normally put them at a disadvantage over condo owners, seem to be enjoying a moment when buyers in the middle of the market are less concerned about primary residence restrictions.

Final Takeaway: The co-op dominance indicates a strong market in the middle, and a continuation of recent trends: luxury's pullback, and the emergence of buyers committing to NYC as their primary residence. Check in next week to see if co-ops win the week again, turning an anomaly into a pattern.

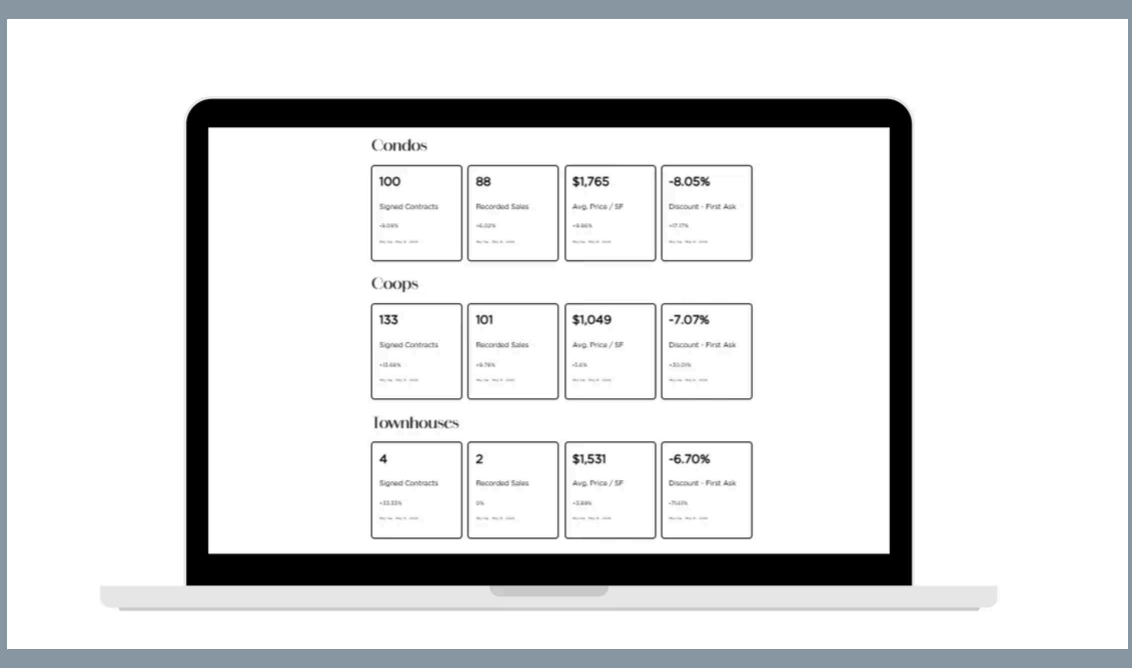
SIGNED CONTRACTS

Week of May 4, 2026

- Manhattan recorded 243 signed contracts, totaling $563.5M in dollar volume
- Co-ops (133), condos (100), and 4 townhouses contributed to this week's activity
- Luxury over $5M: 20 contracts, contributing $180M



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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