

WELCOME TO OUR WEEKLY NYC MARKET WIDE

Domi Data Newsletter

we're so glad you're here!



LOOKING BACK AT THE WEEK OF

February 9, 2026

Winter just delivered the biggest Manhattan week in over a year, and another \$104M surfaced after the fact.

For the week of February 9th, Manhattan recorded 209 signed contracts, totaling \$692.9 million in dollar volume, marking the strongest week in over twelve months, with activity up nearly 40% WoW and YoY.

Luxury accounted for nearly \$318 million of that total, with 24 contracts signed over \$5 million, including 10 above \$10 million and five exceeding \$20 million. And yet, the most telling movement didn't show up in the contract report at all. Two major closings (\$57 million at 70 Vestry and \$47 million on East 63rd Street), were never recorded as in contract. Together, they added another \$104 million to the week's movement after the fact.

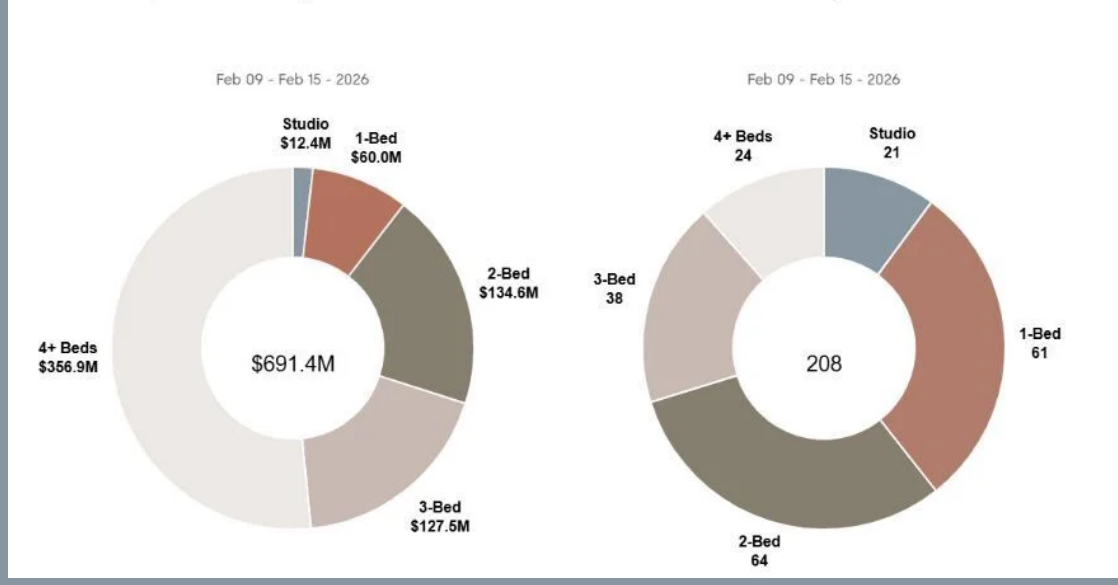
Considering those late-reporting "ghost" transactions, total capital movement pushes closer to \$800 million.

The takeaway is not simply that volume surged. It's that a meaningful portion of luxury activity continues to transact quietly, surfacing only once complete. If this is how winter continues, 2026 may not unfold gradually, it may accelerate.

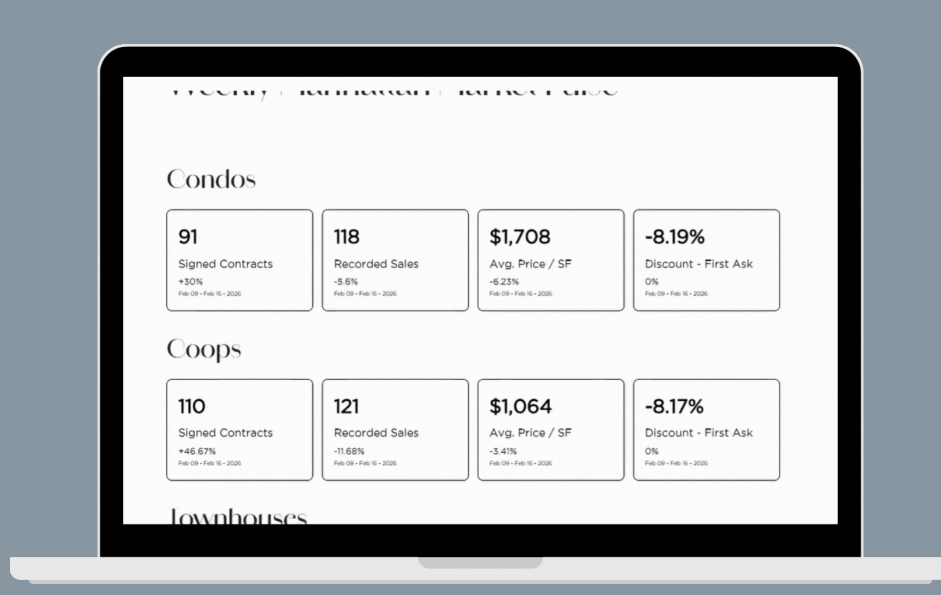
SIGNED CONTRACTS

Week of February 9, 2026

- Manhattan recorded 209 signed contracts, totaling \$692.9M in dollar volume
- Co-ops (110), condos (90), and 6 townhouses contributed to this week's activity
- Luxury over \$5M: 24 contracts, contributing \$318M



[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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