HEATHER DOMI TEAM

Week of June 29, 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 29, 2026

There are two Manhattan markets right now, and last week they moved in opposite directions. The pied-à-terre tax took effect July 1, which makes this the final pre-tax reading, and it landed on a holiday week.

Here's your Domi Data market snapshot for the week of June 29th:

- 178 contracts signed (down 13.2% WoW, up 8.5% YoY)
- $378.6M in total volume (down 15.6% WoW, down 0.4% YoY)
- 81 condo contracts at $240.8M (down 1.9% WoW)
- 86 co-op contracts at $108.3M (down 38.1% WoW)

Luxury above $5 million posted its quietest week on record:

- 8 contracts signed above $5M (down 52.9% WoW)
- $121.5M in $5M+ volume (down 16.7% WoW)
- 32.08% of all dollar volume, a third straight week in the low 30s

The top of the market and the middle are telling different stories. Above $5 million, 8 contracts is the lowest weekly count in more than two years of tracking, though the July 4th holiday week is historically the slowest stretch of the summer and last year's same week slowed sharply too.

The middle of the market kept moving through it: 1-bedroom contracts ran 29.4% ahead of the same week last year, and 2-bedroom volume came in 26.8% above it. For a holiday week, that is normal to strong activity everywhere except the top.

What this means right now:

For Buyers: Above $5 million, 8 signed contracts means almost no competition right now. If you are negotiating at the top this month, you may be the only bidder at the table, and that is leverage buyers have not had all spring.

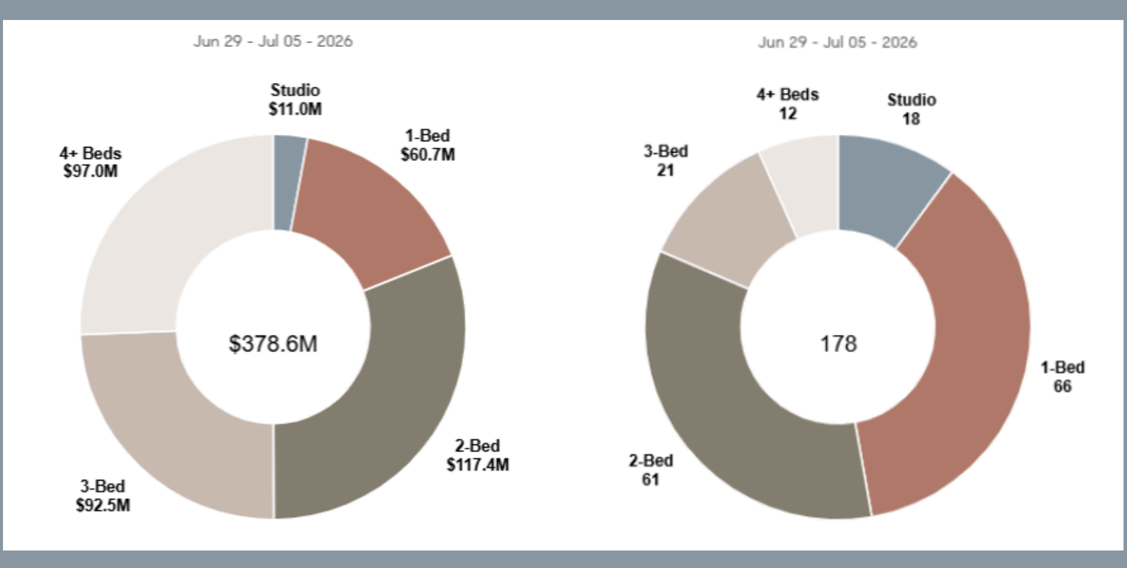
For Sellers: The middle of the market is carrying the summer. If you are selling a 1- or 2-bedroom, buyer activity is running 20 to 29% ahead of last year. Above $5 million, wait for the July data before drawing conclusions from a holiday week.

Final Takeaway: The first full weeks of July are the real test of the pied-à-terre tax. If luxury counts recover as buyers return from the holiday, June's slowdown was seasonal. If they hold in the single digits and teens, the tax is changing behavior at the top.

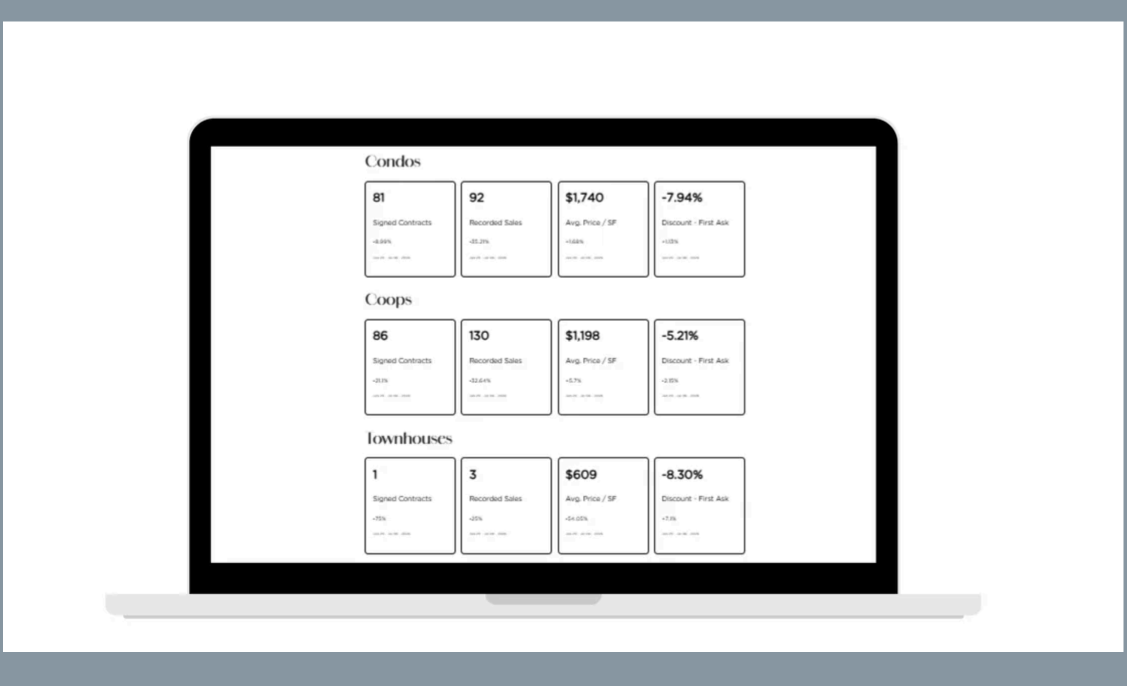
SIGNED CONTRACTS

Week of June 29, 2026

- Manhattan recorded 178 signed contracts, totaling $378.6M in dollar volume
- Co-ops (86), condos (81), and 1 townhouse contributed to this week's activity
- Luxury over $5M: 8 contracts, contributing $121.4M



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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