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New York City's top-selling buildings of Q1 2026 by contracts signed

By CityRealty Staff | From Future New York

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Top-selling buildings of Q1 2026 by contracts signed

In the first quarter of 2026, Manhattan's apartment contracts totaled **$6,906,075,016** in ask volume across **2,575 deals**, with the average asking price coming in at **$2.681M** and an average of **$1,709** per square foot. The buildings that accounted for the most activity tend to follow a familiar pattern, with new development condominiums once again leading the way.

Many of the top performers are projects that have opened and are steadily absorbing inventory over multiple quarters. Buildings like One High Line and 50 West 66th Street continue to post strong numbers, likely conveying that the finished product is meeting the expectations of buyers. One building that has nearly sold out from floor plans alone is 1122 Madison Avenue. Deals there averaged well into the eight figures, including the possible most expensive condo ever sold on the Upper East Side which has a last ask of $89.5M.

At the same time, the list is not entirely dominated by ground-up construction. A mix of conversions and iconic buildings in prime locations also made the cut such as the newly converted Flatiron Building and the UWS stalwart, 15 Central Park West.

The Flatiron Building was among the top-selling buildings of the quarter by contract signed

Even so, condos make up the overwhelming majority of buildings that meet the threshold of at least two signed contracts in the quarter. Co-ops are far less represented, largely because they're mostly within older buildings where units tend to trade less frequently and in smaller volumes.

The rankings are based on reported signed contracts rather than closed sales, offering a more current snapshot of market momentum. As with any contract-based data, there can be some variation in timing and pricing, and not all projects report activity consistently, meaning certain developments may be undercounted (i.e. 80 Clarkson Street).

Overall, the results point to a market where high-end buyers are still gravitating toward newer, amenity-driven product, particularly in prime Manhattan locations. Clusters of activity emerge along the West Side and in core downtown neighborhoods, while a handful of standout buildings in historically hard-to-build locations resulted in a disproportionate share of total volume.

1122 Madison was a top-selling building without releasing any units publicaly

NYC's top 50 residential contract signings of Q1 2026

Data includes reported apartment and townhouse signings from Jan 1 - Mar 31, 2026 | **Sort table by headers**

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	Bldg /Unit	Area	Building Type	▼ Last Ask	DOM	Beds/ Baths	Contract Date	PPSF
1	1122 Madison Avenue, #PENTHOUSE	Carnegie Hill	Condo	$89,500,000		6+/6+	2/20/26	$9,572
2	432 Park Avenue, #78	Midtown East	Condo	$59,500,000		4/4.5	2/6/26	$7,186
3	8 East 62nd Street, #TH	Park/Fifth Ave. to 79th St.	TH	$57,500,000	23	6+/6+	2/25/26	$3,879
4	70 Vestry Street, #PHS	Tribeca	Condo	$57,000,000	98	6+/5.5	2/13/26	$7,300
5	15 East 63rd Street, #TH	Park/Fifth Ave. to 79th St.	TH	$39,500,000	408	6+/6+	2/27/26	$2,194
6	1122 Madison Avenue, #FLOOR18	Carnegie Hill	Condo	$39,000,000		5/5.5	2/13/26	$7,427
7	1122 Madison Avenue, #FLOOR16	Carnegie Hill	Condo	$36,500,000		5/5.5	2/12/26	$6,951
8	125 Perry Street, #THE	West Village	Condo	$35,000,000	28	4/5	2/13/26	$4,984
9	50 West 66th Street, #53N	Central Park West	Condo	$35,000,000	826	4/5.5	3/3/26	$7,175
10	Flatiron Building, #FLOOR7	Flatiron/Union Square	Condo	$30,500,000		6+/6+	3/29/26	$3,966
11	4 East 66th Street, #3	Park/Fifth Ave. to 79th St.	Co-op	$30,000,000	646	5/6+	1/15/26	
12	Waldorf Astoria Residences, #2803/05	Midtown East	Condo	$29,750,000		5/6+	3/5/26	$6,307
13	140 Jane Street, #4N	West Village	Condo	$27,000,000		4/4.5	2/5/26	$5,882
14	Central Park Tower, #82E	Midtown West	Condo	$26,700,000	217	4/4.5	1/27/26	$6,217
15	Central Park Tower, #81E	Midtown West	Condo	$26,400,000	14	4/4.5	2/12/26	$6,147
16	160 East 81st Street, #TH	Carnegie Hill	TH	$26,000,000	95	6+ /5.5	3/7/26	$3,388
17	Spring + Thompson, #PH	SoHo	Condo	$25,000,000	417	6+ /6+	3/6/26	$4,639
18	46 Barrow Street, #TH	West Village	TH	$24,995,000	175	6+ /6+	3/6/26	$1,923
19	Flatiron Building, #18NORTH	Flatiron/Union Square	Condo	$24,800,000		4/4.5	2/28/26	$5,361
20	One High Line, #WESTPH33B	Chelsea	Condo	$24,600,000	519	4/4.5	3/31/26	$4,767

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Get the data • Created with Datawrapper

TOP 20 BEST-SELLING RESIDENTIAL BUILDINGS OF Q1 2026 BY DOLLAR SUM OF CONTRACTS SIGNED

Must have two or more signed contracts in 2025, and ranked by total dollar volume of deals by the last reported asking prices

#10. 220E9
EAST VILLAGE

No public availabilities

Q1 2026 Contracts Sum: $61,285,000 (16 Deals)

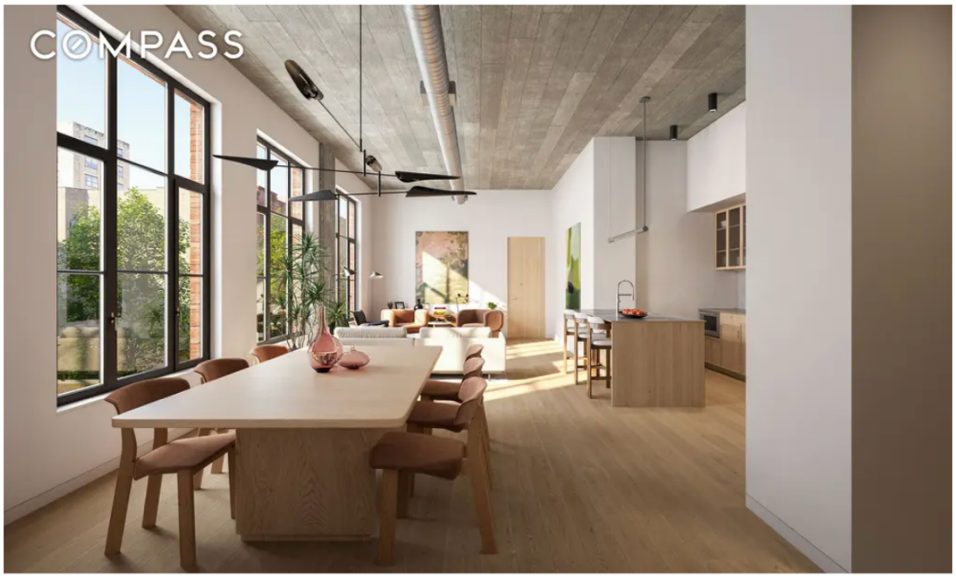
Avg. Last Ask PPSF: $2,398

Avg. Last Ask Price: $3,830,313

220E9, #4B
$4,095,000

East Village | Condominium | 2 Bedrooms, 2.5 Baths | 1,570 ft^2

Contract Signed



220E9, #4B (Compass)

From the Listing: *The building offers a collection of one- to four-bedroom homes alongside a limited series of penthouses. Interiors pair subtle industrial elements with a modern aesthetic, featuring custom white oak cabinetry and floors, Celeste Grigio marble kitchens, and spa-like primary baths clad in Danby Mountain White marble. Kitchens are outfitted with integrated Wolf and Sub-Zero appliances, while living spaces are defined by clean architectural lines, abundant natural light, and exposed board-formed ceilings. Select homes offer private outdoor space.* **See floor plan and full details here.**