

Q3 2026

Manhattan Market Report

COMPASS



*Photo: 56 Leonard Street, Unit 20BW
Agent/Team: Hudson Advisory
Photo: Brad Stein*

Manhattan's residential market held up in the third quarter despite a sharp drop in new listings. New listings fell 28.4%, the lowest level for a third quarter in nearly a decade. Total inventory was down 10.9% from a year ago, yet closed sales still rose 2.7% from the same period last year. Higher borrowing costs and economic uncertainty remained factors, but buyers were still active when homes were priced well. Properties that needed significant work or were priced more ambitiously tended to take longer to sell. The biggest gains came at the higher end of the market.

The strongest gains came in the \$3 million to \$5 million range, where sales increased more than 30% for both condos and co-ops. Condo sales from \$5 million to \$10 million also rose by double digits. The market was more mixed above \$10

million, with sales between \$10 million and \$20 million down 9.7% and fewer closings at \$20 million and above.

Contract activity gives an early indication of where sales are headed in the coming quarter. While contracts signed in the third quarter were down from a particularly strong Q3 2025, the year-to-date trend remained positive, with 3.1% more contracts signed through the end of September. Limited new supply during the summer also weighed on activity. Luxury buyers remained active, particularly in the \$5 million to \$10 million range. Activity was especially strong at the very top of the market, where 14 contracts above \$20 million represented a 75.0% increase from a year earlier. Larger co-ops with four or more bedrooms were also popular.

Overall, Manhattan enters the fourth quarter with a resilient market and demand that remains firmly in place. Buyers are still willing to transact, and in some segments, compete aggressively, but are increasingly focused on quality, value, and homes that are ready to meet their needs. With supply remaining heavily constrained, well-priced and compelling properties are well positioned to stand out, creating a favorable environment for sellers with desirable inventory and meaningful opportunities for buyers who are prepared to act. As the year draws to a close, the market's underlying fundamentals remain solid, with continued demand providing a strong foundation for the months ahead – a testament to the enduring strength of the Manhattan market.

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SOURCES

REBNY RLS,
ACRIS (Automated City Register Information System)

Manhattan Market Report

Neighborhood Map



Limited new supply during the summer weighed on contract activity.

\$1,989,564

Average Sales Price
Q3 2026

\$2,676,783

Average Condo Price
Q3 2026

\$1,497

Average Price Per
Square Foot Q3 2026

6%

Average Discount
Q3 2026

\$1,250,000

Median Sales Price
Q3 2026

\$1,407,978

Average Co-op Price
Q3 2026

99

Average Days
on the Market
Q3 2026

28%

of Properties Took
More Than 180 Days
to Enter Contract

Methodology

Geography covered in this report is Manhattan.

Inventory is calculated based on all properties actively listed during the quarter at the time the report is prepared.

Contract Signed figures for the current quarter are based on publicly reported transactions at the time the report is prepared. The signed price reflects the latest available asking price.

Recorded Sales figures for the quarter are based on known closings recorded at the time the report is prepared.

Median Price is the middle price of a given dataset.

Average Price is the sum of all prices divided by the total number of properties.

Months of Supply is an estimated time it would take to sell all current

active listings based on the trailing 12-month sales rate.

Time on Market is calculated by how many properties entered contract during the quarter in the given period.

Discount is the percentage difference between the initial list and recorded sale price.

Bedroom Count is the number of bedrooms a property has, as reported in the listing, or acquired from tax records, when available.

Current Quarter is reflective of the initial day of the quarter until the 20th day of the quarter's closing month. These numbers will be updated in subsequent reports to reflect the dataset of the entire quarter.

Quarters

Q1: January 1 - March 31

Q2: April 1 - June 30

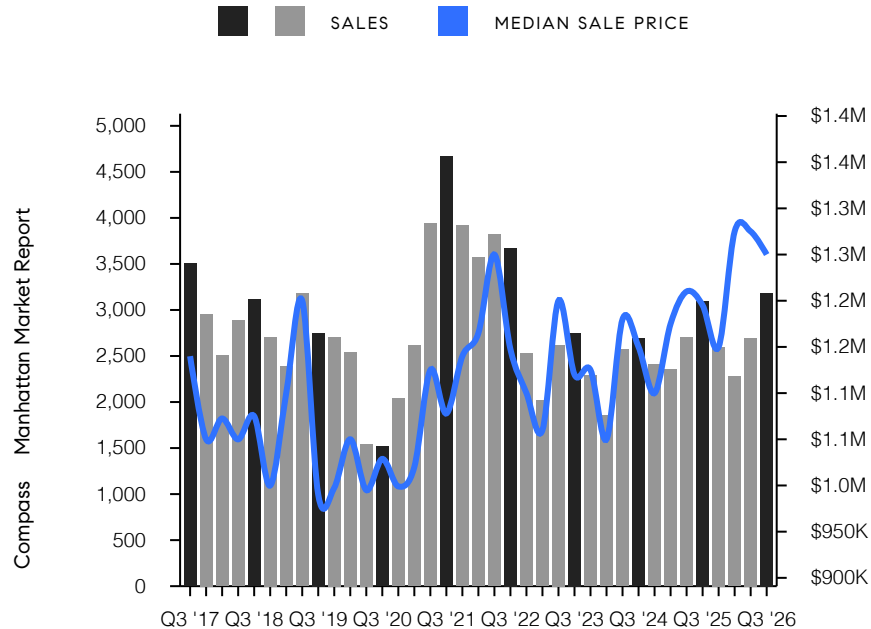
Q3: July 1 - September 30

Q4: October 1 - December 31

Recorded Sales

BY PROPERTY TYPE

- There were 3,183 closed sales, up 2.7% from Q3 2025, which itself was up 15.3% year-over-year
- Sales at \$3-5M jumped 32.2% to 374, with similar growth for both condos and co-ops
- Condo sales from \$5M to \$10M rose 21.3%, while sales at \$10M–\$20M sales were down 9.7%, and \$20M+ sales were down 30.0%, associated with the lack of inventory at those price points following a strong performance year-to-date
- Upper Manhattan sales rose 15.5%, Midtown East was up 11.3%, and Downtown climbed 9.9% year over year



Summary	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	3,183	2,696	18.1%	3,099	2.7%
SALES VOLUME	\$6,332,780,766	\$5,955,522,444	6.3%	\$6,490,584,640	-2.4%
AVG. DISCOUNT	6%	7%	-	7%	-
MEDIAN PRICE	\$1,250,000	\$1,275,000	-2.0%	\$1,195,000	4.6%
AVERAGE PRICE	\$1,989,564	\$2,209,022	-9.9%	\$2,094,413	-5.0%
AVERAGE PPSF*	\$1,497	\$1,540	-2.8%	\$1,471	1.8%
AVERAGE SF*	1,279	1,356	-5.7%	1,372	-6.8%

Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	1,459	1,252	16.5%	1,344	8.6%
SALES VOLUME	\$3,905,426,281	\$3,749,689,716	4.2%	\$3,598,514,864	8.5%
AVG. DISCOUNT	7%	7%	-	7%	-
MEDIAN PRICE	\$1,786,519	\$1,791,060	-0.3%	\$1,650,000	8.3%
AVERAGE PRICE	\$2,676,783	\$2,994,960	-10.6%	\$2,677,466	0.0%
AVERAGE PPSF	\$1,719	\$1,782	-3.5%	\$1,744	-1.4%
AVERAGE SF	1,373	1,449	-5.2%	1,314	4.5%

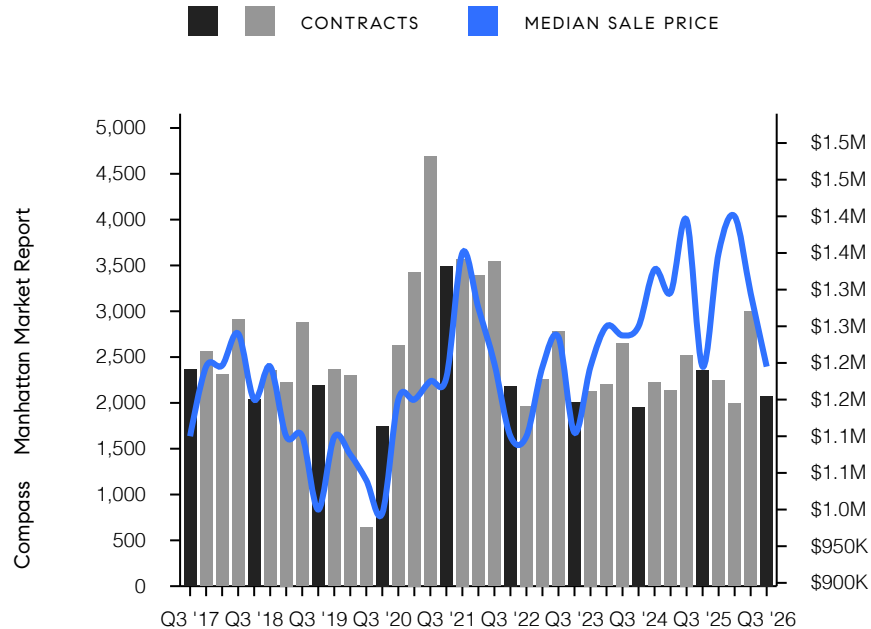
Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	1,724	1,444	19.4%	1,711	0.8%
SALES VOLUME	\$2,427,354,485	\$2,205,832,728	10.0%	\$2,472,317,693	-1.8%
AVG. DISCOUNT	5%	6%	-	6%	-
MEDIAN PRICE	\$887,500	\$900,000	-1.4%	\$860,000	3.2%
AVERAGE PRICE	\$1,407,978	\$1,527,585	-7.8%	\$1,444,955	-2.6%

* Includes reported co-op square footage data.

Contracts Signed

BY PROPERTY TYPE

- There were 2,075 signed contracts in Q3 2026, down 12.0% from this quarter last year, when activity had jumped 20.6%
- The \$5M-10M range was steady, with 0.9% more signings year-over-year
- Buyers committed to larger homes, as units with 4 or more bedrooms saw 6.6% more contracts signed, with an impressive jump of 45.8% year-over-year for co-ops in this category



Summary	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# CONTRACTS	2,075	2,994	-30.7%	2,357	-12.0%
AVG. DISCOUNT	6%	5%	-	6%	-
MEDIAN PRICE	\$1,195,000	\$1,295,000	-7.7%	\$1,195,000	-
AVERAGE PRICE	\$2,074,370	\$2,170,948	-4.4%	\$1,955,724	6.1%
AVERAGE PPSF*	\$1,529	\$1,543	-0.9%	\$1,528	0.1%
AVERAGE SF*	1,285	1,363	-5.7%	1,290	-0.4%

Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# CONTRACTS	974	1,338	-27.2%	1,070	-9.0%
AVG. DISCOUNT	6%	5%	-	6%	-
MEDIAN PRICE	\$1,699,000	\$1,799,500	-5.6%	\$1,650,000	3.0%
AVERAGE PRICE	\$2,888,864	\$2,913,559	-0.8%	\$2,574,643	12.2%
AVERAGE PPSF	\$1,771	\$1,774	-0.2%	\$1,783	-0.7%
AVERAGE SF	1,373	1,442	-4.8%	1,314	4.5%

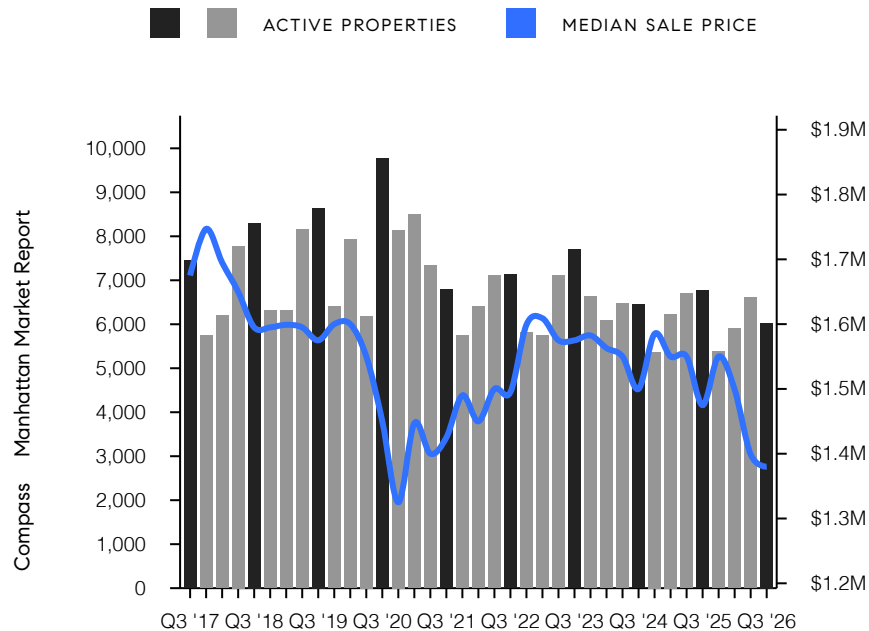
Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# CONTRACTS	1,101	1,656	-33.5%	1,269	-13.2%
AVG. DISCOUNT	5%	5%	-	6%	-
MEDIAN PRICE	\$800,000	\$965,000	-17.1%	\$817,500	-2.1%
AVERAGE PRICE	\$1,353,829	\$1,570,940	-13.8%	\$1,305,698	3.7%

* Includes reported co-op square footage data.

Inventory

BY PROPERTY TYPE

- There were 6,028 active listings at the end of Q3, down 10.9% year-over-year and 8.9% from Q2
- The Upper West Side had the largest drop in supply following a 24.7% year-over-year decline, while FiDi/BPC was the only submarket to see an increase in inventory, climbing 8.4% compared to Q3 2025
- There were 2,251 new listings, down 28.4%, the lowest Q3 total in the last 10 years, causing the market to stagnate and slow the sales cycle between buyers and sellers

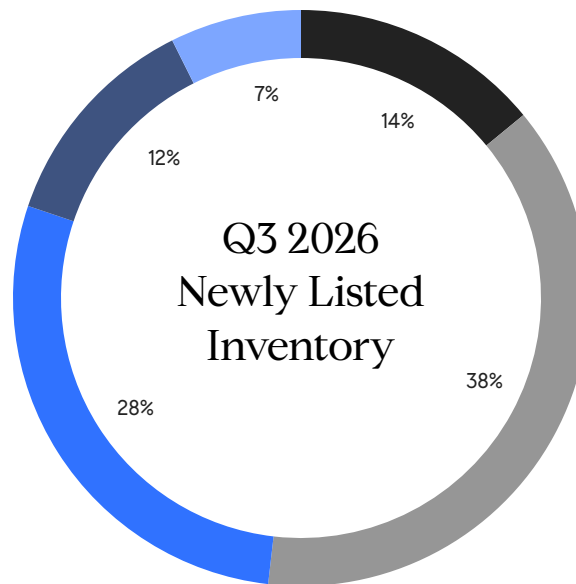
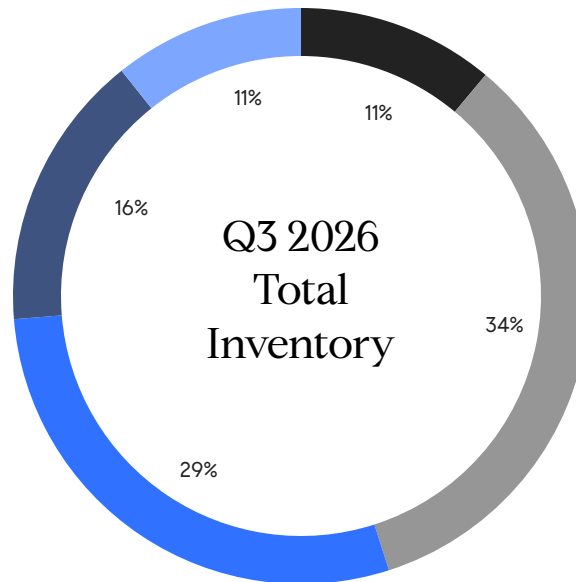


Summary	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# ACTIVES	6,028	6,616	-8.9%	6,763	-10.9%
MEDIAN PRICE	\$1,380,000	\$1,399,000	-1.4%	\$1,475,000	-6.4%
AVERAGE PRICE	\$3,186,207	\$3,042,619	4.7%	\$2,968,056	7.3%
AVERAGE PPSF*	\$1,747	\$1,727	1.2%	\$1,745	0.1%
AVERAGE SF*	1,600	1,565	2.2%	1,531	4.5%

Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# ACTIVES	3,144	3,422	-8.1%	3,616	-13.1%
MEDIAN PRICE	\$1,995,000	\$1,975,000	1.0%	\$2,050,000	-2.7%
AVERAGE PRICE	\$4,283,040	\$4,040,339	6.0%	\$3,898,141	9.9%
AVERAGE PPSF	\$1,991	\$1,959	1.6%	\$2,000	-0.4%
AVERAGE SF	1,710	1,668	2.5%	1,635	4.6%

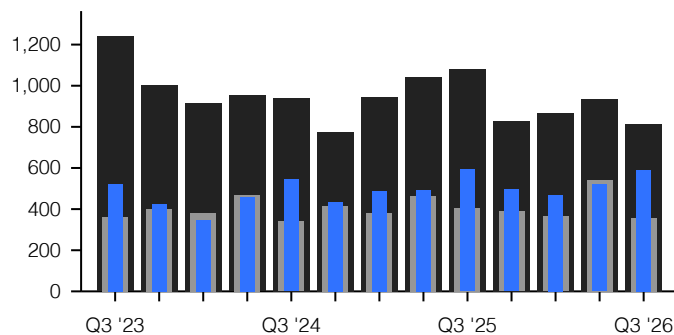
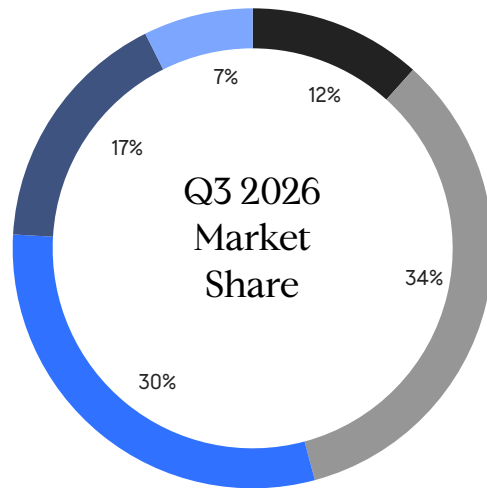
Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# ACTIVES	2,884	3,194	-9.7%	3,147	-8.4%
MEDIAN PRICE	\$895,000	\$925,000	-3.2%	\$925,000	-3.2%
AVERAGE PRICE	\$1,990,491	\$1,973,679	0.9%	\$1,899,360	4.8%

* Includes reported co-op square footage data.



Upper West Side

SUBMARKET OVERVIEW



Sales	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	589	519	13.5%	592	-0.5%
SALES VOLUME	\$1,112,233,193	\$1,349,748,974	-17.6%	\$1,205,682,391	-7.8%
AVG. DISCOUNT	4%	5%	-	6%	-
MEDIAN PRICE	\$1,250,000	\$1,425,550	-12.3%	\$1,312,500	-4.8%
AVERAGE PRICE	\$1,888,342	\$2,600,672	-27.4%	\$2,036,626	-7.3%
AVERAGE PPSF*	\$1,460	\$1,684	-13.3%	\$1,500	-2.7%
AVERAGE SF*	1,253	1,496	-16.2%	1,421	-11.8%

Contracts	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# CONTRACTS	356	540	-34.1%	407	-12.5%
AVG. DISCOUNT	5%	4%	-	6%	-
MEDIAN PRICE	\$1,355,000	\$1,375,000	-1.5%	\$1,295,000	4.6%
AVERAGE PRICE	\$1,934,512	\$2,238,790	-13.6%	\$1,865,547	3.7%
AVERAGE PPSF*	\$1,535	\$1,566	-2.0%	\$1,471	4.4%
AVERAGE SF*	1,281	1,414	-9.4%	1,296	-1.2%

Inventory	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# ACTIVES	814	936	-13.0%	1,081	-24.7%
MEDIAN PRICE	\$1,597,500	\$1,650,000	-3.2%	\$1,735,000	-7.9%
AVERAGE PRICE	\$3,532,918	\$3,233,098	9.3%	\$3,248,701	8.7%
AVERAGE PPSF*	\$1,926	\$1,883	2.3%	\$1,882	2.3%
AVERAGE SF*	1,751	1,668	5.0%	1,634	7.2%

* Includes reported co-op square footage data.

Upper West Side

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	262	237	10.5%	232	12.9%
SALES VOLUME	\$647,292,494	\$907,516,522	-28.7%	\$617,036,414	4.9%
AVG. DISCOUNT	5%	6%	-	5%	-
MEDIAN PRICE	\$1,705,000	\$2,080,000	-18.0%	\$1,600,000	6.6%
AVERAGE PRICE	\$2,470,582	\$3,829,184	-35.5%	\$2,659,640	-7.1%
AVERAGE PPSF	\$1,632	\$1,922	-15.1%	\$1,725	-5.4%
AVERAGE SF	1,329	1,664	-20.1%	1,355	-1.9%

Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	327	282	16.0%	351	-6.8%
SALES VOLUME	\$464,940,699	\$442,232,452	5.1%	\$517,944,977	-10.2%
AVG. DISCOUNT	4%	5%	-	6%	-
MEDIAN PRICE	\$1,061,292	\$990,000	7.2%	\$1,075,000	-1.3%
AVERAGE PRICE	\$1,421,837	\$1,568,200	-9.3%	\$1,475,627	-3.6%

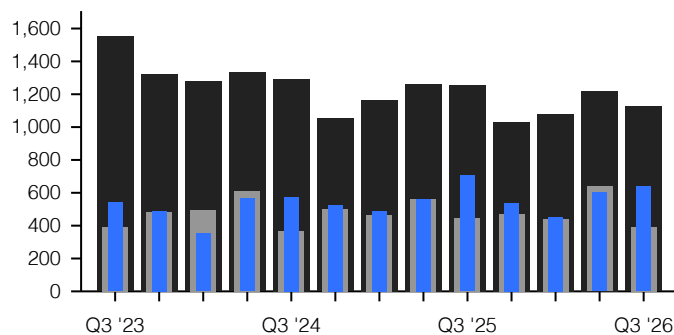
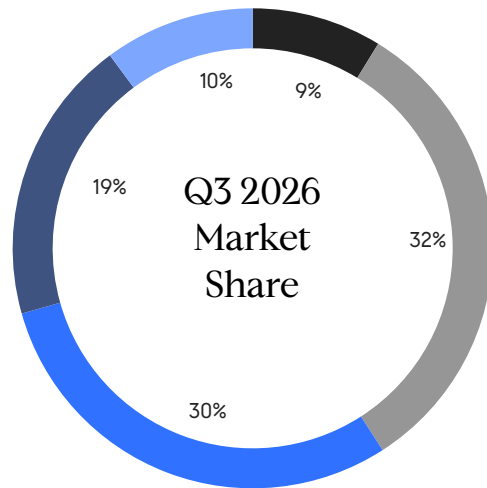
Median Price by Bedroom Count

Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
STUDIO	\$688,000	\$742,500	-7.3%	\$694,878	-1.0%
1 BEDROOM	\$999,000	\$998,903	0.0%	\$1,055,000	-5.3%
2 BEDROOM	\$2,056,101	\$2,070,000	-0.7%	\$1,871,034	9.9%
3 BEDROOM	\$3,338,000	\$3,495,000	-4.5%	\$4,375,000	-23.7%
4+ BEDROOM	\$5,575,000	\$8,500,000	-34.4%	\$5,999,250	-7.1%

Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
STUDIO	\$487,500	\$425,000	14.7%	\$457,750	6.5%
1 BEDROOM	\$750,000	\$740,000	1.4%	\$725,000	3.4%
2 BEDROOM	\$1,405,000	\$1,457,500	-3.6%	\$1,390,000	1.1%
3 BEDROOM	\$2,382,500	\$2,295,000	3.8%	\$2,235,000	6.6%
4+ BEDROOM	\$3,107,500	\$3,000,000	3.6%	\$3,775,000	-17.7%

Upper East Side

SUBMARKET OVERVIEW



Sales	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	638	602	6.0%	706	-9.6%
SALES VOLUME	\$1,344,289,204	\$1,440,344,068	-6.7%	\$1,688,178,483	-20.4%
AVG. DISCOUNT	5%	7%	-	7%	-
MEDIAN PRICE	\$1,350,000	\$1,250,000	8.0%	\$1,297,500	4.0%
AVERAGE PRICE	\$2,107,036	\$2,392,598	-11.9%	\$2,391,188	-11.9%
AVERAGE PPSF*	\$1,371	\$1,376	-0.4%	\$1,333	2.9%
AVERAGE SF*	1,412	1,433	-1.5%	1,660	-14.9%

Contracts	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# CONTRACTS	390	638	-38.9%	445	-12.4%
AVG. DISCOUNT	6%	5%	-	6%	-
MEDIAN PRICE	\$1,237,250	\$1,450,000	-14.7%	\$1,300,000	-4.8%
AVERAGE PRICE	\$2,224,742	\$2,229,100	-0.2%	\$2,384,311	-6.7%
AVERAGE PPSF*	\$1,406	\$1,356	3.7%	\$1,432	-1.8%
AVERAGE SF*	1,425	1,439	-1.0%	1,593	-10.5%

Inventory	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# ACTIVES	1,126	1,218	-7.6%	1,256	-10.4%
MEDIAN PRICE	\$1,550,000	\$1,625,000	-4.6%	\$1,595,000	-2.8%
AVERAGE PRICE	\$3,504,414	\$3,411,109	2.7%	\$3,310,527	5.9%
AVERAGE PPSF*	\$1,670	\$1,649	1.3%	\$1,621	3.0%
AVERAGE SF*	1,805	1,775	1.7%	1,728	4.5%

* Includes reported co-op square footage data.

Upper East Side

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	174	184	-5.4%	192	-9.4%
SALES VOLUME	\$502,494,361	\$580,092,966	-13.4%	\$550,938,906	-8.8%
AVG. DISCOUNT	7%	5%	-	7%	-
MEDIAN PRICE	\$1,995,000	\$1,885,000	5.8%	\$2,106,250	-5.3%
AVERAGE PRICE	\$2,887,899	\$3,152,679	-8.4%	\$2,869,473	0.6%
AVERAGE PPSF	\$1,697	\$1,711	-0.8%	\$1,644	3.2%
AVERAGE SF	1,596	1,492	7.0%	1,513	5.5%

Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	464	418	11.0%	497	-6.6%
SALES VOLUME	\$841,794,843	\$860,251,102	-2.1%	\$978,149,681	-13.9%
AVG. DISCOUNT	5%	7%	-	6%	-
MEDIAN PRICE	\$1,100,000	\$995,000	10.6%	\$1,050,000	4.8%
AVERAGE PRICE	\$1,814,213	\$2,058,017	-11.8%	\$1,968,108	-7.8%

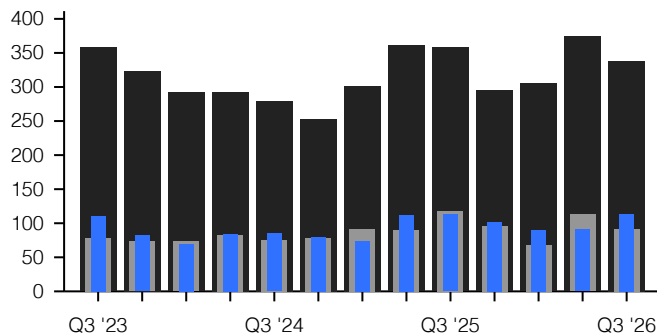
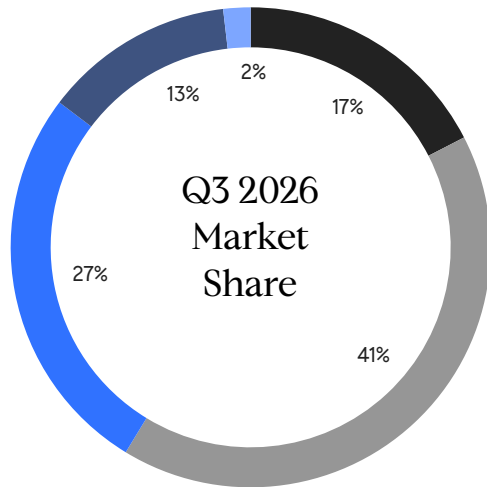
Median Price by Bedroom Count

Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
STUDIO	\$602,500	\$585,000	3.0%	\$565,000	6.6%
1 BEDROOM	\$940,000	\$900,000	4.4%	\$845,000	11.2%
2 BEDROOM	\$1,950,000	\$1,951,982	-0.1%	\$1,999,000	-2.5%
3 BEDROOM	\$3,210,000	\$4,350,000	-26.2%	\$3,487,500	-8.0%
4+ BEDROOM	\$7,480,339	\$6,495,000	15.2%	\$7,550,000	-0.9%

Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
STUDIO	\$392,000	\$430,000	-8.8%	\$428,000	-8.4%
1 BEDROOM	\$650,000	\$666,125	-2.4%	\$625,000	4.0%
2 BEDROOM	\$1,550,000	\$1,350,000	14.8%	\$1,310,000	18.3%
3 BEDROOM	\$2,800,000	\$2,599,000	7.7%	\$2,405,000	16.4%
4+ BEDROOM	\$4,600,000	\$5,475,000	-16.0%	\$6,200,000	-25.8%

Midtown West

SUBMARKET OVERVIEW



Sales	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	114	91	25.3%	113	0.9%
SALES VOLUME	\$174,792,213	\$138,486,604	26.2%	\$170,129,682	2.7%
AVG. DISCOUNT	8%	8%	-	9%	-
MEDIAN PRICE	\$982,500	\$1,100,000	-10.7%	\$945,000	4.0%
AVERAGE PRICE	\$1,533,265	\$1,521,831	0.8%	\$1,505,572	1.8%
AVERAGE PPSF*	\$1,377	\$1,458	-5.6%	\$1,372	0.4%
AVERAGE SF*	1,176	1,055	11.5%	1,140	3.2%

Contracts	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# CONTRACTS	92	113	-18.6%	118	-22.0%
AVG. DISCOUNT	6%	5%	-	6%	-
MEDIAN PRICE	\$1,095,000	\$1,222,000	-10.4%	\$1,092,500	0.2%
AVERAGE PRICE	\$2,437,325	\$1,852,560	31.6%	\$1,844,695	32.1%
AVERAGE PPSF*	\$1,458	\$1,571	-7.2%	\$1,598	-8.8%
AVERAGE SF*	1,033	1,222	-15.5%	1,188	-13.0%

Inventory	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# ACTIVES	338	374	-9.6%	358	-5.6%
MEDIAN PRICE	\$1,249,500	\$1,250,000	0.0%	\$1,397,000	-10.6%
AVERAGE PRICE	\$1,706,555	\$1,801,388	-5.3%	\$2,031,166	-16.0%
AVERAGE PPSF*	\$1,609	\$1,615	-0.4%	\$1,689	-4.7%
AVERAGE SF*	1,031	1,072	-3.8%	1,159	-11.0%

* Includes reported co-op square footage data.

Midtown West

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	84	75	12.0%	80	5.0%
SALES VOLUME	\$157,408,713	\$128,016,609	23.0%	\$143,592,782	9.6%
AVG. DISCOUNT	9%	8%	-	9%	-
MEDIAN PRICE	\$1,225,000	\$1,290,000	-5.0%	\$1,127,500	8.6%
AVERAGE PRICE	\$1,873,913	\$1,706,888	9.8%	\$1,794,910	4.4%
AVERAGE PPSF	\$1,452	\$1,498	-3.1%	\$1,518	-4.3%
AVERAGE SF	1,221	1,082	12.8%	1,123	8.7%

Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	30	16	87.5%	33	-9.1%
SALES VOLUME	\$17,383,500	\$10,469,995	66.0%	\$26,536,900	-34.5%
AVG. DISCOUNT	7%	8%	-	9%	-
MEDIAN PRICE	\$500,000	\$567,500	-11.9%	\$487,500	2.6%
AVERAGE PRICE	\$579,450	\$654,375	-11.4%	\$804,148	-27.9%

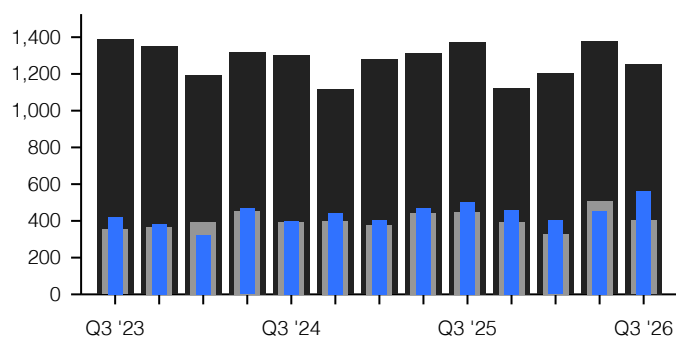
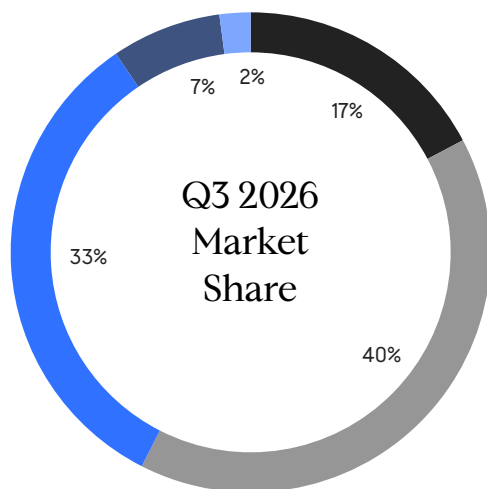
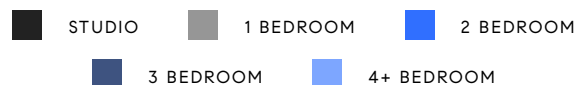
Median Price by Bedroom Count

Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
STUDIO	\$625,000	\$625,000	-	\$622,850	0.3%
1 BEDROOM	\$960,000	\$978,169	-1.9%	\$917,500	4.6%
2 BEDROOM	\$1,882,500	\$1,530,000	23.0%	\$1,700,000	10.7%
3 BEDROOM	\$3,849,500	\$2,460,000	56.5%	\$2,125,200	81.1%
4+ BEDROOM	\$7,725,000	\$7,700,000	0.3%	\$8,475,904	-8.9%

Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
STUDIO	\$425,000	\$423,000	0.5%	\$400,000	6.3%
1 BEDROOM	\$565,000	\$550,000	2.7%	\$487,500	15.9%
2 BEDROOM	\$770,000	\$801,000	-3.9%	\$1,100,000	-30.0%
3 BEDROOM	-	-	-	-	-
4+ BEDROOM	-	-	-	\$2,200,000	-

Midtown East

SUBMARKET OVERVIEW



Sales	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	561	455	23.3%	504	11.3%
SALES VOLUME	\$875,522,123	\$765,475,440	14.4%	\$828,193,011	5.7%
AVG. DISCOUNT	7%	7%	-	8%	-
MEDIAN PRICE	\$950,000	\$980,000	-3.1%	\$930,000	2.2%
AVERAGE PRICE	\$1,560,645	\$1,682,364	-7.2%	\$1,643,240	-5.0%
AVERAGE PPSF*	\$1,416	\$1,445	-2.0%	\$1,406	0.7%
AVERAGE SF*	1,108	1,140	-2.8%	1,114	-0.5%

Contracts	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# CONTRACTS	402	507	-20.7%	448	-10.3%
AVG. DISCOUNT	6%	7%	-	5%	-
MEDIAN PRICE	\$1,049,500	\$949,000	10.6%	\$988,225	6.2%
AVERAGE PRICE	\$1,818,959	\$1,540,930	18.0%	\$1,629,213	11.6%
AVERAGE PPSF*	\$1,562	\$1,390	12.4%	\$1,550	0.8%
AVERAGE SF*	1,115	1,125	-0.9%	1,091	2.2%

Inventory	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# ACTIVES	1,253	1,377	-9.0%	1,375	-8.9%
MEDIAN PRICE	\$1,200,000	\$1,250,000	-4.0%	\$1,250,000	-4.0%
AVERAGE PRICE	\$3,579,638	\$3,281,218	9.1%	\$3,193,182	12.1%
AVERAGE PPSF*	\$1,813	\$1,777	2.0%	\$1,816	-0.2%
AVERAGE SF*	1,582	1,538	2.9%	1,435	10.2%

* Includes reported co-op square footage data.

Midtown East

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	235	229	2.6%	236	-0.4%
SALES VOLUME	\$551,693,964	\$544,622,310	1.3%	\$578,056,767	-4.6%
AVG. DISCOUNT	8%	7%	-	7%	-
MEDIAN PRICE	\$1,449,988	\$1,465,000	-1.0%	\$1,339,591	8.2%
AVERAGE PRICE	\$2,347,634	\$2,378,263	-1.3%	\$2,449,393	-4.2%
AVERAGE PPSF	\$1,728	\$1,758	-1.7%	\$1,847	-6.4%
AVERAGE SF	1,163	1,179	-1.4%	1,049	10.9%

Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	326	226	44.2%	267	22.1%
SALES VOLUME	\$323,828,159	\$220,853,130	46.6%	\$246,136,244	31.6%
AVG. DISCOUNT	6%	7%	-	8%	-
MEDIAN PRICE	\$675,000	\$733,179	-7.9%	\$635,000	6.3%
AVERAGE PRICE	\$993,338	\$977,226	1.6%	\$921,859	7.8%

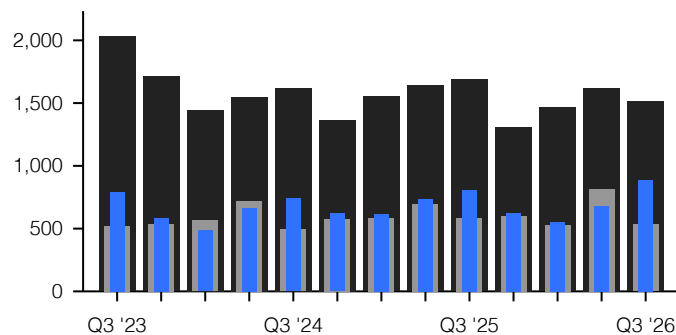
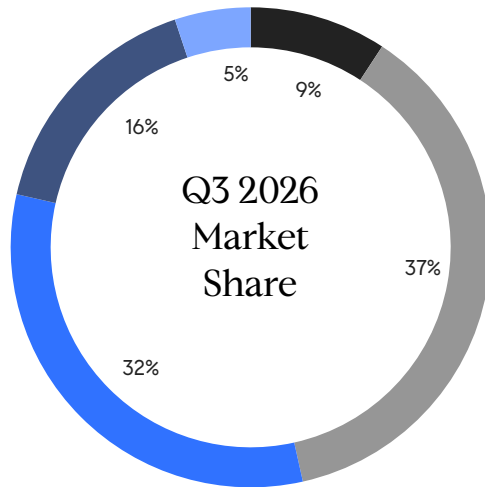
Median Price by Bedroom Count

Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
STUDIO	\$549,000	\$597,000	-8.0%	\$710,000	-22.7%
1 BEDROOM	\$1,060,000	\$915,000	15.8%	\$1,155,000	-8.2%
2 BEDROOM	\$1,899,826	\$2,100,000	-9.5%	\$1,875,000	1.3%
3 BEDROOM	\$4,650,000	\$4,025,000	15.5%	\$3,972,500	17.1%
4+ BEDROOM	\$4,839,616	\$6,425,000	-24.7%	\$12,312,500	-60.7%

Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
STUDIO	\$370,000	\$367,000	0.8%	\$383,480	-3.5%
1 BEDROOM	\$625,000	\$655,000	-4.6%	\$612,500	2.0%
2 BEDROOM	\$1,200,000	\$1,075,000	11.6%	\$1,163,750	3.1%
3 BEDROOM	\$2,077,500	\$1,915,000	8.5%	\$1,676,250	23.9%
4+ BEDROOM	\$3,575,000	\$1,275,000	180.4%	\$2,425,000	47.4%

Downtown

SUBMARKET OVERVIEW



Sales	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	890	681	30.7%	810	9.9%
SALES VOLUME	\$2,376,547,809	\$1,764,921,414	34.7%	\$2,136,688,566	11.2%
AVG. DISCOUNT	5%	7%	-	7%	-
MEDIAN PRICE	\$1,792,500	\$1,685,000	6.4%	\$1,475,000	21.5%
AVERAGE PRICE	\$2,670,278	\$2,591,661	3.0%	\$2,637,887	1.2%
AVERAGE PPSF*	\$1,871	\$1,845	1.4%	\$1,787	4.7%
AVERAGE SF*	1,455	1,524	-4.5%	1,504	-3.3%

Contracts	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# CONTRACTS	532	814	-34.6%	585	-9.1%
AVG. DISCOUNT	5%	4%	-	5%	-
MEDIAN PRICE	\$1,697,000	\$1,785,000	-4.9%	\$1,500,000	13.1%
AVERAGE PRICE	\$2,768,934	\$2,930,327	-5.5%	\$2,423,609	14.2%
AVERAGE PPSF*	\$1,896	\$1,972	-3.9%	\$1,845	2.8%
AVERAGE SF*	1,515	1,583	-4.3%	1,414	7.1%

Inventory	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# ACTIVES	1,512	1,620	-6.7%	1,688	-10.4%
MEDIAN PRICE	\$1,950,000	\$1,995,000	-2.3%	\$2,165,800	-10.0%
AVERAGE PRICE	\$3,751,605	\$3,684,874	1.8%	\$3,517,011	6.7%
AVERAGE PPSF*	\$2,027	\$2,031	-0.2%	\$2,063	-1.7%
AVERAGE SF*	1,829	1,806	1.3%	1,760	3.9%

* Includes reported co-op square footage data.

Downtown

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	482	336	43.5%	381	26.5%
SALES VOLUME	\$1,753,934,197	\$1,276,150,363	37.4%	\$1,348,616,696	30.1%
AVG. DISCOUNT	6%	8%	-	8%	-
MEDIAN PRICE	\$2,700,000	\$2,557,995	5.6%	\$2,436,500	10.8%
AVERAGE PRICE	\$3,638,868	\$3,798,067	-4.2%	\$3,539,676	2.8%
AVERAGE PPSF	\$2,080	\$2,091	-0.5%	\$2,043	1.8%
AVERAGE SF	1,580	1,700	-7.1%	1,535	2.9%

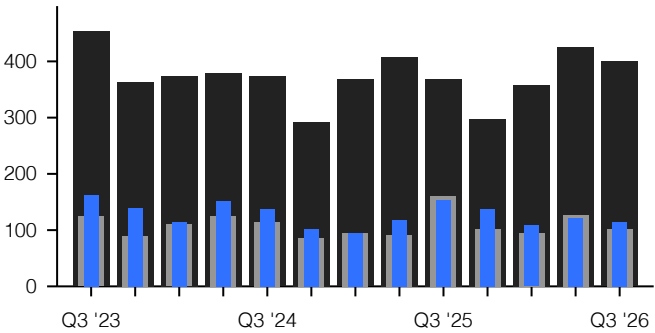
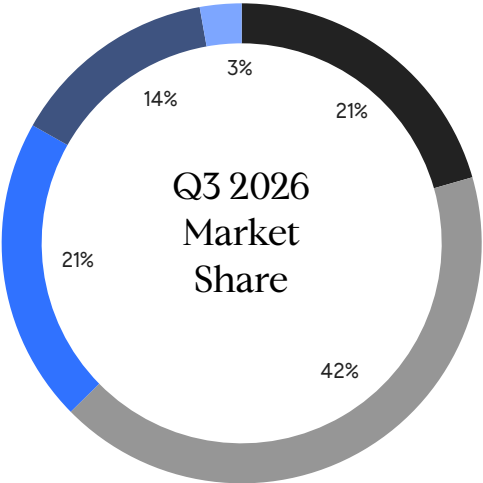
Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	408	345	18.3%	412	-1.0%
SALES VOLUME	\$622,613,612	\$488,771,051	27.4%	\$602,110,683	3.4%
AVG. DISCOUNT	5%	7%	-	5%	-
MEDIAN PRICE	\$995,000	\$1,047,500	-5.0%	\$904,603	10.0%
AVERAGE PRICE	\$1,526,014	\$1,416,728	7.7%	\$1,461,434	4.4%

Median Price by Bedroom Count

Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
STUDIO	\$917,500	\$770,000	19.2%	\$775,000	18.4%
1 BEDROOM	\$1,530,979	\$1,442,500	6.1%	\$1,387,500	10.3%
2 BEDROOM	\$2,776,929	\$2,645,178	5.0%	\$2,550,000	8.9%
3 BEDROOM	\$4,262,500	\$4,950,637	-13.9%	\$5,448,500	-21.8%
4+ BEDROOM	\$7,950,000	\$9,995,000	-20.5%	\$8,000,000	-0.6%

Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
STUDIO	\$525,000	\$532,000	-1.3%	\$535,000	-1.9%
1 BEDROOM	\$855,000	\$900,000	-5.0%	\$865,000	-1.2%
2 BEDROOM	\$1,750,000	\$1,670,000	4.8%	\$1,587,500	10.2%
3 BEDROOM	\$3,350,000	\$2,495,000	34.3%	\$3,550,000	-5.6%
4+ BEDROOM	\$3,750,000	\$3,449,500	8.7%	\$5,300,000	-29.2%

SUBMARKET OVERVIEW



Sales	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	115	121	-5.0%	153	-24.8%
SALES VOLUME	\$188,268,994	\$213,217,108	-11.7%	\$242,803,616	-22.5%
AVG. DISCOUNT	7%	8%	-	8%	-
MEDIAN PRICE	\$1,055,000	\$1,450,000	-27.2%	\$1,305,000	-19.2%
AVERAGE PRICE	\$1,637,122	\$1,762,125	-7.1%	\$1,586,952	3.2%
AVERAGE PPSF*	\$1,369	\$1,403	-2.4%	\$1,433	-4.5%
AVERAGE SF*	1,125	1,242	-9.4%	1,074	4.7%

Contracts	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# CONTRACTS	102	127	-19.7%	161	-36.6%
AVG. DISCOUNT	6%	5%	-	7%	-
MEDIAN PRICE	\$1,007,500	\$1,195,000	-15.7%	\$1,350,000	-25.4%
AVERAGE PRICE	\$1,419,267	\$1,694,011	-16.2%	\$1,612,108	-12.0%
AVERAGE PPSF*	\$1,304	\$1,358	-4.0%	\$1,459	-10.6%
AVERAGE SF*	1,078	1,186	-9.1%	1,097	-1.7%

Inventory	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# ACTIVES	400	426	-6.1%	369	8.4%
MEDIAN PRICE	\$1,350,000	\$1,372,500	-1.6%	\$1,360,000	-0.7%
AVERAGE PRICE	\$2,083,712	\$2,000,729	4.1%	\$1,970,830	5.7%
AVERAGE PPSF*	\$1,532	\$1,501	2.1%	\$1,465	4.6%
AVERAGE SF*	1,271	1,236	2.8%	1,247	1.9%

* Includes reported co-op square footage data.

FiDi/BPC

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	103	103	0.0%	132	-22.0%
SALES VOLUME	\$174,023,825	\$190,232,026	-8.5%	\$224,517,327	-22.5%
AVG. DISCOUNT	8%	9%	-	8%	-
MEDIAN PRICE	\$1,095,000	\$1,490,000	-26.5%	\$1,382,500	-20.8%
AVERAGE PRICE	\$1,689,552	\$1,846,913	-8.5%	\$1,700,889	-0.7%
AVERAGE PPSF	\$1,370	\$1,417	-3.3%	\$1,473	-7.0%
AVERAGE SF	1,128	1,262	-10.6%	1,102	2.4%

Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	12	18	-33.3%	21	-42.9%
SALES VOLUME	\$14,245,169	\$22,985,082	-38.0%	\$18,286,289	-22.1%
AVG. DISCOUNT	3%	6%	-	9%	-
MEDIAN PRICE	\$927,500	\$936,375	-0.9%	\$750,000	23.7%
AVERAGE PRICE	\$1,187,097	\$1,276,949	-7.0%	\$870,776	36.3%

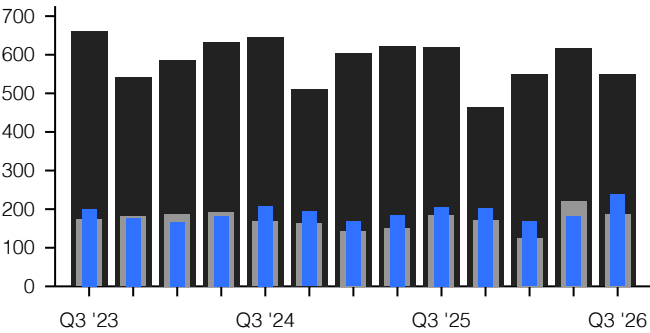
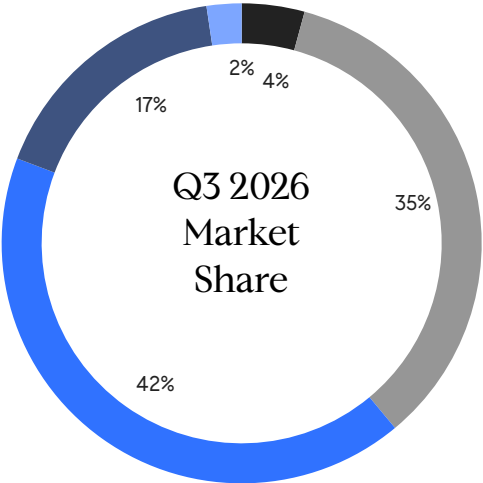
Median Price by Bedroom Count

Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
STUDIO	\$675,000	\$670,000	0.7%	\$725,000	-6.9%
1 BEDROOM	\$935,000	\$1,062,750	-12.0%	\$1,287,500	-27.4%
2 BEDROOM	\$1,835,000	\$1,665,000	10.2%	\$2,430,000	-24.5%
3 BEDROOM	\$3,535,000	\$3,087,500	14.5%	\$2,999,000	17.9%
4+ BEDROOM	\$6,050,000	\$8,100,000	-25.3%	\$6,490,416	-6.8%

Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
STUDIO	\$670,000	\$390,000	71.8%	\$512,500	30.7%
1 BEDROOM	\$911,250	\$853,875	6.7%	\$745,000	22.3%
2 BEDROOM	\$1,492,500	\$875,000	70.6%	\$975,000	53.1%
3 BEDROOM	\$2,500,000	\$2,795,000	-10.6%	-	-
4+ BEDROOM	-	-	-	-	-

Upper Manhattan

SUBMARKET OVERVIEW



Sales	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	238	181	31.5%	206	15.5%
SALES VOLUME	\$199,998,124	\$165,640,076	20.7%	\$170,752,582	17.1%
AVG. DISCOUNT	8%	9%	-	7%	-
MEDIAN PRICE	\$615,000	\$650,000	-5.4%	\$603,500	1.9%
AVERAGE PRICE	\$840,328	\$915,139	-8.2%	\$828,896	1.4%
AVERAGE PPSF*	\$808	\$901	-10.3%	\$828	-2.4%
AVERAGE SF*	991	1,081	-8.3%	994	-0.3%

Contracts	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# CONTRACTS	188	222	-15.3%	184	2.2%
AVG. DISCOUNT	7%	6%	-	6%	-
MEDIAN PRICE	\$572,500	\$639,000	-10.4%	\$595,000	-3.8%
AVERAGE PRICE	\$768,533	\$915,893	-16.1%	\$803,103	-4.3%
AVERAGE PPSF*	\$770	\$869	-11.4%	\$869	-11.4%
AVERAGE SF*	1,079	1,048	3.0%	983	9.8%

Inventory	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# ACTIVES	549	617	-11.0%	621	-11.6%
MEDIAN PRICE	\$630,000	\$649,000	-2.9%	\$660,000	-4.5%
AVERAGE PRICE	\$953,630	\$970,559	-1.7%	\$942,432	1.2%
AVERAGE PPSF*	\$908	\$912	-0.4%	\$931	-2.5%
AVERAGE SF*	1,096	1,081	1.4%	1,052	4.2%

* Includes reported co-op square footage data.

Upper Manhattan

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	116	85	36.5%	84	38.1%
SALES VOLUME	\$112,923,119	\$100,076,430	12.8%	\$93,127,499	21.3%
AVG. DISCOUNT	9%	9%	-	8%	-
MEDIAN PRICE	\$797,000	\$855,000	-6.8%	\$836,500	-4.7%
AVERAGE PRICE	\$973,475	\$1,177,370	-17.3%	\$1,108,661	-12.2%
AVERAGE PPSF	\$908	\$1,038	-12.5%	\$1,014	-10.5%
AVERAGE SF	1,057	1,082	-2.3%	1,043	1.3%

Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	122	96	27.1%	122	0.0%
SALES VOLUME	\$87,075,005	\$65,563,646	32.8%	\$77,625,083	12.2%
AVG. DISCOUNT	7%	9%	-	7%	-
MEDIAN PRICE	\$505,000	\$502,500	0.5%	\$524,250	-3.7%
AVERAGE PRICE	\$713,730	\$682,955	4.5%	\$636,271	12.2%

Median Price by Bedroom Count

Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
STUDIO	\$460,000	\$403,000	14.1%	\$425,000	8.2%
1 BEDROOM	\$540,000	\$622,500	-13.3%	\$540,000	-
2 BEDROOM	\$905,000	\$937,500	-3.5%	\$932,703	-3.0%
3 BEDROOM	\$1,215,000	\$1,995,000	-39.1%	\$1,357,500	-10.5%
4+ BEDROOM	\$1,262,630	\$3,467,500	-63.6%	\$2,332,500	-45.9%

Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
STUDIO	\$299,000	\$230,000	30.0%	\$290,000	3.1%
1 BEDROOM	\$390,000	\$379,000	2.9%	\$420,000	-7.1%
2 BEDROOM	\$570,000	\$606,000	-5.9%	\$550,000	3.6%
3 BEDROOM	\$610,000	\$725,000	-15.9%	\$706,500	-13.7%
4+ BEDROOM	\$2,725,000	\$1,435,000	89.9%	\$695,000	292.1%

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