2026 Edition

Signature Mid-Year Luxury Report

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Letter From Coury

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Director of Research

New York City

Manhattan's ultra luxury market delivered a steady, confident first half of 2026, with 146 closings at $10 million, despite some luxury-focused economic shifts and policy change in New York City. Condo sales rose 6.2% over 2025 to 120 transactions, while average time on market fell 4.2% and price per square foot climbed 4.1% to $4,356/SF. The Upper West Side surged to become the city's most active submarket with 31.7% of closings, narrowly edging out Downtown, and posted average condo prices approaching $18 million alongside a 31% jump in price per square foot. The Upper East Side saw median prices rise for both condos and co-ops, while co-op activity, at 26 sales, held near last year's exceptional pace and remained concentrated on the Upper East Side and Upper West Side.

Forward indicators were even stronger. Signed contracts climbed 25% to 170, led by a 40.4% increase Downtown and a 22.9% gain on the Upper East Side. Inventory, meanwhile, tightened another 8.7% to 230 active listings. With demand accelerating and supply contracting, the second half of the year is positioned for continued competition at the top of the market.

The Hamptons

The Hamptons ultra luxury market posted a remarkable first half of 2026, with 52 sales at $10 million and above, a 44.4% increase over 2025 and the strongest start to a year in the past decade. The median price rose 9.5% and the average price gained 3.1%, as buyers gravitated toward substantially larger properties, up 13.6% in average square footage, which pulled price per square foot down 5.0%. Negotiability also tightened, with the average discount narrowing from 10% to 7%.

Bridgehampton again led the region in activity, capturing 44.2% market share with 23 sales, while East Hampton once more commanded the highest values, with seven sales averaging $32,250,000 and $4,278/SF. The surge in transactions makes clear that demand for space, privacy, and premier coastal living in the Hamptons has only intensified.

South Florida

South Florida accelerated sharply through the first half of 2026, recording 204 sales at $10 million and above at a median price of $15,250,000. Miami and Miami Beach drove the expansion, with 156 closings representing a 76.5% increase over 2025, while the median price held essentially flat at $14,825,000 and average price per square foot eased just 0.7%. Palm Beach posted 48 sales, up 11.6% year over year, with homes averaging more than 6,300 square feet, a 20.4% increase in size that pushed the average price above $20 million even as price per square foot declined 8.8%. Contract activity points to continued momentum, with 226 signed contracts across the market.

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New York City
Market Highlights

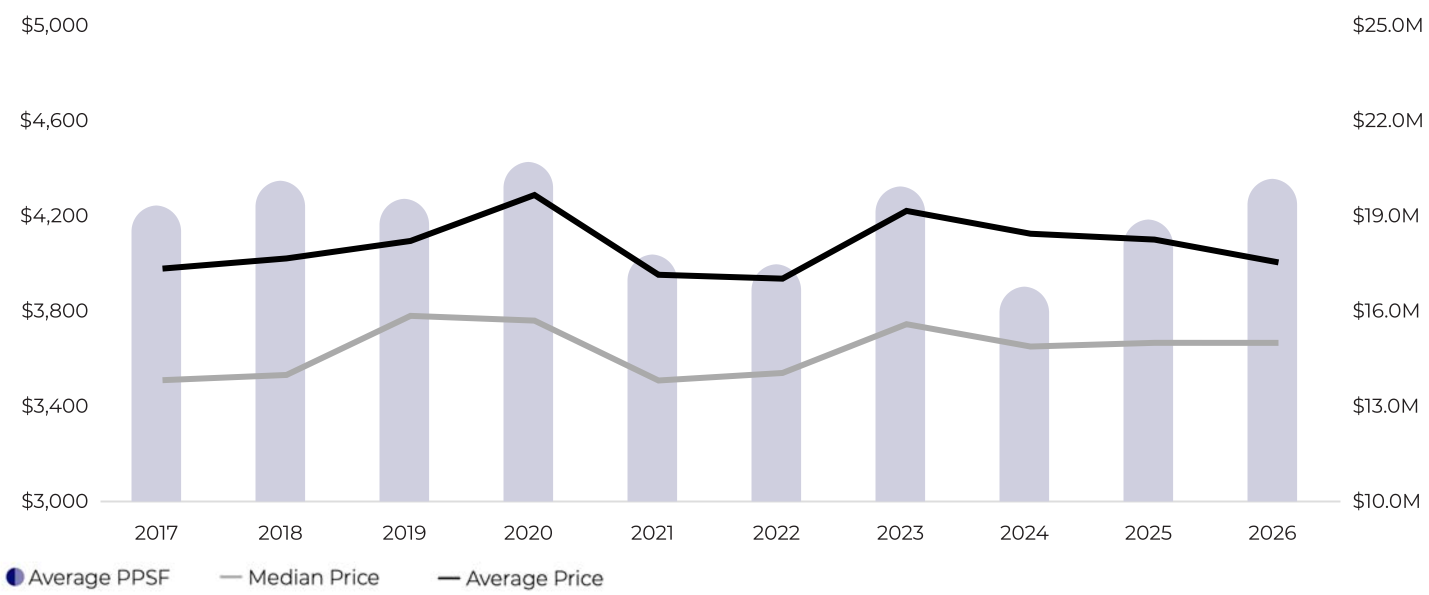
	Market-Wide	Condominiums	Co-operatives
Total Sales	146	120	26
Average Price	$17,528,927	$17,534,111	$17,505,000
Median Price	$14,949,250	$14,999,250	$14,850,000
Average PPSF	$4,309	$4,356	$3,641
Average Days On Market	296	299	278

Historic Sales Trends

Condos

There were 120 condos sold during the first half of 2026 at or above $10M, a modest increase of 6.2% over 2025, a strong signal that the luxury condo market continues to be a driver of activity in New York City. In addition to the sales growth, average time on market decreased slightly, falling 4.2% year over year. The average price per square foot for these properties climbed as well, up 4.1% from 2025. This price shift is primarily a factor of location, with notable shifts in submarket trends, specifically a large increase in activity on the Upper West Side, and slightly less activity Downtown this year.

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total Units	152	94	151	49	92	152	101	70	113	120
Average Discount	8%	9%	15%	18%	17%	8%	9%	16%	11%	6%
Median Price	$13,823,188	$13,987,741	$15,850,000	$15,700,000	$13,813,106	$14,050,000	$15,587,500	$14,882,969	$15,000,000	$14,999,250
YoY	-	1.2%	13.3%	-0.9%	-12.0%	1.7%	10.9%	-4.5%	0.8%	0.0%
Average Price	$17,339,171	$17,659,621	$18,210,324	$19,657,987	$17,144,727	$17,022,300	$19,157,699	$18,438,038	$18,253,347	$17,534,111
YoY	-	1.8%	3.1%	7.9%	-12.8%	-0.7%	12.5%	-3.8%	-1.0%	-3.9%
Average PPSF	$4,244	$4,348	$4,272	$4,427	$4,038	$3,997	$4,324	$3,903	$4,185	$4,356
YoY	-	2.5%	-1.7%	3.6%	-8.8%	-1.0%	8.2%	-9.7%	7.2%	4.1%
Average SF	3,981	4,267	4,202	4,611	4,336	3,861	4,361	3,969	4,347	3,994
YoY	-	7.2%	-1.5%	9.7%	-6.0%	-11.0%	13.0%	-9.0%	9.5%	-8.1%

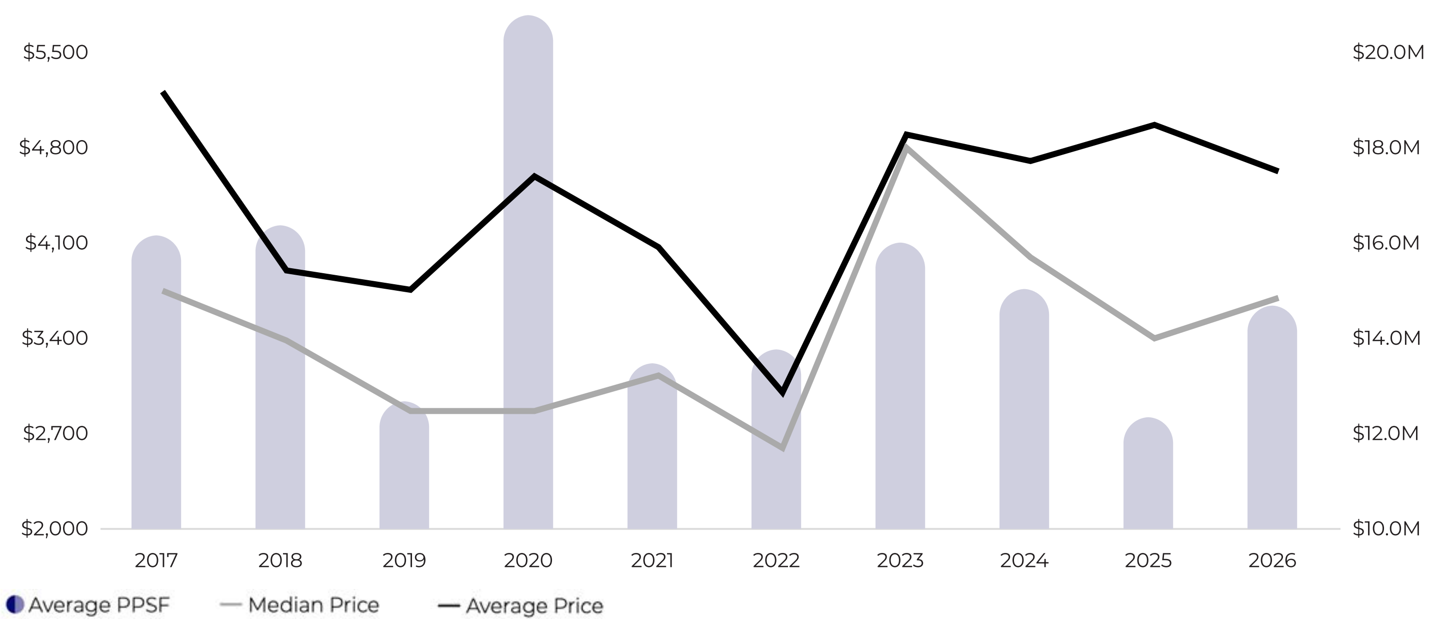


Historic Sales Trends

Co-ops

There were 26 co-op sales at or above $10M through June 2026, only a handful of sales fewer than last year's tremendous growth. Nearly all of these transactions were on the Upper East Side or Upper West Side, with the latter seeing a 50% increase in closings. Prices moved around typically and were generally in line with previous years.

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total Units	21	35	28	10	17	25	15	14	31	26
Average Discount	12%	12%	20%	17%	24%	10%	5%	14%	17%	12%
Median Price	$15,000,000	$13,955,000	$12,475,000	$12,475,000	$13,220,000	$11,700,000	$18,000,000	$15,700,000	$14,000,000	$14,850,000
YoY	-	-7.0%	-10.6%	-	6.0%	-11.5%	53.8%	-12.8%	-10.8%	6.1%
Average Price	$19,179,619	$15,425,393	$15,020,083	$17,401,105	$15,914,623	$12,865,281	$18,278,100	$17,723,214	$18,481,339	$17,505,000
YoY	-	-19.6%	-2.6%	15.9%	-8.5%	-19.2%	42.1%	-3.0%	4.3%	-5.3%
Average PPSF	$4,157	$4,231	$2,938	$5,775	$3,217	$3,319	$4,104	$3,763	$2,821	$3,641
YoY	-	1.8%	-30.6%	96.6%	-44.3%	3.2%	23.7%	-8.3%	-25.0%	29.1%
Average SF	3,665	4,551	4,423	3,550	3,922	4,066	5,180	5,211	4,981	5,327
YoY	-	24.2%	-2.8%	-19.7%	10.5%	3.7%	27.4%	0.6%	-4.4%	6.9%

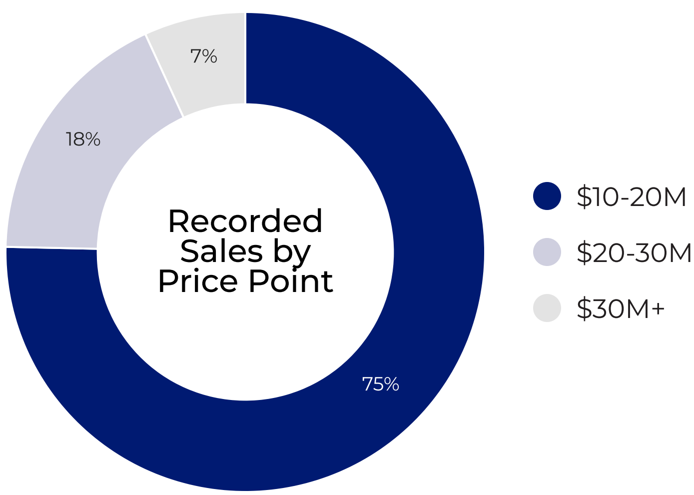


Recorded Sales

Submarkets were significantly different this year, with most sales located on the Upper West Side at 31.7% market share, beating Downtown by a slight margin at 30.2% of closings. Condo prices on the Upper West Side were up significantly at nearly $18M on average. The Upper East Side saw median prices increase for both property types. Condos located Downtown were down in price due to a smaller average square footage, and did have a decrease in average price per square foot compared to 2025.

Condo	Upper East Side	Upper West Side	Midtown	Downtown	Lower Manhattan	Brooklyn
Total Units	13	38	20	41	0	1
Average Discount	6%	1%	12%	8%	-	0%
Median Price	$16,700,000	$15,062,500	$16,650,000	$13,350,000	-	$11,500,000
YoY	22.0%	26.6%	-5.5%	-11.4%	-	-3.5%
Average Price	$15,732,983	$17,829,762	$20,943,225	$15,845,912	-	$11,500,000
YoY	-3.2%	20.5%	-4.8%	-10.3%	-	-3.5%
Average PPSF	$3,981	$4,462	$4,899	$3,988	-	$0
YoY	0.0%	31.0%	3.0%	-2.6%	-	-
Average SF	4,040	4,027	3,870	3,974	-	0
YoY	-7.9%	-7.6%	-11.9%	-8.1%	-	-

Co-op	Upper East Side	Upper West Side	Midtown	Downtown	Lower Manhattan	Brooklyn
Total Units	19	6	0	1	0	0
Average Discount	14%	7%	-	0%	-	-
Median Price	$14,800,000	$15,850,000	-	$14,500,000	-	-
YoY	5.7%	17.4%	-	15.3%	-	-
Average Price	$17,917,895	$16,698,333	-	$14,500,000	-	-
YoY	-8.8%	17.8%	-	15.3%	-	-
Average PPSF	$3,440	$4,483	-	$3,803	-	-
YoY	20.7%	65.1%	-	-	-	-
Average SF	5,691	5,019	-	3,813	-	-
YoY	18.5%	-10.4%	-	-	-	-

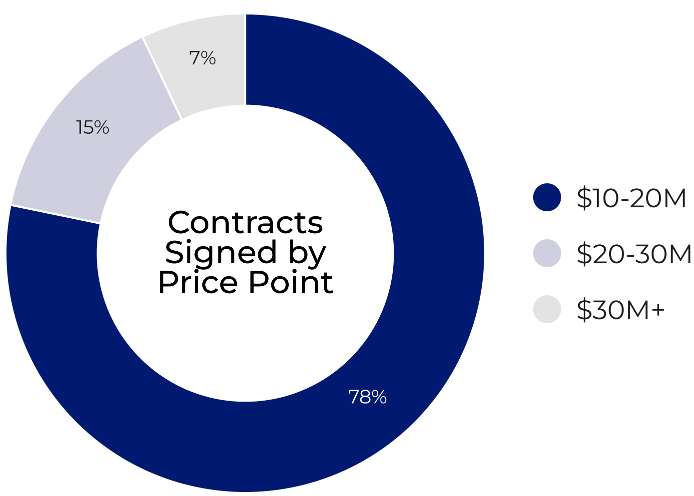


Contracts Signed

There were 170 contracts signed during the first half of 2026, a 25.0% increase from last year. Most of these signings were for condos located Downtown, which were up an impressive 40.4% compared to 2025. The Upper East Side proved the second most popular with buyers, climbing 22.9% from this time last year. Lasting asking prices across the entire market were down slightly, falling 1.1% in average price per square foot.

Condo	Upper East Side	Upper West Side	Midtown	Downtown	Lower Manhattan	Brooklyn
Total Units	29	24	13	78	0	3
Average Discount	1%	6%	3%	4%	-	9%
Median Price	$13,500,000	$15,110,000	$25,750,000	$12,925,000	-	$12,000,000
YoY	-1.3%	20.9%	39.5%	-7.3%	-	-
Average Price	$18,944,138	$17,460,000	$24,911,538	$15,656,560	-	$13,791,667
YoY	14.6%	9.8%	18.6%	-15.1%	-	-
Average PPSF	$4,393	$4,330	$5,626	$3,800	-	$3,311
YoY	12.4%	9.2%	16.4%	-9.0%	-	-
Average SF	4,038	4,249	4,197	4,090	-	4,210
YoY	-2.8%	2.0%	-2.1%	-5.6%	-	-

Co-op	Upper East Side	Upper West Side	Midtown	Downtown	Lower Manhattan	Brooklyn
Total Units	14	5	0	2	0	0
Average Discount	14%	3%	-	0%	-	-
Median Price	$15,375,000	$14,750,000	-	$12,872,500	-	-
YoY	2.5%	-	-	3.0%	-	-
Average Price	$17,042,500	$15,840,000	-	$12,872,500	-	-
YoY	7.4%	-	-	-8.9%	-	-
Average PPSF	$3,529	$4,011	-	$3,243	-	-
YoY	3.1%	-	-	13.2%	-	-
Average SF	5,370	5,010	-	4,315	-	-
YoY	10.5%	-	-	-16.5%	-	-

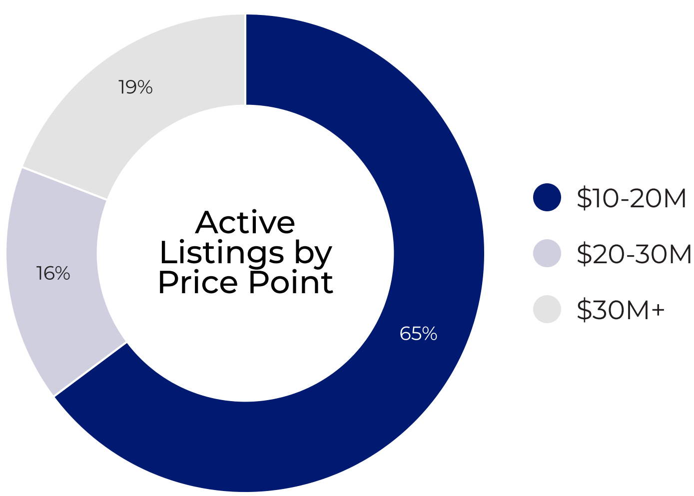


Active Listings

Inventory at the end of the first half of 2026 was down 8.7% to 230 units actively listed for sale. Most of these were condos at 78.7% market share, and these units saw effectively no change in asking price from 2025. Co-op inventory was up 14.0% and had mixed price performance, with average asking prices declining, while the median asking price rose 5.9% compared to 2025.

Condo	Upper East Side	Upper West Side	Midtown	Downtown	Lower Manhattan	Brooklyn
Total Units	25	30	52	70	0	2
Median Price	$14,500,000	$14,447,500	$18,500,000	$14,725,000	-	$15,875,000
YoY	2.1%	-4.2%	-5.1%	1.6%	-	5.8%
Average Price	$19,528,800	$21,135,500	$30,751,507	$20,213,907	-	$15,875,000
YoY	12.7%	0.9%	12.8%	11.1%	-	4.7%
Average PPSF	$4,253	$4,360	$5,412	$4,069	-	$3,180
YoY	11.6%	-4.3%	-1.3%	-0.8%	-	-2.2%
Average SF	4,517	4,739	5,444	4,944	-	5,079
YoY	-0.9%	4.2%	13.7%	11.3%	-	8.7%

Co-op	Upper East Side	Upper West Side	Midtown	Downtown	Lower Manhattan	Brooklyn
Total Units	32	5	1	9	0	0
Median Price	$15,625,000	$21,950,000	$18,750,000	$18,000,000	-	-
YoY	-12.7%	40.9%	-70.1%	-56.3%	-	-
Average Price	$20,420,937	$24,630,000	$18,750,000	$26,461,111	-	-
YoY	-4.2%	38.9%	-70.1%	-35.8%	-	-
Average PPSF	$3,964	$4,032	$10,417	$5,190	-	-
YoY	2.6%	0.2%	-	-40.8%	-	-
Average SF	5,433	4,903	1,800	6,392	-	-
YoY	-0.5%	-1.6%	-	27.8%	-	-



Hamptons

Hamptons
Market Highlights

Market-Wide

Total Sales
52

Average Price
$18,440,130

Median Price
$14,233,750

Average PPSF
$2,416

Amagansett

Total Sales
2

Average Price
$26,750,000

Median Price
$26,750,000

Average PPSF
$4,063

Montauk

Total Sales
2

Average Price
$21,388,125

Median Price
$21,388,125

Average PPSF
$1,366

East Hampton

Total Sales
7

Average Price
$32,250,000

Median Price
$18,000,000

Average PPSF
$4,278

Bridgehampton

Total Sales
23

Average Price
$14,600,239

Median Price
$13,250,000

Average PPSF
$1,866

Sag Harbor

Total Sales
2

Average Price
$13,580,000

Median Price
$13,580,000

Average PPSF
$1,998

South Hampton

Total Sales
13

Average Price
$18,030,769

Median Price
$14,000,000

Average PPSF
$2,431

Westhampton

Total Sales
2

Average Price
$11,750,000

Median Price
$11,750,000

Average PPSF
$1,435

Shelter Island

Total Sales
1

Average Price
$15,995,000

Median Price
$15,995,000

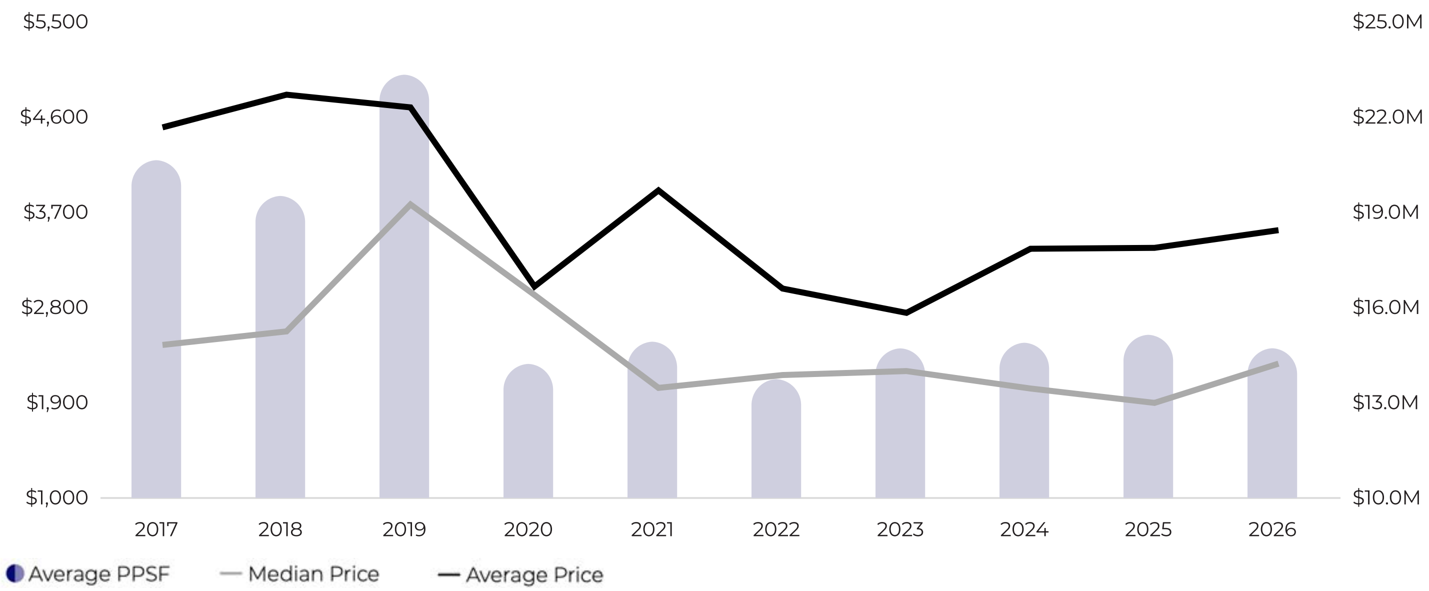
Average PPSF
$3,143

Historic Sales Trends

Hamptons

There were 52 sales at or above $10M during the first half of 2026 in the Hamptons, an increase of 44.4% compared to the same time last year. Prices shifted upward as properties increased in size on average, though price per square foot did not follow and ultimately declined 5.0% year over year. Bridgehampton again was the most popular location with 44.2% market share, while East Hampton commanded the highest average price.

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total Units	22	30	35	13	21	40	31	30	36	52
Average Discount	16%	22%	19%	24%	17%	11%	12%	13%	10%	7%
Median Price	$14,823,500	$15,250,000	$19,250,000	$16,400,000	$13,470,000	$13,875,000	$14,000,000	$13,450,000	$12,997,500	$14,233,750
YoY	-	2.9%	26.2%	-14.8%	-17.9%	3.0%	0.9%	-3.9%	-3.4%	9.5%
Average Price	$21,678,905	$22,709,533	$22,309,329	$16,665,531	$19,693,738	$16,600,632	$15,834,512	$17,854,215	$17,882,667	$18,440,130
YoY	-	4.8%	-1.8%	-25.3%	18.2%	-15.7%	-4.6%	12.8%	0.2%	3.1%
Average PPSF	$4,194	$3,856	$5,002	$2,268	$2,478	$2,124	$2,415	$2,468	$2,543	$2,416
YoY	-	-8.1%	29.7%	-54.7%	9.3%	-14.3%	13.7%	2.2%	3.0%	-5.0%
Average SF	7,381	7,575	5,361	8,889	7,599	8,100	8,110	8,370	7,526	8,553
YoY	-	2.6%	-29.2%	65.8%	-14.5%	6.6%	0.1%	3.2%	-10.1%	13.6%



South Florida

South Florida
Market Highlights

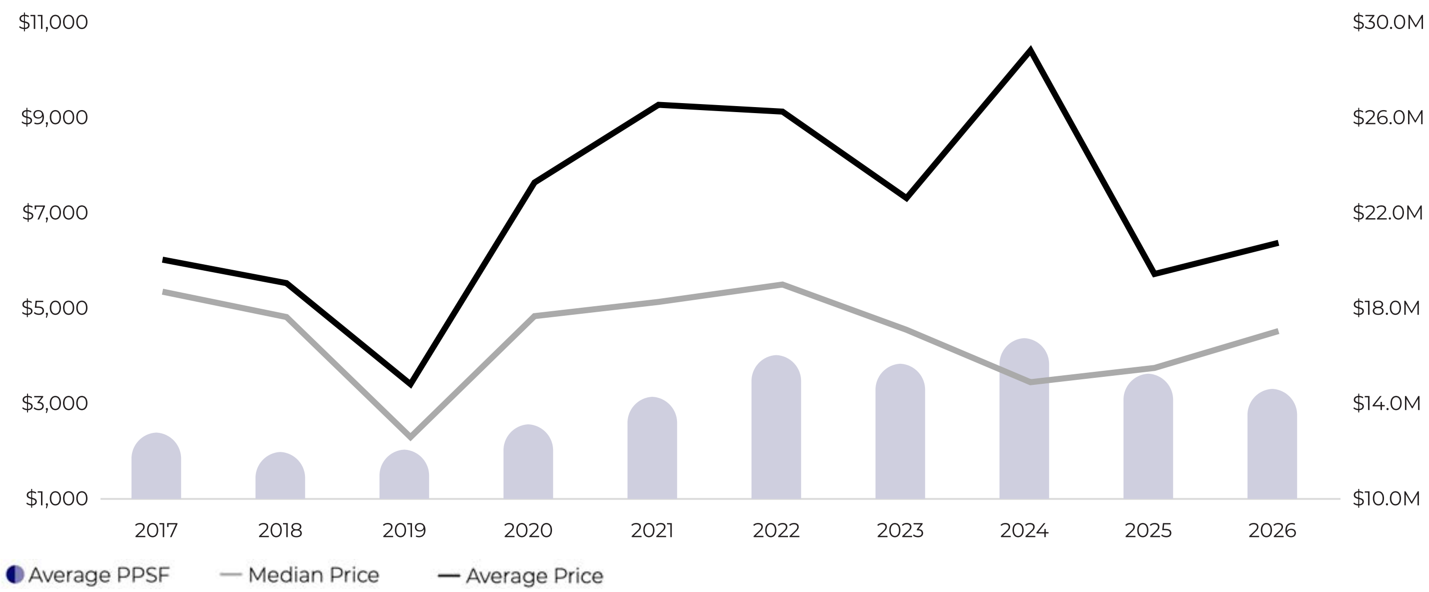
	Market-Wide	Palm Beach	Miami & Miami Beach
Total Sales	204	48	156
Average Price	$18,942,391	$20,751,450	$18,385,757
Median Price	$15,250,000	$17,047,500	$14,825,000
Average PPSF	$2,764	$3,310	$2,577
Average Days On Market	240	168	263

Historic Sales Trends

Palm Beach

Palm Beach again had a strong first half of the year, with 48 sales at $10M or more, up 11.6% compared to 2025. Larger properties were sold this year at more than 6,300 square feet on average, 20.4% increase year over year. This drove prices upward, pushing the average price to more than $20M. Despite this positive price movement, the average price per square foot declined 8.8%, indicating they were slightly less expensive than properties sold in 2025.

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total Units	16	24	10	30	66	61	31	36	43	48
Median Price	$18,700,000	$17,636,000	$12,593,750	$17,674,000	$18,270,000	$19,000,000	$17,100,000	$14,900,000	$15,498,550	$17,047,500
YoY	-	-5.7%	-28.6%	40.3%	3.4%	4.0%	-10.0%	-12.9%	4.0%	10.0%
Average Price	$20,044,575	$19,058,910	$14,816,290	$23,282,367	$26,545,688	$26,259,920	$22,629,103	$28,830,486	$19,443,061	$20,751,450
YoY	-	-4.9%	-22.3%	57.1%	14.0%	-1.1%	-13.8%	27.4%	-32.6%	6.7%
Average PPSF	$2,393	$1,986	$2,035	$2,566	$3,144	$4,020	$3,838	$4,375	$3,629	$3,310
YoY	-	-17.0%	2.5%	26.1%	22.5%	27.9%	-4.5%	14.0%	-17.1%	-8.8%
Average SF	8,883	9,763	7,458	9,267	7,816	6,324	5,893	5,851	5,276	6,354
YoY	-	9.9%	-23.6%	24.3%	-15.7%	-19.1%	-6.8%	-0.7%	-9.8%	20.4%

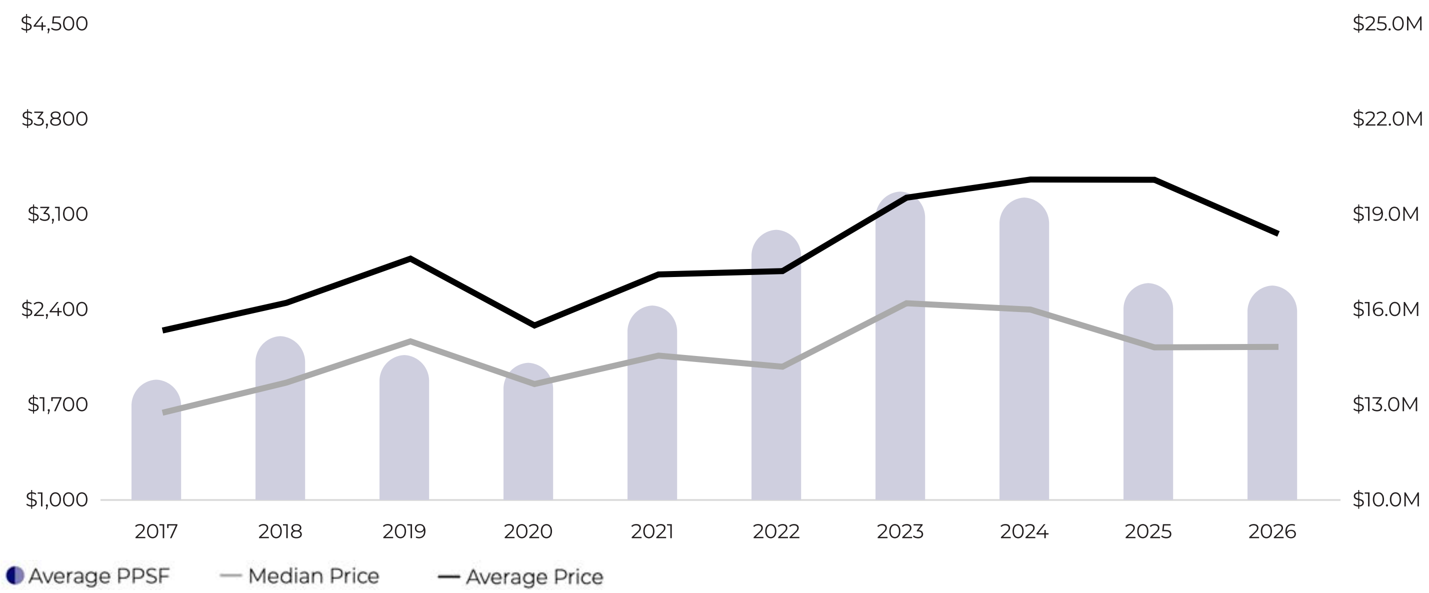


Historic Sales Trends

Miami & Miami Beach

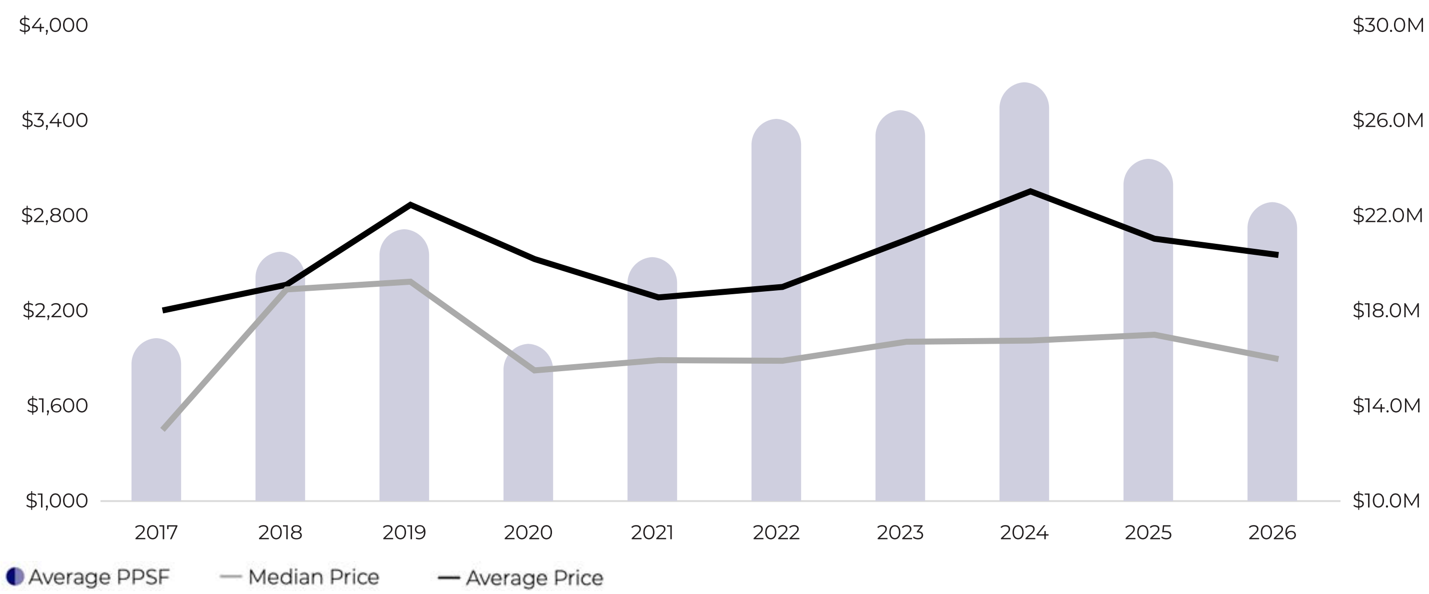
Sales boomed in Miami and Miami Beach, with 156 closings during the first half of 2026, a 76.5% increase over 2025, highlighting the significant demand for Southeast Florida luxury properties. Prices saw some movement from last year, falling 0.7% in average price per square foot and 8.5% in average price compared to last year.

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total Units	29	35	29	28	175	129	64	76	88	156
Median Price	$12,750,000	$13,700,000	$15,000,000	$13,654,250	$14,550,000	$14,200,000	$16,200,000	$16,000,000	$14,810,000	$14,825,000
YoY	-	7.5%	9.5%	-9.0%	6.6%	-2.4%	14.1%	-1.2%	-7.4%	0.1%
Average Price	$15,341,138	$16,213,714	$17,605,207	$15,499,882	$17,108,358	$17,212,951	$19,526,686	$20,099,316	$20,090,966	$18,385,757
YoY	-	5.7%	8.6%	-12.0%	10.4%	0.6%	13.4%	2.9%	0.0%	-8.5%
Average PPSF	$1,885	$2,205	$2,066	$2,009	$2,430	$2,987	$3,268	$3,224	$2,595	$2,577
YoY	-	17.0%	-6.3%	-2.8%	21.0%	22.9%	9.4%	-1.3%	-19.5%	-0.7%
Average SF	8,437	8,180	9,658	8,359	7,648	6,192	6,263	6,680	7,507	7,848
YoY	-	-3.0%	18.1%	-13.4%	-8.5%	-19.0%	1.1%	6.7%	12.4%	4.5%



Contracts Signed

	Market-Wide	Palm Beach	Miami & Miami Beach
Total Units	226	51	175
Average Discount	2%	3%	2%
Median Price	$15,972,500	$16,950,000	$15,500,000
YoY	-6.0%	-2.2%	-8.8%
Average Price	$20,348,650	$21,963,824	$19,877,942
YoY	-3.3%	-6.6%	-1.7%
Average PPSF	$2,886	$3,569	$2,656
YoY	-8.6%	-15.3%	-2.0%
Average SF	7,735	6,242	8,236
YoY	7.8%	13.8%	4.8%



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