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QUARTER 2, 2026

The FiDi Report

A Survey of apartment trends in New York's Financial District.

Sales Market Overview

Quarter 2, **2026**

The FiDi sales market delivered a mixed but ultimately resilient performance in the second quarter of 2026, with average pricing rising sharply even as transaction volume moderated. substantial 17.77% increase quarter-over-quarter.

The average sale price climbed to $1,579,051, representing a substantial 17.77% increase quarter-over-quarter, suggesting that higher-value transactions played a meaningful role in shaping overall market activity. At the same time, the number of units sold declined 7.41% year-over-year, reflecting the continued influence of elevated borrowing costs, limited inventory, and ongoing buyer selectivity.

Average pricing per square foot held relatively steady at $1,323, underscoring the neighborhood's enduring appeal among purchasers seeking value relative to other Manhattan submarkets. Performance across unit types was uneven, with studios posting notable gains while larger residences experienced price declines, highlighting a market where product quality, pricing strategy, and individual asset characteristics continue to drive outcomes more than broad market trends alone.

CURRENT MARKET SNAPSHOT

$1,579,051

Average Price

+17.77%

Change in Price (QoQ)

$1,323

Average RPSF

-7.41%

Change in Units Sold (YoY)

FiDi SALES BY THE NUMBERS

Studios

28.5% ↑

Studios saw a significant 28.5% increase in average price QoQ, advancing 10% YoY.

1 Bedroom

$1,028,211 ↑

One-bedroom units averaged $1,028,211, down 16.54% QoQ, increasing 1.94% YoY.

2 Bedrooms

28.05% ↓

Two-bedrooms averaged $1,647,964, down 28.05% QoQ, decreasing 2.74% YoY.

Sales Market

PF
GP

FiDi SALES MARKET

	Q2 2026	%Change (QoQ)	Q1 2026	%Change (YoY)	Q2 2025
Average Price	$1,579,051	17.77%	$1,340,793	-3.48%	$1,636,061
Average PPSF	$1,323	3.28%	$1,281	2.88%	$1,286
Average Discount	-2.41%	-34.69%	-3.69%	-18.31%	-2.95%
Median Price	$1,060,000	73.06%	$612,500	19.37%	$888,000
Median PPSF	$1,188	11.34%	$1,067	7.80%	$1,102
Units Sold	50	-33.33%	75	-7.41%	54

FiDi SALES MARKET BY SIZE

Studios

	Q2 2026	%Change (QoQ)	Q1 2026	%Change (YoY)	Q2 2025
Average Price	$770,778	28.50%	$599,840	10.00%	$700,697
Median Price	$720,000	27.43%	$565,000	5.75%	$680,880
Average PPSF	$1,224	13.97%	$1,074	22.03%	$1,003
Units Sold	9	-64.00%	25	-43.75%	16

1 Bedroom

	Q2 2026	%Change (QoQ)	Q1 2026	%Change (YoY)	Q2 2025
Average Price	$1,028,211	-16.54%	$1,232,044	1.94%	$1,008,643
Median Price	$930,000	-13.29%	$1,072,500	2.42%	$908,000
Average PPSF	$1,287	-10.38%	$1,436	5.06%	$1,225
Units Sold	19	-24.00%	25	18.75%	16

2 Bedrooms

	Q2 2026	%Change (QoQ)	Q1 2026	%Change (YoY)	Q2 2025
Average Price	$1,647,964	-28.05%	$2,290,333	-2.74%	$1,694,400
Median Price	$1,578,000	-31.24%	$2,295,000	-6.63%	$1,690,000
Average PPSF	$1,277	-21.03%	$1,617	-0.16%	$1,279
Units Sold	14	-6.67%	15	40.00%	10

3+ Bedrooms

	Q2 2026	%Change (QoQ)	Q1 2026	%Change (YoY)	Q2 2025
Average Price	$3,855,786	6.48%	$3,621,249	-5.54%	$4,081,750
Median Price	$3,595,536	18.50%	$3,034,291	-0.53%	$3,614,637
Average PPSF	$1,848	9.61%	$1,686	-3.04%	$1,906
Units Sold	8	-20.00%	10	-33.33%	12

Rental Market Overview

Quarter 2, **2026**

The FiDi rental market gained considerable momentum during the second quarter of 2026, as leasing activity accelerated alongside continued rent growth.

Average rent reached $5,738, an increase of 5.91% year-over-year, underscoring the neighborhood's sustained appeal among renters despite ongoing affordability pressures across Manhattan. Leasing velocity strengthened significantly, with the number of units rented surging 74.57% quarter-over-quarter to 1,119 units rented, reflecting seasonal movement, along with more commercial to residential conversions hitting the market.

At the same time, the share of listings experiencing price reductions increased 35.98% from the previous quarter, suggesting that landlords who adjusted pricing expectations in line with market conditions were rewarded with stronger absorption. Performance across unit types remained generally stable, while larger residences outperformed, with three-bedroom and larger apartments posting notable gains both quarter-over-quarter and year-over-year. Overall, the data point to a rental market that remains highly active, where strategic pricing and effective positioning continue to be critical drivers of leasing success.

CURRENT MARKET SNAPSHOT

$5,738

Average Rent

+5.91%

% Change Average Rent (YoY)

+35.98%

% Change Listings with Price Drops (QoQ)

+74.57%

% Change Units Rented (QoQ)

FiDi LEASING BY THE NUMBERS

$5,738

Average rent for the quarter was $5,738, with 1,119 units rented.

$4,123

Studios averaged $4,123, with one-bedrooms at $5,415 and two-bedrooms at $8,047.

18.01%

Three-bedroom (+) rents experienced a notable increase of 18.01% QoQ, up 9.15% YoY.

Rental Market

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GP

FiDi RENTAL MARKET

	Q2 2026	%Change (QoQ)	Q1 2026	%Change (YoY)	Q2 2025
Average Rent	$5,738	0.10%	$5,732	5.91%	$5,418
Average RPSF	$91	1.11%	$90	8.33%	$84
Price Drops	718	35.98%	528	126.50%	317
Median Rent	$5,429	-0.46%	$5,454	5.83%	$5,130
Total Inventory	1985	88.15%	1055	128.69%	868
Units Rented	1119	74.57%	641	36.63%	819

FiDi RENTAL MARKET BY SIZE

Studios

	Q2 2026	%Change (QoQ)	Q1 2026	%Change (YoY)	Q2 2025
Average Rent	$4,123	2.72%	$4,014	5.85%	$3,895
Median Rent	$3,995	2.57%	$3,895	3.90%	$3,845
Average RPSF	$94	2.17%	$92	10.59%	$85
Units Rented	483	110.92%	229	51.41%	319

1 Bedroom

	Q2 2026	%Change (QoQ)	Q1 2026	%Change (YoY)	Q2 2025
Average Rent	$5,415	-2.03%	$5,527	2.69%	$5,273
Median Rent	$5,260	-2.83%	$5,413	2.94%	$5,110
Average RPSF	$91	1.11%	$90	7.06%	$85
Units Rented	393	47.74%	266	22.81%	320

2 Bedrooms

	Q2 2026	%Change (QoQ)	Q1 2026	%Change (YoY)	Q2 2025
Average Rent	$8,047	2.71%	$7,835	9.20%	$7,369
Median Rent	$7,350	-3.54%	$7,620	5.08%	$6,995
Average RPSF	$86	-3.37%	$89	6.17%	$81
Units Rented	171	71.00%	100	23.02%	139

3+ Bedrooms

	Q2 2026	%Change (QoQ)	Q1 2026	%Change (YoY)	Q2 2025
Average Rent	$12,857	18.01%	$10,895	9.15%	$11,779
Median Rent	$11,415	30.58%	$8,742	27.40%	$8,960
Average RPSF	$88	8.64%	$81	7.32%	$82
Units Rented	72	56.52%	46	75.61%	41

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