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QUARTER 3, 2026

The FiDi Report

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

The FiDi sales market saw transaction activity rebound during the third quarter of 2026, while overall prices remained stable, with strength in larger residences offsetting softer results in studios and one-bedrooms.

Average sale price was essentially unchanged at \$1,576,564, down just 0.16% quarter-over-quarter, while average price per square foot ticked down 0.60% to \$1,315. At the same time, 68 units sold, which is a 36% increase from the prior quarter. Median price declined 12.26% to \$930,000, reflecting the larger share of activity for studios and one-bedroom homes.

Performance varied by apartment size. Studio and one-bedroom average prices declined 12.02% and 2.77%, respectively, while two-bedroom pricing rose 3.48%. Three-bedroom-plus residences posted a notably higher 44.20% increase in average price, however only eight of these homes traded over the quarter. Despite the quarterly improvement, total sales remained 46.03% below the same period last year, which highlights the continued unevenness of the market.

CURRENT MARKET SNAPSHOT

\$1,576,564

Average Price

-0.16%

Change in Price (QoQ)

\$1,315

Average RPSF

-46%

Change in Units Sold (YoY)

FiDi SALES BY THE NUMBERS

122.22%



Studios



Studio sales volume more than doubled QoQ to 20 transactions, while average price declined 12.02%.

\$999,778



1 Bedroom



One-bedroom homes averaged \$999,778, down 2.77% QoQ and 19.27% YoY.

44.20%



2 Bedrooms



Three-bedroom-plus average pricing rose 44.2% QoQ to \$5,560,000.

FiDi SALES MARKET

	Q3 2026	%Change (QoQ)	Q2 2026	%Change (YoY)	Q3 2025
Average Price	\$1,576,564	-0.16%	\$1,579,051	14.25%	\$1,379,940
Average PPSF	\$1,315	-0.60%	\$1,323	6.39%	\$1,236
Average Discount	-3.58%	48.55%	-2.41%	-4.28%	-3.74%
Median Price	\$930,000	-12.26%	\$1,060,000	34.78%	\$690,000
Median PPSF	\$1,147	-3.45%	\$1,188	2.69%	\$1,117
Units Sold	68	36.00%	50	-46.03%	126

FiDi SALES MARKET
BY SIZE

	Q3 2026	%Change (QoQ)	Q2 2026	%Change (YoY)	Q3 2025
Average Price	\$678,116	-12.02%	\$770,778	-12.18%	\$772,155
Median Price	\$647,000	-10.14%	\$720,000	-5.79%	\$686,750
Average PPSF	\$1,076	-12.09%	\$1,224	-14.60%	\$1,260
Units Sold	20	122.22%	9	-52.38%	42

	Q3 2026	%Change(QoQ)	Q2 2026	%Change (YoY)	Q3 2025
Average Price	\$999,778	-2.77%	\$1,028,211	-19.27%	\$1,238,462
Median Price	\$925,000	-0.54%	\$930,000	-16.48%	\$1,107,500
Average PPSF	\$1,250	-2.87%	\$1,287	-17.00%	\$1,506
Units Sold	27	42.11%	19	-35.71%	42

	Q3 2026	%Change (QoQ)	Q2 2026	%Change (YoY)	Q3 2025
Average Price	\$1,705,385	3.48%	\$1,647,964	-9.03%	\$1,874,762
Median Price	\$1,625,000	2.98%	\$1,578,000	-32.99%	\$2,425,000
Average PPSF	\$1,303	2.04%	\$1,277	-2.47%	\$1,336
Units Sold	13	-7.14%	14	-61.76%	34

	Q3 2026	%Change (QoQ)	Q2 2026	%Change (YoY)	Q3 2025
Average Price	\$5,560,000	44.20%	\$3,855,786	38.35%	\$4,018,813
Median Price	\$3,887,500	8.12%	\$3,595,536	32.14%	\$2,942,000
Average PPSF	\$1,941	5.03%	\$1,848	12.20%	\$1,730
Units Sold	8	0%	8	0%	8

The FiDi rental market cooled during the third quarter of 2026 following an active spring, while rents remained above year-ago levels and pricing held relatively firm across smaller residences.

Average rent declined 1.9% during the quarter to \$5,629 but remained 4.96% above the same period last year. Median rent slipped 2.51% to \$5,293, while average rent per square foot increased 2.20% for the quarter and 8.14% year-over-year. Studios were essentially unchanged, while one-bedroom average rents rose 2.62%.

Leasing activity declined 20.91% from Q2, but at 885 units rented, it was nearly unchanged from the same period last year. Price reductions fell 31.34% QoQ, while available inventory also contracted somewhat substantially. Larger apartments showed greater volatility, with two-bedroom average rents decreasing 2.62% and three-bedroom-plus rents falling 13.19% from Q2. Overall, Q3 saw a decline in activity without a broad deterioration in pricing.

CURRENT MARKET SNAPSHOT

\$5,629

Average Rent

4.96%

% Change Average Rent (YoY)

-31.34%

% Change Listings with Price Drops (QoQ)

-20.91%

% Change Units Rented (QoQ)

FiDi LEASING BY THE NUMBERS

\$4,119



Studio rents were essentially flat QoQ at \$4,119, while increasing 2.90% YoY.

\$5,557



One-bedroom rents averaged \$5,557, up 2.62% QoQ and 4.44% YoY.

13.19%



Three-bedroom-plus average rents declined 13.19% QoQ to \$11,161, while remaining 22.49% above last year.

FIDI RENTAL MARKET

	Q3 2026	%Change (QoQ)	Q2 2026	%Change (YoY)	Q3 2025
Average Rent	\$5,629	-1.90%	\$5,738	4.96%	\$5,363
Average RPSF	\$93	2.20%	\$91	8.14%	\$86
Price Drops	493	-31.34%	718	18.80%	415
Median Rent	\$5,293	-2.51%	\$5,429	1.28%	\$5,226
Total Inventory	123	-38.39%	1985	-4%	1274
Units Rented	885	-20.91%	1119	-0.11%	886

FIDI RENTAL MARKET
BY SIZE

	Q3 2026	%Change (QoQ)	Q2 2026	%Change (YoY)	Q3 2025
Average Rent	\$4,119	-0.10%	\$4,123	2.90%	\$4,003
Median Rent	\$3,995	0%	\$3,995	2.44%	\$3,900
Average RPSF	\$94	0%	\$94	8.05%	\$87
Units Rented	378	-21.74%	483	6.18%	356

	Q3 2026	%Change (QoQ)	Q2 2026	%Change (YoY)	Q3 2025
Average Rent	\$5,557	2.62%	\$5,415	4.44%	\$5,321
Median Rent	\$5,400	2.66%	\$5,260	4.85%	\$5,150
Average RPSF	\$94	3.30%	\$91	9.30%	\$86
Units Rented	309	-21.37%	393	-12.46%	353

	Q3 2026	%Change (QoQ)	Q2 2026	%Change (YoY)	Q3 2025
Average Rent	\$7,836	-2.62%	\$8,047	-0.27%	\$7,857
Median Rent	\$7,000	-4.76%	\$7,350	-6.04%	\$7,450
Average RPSF	\$89	3.49%	\$86	7.23%	\$83
Units Rented	151	-11.70%	171	15.27%	131

	Q3 2026	%Change (QoQ)	Q2 2026	%Change (YoY)	Q3 2025
Average Rent	\$11,161	-13.19%	\$12,857	22.49%	\$9,112
Median Rent	\$9,554	-16.30%	\$11,415	-1.87%	\$9,736
Average RPSF	\$89	1.14%	\$88	11.25%	\$80
Units Rented	47	-34.72%	72	2.17%	46

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