The Corcoran Report

JULY 2026 | MANHATTAN | CONDOS & CO-OPS

July 2026: Contract Activity Rises Annually, Outpacing Historical Average

Manhattan saw 953 contracts signed in July, up 5% year-over-year and 7% versus the ten-year July average. This was the best July for signed contracts in five years and the third consecutive month with an annual percentage gain. Co-op contracts fell a slight 1% while condo sales rose 12%. Buyers acted swiftly this month, with average days on market declining 15% (three weeks) year-over-year to 104 days, roughly three weeks (17%) below the historical July average.

Sales performance varied by price range and submarket. All price ranges posted year-over-year gains except under $1M and $2M to $3M, each down 3%. Activity between $3M and $5M saw the largest annual increase, driven by strong resale condo activity south of 34th Street. All submarkets were level or up year-over-year except the Upper West Side and Financial District/BPC. Financial District/BPC saw the steepest decline, falling 14% (seven fewer deals), while Upper Manhattan posted the largest increase, rising 23% (19 additional deals).

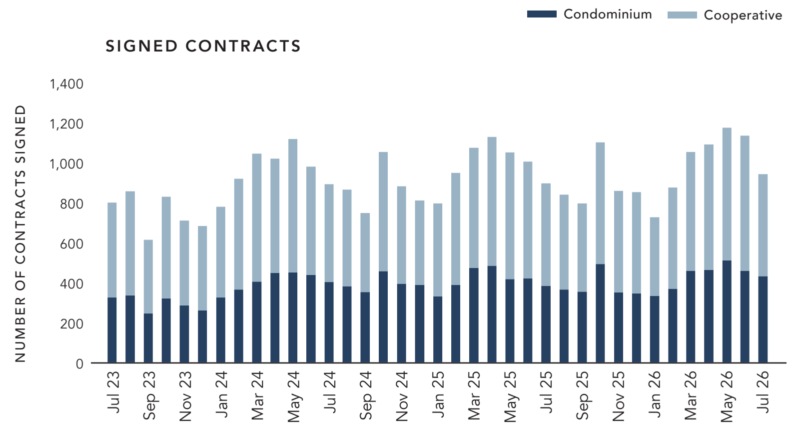
Contracts Signed[1]

953

+5% VS. JULY 2025

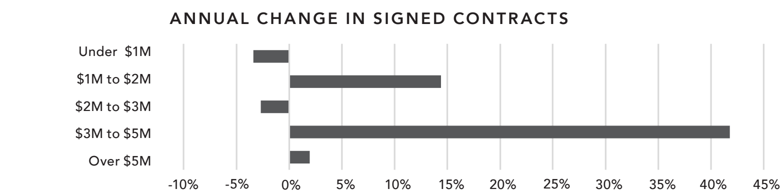
-17% VS. JUNE 2026

Condominiums	Cooperatives
436	517
+12% YoY	-1% YoY



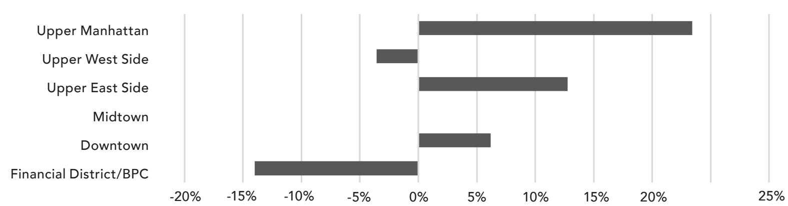
Contracts Signed by Price Range

Price Range	July 2026	July 2025	Y-O-Y
Under $1M	427	442	-3%
$1M to $2M	270	236	14%
$2M to $3M	108	111	-3%
$3M to $5M	95	67	42%
Over $5M	53	52	2%
Total	**953**	**908**	**5%**



Contracts Signed by Submarket

Submarket	July 2026	July 2025	Y-O-Y
Upper Manhattan	100	81	23%
Upper West Side	162	168	-4%
Upper East Side	203	180	13%
Midtown	171	171	0%
Downtown	274	258	6%
Financial District/BPC	43	50	-14%
Total	**953**	**908**	**5%**



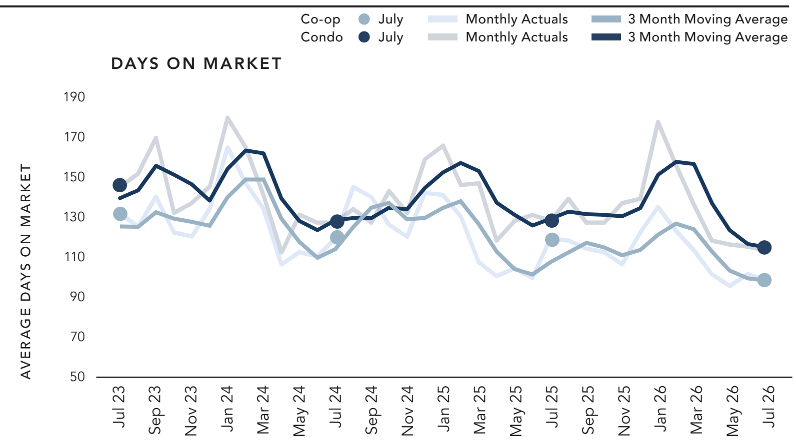
Days on Market[2]

104

-15% VS. JULY 2025

-1% VS. JUNE 2026

Condominiums	Cooperatives
112	97
-12% YoY	-18% YoY



1. Figure reflects contracts signed within the report month reported by any agency in Manhattan. Source: REBNY Listing Service and Corcoran's contract data | 2. Only reflects units that were listed for more than one day prior to being marked as contract signed. Source: REBNY Listing Service and Corcoran's contract data | 3. Figure reflects units listed as active as of the last day of the reporting month. Starting in February 2026, inventory includes both Corcoran Reserve and Compass Private listing types, therefore year-over-year percentage changes may be overstated. | 4. Price figures based on a blend of actual sale prices for closed units and last asking prices for contracts reported signed. Figures based only on units with available square footages. Source: REBNY Listing Service and Corcoran's contract data | 5. Figure represents average percent discount off last ask and includes contracts that signed at and above ask. Source: Corcoran's contract data | Townhouse sales and listings are excluded.

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July 2026: Listed Inventory and Average Price Per Square Foot Both Declined Annually

Active listings totaled 5,909 units in July, down 8% year-over-year to the lowest July level since 2017. Condo and co-op listed inventory declined 5% and 11% year-over-year, respectively.

Average price per square foot fell 3% year-over-year to $1,674. The condo average this month fell 2% to $1,830 per square foot as the share of contracts asking above $3,000 per square foot fell versus a year ago. However, the co-op market saw a 15% year-over-year decline to $1,158 per square foot. The co-op annual decline was skewed by two resales above $4,000 per square foot last July. Excluding those contracts, the co-op average was essentially unchanged from a year ago.

Negotiability tightened in July. Based on Corcoran reported contracts during the month, the average discount off last ask was -2.8%, less of a discount versus last year and June. Condos averaged 3.1% and co-ops averaged 2.2% below last ask.

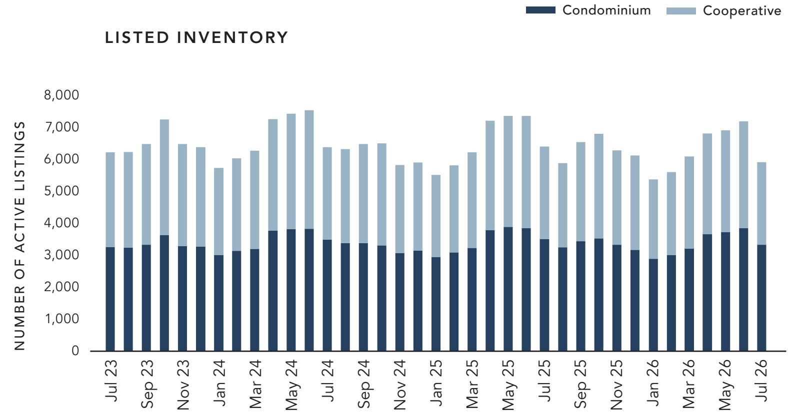
Active Listings[3]

5,909 ▼▼

-8% VS. JULY 2025

-18% VS. JUNE 2026

Condominiums	Cooperatives
3,314	2,595
▼ -5% YoY	▼ -11% YoY



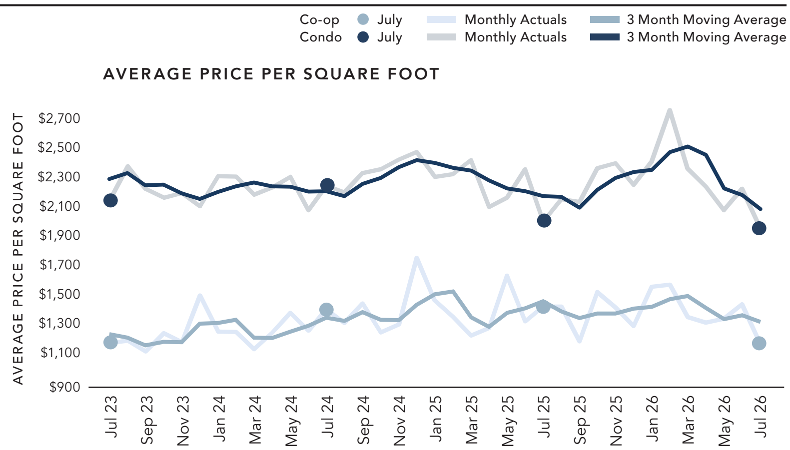
Average Price per Square Foot[4]

$1,674 ▼▼

-3% VS. JULY 2025

-10% VS. JUNE 2026

Condominiums	Cooperatives
$1,830	$1,158
▼ -2% YoY	▼ -15% YoY



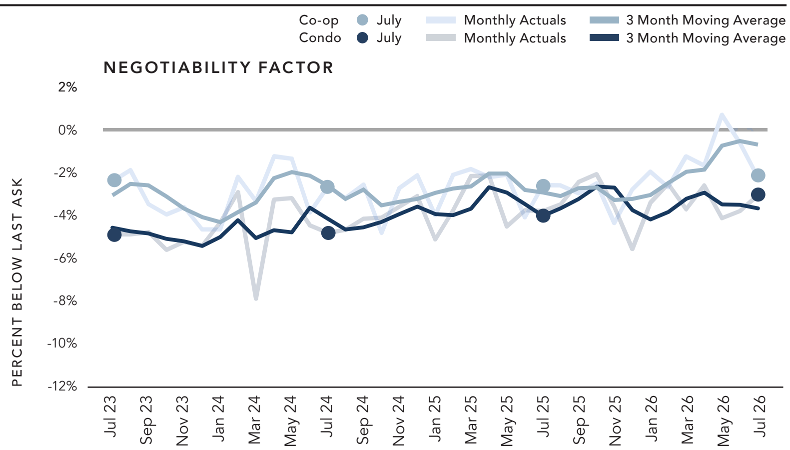
Negotiability Factor[5]

–2.8% ▲ —

+1% VS. JULY 2025

0% VS. JUNE 2026

Condominiums	Cooperatives
–3.1%	-2.2%
▲ +1% YoY	— 0% YoY



FOR MORE INFORMATION Research and Data Requests: Research@corcoran.com | Press Inquiries: PR@corcoran.com

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