The Corcoran Report

JUNE 2026 | MANHATTAN | CONDOS & CO-OPS

June 2026: Contract Activity Rises Annually, Outpacing Historical Average

Manhattan saw 1,150 contracts signed in June, up 13% year-over-year and versus the ten-year June average. This was the best month of June for sales in four years and the largest annual percentage gain since December 2024. Versus last June, co-op contracts rose 16% as condo sales grew 9%. Buyers acted swiftly this month, with average days on market falling about a week versus last year to 105 days, which was also two weeks (11%) below the historical June average.

Sales performance was broadly positive by price range and submarket. All price ranges under $5M posted year-over-year gains, with the $3M to $5M segment rising 27% annually, supported by strong resale activity Downtown and Uptown. Contracts above $5M fell 6% (five fewer deals) year-over-year to 78 deals; despite the decline, sales in that segment remained 4% above the June ten-year average. All submarkets posted annual sales gains, with signed contracts on the Upper East Side, Midtown, and Downtown each rising by double-digit annual percentages.

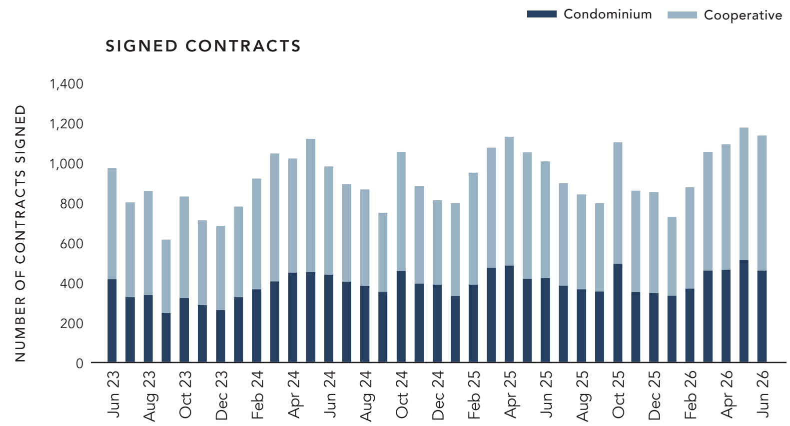
Contracts Signed[1]

1,150

+13% VS. JUNE 2025

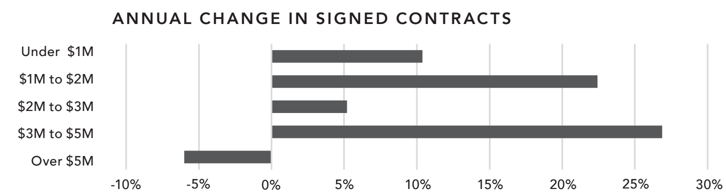
-3% VS. MAY 2026

Condominiums	Cooperatives
464	686
+9% YoY	+16% YoY



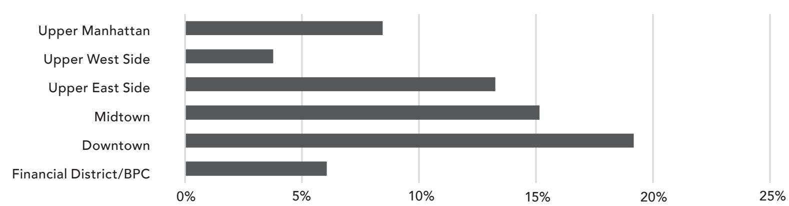
Contracts Signed by Price Range

Price Range	June 2026	June 2025	Y-O-Y
Under $1M	479	434	10%
$1M to $2M	333	272	22%
$2M to $3M	142	135	5%
$3M to $5M	118	93	27%
Over $5M	78	83	-6%
Total	**1,150**	**1,017**	**13%**



Contracts Signed by Submarket

Submarket	June 2026	June 2025	Y-O-Y
Upper Manhattan	77	71	8%
Upper West Side	193	186	4%
Upper East Side	282	249	13%
Midtown	190	165	15%
Downtown	373	313	19%
Financial District/BPC	35	33	6%
Total	**1,150**	**1,017**	**13%**



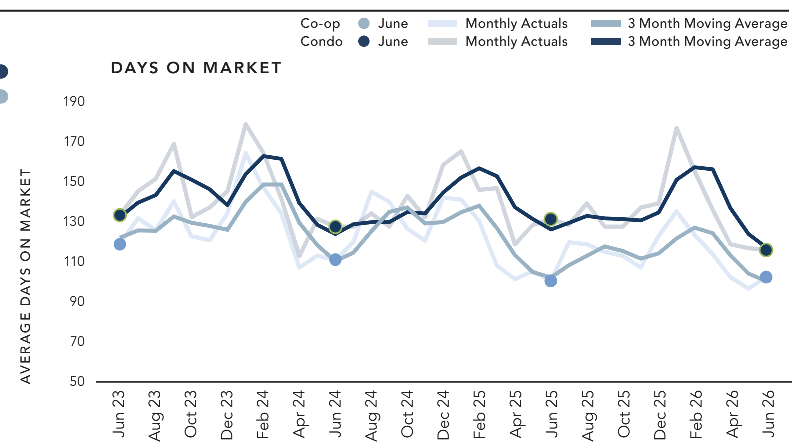
Days on Market[2]

105

-5% VS. JUNE 2025

+3% VS. MAY 2026

Condominiums	Cooperatives
114	100
-12% YoY	+2% 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.

corcoran

The Corcoran Report

JUNE 2026 | MANHATTAN | CONDOS & CO-OPS

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

Active listings totaled 7,182 units in June, down 2% year-over-year but 1% above the ten-year June average. This was the sixth consecutive annual decline and the lowest June level since 2017, excluding 2020. Condo inventory remained level with last year, whereas co-op inventory declined 5% year-over-year.

Average price per square foot fell 3% year-over-year to $1,856. The co-op average (based on just 30% of co-op sales for which square footages were reported) rose 8% year-over-year to $1,384 per square foot. Average condo price per square foot fell 5% to $2,054 as the market share of condo contracts asking above $2,000 per square foot declined to 26% from 35% a year ago, with inventory constraints, particularly in prime areas, continuing to weigh on the condo market.

Negotiability tightened compared to a year ago. Based on Corcoran reported signed contracts, the average discount off last asking prices was -2.5%, whereas a year ago discounts averaged -3.5% off last ask. This June, condo discounts averaged -3.8% off last ask while co-ops signed for an average of -0.6% off last ask.

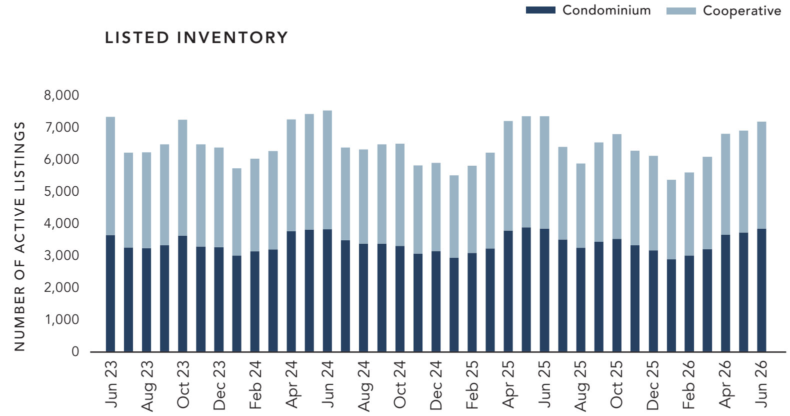
Active Listings[3]

7,182

-2% VS. JUNE 2025

+4% VS. MAY 2026

Condominiums	Cooperatives
3,831	3,351
0% YoY	-5% YoY



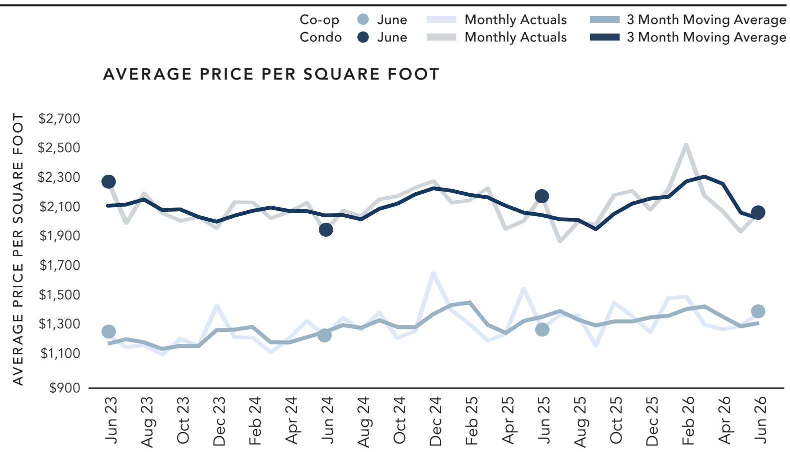
Average Price per Square Foot[4]

$1,856

-3% VS. JUNE 2025

+5% VS. MAY 2026

Condominiums	Cooperatives
$2,054	$1,384
-5% YoY	+8% YoY



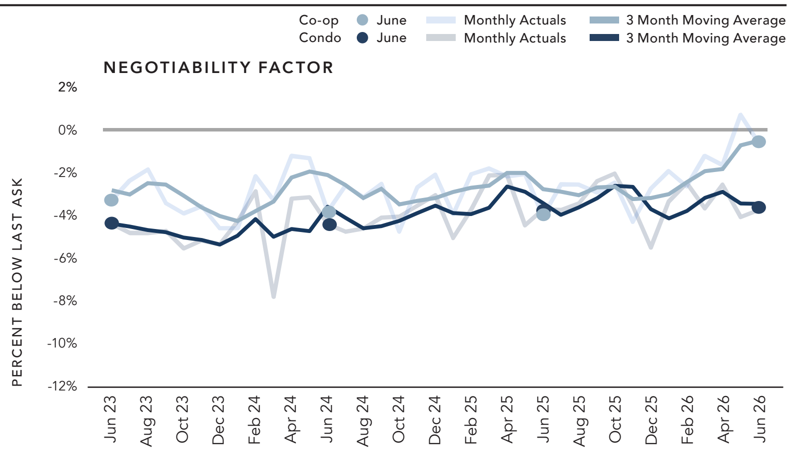
Negotiability Factor[5]

–2.5%

+1% VS. JUNE 2025

0% VS. MAY 2026

Condominiums	Cooperatives
–3.8%	+0.6%
0% YoY	+3.5% YoY



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

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. All material herein is intended for information purposes only and has been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdrawal without notice. This is not intended to solicit property already listed. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker. Owned and operated by Compass International Holdings.

corcoran