The Corcoran Report

APRIL 2026 | MANHATTAN | CONDOS & CO-OPS

April 2026: Contract Activity Exceeds Historical Average While Marketing Times Hold Steady

Manhattan saw 1,104 contracts signed in April, down 3% year-over-year but 2% above the ten-year April average. This was the fourth consecutive month with an annual decline, which last happened during the spring of 2023. Co-op contracts fell 3% year-over-year, and condo contracts declined 4%. Average marketing time held steady with last year at 106 days but was 13% below the historical April average.

Sales performance varied by price range and submarket. Contracts between $3M and $5M rose 17% year-over-year, supported by strong resale activity. Sales above $5M increased 9% year-over-year and were 12% above the historical April average. Sales below $3M declined versus 2025. The Upper East Side, and Financial District/Battery Park City were the only submarkets to post yearly gains, each achieving double-digit percentage increases driven by resale condo demand and activity at new developments. Contract activity for all other submarkets declined or was flat, with Midtown posting the sharpest drop, down 23%.

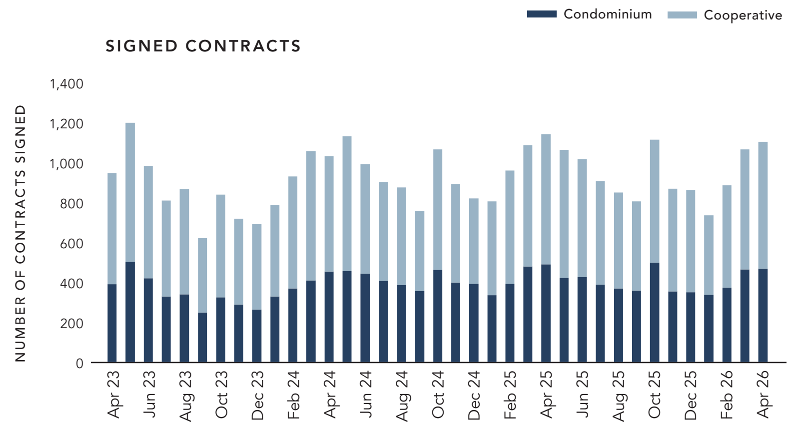
Contracts Signed[1]

1,104

-3% VS. APRIL 2025

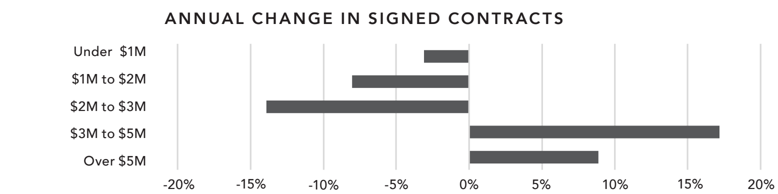
+4% VS. MARCH 2026

Condominiums	Cooperatives
469	635
-4% YoY	-3% YoY



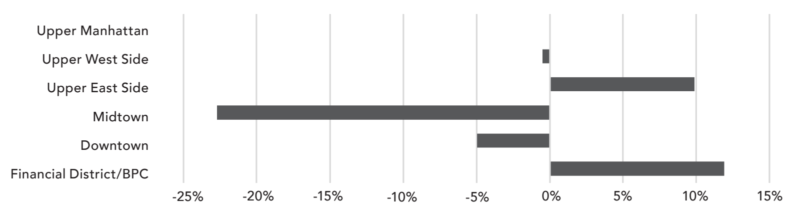
Contracts Signed by Price Range

Price Range	Apr 2026	Apr 2025	Y-O-Y
Under $1M	468	483	-3%
$1M to $2M	298	324	-8%
$2M to $3M	136	158	-14%
$3M to $5M	116	99	17%
Over $5M	86	79	9%
Total	**1,104**	**1,143**	**-3%**



Contracts Signed by Submarket

Submarket	Apr 2026	Apr 2025	Y-O-Y
Upper Manhattan	92	92	0%
Upper West Side	202	203	0%
Upper East Side	267	243	10%
Midtown	170	220	-23%
Downtown	326	343	-5%
Financial District/BPC	47	42	12%
Total	**1,104**	**1,143**	**-3%**



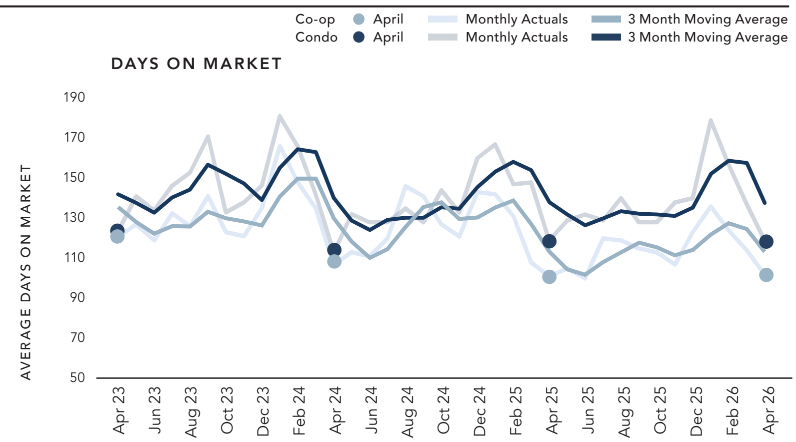
Days on Market[2]

106

0% VS. APRIL 2025

-12% VS. MARCH 2026

Condominiums	Cooperatives
117	100
0% YoY	+1% 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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April 2026: Inventory Remains Constrained as Average Price per Square Foot Increases

Active listings totaled just over 6,800 units in April, down 6% year-over-year and 4% below the ten-year April average. This was the fourth consecutive annual decline and the lowest April level since 2017, excluding 2020. Both condo and co-op inventory fell versus last April.

Average price per square foot rose 4% year-over-year to $1,831. The annual increase reflected a higher share of contracts above $2,000 per square foot. (Eighty Clarkson, which launched in March 2025 with pricing above $5,000 per square foot, is excluded due to undisclosed contract activity.)

Negotiability was unchanged year-over-year. Based on Corcoran reported signed contracts during the month, the average discount off last asking prices was -2.2%, consistent with April 2025. Condos averaged -2.6% off last ask, while co-ops discounts averaged -1.7%.

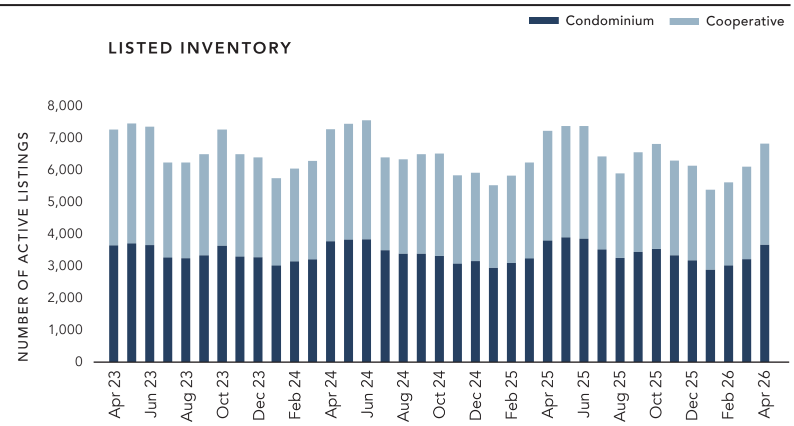
Active Listings[3]

6,805

-6% VS. APRIL 2025

+12% VS. MARCH 2026

Condominiums	Cooperatives
3,643	3,162
-4% YoY	-8% YoY



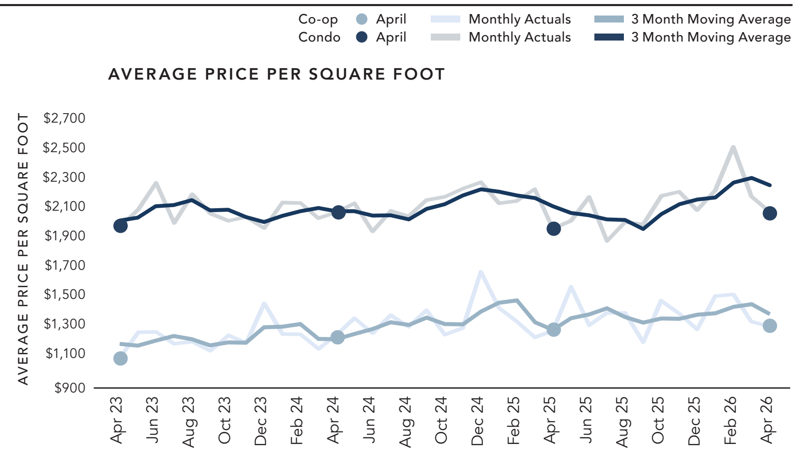
Average Price per Square Foot[4]

$1,831

+4% VS. APRIL 2025

-6% VS. MARCH 2026

Condominiums	Cooperatives
$2,066	$1,278
+6% YoY	+3% YoY



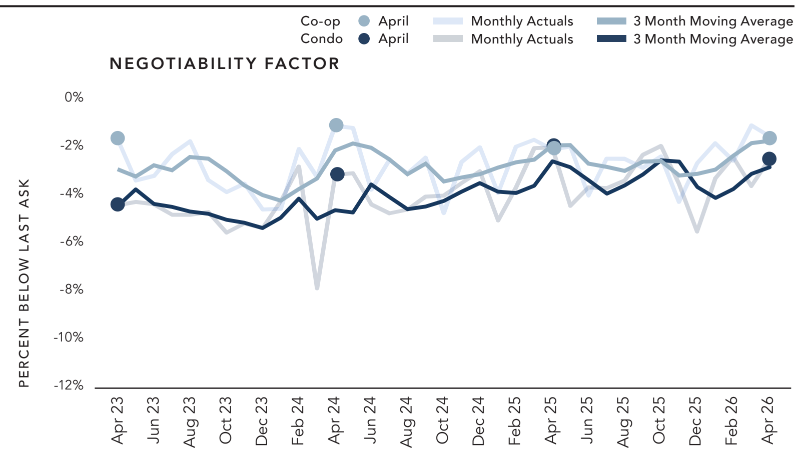
Negotiability Factor[5]

–2.2%

0% VS. APRIL 2025

+0.5% VS. MARCH 2026

Condominiums	Cooperatives
–2.6%	–1.7%
-0.5% YoY	+0.5% YoY



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

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