The Corcoran Report

MARCH 2026 | MANHATTAN | CONDOS & CO-OPS

March 2026: Contract Activity and Average Days on Market Moderate Annually

Manhattan saw 1,066 contracts signed in March, down 2% year-over-year and 8% below the ten-year March average, although sales were up 20% versus February per typical seasonality. Co-op contracts declined 1% annually, while condo sales fell 3%. Marketing times quickened slightly to 121 days, down 1% (one day) year-over-year and 10% (13 days) below the historical March average.

Annual changes in contract activity varied by price range and submarket. Contracts between \$2M and \$3M posted the only gain, up 11% year over year, supported by solid resale condo and new development activity. Sales above \$5M declined 7% annually but remained 10% above their historical March average. The Upper East Side was the only submarket with an annual sales gain, up 13%, amid strong resale co-op demand and deals at newly launched developments. All other submarkets saw annual declines in sales, with the largest in Upper Manhattan and the Upper West Side, down 9% and 8%, respectively.

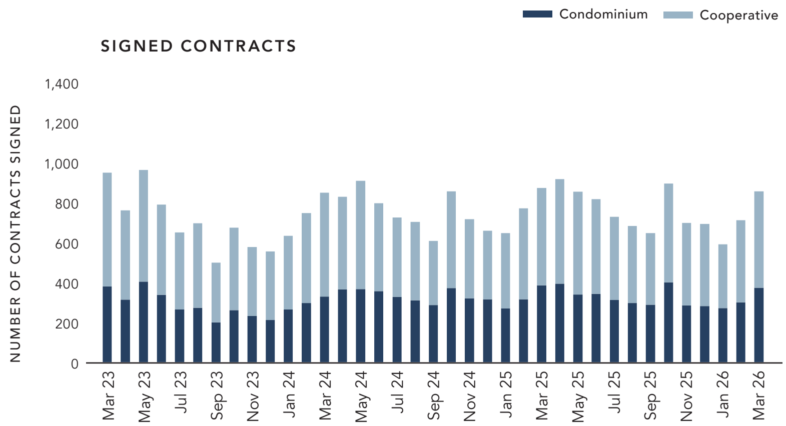
Contracts Signed[1]

1,066

-2% VS. MARCH 2025

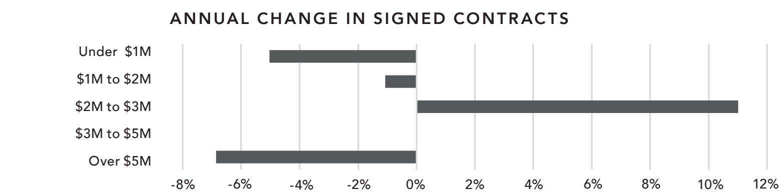
+20% VS. FEBRUARY 2026

Condominiums	Cooperatives
464	602
-3% YoY	-1% YoY



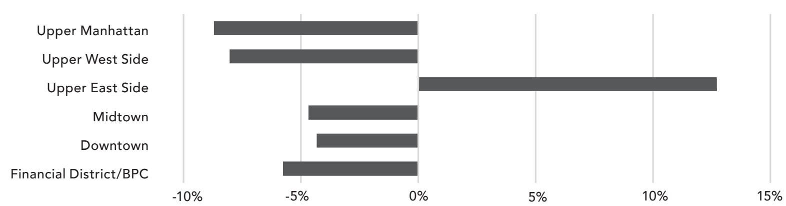
Contracts Signed by Price Range

Price Range	Mar 2026	Mar 2025	Y-O-Y
Under \$1M	453	477	-5%
\$1M to \$2M	277	280	-1%
\$2M to \$3M	131	118	11%
\$3M to \$5M	110	110	0%
Over \$5M	95	102	-7%
Total	**1,066**	**1,087**	**-2%**



Contracts Signed by Submarket

Submarket	Mar 2026	Mar 2025	Y-O-Y
Upper Manhattan	84	92	-9%
Upper West Side	183	199	-8%
Upper East Side	257	228	13%
Midtown	183	192	-5%
Downtown	310	324	-4%
Financial District/BPC	49	52	-6%
Total	**1,066**	**1,087**	**-2%**



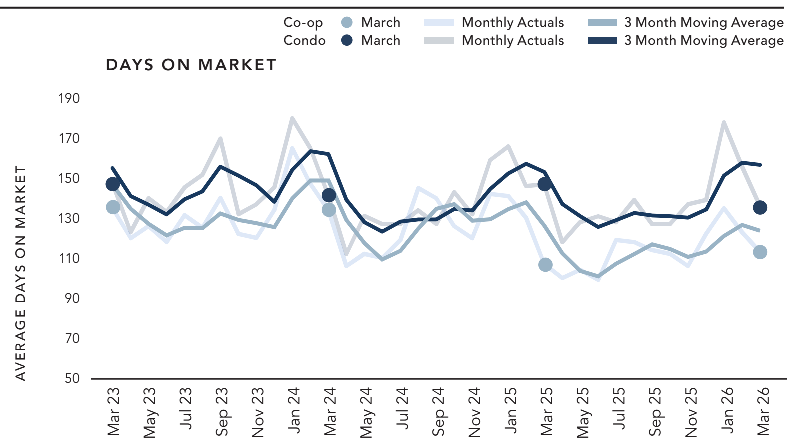
Days on Market[2]

121

-1% VS. MARCH 2025

-10% VS. FEBRUARY 2026

Condominiums	Cooperatives
135	112
-8% YoY	+6% 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 actively listed as of the last day of the report month. Listings reflecting a combination opportunity are excluded if also listed separately. Source: REBNY Listing Service . | 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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March 2026: Listing Inventory Reaches Multi-Year Low and Average Price Per Square Foot Declines

Active listings totaled just over 6,000 units in March, down 2% year-over-year and 5% below the ten-year March average. This was the third consecutive annual decline in Manhattan active listings and the lowest March level since 2017, excluding 2020. Both condo and co-op active listings declined year-over-year.

Overall average price per square foot fell 2% year-over-year to $1,950. The annual decline reflected a higher share of resale condo and co-op contracts signed below $1,500 per square foot. (Note: Eighty Clarkson, launched in March 2025 with pricing above $5,000 per square foot, is excluded from this report as it does not disclose contract activity.)

Negotiability deepened in March. Based on Corcoran reported contracts during the month, the average discount off last asking prices was -2.8%, a greater discount than March 2025 and February 2026. Condos averaged -3.7% off last ask, while co-op discounts averaged -1.2%.

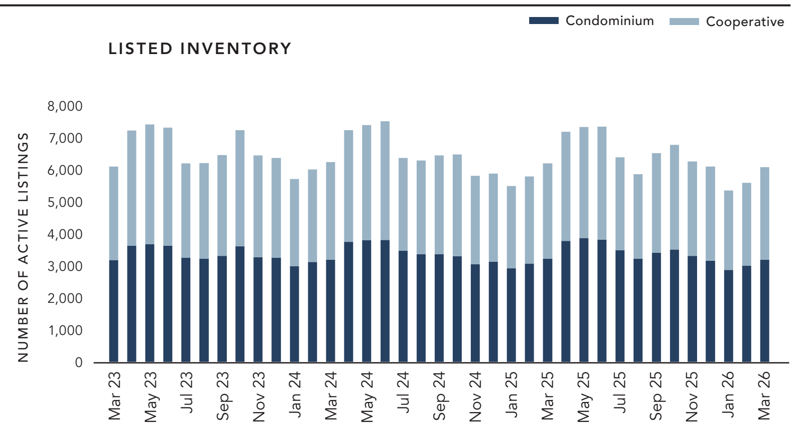
Active Listings[3]

6,091

-2% VS. MARCH 2025

+9% VS. FEBRUARY 2026

Condominiums	Cooperatives
3,200	2,891
-1% YoY	-3% YoY



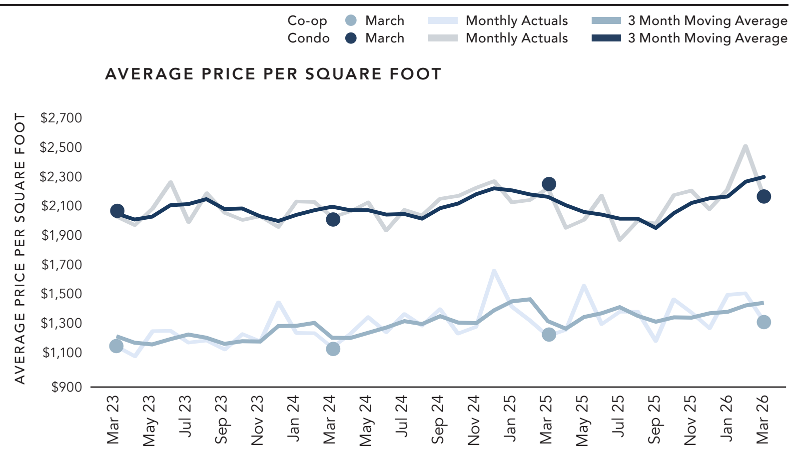
Average Price per Square Foot[4]

$1,950

-2% VS. MARCH 2025

-13% VS. FEBRUARY 2026

Condominiums	Cooperatives
$2,171	$1,310
-2% YoY	+9% YoY



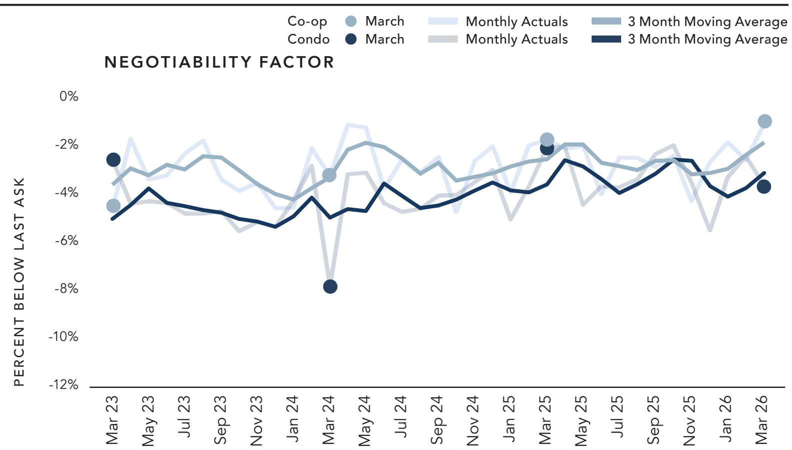
Negotiability Factor[5]

–2.8%

-1% VS. MARCH 2025

-0.2% VS. FEBRUARY 2026

Condominiums	Cooperatives
–3.7%	–1.2%
-2% YoY	+1% YoY



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

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