

The Corcoran Report

1Q | 2026 | MANHATTAN

corcoran



Overview

Closed Sales

2,757

+1% YEAR OVER YEAR
-2% QUARTER OVER QUARTER

Closings increased annually for the sixth quarter in a row to their highest first-quarter level since 2022.

Days on Market

110

-9% YEAR OVER YEAR
+2% QUARTER OVER QUARTER

Average days on market fell to the lowest first-quarter level since 2018 as buyers ready to transact moved quickly.

Median Price

\$1.278M

+9% YEAR OVER YEAR
+9% QUARTER OVER QUARTER

Median price rose 9% annually to \$1.278M as closings shifted to larger, more expensive apartments over \$3M.

Contracts Signed

2,658

-11% YEAR OVER YEAR
-8% QUARTER OVER QUARTER

Contracts signed fell for the first time in a year, down 11% annually as buyers took a wait-and-see approach to the market.

Inventory

6,091

-2% YEAR OVER YEAR
0% QUARTER OVER QUARTER

Active listings fell 2% annually due to a sharp drop in the number of new listings that hit the market in First Quarter 2026.

Average PPSF

\$1,972

+4% YEAR OVER YEAR
+2% QUARTER OVER QUARTER

Average price per square foot rose 4% annually, the sixth consecutive quarter with an annual gain.

First Quarter 2026 was a promising start to the year for the Manhattan real estate market. Despite jitters around the economy and constant influx of breaking news, Manhattan saw stronger sales, firmer pricing, lower supply, and shorter marketing times than this time last year, extending the steady momentum that defined much of 2025.

Closings rose 1% year over year to 2,757 sales, the best first quarter since 2022 and the sixth consecutive quarter with annual sales growth. With prices also increasing, sales volume climbed 4% to \$6.20B, nearly the highest figure in a decade. On the other hand, signed contracts cooled 11% annually, the first such decline since 2024, as some buyers paused amid geopolitical uncertainty, fluctuating financial markets, and expectations of lower mortgage rates later in the year. Even so, buyers who inked contracts moved quickly in First Quarter 2026, with days on market moderating 9% to 110, the fastest pace to start the year since 2018, underscoring demand for well-priced listings.

First Quarter 2026 inventory tightened compared to last quarter and last year. Active listings dropped 2% annually to 6,091 units, a five-year low for the first quarter. The driving force behind that was a 7% year-over-year contraction in new listings, which was a combination of both sellers taking a wait-and-see approach to market conditions and very few new development units coming to market. New developments with a total of just 81 residences launched for sales in First Quarter 2026, 75% below the historical ten-year average.

Price statistics exhibited across-the-board annual increases for the second consecutive quarter. Price trends reflected both contracting supply and the shift in the composition of sales toward larger, higher-end residences than a year ago, as the number of sales over \$3M climbed 10% annually. As a result, median price rose 9% to \$1.278M and average price per square foot grew 4% to \$1,972, the sixth consecutive annual gain in price per square foot.

Altogether, First Quarter 2026 reaffirmed Manhattan's ability to navigate the headlines as the market enters the spring on solid footing. However, it also highlighted ongoing challenges such as shrinking inventory, a minimal new development pipeline, some buyer hesitancy, and volatile financial markets, all factors that could influence the Manhattan market as the year unfolds.

Pamela Lieberman

President & CEO

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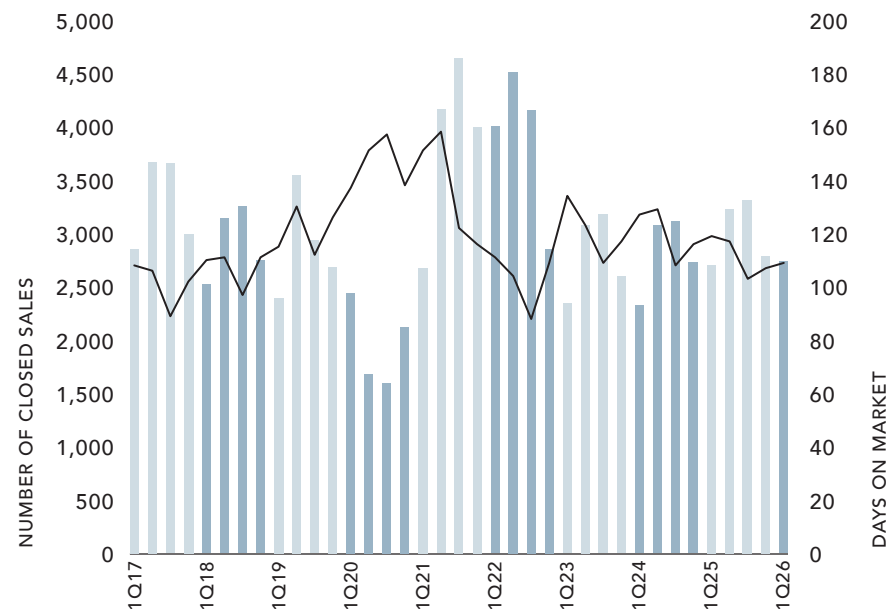
Sales

- Manhattan saw 2,757 closings, the most first quarter sales in four years.
- The number of sales was up 1% year-over-year, the smallest annual percentage increase in six quarters.
- With sales and average price both up annually, dollar volume rose 4% year-over-year to \$6.20B, the second strongest first quarter for closing volume in ten years.
- Yearly changes in sales varied by price, with sales down 1% under \$3M but up 10% above \$3M.
- Contracts signed fell 11% year-over-year to 2,658 deals, the first annual decline since First Quarter 2024.
- For the seventh consecutive quarter, marketing times fell year-over-year, with days on market down 9% to 110 days. This was the fastest that contracts were signed in any first quarter since 2018.

	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
CLOSED SALES	2,757	2,723	1%	2,813	-2%
SALES VOLUME	\$6.20B	\$5.93B	4%	\$6.1B	1%
CONTRACTS SIGNED	2,658	2,991	-11%	2,904	-8%
DAYS ON MARKET	110	120	-9%	108	2%

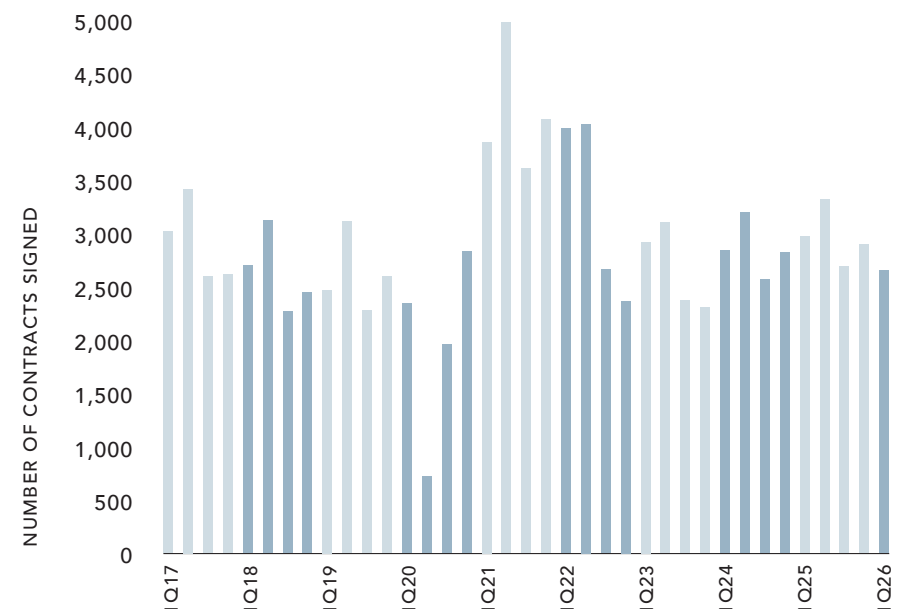
Closed Sales

■ CLOSED SALES — AVERAGE DAYS ON MARKET



Contracts Signed

■ CONTRACTS SIGNED



Resale Co-op Sales

	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	1,514	1,476	3%	1,524	-1%
MARKET SHARE	55%	54%	1%	54%	1%
DAYS ON MARKET	101	117	-14%	104	-3%

Resale co-op sales rose 3% year-over-year to a four-year high of about 1,500 closings. Compared to a year ago, sales declined 2% under \$2M but rose 25% over \$2M. All unit types saw sales hold steady or increase compared to a year ago, including a 7% gain in three+ bedroom closings.

Resale Condo Sales

	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	840	826	2%	877	-4%
MARKET SHARE	30%	30%	0%	31%	-1%
DAYS ON MARKET	126	126	0%	116	9%

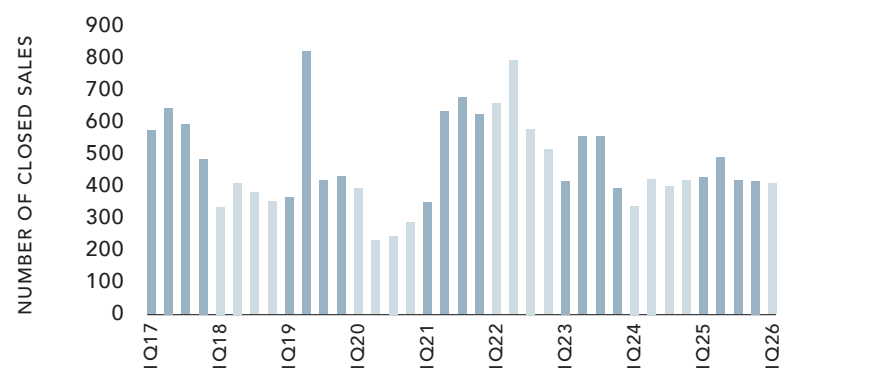
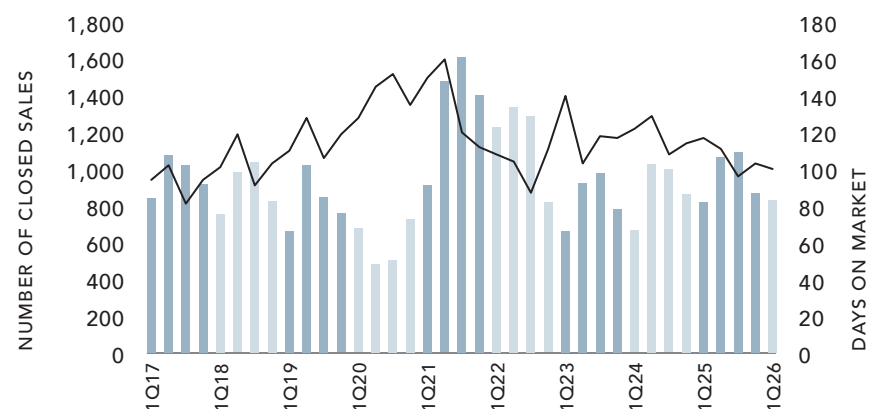
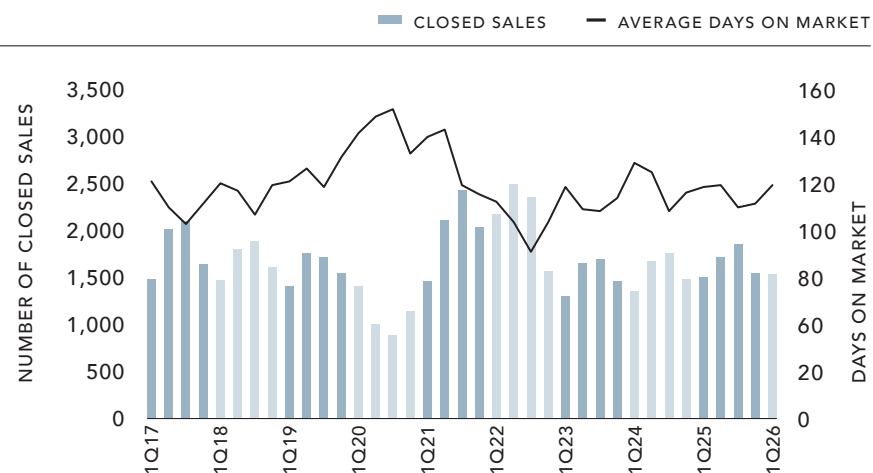
Resale condo sales rose 2% annually to just under 850 closings. Versus 2025, closings under \$3M fell 1%, while sales over \$3M rose 10%, including a 20% gain over \$5M. Studio and one-bedroom sales fell annually amid tight inventory, while two and three+ bedroom closings improved a combined 11% year-over-year as limited new development inventory pushes buyers to the resale condo market.

New Development Sales

	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	403	421	-4%	411	-2%
MARKET SHARE	15%	15%	-1%	15%	0%

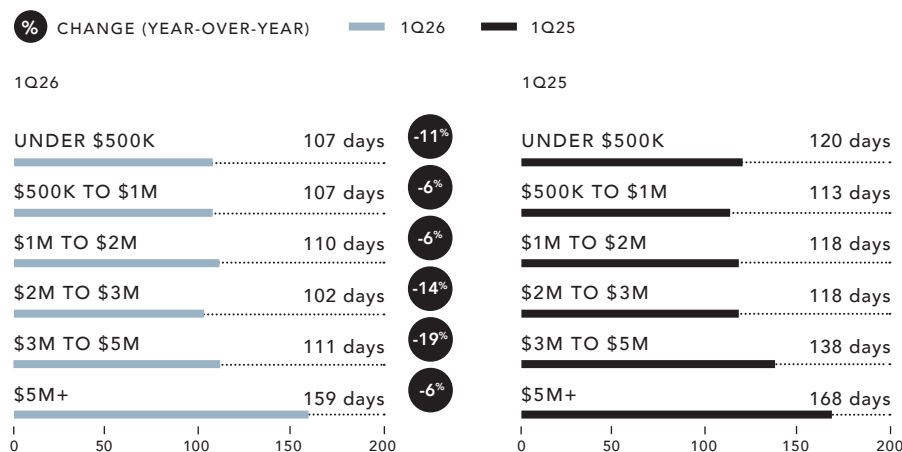
New development sales decreased year-over-year for the second consecutive quarter, down 4% to about 400 closings, a dynamic driven by inventory constraints and a limited number of new product launches over the last few years. Only a few new developments commenced closings this quarter, including 520 Fifth Avenue, The Henry (211 West 84th Street), and The Florian (350 East 18th Street).

Note: New development sales are excluded from days on market statistics because some units appear to have sold the same day as the list date or are held off the market for long periods of time.



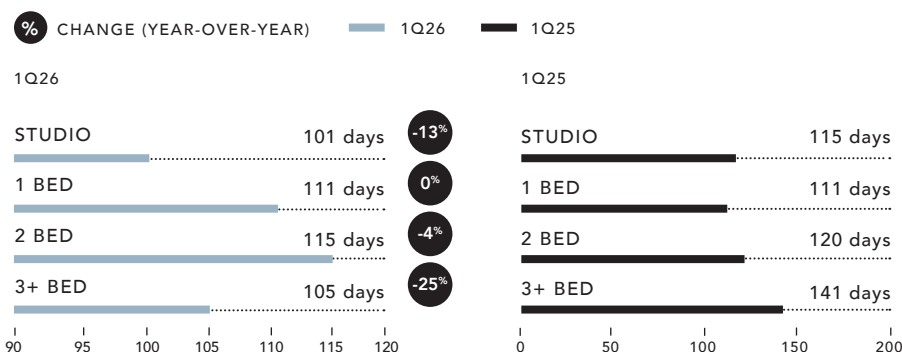
Sales

Days on Market by Price Range



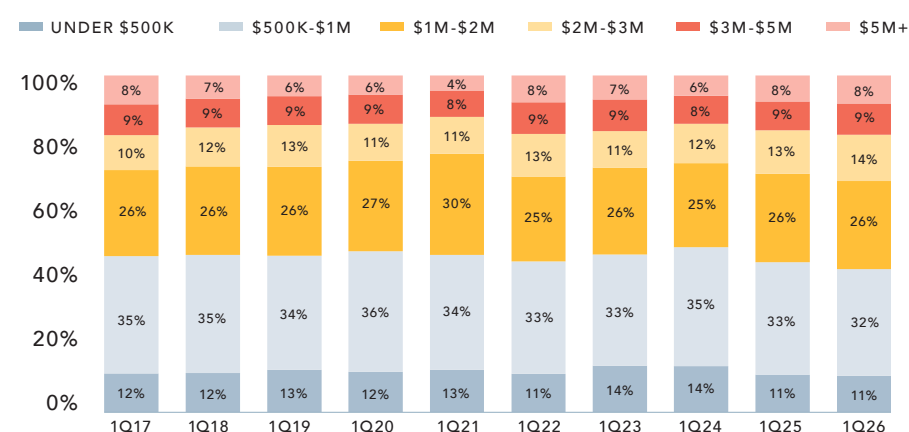
For the third consecutive quarter, marketing times fell year-over-year for all price points. Under \$2M, days on market fell by roughly one to two weeks depending on price range. Drops were greater at the higher end, with average days on market falling by just over two weeks from \$2M to \$3M and nearly a month over \$3M—both as a result of strong demand for resale product in prime locations.

Days on Market by Bedroom Type



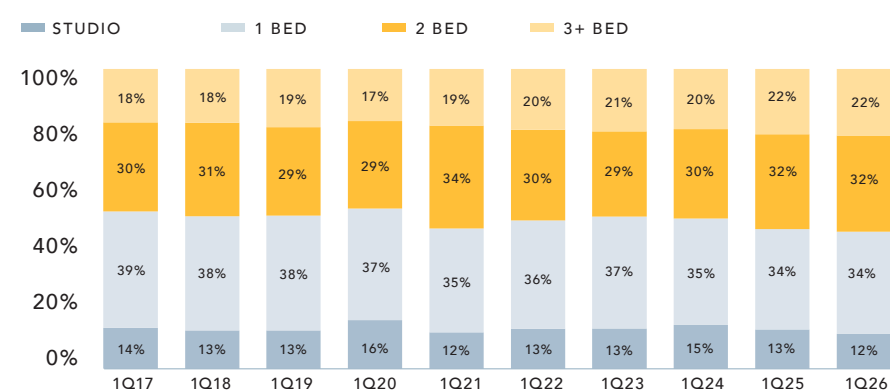
Similarly, days on market held steady or decreased versus 2025 for all bedroom types. Compared to last year, marketing times fell 14 days for studios, were level for one bedrooms, dropped about five days for two bedrooms, and plummeted by about three weeks for three+ bedrooms.

Market Share by Price Range



There were no significant year-over-year shifts in the market share of sales by price point, although the market over \$5M claimed 8.2% of sales in First Quarter 2026, a ten-year high for the first quarter.

Market Share by Bedroom Type

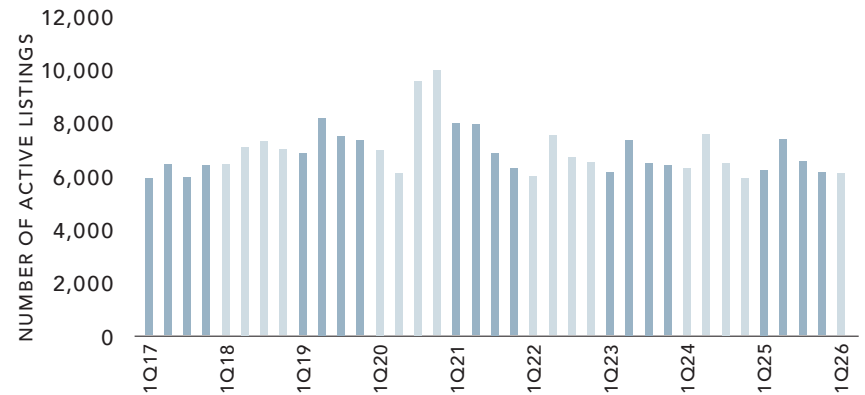


Likewise, the market share of sales by bedroom was virtually unchanged compared to a year ago. However, robust demand at the high end of the market is keeping the market share of three+ bedrooms elevated, reaching a ten-year high of 22.2% in First Quarter 2026, a slight annual gain.

Inventory

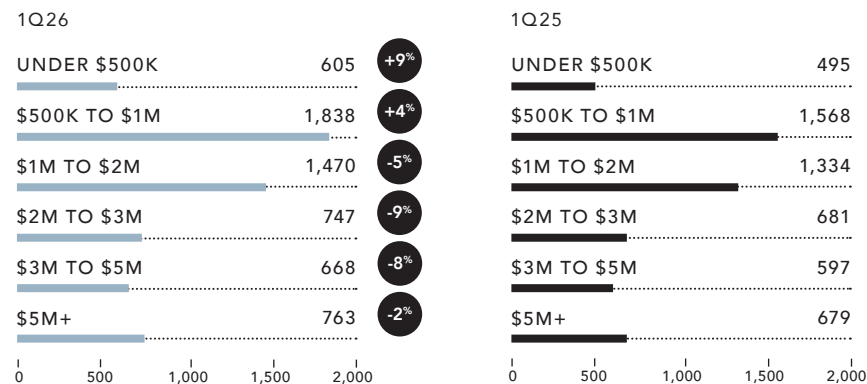
- First Quarter 2026 listed inventory fell 2% annually to 6,091 active listings, the lowest first-quarter total since 2021 and well below the 10-year average of roughly 6,800 units.
- New listings totaled 4,216 units, down 7% year-over-year and the lowest first-quarter since 2020. This was the driving force behind the marketwide decrease in active listings.
- Annual percentage changes in listed inventory continued to reflect stronger sales activity at the high end of the market. Active listings increased 1% below \$2M but decreased 7% over \$2M.
- Somewhat similar shifts were seen by unit type. Versus 2024, studio and one-bedroom inventory rose a combined 4% annually, whereas two- and three-plus-bedroom active listings fell 6% year-over-year.
- Compared to a year ago, listed inventory declined on the East Side, West Side, and Downtown, whereas supply grew in Midtown, the Financial District & Battery Park City, and Upper Manhattan.

	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
INVENTORY	6,091	6,217	-2%	6,118	0%
NEW LISTINGS	4,216	4,529	-7%	3,328	27%

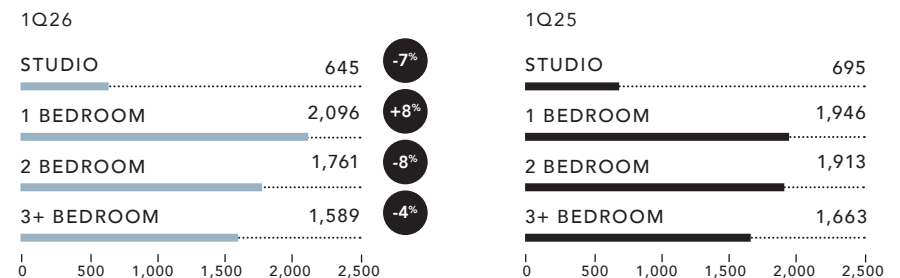


Breakdown of Active Listings % CHANGE (YEAR-OVER-YEAR) 1Q26 1Q25

BY PRICE RANGE



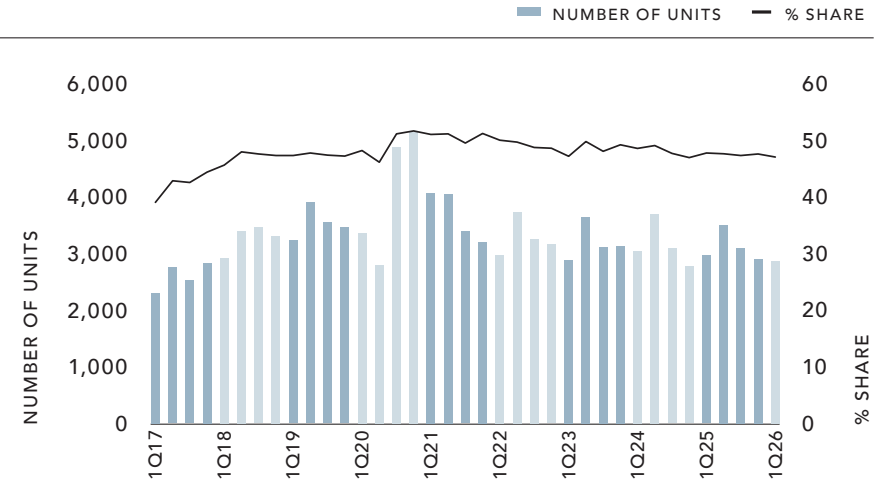
BY BEDROOM TYPE



Resale Co-op Inventory

	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
INVENTORY	2,854	2,958	-4%	2,901	-2%
MARKET SHARE	47%	48%	-1%	47%	-1%

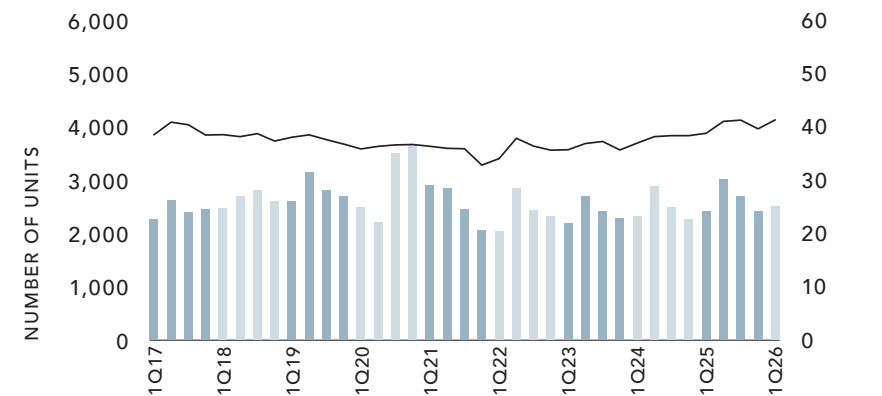
Resale co-op inventory fell 4% year-over-year to 2,854 active listings, the first annual decrease in three quarters. Compared to a year ago, active resale co-op listings were essentially level under \$1M but down 8% over \$1M. This was helped by a combined 10% drop in the number of active listings on the East Side and West Side, while listed inventory was level with or higher than a year ago elsewhere.



Resale Condo Inventory

	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
INVENTORY	2,543	2,440	4%	2,453	4%
MARKET SHARE	42%	39%	3%	40%	2%

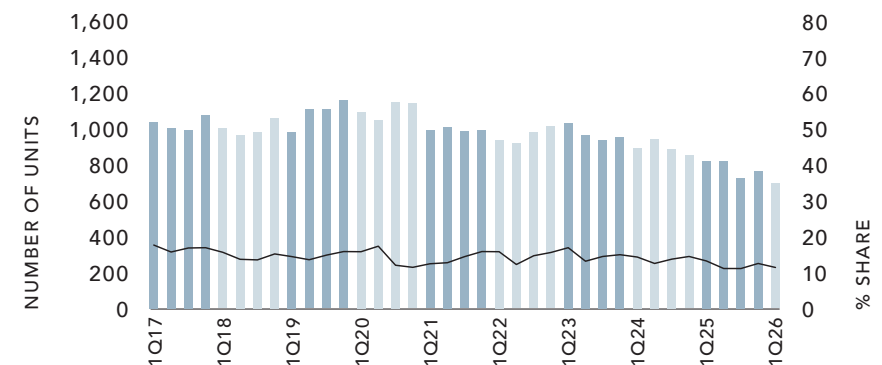
Resale condo inventory rose 4% annually to 2,543 active listings, the highest first-quarter level in five years. For the first time since 2019, resale condo inventory has grown for five consecutive quarters. Listings under \$3M rose 10% year-over-year, while those over \$3M declined 2% due to robust high-end sales activity. Four of six submarkets posted annual gains, while West Side and Downtown inventory levels fell year-over-year.



New Development Inventory

	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
INVENTORY	694	819	-15%	764	-9%
MARKET SHARE	11%	13%	-2%	12%	-1%
NEW UNIT LAUNCHES	81	116	-30%	196	-59%

For the first time since Second Quarter 2013, new development inventory fell for the 11th consecutive quarter. After a 15% annual drop, the 694 active listings are the lowest first-quarter figure since 2014. Developments that launched sales in First Quarter 2026 contained just 81 units, 75% below the ten-year average for the first quarter of 319 new unit introductions.



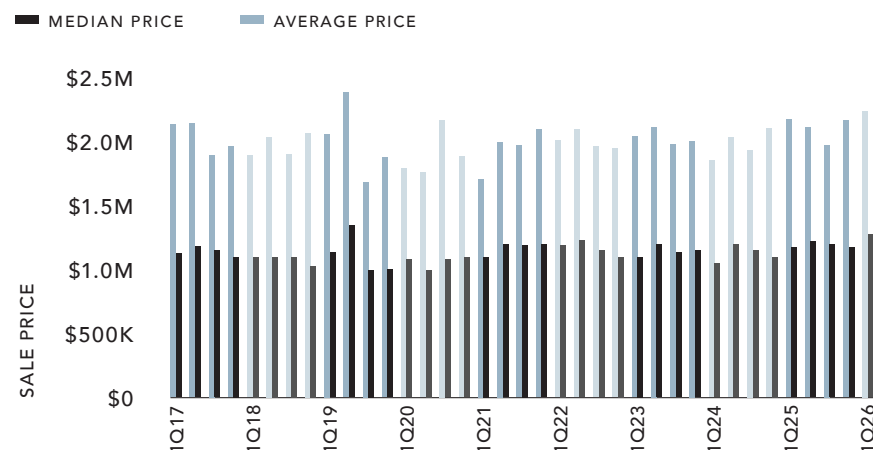
Prices

- First Quarter 2026 price figures resumed the trend of across-the-board increases seen for most of 2025. Annual increases in the number and share of closings over \$2M drove the improvements.
- Median price rose 9% year-over-year to \$1.278M while average price rose 3% annually to \$2.247M.
- Median and average price were pushed higher given the shift in sales toward larger, more expensive homes than last year.
- Compared to First Quarter 2025, average price per square foot rose 4% to \$1,972 while median price per square foot grew 1% to \$1,413. The number and market share of closings over \$2,000 per square foot increased versus a year ago due to demand for luxury residences in prime locations.
- The highest-priced sale in First Quarter 2026 was PHS at 70 Vestry for \$57M (\$7,300 per square foot); First Quarter 2025's most expensive closing was 45A at 220 Central Park South for \$82M (\$12,517 per square foot).
- Resale co-op median price rose 4% annually to a near-record of \$875K while average price fell 3% to \$1.466M. A 27% increase in closings over \$2M propelled median price statistics upward, while average price figures declined due to fewer closings over \$30M.
- Resale co-op average price per square foot eased 6% to \$1,261, driven by a lower share of sales over \$3,000 per square foot than in 2025.

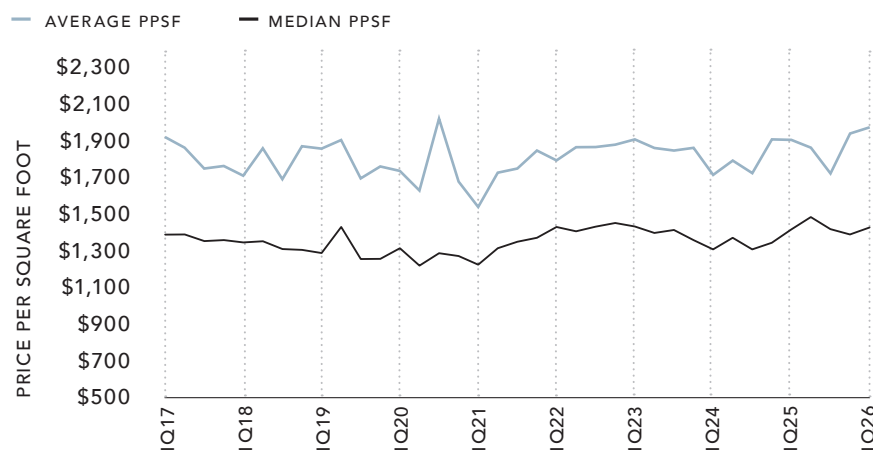
	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
MEDIAN PRICE	\$1.278M	\$1.175M	9%	\$1.175M	9%
AVERAGE PRICE	\$2.247M	\$2.179M	3%	\$2.170M	4%
MEDIAN PPSF	\$1,413	\$1,402	1%	\$1,375	3%
AVERAGE PPSF	\$1,972	\$1,899	4%	\$1,937	2%

- Resale condo price figures rose except for average price per square foot. Median price rose 3% to a record high of \$1.625M as average price grew 8% year-over-year to \$2.789M. Strong high-end sales were the reason for the gains in the resale condo market, with sales over \$3M up 10% annually.
- Resale condo price per square foot rose 4% annually to \$2,000. Demand for high-end resale condos drove the gain, with closings over \$2,000 per square foot increasing at eleven times the rate of resale condo sales overall.
- Versus 2025, new development price statistics increased across the board. Median and average price increased thanks to an expansion in the share of closings over \$3M. In First Quarter 2026, the market share of new development sales over \$2,000 per square foot rose to 54% from 45% a year ago, driving price per square foot figures higher.

Median and Average Price

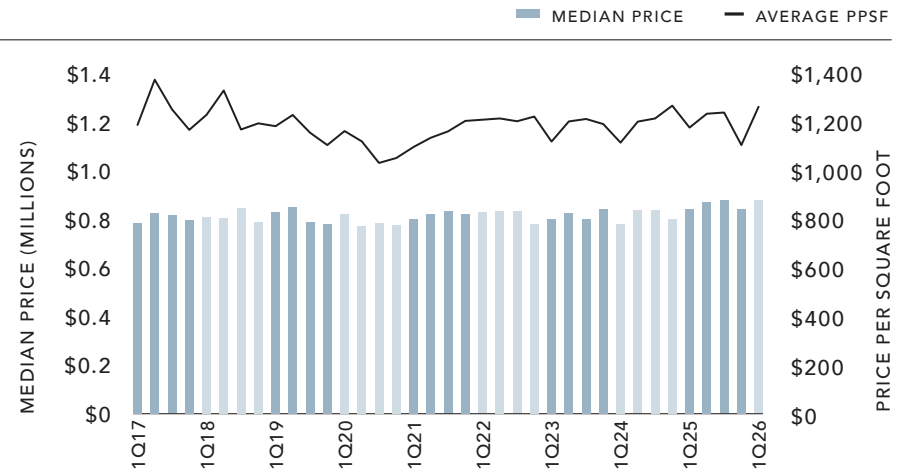


Price Per Square Foot



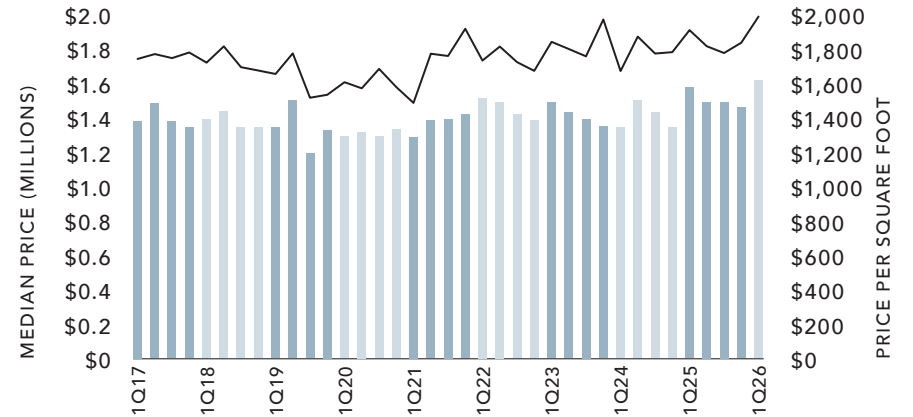
Resale Co-op Prices

PRICES	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
MEDIAN PRICE	\$875K	\$840K	4%	\$840K	4%
AVERAGE PRICE	\$1.466M	\$1.507M	-3%	\$1.370M	7%
MEDIAN PPSF	\$981	\$962	2%	\$985	0%
AVERAGE PPSF	\$1,261	\$1,337	-6%	\$1,105	14%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$450K	\$438K	3%	\$440K	2%
1 BEDROOM	\$665K	\$680K	-2%	\$690K	-4%
2 BEDROOM	\$1.313M	\$1.205M	9%	\$1.268M	4%
3+ BEDROOM	\$2.700M	\$2.303M	17%	\$2.650M	2%



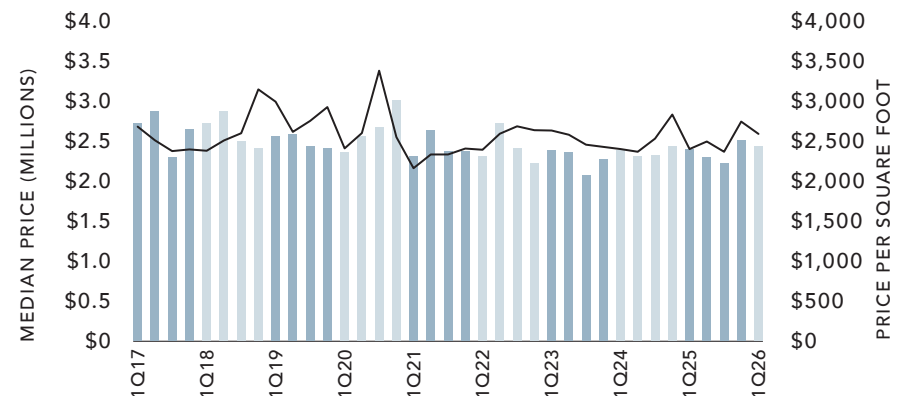
Resale Condo Prices

PRICES	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
MEDIAN PRICE	\$1.625M	\$1.585M	3%	\$1.470M	11%
AVERAGE PRICE	\$2.789M	\$2.594M	8%	\$2.466M	13%
MEDIAN PPSF	\$1,409	\$1,432	-2%	\$1,403	0%
AVERAGE PPSF	\$2,000	\$1,921	4%	\$1,847	8%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$605K	\$633K	-4%	\$625K	-3%
1 BEDROOM	\$955K	\$995K	-4%	\$975K	-2%
2 BEDROOM	\$1.950M	\$1.925M	1%	\$1.930M	1%
3+ BEDROOM	\$3.590M	\$3.805M	-6%	\$3.950M	-9%



New Development Prices

PRICES	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
MEDIAN PRICE	\$2.413M	\$2.375M	2%	\$2.495M	-3%
AVERAGE PRICE	\$4.052M	\$3.719M	9%	\$4.505M	-10%
MEDIAN PPSF	\$2,078	\$1,923	8%	\$2,032	2%
AVERAGE PPSF	\$2,572	\$2,383	8%	\$2,723	-6%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$852K	\$798K	7%	\$890K	-4%
1 BEDROOM	\$1.492M	\$1.240M	20%	\$1.349M	11%
2 BEDROOM	\$2.573M	\$2.400M	7%	\$2.585M	0%
3+ BEDROOM	\$5.925M	\$5.824M	2%	\$5.954M	0%



Neighborhoods

West Side

SALES	MEDIAN PRICE	AVERAGE PPSF	INVENTORY
613	\$1.445M	\$2,321	899
+4%	+9%	+2%	-12%

Midtown

SALES	MEDIAN PRICE	AVERAGE PPSF	INVENTORY
458	\$999K	\$1,840	1,253
+15%	0%	+31%	+2%

Downtown

SALES	MEDIAN PRICE	AVERAGE PPSF	INVENTORY
719	\$1.550M	\$2,107	1,655
-10%	+4%	-1%	-2%

Upper Manhattan

SALES	MEDIAN PRICE	AVERAGE PPSF	INVENTORY
214	\$645K	\$910	621
+5%	-1%	-5%	+4%

East Side

SALES	MEDIAN PRICE	AVERAGE PPSF	INVENTORY
629	\$1.360M	\$1,924	1,292
+1%	+14%	+7%	-2%

Financial District & Battery Park City

SALES	MEDIAN PRICE	AVERAGE PPSF	INVENTORY
125	\$1.300M	\$1,427	371
+12%	+31%	+3%	+1%

301 East 61st Street | \$6,495,000 | Web# 23699886

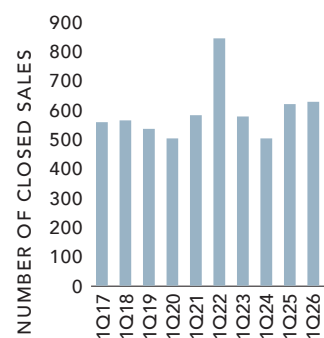
East Side

Sales

629

+1% YEAR OVER YEAR
-3% QUARTER OVER QUARTER

CLOSED SALES

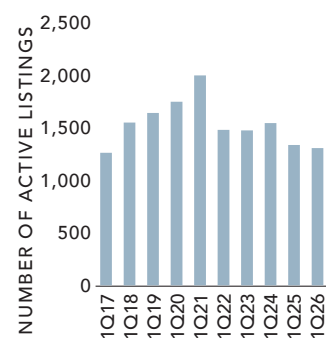


Inventory

1,292

-2% YEAR OVER YEAR
-2% QUARTER OVER QUARTER

ACTIVE LISTINGS

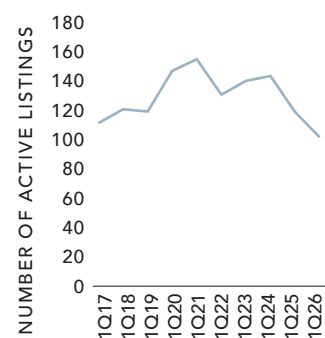


Days on Market

101

-15% YEAR OVER YEAR
-6% QUARTER OVER QUARTER

DAYS ON MARKET

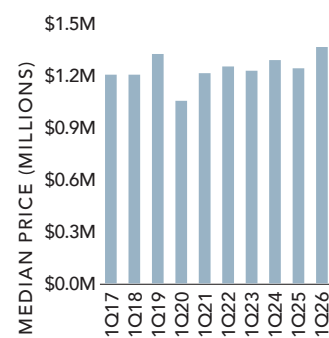


Median Price

\$1.36M

+14% YEAR OVER YEAR
+1% QUARTER OVER QUARTER

MEDIAN PRICE



Average PPSF

\$1,924

+7% YEAR OVER YEAR
+30% QUARTER OVER QUARTER

AVERAGE PPSF



East Side Prices by Property Type

 CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

1Q26 1Q25

\$1.200M  **\$950K**

MEDIAN PRICE

\$2.000M  **\$2.184M**

AVERAGE PRICE

\$1,000  **\$948**

MEDIAN PPSF

\$1,455  **\$1,597**

AVERAGE PPSF

RESALE CONDO

1Q26 1Q25

\$1.500M  **\$1.655M**

\$1.932M  **\$2.297M**

\$1,387  **\$1,399**

\$1,609  **\$1,599**

NEW DEVELOPMENT

1Q26 1Q25

\$5.500M  **\$3.050M**

\$8.800M  **\$5.463M**

\$2,469  **\$1,998**

\$3,319  **\$2,800**

East Side Median Price by Bedroom

 CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

1Q26

STUDIO	\$390K	
1 BEDROOM	\$611K	
2 BEDROOM	\$1.438M	
3+ BEDROOM	\$3.023M	

1Q25

STUDIO	\$378K
1 BEDROOM	\$659K
2 BEDROOM	\$1.268M
3+ BEDROOM	\$2.750M

RESALE CONDO

1Q26

STUDIO	\$560K	
1 BEDROOM	\$895K	
2 BEDROOM	\$1.848M	
3+ BEDROOM	\$2.660M	

1Q25

STUDIO	\$553K
1 BEDROOM	\$870K
2 BEDROOM	\$1.925M
3+ BEDROOM	\$3.125M

NEW DEVELOPMENT

1Q26

STUDIO	N/A	
1 BEDROOM	\$1.715M	
2 BEDROOM	\$4.100M	
3+ BEDROOM	\$6.000M	

1Q25

STUDIO	\$1.003M
1 BEDROOM	\$1.657M
2 BEDROOM	\$2.575M
3+ BEDROOM	\$4.575M

350 West 42nd Street | \$2,300,000 | Web# 23692227

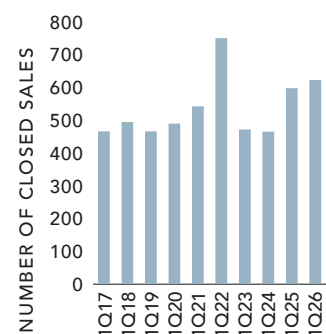
West Side

Sales

613

+4% YEAR OVER YEAR
+11% QUARTER OVER QUARTER

CLOSED SALES

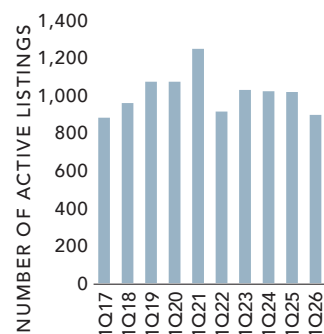


Inventory

899

-12% YEAR OVER YEAR
-10% QUARTER OVER QUARTER

ACTIVE LISTINGS

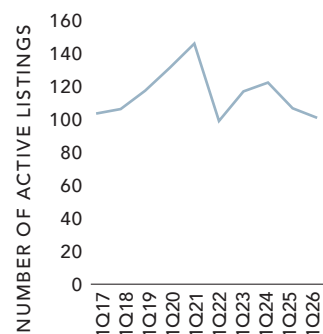


Days on Market

101

-6% YEAR OVER YEAR
-3% QUARTER OVER QUARTER

DAYS ON MARKET

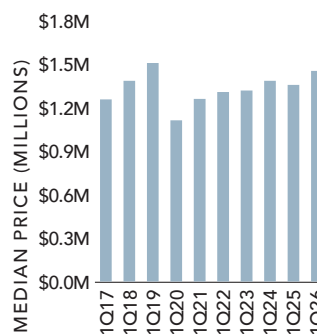


Median Price

\$1.44M

+9% YEAR OVER YEAR
+17% QUARTER OVER QUARTER

MEDIAN PRICE

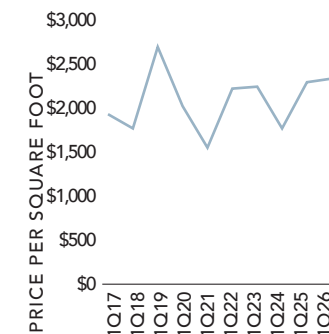


Average PPSF

\$2,321

+2% YEAR OVER YEAR
+22% QUARTER OVER QUARTER

AVERAGE PPSF



West Side Prices by Property Type

 CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

1Q26 1Q25

\$1.007M  **\$950K**

MEDIAN PRICE

\$1.532M  **\$1.461M**

AVERAGE PRICE

\$1,062  **\$1,108**

MEDIAN PPSF

\$1,307  **\$1,383**

AVERAGE PPSF

RESALE CONDO

1Q26 1Q25

\$1.875M  **\$1.775M**

\$3.656M  **\$3.476M**

\$1,488  **\$1,517**

\$2,354  **\$2,476**

NEW DEVELOPMENT

1Q26 1Q25

\$3.350M  **\$3.450M**

\$5.252M  **\$4.542M**

\$1,980  **\$1,959**

\$2,746  **\$2,545**

West Side Median Price by Bedroom

 CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

1Q26

STUDIO	\$450K	
1 BEDROOM	\$675K	
2 BEDROOM	\$1.428M	
3+ BEDROOM	\$2.525M	

1Q25

STUDIO	\$483K
1 BEDROOM	\$708K
2 BEDROOM	\$1.300M
3+ BEDROOM	\$2.363M

RESALE CONDO

1Q26

STUDIO	\$650K	
1 BEDROOM	\$982K	
2 BEDROOM	\$1.905M	
3+ BEDROOM	\$4.650M	

1Q25

STUDIO	\$576K
1 BEDROOM	\$1.015M
2 BEDROOM	\$1.798M
3+ BEDROOM	\$3.700M

NEW DEVELOPMENT

1Q26

STUDIO	\$820K	
1 BEDROOM	\$999K	
2 BEDROOM	\$2.550M	
3+ BEDROOM	\$7.212M	

1Q25

STUDIO	\$775K
1 BEDROOM	\$1.171M
2 BEDROOM	\$2.725M
3+ BEDROOM	\$6.468M

20 West 53rd Street | \$15,250,000 | Web# 23701257

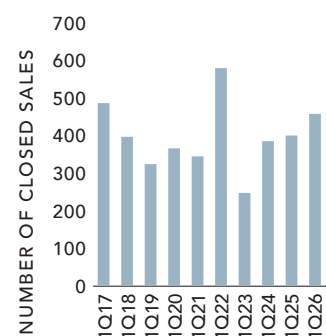
Midtown

Sales

458

+15% YEAR OVER YEAR
0% QUARTER OVER QUARTER

CLOSED SALES

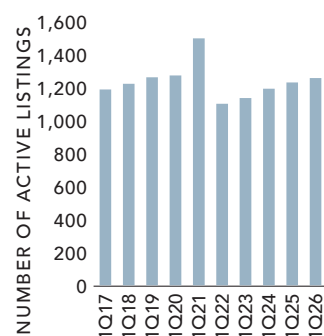


Inventory

1,253

+2% YEAR OVER YEAR
+2% QUARTER OVER QUARTER

ACTIVE LISTINGS

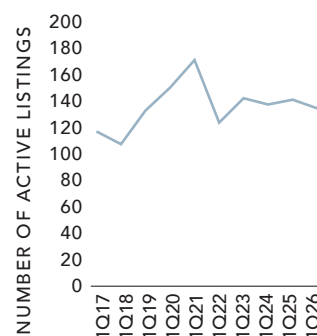


Days on Market

133

-5% YEAR OVER YEAR
+18% QUARTER OVER QUARTER

DAYS ON MARKET

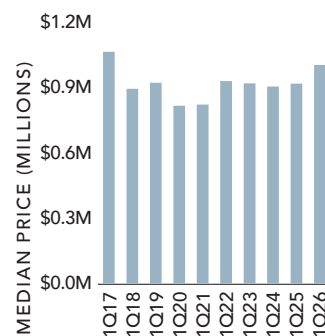


Median Price

\$999K

0% YEAR OVER YEAR
+10% QUARTER OVER QUARTER

MEDIAN PRICE

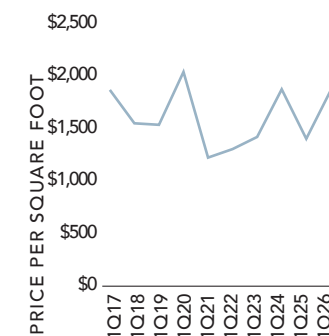


Average PPSF

\$1,840

+31% YEAR OVER YEAR
+38% QUARTER OVER QUARTER

AVERAGE PPSF



Midtown Prices by Property Type

 CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

1Q26
\$663K
MEDIAN PRICE

1Q25
\$634K

+4%

\$789K
AVERAGE PRICE

\$826K

-4%

\$863
MEDIAN PPSF

\$806

+7%

\$878
AVERAGE PPSF

\$815

+8%

RESALE CONDO

1Q26
\$1.250M
MEDIAN PRICE

1Q25
\$1.225M

+2%

\$2.191M
AVERAGE PRICE

\$1.620M

+35%

\$1,250
MEDIAN PPSF

\$1,285

-3%

\$1,829
AVERAGE PPSF

\$1,468

+25%

NEW DEVELOPMENT

1Q26
\$2.075M
MEDIAN PRICE

1Q25
\$1.592M

+30%

\$2.941M
AVERAGE PRICE

\$2.048M

+44%

\$2,324
MEDIAN PPSF

\$1,798

+29%

\$2,484
AVERAGE PPSF

\$1,873

+33%

Midtown Median Price by Bedroom

 CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

1Q26

STUDIO	\$382K	+6%
1 BEDROOM	\$660K	+6%
2 BEDROOM	\$1.050M	-3%
3+ BEDROOM	\$1.500M	-20%

1Q25

STUDIO	\$360K
1 BEDROOM	\$625K
2 BEDROOM	\$1.078M
3+ BEDROOM	\$1.881M

RESALE CONDO

1Q26

STUDIO	\$530K	-11%
1 BEDROOM	\$920K	-10%
2 BEDROOM	\$1.653M	+4%
3+ BEDROOM	\$2.300M	-41%

1Q25

STUDIO	\$598K
1 BEDROOM	\$1.025M
2 BEDROOM	\$1.583M
3+ BEDROOM	\$3.893M

NEW DEVELOPMENT

1Q26

STUDIO	\$1.020M	+11%
1 BEDROOM	\$1.865M	+48%
2 BEDROOM	\$2.769M	+31%
3+ BEDROOM	\$3.748M	+39%

1Q25

STUDIO	\$922K
1 BEDROOM	\$1.258M
2 BEDROOM	\$2.120M
3+ BEDROOM	\$2.688M

428 West 19th Street | \$5,450,000 | Web# 23176013

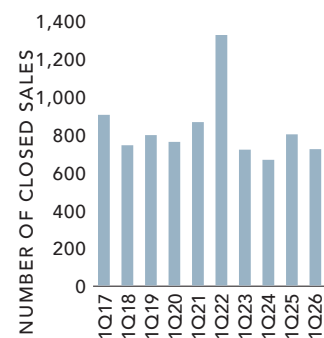
Downtown

Sales

719

-10% YEAR OVER YEAR
-7% QUARTER OVER QUARTER

CLOSED SALES

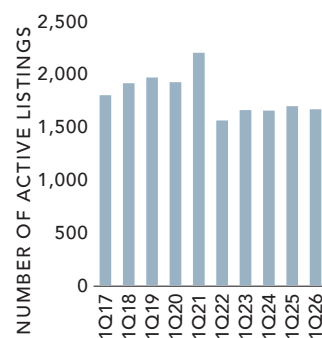


Inventory

1,655

-2% YEAR OVER YEAR
-1% QUARTER OVER QUARTER

ACTIVE LISTINGS

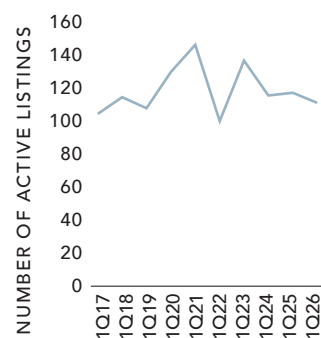


Days on Market

110

-6% YEAR OVER YEAR
+5% QUARTER OVER QUARTER

DAYS ON MARKET

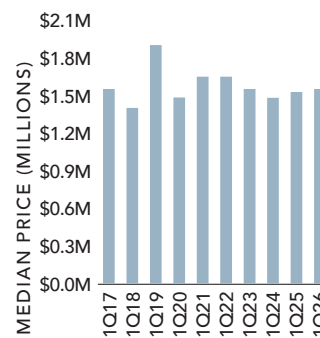


Median Price

\$1.55M

+4% YEAR OVER YEAR
0% QUARTER OVER QUARTER

MEDIAN PRICE

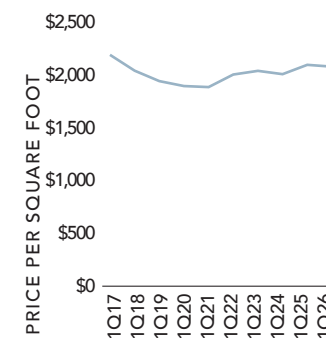


Average PPSF

\$2,107

-1% YEAR OVER YEAR
+31% QUARTER OVER QUARTER

AVERAGE PPSF



Downtown Prices by Property Type % CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

1Q26
\$935K +3% 1Q25
\$907K
MEDIAN PRICE

\$1.407M +7% 1Q25
\$1.316M
AVERAGE PRICE

\$1,201 +4% 1Q25
\$1,151
MEDIAN PPSF

\$1,348 -1% 1Q25
\$1,368
AVERAGE PPSF

RESALE CONDO

1Q26
\$2.703M +23% 1Q25
\$2.200M

\$3.876M +19% 1Q25
\$3.259M

\$1,775 +5% 1Q25
\$1,694

\$2,298 +8% 1Q25
\$2,125

NEW DEVELOPMENT

1Q26
\$3.011M -9% 1Q25
\$3.303M

\$3.644M -18% 1Q25
\$4.441M

\$2,203 0% 1Q25
\$2,197

\$2,394 -7% 1Q25
\$2,571

Downtown Median Price by Bedroom % CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

1Q26
STUDIO \$520K -1%
1 BEDROOM \$850K +6%
2 BEDROOM \$1.766M +6%
3+ BEDROOM \$3.350M +18%

1Q25
STUDIO \$523K
1 BEDROOM \$800K
2 BEDROOM \$1.669M
3+ BEDROOM \$2.850M

RESALE CONDO

1Q26
STUDIO \$793K 0%
1 BEDROOM \$1.310M +1%
2 BEDROOM \$2.618M +7%
3+ BEDROOM \$5.225M +11%

1Q25
STUDIO \$795K
1 BEDROOM \$1.300M
2 BEDROOM \$2.438M
3+ BEDROOM \$4.725M

NEW DEVELOPMENT

1Q26
STUDIO \$897K +3%
1 BEDROOM \$1.509M +3%
2 BEDROOM \$3.275M 0%
3+ BEDROOM \$5.625M -3%

1Q25
STUDIO \$875K
1 BEDROOM \$1.460M
2 BEDROOM \$3.259M
3+ BEDROOM \$5.824M

10 West Street | \$2,785,000 | Web# 23737525

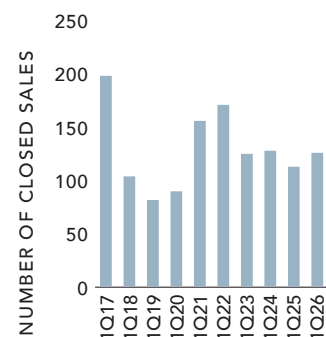
Financial District & Battery Park City

Sales

125

+12% YEAR OVER YEAR
-17% QUARTER OVER QUARTER

CLOSED SALES

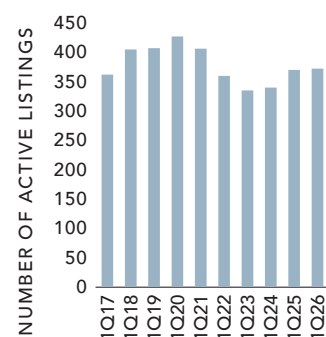


Inventory

371

+1% YEAR OVER YEAR
+8% QUARTER OVER QUARTER

ACTIVE LISTINGS

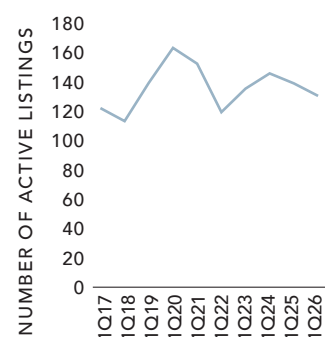


Days on Market

129

-6% YEAR OVER YEAR
+7% QUARTER OVER QUARTER

DAYS ON MARKET

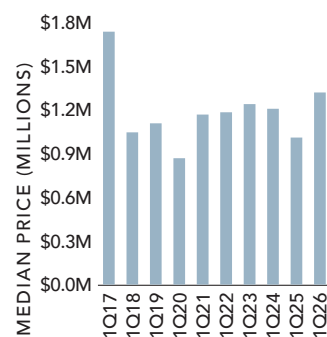


Median Price

\$1.30M

+31% YEAR OVER YEAR
+7% QUARTER OVER QUARTER

MEDIAN PRICE

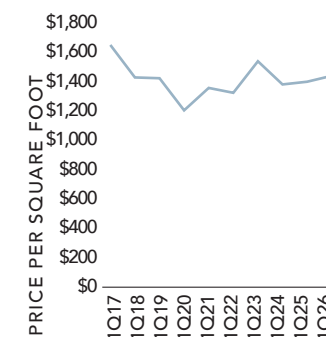


Average PPSF

\$1,427

+3% YEAR OVER YEAR
-1% QUARTER OVER QUARTER

AVERAGE PPSF



Financial District & Battery Park City Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

1Q26
\$600K

-50%

1Q25
\$1.208M

MEDIAN PRICE

\$698K

-51%

\$1.419M

AVERAGE PRICE

\$869

-21%

\$1,099

MEDIAN PPSF

\$926

-9%

\$1,017

AVERAGE PPSF

RESALE CONDO

1Q26
\$880K

-7%

1Q25
\$943K

\$1.366M

+12%

\$1.215M

\$1,076

+1%

\$1,067

\$1,247

+1%

\$1,241

NEW DEVELOPMENT

1Q26
\$1.775M

+18%

1Q25
\$1.504M

\$2.185M

+7%

\$2.039M

\$1,705

+16%

\$1,470

\$1,777

+7%

\$1,658

Financial District & Battery Park City Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

1Q26		
STUDIO	\$550K	+12%
1 BEDROOM	\$628K	-15%
2 BEDROOM	\$1.175M	+29%
3+ BEDROOM	N/A	N/A

1Q25		
STUDIO	\$492K	
1 BEDROOM	\$743K	
2 BEDROOM	\$912K	
3+ BEDROOM	\$2.165M	

RESALE CONDO

1Q26		
STUDIO	\$595K	-1%
1 BEDROOM	\$763K	-10%
2 BEDROOM	\$1.550M	-3%
3+ BEDROOM	\$2.663M	+3%

1Q25		
STUDIO	\$6403K	
1 BEDROOM	\$852K	
2 BEDROOM	\$1.590M	
3+ BEDROOM	\$2.575M	

NEW DEVELOPMENT

1Q26		
STUDIO	\$1.093M	+33%
1 BEDROOM	\$1.445M	+41%
2 BEDROOM	\$2.295M	+16%
3+ BEDROOM	\$3.350M	-14%

1Q25		
STUDIO	\$820K	
1 BEDROOM	\$1.025M	
2 BEDROOM	\$1.986M	
3+ BEDROOM	\$3.917M	



1200 Fifth Avenue | \$6,500,000 | Web# 23749264

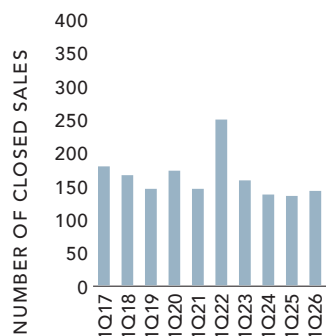
Upper Manhattan

Sales

214

+5% YEAR OVER YEAR
-7% QUARTER OVER QUARTER

CLOSED SALES

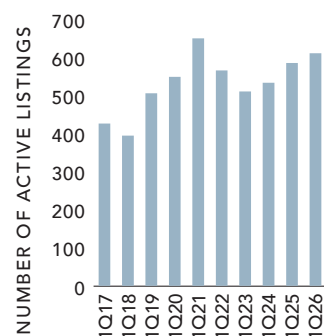


Inventory

621

+4% YEAR OVER YEAR
+12% QUARTER OVER QUARTER

ACTIVE LISTINGS

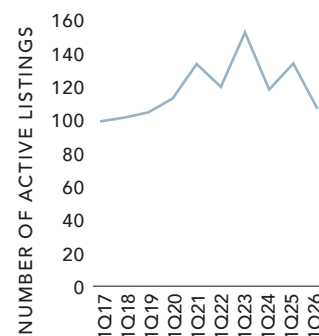


Days on Market

107

-20% YEAR OVER YEAR
-10% QUARTER OVER QUARTER

DAYS ON MARKET

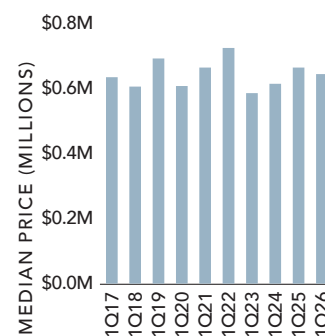


Median Price

\$645K

-1% YEAR OVER YEAR
+6% QUARTER OVER QUARTER

MEDIAN PRICE

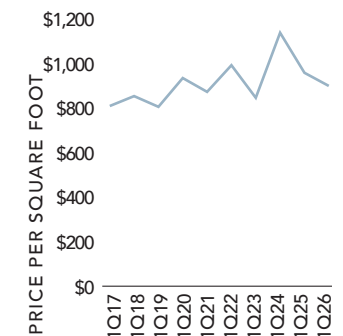


Average PPSF

\$910

-5% YEAR OVER YEAR
+12% QUARTER OVER QUARTER

AVERAGE PPSF



Upper Manhattan Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

1Q26
\$545K
MEDIAN PRICE

-8%

1Q25
\$595K

\$649K
AVERAGE PRICE

+2%

\$636K

\$602
MEDIAN PPSF

-7%

\$648

\$667
AVERAGE PPSF

+1%

\$660

RESALE CONDO

1Q26
\$730K

-11%

1Q25
\$821K

\$888K

-4%

\$928K

\$830

0%

\$833

\$888

+2%

\$871

NEW DEVELOPMENTS

1Q26
\$969K

-19%

1Q25
\$1.189M

\$1.200M

-20%

\$1.497M

\$1,148

-4%

\$1,201

\$1,282

-11%

\$1,434

Upper Manhattan Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

1Q26		
STUDIO	\$250K	-2%
1 BEDROOM	\$420K	+8%
2 BEDROOM	\$580K	-6%
3+ BEDROOM	\$1.048M	+29%

1Q25	
STUDIO	\$256K
1 BEDROOM	\$390K
2 BEDROOM	\$620K
3+ BEDROOM	\$815K

RESALE CONDO

1Q26		
STUDIO	\$339K	+6%
1 BEDROOM	\$500K	-19%
2 BEDROOM	\$831K	+14%
3+ BEDROOM	\$1.295M	+17%

1Q25	
STUDIO	\$450K
1 BEDROOM	\$500K
2 BEDROOM	\$848K
3+ BEDROOM	\$1.495M

NEW DEVELOPMENT

1Q26		
STUDIO	\$564K	-10%
1 BEDROOM	\$591K	-7%
2 BEDROOM	\$1.190M	-26%
3+ BEDROOM	\$2.820M	-2%

1Q25	
STUDIO	\$625K
1 BEDROOM	\$634K
2 BEDROOM	\$1.598M
3+ BEDROOM	\$2.877M

The Corcoran Report was Manhattan’s very first market study of residential sale trends. For over 40 years, we have pioneered making this information available to you and your customers in a straightforward and easy-to-understand way.

METRICS

PREVIOUS QUARTER statistics for sales and prices are revised in the subsequent report once data are available for the full quarter period.

CLOSED AND CONTRACTS SIGNED figures for the current quarter are based on reported transactions at the time the report is prepared and projected through the end of the quarter taking into account typical seasonality.

DAYS ON MARKET averages how long a unit takes to sell and is calculated from subtracting list date from enter contract date. Units on the market longer than three years and shorter than one day are considered outliers and removed from the data to prevent significant skewing. New developments are excluded because many available, unsold units are held off the market for long periods of time.

AVERAGE PRICE PER SQUARE FOOT is the average price divided by the average square footage. In prior Corcoran Reports this was calculated as an average of all prices per square foot, which gives a number less skewed by high price sales and more similar to a median price per square foot. The two metrics are now separated to give more insight to market dynamics.

FOR MORE INFORMATION

Research and Data Requests: Research@corcoran.com
Press Inquiries: PR@corcoran.com

MEDIAN PRICE AND PRICE PER SQUARE FOOT are the middle or midpoint price where half of sales fall below and half fall above this number.

INVENTORY is a count of all currently listed units and is measured two weeks before the end of the quarter. It does not include unlisted yet unsold units in new developments (“shadow” inventory).

SOURCE

Figures in this report are based on publicly reported closed sales information via the Automated City Register Information System (ACRIS) and the REBNY Listing System (RLS).

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THE FOLLOWING MEMBERS OF THE CORCORAN GROUP MADE SIGNIFICANT CONTRIBUTIONS TO THIS REPORT:

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