

The Corcoran Report

3Q | 2026 | MANHATTAN

corcoran



Overview

Closed Sales

3,625

+9% YEAR OVER YEAR
+14% QUARTER OVER QUARTER

After last quarter's five-year high for signed contracts, closings rose 9% annually, the best third quarter since 2022.

Days on Market

90

-13% YEAR OVER YEAR
-19% QUARTER OVER QUARTER

Marketing times continued to decline, falling two weeks (13%) annually to a four-year low.

Median Price

\$1.250M

+4% YEAR OVER YEAR
-3% QUARTER OVER QUARTER

Median price rose 4% annually to the highest third-quarter figure on record as activity shifted towards larger homes over \$3M.

Contracts Signed

2,532

-6% YEAR OVER YEAR
-28% QUARTER OVER QUARTER

Signed contracts fell for just the second time in ten quarters, down 6% annually. Tight supply, policy headwinds, and rising mortgage rates weighed on activity.

Inventory

6,354

-3% YEAR OVER YEAR
-12% QUARTER OVER QUARTER

Active listings reached their lowest third-quarter level since 2017 due to fewer new listings and limited development launches.

Average PPSF

\$1,751

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

Average price per square foot has now risen annually for two consecutive years, up 2% to \$1,751.

Third Quarter 2026 was a surprising summer for the Manhattan market. Even with mortgage rates at their highest level since early 2025 and the new pied-à-terre tax, the number and dollar volume of closings hit a four-year high, prices rose for a seventh consecutive quarter, and homes sold at their fastest pace in four years. Inventory continued to dip, down another 3%. This was undoubtedly a factor driving weaker signed contract activity, which fell versus a year ago. Nevertheless, the quarter's broader performance keeps the Manhattan market on solid footing heading into the Fall.

Closings rose 9% year-over-year to 3,625 sales, the strongest third quarter since 2022, while dollar volume grew 10% to \$7.28B. The high end led the way, with closings over \$3M jumping 25% versus a 6% gain below \$3M. Contracts signed, however, told a more measured story, slipping 6% annually to 2,532 deals, making this the slowest third quarter since 2023. Nevertheless, buyers who did ink contracts did so swiftly, with marketing times falling for the ninth straight quarter to 90 days, the quickest since 2022.

Inventory has trended lower for essentially three years, falling for the eighth time in 12 quarters. Active listings declined 3% annually to 6,354 units, the lowest third quarter since 2017. Sellers pulled back alongside buyers, with new listings down 6% year-over-year, the third straight annual decline. New development and established residential locations remain the tightest, with sponsor listings falling 22% to a nearly 14-year low of 564 units and supply on the East Side, West Side, and Downtown dropping a combined 6% annually.

Marketwide price statistics continued to climb, with average price, median price, and average price per square foot rising year-over-year. This extended Manhattan's streak of annual gains to nearly two years for the first time in a decade. Tight supply and an ongoing shift toward higher-end sales drove the gains, with closings over \$3M claiming 19% of the market, tied for an all-time high. In turn, median price rose 4% to \$1.250M, the highest third quarter on record, while average price per square foot increased 2% to \$1,751.

Third Quarter 2026 reaffirmed strong fundamentals while revealing some caution in the market. Closings improved, prices climbed, and marketing times fell, yet contract activity moderated as higher borrowing costs and limited supply, particularly at new developments, gave buyers pause. The market remains healthy and is rewarding well-priced homes, fundamentals that should continue, despite the midterm elections and potential for higher mortgage rates and financial market volatility on the horizon.

Pamela Lieberman

President & CEO

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Sales

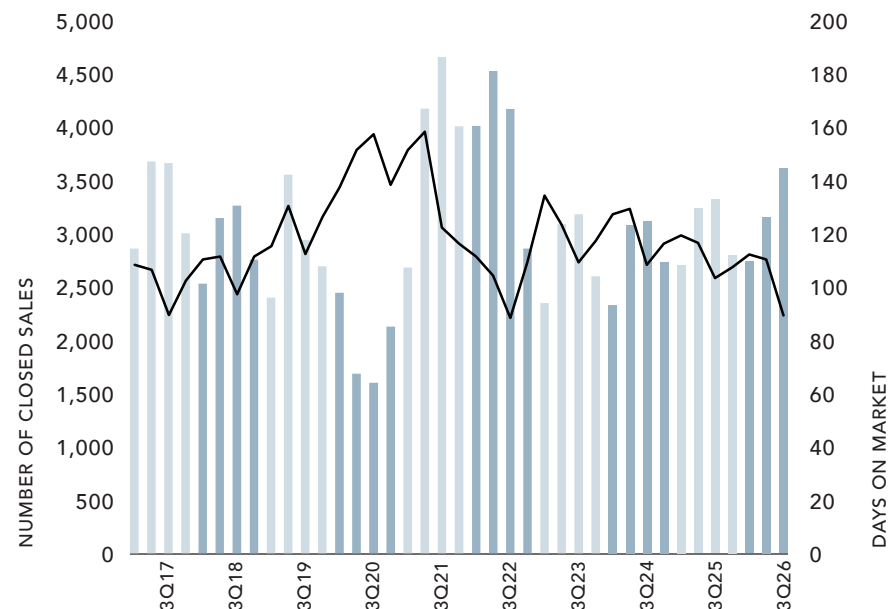
- Manhattan had 3,625 closings in Third Quarter 2026, up 9% year-over-year. It was the strongest third quarter since 2022 and 8% above the ten-year third-quarter average.
- Manhattan closings have increased year-over-year in seven of the past eight quarters.
- Dollar volume rose 10% annually to \$7.28B as both sales and prices increased. It was the first time since Third Quarter 2022 that Manhattan condo and co-op sales volume exceeded \$7B.
- Versus 2025, sales rose or held firm for all price ranges, with the strongest gains at the high end. Closings increased 6% under \$3M but 25% over \$3M, led by a 40% jump from \$3M to \$5M.
- Contracts signed, however, fell 6% annually to 2,532 deals, the slowest third quarter since 2023 and largest year-over-year percentage decline since that year.
- A confluence of factors weighed on contract activity in Third Quarter 2026, including rising mortgage rates, New York's new pied-à-terre tax, limited new listings, and low supply in prime neighborhoods.

	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
CLOSED SALES	3,625	3,340	9%	3,176	14%
SALES VOLUME	\$7.28B	\$6.61B	10%	\$6.92B	5%
CONTRACTS SIGNED	2,532	2,699	-6%	3,529	-28%
DAYS ON MARKET	90	104	-13%	111	-19%

- Marketing times fell year-over-year for the ninth consecutive quarter, declining about two weeks (13%) to 90 days on average, the fastest contracts were signed since Third Quarter 2022.

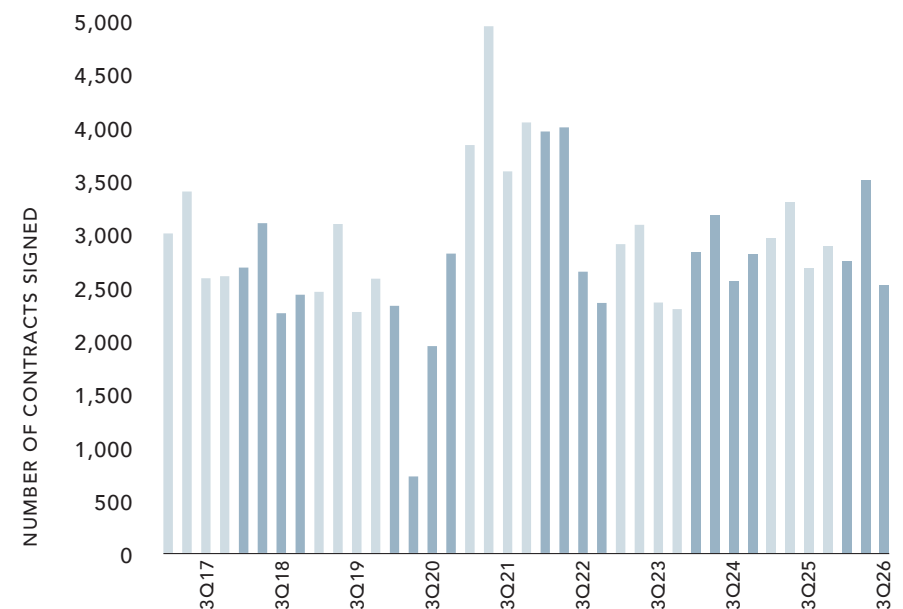
Closed Sales

■ CLOSED SALES — AVERAGE DAYS ON MARKET



Contracts Signed

■ CONTRACTS SIGNED



Resale Co-op Sales

	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	1,889	1,826	3%	1,695	11%
MARKET SHARE	52%	55%	-3%	53%	-1%
DAYS ON MARKET	88	97	-9%	107	-18%

Resale co-op sales rose 3% year-over-year to just under 1,900 closings, the best third quarter since 2022. Annual percentage gains were similar under and over \$1M, at 4% and 3%, respectively. Studio, one bedroom, and two bedroom closings increased versus last year, while sales of three+ bedrooms fell 12%, their first such decline in several years.

Resale Condo Sales

	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	1,266	1,101	15%	1,064	19%
MARKET SHARE	35%	33%	2%	34%	1%
DAYS ON MARKET	93	114	-19%	116	-20%

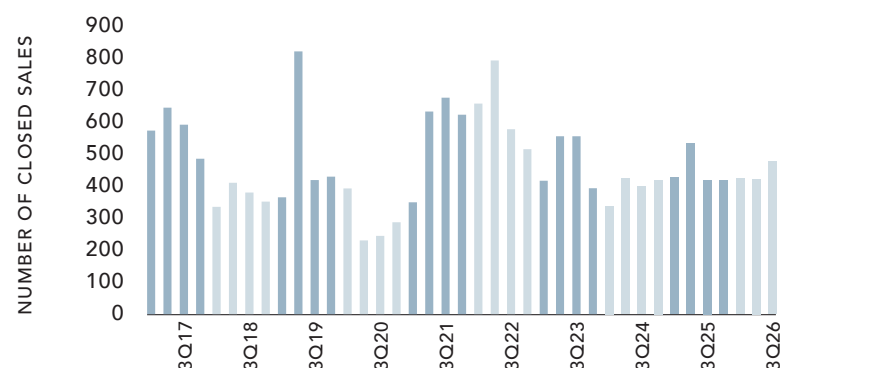
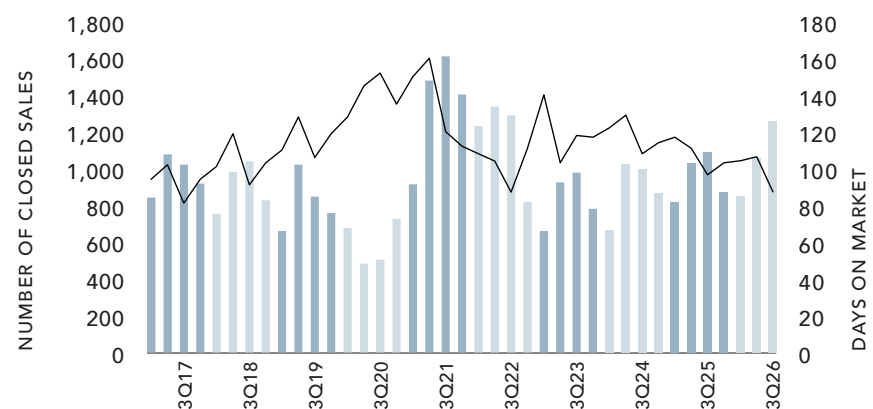
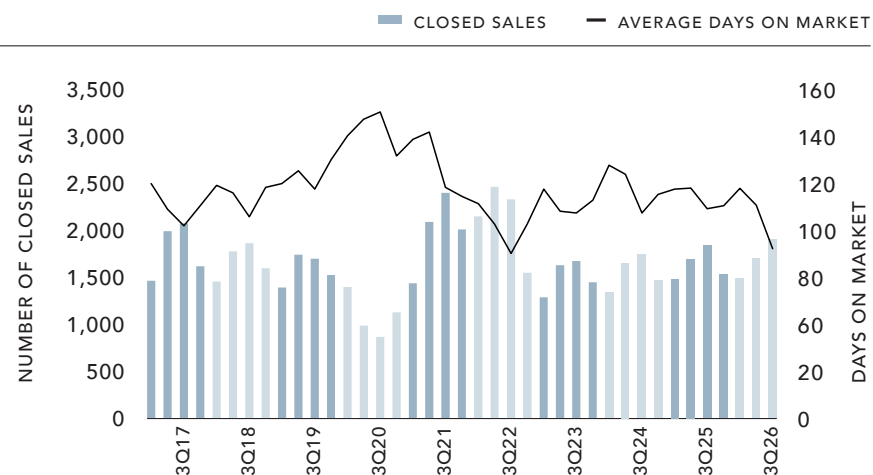
Resale condo sales jumped 15% annually to 1,266 closings, 20% above the ten-year third-quarter average. Sales increased 10% below \$3M and surged 36% above \$3M. Every submarket except the East Side posted year-over-year sales gains, led by a 23% increase Downtown.

New Development Sales

	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	470	413	14%	416	13%
MARKET SHARE	13%	12%	1%	13%	0%

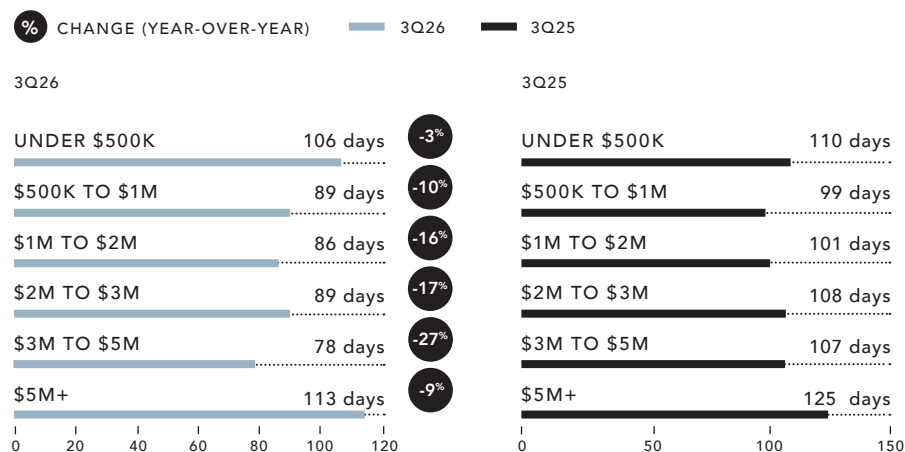
New development sales rose 14% year-over-year to 470 closings, their first annual increase in a year. Downtown and East Side sponsor sales nearly doubled, driven by closings at The Village West (525 Sixth Avenue), The Willow (201 East 23rd Street), and The Strathmore (400 East 84th Street). By contrast, on the West Side and in the Financial District & Battery Park City sponsor sales fell significantly as the pipeline of contracts from prior quarters awaiting closing was thinner than a year earlier.

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.



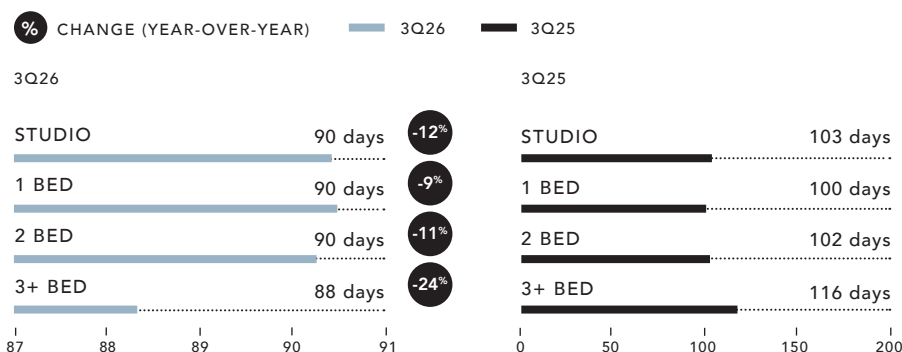
Sales

Days on Market by Price Range



Marketing times declined year-over-year across all six price categories, with five seeing drops of at least ten days. Time on market fell by four days below \$500K, 10 days from \$500K to \$1M, 15 days from \$1M to \$2M, 19 days from \$2M to \$3M, 29 days from \$3M to \$5M, and 12 days above \$5M. Residences from \$3M to \$5M sold fastest at 78 days, consistent with the surge in sales within that price range this quarter. Apartments over \$5M took the longest to sell at 113 days.

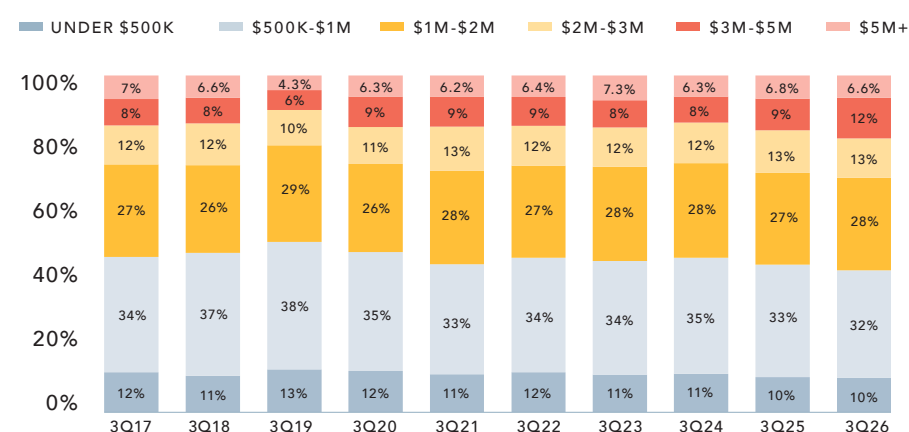
Days on Market by Bedroom Type



Days on market declined across all bedroom types, all of which averaged between 88 and 90 days. The largest reductions coincided with the steepest inventory declines, as studio, two bedroom, and three+ bedroom homes all saw marketing times fall by at least 11 days (over 10%) year-over-year. One bedroom marketing times also improved, declining by 10 days.

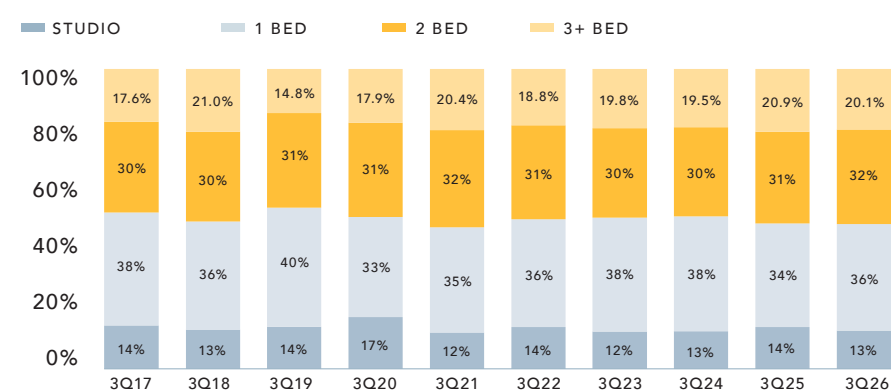
Due to rounding, percentages may not equal 100.

Market Share by Price Range



Excluding Second Quarter 2019, immediately before higher mansion taxes took effect, the share of sales below \$1M fell to its second-lowest level ever at 42%, while the portion above \$3M was tied for an all-time high of 19%. Market share between \$1M and \$3M was in line with recent third quarters.

Market Share by Bedroom Type

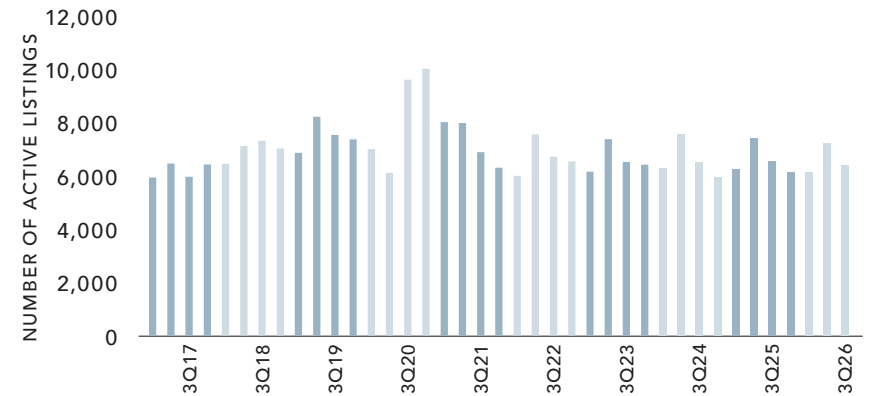


Market share by bedroom saw only minor annual shifts. One bedroom and two bedroom market share rose by 1% to 36% and 32% of sales, respectively. Studio share declined 1% to 13%, while three+ bedrooms at 20% accounted for a slightly lower share of the sales than last year.

Inventory

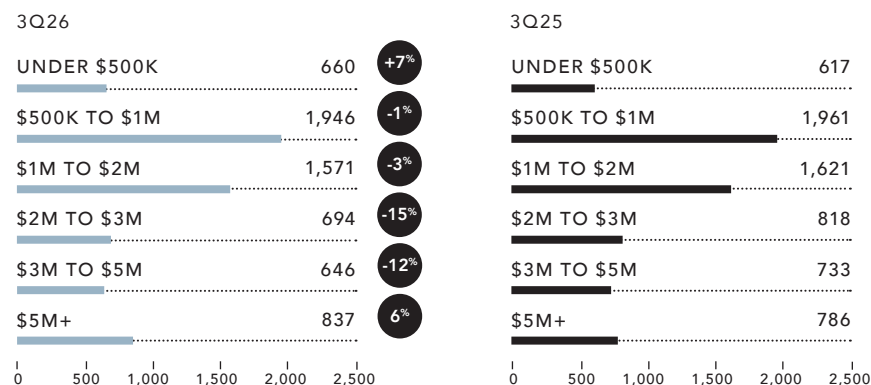
- Listed inventory, which includes private exclusives, fell 3% year-over-year to 6,354 active listings, the lowest of any third quarter since 2017 and 8% below the ten-year average for the end of third quarter.
- New listings also declined year-over-year for the third consecutive quarter, falling 6% to 3,469 residences as sellers pulled back alongside buyers.
- Annual changes in listed inventory varied by price. Listings from \$2M to \$5M fell 14%, reflecting robust sales at those price points, while listings from \$500K to \$2M declined 2%. Supply grew at the opposite ends of the market: up 7% under \$500K and 6% over \$5M.
- Year-over-year shifts in active listings varied by bedrooms. One bedroom inventory grew 6%, while studio, two bedroom, and three+ bedroom listings fell 2%, 9%, and 7%, respectively.
- As in Second Quarter 2026, listed inventory declined year-over-year on the East Side, West Side, and Downtown, while supply grew in Midtown, the Financial District & Battery Park City, and Upper Manhattan. The West Side saw the steepest decline at 10%.

	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
INVENTORY	6,354	6,536	-3%	7,182	-12%
NEW LISTINGS	3,469	3,704	-6%	5,201	-33%

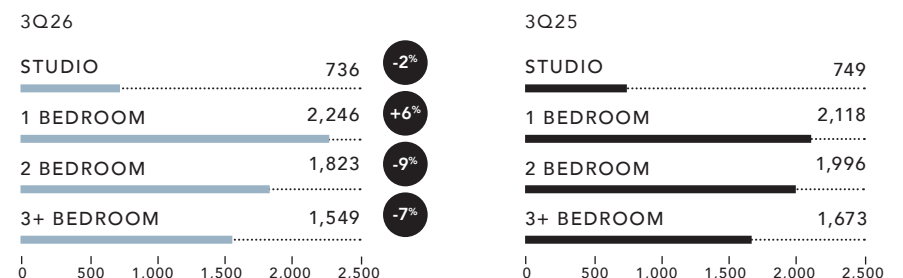


Breakdown of Active Listings % CHANGE (YEAR-OVER-YEAR) 3Q26 3Q25

BY PRICE RANGE



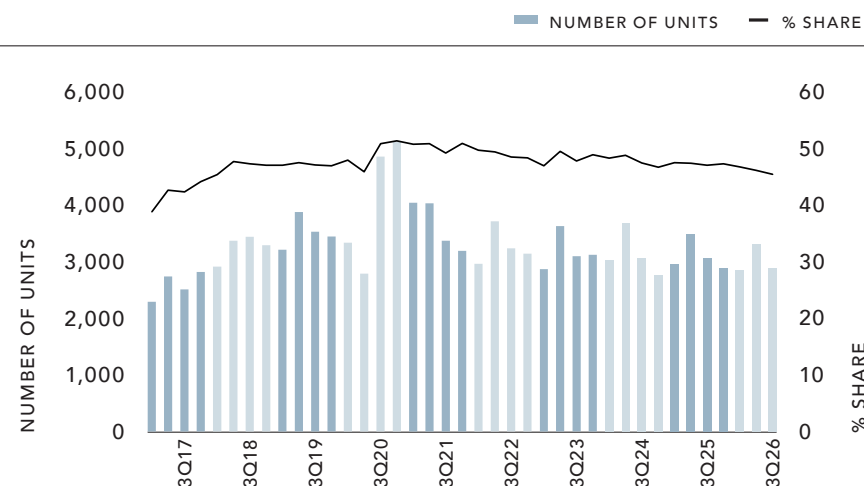
BY BEDROOM TYPE



Resale Co-op Inventory

	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
INVENTORY	2,893	3,080	-6%	3,319	-13%
MARKET SHARE	46%	47%	-1%	46%	-1%

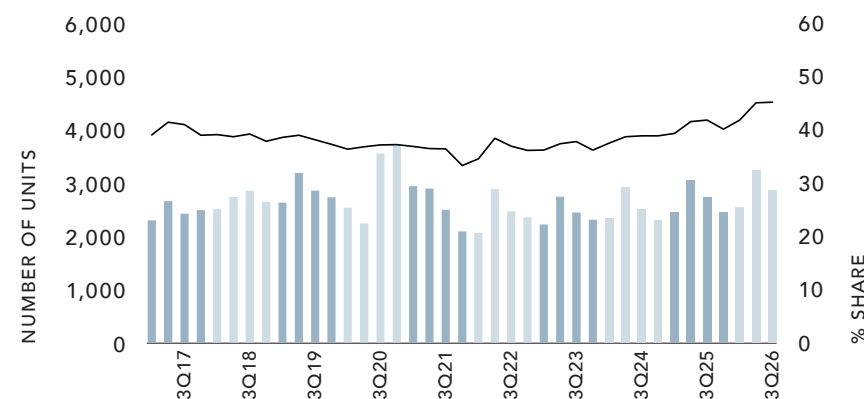
Resale co-op inventory fell 6% annually to 2,893 active listings, the third consecutive year-over-year decline and the lowest third-quarter level since 2017. Listings fell 4% below \$1M and 16% above \$1M. Active resale co-op inventory declined in every submarket except Upper Manhattan.



Resale Condo Inventory

	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
INVENTORY	2,875	2,726	5%	3,225	-11%
MARKET SHARE	45%	42%	4%	45%	1%

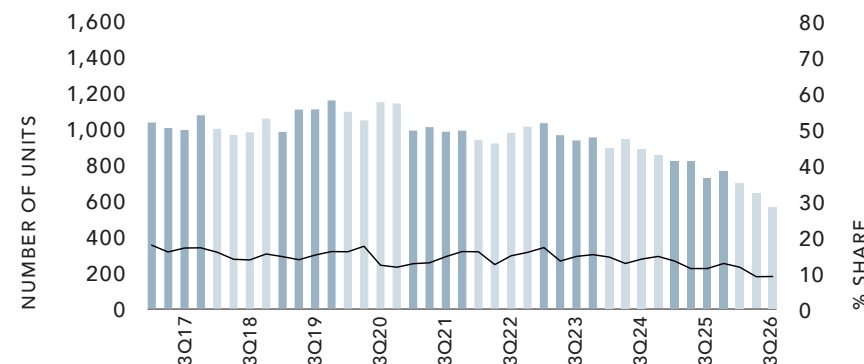
Resale condo inventory climbed for the seventh consecutive quarter, up 5% annually to 2,875 active listings, the highest third-quarter total since 2020. Listings rose 4% below \$3M and 8% above \$3M and in every submarket except Upper Manhattan, where it was unchanged.



New Development Inventory

	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
INVENTORY	564	726	-22%	638	-12%
MARKET SHARE	9%	11%	-2%	9%	0%
NEW UNIT LAUNCHES	286	274	4%	160	79%

New development inventory fell year-over-year for the 13th consecutive quarter. Active sponsor listings dropped 22% annually to 564 units, the lowest level since Fourth Quarter 2012 and 42% below the ten-year third-quarter average. Sponsor listings declined in every submarket except Midtown. Developments launching sales in Third Quarter 2026 totaled 286 units, up 4% annually and well above the 160 units launched last quarter, but not enough to offset contract activity.



Prices

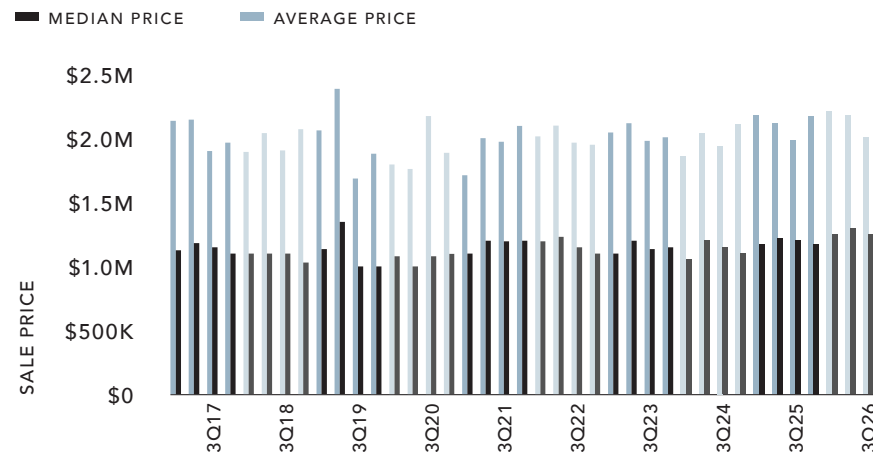
- Manhattan prices continued to climb in Third Quarter 2026, with all four marketwide price metrics rising year-over-year for a seventh consecutive quarter, the longest streak since 2016.
- Median price increased 4% year-over-year to \$1.250M, the highest third-quarter figure on record. A larger share of sales were new developments or resale condos, driving the gain.
- Average price rose 1% annually to \$2.009M. Three sales above \$40M, compared with none a year ago, accounted for most of the year-over-year increase.
- Average closed price per square foot increased 2% annually to \$1,751, supported by the larger share of resale condo and new development sales plus a notable increase in Downtown's market share.
- Price gains were concentrated among larger residences. Median price rose 7% for both two and three+ bedrooms, compared with a 2% increase for one-bedrooms and a 2% decline for studios.
- The highest priced closing of the quarter was the 113th floor at Central Park Tower (217 West 57th Street) for \$46,958,750 (\$6,638 PSF).
- Resale co-op price statistics were level with or lower than a year ago. Median price held flat at \$875K, whereas average price fell 4% to \$1.424M and average price per square foot declined 5% to \$1,182. The declines were driven by fewer sales at the very top of the market, with resale co-op closings over \$10M falling

	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$1.250M	\$1.200M	4%	\$1.295M	-3%
AVERAGE PRICE	\$2.009M	\$1.980M	1%	\$2.178M	-8%
MEDIAN PPSF	\$1,420	\$1,354	5%	\$1,398	2%
AVERAGE PPSF	\$1,751	\$1,711	2%	\$1,829	-4%

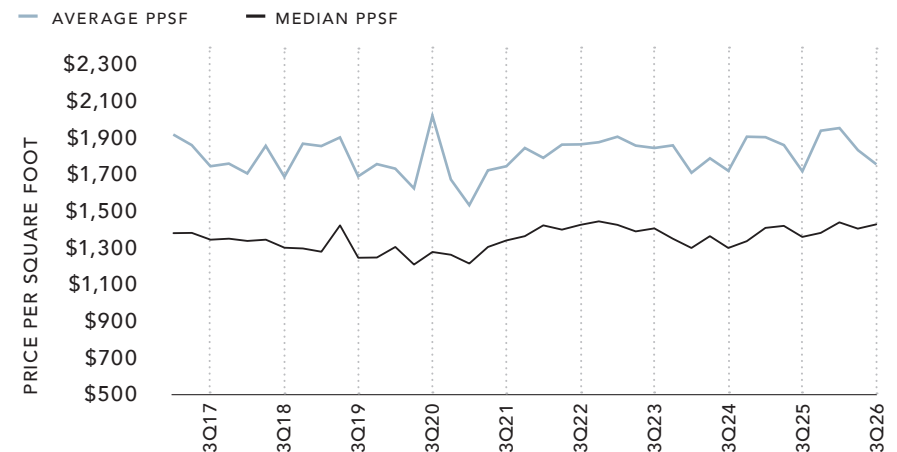
by more than 50% annually. Excluding sales over \$10M, marketwide resale co-op price statistics would have been essentially flat year-over-year.

- Resale condo price figures rose across the board compared to a year ago. Median price climbed 10% to an all-time high of \$1.650M alongside a record market share of closings over \$3M. Average price per square foot ticked up 1% to \$1,807, a record high for the third quarter.
- New development price metrics generally declined year-over-year, with median price falling 7% to \$2.048M and average price per square foot decreasing 2% to \$2,294. These moderations reflected a shift away from closings at new developments proximate to Central Park and toward lower and mid-rise projects in strong residential locations but without major views.

Median and Average Price

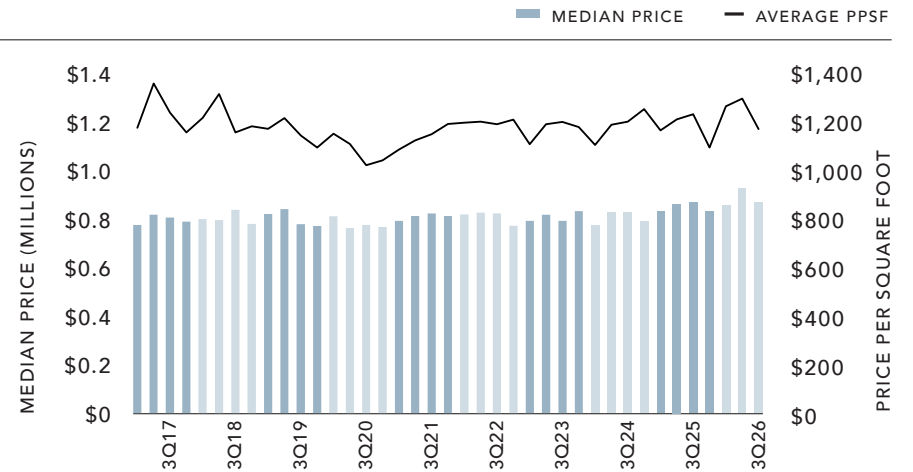


Price Per Square Foot



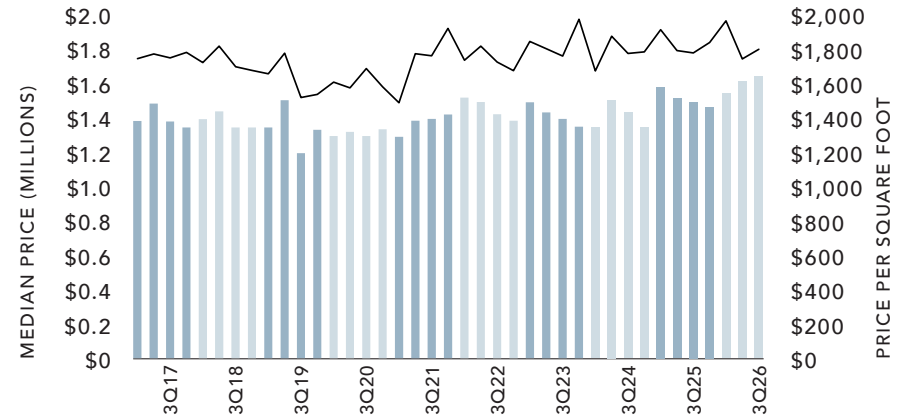
Resale Co-op Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$875K	\$875K	0%	\$935K	-6%
AVERAGE PRICE	\$1.424M	\$1.482M	-4%	\$1.536M	-7%
MEDIAN PPSF	\$989	\$1,000	-1%	\$1,027	-4%
AVERAGE PPSF	\$1,182	\$1,243	-5%	\$1,308	-10%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$460K	\$453K	2%	\$449K	2%
1 BEDROOM	\$695K	\$690K	1%	\$703K	-1%
2 BEDROOM	\$1.375M	\$1.293M	6%	\$1.361M	1%
3+ BEDROOM	\$2.900M	\$2.595M	12%	\$2.638M	10%



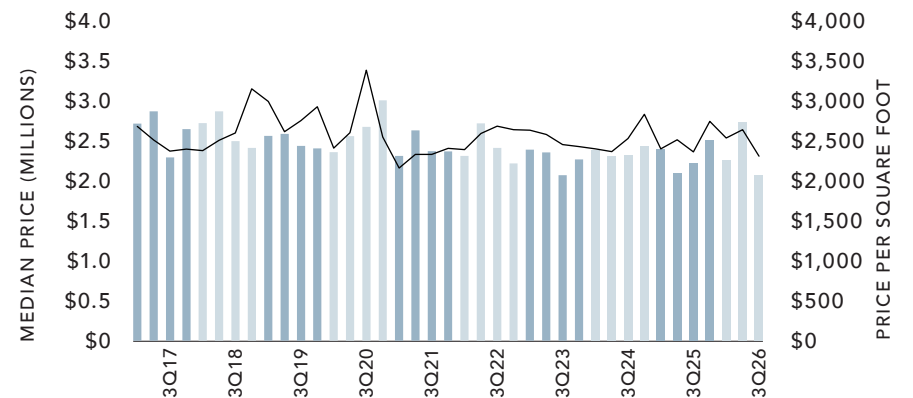
Resale Condo Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$1.650M	\$1.500M	10%	\$1.621M	2%
AVERAGE PRICE	\$2.440M	\$2.314M	5%	\$2.329M	5%
MEDIAN PPSF	\$1,468	\$1,428	3%	\$1,428	3%
AVERAGE PPSF	\$1,807	\$1,787	1%	\$1,751	3%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$644K	\$644K	0%	\$625K	3%
1 BEDROOM	\$990K	\$960K	3%	\$935K	6%
2 BEDROOM	\$1.950M	\$1.905M	2%	\$1.943M	0%
3+ BEDROOM	\$4.000M	\$4.125M	-3%	\$3.695M	8%



New Development Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$2.048M	\$2.200M	-7%	\$2.714M	-25%
AVERAGE PRICE	\$3.200M	\$3.295M	-3%	\$4.406M	-27%
MEDIAN PPSF	\$2,050	\$1,977	4%	\$2,078	-1%
AVERAGE PPSF	\$2,294	\$2,349	-2%	\$2,620	-12%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$777K	\$1.006M	-23%	\$820K	-5%
1 BEDROOM	\$1.455M	\$1.370M	6%	\$1.367M	6%
2 BEDROOM	\$2.572M	\$2.610M	-1%	\$2.566M	0%
3+ BEDROOM	\$4.849M	\$5.351M	-9%	\$6.158M	-21%



Neighborhoods

West Side

SALES	MEDIAN PRICE	AVERAGE PPSF	INVENTORY
662	\$1.320M	\$1,757	964
-3%	+2%	-6%	-10%

Midtown

SALES	MEDIAN PRICE	AVERAGE PPSF	INVENTORY
594	\$925K	\$1,511	1,336
+22%	+3%	+6%	+2%

Downtown

SALES	MEDIAN PRICE	AVERAGE PPSF	INVENTORY
1,146	\$1.700M	\$2,119	1,685
+21%	+17%	+8%	-5%

Upper Manhattan

SALES	MEDIAN PRICE	AVERAGE PPSF	INVENTORY
267	\$632K	\$858	643
+18%	-5%	-6%	+2%

East Side

SALES	MEDIAN PRICE	AVERAGE PPSF	INVENTORY
820	\$1.355M	\$1,581	1,321
-1%	+4%	-4%	-3%

Financial District & Battery Park City

SALES	MEDIAN PRICE	AVERAGE PPSF	INVENTORY
136	\$1.100M	\$1,522	405
-20%	-8%	+5%	+3%

420 East 75th Street | \$4,750,000 | Web# 23917298

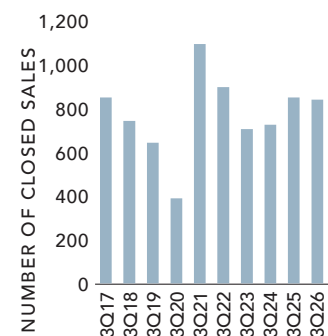
East Side

Sales

820

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

CLOSED SALES

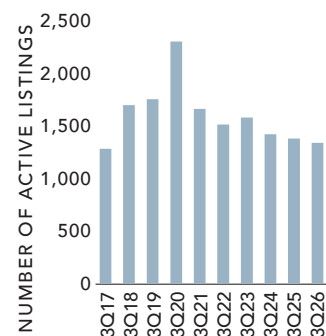


Inventory

1,321

-3% YEAR OVER YEAR
-11% QUARTER OVER QUARTER

ACTIVE LISTINGS

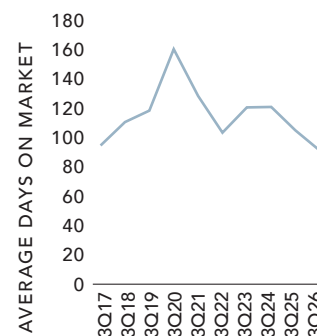


Days on Market

89

-14% YEAR OVER YEAR
-22% QUARTER OVER QUARTER

DAYS ON MARKET

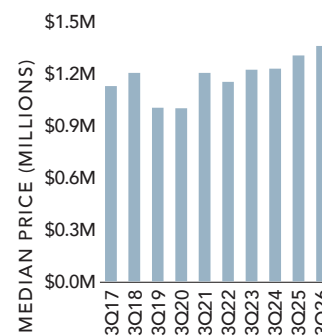


Median Price

\$1.36M

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

MEDIAN PRICE

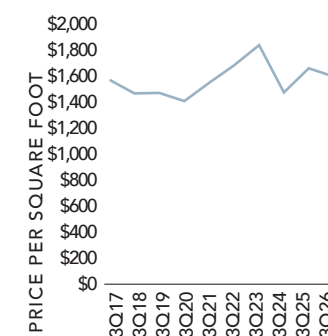


Average PPSF

\$1,581

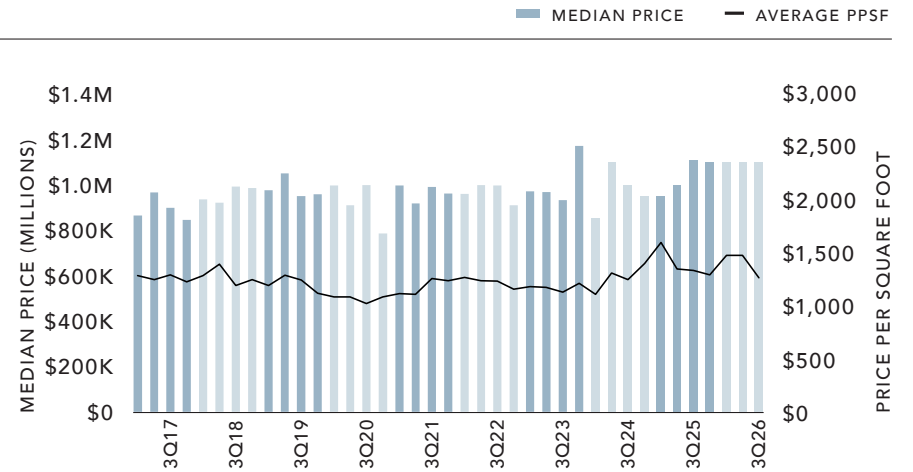
-4% YEAR OVER YEAR
-8% QUARTER OVER QUARTER

AVERAGE PPSF



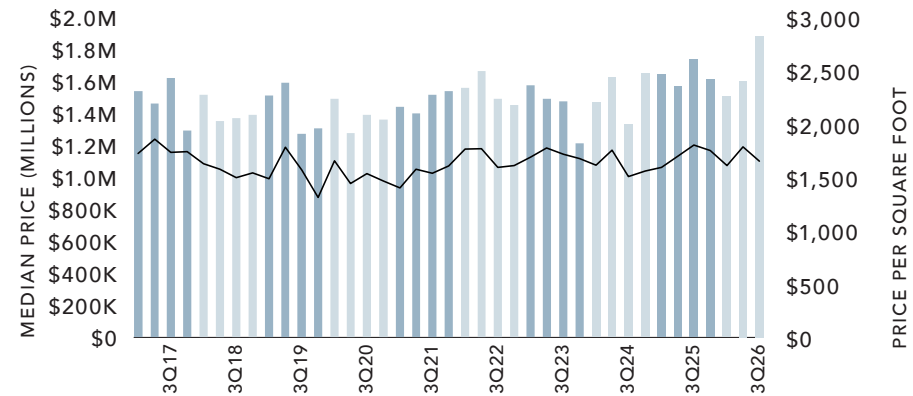
Resale Co-op Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$1.098M	\$1.109M	-1%	\$1.095M	0%
AVERAGE PRICE	\$1.875M	\$2.008M	-7%	\$2.014M	-7%
MEDIAN PPSF	\$994	\$978	2%	\$990	0%
AVERAGE PPSF	\$1,264	\$1,333	-5%	\$1,475	-14%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$425K	\$427K	0%	\$435K	-2%
1 BEDROOM	\$655K	\$625K	5%	\$669K	-2%
2 BEDROOM	\$1.475M	\$1.320M	12%	\$1.400M	5%
3+ BEDROOM	\$3.225M	\$2.850M	13%	\$3.093M	4%



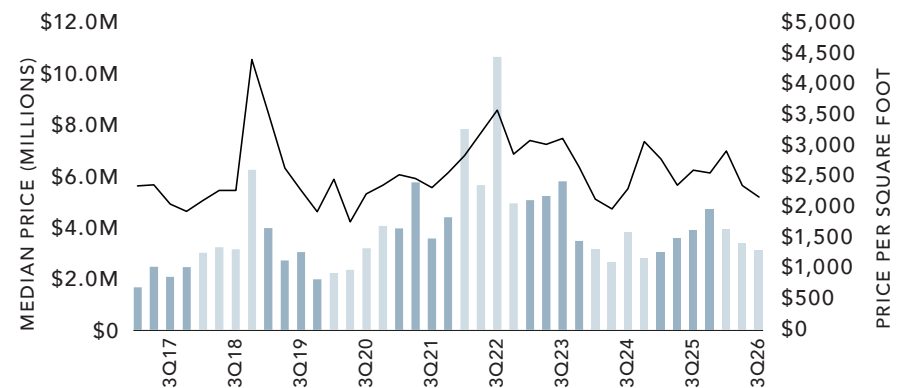
Resale Condo Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$1.895M	\$1.750M	8%	\$1.613M	18%
AVERAGE PRICE	\$2.247M	\$2.614M	-14%	\$2.374M	-5%
MEDIAN PPSF	\$1,441	\$1,446	0%	\$1,376	5%
AVERAGE PPSF	\$1,659	\$1,814	-9%	\$1,796	-8%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$590K	\$664K	-11%	\$595K	-1%
1 BEDROOM	\$930K	\$845K	10%	\$900K	3%
2 BEDROOM	\$1.995M	\$1.999M	0%	\$1.800M	11%
3+ BEDROOM	\$3.213M	\$3.600M	-11%	\$3.498M	-8%



New Development Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$3.140M	\$3.905M	-20%	\$3.422M	-8%
AVERAGE PRICE	\$3.786M	\$5.251M	-28%	\$4.253M	-11%
MEDIAN PPSF	\$1,802	\$2,323	-22%	\$1,982	-9%
AVERAGE PPSF	\$2,176	\$2,620	-17%	\$2,363	-8%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$793K	\$1.018M	-22%	\$972K	-18%
1 BEDROOM	\$1.085M	\$2.580M	-58%	\$1.063M	2%
2 BEDROOM	\$1.900M	\$3.489M	-46%	\$3.522M	-46%
3+ BEDROOM	\$5.869M	\$4.813M	22%	\$5.961M	-2%



272 West 107th Street | \$3,850,000 | Web# 24007073

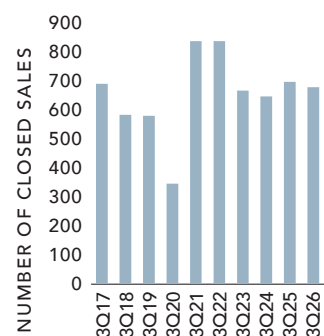
West Side

Sales

662

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

CLOSED SALES

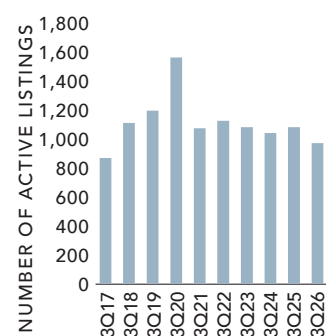


Inventory

964

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

ACTIVE LISTINGS



Days on Market

78

-18% YEAR OVER YEAR
-23% QUARTER OVER QUARTER

DAYS ON MARKET

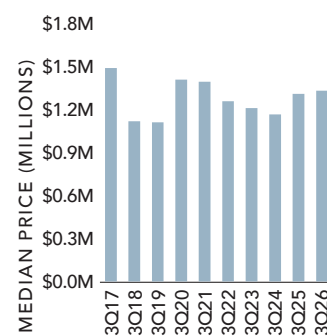


Median Price

\$1.32M

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

MEDIAN PRICE

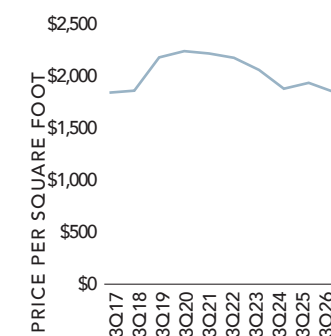


Average PPSF

\$1,757

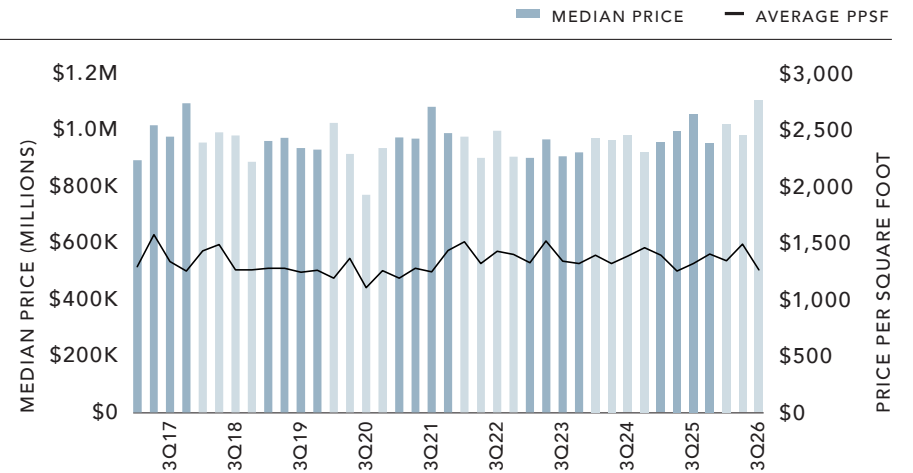
-6% YEAR OVER YEAR
-18% QUARTER OVER QUARTER

AVERAGE PPSF



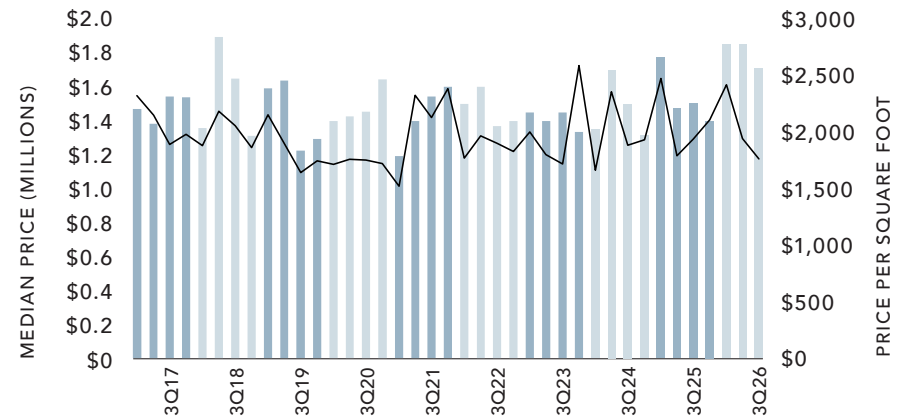
Resale Co-op Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$1.098M	\$1.050M	5%	\$975K	13%
AVERAGE PRICE	\$1.450M	\$1.466M	-1%	\$1.524M	-5%
MEDIAN PPSF	\$1,144	\$1,093	5%	\$1,171	-2%
AVERAGE PPSF	\$1,253	\$1,309	-4%	\$1,477	-15%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$489K	\$450K	9%	\$425K	15%
1 BEDROOM	\$750K	\$740K	1%	\$740K	1%
2 BEDROOM	\$1.498M	\$1.393M	8%	\$1.490M	1%
3+ BEDROOM	\$2.650M	\$2.595M	2%	\$2.685M	-1%



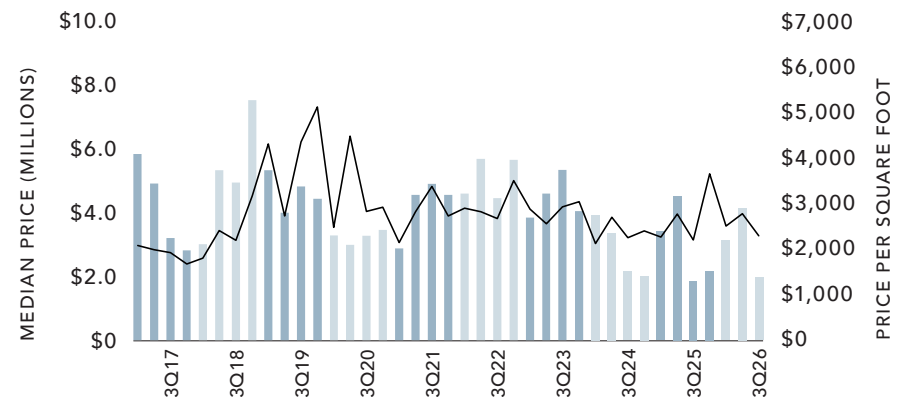
Resale Condo Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$1.710M	\$1.505M	14%	\$1.850M	-8%
AVERAGE PRICE	\$2.373M	\$2.462M	-4%	\$2.642M	-10%
MEDIAN PPSF	\$1,474	\$1,494	-1%	\$1,501	-2%
AVERAGE PPSF	\$1,764	\$1,941	-9%	\$1,943	-9%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$690K	\$650K	6%	\$713K	-3%
1 BEDROOM	\$995K	\$1.080M	-8%	\$993K	0%
2 BEDROOM	\$1.830M	\$1.700M	8%	\$2.003M	-9%
3+ BEDROOM	\$3.595M	\$4.000M	-10%	\$3.600M	0%



New Development Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$1.995M	\$1.884M	6%	\$4.183M	-52%
AVERAGE PRICE	\$3.833M	\$3.645M	5%	\$7.145M	-46%
MEDIAN PPSF	\$1,763	\$1,775	-1%	\$2,024	-13%
AVERAGE PPSF	\$2,581	\$2,468	5%	\$3,115	-17%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$805K	\$751K	7%	\$792K	2%
1 BEDROOM	\$1.307M	\$1.060M	23%	\$1.235M	6%
2 BEDROOM	\$2.560M	\$2.502M	2%	\$2.700M	-5%
3+ BEDROOM	\$4.325M	\$6.400M	-32%	\$6.636M	-35%





146 West 57th Street | \$2,395,000 | Web# 23929297

Midtown

Sales

594

+22% YEAR OVER YEAR
+27% QUARTER OVER QUARTER

Inventory

1,336

+2% YEAR OVER YEAR
-12% QUARTER OVER QUARTER

Days on Market

109

-13% YEAR OVER YEAR
-6% QUARTER OVER QUARTER

Median Price

\$925K

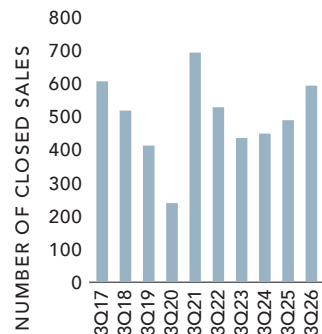
+3% YEAR OVER YEAR
-9% QUARTER OVER QUARTER

Average PPSF

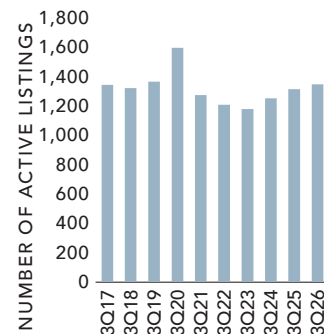
\$1,511

+6% YEAR OVER YEAR
-4% QUARTER OVER QUARTER

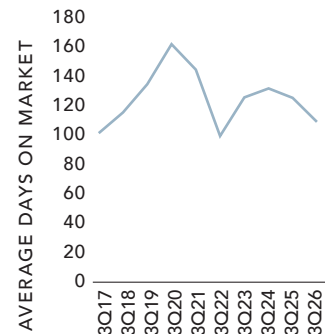
CLOSED SALES



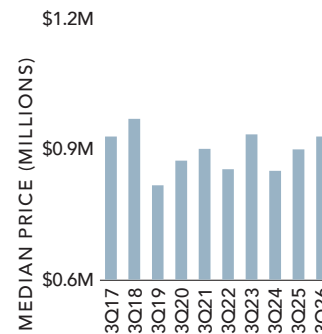
ACTIVE LISTINGS



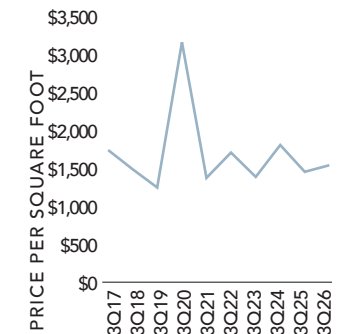
DAYS ON MARKET



MEDIAN PRICE

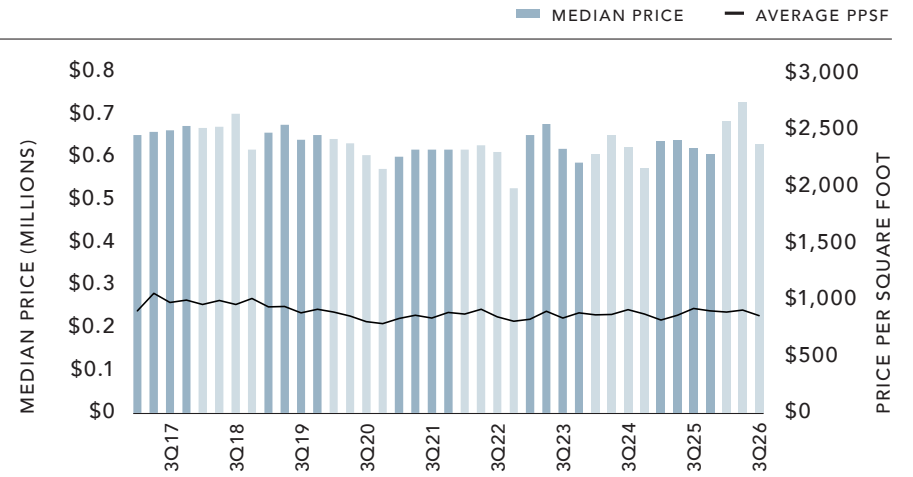


AVERAGE PPSF



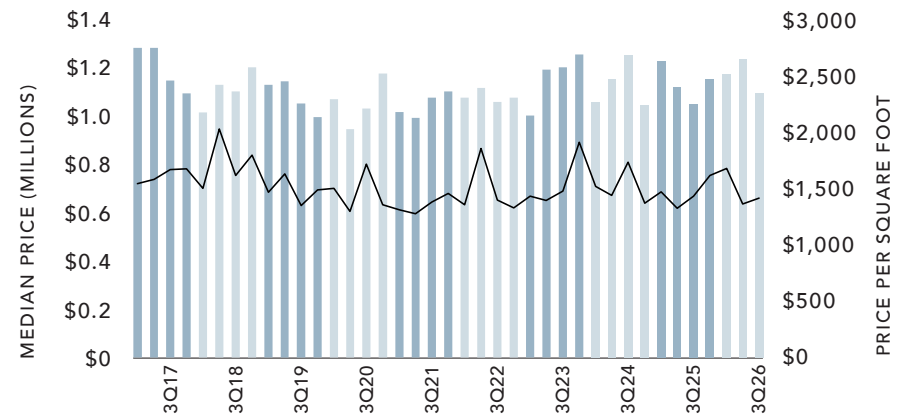
Resale Co-op Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$628K	\$618K	2%	\$725K	-13%
AVERAGE PRICE	\$794K	\$817K	-3%	\$942K	-16%
MEDIAN PPSF	\$833	\$862	-3%	\$859	-3%
AVERAGE PPSF	\$852	\$914	-7%	\$901	-5%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$382K	\$381K	0%	\$375K	2%
1 BEDROOM	\$585K	\$600K	-3%	\$615K	-5%
2 BEDROOM	\$1.075M	\$1.100M	-2%	\$1.095M	-2%
3+ BEDROOM	\$1.923M	\$1.650M	17%	\$1.999M	-4%



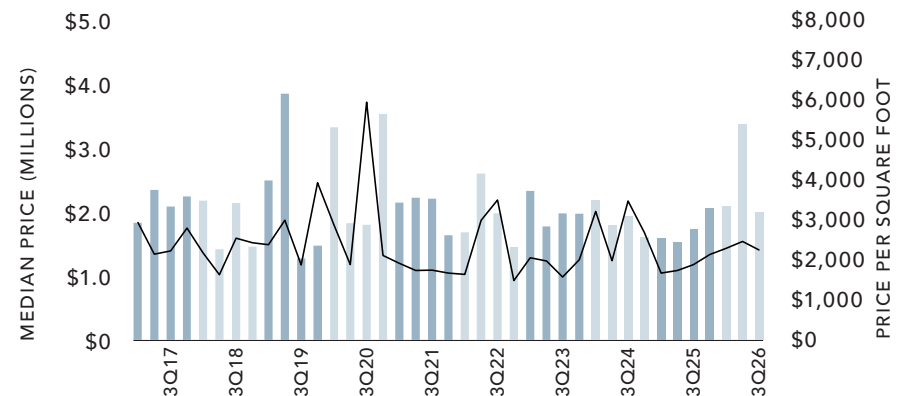
Resale Condo Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$1.095M	\$1.048M	5%	\$1.235M	-11%
AVERAGE PRICE	\$1.552M	\$1.423M	9%	\$1.486M	4%
MEDIAN PPSF	\$1,242	\$1,272	-2%	\$1,264	-2%
AVERAGE PPSF	\$1,414	\$1,431	-1%	\$1,361	4%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$547K	\$615K	-11%	\$566K	-3%
1 BEDROOM	\$946K	\$875K	8%	\$855K	11%
2 BEDROOM	\$1.565M	\$1.725M	-9%	\$1.680M	-7%
3+ BEDROOM	\$2.875M	\$2.800M	3%	\$2.732M	5%



New Development Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$2.013M	\$1.748M	15%	\$3.400M	-41%
AVERAGE PRICE	\$3.276M	\$2.114M	55%	\$3.706M	-12%
MEDIAN PPSF	\$2,253	\$2,008	12%	\$2,708	-17%
AVERAGE PPSF	\$2,524	\$2,112	19%	\$2,762	-9%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$758K	\$1.225M	-38%	\$820K	-8%
1 BEDROOM	\$1.303M	\$1.395M	-7%	\$1.441M	-10%
2 BEDROOM	\$3.380M	\$2.130M	59%	\$3.465M	-2%
3+ BEDROOM	\$6.450M	\$3.595M	79%	\$6.588M	-2%



21 East 22nd Street | \$3,400,000 | Web# 24002912

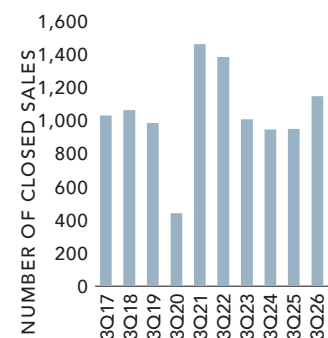
Downtown

Sales

1,146

+21% YEAR OVER YEAR
+28% QUARTER OVER QUARTER

CLOSED SALES

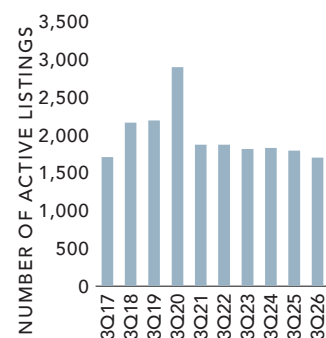


Inventory

1,685

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

ACTIVE LISTINGS

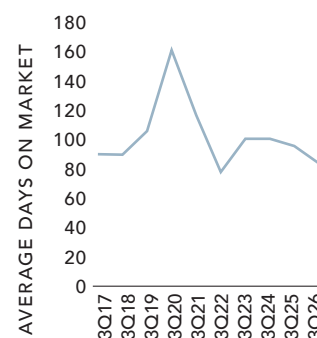


Days on Market

84

-12% YEAR OVER YEAR
-23% QUARTER OVER QUARTER

DAYS ON MARKET

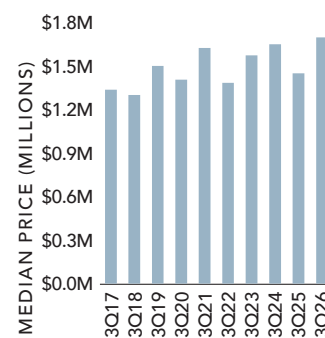


Median Price

\$1.70M

+17% YEAR OVER YEAR
+5% QUARTER OVER QUARTER

MEDIAN PRICE

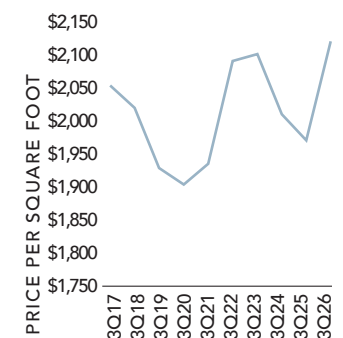


Average PPSF

\$2,119

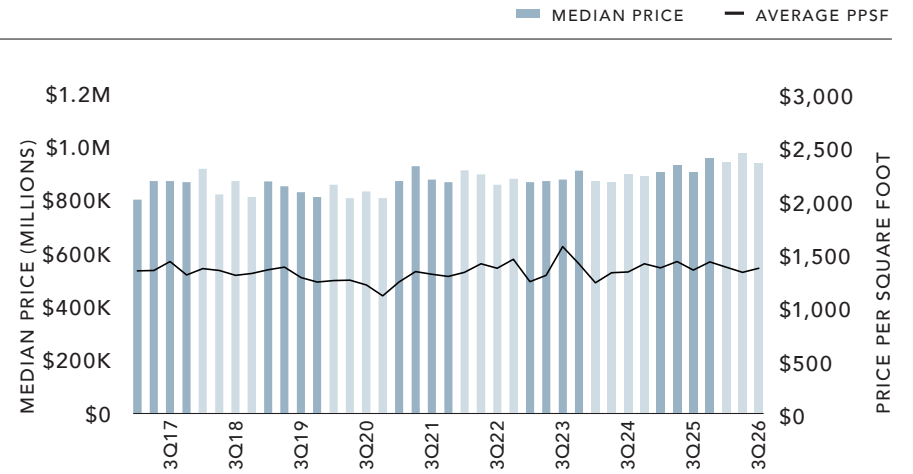
+8% YEAR OVER YEAR
+3% QUARTER OVER QUARTER

AVERAGE PPSF



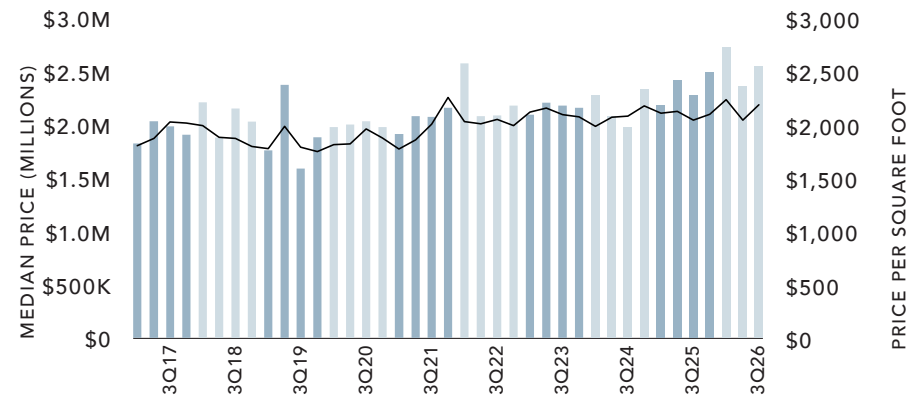
Resale Co-op Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$942K	\$905K	4%	\$979K	-4%
AVERAGE PRICE	\$1.483M	\$1.414M	5%	\$1.402M	6%
MEDIAN PPSF	\$1,164	\$1,188	-2%	\$1,268	-8%
AVERAGE PPSF	\$1,367	\$1,350	1%	\$1,327	3%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$525K	\$523K	0%	\$525K	0%
1 BEDROOM	\$850K	\$828K	3%	\$850K	0%
2 BEDROOM	\$1.675M	\$1.575M	6%	\$1.670M	0%
3+ BEDROOM	\$3.575M	\$3.213M	11%	\$3.125M	14%



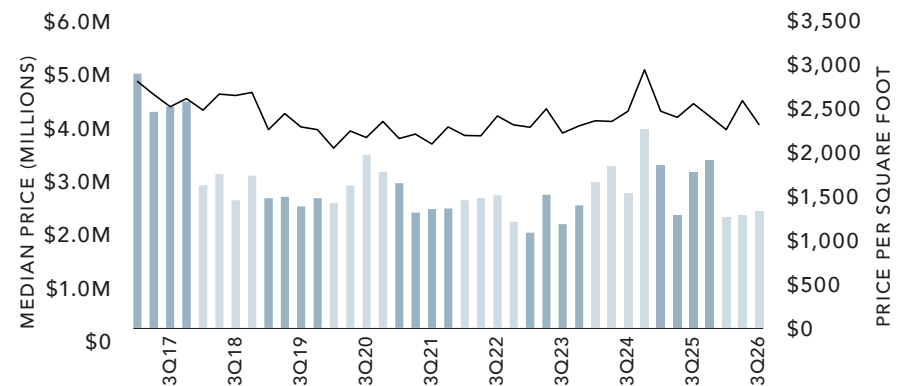
Resale Condo Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$2.575M	\$2.300M	12%	\$2.385M	8%
AVERAGE PRICE	\$3.567M	\$3.083M	16%	\$3.221M	11%
MEDIAN PPSF	\$1,850	\$1,828	1%	\$1,742	6%
AVERAGE PPSF	\$2,205	\$2,061	7%	\$2,060	7%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$795K	\$655K	21%	\$750K	6%
1 BEDROOM	\$1.325M	\$1.345M	-1%	\$1.250M	6%
2 BEDROOM	\$2.700M	\$2.543M	6%	\$2.663M	1%
3+ BEDROOM	\$5.175M	\$5.250M	-1%	\$4.750M	9%



New Development Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$2.375M	\$3.163M	-25%	\$2.300M	3%
AVERAGE PRICE	\$3.300M	\$4.216M	-22%	\$4.580M	-28%
MEDIAN PPSF	\$2,219	\$2,292	-3%	\$2,149	3%
AVERAGE PPSF	\$2,417	\$2,662	-9%	\$2,702	-11%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$890K	\$970K	-8%	\$1.475M	-40%
1 BEDROOM	\$1.548M	\$1.410M	10%	\$1.439M	8%
2 BEDROOM	\$2.750M	\$3.313M	-17%	\$2.489M	10%
3+ BEDROOM	\$4.995M	\$7.400M	-33%	\$9.450M	-47%



30 West Street | \$3,940,000 | Web# 23746032

Financial District & Battery Park City

Sales

136

-20% YEAR OVER YEAR
0% QUARTER OVER QUARTER

Inventory

405

+3% YEAR OVER YEAR
-14% QUARTER OVER QUARTER

Days on Market

94

-17% YEAR OVER YEAR
-22% QUARTER OVER QUARTER

Median Price

\$1.10M

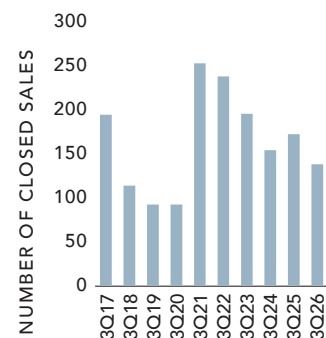
-8% YEAR OVER YEAR
-15% QUARTER OVER QUARTER

Average PPSF

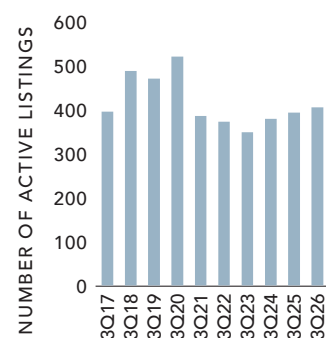
\$1,522

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

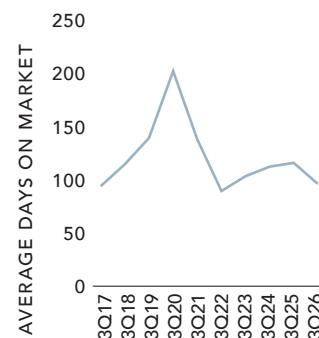
CLOSED SALES



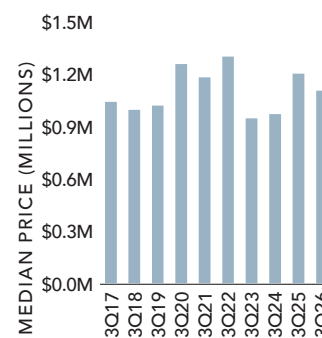
ACTIVE LISTINGS



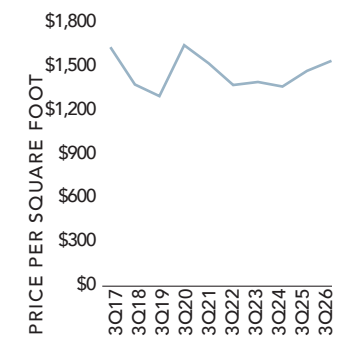
DAYS ON MARKET



MEDIAN PRICE

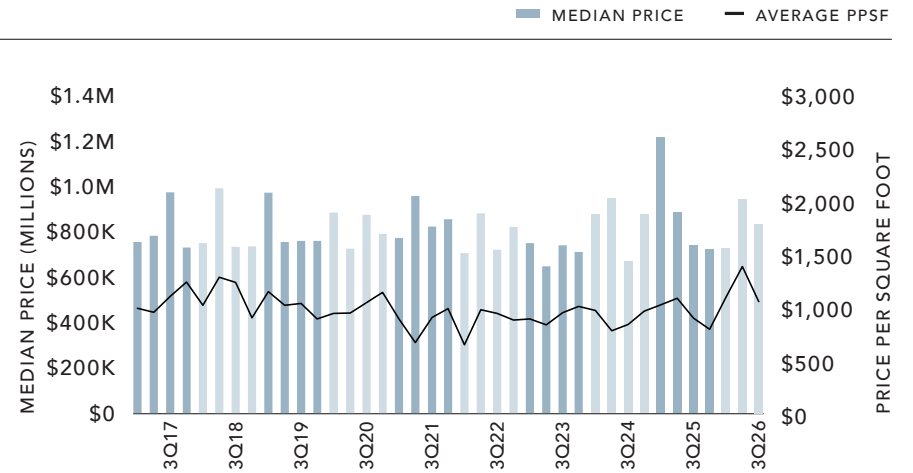


AVERAGE PPSF



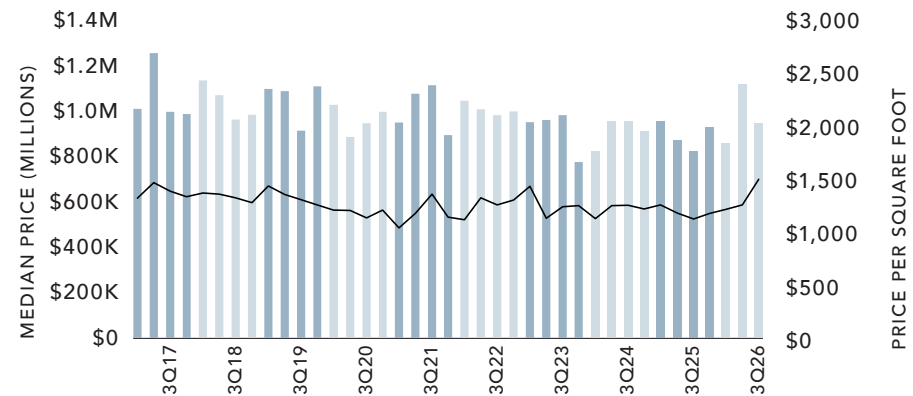
Resale Co-op Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$828K	\$733K	13%	\$936K	-12%
AVERAGE PRICE	\$1.011M	\$704K	44%	\$1.299M	-22%
MEDIAN PPSF	\$1,335	\$1,014	32%	\$1,123	19%
AVERAGE PPSF	\$1,047	\$891	17%	\$1,373	-24%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$590K	\$515K	15%	\$487K	21%
1 BEDROOM	\$789K	\$733K	8%	\$854K	-8%
2 BEDROOM	\$950K	\$925K	3%	\$913K	4%
3+ BEDROOM	\$2.500M	NA	NA	\$2.795M	-11%



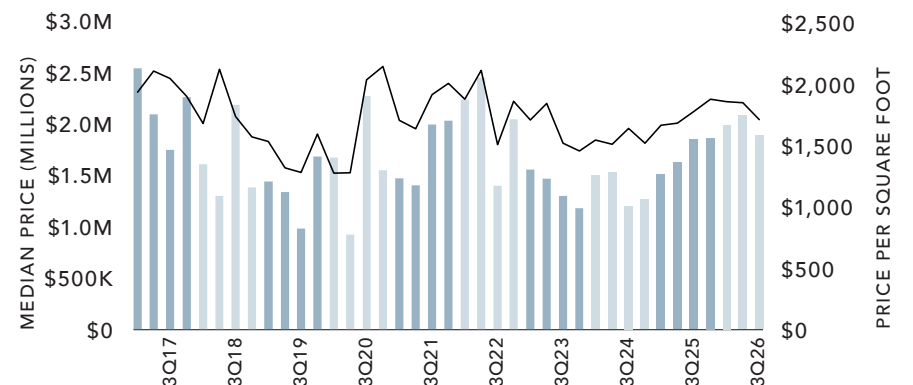
Resale Condo Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$935K	\$810K	15%	\$1.103M	-15%
AVERAGE PRICE	\$1.600M	\$1.136M	41%	\$1.397M	15%
MEDIAN PPSF	\$1,150	\$1,058	9%	\$1,170	-2%
AVERAGE PPSF	\$1,477	\$1,107	33%	\$1,242	19%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$655K	\$663K	-1%	\$651K	1%
1 BEDROOM	\$875K	\$718K	22%	\$900K	-3%
2 BEDROOM	\$1.800M	\$1.510M	19%	\$1.473M	22%
3+ BEDROOM	\$3.610M	\$2.434M	48%	\$2.188M	65%



New Development Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$1.889M	\$1.850M	2%	\$2.083M	-9%
AVERAGE PRICE	\$2.094M	\$2.113M	-1%	\$2.578M	-19%
MEDIAN PPSF	\$1,662	\$1,705	-3%	\$1,782	-7%
AVERAGE PPSF	\$1,703	\$1,769	-4%	\$1,841	-7%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$670K	\$1.063M	-37%	\$1.085M	-38%
1 BEDROOM	\$1.853M	\$1.595M	16%	\$1.553M	19%
2 BEDROOM	\$1.889M	\$2.458M	-23%	\$2.248M	-16%
3+ BEDROOM	\$3.105M	\$5.350M	-42%	\$3.571M	-13%



1200 Fifth Avenue | \$5,950,000 | Web# 24025159

Upper Manhattan

Sales

267

+18% YEAR OVER YEAR
+24% QUARTER OVER QUARTER

Inventory

643

+2% YEAR OVER YEAR
-10% QUARTER OVER QUARTER

Days on Market

106

-12% YEAR OVER YEAR
-9% QUARTER OVER QUARTER

Median Price

\$632K

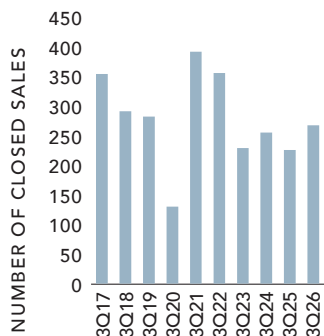
-5% YEAR OVER YEAR
-1% QUARTER OVER QUARTER

Average PPSF

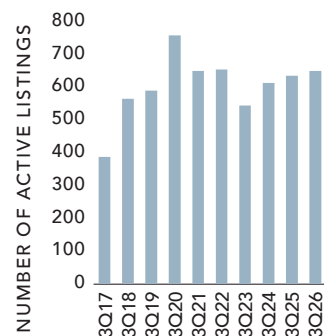
\$858

-6% YEAR OVER YEAR
-8% QUARTER OVER QUARTER

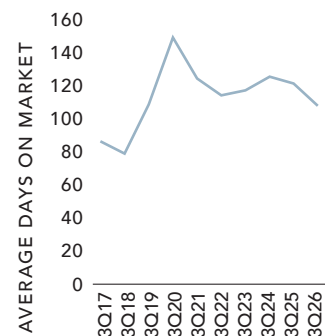
CLOSED SALES



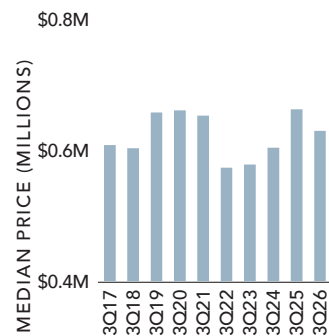
ACTIVE LISTINGS



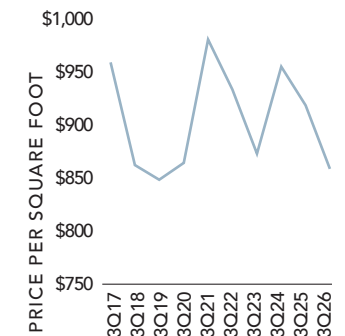
DAYS ON MARKET



MEDIAN PRICE

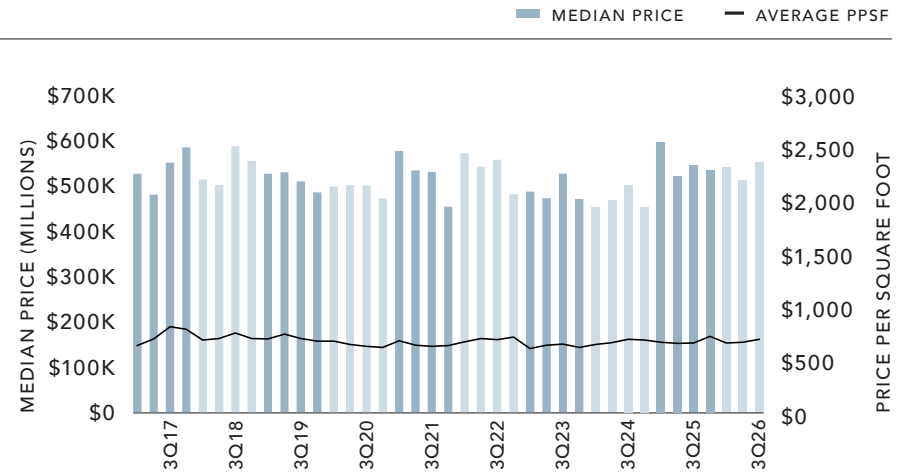


AVERAGE PPSF



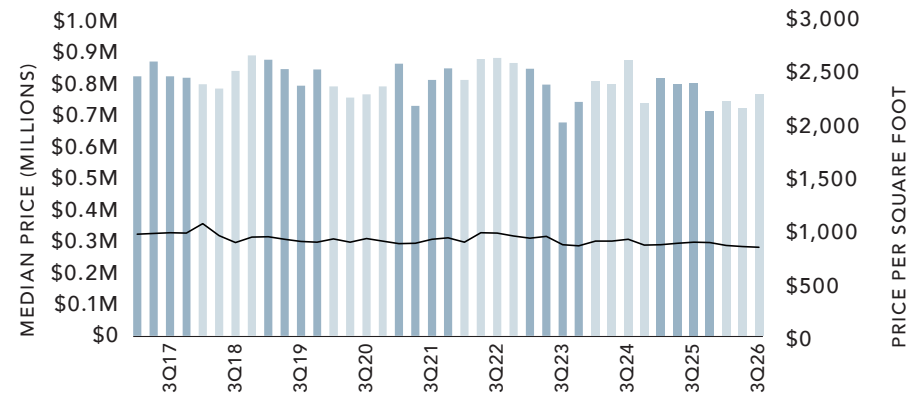
Resale Co-op Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$550K	\$544K	1%	\$510K	8%
AVERAGE PRICE	\$614K	\$618K	-1%	\$610K	1%
MEDIAN PPSF	\$619	\$600	3%	\$595	4%
AVERAGE PPSF	\$688	\$655	5%	\$660	4%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$353K	\$310K	14%	\$252K	40%
1 BEDROOM	\$423K	\$445K	-5%	\$415K	2%
2 BEDROOM	\$580K	\$550K	5%	\$580K	0%
3+ BEDROOM	\$953K	\$723K	32%	\$783K	22%



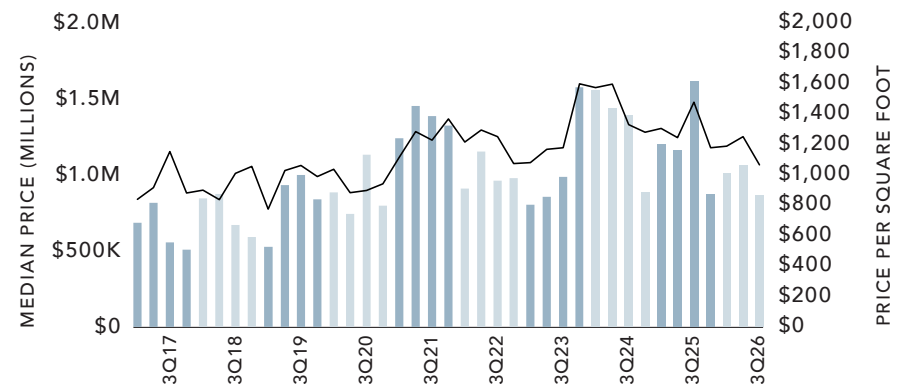
Resale Condo Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$770K	\$805K	-4%	\$725K	6%
AVERAGE PRICE	\$852K	\$957K	-11%	\$823K	3%
MEDIAN PPSF	\$777	\$872	-11%	\$834	-7%
AVERAGE PPSF	\$846	\$895	-5%	\$852	-1%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$460K	\$435K	6%	\$298K	54%
1 BEDROOM	\$540K	\$530K	2%	\$549K	-2%
2 BEDROOM	\$905K	\$920K	-2%	\$900K	1%
3+ BEDROOM	\$1.050M	\$1.428M	-26%	\$1.473M	-29%



New Development Prices

PRICES	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
MEDIAN PRICE	\$855K	\$1.600M	-47%	\$1.049M	-18%
AVERAGE PRICE	\$1.252M	\$1.979M	-37%	\$1.427M	-12%
MEDIAN PPSF	\$957	\$1,629	-41%	\$1,157	-17%
AVERAGE PPSF	\$1,171	\$1,624	-28%	\$1,374	-15%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$485K	NA	NA	\$424K	14%
1 BEDROOM	\$607K	\$1.330M	-54%	\$649K	-6%
2 BEDROOM	\$985K	\$1.295M	-24%	\$1.142M	14%
3+ BEDROOM	\$1.736M	\$2.818M	-38%	\$2.650M	-34%



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

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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) but does include Corcoran Reserve and Compass Private Exclusives.

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).

DISCLAIMER

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

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