



3Q 2026

Manhattan
Market Report

3Q 2026

Manhattan
Market Report

kw
KELLERWILLIAMS.

Questions about these numbers?

This report covers Manhattan as a whole and five of its areas. If you would like to know what these numbers mean for an apartment you own or one you are thinking about buying, I am glad to walk through it with you.



Milton Coste

Licensed Real Estate Associate Broker, REALTOR®
Keller Williams NYC
360 Madison Avenue, 9th Floor, New York, NY 10017

Direct 917.416.7433 · Office 212.301.1140
mcoste@kwnyc.com · miltoncoste.com
English and Spanish



Get each new quarter's report

Scan to download this report and get next quarter's edition when it comes out. You can also choose whether you would like me to stay in touch.

3Q MARKET OVERVIEW

Pricing

Manhattan prices remained firm in Q3 despite the seasonally slower summer market. The median sale price slipped 1.5% from Q2 to \$1.275M but rose 10.9% year-over-year, while median price per square foot increased 1.4% quarterly and 5.9% annually. The gap between headline growth and more moderate bedroom-level gains reflects a skew in the sales mix, but with inventory down 10% from last year, pricing remains supported. Heading into Q4, market dispersion amid rising rates means pricing each property to its specific market will be crucial.

Time On Market

Median days on market rose to 91 days in Q3, up 42.2% from Q2 but down 1.1% from a year ago. The sharp quarterly increase largely reflects the normal summer slowdown rather than a deterioration in conditions, with timing broadly in line with prior seasonal patterns. Expect a quicker pace in Q4.

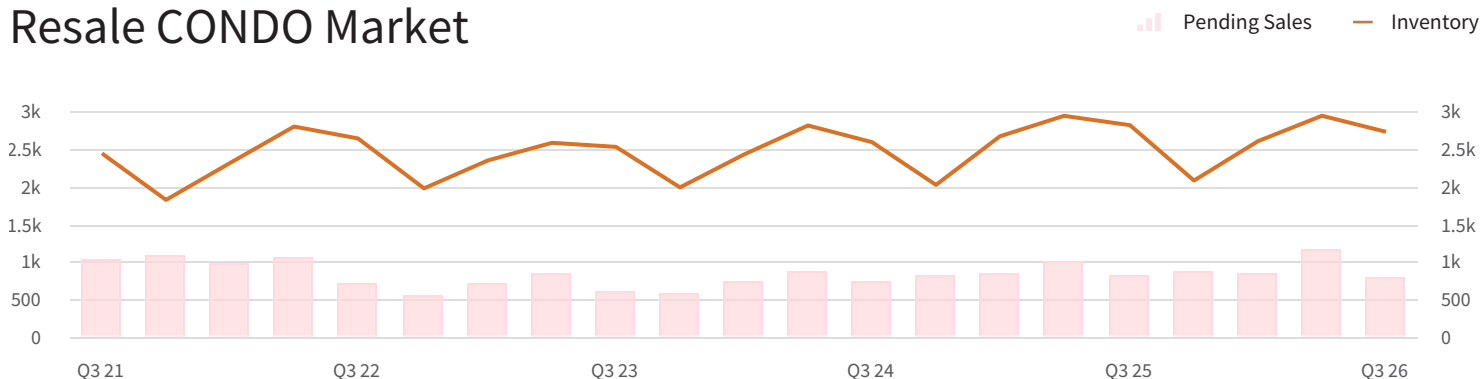
Marketwide	3Q 2026	Quarterly Change	Annual Change
Median Sale Price	\$1,275,000	-1.5%	+10.9%
Average Sale Price	\$2,126,000	-5.1%	+3.4%
Days on Market	91 days	+42.2%	-1.1%
Sales to List Ratio	96.45% of ask	+0.4%	+0.6%
Median Price per SFT	\$1,446	+1.4%	+5.9%
Average Price per SFT	\$1,571	-1.3%	+3.1%
Inventory	6,202 listings	-5.0%	-10.0%

Sales To List Ratio

Sellers retained 96.45% of their asking price in Q3, up 0.6% from last year. Despite longer selling times, discounts did not widen, suggesting a market where selective buyers meet seller leverage.

Marketwide by Bedroom	3Q 2026 Median Sale Price	Quarterly Change	Annual Change
Studios	\$500,000	-4.8%	-3.8%
1 Bedrooms	\$850,000	+3.0%	+3.2%
2 Bedrooms	\$1,710,000	-0.3%	+6.9%
3+ Bedrooms	\$3,700,000	+1.4%	+4.1%

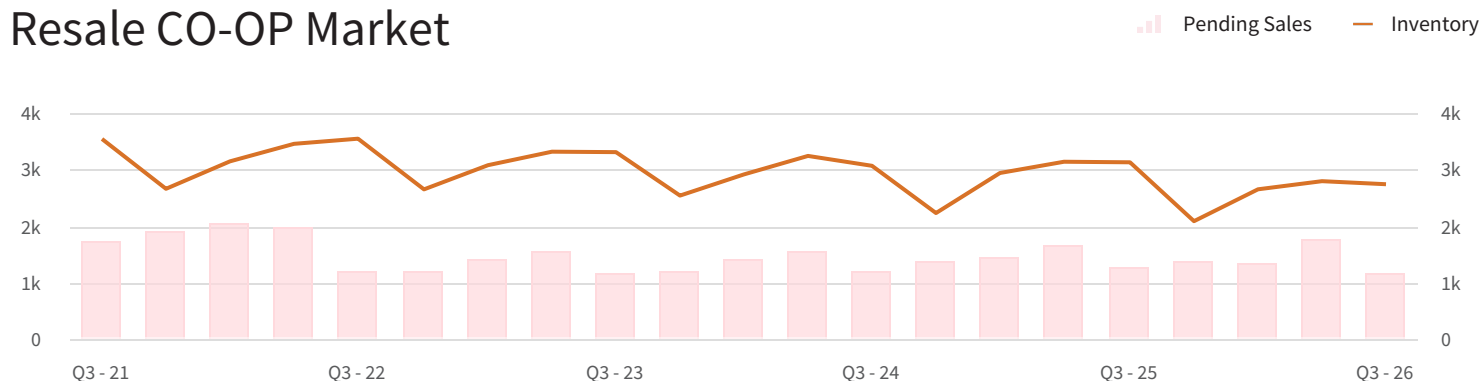
Resale CONDO Market



Resale Condo	3Q 2026	Quarterly Change	Annual Change
Median Sale Price	\$1,635,000	+0.6%	+12.0%
Median Price per SFT	\$1,492	+2.2%	+5.1%
Days on Market	97 days	+49.2%	+3.2%
Sales to List Ratio	95.1% of ask	+0.2%	+0.3%

Resale Condo by bedroom	3Q 2026 Median Sale Price	Annual Change
Studios	\$660,000	+2.9%
1 Bedrooms	\$999,495	+2.5%
2 Bedrooms	\$1,995,000	+1.0%
3+ Bedrooms	\$4,025,000	+3.2%

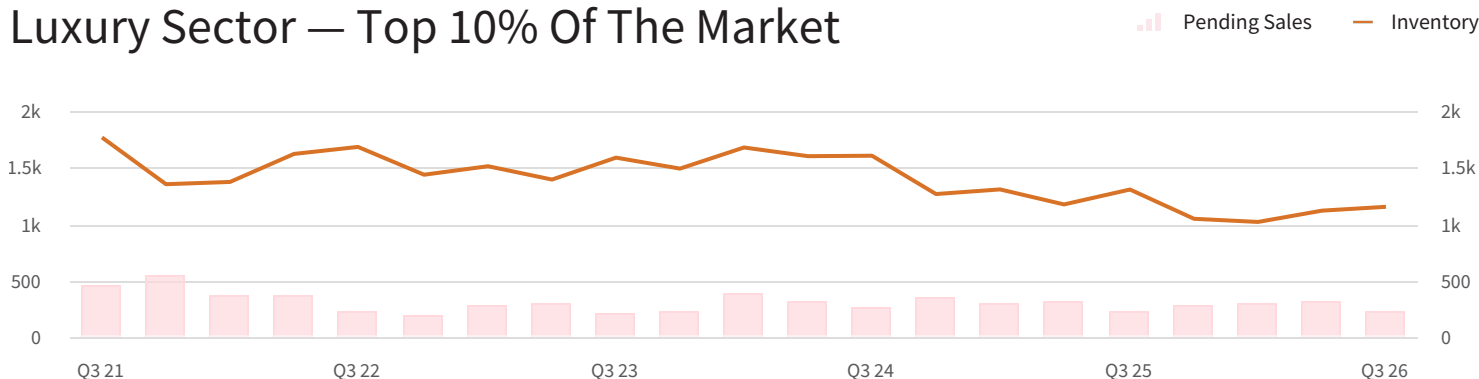
Resale CO-OP Market



Resale CO-op	3Q 2026	Quarterly Change	Annual Change
Median Sale Price	\$860,540	-3.9%	+1.2%
Median Price per SFT	\$986	+0.2%	+1.0%
Days on Market	86 days	+45.8%	-4.4%
Sales to List Ratio	97.0% of ask	+0.6%	+0.5%

Resale Coop by bedroom	3Q 2026 Median Sale Price	Annual Change
Studios	\$445,000	-0.6%
1 Bedrooms	\$695,000	-0.5%
2 Bedrooms	\$1,343,000	+1.2%
3+ Bedrooms	\$2,800,000	+6.7%

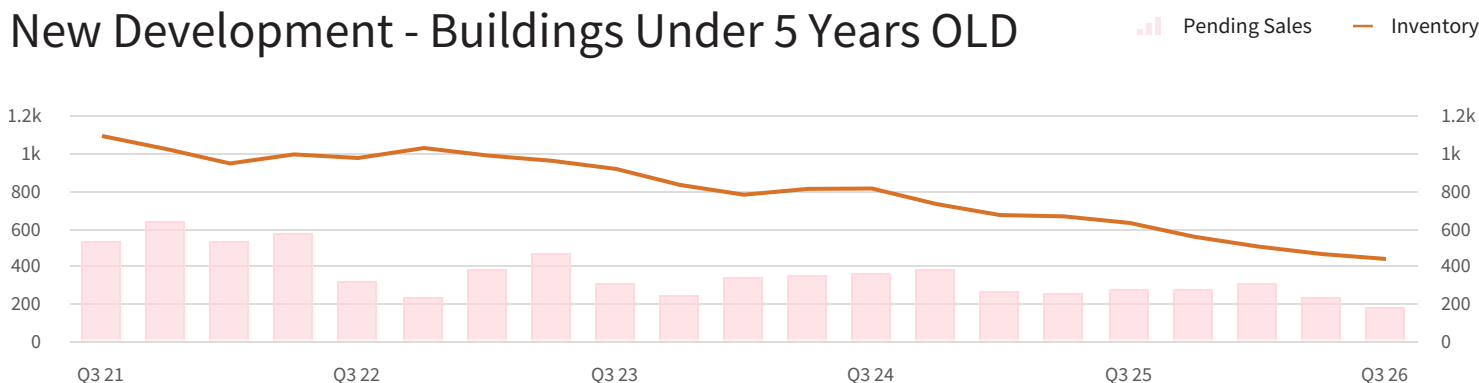
Luxury Sector — Top 10% Of The Market



Luxury Sector	3Q 2026	Quarterly Change	Annual Change
Median Sale Price	\$6,337,500	-8.7%	-7.0%
Median Price per SFT	\$2,346	-8.5%	-1.3%
Days on Market	102 days	+11.5%	-27.7%
Sales to List Ratio	93.9% of ask	-1.9%	+0.1%

Luxury Sector by Neighborhood	3Q 2026 Median Sale Price	Annual Change
Upper East Side	\$6,850,000	-6.1%
Upper West Side	\$5,925,000	-6.7%
Midtown	\$6,075,000	-7.6%
Downtown	\$6,375,000	-1.8%

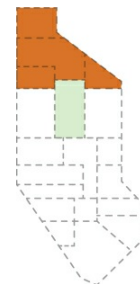
New Development - Buildings Under 5 Years OLD



New Developments	3Q 2026	Quarterly Change	Annual Change
Median Sale Price	\$2,250,000	-22.4%	-5.7%
Median Price per SFT	\$2,164	-0.8%	+4.5%
Days on Market	98 days	-7.5%	+6.5%
Sales to List Ratio	100.0% of ask	0%	+1.3%

New Developments by Bedroom	3Q 2026 Median Sale Price	Annual Change
Studios	\$757,500	-23.9%
1 Bedrooms	\$1,457,141	+12.2%
2 Bedrooms	\$2,672,906	-10.8%
3+ Bedrooms	\$4,995,000	-10.2%

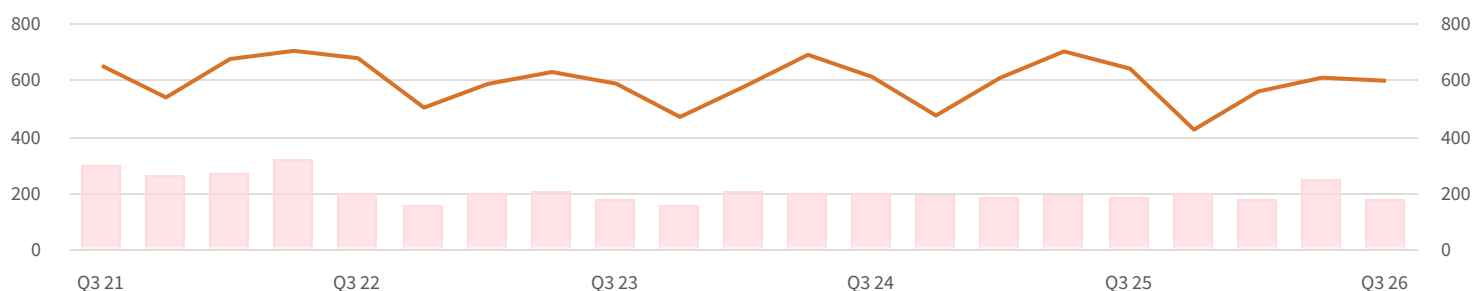
Upper Manhattan



3Q 2026 Annual % Chg	599 -6.7%	104 +7.2%	\$640,000 -5.5%	\$758 -9.3%	96.3% +0.2%
	Inventory	Days on Market	Median Sale Price	Median Price per SFT	Sales to List Ratio

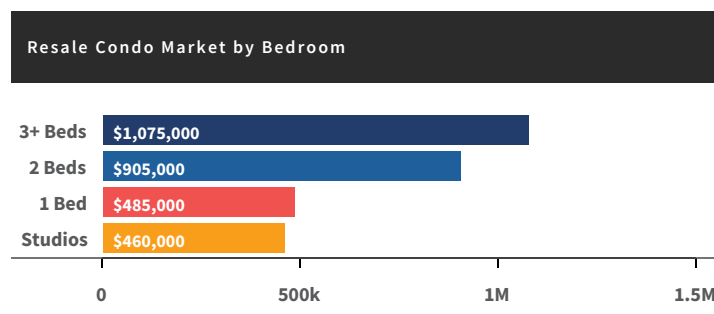
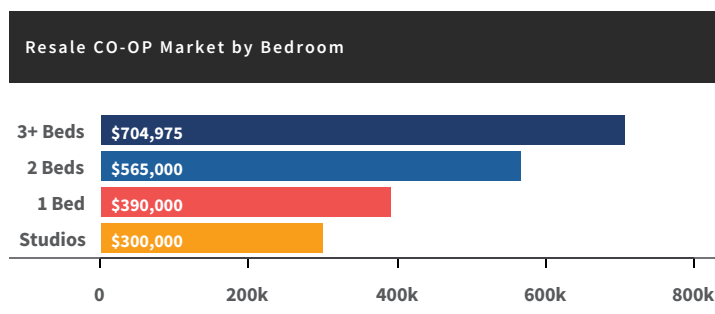
Upper Manhattan

Pending Sales Inventory

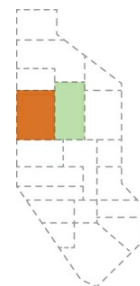


Resale CO-OPS	3Q 2026	Annual Change
Median Sale Price	\$500,000	-4.5%
Median Price per SFT	\$609	+2.4%
Days on Market	98 days	+5.9%
Sales to List Ratio	96.8% of ask	+0.5%

Resale Condos	3Q 2026	Annual Change
Median Sale Price	\$765,000	-7.8%
Median Price per SFT	\$800	-8.9%
Days on Market	105 days	+3.9%
Sales to List Ratio	94.55% of ask	-1.3%



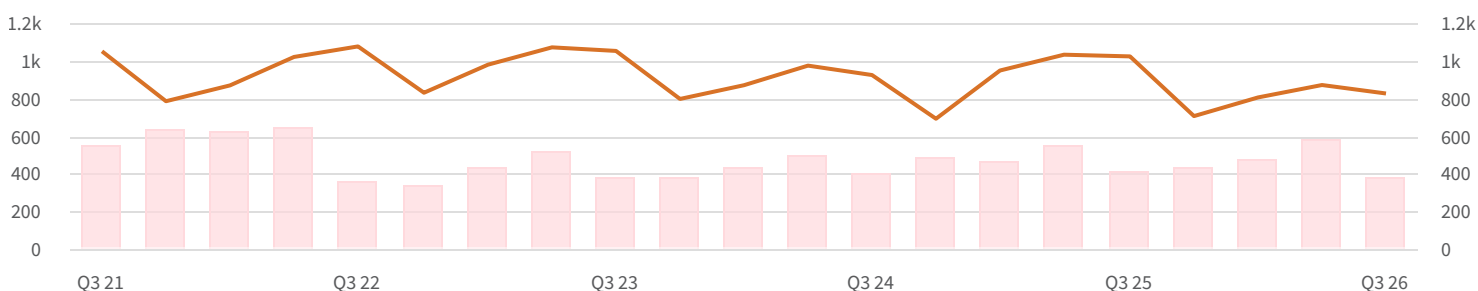
Upper West Side



3Q 2026 Annual % Chg	831 -19.2%	77 -12.5%	\$1,300,000 +0.5%	\$1,420 -5.0%	97.65% +0.6%
	Inventory	Days on Market	Median Sale Price	Median Price per SFT	Sales to List Ratio

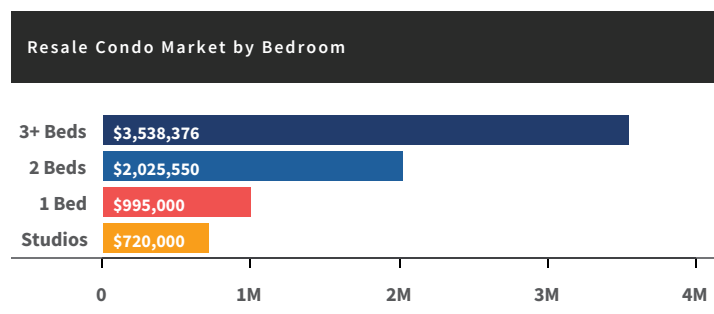
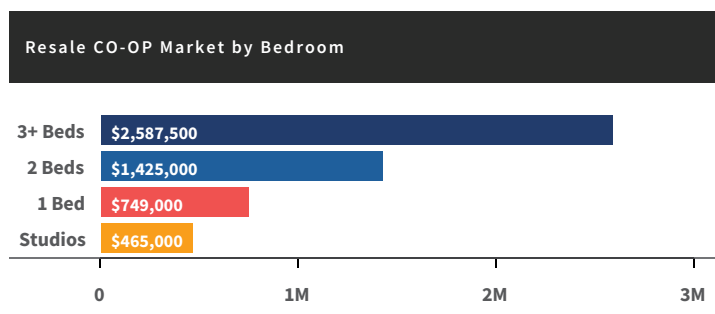
Upper West Side

Pending Sales Inventory



Resale CO-OPS	3Q 2026	Annual Change
Median Sale Price	\$1,031,250	+3.6%
Median Price per SFT	\$1,086	-0.5%
Days on Market	70 days	-23.9%
Sales to List Ratio	98.3% of ask	+0.9%

Resale Condos	3Q 2026	Annual Change
Median Sale Price	\$1,509,000	+0.6%
Median Price per SFT	\$1,475	+0.8%
Days on Market	87 days	+23.4%
Sales to List Ratio	97.3% of ask	+1.4%



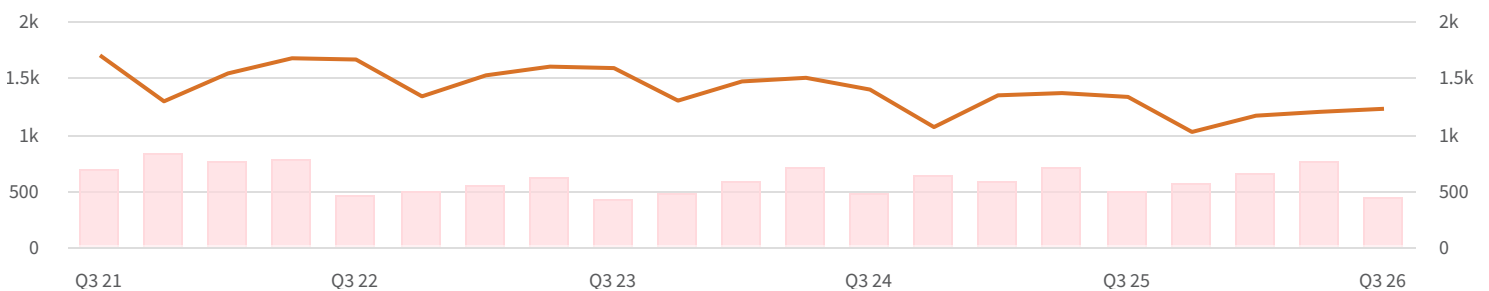
Upper East Side



3Q 2026 Annual % Chg	1,232 -7.9%	86 -3.4%	\$1,375,000 +5.8%	\$1,420 +9.7%	96.7% +1.3%
	Inventory	Days on Market	Median Sale Price	Median Price per SFT	Sales to List Ratio

Upper East Side

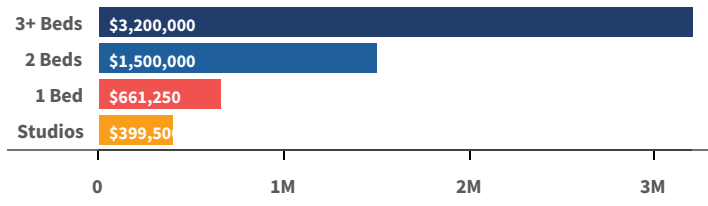
Pending Sales
 Inventory



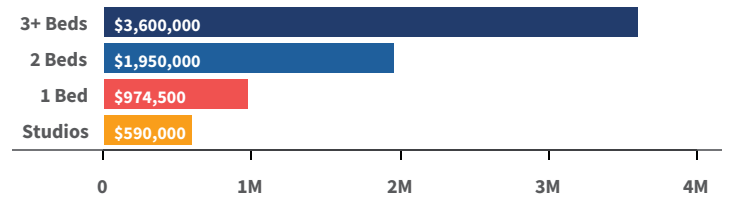
Resale CO-OPS	3Q 2026	Annual Change
Median Sale Price	\$1,100,000	+2.3%
Median Price per SFT	\$1,027	+5.1%
Days on Market	83 days	-5.6%
Sales to List Ratio	97.4% of ask	+1.5%

Resale Condos	3Q 2026	Annual Change
Median Sale Price	\$1,875,000	+11.6%
Median Price per SFT	\$1,505	+5.5%
Days on Market	94 days	+17.5%
Sales to List Ratio	94.4% of ask	-0.3%

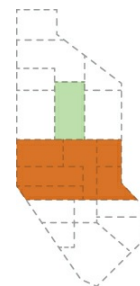
Resale CO-OP Market by Bedroom



Resale Condo Market by Bedroom



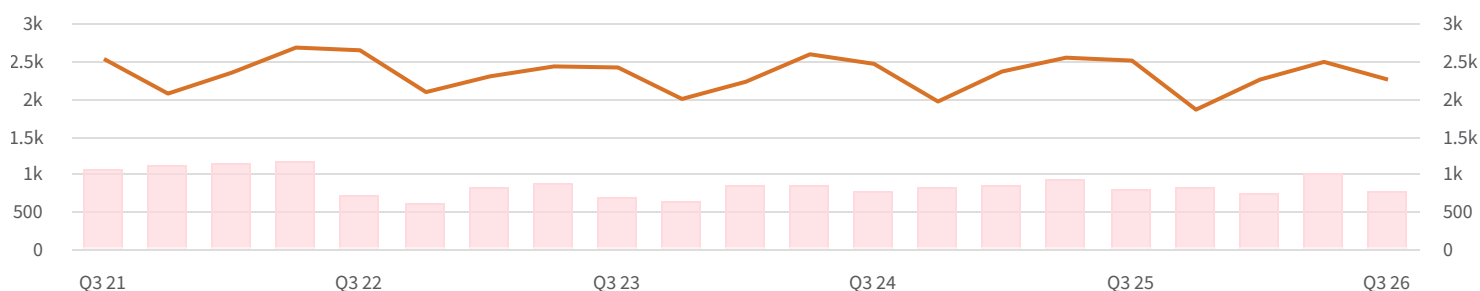
Midtown



3Q 2026 Annual % Chg	2,262 -7.5%	100 -6.1%	\$1,195,000 +20.1%	\$1,455 +6.3%	95.4% -0.1%
	Inventory	Days on Market	Median Sale Price	Median Price per SFT	Sales to List Ratio

Midtown

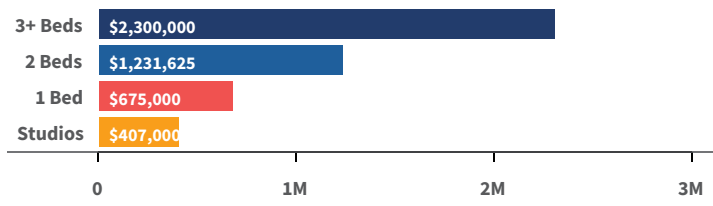
Pending Sales
 Inventory



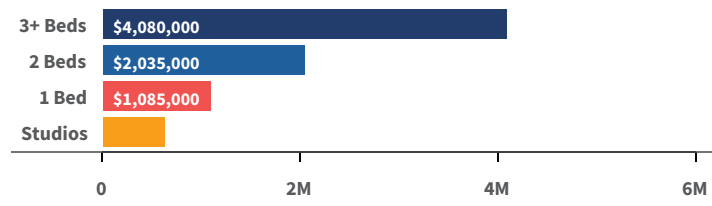
Resale CO-OPS	3Q 2026	Annual Change
Median Sale Price	\$690,000	+0.7%
Median Price per SFT	\$897	-3.7%
Days on Market	97 days	0%
Sales to List Ratio	96.2% of ask	+0.3%

Resale Condos	3Q 2026	Annual Change
Median Sale Price	\$1,625,000	+20.4%
Median Price per SFT	\$1,497	+6.3%
Days on Market	104 days	-6.7%
Sales to List Ratio	94.4% of ask	+0.1%

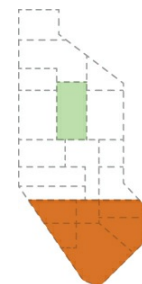
Resale CO-OP Market by Bedroom



Resale Condo Market by Bedroom

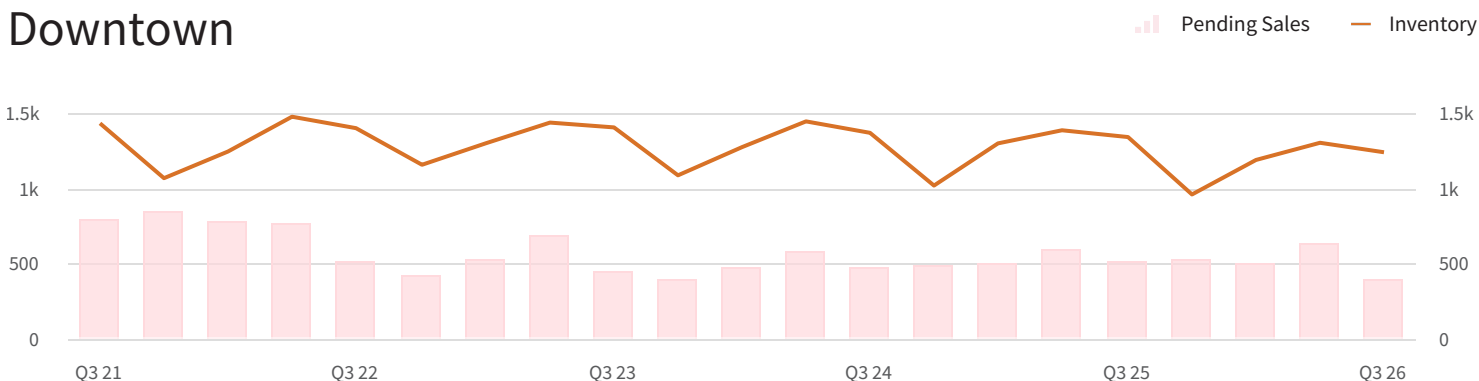


Downtown



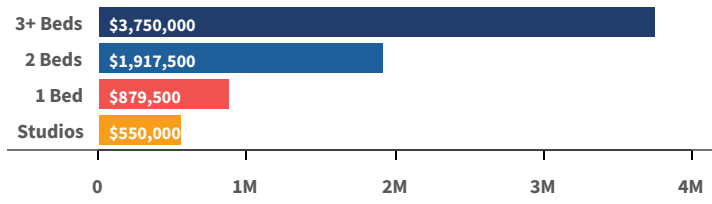
3Q 2026 Annual % Chg	1,246 -7.5%	84 +5.0%	\$1,790,760 +23.5%	\$1,764 +4.8%	96.8% +1.1%
	Inventory	Days on Market	Median Sale Price	Median Price per SFT	Sales to List Ratio

Downtown

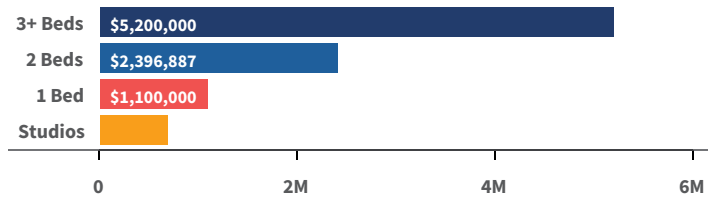


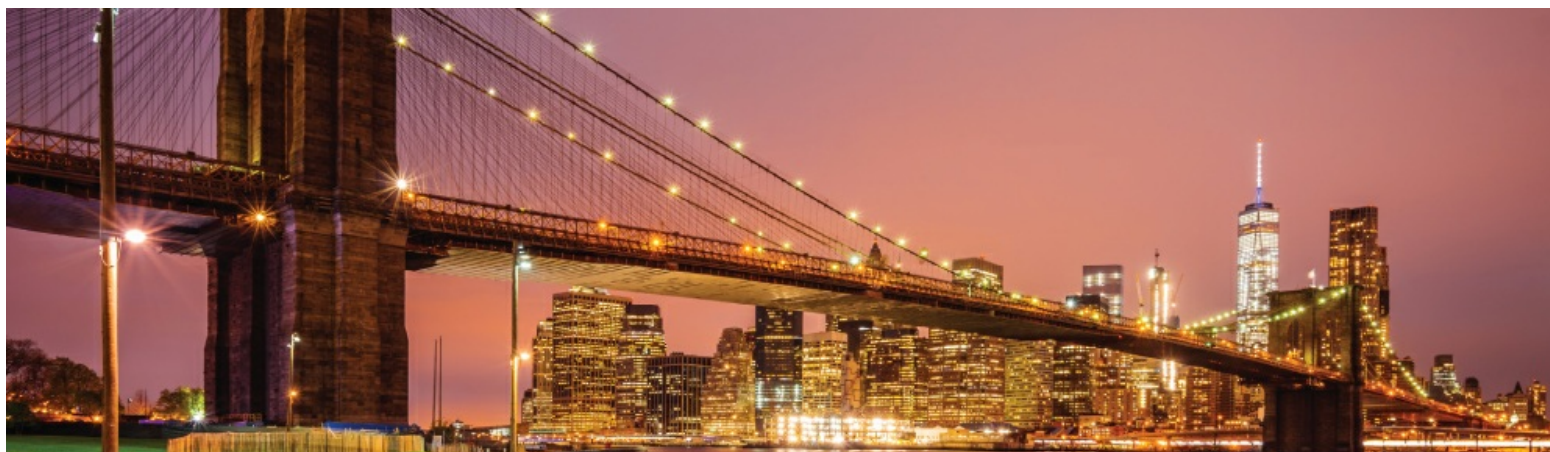
Downtown resale co-op and condo summary figures were not available for this edition.
The bedroom medians below are current.

Resale CO-OP Market by Bedroom



Resale Condo Market by Bedroom





About The Report

This Manhattan market report bridges the gap between lagging sales data and real-time market trends to answer the following questions: How are prices? How long is it taking to sell? How much are buyers paying relative to the original asking price? Powered by UrbanDigs, this report consolidates data from public sources such as ACRIS and the New York City Department of Finance with private data from the REBNY Listing Service (RLS) for complete Manhattan coverage. While the information in this report is believed to be correct, it is subject to errors, changes, and omissions.

Glossary Of Terms

Median Sales Price — Calculated by taking the middle value of the subset that includes all relevant sales prices.

Median Price per SFT — Only calculated when size is available, this is the middle value of the subset that includes all relevant price per sft sales data.

Average Sales Price — Calculated by adding all final sales prices and dividing the sum by the total number of properties.

Days on Market — Calculated for sales that have listing information entered by the agent; more specifically, the contract date. This metric counts the number of days from first listing to contract signing. This report uses the median value of the subset that includes all relevant data.

Sales to List Ratio — Calculated by comparing the sale price to the original asking price. This metric shows how much of the asking price the seller got.

Resale Coop & Condo — Consists of all properties in buildings that are more than 5 years; excludes new developments.

Luxury Sector — The luxury threshold is defined as the Top 10% of the market at any given time. The Luxury threshold changes quarter to quarter but typically hovers around the \$4M mark.

New Development — Consists of all newly developed buildings less than 5 years old.