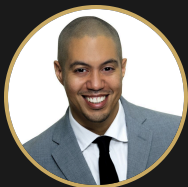


3 Q 2026

Manhattan Market Report

Sale prices, time to sell and what buyers paid, July through September 2026, citywide and for five Manhattan areas.



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The quarter in plain English

The typical Manhattan apartment sold for **\$1,275,000** from July through September 2026, **10.9% more** than the same months of 2025 and 1.5% less than the spring quarter, according to UrbanDigs data.

- **Buyers paid about 96 cents for every dollar sellers first asked.** The sale-to-list ratio (the sale price as a share of the original asking price) was 96.45%, up 0.6% from a year earlier.
- **Selling took about three months.** The median apartment spent 91 days on the market (from first listing to a signed contract), the usual summer slowdown from the spring quarter and 1.1% faster than a year ago.
- **There were fewer apartments to choose from.** 6,202 apartments were listed for sale, 10% fewer than a year earlier.
- **Each apartment size rose less than the overall number.** One-bedrooms rose 3.2%, two-bedrooms 6.9% and three-bedrooms 4.1% over the year, and studios fell 3.8%. The 10.9% headline is larger mainly because more large apartments sold this quarter.

ALL OF MANHATTAN

	3Q 2026	VS. 2Q 2026	VS. 3Q 2025
Median sale price the middle sale, half sold for more and half for less	\$1,275,000	-1.5%	+10.9%
Average sale price all sale prices added up, divided by the number of sales	\$2,126,000	-5.1%	+3.4%
Days on market median days from first listing to signed contract	91 days	+42.2%	-1.1%
Sale-to-list ratio the sale price as a share of the original asking price	96.45%	+0.4%	+0.6%
Median price per square foot	\$1,446	+1.4%	+5.9%
Average price per square foot	\$1,571	-1.3%	+3.1%
Listings for sale	6,202	-5.0%	-10.0%

MEDIAN SALE PRICE BY APARTMENT SIZE

	3Q 2026	VS. 2Q 2026	VS. 3Q 2025
Studios	\$500,000	-4.8%	-3.8%
1 bedroom	\$850,000	+3.0%	+3.2%
2 bedrooms	\$1,710,000	-0.3%	+6.9%
3+ bedrooms	\$3,700,000	+1.4%	+4.1%

Co-ops and condos

The typical resale condo sold for **\$1,635,000** and the typical resale co-op for **\$860,540** in 3Q 2026. Resale means buildings more than five years old. Condo prices rose 12.0% over the year; co-op prices rose 1.2%.

RESALE CONDOS

	3Q 2026	VS. 2Q 2026	VS. 3Q 2025
Median sale price	\$1,635,000	+0.6%	+12.0%
Median price per sq ft	\$1,492	+2.2%	+5.1%
Days on market	97 days	+49.2%	+3.2%
Sale-to-list	95.1%	+0.2%	+0.3%

	MEDIAN SALE PRICE	VS. 3Q 2025
Studios	\$660,000	+2.9%
1 bedroom	\$999,495	+2.5%
2 bedrooms	\$1,995,000	+1.0%
3+ bedrooms	\$4,025,000	+3.2%

RESALE CO-OPS

	3Q 2026	VS. 2Q 2026	VS. 3Q 2025
Median sale price	\$860,540	-3.9%	+1.2%
Median price per sq ft	\$986	+0.2%	+1.0%
Days on market	86 days	+45.8%	-4.4%
Sale-to-list	97.0%	+0.6%	+0.5%

	MEDIAN SALE PRICE	VS. 3Q 2025
Studios	\$445,000	-0.6%
1 bedroom	\$695,000	-0.5%
2 bedrooms	\$1,343,000	+1.2%
3+ bedrooms	\$2,800,000	+6.7%

One helpful thing to know: co-op buyers paid a larger share of the asking price (97.0%) than condo buyers (95.1%), and co-ops went to contract faster (86 days against 97).

Luxury and new construction

The luxury tier is the top 10% of sales by price, which usually starts around \$4 million. Its typical sale was **\$6,337,500**, 7.0% lower than a year earlier, and luxury apartments went to contract 27.7% faster.

LUXURY, TOP 10% OF SALES

	3Q 2026	VS. 2Q 2026	VS. 3Q 2025
Median sale price	\$6,337,500	-8.7%	-7.0%
Median price per sq ft	\$2,346	-8.5%	-1.3%
Days on market	102 days	+11.5%	-27.7%
Sale-to-list	93.9%	-1.9%	+0.1%

	MEDIAN SALE PRICE	VS. 3Q 2025
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

	3Q 2026	VS. 2Q 2026	VS. 3Q 2025
Median sale price	\$2,250,000	-22.4%	-5.7%
Median price per sq ft	\$2,164	-0.8%	+4.5%
Days on market	98 days	-7.5%	+6.5%
Sale-to-list	100.0%	0%	+1.3%

	MEDIAN SALE PRICE	VS. 3Q 2025
Studios	\$757,500	-23.9%
1 bedroom	\$1,457,141	+12.2%
2 bedrooms	\$2,672,906	-10.8%
3+ bedrooms	\$4,995,000	-10.2%

In new buildings, the typical studio sold for 23.9% less than a year earlier while the typical one-bedroom sold for 12.2% more, so the size of the apartment matters more than the headline number.

Upper Manhattan

599

-6.7% vs. 3Q 2025

LISTINGS FOR SALE

104 days

+7.2% vs. 3Q 2025

DAYS ON MARKET

\$640,000

-5.5% vs. 3Q 2025

MEDIAN SALE PRICE

\$758

-9.3% vs. 3Q 2025

MEDIAN PRICE PER SQ
FT**96.3%**

+0.2% vs. 3Q 2025

SALE-TO-LIST

RESALE CO-OPS

	3Q 2026	VS. 3Q 2025
Median sale price	\$500,000	-4.5%
Median price per sq ft	\$609	+2.4%
Days on market	98 days	+5.9%
Sale-to-list	96.8%	+0.5%

RESALE CO-OP MEDIAN SALE PRICE BY SIZE

Studios		\$300,000
1 bed		\$390,000
2 beds		\$565,000
3+ beds		\$704,975

RESALE CONDOS

	3Q 2026	VS. 3Q 2025
Median sale price	\$765,000	-7.8%
Median price per sq ft	\$800	-8.9%
Days on market	105 days	+3.9%
Sale-to-list	94.55%	-1.3%

RESALE CONDO MEDIAN SALE PRICE BY SIZE

Studios		\$460,000
1 bed		\$485,000
2 beds		\$905,000
3+ beds		\$1,075,000

Upper West Side

831

-19.2% vs. 3Q 2025

LISTINGS FOR SALE

77 days

-12.5% vs. 3Q 2025

DAYS ON MARKET

\$1,300,000

+0.5% vs. 3Q 2025

MEDIAN SALE PRICE

\$1,420

-5.0% vs. 3Q 2025

MEDIAN PRICE PER SQ
FT**97.65%**

+0.6% vs. 3Q 2025

SALE-TO-LIST

RESALE CO-OPS

	3Q 2026	VS. 3Q 2025
Median sale price	\$1,031,250	+3.6%
Median price per sq ft	\$1,086	-0.5%
Days on market	70 days	-23.9%
Sale-to-list	98.3%	+0.9%

RESALE CO-OP MEDIAN SALE PRICE BY SIZE

Studios		\$465,000
1 bed		\$749,000
2 beds		\$1,425,000
3+ beds		\$2,587,500

RESALE CONDOS

	3Q 2026	VS. 3Q 2025
Median sale price	\$1,509,000	+0.6%
Median price per sq ft	\$1,475	+0.8%
Days on market	87 days	+23.4%
Sale-to-list	97.3%	+1.4%

RESALE CONDO MEDIAN SALE PRICE BY SIZE

Studios		\$720,000
1 bed		\$995,000
2 beds		\$2,025,550
3+ beds		\$3,538,376

Upper East Side

1,232

-7.9% vs. 3Q 2025

LISTINGS FOR SALE

86 days

-3.4% vs. 3Q 2025

DAYS ON MARKET

\$1,375,000

+5.8% vs. 3Q 2025

MEDIAN SALE PRICE

\$1,420

+9.7% vs. 3Q 2025

MEDIAN PRICE PER SQ
FT

96.7%

+1.3% vs. 3Q 2025

SALE-TO-LIST

RESALE CO-OPS

	3Q 2026	VS. 3Q 2025
Median sale price	\$1,100,000	+2.3%
Median price per sq ft	\$1,027	+5.1%
Days on market	83 days	-5.6%
Sale-to-list	97.4%	+1.5%

RESALE CO-OP MEDIAN SALE PRICE BY SIZE

Studios		\$399,500
1 bed		\$661,250
2 beds		\$1,500,000
3+ beds		\$3,200,000

RESALE CONDOS

	3Q 2026	VS. 3Q 2025
Median sale price	\$1,875,000	+11.6%
Median price per sq ft	\$1,505	+5.5%
Days on market	94 days	+17.5%
Sale-to-list	94.4%	-0.3%

RESALE CONDO MEDIAN SALE PRICE BY SIZE

Studios		\$590,000
1 bed		\$974,500
2 beds		\$1,950,000
3+ beds		\$3,600,000

Midtown

2,262

-7.5% vs. 3Q 2025

LISTINGS FOR SALE

100 days

-6.1% vs. 3Q 2025

DAYS ON MARKET

\$1,195,000

+20.1% vs. 3Q 2025

MEDIAN SALE PRICE

\$1,455

+6.3% vs. 3Q 2025

MEDIAN PRICE PER SQ
FT

95.4%

-0.1% vs. 3Q 2025

SALE-TO-LIST

RESALE CO-OPS

	3Q 2026	VS. 3Q 2025
Median sale price	\$690,000	+0.7%
Median price per sq ft	\$897	-3.7%
Days on market	97 days	0%
Sale-to-list	96.2%	+0.3%

RESALE CO-OP MEDIAN SALE PRICE BY SIZE

Studios		\$407,000
1 bed		\$675,000
2 beds		\$1,231,625
3+ beds		\$2,300,000

RESALE CONDOS

	3Q 2026	VS. 3Q 2025
Median sale price	\$1,625,000	+20.4%
Median price per sq ft	\$1,497	+6.3%
Days on market	104 days	-6.7%
Sale-to-list	94.4%	+0.1%

RESALE CONDO MEDIAN SALE PRICE BY SIZE

Studios		Not reported
1 bed		\$1,085,000
2 beds		\$2,035,000
3+ beds		\$4,080,000

Downtown

1,246 -7.5% vs. 3Q 2025 LISTINGS FOR SALE	84 days +5.0% vs. 3Q 2025 DAYS ON MARKET	\$1,790,760 +23.5% vs. 3Q 2025 MEDIAN SALE PRICE	\$1,764 +4.8% vs. 3Q 2025 MEDIAN PRICE PER SQ FT	96.8% +1.1% vs. 3Q 2025 SALE-TO-LIST																								
RESALE CO-OP MEDIAN SALE PRICE BY SIZE <table><tr><td>Studios</td><td> </td><td>\$550,000</td></tr><tr><td>1 bed</td><td> </td><td>\$879,500</td></tr><tr><td>2 beds</td><td> </td><td>\$1,917,500</td></tr><tr><td>3+ beds</td><td> </td><td>\$3,750,000</td></tr></table>			Studios		\$550,000	1 bed		\$879,500	2 beds		\$1,917,500	3+ beds		\$3,750,000	RESALE CONDO MEDIAN SALE PRICE BY SIZE <table><tr><td>Studios</td><td> </td><td>Not reported</td></tr><tr><td>1 bed</td><td> </td><td>\$1,100,000</td></tr><tr><td>2 beds</td><td> </td><td>\$2,396,887</td></tr><tr><td>3+ beds</td><td> </td><td>\$5,200,000</td></tr></table>		Studios		Not reported	1 bed		\$1,100,000	2 beds		\$2,396,887	3+ beds		\$5,200,000
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What do these terms mean?

WHAT IS A MEDIAN SALE PRICE?

The middle sale: half of apartments sold for more and half for less. It is less thrown off by a few very expensive sales than the average.

WHAT IS THE SALE-TO-LIST RATIO?

The sale price as a share of the original asking price. 96.45% means buyers paid about \$964,500 on an apartment first listed at \$1,000,000.

WHAT DOES DAYS ON MARKET MEASURE?

The median number of days from the first listing to a signed contract, for sales where the listing agent recorded those dates.

WHAT COUNTS AS RESALE AND NEW DEVELOPMENT?

Resale is any co-op or condo in a building more than five years old. New development is a building less than five years old.

WHAT IS THE LUXURY TIER?

The top 10% of the market by price at any given time. The cutoff moves each quarter and usually sits near \$4 million.

Thinking about buying or selling?

These are citywide and area numbers. What your own apartment would sell for depends on the building, the floor, the light and the recent sales right around it. I am glad to walk through it with you.



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English and Spanish



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ABOUT THE DATA

Data compiled by UrbanDigs for Keller Williams NYC from public records (ACRIS and the New York City Department of Finance) and the REBNY Listing Service (RLS), covering Manhattan residential sales from July 1 through September 30, 2026, with quarterly changes against April through June 2026 and annual changes against July through September 2025. Data as of October 1, 2026. Information is deemed reliable but not guaranteed and is subject to errors, changes and omissions. REBNY makes no warranties as to the accuracy of this data. Downtown resale co-op and condo summary figures were not available for this edition. Report design by Milton Coste.

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