RENT OR BUY · MARKET REPORT · NOVEMBER 2026

# Central Park South, Manhattan

Two numbers that decide it: what landlords ask, and what homes are listed at. Data through October 2026.

> In October 2026, landlords in Central Park South asked about $11,000 a month for a typical apartment, down 17.2% from a year earlier. The typical co-op for sale was listed at $3,475,000, and co-ops made up 29 of the 50 recorded home sales from November 2025 through October 2026.

RENTING

## What landlords ask

| APARTMENT SIZE | OCT 2025 | OCT 2026 | CHANGE |
|---|---|---|---|
| Studio | $4,000 | $5,000 | +25.0% |
| 1 bedroom | $8,000 | $8,495 | +6.2% |
| 2 bedrooms | $14,750 | $18,000 | +22.0% |
| 3+ bedrooms | $23,000 | $35,000 | +52.2% |
| **All sizes** | **$13,287** | **$11,000** | **-17.2%** |

Typical (median) asking rent. Rentals listed in October 2026: 55, against 45 a year earlier.

BUYING

## What homes are listed at, and what sells

| HOME TYPE | TYPICAL ASKING PRICE | LISTED, OCT 2026 | SOLD, LAST 12 MONTHS |
|---|---|---|---|
| Co-ops | $3,475,000 | 38 | 29 |
| Condos | $4,750,000 | 67 | 21 |
| Houses | Too few listings | 0 | 0 |
| **All homes** | **$3,995,000** | **105** | **50** |

Typical (median) asking price in October 2026. Sold = recorded sales, November 2025 through October 2026.

**37 days**
Typical time on the market for a co-op (a year ago: 135)

**87.3%**
Of the asking price, the typical co-op sale in October 2026

**7.9%**
Of co-op listings cut their price in October 2026

The typical co-op that sold in October 2026 sold for $1,605,000 (2 recorded sales that month).

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RENT OR OWN, BY THE MONTH

# The typical co-op at today's rate

An example with 20% down on a 30-year fixed loan. Loan payment only, not lending advice.

| | |
|---|---|
| Typical co-op asking price, Central Park South, October 2026 | $3,475,000 |
| Down payment, 20% | $695,000 |
| Loan amount | $2,780,000 |
| 30-year fixed rate (Freddie Mac average, Nov 12, 2026) | 7.11% |
| **Loan payment** | **$18,701 a month** |

OWN: LOAN PAYMENT

## $18,701

plus monthly maintenance (in a co-op it includes the building's property taxes) and insurance

RENT: TYPICAL ASKING

## $11,000

all apartment sizes, October 2026

The loan payment alone on the typical co-op is about $7,700 a month above the typical rent, before the monthly maintenance (in a co-op it includes the building's property taxes) and insurance, and before the $695,000 down payment and closing costs you put in up front. A loan this size is usually a jumbo loan, and jumbo rates can differ from the Freddie Mac average.

**Want the real numbers for a specific home?**
Send me a building and I'll pull its maintenance, the board's down payment rule and your full monthly cost. Call or text 917.416.7433, email mcoste@kwnyc.com, or book 15 minutes at cal.com/miltoncoste/15min.

PLAIN ENGLISH

## What the terms mean

**Typical (median)**
The middle figure: half the listings or sales are above it, half below.

**Asking price and asking rent**
What sellers and landlords ask. Signed deals can land higher or lower.

**Recorded sales**
Sales that closed and were filed with the city.

**Days on the market**
How long a listing stays up before it goes into contract or comes off the market.

**Sources.** Rents, asking prices, listings, sales, days on the market, sale-to-asking and price cuts: StreetEasy data for Central Park South, data through October 2026, monthly figures for October 2025 and October 2026; sales counts sum November 2025 through October 2026. Mortgage rate: Freddie Mac Primary Mortgage Market Survey, 30-year fixed average, Nov 12, 2026. Payment uses standard amortization on the loan amount shown. Figures change monthly; ask for the latest before you decide.

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