

Q2

2026

MANHATTAN APARTMENT MARKET REPORT

MANHATTAN

Brown Harris Stevens THE Craft OF Research

Message from **Bess Freedman**

CEO of **Brown Harris Stevens**

The average price of a Manhattan apartment reached its second highest level ever in the second quarter, rising 5% over the past year to \$2,231,819. The median price rose 6% from 2025's second quarter to \$1,290,000, also the second highest figure ever. The record average and median prices were set in the second quarter of 2019, when pending increases in mansion and transfer taxes led to a rush of high-end sales before the city's fiscal year began in July.

New developments were a big reason for the increase in prices, with their average price 17% higher than a year ago. It's important to note that contracts for new developments can be signed months or even years before they close, so their closing prices aren't necessarily reflective of the current state of the market.

The average resale apartment price rose slightly compared to the second quarter of 2025, reaching \$1,881,899. Co-ops drove pricing gains in the second quarter, led by three-bedroom and larger apartments. The average resale price for all co-ops of \$1,550,241 was 9% higher than one year ago. Resale condo prices averaged 5% less than a year ago, due in part to a decline in closings of over \$20 million.

Despite the uncertainty caused by the war in Iran, which has reignited inflation and pushed mortgage rates up by 0.50%, demand for apartments has remained steady. Stocks had a strong first half of 2026, and the labor market has strengthened with 569,000 jobs added in just the first five months of 2026. Consumer spending remains strong even with rising prices, which bodes well for economic growth in the coming months.



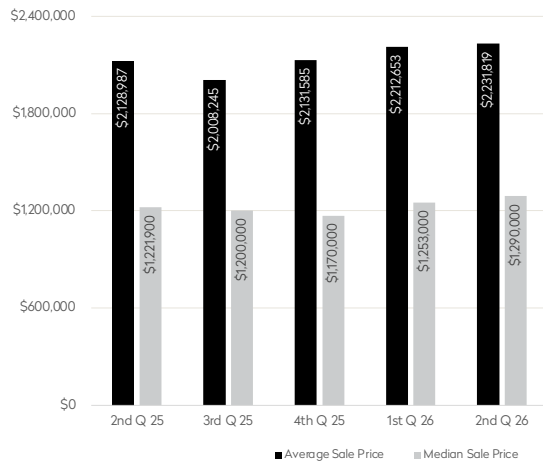
Manhattan

All Cooperatives and Condominiums*

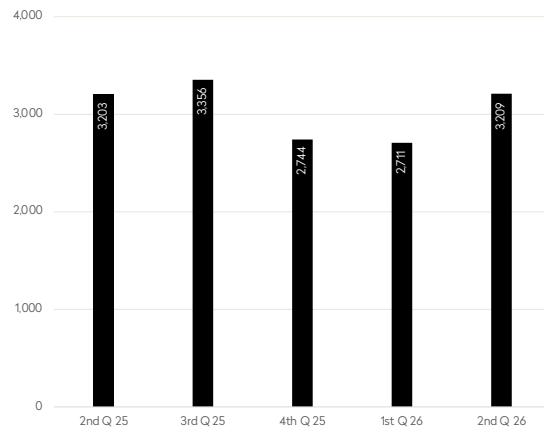
Average and Median Sales Prices

Manhattan apartment prices averaged \$2,231,819 in the second quarter, the second highest figure on record, and a 5% increase compared to a year ago. The median price, which measures the middle of the market, rose 6% over the past year to \$1,290,000, also the second highest level ever. The number of sales was virtually unchanged from the second quarter of 2025.

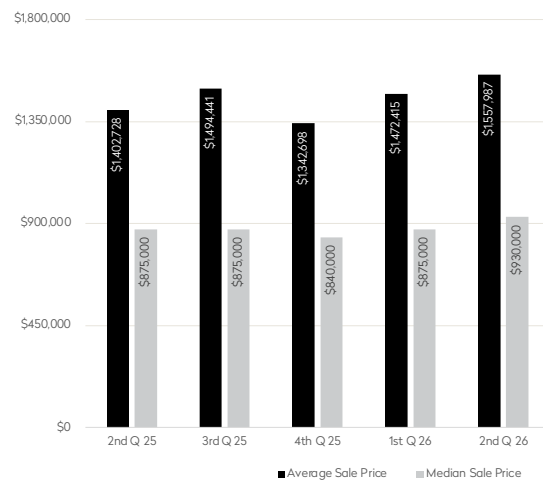
Average and Median Sales Prices



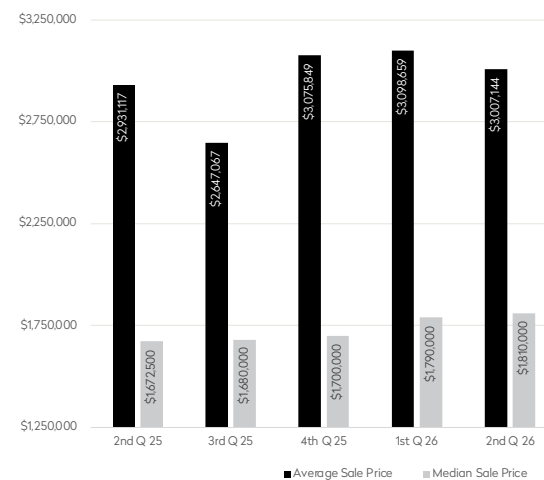
Number of Sales



Cooperative Average and Median Sales Prices



Condominium Average and Median Sales Prices



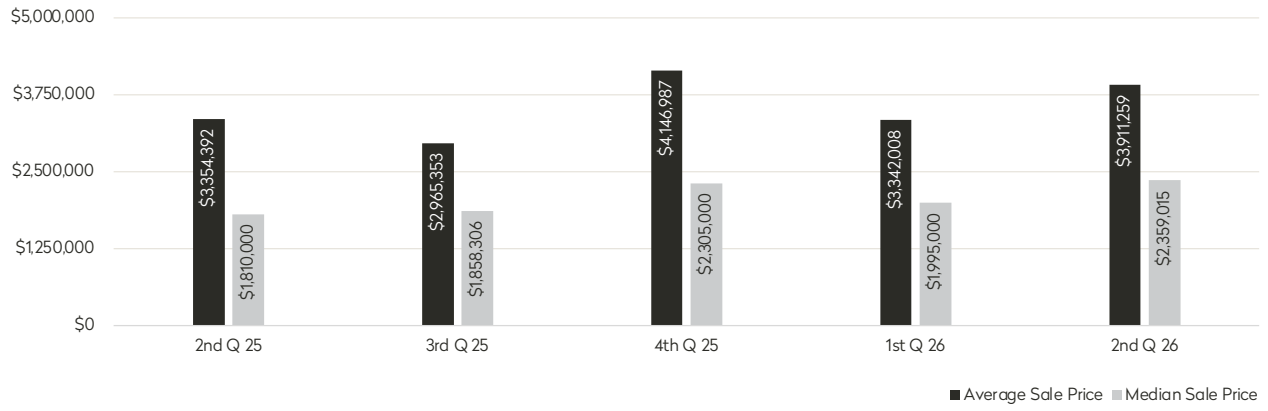
* Includes new development and resale apartments. 2Q26 data is preliminary and subject to revision in future reports. Data from the prior four quarters has been revised to include sales recorded after our initial reports were released.

Manhattan

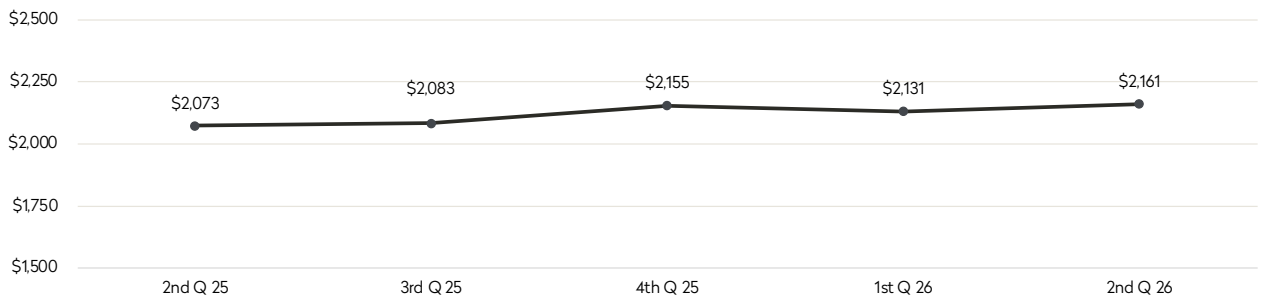
New Developments

Average and Median Sales Prices

While the average price for new development closings jumped 17% from a year ago, much of that gain can be attributed to an increase in the size of apartments sold last quarter. On a per-square-foot basis, the average price was just 4% higher than during 2025's second quarter. The West Side accounted for 21.9% of new development closings in the second quarter, the most of any market area.

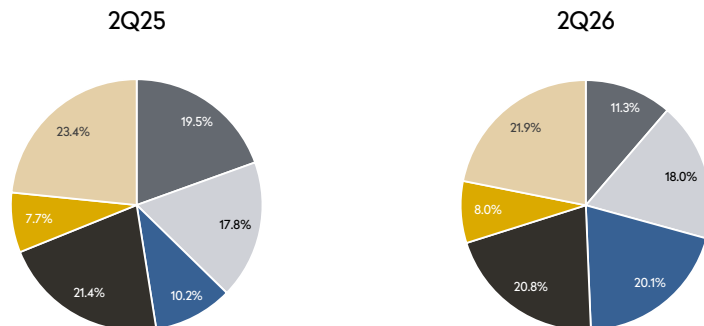


Average Price Per Square Foot



Sales by Area

- East Side
- West Side
- Midtown
- Downtown (34th -14th St)
- Downtown (South of 14th St)
- Upper Manhattan

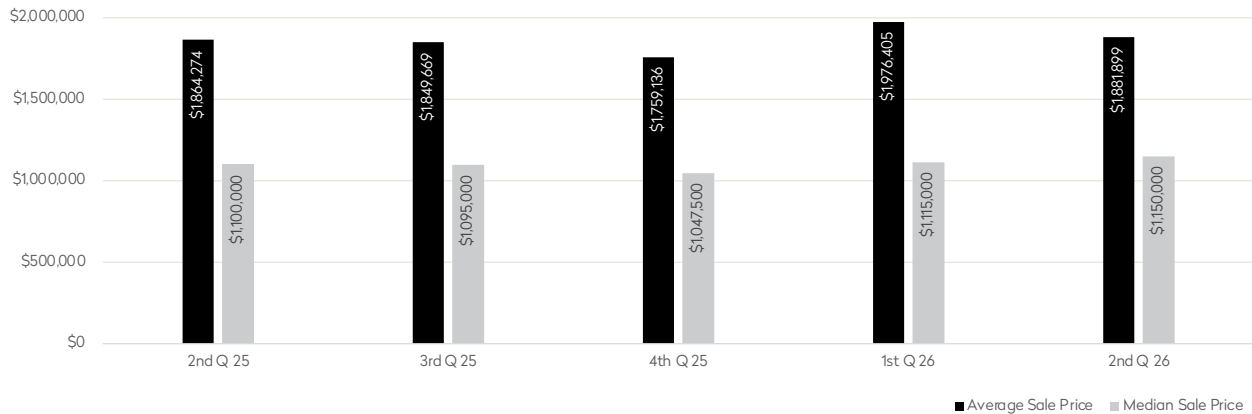


Manhattan

Resale Cooperatives and Condominiums

Average and Median Sales Prices

The average resale apartment price of \$1,881,899 was a small improvement from the second quarter of 2025. The median price posted a 5% increase over the past year to \$1,150,000.



Cooperative Average Sales Price

Resale co-op prices averaged \$1,550,241 in the second quarter, 9% more than a year ago. One-bedrooms were the only size category of apartments without an increase in their average price over the past year.

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2nd Q 25	\$482,439	\$767,892	\$1,423,425	\$3,624,688	\$1,424,503
3rd Q 25	\$468,392	\$758,718	\$1,495,683	\$3,613,334	\$1,513,104
4th Q 25	\$470,687	\$782,793	\$1,402,025	\$3,290,022	\$1,351,377
1st Q 26	\$522,299	\$751,579	\$1,484,709	\$3,689,848	\$1,478,374
2nd Q 26	\$497,688	\$767,853	\$1,496,595	\$3,925,708	\$1,550,241

Condominium Average Sales Price

At \$2,384,749, the average price of a resale condo was 5% below 2025's second quarter. All size categories posted lower average prices than a year ago.

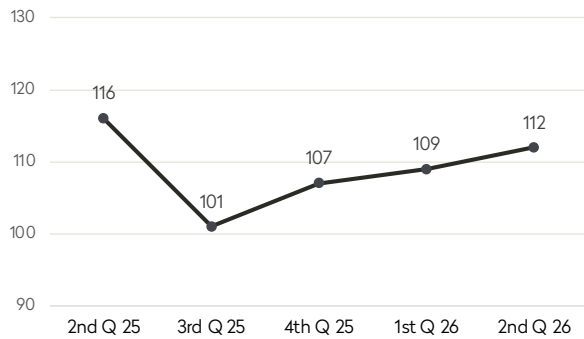
	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2nd Q 25	\$675,104	\$1,114,147	\$2,234,034	\$5,910,457	\$2,519,358
3rd Q 25	\$666,730	\$1,134,758	\$2,193,344	\$5,536,649	\$2,403,703
4th Q 25	\$682,552	\$1,095,875	\$2,295,674	\$5,826,985	\$2,430,657
1st Q 26	\$726,940	\$1,094,046	\$2,333,935	\$6,712,980	\$2,801,343
2nd Q 26	\$663,265	\$1,094,640	\$2,188,053	\$4,759,854	\$2,384,749

Manhattan

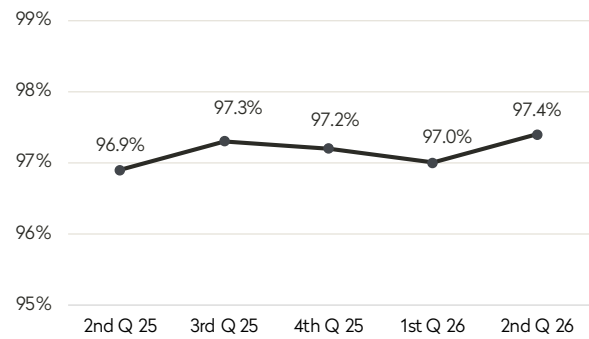
Resale Cooperatives and Condominiums

Resale apartments sold in the second quarter spent an average of 112 days on the market, which was 3% less time than a year ago. Sellers received 97.4% of their last asking price, up from 96.9% in 2025's second quarter.

Average Days on the Market



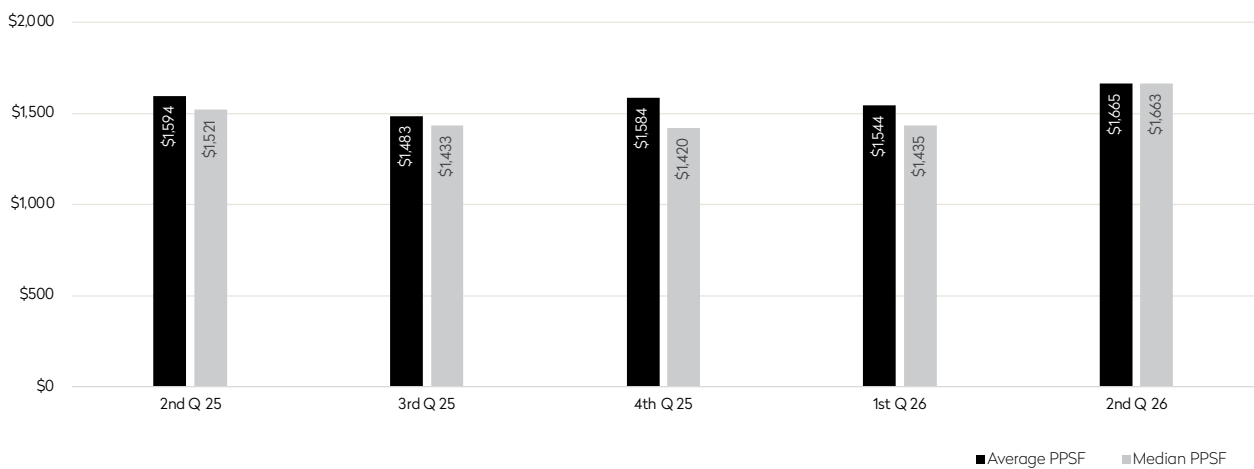
Selling vs. Last Asking Price



Lofts

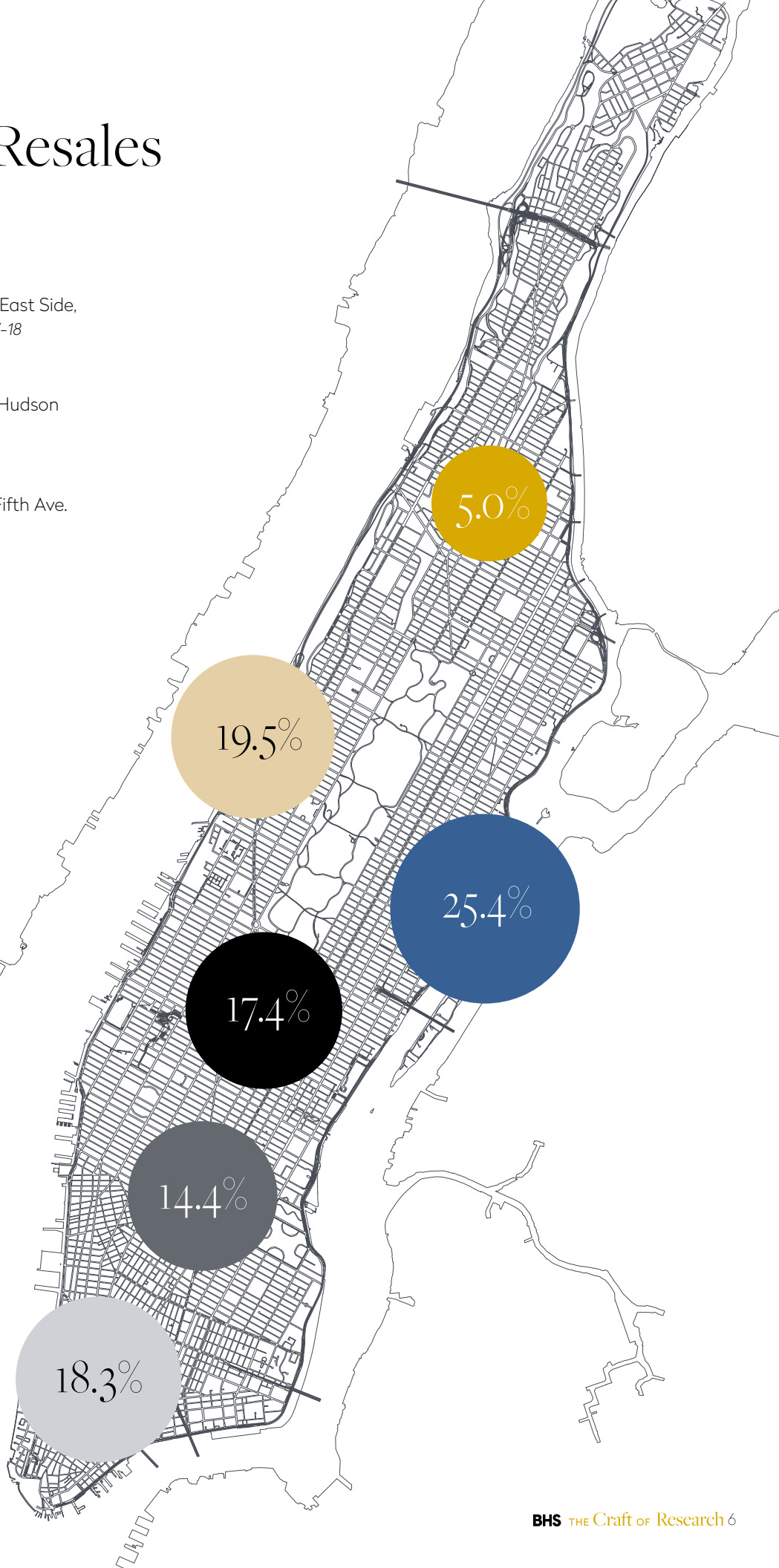
Both the average and median prices per square foot for lofts were higher than a year ago.

Average and Median Sales Prices Per Square Foot



Percentage of Resales in Manhattan

- Upper Manhattan**
Generally north of 96th Street on the East Side,
110th Street on the West Side *pages 17-18*
- West Side**
Generally 59th Street to 110th Street, Hudson
River to west of Fifth Ave. *pages 9-10*
- East Side**
Generally 59th Street to 96th Street, Fifth Ave.
to the East River *pages 7-8*
- Midtown**
34th Street to 59th Street, East River
to the Hudson River *pages 11-12*
- Downtown**
34th Street to 14th Street *pages 13-14*
- Downtown**
South of 14th Street *pages 15-16*



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Resale Apartments

Generally 59th St. to 96th St.,
Fifth Ave. to the East River

Both prewar and postwar
co-op apartments posted
INCREASES in their
average price per room
compared to a year ago.

At \$1,578, the average condo
price per square foot was **6%**
above last year's level.



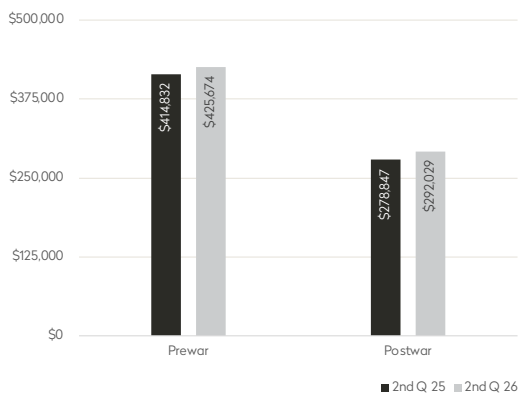
860 FIFTH AVENUE #PHAB



		Studio	1-Bedroom	2-Bedroom	3+Bedroom
Percent of Sales	2nd Q 25	9%	34%	30%	27%
	2nd Q 26	10%	33%	32%	25%
Median Price	2nd Q 25	\$438,000	\$750,000	\$1,520,000	\$3,325,000
	2nd Q 26	\$477,000	\$712,500	\$1,542,500	\$3,310,000
% Change		9%	-5%	1%	0%

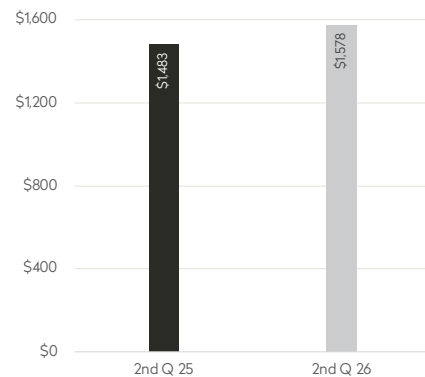
Cooperative

Average price per room



Condominium

Average price per square foot



Q2

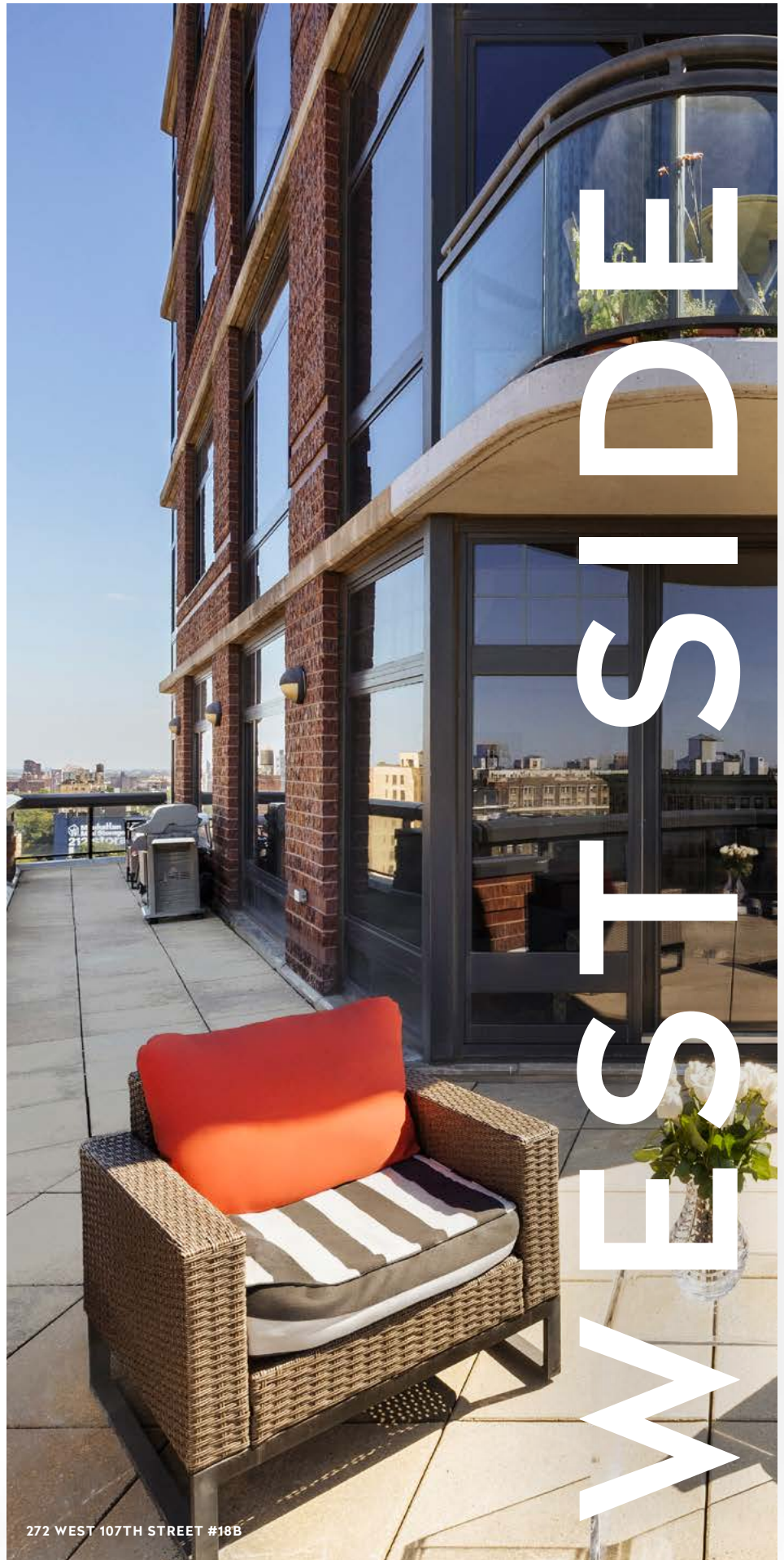
2026

Resale Apartments

Generally 59th St. to 110th St.,
Hudson River to West of Fifth Ave.

The average condo price per square foot **ROSE** 11% over the past year to \$1,756.

At \$337,231, the average prewar co-op price per room was **4%** higher than a year ago.



272 WEST 107TH STREET #18B

SECOND QUARTER 2026
West Side Resale Apartments

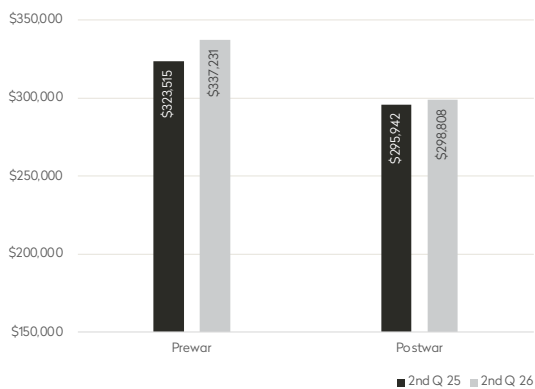


101 CENTRAL PARK WEST #PHF

		Studio	1-Bedroom	2-Bedroom	3+Bedroom
Percent of Sales	2nd Q 25	10%	39%	29%	23%
	2nd Q 26	12%	32%	30%	26%
Median Price	2nd Q 25	\$540,000	\$850,000	\$1,575,000	\$3,127,500
	2nd Q 26	\$537,500	\$793,500	\$1,614,500	\$2,812,500
% Change		0%	-7%	3%	-10%

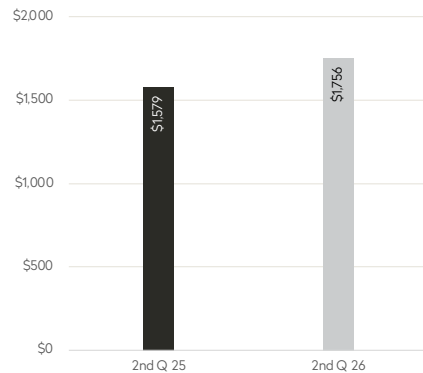
Cooperative

Average price per room



Condominium

Average price per square foot



Q2

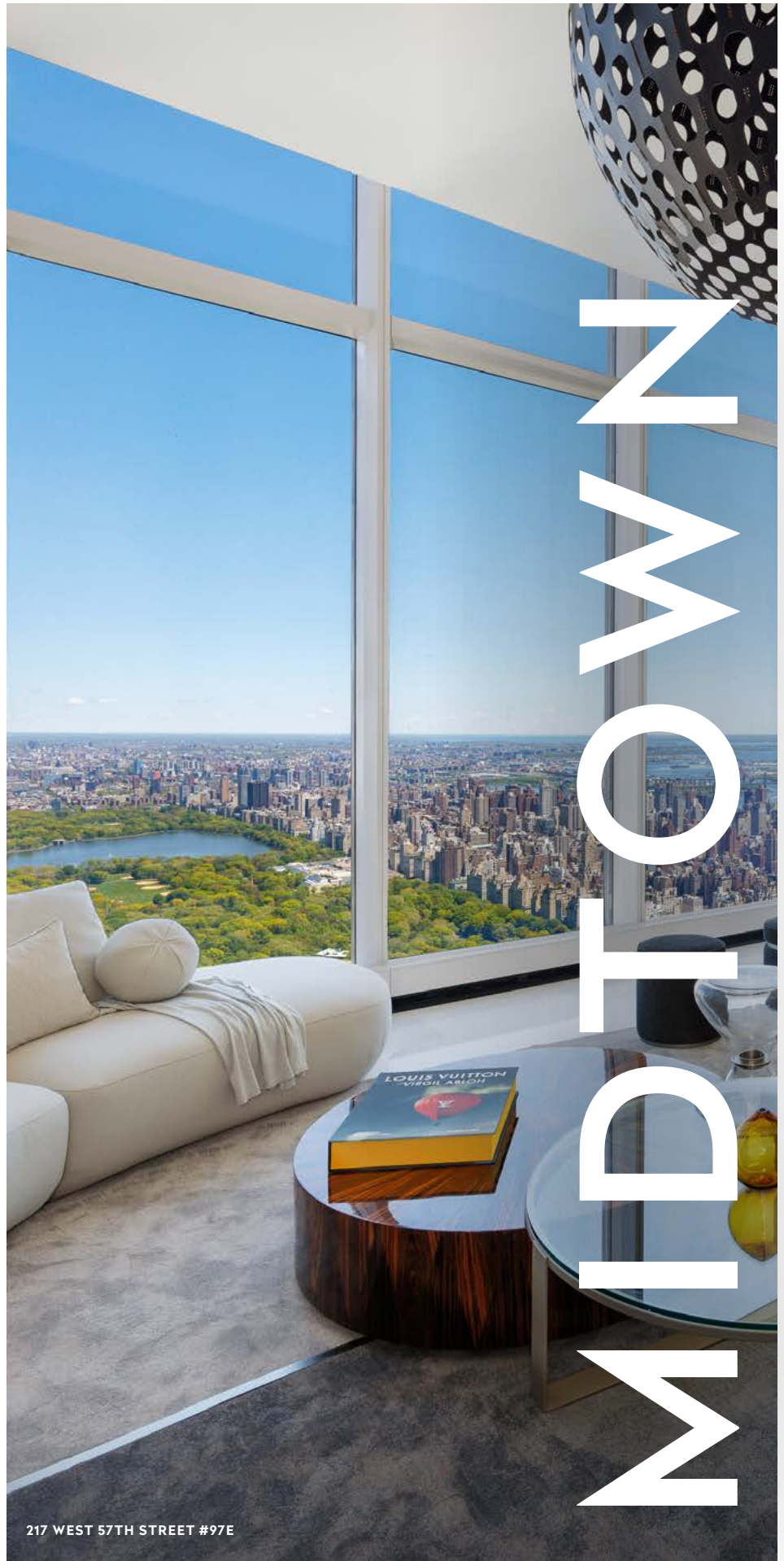
2026

Resale Apartments

34th St. to 59th St.,
East River to the Hudson River

Studios were the only size of apartments with a **HIGHER** median price than 2025's second quarter.

Condo prices averaged **9%** less per square foot than a year ago.



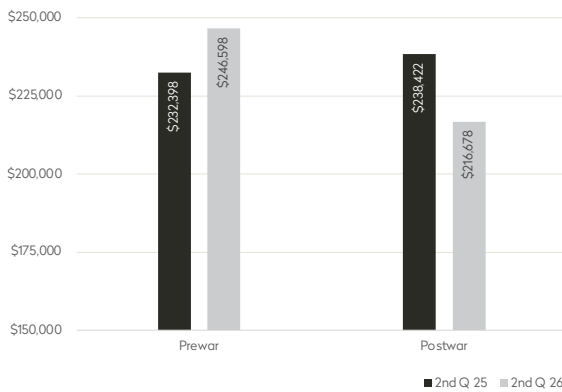
Midtown Resale Apartments



		Studio	1-Bedroom	2-Bedroom	3+Bedroom
Percent of Sales	2nd Q 25	19%	44%	29%	8%
	2nd Q 26	16%	39%	32%	13%
Median Price	2nd Q 25	\$430,000	\$750,000	\$1,420,000	\$2,400,000
	2nd Q 26	\$479,500	\$722,500	\$1,265,000	\$2,162,500
% Change		12%	-4%	-11%	-10%

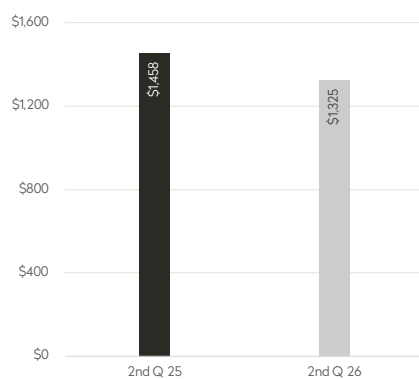
Cooperative

Average price per room



Condominium

Average price per square foot



Q2

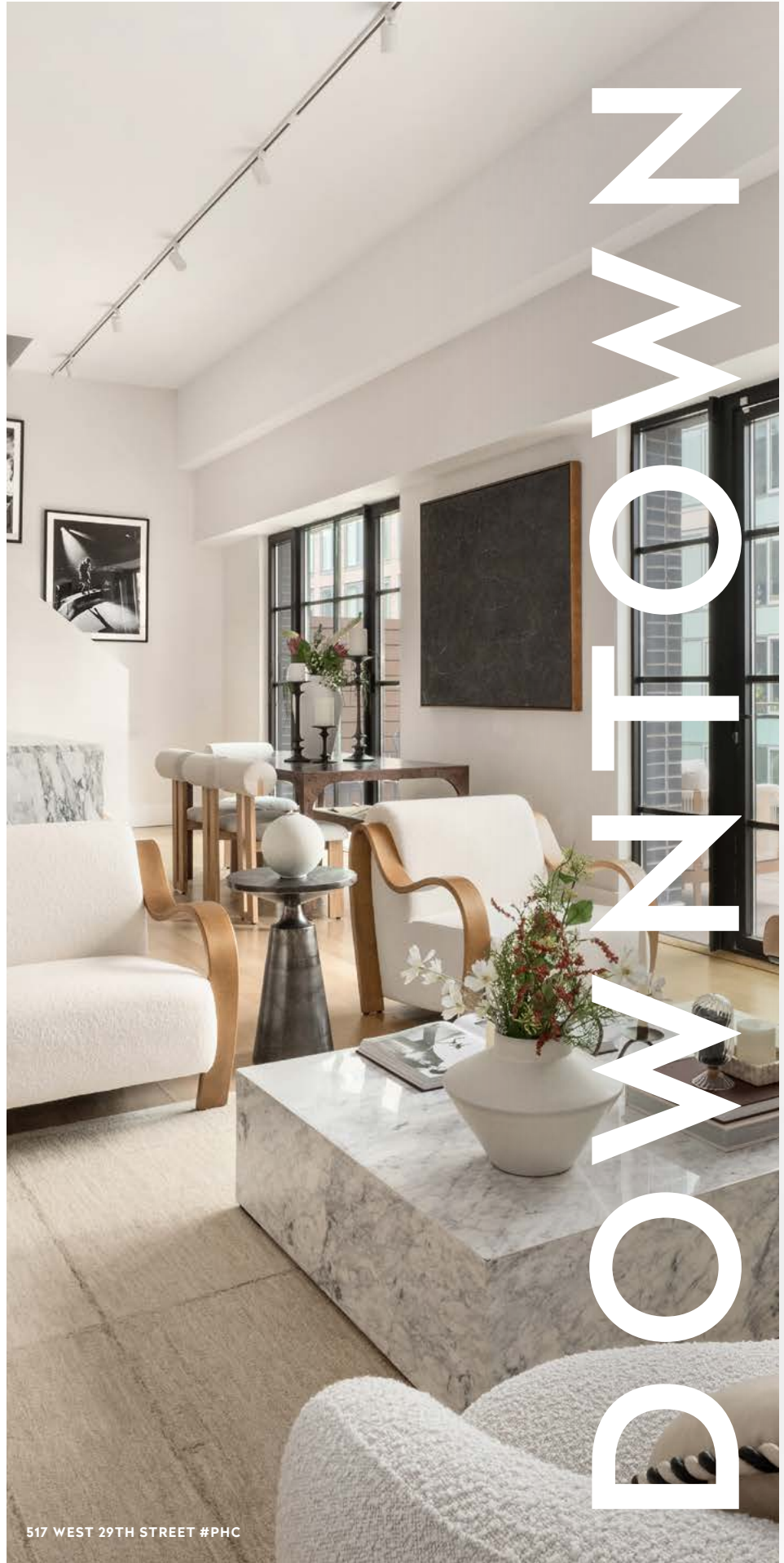
2026

Resale Apartments

34th St. to 14th St.

All size categories posted lower median prices than a year ago.

Condo prices averaged \$1,740 per square foot, down slightly from 2025's second quarter.



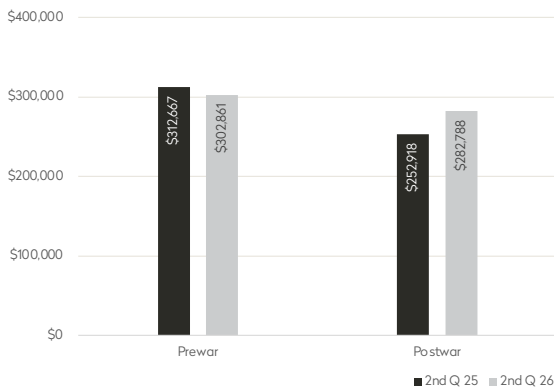
517 WEST 29TH STREET #PHC



		Studio	1-Bedroom	2-Bedroom	3+Bedroom
Percent of Sales	2nd Q 25	18%	46%	25%	11%
	2nd Q 26	19%	36%	31%	14%
Median Price	2nd Q 25	\$547,500	\$940,000	\$1,970,000	\$3,525,000
	2nd Q 26	\$522,500	\$880,000	\$1,950,000	\$3,307,500
% Change		-5%	-6%	-1%	-6%

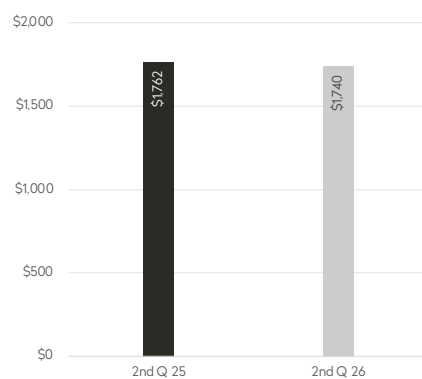
Cooperative

Average price per room



Condominium

Average price per square foot



Q2

2026

Resale Apartments

South of 14th St.

The median price for studio apartments was **9%** higher than a year ago.

Co-op prices fell for both prewar and postwar apartments compared to the second quarter of 2025.



350 WEST BROADWAY #8

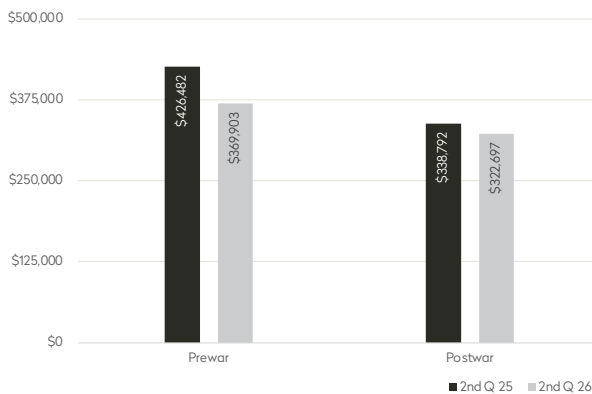
Downtown Resale Apartments
SOUTH OF 14TH ST.



		Studio	1-Bedroom	2-Bedroom	3+Bedroom
Percent of Sales	2nd Q 25	16%	35%	29%	21%
	2nd Q 26	11%	35%	36%	18%
Median Price	2nd Q 25	\$550,000	\$990,000	\$1,932,138	\$4,995,000
	2nd Q 26	\$597,500	\$963,500	\$1,840,000	\$4,500,000
% Change		9%	-3%	-5%	-10%

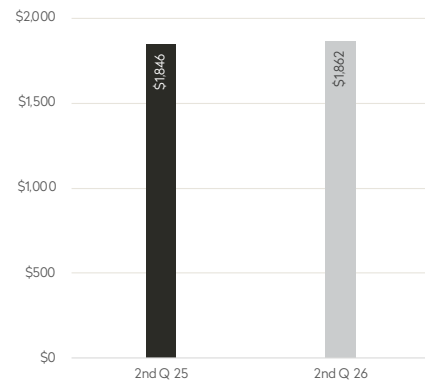
Cooperative

Average price per room



Condominium

Average price per square foot



Q2

2026

Resale Apartments

Generally North of 96th Street on the East Side, and 110th St. on the West Side

Three-bedroom and larger apartments were the only size category with a lower median price than during 2025's second quarter.

Co-op prices were mixed compared to a year ago.



371 WEST 123RD STREET #PHA

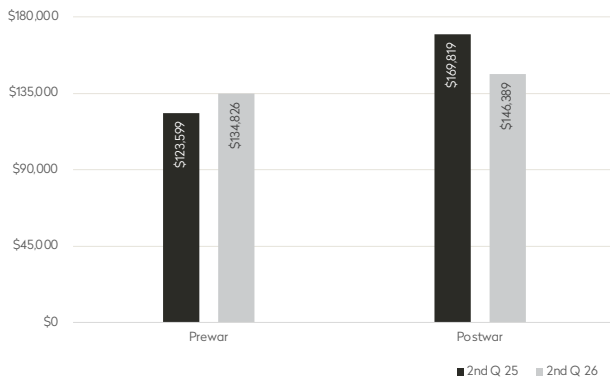
Upper Manhattan Resale Apartments



		Studio	1-Bedroom	2-Bedroom	3+Bedroom
Percent of Sales	2nd Q 25	7%	32%	44%	17%
	2nd Q 26	1%	40%	41%	18%
Median Price	2nd Q 25	\$280,000	\$400,000	\$620,000	\$982,500
	2nd Q 26	\$280,000	\$465,000	\$757,500	\$750,000
% Change		0%	16%	22%	-24%

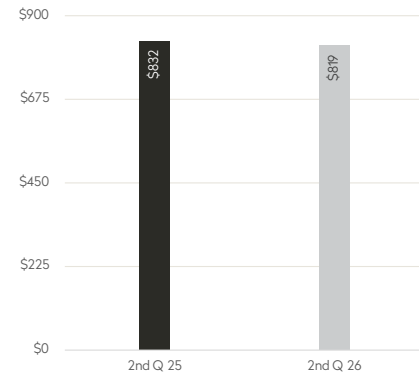
Cooperative

Average price per room



Condominium

Average price per square foot



Contact Us

SECOND QUARTER 2026

Residential Market Report

East Side

445 Park Avenue
New York, NY 10022
212-906-9200

West Side

1934 Broadway
New York, NY 10023
212-588-5600

Union Square

100 Fifth Avenue, 2nd Floor
New York, NY 10011
212-381-6500

SoHo

451 West Broadway
New York, NY 10012
212-381-4200

Tribeca

43 North Moore Street
New York, NY 10013
212-452-4500

Harlem

2169 Frederick Douglass Boulevard
New York, NY 10026
212-381-2570

Development Marketing

445 Park Avenue, 10th Floor
New York, NY 10022
212-381-6521

BHS Relocation Services

445 Park Avenue, 10th Floor
New York, NY 10022
212-381-6521

BHS THE Craft OF Research

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