

Q3

2026

MANHATTAN APARTMENT MARKET REPORT

MANHATTAN

Brown Harris Stevens THE Craft of Research

Message from Bess Freedman

CEO of **Brown Harris Stevens**

Manhattan apartment prices averaged \$2,045,441 in the third quarter, down from the previous quarter but 2% higher than a year ago. The median price, which measures the middle of the market, rose 6% over the past year to \$1,275,000.

The market was more active than a year ago, as the number of closings rose 6% to 3,558. Resale apartments sold in the third quarter spent an average of 87 days on the market and received 97.8% of their last asking price. Both these figures were at their best level since the third quarter of 2022.

As we begin the fourth quarter of 2026, our market faces several challenges. Mortgage rates have risen sharply since March and are back over 7%. We also must deal with low inventory in some segments of our market, most notably at the high end. These two factors, combined with concerns about the war in Iran, inflation, and the upcoming elections, led to a sharp reduction in signed contracts in September, which could mean a softer fourth quarter for closings.



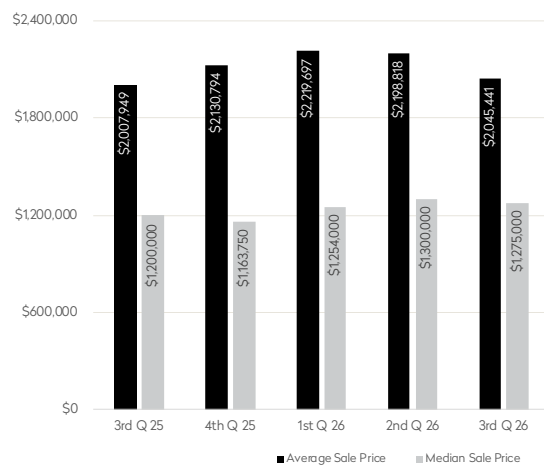
Manhattan

All Cooperatives and Condominiums*

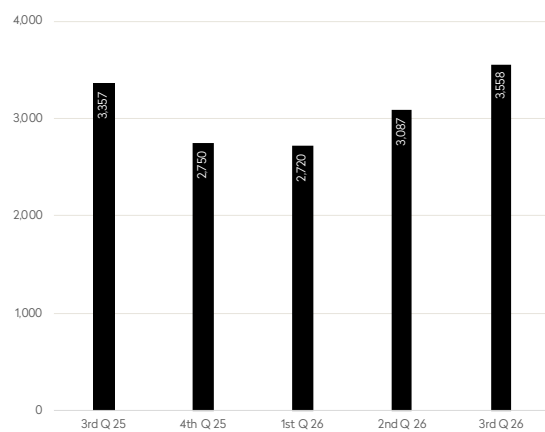
Average and Median Sales Prices

At \$2,045,441, the average apartment price was 2% higher than a year ago. The median price posted a stronger increase, rising 6% from 2025's third quarter to \$1,275,000. There were 3,558 reported closings in 2026's third quarter, 6% more than one year ago.

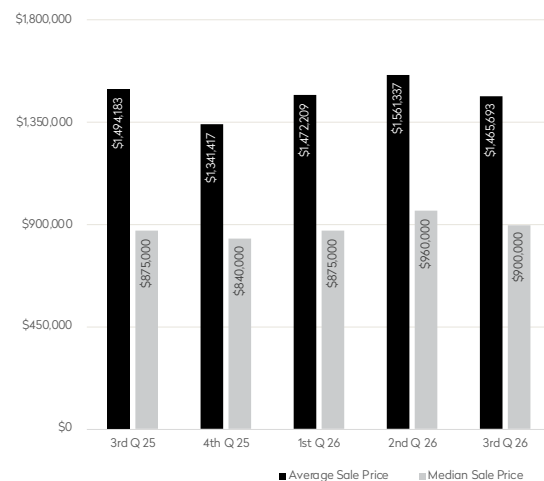
Average and Median Sales Prices



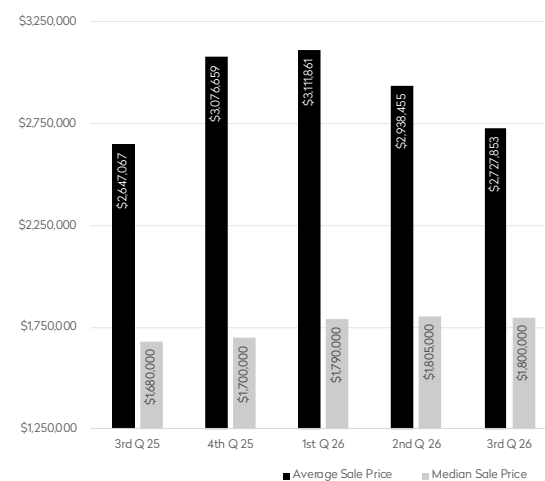
Number of Sales



Cooperative Average and Median Sales Prices



Condominium Average and Median Sales Prices



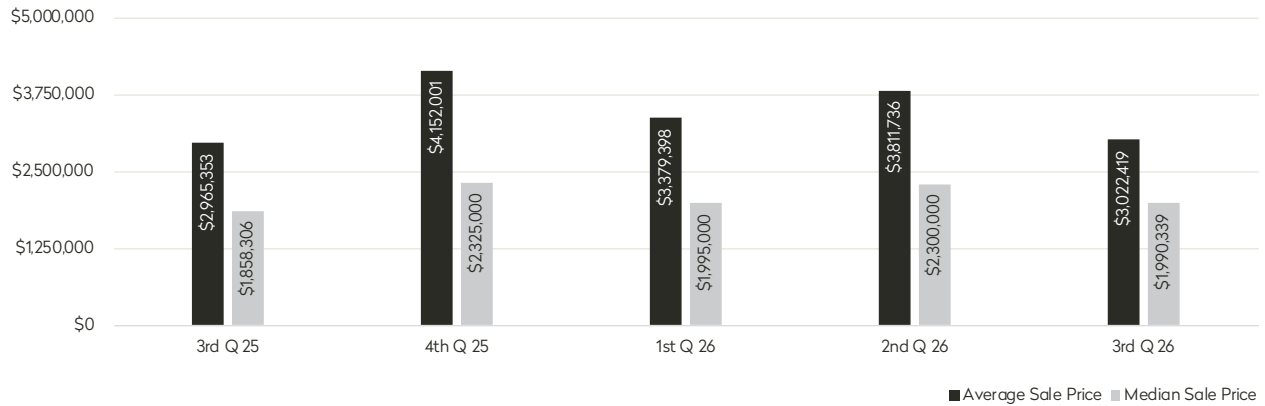
* Includes new development and resale apartments. 3Q26 data is preliminary and subject to revision in future reports. Data from the prior four quarters has been revised to include sales recorded after our initial reports were released.

Manhattan

New Developments

Average and Median Sales Prices

The average new development closing price of \$3,022,419 was 2% above last year's level, while the median price rose 7%. Downtown south of 14th Street accounted for 26.7% of new development closings last quarter, the most of any market area.

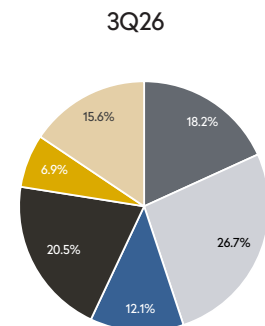
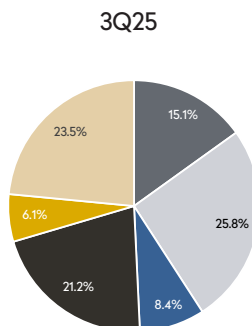


Average Price Per Square Foot



Sales by Area

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

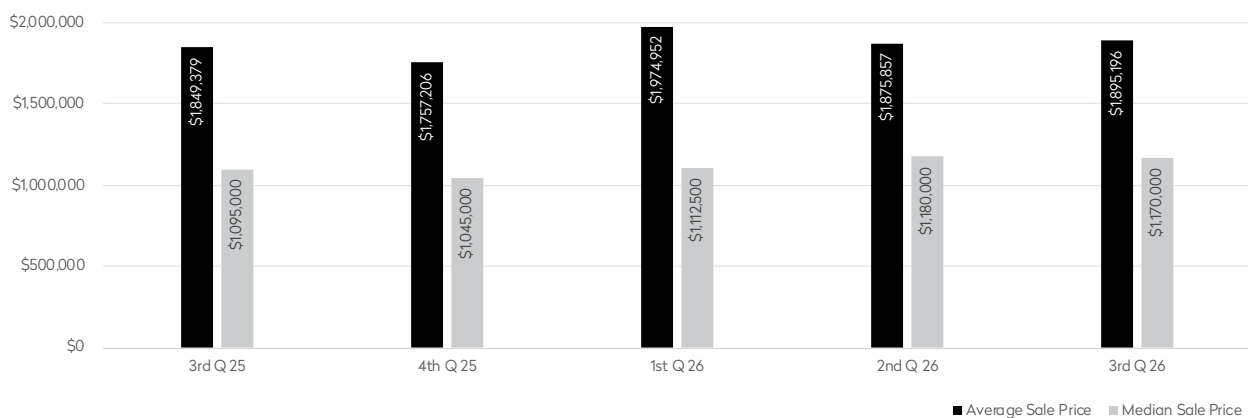


Manhattan

Resale Cooperatives and Condominiums

Average and Median Sales Prices

Resale apartment prices averaged \$1,895,196, 2% more than in 2025's third quarter. At \$1,170,000, the median price was 7% higher than a year ago.



Cooperative Average Sales Price

The average resale co-op price fell 4% over the past year, due to a sharp decline in sales of luxury three-bedroom and larger apartments. One- and two-bedroom co-ops experienced increases in their average price over the past year, while studio prices were flat.

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
3rd Q 25	\$468,392	\$759,132	\$1,495,683	\$3,613,334	\$1,512,826
4th Q 25	\$470,687	\$782,652	\$1,399,915	\$3,290,022	\$1,350,024
1st Q 26	\$522,695	\$751,430	\$1,484,709	\$3,673,343	\$1,478,143
2nd Q 26	\$493,112	\$778,126	\$1,491,141	\$3,639,863	\$1,551,714
3rd Q 26	\$466,518	\$773,883	\$1,582,920	\$3,522,377	\$1,452,957

Condominium Average Sales Price

Sales of three-bedroom and larger resale condos rose compared to a year ago, which led to a 5% gain in the overall average price. Studios were the only size category with an increase in their average price, which rose 9% from 2025's third quarter to \$723,743.

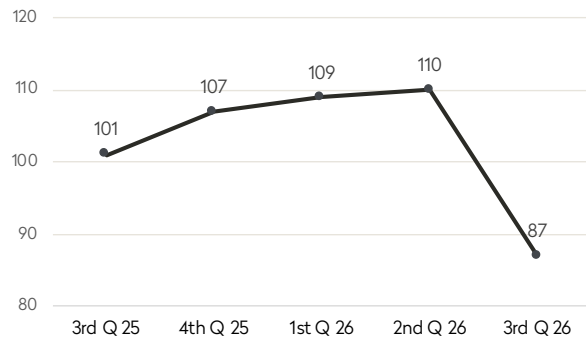
	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
3rd Q 25	\$666,730	\$1,134,758	\$2,193,344	\$5,536,649	\$2,403,703
4th Q 25	\$682,552	\$1,095,875	\$2,290,239	\$5,826,985	\$2,428,871
1st Q 26	\$724,349	\$1,094,046	\$2,329,874	\$6,712,980	\$2,798,655
2nd Q 26	\$659,432	\$1,090,660	\$2,240,243	\$4,563,977	\$2,361,915
3rd Q 26	\$723,743	\$1,109,144	\$2,177,507	\$5,285,487	\$2,535,504

Manhattan

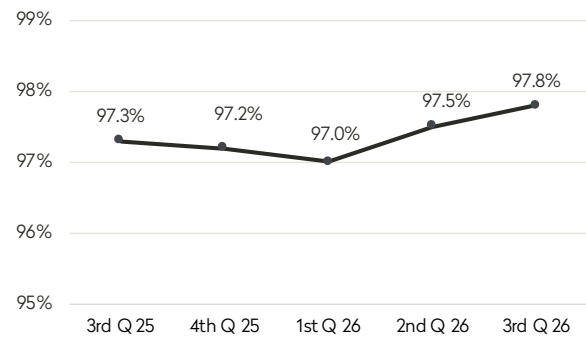
Resale Cooperatives and Condominiums

At 87 days, the average days on the market was 14% lower than a year ago and at its lowest level in four years. Sellers received 97.8% of their last asking price, which was up from 97.3% in the third quarter of 2025 and the highest level in four years.

Average Days on the Market



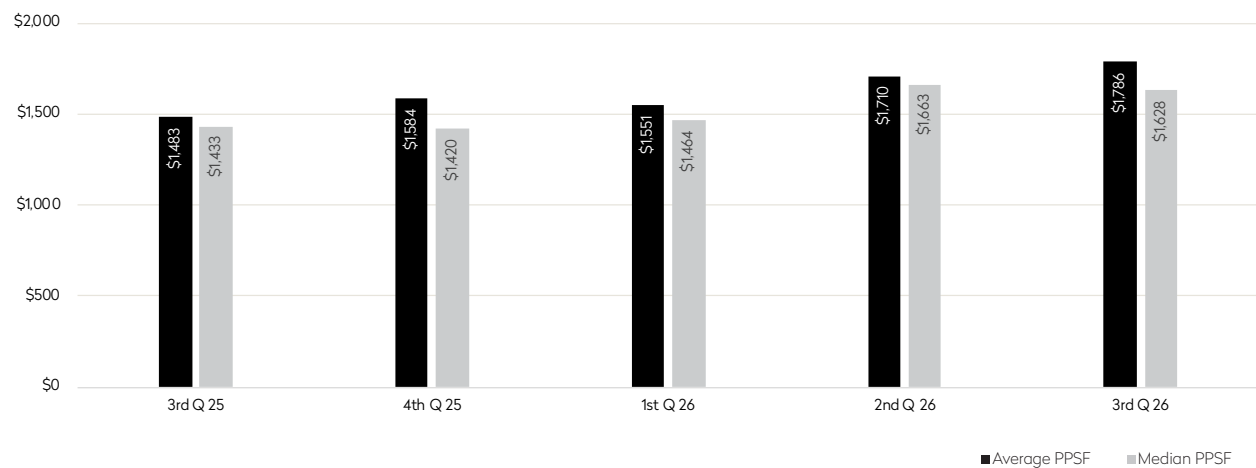
Selling vs. Last Asking Price



Lofts

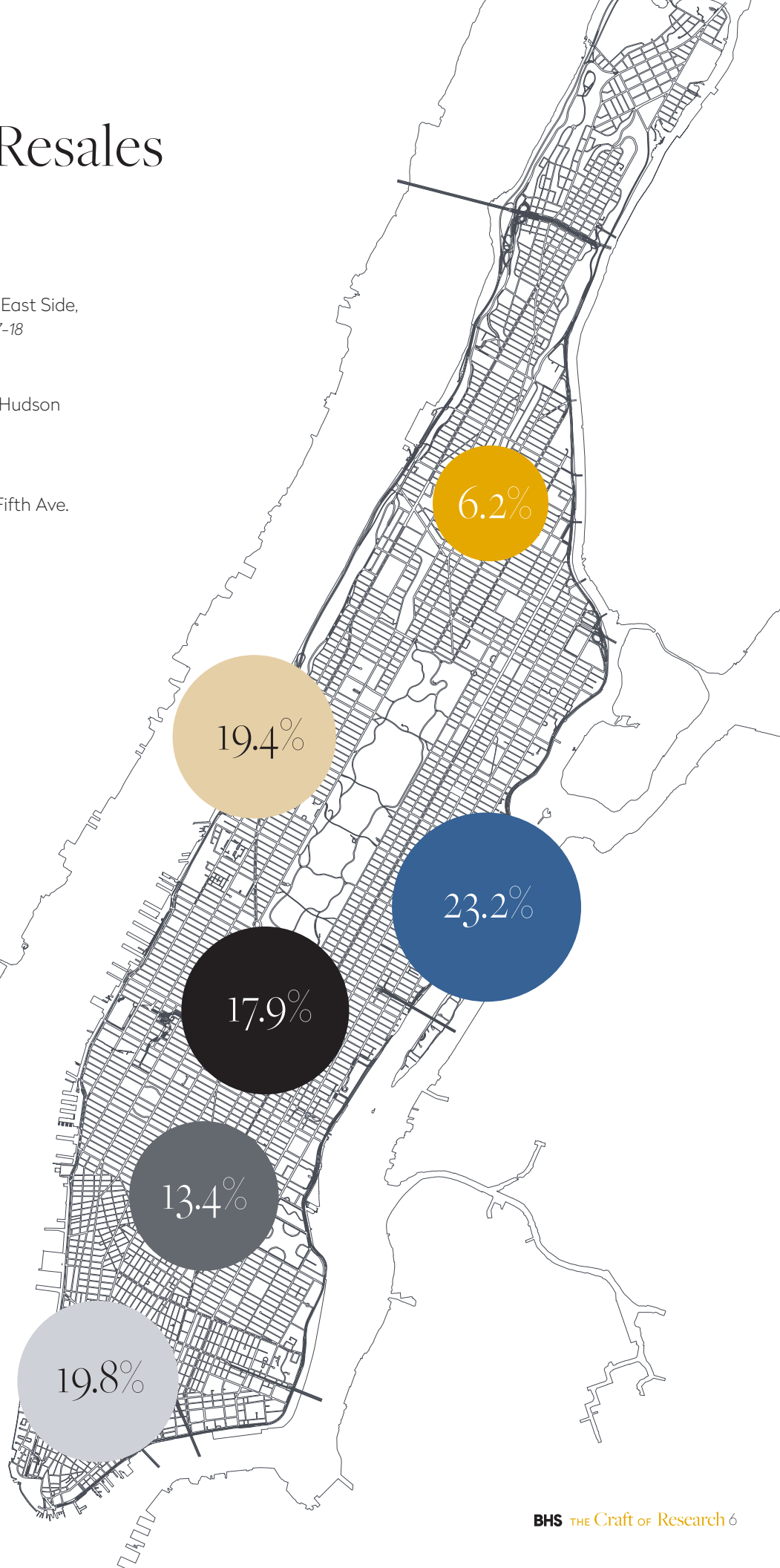
Both the average and median loft prices per square foot posted strong gains over the past year.

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

The median price for a two-bedroom apartment **ROSE** **12%** over the past year to \$1,627,000.

Condo prices averaged \$1,586 per square foot, **3%** more than 2025's third quarter.



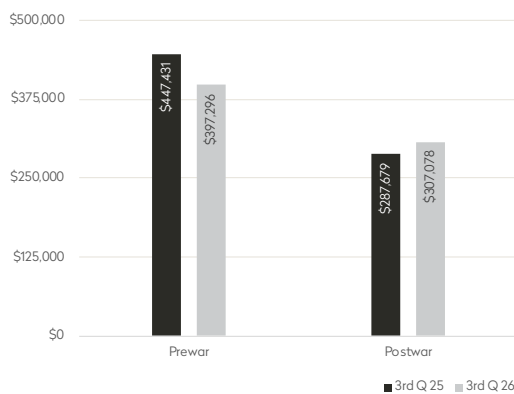
THIRD QUARTER 2026
East Side Resale Apartments



		Studio	1-Bedroom	2-Bedroom	3+Bedroom
Percent of Sales	3rd Q 25	10%	30%	31%	29%
	3rd Q 26	10%	31%	31%	28%
Median Price	3rd Q 25	\$435,000	\$685,000	\$1,450,000	\$3,227,000
	3rd Q 26	\$430,000	\$740,000	\$1,627,000	\$3,225,000
% Change		-1%	8%	12%	0%

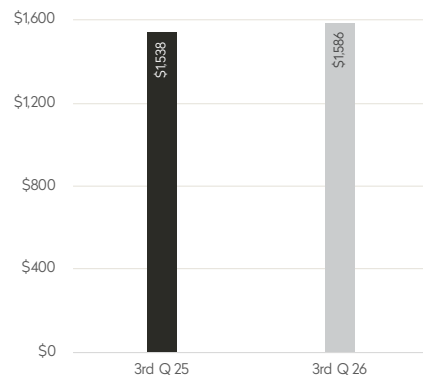
Cooperative

Average price per room



Condominium

Average price per square foot



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Resale Apartments

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

One-bedroom apartments were the only size category without an increase in their median price compared to a year ago.

The average condo price of \$1,638 per square foot was slightly **HIGHER** than the third quarter of 2025.



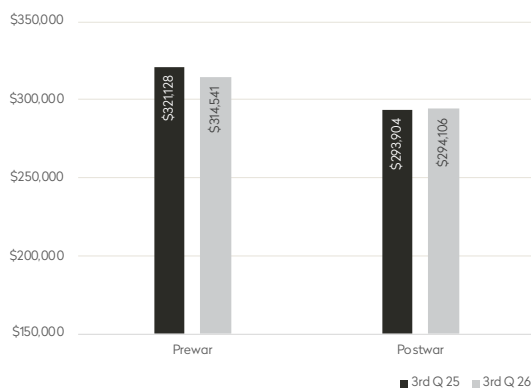
THIRD QUARTER 2026
West Side Resale Apartments



		Studio	1-Bedroom	2-Bedroom	3+Bedroom
Percent of Sales	3rd Q 25	12%	31%	31%	26%
	3rd Q 26	12%	35%	31%	23%
Median Price	3rd Q 25	\$495,000	\$805,000	\$1,475,750	\$2,895,000
	3rd Q 26	\$530,000	\$793,928	\$1,555,000	\$2,900,000
% Change		7%	-1%	5%	0%

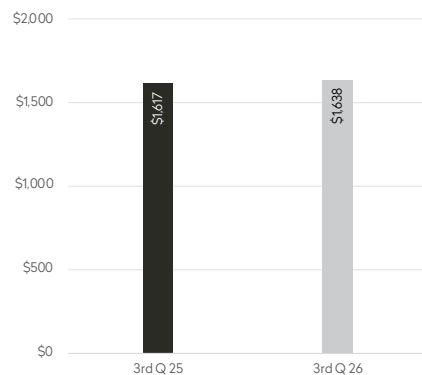
Cooperative

Average price per room



Condominium

Average price per square foot



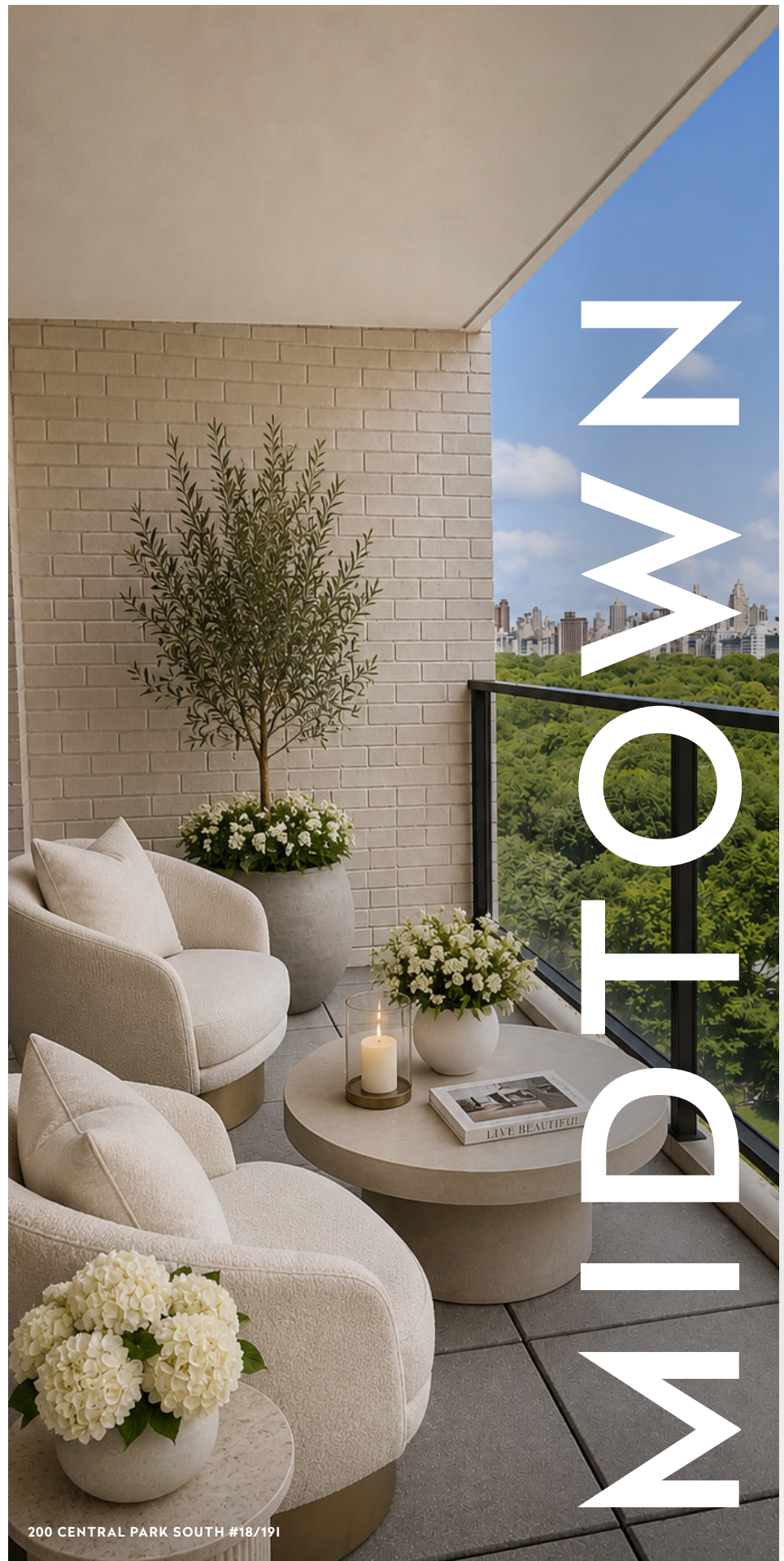
Q3 2026

Resale Apartments

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

Three-bedroom and larger units were the only size category of apartments with a **HIGHER** median price than a year ago.

Co-op prices were mixed, while the average condo price per square foot fell **10%** from 2025's third quarter.



200 CENTRAL PARK SOUTH #18/191

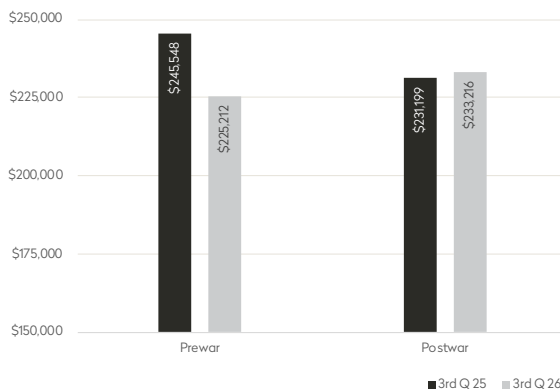
THIRD QUARTER 2026
Midtown Resale Apartments



		Studio	1-Bedroom	2-Bedroom	3+Bedroom
Percent of Sales	3rd Q 25	21%	40%	27%	12%
	3rd Q 26	19%	42%	30%	10%
Median Price	3rd Q 25	\$470,000	\$720,000	\$1,505,000	\$2,180,000
	3rd Q 26	\$399,500	\$715,000	\$1,375,000	\$2,700,000
% Change		-15%	-1%	-9%	24%

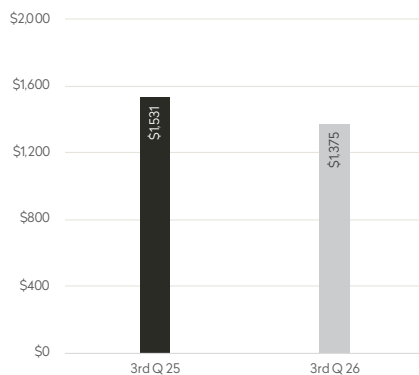
Cooperative

Average price per room



Condominium

Average price per square foot



Q3 2026

Resale Apartments

34th St. to 14th St.

The average price per room
ROSE 9% over the past
year for prewar and **8%** for
postwar co-ops.

Condo prices averaged **5%**
more per square foot than a
year ago.



18 GRAMERCY PARK SOUTH #14

THIRD QUARTER 2026

Downtown Resale Apartments

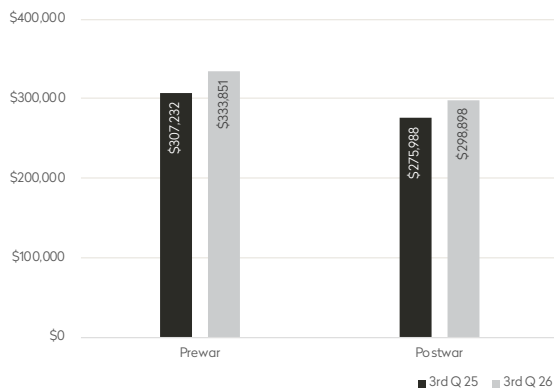
34TH ST. TO 14TH ST.



		Studio	1-Bedroom	2-Bedroom	3+Bedroom
Percent of Sales	3rd Q 25	21%	44%	26%	10%
	3rd Q 26	17%	39%	29%	16%
Median Price	3rd Q 25	\$541,000	\$902,500	\$2,050,000	\$4,300,000
	3rd Q 26	\$507,500	\$962,500	\$2,150,000	\$3,500,000
% Change		-6%	7%	5%	-19%

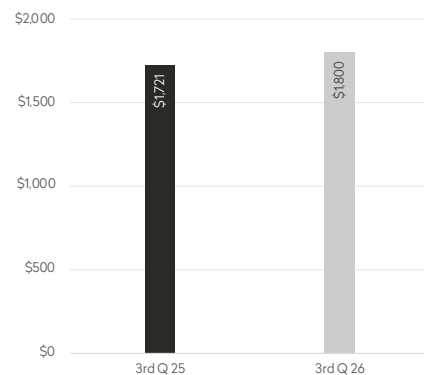
Cooperative

Average price per room



Condominium

Average price per square foot



Q3 2026

Resale Apartments

South of 14th St.

Studios were the only size category with a lower median price than the third quarter of 2025.

At \$1,918 per square foot, the average condo price was **4%** above last year's level.



THIRD QUARTER 2026

Downtown Resale Apartments

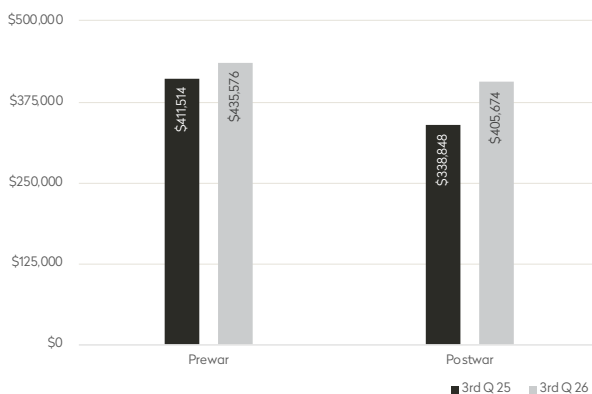
SOUTH OF 14TH ST.



		Studio	1-Bedroom	2-Bedroom	3+Bedroom
Percent of Sales	3rd Q 25	17%	37%	30%	16%
	3rd Q 26	14%	36%	29%	21%
Median Price	3rd Q 25	\$585,000	\$939,000	\$1,962,500	\$4,800,000
	3rd Q 26	\$570,000	\$980,000	\$2,132,500	\$4,995,000
% Change		-3%	4%	9%	4%

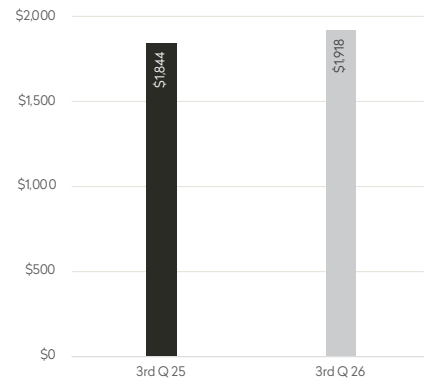
Cooperative

Average price per room



Condominium

Average price per square foot



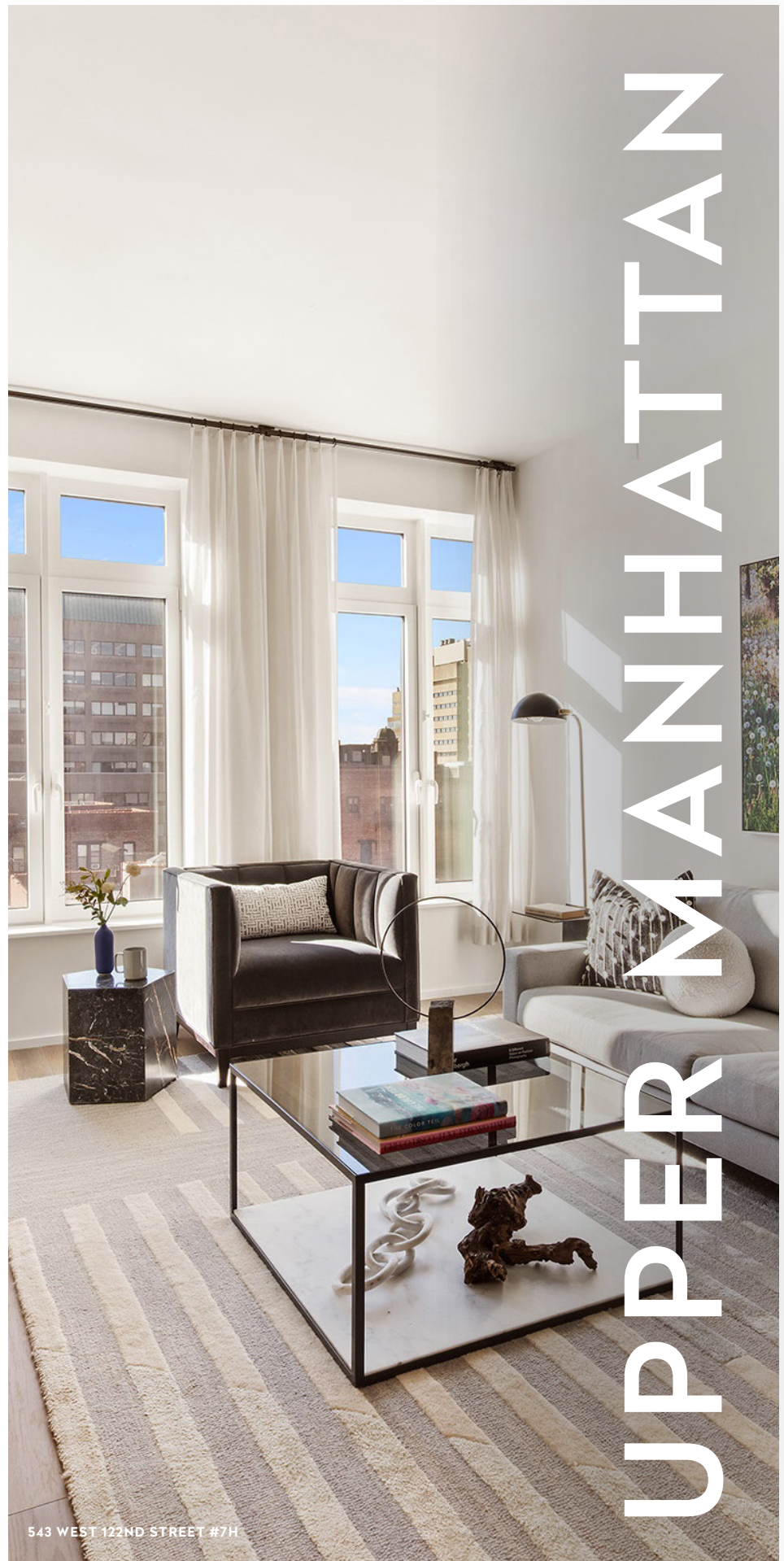
Q3 2026

Resale Apartments

Generally north of 96th Street on the East Side, 110th Street on the West Side

Two-bedroom and larger apartments posted increases in their median prices compared to 3Q25, while smaller apartments saw declines.

The average condo price per square foot was slightly **BELOW** last year's level.



THIRD QUARTER 2026

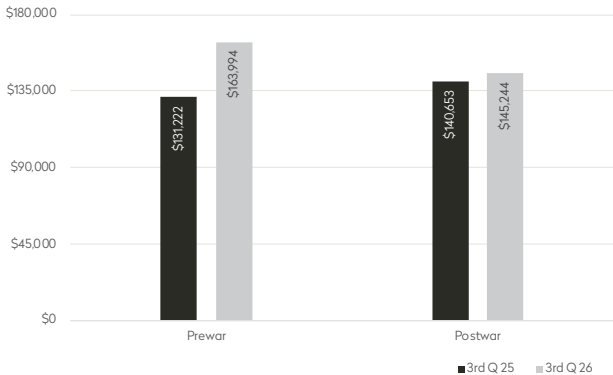
Upper Manhattan Resale Apartments



		Studio	1-Bedroom	2-Bedroom	3+Bedroom
Percent of Sales	3rd Q 25	6%	29%	44%	21%
	3rd Q 26	8%	30%	46%	17%
Median Price	3rd Q 25	\$390,000	\$466,400	\$665,000	\$830,000
	3rd Q 26	\$377,500	\$450,000	\$765,000	\$1,040,000
% Change		-3%	-4%	15%	25%

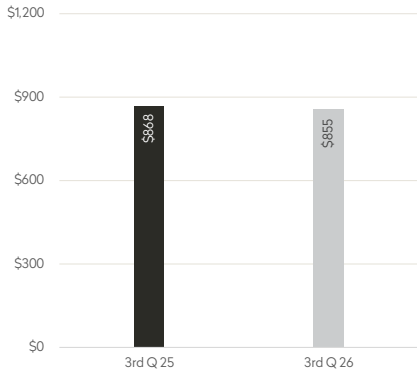
Cooperative

Average price per room



Condominium

Average price per square foot



Contact Us

THIRD 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

Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens.

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