

Q1 2026

Manhattan Market Report

COMPASS



*Photo: 102 East 22nd Street, Unit 9H
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The first quarter of 2026 will likely be remembered for its record-breaking winter storms, which arrived in late January and persisted throughout much of the quarter. Despite these extreme weather disruptions, the residential real estate market in Manhattan experienced only a modest slowdown. Overall, Manhattan recorded 2,279 sales for the quarter, a 3.2% year-over-year decrease, following the strong gains seen in the first quarter of 2025. Similarly, the number of contracts signed fell by 6.7%. This decline aligns with expectations, as the movement is not surprising given the combined impact of severe weather, geopolitical issues, stock market volatility, and a pronounced shortage of new listings.

Economic sentiment during the quarter was shaped by uncertainty surrounding Federal Reserve appointments and ongoing year-to-date market losses. In this environment, buyer hesitancy persisted, particularly for higher-priced apartments that do not closely match

buyers' specific preferences. Sellers, however, continue to see activity and, with anticipated rate cuts on the horizon, have little incentive to reduce prices or list aggressively. Overall inventory declined 5.4% year over year, while new listings dropped sharply by 17.5%, with the most pronounced supply constraints occurring in the co-op sector.

Despite broader market slowdowns, the luxury market continued to outperform expectations. Contracts for properties priced between \$10 million and \$20 million surged 47.4% in Q1, while ultra luxury condo sales rose 30.0% year-over-year. High-end properties continue to attract a diverse pool of wealthy buyers who recognize Manhattan's long-term value. However, due to a decline in new listings, the ultra-luxury market displayed a more conservative profile this quarter, with buyers primarily gravitating toward the \$20-\$30 million bracket rather than the \$30 million+ trophy assets that defined the 2025 landscape. Notably, a significant share of

high-priced new-development condominium activity is not captured in signed-contract figures, suggesting the true strength of the top end of the market is even greater than reported.

After navigating a quarter challenged by severe weather and abrupt economic shifts, attention now turns to the spring market. The market is expected to stabilize as the spring buying season gains momentum and additional inventory becomes available. While macroeconomic conditions and interest rate trends will continue to influence buyer sentiment, moves driven by life events are likely to outweigh concerns about past rate volatility. Overall, the market appears poised for a steady transition, supported by sustained demand for well-priced properties. Despite broader global events, Manhattan continues to reinforce its position as a premier destination for homebuyers, underscoring its enduring appeal as a leading luxury market.

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Introduction	02
Market Highlights	05
Methodology	06
Recorded Sales	07
Contracts Signed	08
Inventory	09
Submarkets	11

SOURCES

REBNY RLS,
ACRIS (Automated City Register Information System)

Manhattan Market Report

Neighborhood Map



Severe weather and a shortage of new listings slowed activity, but only modestly.

\$2,241,231

Average Sales Price
Q1 2026

\$3,133,463

Average Condo Price
Q1 2026

\$1,554

Average Price Per
Square Foot Q1 2026

7%

Average Discount
Q1 2026

\$1,275,000

Median Sales Price
Q1 2026

\$1,482,978

Average Co-op Price
Q1 2026

109

Average Days
on the Market
Q1 2026

30%

of Properties Took
More Than 180 Days
to Enter Contract

Methodology

Geography covered in this report is Manhattan.

Inventory is calculated based on all properties actively listed during the quarter at the time the report is prepared.

Contract Signed figures for the current quarter are based on publicly reported transactions at the time the report is prepared. The signed price reflects the latest available asking price.

Recorded Sales figures for the quarter are based on known closings recorded at the time the report is prepared.

Median Price is the middle price of a given dataset.

Average Price is the sum of all prices divided by the total number of properties.

Months of Supply is an estimated time it would take to sell all current

active listings based on the trailing 12-month sales rate.

Time on Market is calculated by how many properties entered contract during the quarter in the given period.

Discount is the percentage difference between the initial list and recorded sale price.

Bedroom Count is the number of bedrooms a property has, as reported in the listing, or acquired from tax records, when available.

Current Quarter is reflective of the initial day of the quarter until the 20th day of the quarter's closing month. These numbers will be updated in subsequent reports to reflect the dataset of the entire quarter.

Quarters

Q1: January 1 - March 31

Q2: April 1 - June 30

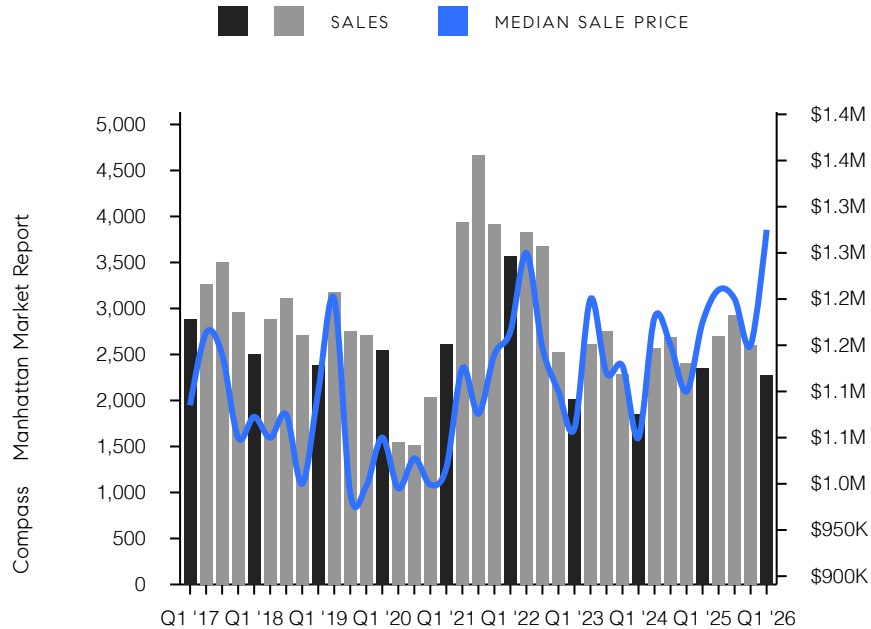
Q3: July 1 - September 30

Q4: October 1 - December 31

Recorded Sales

BY PROPERTY TYPE

- Most sales were between \$1M and \$3M at 39.7% market share, and saw just 2.9% fewer closings year over year
- The \$3M-5M and \$5M-10M price brackets both saw an increase in closings compared to Q1 2025, climbing 13.7% and 17.4%, respectively
- Ultra-luxury condos sold for \$20M+ had 30.0% more closings year over year, but generally lower prices
- The Upper East Side was the hub of co-op activity at 26.8% market share, though sales were down 12.3% compared to this time last year



Summary	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	2,279	2,598	-12.3%	2,354	-3.2%
SALES VOLUME	\$5,107,764,496	\$5,478,948,607	-6.8%	\$5,170,896,333	-1.2%
AVG. DISCOUNT	7%	7%	-	8%	-
MEDIAN PRICE	\$1,275,000	\$1,150,000	10.9%	\$1,175,000	8.5%
AVERAGE PRICE	\$2,241,231	\$2,108,910	6.3%	\$2,196,642	2.0%
AVERAGE PPSF*	\$1,554	\$1,495	3.9%	\$1,564	-0.6%
AVERAGE SF*	1,335	1,335	-	1,344	-0.7%

Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	1,047	1,188	-11.9%	1,061	-1.3%
SALES VOLUME	\$3,280,736,111	\$3,596,071,351	-8.8%	\$3,238,015,354	1.3%
AVG. DISCOUNT	7%	7%	-	7%	-
MEDIAN PRICE	\$1,800,000	\$1,650,000	9.1%	\$1,775,000	1.4%
AVERAGE PRICE	\$3,133,463	\$3,026,996	3.5%	\$3,051,852	2.7%
AVERAGE PPSF	\$1,797	\$1,744	3.0%	\$1,762	2.0%
AVERAGE SF	1,433	1,444	-0.8%	1,443	-0.7%

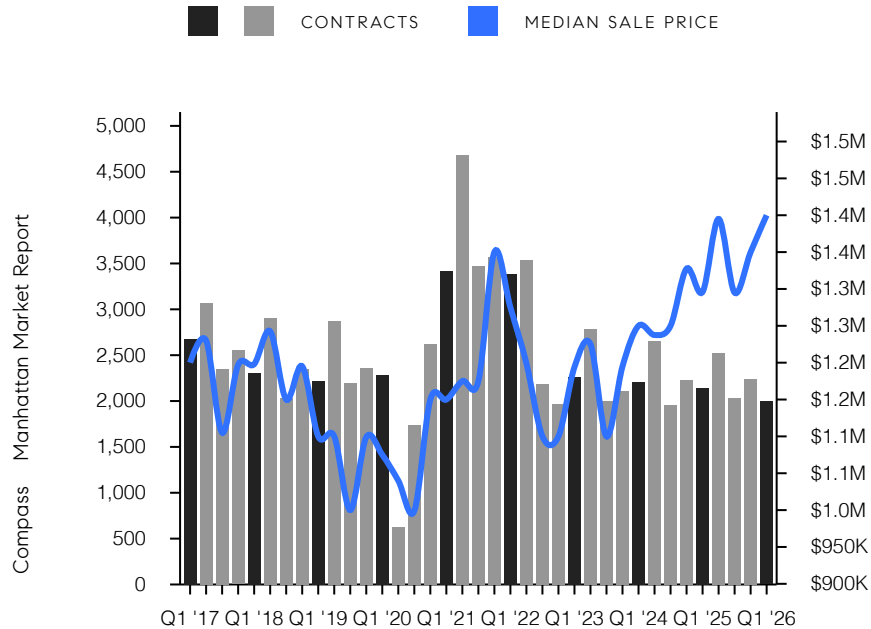
Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	1,232	1,410	-12.6%	1,293	-4.7%
SALES VOLUME	\$1,827,028,385	\$1,882,877,256	-3.0%	\$1,932,880,979	-5.5%
AVG. DISCOUNT	7%	7%	-	8%	-
MEDIAN PRICE	\$875,000	\$834,000	4.9%	\$855,000	2.3%
AVERAGE PRICE	\$1,482,978	\$1,335,374	11.1%	\$1,494,881	-0.8%

* Includes reported co-op square footage data.

Contracts Signed

BY PROPERTY TYPE

- Last asking prices were up significantly for both property types, with a 5.3% and 11.2% higher median price for condos and co-ops, respectively
- The \$10M-20M range saw significantly more transactions, up 47.4% compared to this time last year, while all other brackets declined or stayed flat
- Co-ops only saw growth on the Upper West Side, climbing 3.4% year over year, and saw a 16.3% higher average last asking price
- Condo units with 2 bedrooms saw 10.9% more transactions than Q1 2025



Summary	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# CONTRACTS	1,995	2,243	-11.1%	2,138	-6.7%
AVG. DISCOUNT	6%	5%	-	5%	-
MEDIAN PRICE	\$1,400,000	\$1,350,000	3.7%	\$1,296,000	8.0%
AVERAGE PRICE	\$2,629,048	\$2,349,502	11.9%	\$2,396,759	9.7%
AVERAGE PPSF*	\$1,715	\$1,651	3.9%	\$1,641	4.5%
AVERAGE SF*	1,437	1,396	2.9%	1,402	2.5%

Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# CONTRACTS	1,031	1,092	-5.6%	1,076	-4.2%
AVG. DISCOUNT	5%	5%	-	5%	-
MEDIAN PRICE	\$1,995,000	\$1,850,000	7.8%	\$1,895,000	5.3%
AVERAGE PRICE	\$3,550,165	\$3,154,772	12.5%	\$3,326,217	6.7%
AVERAGE PPSF	\$1,921	\$1,854	3.6%	\$1,858	3.4%
AVERAGE SF	1,526	1,448	5.4%	1,494	2.1%

Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# CONTRACTS	964	1,151	-16.2%	1,062	-9.2%
AVG. DISCOUNT	7%	6%	-	6%	-
MEDIAN PRICE	\$995,000	\$950,000	4.7%	\$895,000	11.2%
AVERAGE PRICE	\$1,643,911	\$1,585,511	3.7%	\$1,455,048	13.0%

* Includes reported co-op square footage data.

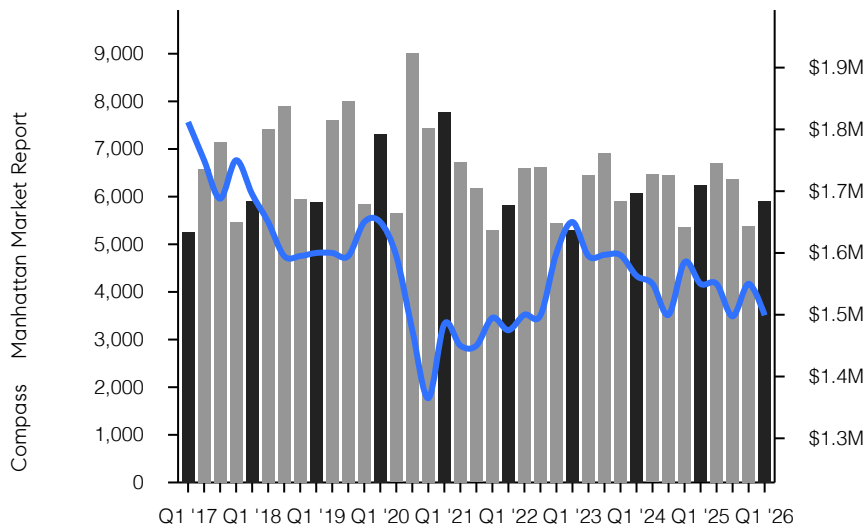
Inventory

BY PROPERTY TYPE

- Asking prices generally declined, with condos seeing a 4.5% reduction in average price and co-ops sliding 2.2%
- Studio and 1-bedroom condos were up 3.3% and 6.4% year over year, respectively, in active listings, linked to their decline in sales and contract activity
- New listings were down 17.5% year over year, highlighting the stalemate between buyers and sellers
- Condos listed this quarter had nearly identical prices to those listed during the same period last year, while co-ops were up 5.6% in median price

ACTIVE PROPERTIES

 MEDIAN SALE PRICE

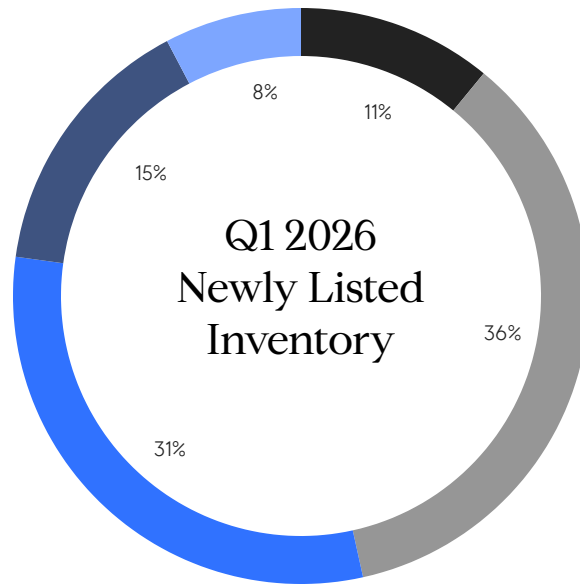
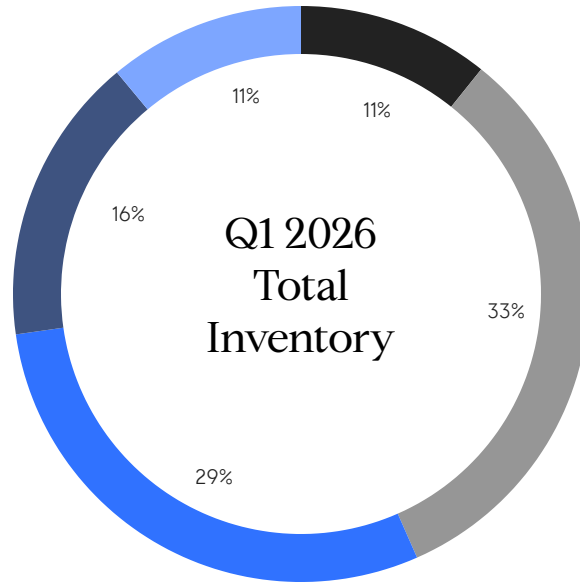


Summary	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# ACTIVES	5,900	5,388	9.5%	6,234	-5.4%
MEDIAN PRICE	\$1,499,000	\$1,550,000	-3.3%	\$1,550,000	-3.3%
AVERAGE PRICE	\$3,080,095	\$3,162,774	-2.6%	\$3,160,646	-2.5%
AVERAGE PPSF*	\$1,771	\$1,807	-2.0%	\$1,791	-1.1%
AVERAGE SF*	1,582	1,574	0.5%	1,601	-1.2%

Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# ACTIVES	3,346	3,116	7.4%	3,408	-1.8%
MEDIAN PRICE	\$2,047,500	\$2,150,000	-4.8%	\$2,198,500	-6.9%
AVERAGE PRICE	\$3,931,479	\$4,053,742	-3.0%	\$4,115,984	-4.5%
AVERAGE PPSF	\$1,972	\$2,007	-1.7%	\$2,029	-2.8%
AVERAGE SF	1,660	1,663	-0.2%	1,690	-1.8%

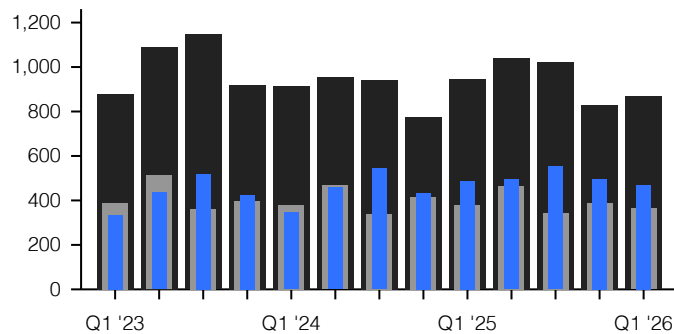
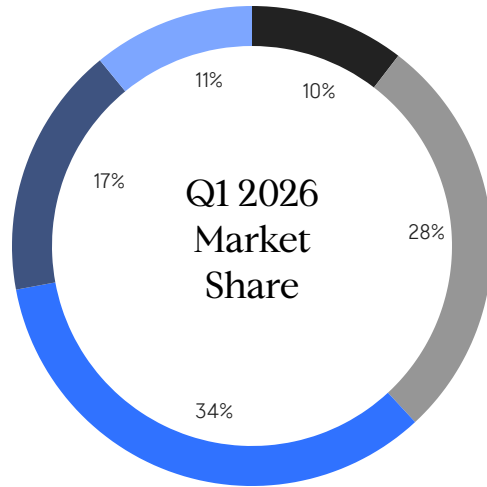
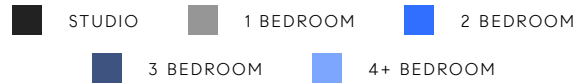
Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# ACTIVES	2,554	2,272	12.4%	2,826	-9.6%
MEDIAN PRICE	\$949,000	\$948,944	0.0%	\$949,000	-
AVERAGE PRICE	\$1,964,695	\$1,940,830	1.2%	\$2,008,561	-2.2%

* Includes reported co-op square footage data.



Upper West Side

SUBMARKET OVERVIEW



Sales	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	468	496	-5.6%	488	-4.1%
SALES VOLUME	\$1,205,324,910	\$1,119,587,431	7.7%	\$1,097,821,258	9.8%
AVG. DISCOUNT	5%	6%	-	8%	-
MEDIAN PRICE	\$1,385,819	\$1,175,000	17.9%	\$1,324,363	4.6%
AVERAGE PRICE	\$2,575,481	\$2,257,233	14.1%	\$2,249,634	14.5%
AVERAGE PPSF*	\$1,667	\$1,517	9.9%	\$1,542	8.1%
AVERAGE SF*	1,455	1,232	18.1%	1,401	3.9%

Contracts	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# CONTRACTS	364	389	-6.4%	381	-4.5%
AVG. DISCOUNT	6%	5%	-	4%	-
MEDIAN PRICE	\$1,587,500	\$1,395,000	13.8%	\$1,400,000	13.4%
AVERAGE PRICE	\$2,801,995	\$2,282,427	22.8%	\$2,393,316	17.1%
AVERAGE PPSF*	\$1,770	\$1,671	5.9%	\$1,673	5.8%
AVERAGE SF*	1,535	1,356	13.2%	1,387	10.7%

Inventory	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# ACTIVES	868	830	4.6%	944	-8.1%
MEDIAN PRICE	\$1,785,000	\$1,995,000	-10.5%	\$1,850,000	-3.5%
AVERAGE PRICE	\$3,533,246	\$3,573,636	-1.1%	\$3,493,926	1.1%
AVERAGE PPSF*	\$1,936	\$1,960	-1.2%	\$1,961	-1.3%
AVERAGE SF*	1,677	1,688	-0.7%	1,749	-4.1%

* Includes reported co-op square footage data.

Upper West Side

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	196	219	-10.5%	230	-14.8%
SALES VOLUME	\$751,938,446	\$743,582,210	1.1%	\$705,809,376	6.5%
AVG. DISCOUNT	5%	6%	-	7%	-
MEDIAN PRICE	\$1,937,500	\$1,395,000	38.9%	\$1,800,000	7.6%
AVERAGE PRICE	\$3,836,421	\$3,395,353	13.0%	\$3,068,736	25.0%
AVERAGE PPSF	\$1,889	\$1,742	8.4%	\$1,753	7.8%
AVERAGE SF	1,592	1,333	19.4%	1,505	5.8%

Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	272	277	-1.8%	258	5.4%
SALES VOLUME	\$453,386,464	\$376,005,221	20.6%	\$392,011,882	15.7%
AVG. DISCOUNT	6%	6%	-	9%	-
MEDIAN PRICE	\$1,007,188	\$930,000	8.3%	\$955,000	5.5%
AVERAGE PRICE	\$1,666,862	\$1,357,420	22.8%	\$1,519,426	9.7%

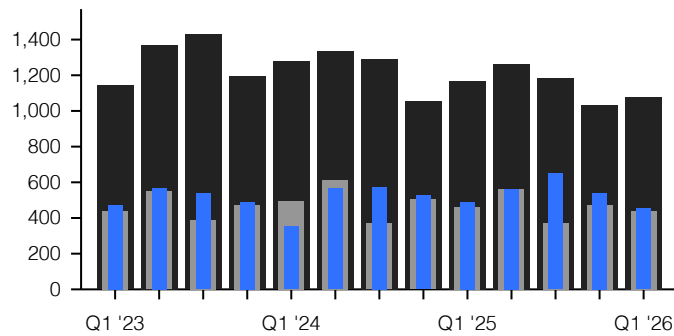
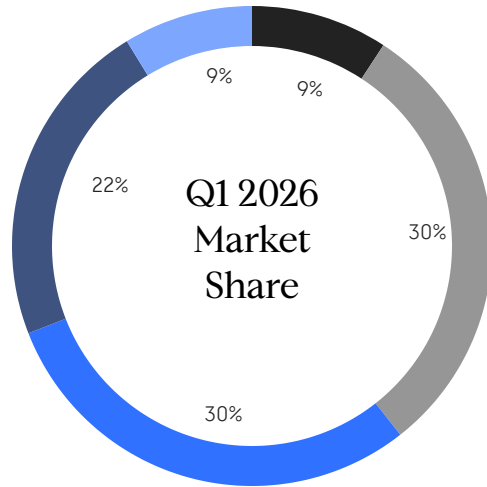
Median Price by Bedroom Count

Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
STUDIO	\$705,000	\$759,389	-7.2%	\$710,000	-0.7%
1 BEDROOM	\$1,013,158	\$1,114,992	-9.1%	\$1,097,500	-7.7%
2 BEDROOM	\$1,883,441	\$2,010,000	-6.3%	\$1,910,000	-1.4%
3 BEDROOM	\$3,925,000	\$3,225,000	21.7%	\$4,073,781	-3.7%
4+ BEDROOM	\$8,950,000	\$5,350,000	67.3%	\$6,395,000	40.0%

Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
STUDIO	\$447,500	\$486,944	-8.1%	\$495,000	-9.6%
1 BEDROOM	\$665,000	\$760,000	-12.5%	\$695,000	-4.3%
2 BEDROOM	\$1,422,500	\$1,415,775	0.5%	\$1,230,000	15.7%
3 BEDROOM	\$2,250,000	\$2,000,000	12.5%	\$1,999,000	12.6%
4+ BEDROOM	\$3,447,500	\$3,358,500	2.6%	\$4,265,969	-19.2%

Upper East Side

SUBMARKET OVERVIEW



Sales	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	453	539	-16.0%	491	-7.7%
SALES VOLUME	\$1,046,386,943	\$1,281,975,741	-18.4%	\$1,173,530,588	-10.8%
AVG. DISCOUNT	7%	7%	-	8%	-
MEDIAN PRICE	\$1,350,000	\$1,395,000	-3.2%	\$1,195,000	13.0%
AVERAGE PRICE	\$2,309,905	\$2,378,434	-2.9%	\$2,390,083	-3.4%
AVERAGE PPSF*	\$1,367	\$1,468	-6.9%	\$1,303	4.9%
AVERAGE SF*	1,417	1,558	-9.1%	1,389	2.0%

Contracts	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# CONTRACTS	440	473	-7.0%	463	-5.0%
AVG. DISCOUNT	6%	5%	-	6%	-
MEDIAN PRICE	\$1,395,000	\$1,475,000	-5.4%	\$1,295,000	7.7%
AVERAGE PRICE	\$3,202,437	\$2,546,760	25.7%	\$2,238,100	43.1%
AVERAGE PPSF*	\$1,701	\$1,492	14.0%	\$1,492	14.0%
AVERAGE SF*	1,647	1,576	4.5%	1,466	12.3%

Inventory	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# ACTIVES	1,079	1,033	4.5%	1,166	-7.5%
MEDIAN PRICE	\$1,675,000	\$1,730,000	-3.2%	\$1,812,500	-7.6%
AVERAGE PRICE	\$3,290,647	\$3,341,876	-1.5%	\$3,642,500	-9.7%
AVERAGE PPSF*	\$1,638	\$1,688	-3.0%	\$1,698	-3.5%
AVERAGE SF*	1,754	1,759	-0.3%	1,822	-3.7%

* Includes reported co-op square footage data.

Upper East Side

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	132	197	-33.0%	125	5.6%
SALES VOLUME	\$388,953,859	\$665,603,115	-41.6%	\$370,598,206	5.0%
AVG. DISCOUNT	7%	6%	-	8%	-
MEDIAN PRICE	\$1,778,750	\$2,400,000	-25.9%	\$1,870,000	-4.9%
AVERAGE PRICE	\$2,946,620	\$3,378,696	-12.8%	\$2,964,786	-0.6%
AVERAGE PPSF	\$1,621	\$1,726	-6.1%	\$1,654	-2.0%
AVERAGE SF	1,528	1,697	-10.0%	1,512	1.1%

Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	321	342	-6.1%	366	-12.3%
SALES VOLUME	\$657,433,084	\$616,372,626	6.7%	\$802,932,382	-18.1%
AVG. DISCOUNT	7%	8%	-	8%	-
MEDIAN PRICE	\$1,200,000	\$1,087,500	10.3%	\$956,500	25.5%
AVERAGE PRICE	\$2,048,078	\$1,802,259	13.6%	\$2,193,804	-6.6%

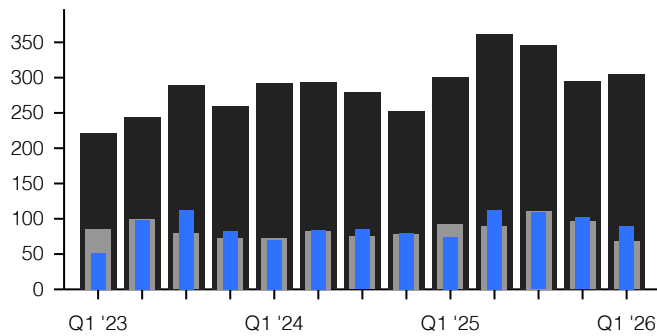
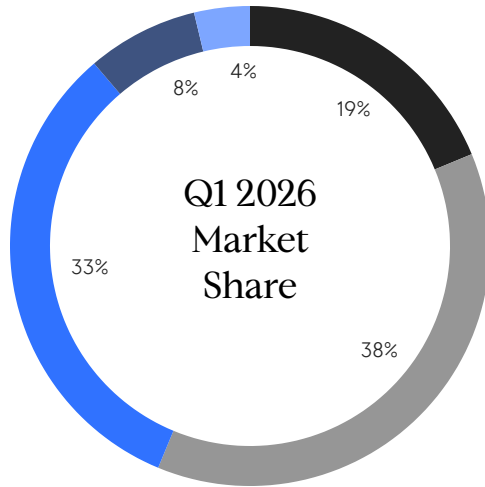
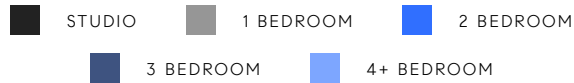
Median Price by Bedroom Count

Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
STUDIO	\$580,000	\$590,000	-1.7%	\$552,500	5.0%
1 BEDROOM	\$885,000	\$865,000	2.3%	\$950,000	-6.8%
2 BEDROOM	\$1,942,500	\$2,100,000	-7.5%	\$2,075,000	-6.4%
3 BEDROOM	\$2,995,000	\$3,687,500	-18.8%	\$3,150,000	-4.9%
4+ BEDROOM	\$8,400,000	\$7,195,000	16.7%	\$6,500,000	29.2%

Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
STUDIO	\$435,000	\$407,500	6.7%	\$377,500	15.2%
1 BEDROOM	\$605,000	\$667,500	-9.4%	\$702,500	-13.9%
2 BEDROOM	\$1,375,000	\$1,425,000	-3.5%	\$1,285,000	7.0%
3 BEDROOM	\$2,636,500	\$2,895,000	-8.9%	\$2,050,000	28.6%
4+ BEDROOM	\$5,400,000	\$4,862,500	11.1%	\$6,125,000	-11.8%

Midtown West

SUBMARKET OVERVIEW



Sales	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	90	102	-11.8%	74	21.6%
SALES VOLUME	\$131,803,520	\$203,123,478	-35.1%	\$159,101,171	-17.2%
AVG. DISCOUNT	10%	8%	-	8%	-
MEDIAN PRICE	\$1,162,500	\$950,000	22.4%	\$1,072,173	8.4%
AVERAGE PRICE	\$1,464,484	\$1,991,407	-26.5%	\$2,150,016	-31.9%
AVERAGE PPSF*	\$1,401	\$1,646	-14.9%	\$1,604	-12.7%
AVERAGE SF*	1,077	1,323	-18.6%	1,406	-23.4%

Contracts	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# CONTRACTS	68	96	-29.2%	92	-26.1%
AVG. DISCOUNT	7%	8%	-	5%	-
MEDIAN PRICE	\$1,149,944	\$1,249,500	-8.0%	\$1,075,000	7.0%
AVERAGE PRICE	\$1,549,616	\$2,042,520	-24.1%	\$1,863,370	-16.8%
AVERAGE PPSF*	\$1,501	\$1,588	-5.5%	\$1,504	-0.2%
AVERAGE SF*	1,027	1,211	-15.2%	1,179	-12.9%

Inventory	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# ACTIVES	305	295	3.4%	301	1.3%
MEDIAN PRICE	\$1,340,000	\$1,395,000	-3.9%	\$1,350,000	-0.7%
AVERAGE PRICE	\$2,056,275	\$1,985,946	3.5%	\$2,016,527	2.0%
AVERAGE PPSF*	\$1,736	\$1,708	1.6%	\$1,705	1.8%
AVERAGE SF*	1,185	1,147	3.3%	1,223	-3.1%

* Includes reported co-op square footage data.

Midtown West

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	66	71	-7.0%	54	22.2%
SALES VOLUME	\$112,539,140	\$184,416,543	-39.0%	\$147,135,571	-23.5%
AVG. DISCOUNT	10%	9%	-	7%	-
MEDIAN PRICE	\$1,362,500	\$1,257,500	8.3%	\$1,384,500	-1.6%
AVERAGE PRICE	\$1,705,138	\$2,597,416	-34.4%	\$2,724,733	-37.4%
AVERAGE PPSF	\$1,491	\$1,717	-13.2%	\$1,730	-13.8%
AVERAGE SF	1,084	1,350	-19.7%	1,413	-23.3%

Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	24	31	-22.6%	20	20.0%
SALES VOLUME	\$19,264,380	\$18,706,935	3.0%	\$11,965,600	61.0%
AVG. DISCOUNT	9%	4%	-	13%	-
MEDIAN PRICE	\$612,000	\$480,000	27.5%	\$525,000	16.6%
AVERAGE PRICE	\$802,683	\$603,450	33.0%	\$598,280	34.2%

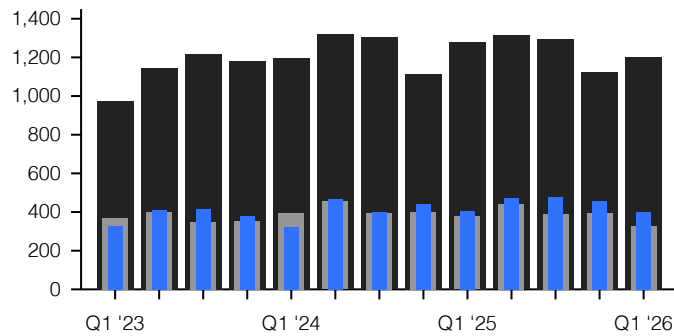
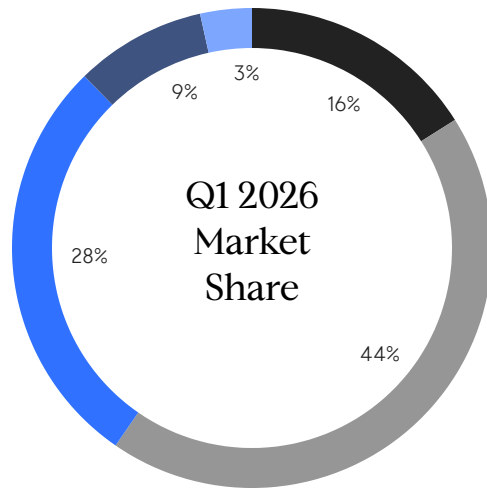
Median Price by Bedroom Count

Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
STUDIO	\$549,000	\$680,000	-19.3%	\$649,000	-15.4%
1 BEDROOM	\$1,135,000	\$950,000	19.5%	\$1,150,000	-1.3%
2 BEDROOM	\$1,725,000	\$1,997,500	-13.6%	\$1,485,000	16.2%
3 BEDROOM	\$2,568,986	\$5,650,000	-54.5%	\$5,120,875	-49.8%
4+ BEDROOM	\$4,463,865	\$8,503,750	-47.5%	\$9,503,750	-53.0%

Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
STUDIO	\$397,000	\$440,000	-9.8%	\$384,250	3.3%
1 BEDROOM	\$699,000	\$525,593	33.0%	\$575,000	21.6%
2 BEDROOM	\$1,050,000	\$480,000	118.8%	\$712,500	47.4%
3 BEDROOM	-	-	-	\$1,200,000	-
4+ BEDROOM	\$4,200,000	\$2,495,000	68.3%	-	-

Midtown East

SUBMARKET OVERVIEW



Sales	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	402	458	-12.2%	405	-0.7%
SALES VOLUME	\$810,462,763	\$892,428,274	-9.2%	\$784,693,350	3.3%
AVG. DISCOUNT	8%	8%	-	8%	-
MEDIAN PRICE	\$999,500	\$950,000	5.2%	\$987,000	1.3%
AVERAGE PRICE	\$2,016,077	\$1,948,533	3.5%	\$1,937,514	4.1%
AVERAGE PPSF*	\$1,532	\$1,431	7.1%	\$1,492	2.7%
AVERAGE SF*	1,187	1,248	-4.9%	1,129	5.1%

Contracts	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# CONTRACTS	328	394	-16.8%	377	-13.0%
AVG. DISCOUNT	6%	5%	-	5%	-
MEDIAN PRICE	\$995,000	\$1,195,000	-16.7%	\$995,000	-
AVERAGE PRICE	\$1,952,337	\$2,447,698	-20.2%	\$2,162,189	-9.7%
AVERAGE PPSF*	\$1,473	\$1,735	-15.1%	\$1,559	-5.5%
AVERAGE SF*	1,213	1,327	-8.6%	1,239	-2.1%

Inventory	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# ACTIVES	1,202	1,125	6.8%	1,279	-6.0%
MEDIAN PRICE	\$1,297,000	\$1,285,000	0.9%	\$1,390,000	-6.7%
AVERAGE PRICE	\$3,303,144	\$3,346,425	-1.3%	\$3,437,415	-3.9%
AVERAGE PPSF*	\$1,861	\$1,907	-2.4%	\$1,895	-1.8%
AVERAGE SF*	1,533	1,485	3.2%	1,533	-

* Includes reported co-op square footage data.

Midtown East

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	209	208	0.5%	213	-1.9%
SALES VOLUME	\$646,264,621	\$662,246,495	-2.4%	\$631,656,266	2.3%
AVG. DISCOUNT	8%	8%	-	7%	-
MEDIAN PRICE	\$1,500,000	\$1,532,157	-2.1%	\$1,500,000	-
AVERAGE PRICE	\$3,092,175	\$3,183,877	-2.9%	\$2,965,522	4.3%
AVERAGE PPSF	\$1,882	\$1,854	1.5%	\$1,807	4.2%
AVERAGE SF	1,291	1,380	-6.4%	1,196	7.9%

Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	193	250	-22.8%	192	0.5%
SALES VOLUME	\$164,198,142	\$230,181,779	-28.7%	\$153,037,084	7.3%
AVG. DISCOUNT	8%	8%	-	9%	-
MEDIAN PRICE	\$715,000	\$650,000	10.0%	\$638,500	12.0%
AVERAGE PRICE	\$850,768	\$920,727	-7.6%	\$797,068	6.7%

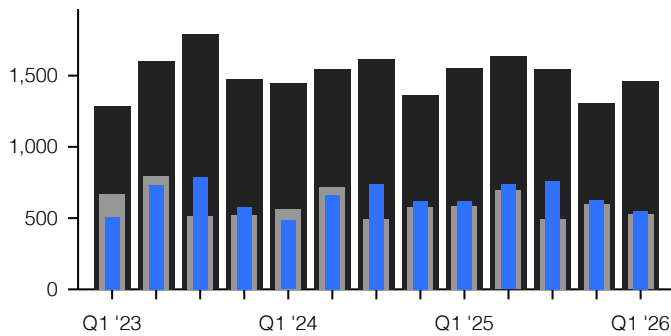
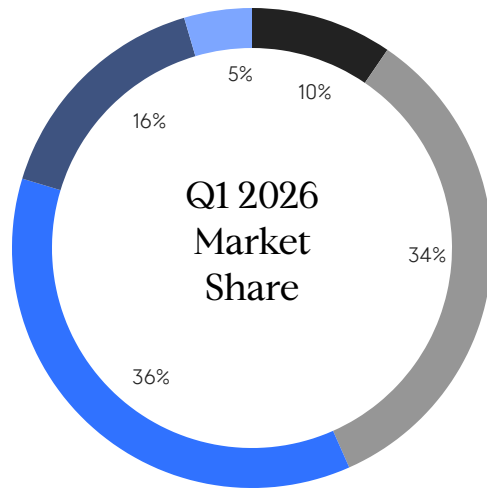
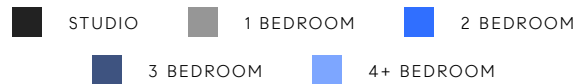
Median Price by Bedroom Count

Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
STUDIO	\$574,000	\$591,760	-3.0%	\$650,000	-11.7%
1 BEDROOM	\$1,235,000	\$1,100,000	12.3%	\$1,073,235	15.1%
2 BEDROOM	\$1,825,000	\$1,775,000	2.8%	\$2,012,500	-9.3%
3 BEDROOM	\$2,350,000	\$5,450,000	-56.9%	\$5,660,350	-58.5%
4+ BEDROOM	\$9,525,000	\$9,700,000	-1.8%	\$4,200,000	126.8%

Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
STUDIO	\$378,000	\$350,000	8.0%	\$370,000	2.2%
1 BEDROOM	\$675,000	\$599,000	12.7%	\$627,000	7.7%
2 BEDROOM	\$1,081,577	\$1,075,000	0.6%	\$1,106,250	-2.2%
3 BEDROOM	\$2,017,500	\$1,648,000	22.4%	\$1,881,250	7.2%
4+ BEDROOM	\$2,035,000	\$2,550,001	-20.2%	\$1,949,500	4.4%

Downtown

SUBMARKET OVERVIEW



Sales	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	551	626	-12.0%	619	-11.0%
SALES VOLUME	\$1,488,152,782	\$1,526,205,276	-2.5%	\$1,654,042,518	-10.0%
AVG. DISCOUNT	7%	7%	-	7%	-
MEDIAN PRICE	\$1,815,000	\$1,520,000	19.4%	\$1,570,068	15.6%
AVERAGE PRICE	\$2,700,822	\$2,438,028	10.8%	\$2,672,120	1.1%
AVERAGE PPSF*	\$1,891	\$1,783	6.1%	\$1,864	1.4%
AVERAGE SF*	1,520	1,492	1.9%	1,556	-2.3%

Contracts	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# CONTRACTS	526	601	-12.5%	583	-9.8%
AVG. DISCOUNT	6%	5%	-	6%	-
MEDIAN PRICE	\$2,282,500	\$1,895,000	20.4%	\$1,875,000	21.7%
AVERAGE PRICE	\$3,161,347	\$2,809,502	12.5%	\$3,212,279	-1.6%
AVERAGE PPSF*	\$2,105	\$1,968	7.0%	\$1,988	5.9%
AVERAGE SF*	1,626	1,577	3.1%	1,637	-0.7%

Inventory	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# ACTIVES	1,464	1,309	11.8%	1,553	-5.7%
MEDIAN PRICE	\$2,200,000	\$2,399,000	-8.3%	\$2,215,000	-0.7%
AVERAGE PRICE	\$3,739,619	\$3,937,528	-5.0%	\$3,649,916	2.5%
AVERAGE PPSF*	\$2,080	\$2,123	-2.0%	\$2,063	0.8%
AVERAGE SF*	1,822	1,830	-0.4%	1,822	-

* Includes reported co-op square footage data.

Downtown

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	275	289	-4.8%	291	-5.5%
SALES VOLUME	\$1,068,705,162	\$1,045,680,229	2.2%	\$1,182,443,229	-9.6%
AVG. DISCOUNT	7%	8%	-	8%	-
MEDIAN PRICE	\$2,995,000	\$2,600,000	15.2%	\$2,600,000	15.2%
AVERAGE PRICE	\$3,886,201	\$3,618,271	7.4%	\$4,063,379	-4.4%
AVERAGE PPSF	\$2,130	\$2,040	4.4%	\$2,065	3.1%
AVERAGE SF	1,631	1,670	-2.3%	1,732	-5.8%

Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	276	337	-18.1%	328	-15.9%
SALES VOLUME	\$419,447,620	\$480,525,047	-12.7%	\$471,599,289	-11.1%
AVG. DISCOUNT	7%	6%	-	7%	-
MEDIAN PRICE	\$982,500	\$975,000	0.8%	\$992,500	-1.0%
AVERAGE PRICE	\$1,519,738	\$1,425,890	6.6%	\$1,437,803	5.7%

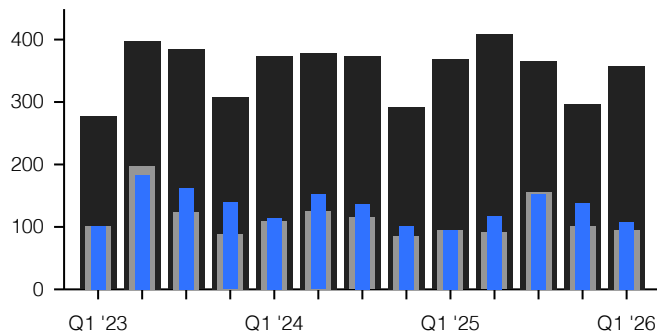
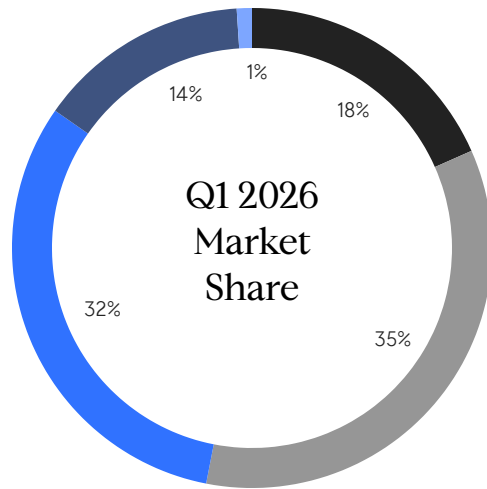
Median Price by Bedroom Count

Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
STUDIO	\$750,000	\$825,000	-9.1%	\$795,000	-5.7%
1 BEDROOM	\$1,408,425	\$1,377,500	2.2%	\$1,417,138	-0.6%
2 BEDROOM	\$2,912,250	\$2,995,000	-2.8%	\$2,700,000	7.9%
3 BEDROOM	\$4,750,000	\$5,073,412	-6.4%	\$4,338,187	9.5%
4+ BEDROOM	\$8,250,000	\$11,254,250	-26.7%	\$11,375,000	-27.5%

Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
STUDIO	\$512,500	\$522,500	-1.9%	\$568,750	-9.9%
1 BEDROOM	\$877,500	\$875,000	0.3%	\$825,000	6.4%
2 BEDROOM	\$1,800,000	\$1,925,000	-6.5%	\$1,747,500	3.0%
3 BEDROOM	\$3,250,000	\$2,700,000	20.4%	\$3,537,500	-8.1%
4+ BEDROOM	\$4,650,000	\$3,700,000	25.7%	\$3,375,000	37.8%

FiDi/BPC

SUBMARKET OVERVIEW



Sales	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	108	138	-21.7%	95	13.7%
SALES VOLUME	\$172,272,392	\$222,374,071	-22.5%	\$139,229,997	23.7%
AVG. DISCOUNT	7%	10%	-	9%	-
MEDIAN PRICE	\$1,240,000	\$1,250,000	-0.8%	\$995,000	24.6%
AVERAGE PRICE	\$1,595,115	\$1,611,406	-1.0%	\$1,465,579	8.8%
AVERAGE PPSF*	\$1,367	\$1,349	1.3%	\$1,289	6.1%
AVERAGE SF*	1,129	1,148	-1.7%	1,182	-4.5%

Contracts	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# CONTRACTS	95	102	-6.9%	95	0.0%
AVG. DISCOUNT	6%	5%	-	6%	-
MEDIAN PRICE	\$1,545,000	\$1,080,000	43.1%	\$1,125,000	37.3%
AVERAGE PRICE	\$2,071,809	\$1,634,648	26.7%	\$1,939,380	6.8%
AVERAGE PPSF*	\$1,586	\$1,427	11.1%	\$1,471	7.8%
AVERAGE SF*	1,219	1,083	12.6%	1,230	-0.9%

Inventory	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# ACTIVES	358	297	20.5%	368	-2.7%
MEDIAN PRICE	\$1,350,000	\$1,390,000	-2.9%	\$1,395,000	-3.2%
AVERAGE PRICE	\$2,075,507	\$2,012,966	3.1%	\$2,105,738	-1.4%
AVERAGE PPSF*	\$1,449	\$1,485	-2.4%	\$1,528	-5.2%
AVERAGE SF*	1,322	1,263	4.7%	1,251	5.7%

* Includes reported co-op square footage data.

FiDi/BPC

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	93	117	-20.5%	75	24.0%
SALES VOLUME	\$156,505,274	\$197,482,662	-20.7%	\$114,274,832	37.0%
AVG. DISCOUNT	8%	11%	-	9%	-
MEDIAN PRICE	\$1,395,000	\$1,255,000	11.2%	\$995,000	40.2%
AVERAGE PRICE	\$1,682,852	\$1,687,886	-0.3%	\$1,523,664	10.4%
AVERAGE PPSF	\$1,398	\$1,351	3.5%	\$1,311	6.6%
AVERAGE SF	1,153	1,156	-0.3%	1,126	2.4%

Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	15	21	-28.6%	20	-25.0%
SALES VOLUME	\$15,767,118	\$24,891,409	-36.7%	\$24,955,165	-36.8%
AVG. DISCOUNT	1%	4%	-	10%	-
MEDIAN PRICE	\$1,007,250	\$999,000	0.8%	\$911,500	10.5%
AVERAGE PRICE	\$1,051,141	\$1,185,305	-11.3%	\$1,247,758	-15.8%

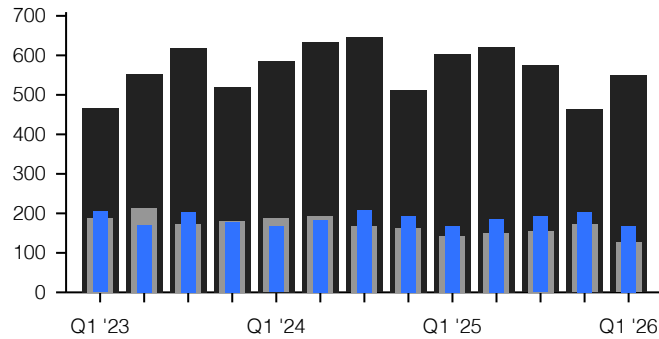
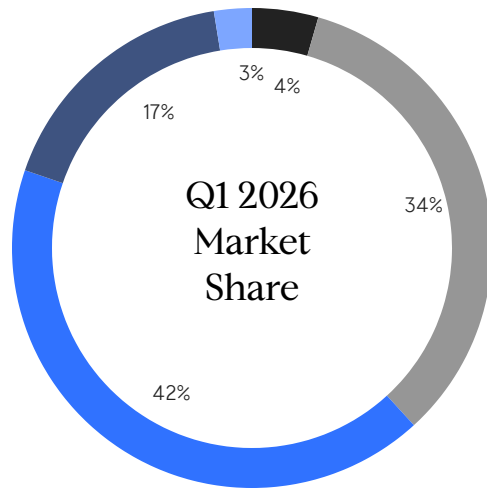
Median Price by Bedroom Count

Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
STUDIO	\$599,000	\$666,500	-10.1%	\$732,920	-18.3%
1 BEDROOM	\$910,000	\$1,150,000	-20.9%	\$875,000	4.0%
2 BEDROOM	\$1,652,500	\$1,675,000	-1.3%	\$1,791,000	-7.7%
3 BEDROOM	\$2,990,000	\$2,982,584	0.2%	\$3,145,026	-4.9%
4+ BEDROOM	\$3,400,000	\$18,500,000	-81.6%	\$4,375,000	-22.3%

Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
STUDIO	\$550,000	\$530,000	3.8%	\$455,000	20.9%
1 BEDROOM	\$918,625	\$715,000	28.5%	\$809,500	13.5%
2 BEDROOM	\$1,250,000	\$1,252,500	-0.2%	\$898,000	39.2%
3 BEDROOM	\$2,895,000	\$2,772,500	4.4%	\$2,050,000	41.2%
4+ BEDROOM	-	-	-	\$1,545,000	-

Upper Manhattan

SUBMARKET OVERVIEW



Sales	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	168	203	-17.2%	168	0.0%
SALES VOLUME	\$139,463,261	\$172,745,228	-19.3%	\$150,376,029	-7.3%
AVG. DISCOUNT	7%	7%	-	7%	-
MEDIAN PRICE	\$629,500	\$599,000	5.1%	\$655,000	-3.9%
AVERAGE PRICE	\$830,138	\$850,962	-2.4%	\$895,095	-7.3%
AVERAGE PPSF*	\$860	\$852	0.9%	\$1,595	-46.1%
AVERAGE SF*	1,031	993	3.8%	983	4.9%

Contracts	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# CONTRACTS	126	172	-26.7%	143	-11.9%
AVG. DISCOUNT	8%	7%	-	7%	-
MEDIAN PRICE	\$675,000	\$639,000	5.6%	\$650,000	3.8%
AVERAGE PRICE	\$900,260	\$845,099	6.5%	\$897,058	0.4%
AVERAGE PPSF*	\$941	\$898	4.8%	\$945	-0.4%
AVERAGE SF*	1,002	1,002	-	1,058	-5.3%

Inventory	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# ACTIVES	549	465	18.1%	604	-9.1%
MEDIAN PRICE	\$699,000	\$699,000	-	\$699,000	-
AVERAGE PRICE	\$1,036,366	\$1,028,251	0.8%	\$1,042,738	-0.6%
AVERAGE PPSF*	\$959	\$962	-0.3%	\$962	-0.3%
AVERAGE SF*	1,082	1,089	-0.6%	1,090	-0.7%

* Includes reported co-op square footage data.

Upper Manhattan

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	70	85	-17.6%	73	-4.1%
SALES VOLUME	\$75,656,047	\$83,715,097	-9.6%	\$86,097,874	-12.1%
AVG. DISCOUNT	8%	7%	-	4%	-
MEDIAN PRICE	\$760,250	\$812,345	-6.4%	\$892,000	-14.8%
AVERAGE PRICE	\$1,080,801	\$984,883	9.7%	\$1,179,423	-8.4%
AVERAGE PPSF	\$1,006	\$983	2.3%	\$1,090	-7.7%
AVERAGE SF	1,060	980	8.2%	1,042	1.7%

Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	98	118	-16.9%	95	3.2%
SALES VOLUME	\$63,807,214	\$89,030,131	-28.3%	\$64,278,155	-0.7%
AVG. DISCOUNT	6%	8%	-	9%	-
MEDIAN PRICE	\$532,500	\$516,500	3.1%	\$570,000	-6.6%
AVERAGE PRICE	\$651,094	\$754,493	-13.7%	\$676,612	-3.8%

Median Price by Bedroom Count

Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
STUDIO	\$473,913	\$451,230	5.0%	\$547,500	-13.4%
1 BEDROOM	\$595,000	\$500,000	19.0%	\$575,000	3.5%
2 BEDROOM	\$950,000	\$915,621	3.8%	\$936,000	1.5%
3 BEDROOM	\$1,295,000	\$1,277,500	1.4%	\$1,455,000	-11.0%
4+ BEDROOM	\$3,550,000	-	-	\$2,200,000	61.4%

Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
STUDIO	\$300,000	\$280,000	7.1%	\$281,000	6.8%
1 BEDROOM	\$422,500	\$399,000	5.9%	\$390,000	8.3%
2 BEDROOM	\$555,000	\$633,616	-12.4%	\$572,500	-3.1%
3 BEDROOM	\$918,750	\$1,580,000	-41.9%	\$837,500	9.7%
4+ BEDROOM	\$890,000	\$545,000	63.3%	\$975,000	-8.7%

COMPASS

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