

The Manhattan Market Pulse

Q3 2026 Sales Report

Manhattan entered Q3 with measured momentum: signed-contract count fell 13.0% YoY to 2,126, while average contract price rose 3.6% YoY to \$2.13M. The data points to a market where buyers remain active but selective, and where pricing matters.

The strongest activity was in the core of the market. The signed-contract count in the <\$999K tier was 915, while the \$1M–\$3M tier saw 814 signed contracts. New supply was concentrated in those same price points, with 1,562 new listings under \$999K and 1,352 in the \$1M–\$3M range, even as total new-listing count fell 9.9% YoY to 3,723.

Closings tell a similar story. Recorded-sale count fell 6.0% YoY to 3,588, while the median recorded price rose 6.7% YoY to \$1.30M.

Manhattan buyers and sellers are expected to remain price-sensitive below \$5M, while continuing to pay a premium for unique properties.

Overall, the market continues to reward a clear understanding of value and disciplined pricing.

Quarterly Activity Across Contracts, Listings & Sales | Q3 2026 vs. Q3 2025

In Manhattan, signed-contract count fell 13.0% YoY in Q3 2026, and contract dollar volume declined 9.9% YoY, setting a cooler tone for demand. New-listing count also pulled back, falling 9.9% YoY, and new-listing dollar volume declined 7.7% YoY as sellers brought fewer homes to market. Recorded-sale count slipped 6.0% YoY, and recorded dollar volume fell 6.5% YoY. Pricing was mixed, with median recorded price rising 6.7% YoY, average recorded price edging down 0.6% YoY and median contract price rising 0.8% YoY.

SIGNED

Contracts

Signed-contract count fell 13.0% YoY as median contract price rose 0.8%.

2,126

▼ 13.0% YOY

▼ 34.6% QOQ

VOLUME

\$4.53B

MEDIAN PRICE

\$1.23M

AVG PRICE

\$2.13M

AVG PPSF

\$1,600

JUST LISTED

New Listings

New-listing count fell 9.9% YoY, and new-listing dollar volume fell 7.7%.

3,723

▼ 9.9% YOY

▼ 28.5% QOQ

VOLUME

\$9.70B

MEDIAN PRICE

\$1.29M

AVG PRICE

\$2.61M

AVG PPSF

\$1,694

CLOSED

Recorded Sales

Recorded-sale count fell 6.0% YoY, but median recorded price rose 6.7%.

3,588

▼ 6.0% YOY

▲ 13.3% QOQ

VOLUME

\$7.84B

MEDIAN PRICE

\$1.30M

AVG PRICE

\$2.18M

AVG PPSF

\$1,526

CURRENT Q

SAME Q (PRIOR YEARS)

OTHER QUARTERS

AVG PRICE

MEDIAN PRICE

5-yr quarterly | Q3 highlighted across years

5-yr quarterly | Q3 highlighted across years

5-yr quarterly | Q3 highlighted across years

PERIOD COMPARISON

Q3 2026 vs. Q3 2025 (YoY) & Q2 2026 (QoQ)

METRIC	CONTRACTS	YOY	QOQ	NEW LISTINGS	YOY	QOQ	RECORDED SALES	YOY	QOQ
Count	2,126	▼ 13.0%	▼ 34.6%	3,723	▼ 9.9%	▼ 28.5%	3,588	▼ 6.0%	▲ 13.3%
Volume	\$4.53B	▼ 9.9%	▼ 41.3%	\$9.70B	▼ 7.7%	▼ 34.0%	\$7.84B	▼ 6.5%	▼ 4.1%
Avg Price	\$2.13M	▲ 3.6%	▼ 10.3%	\$2.61M	▲ 2.5%	▼ 7.7%	\$2.18M	▼ 0.6%	▼ 15.4%
Median Price	\$1.23M	▲ 0.8%	▼ 9.5%	\$1.29M	▼ 5.7%	▼ 6.1%	\$1.30M	▲ 6.7%	▼ 3.1%
Avg PPSF	\$1,600	▲ 0.2%	▼ 0.3%	\$1,694	▲ 1.8%	▼ 2.0%	\$1,526	▼ 1.0%	▼ 2.1%

PRICE	COUNT (% OF TOTAL)	YOY	QOQ	COUNT (% OF TOTAL)	YOY	QOQ	COUNT (% OF TOTAL)	YOY	QOQ
< \$999K	915 (43.0%)	▼ 13.5%	▼ 29.8%	1,562 (42.0%)	▼ 4.9%	▼ 22.5%	1,475 (41.1%)	▼ 11.7%	▲ 15.7%
\$1M-\$3M	814 (38.3%)	▼ 17.6%	▼ 37.0%	1,352 (36.3%)	▼ 16.5%	▼ 32.4%	1,407 (39.2%)	▼ 3.1%	▲ 14.6%
\$3M-\$5M	230 (10.8%)	▲ 5.5%	▼ 34.5%	415 (11.1%)	▼ 6.7%	▼ 25.5%	410 (11.4%)	▲ 18.5%	▲ 22.0%
\$5M-\$10M	135 (6.3%)	▲ 0.7%	▼ 34.1%	243 (6.5%)	▼ 15.3%	▼ 37.5%	230 (6.4%)	▼ 3.0%	▲ 0.4%
\$10M+	32 (1.5%)	▼ 30.4%	▼ 67.0%	151 (4.1%)	▲ 10.2%	▼ 38.4%	66 (1.8%)	▼ 39.4%	▼ 32.7%

Powered by [Marketproof](#) | Methodology: [marketproof.com/methodology](#)
Data as of October 1, 2026

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Condo Activity Across Contracts, Listings & Sales | Q3 2026 vs. Q3 2025

Manhattan condo signed-contract count fell 10.3% YoY, setting a cautious tone as buyers pulled back while prices edged higher. Signed-contract count totaled 955, and the median contract price rose 2.7% YoY to \$1.71M. Manhattan new-listing count fell 9.7% YoY to 1,774, while recorded dollar volume rose 0.7% YoY to \$4.42B.

SIGNED

Contracts

955

▼ 10.3% YOY

▼ 29.9% QOQ

PPSF

MED \$1,597

AVG \$1,784

PRICE

MED \$1.71M

AVG \$2.82M

VOLUME

\$2.69B

JUST LISTED

New Listings

1,774

▼ 9.7% YOY

▼ 28.4% QOQ

PPSF

MED \$1,655

AVG \$1,866

PRICE

MED \$1.81M

AVG \$3.26M

VOLUME

\$5.78B

CLOSED

Recorded Sales

1,705

▼ 0.4% YOY

▲ 20.5% QOQ

PPSF

MED \$1,573

AVG \$1,727

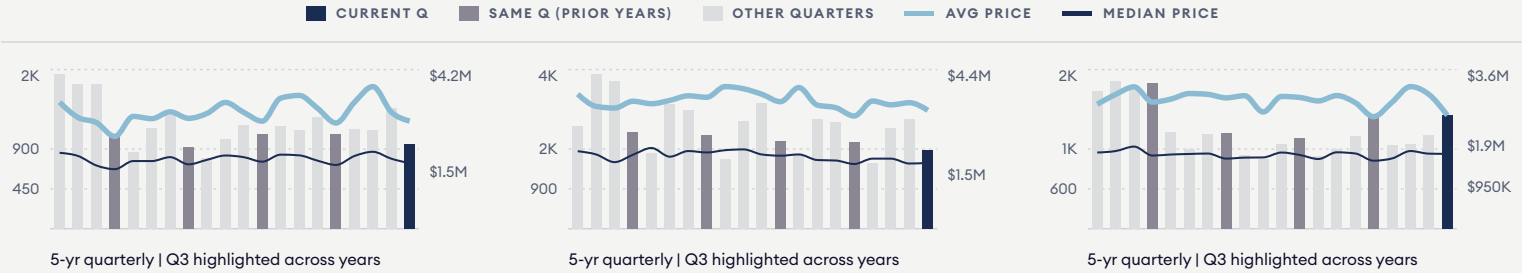
PRICE

MED \$1.71M

AVG \$2.59M

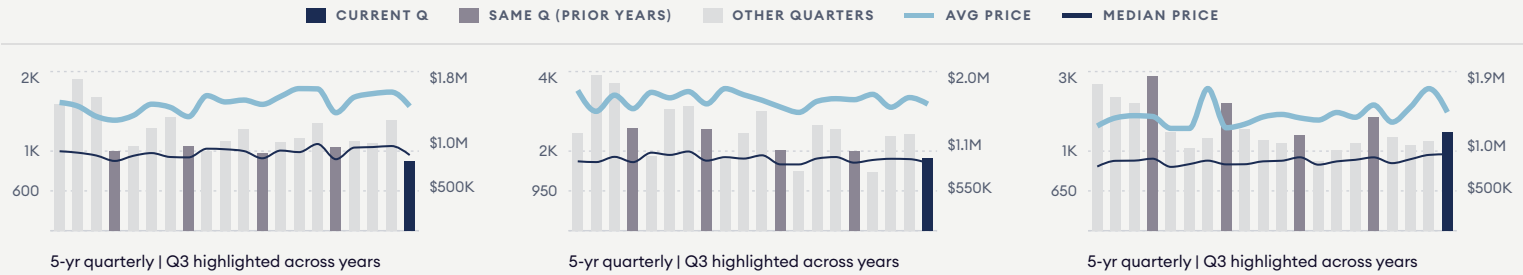
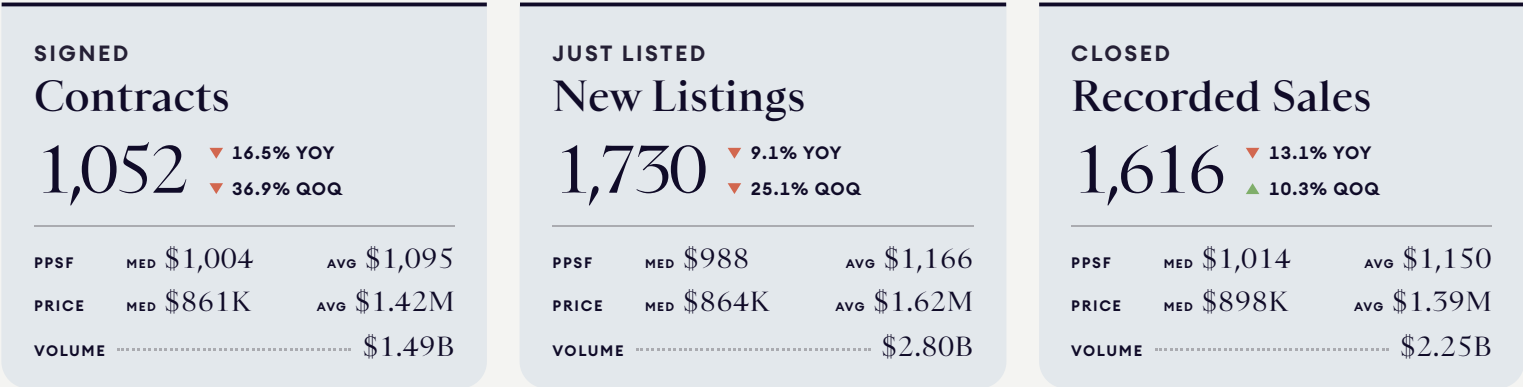
VOLUME

\$4.42B



Co-op Activity Across Contracts, Listings & Sales / Q3 2026 vs. Q3 2025

Manhattan co-ops had a cooler, more cautious Q3 2026, with recorded dollar volume falling 18.0% YoY to \$2.25B. Signed-contract count fell 16.5% YoY to 1,052, even as the co-op median contract price rose 5.8% YoY to \$861K. New-listing count fell 9.1% YoY to 1,730, and the median new-listing price edged down 0.6% YoY to \$864K.

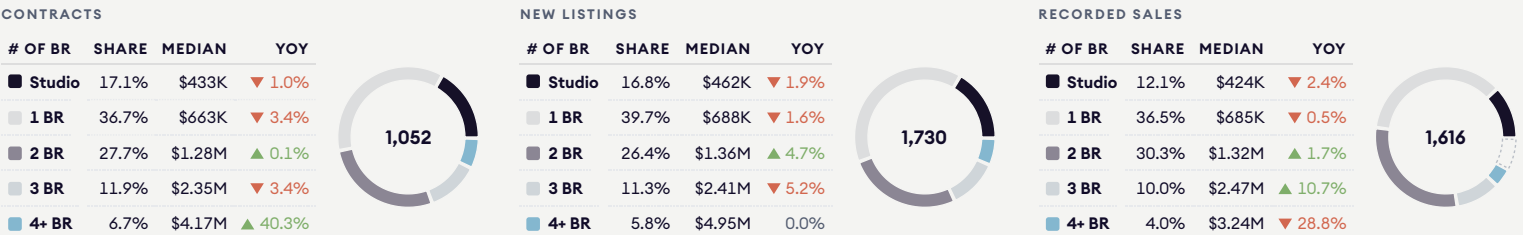


PERIOD COMPARISON
Q3 2026 vs. Q3 2025 (YoY) & Q2 2026 (QoQ)

METRIC	CONTRACTS	YOY	QOQ	NEW LISTINGS	YOY	QOQ	RECORDED SALES	YOY	QOQ
Count	1,052	▼ 16.5%	▼ 36.9%	1,730	▼ 9.1%	▼ 25.1%	1,616	▼ 13.1%	▲ 10.3%
Volume	\$1.49B	▼ 12.0%	▼ 43.3%	\$2.80B	▼ 12.2%	▼ 28.8%	\$2.25B	▼ 18.0%	▼ 8.0%
Avg Price	\$1.42M	▲ 5.4%	▼ 10.3%	\$1.62M	▼ 3.4%	▼ 4.9%	\$1.39M	▼ 5.7%	▼ 16.6%
Median Price	\$861K	▲ 5.8%	▼ 9.6%	\$864K	▼ 0.6%	▼ 4.3%	\$898K	▲ 4.6%	▲ 0.9%
Avg PPSF	\$1,095	▲ 2.6%	▼ 3.5%	\$1,166	▼ 2.5%	▼ 3.0%	\$1,150	▲ 3.9%	▲ 3.1%

PRICE	COUNT (% OF TOTAL)	YOY	QOQ	COUNT (% OF TOTAL)	YOY	QOQ	COUNT (% OF TOTAL)	YOY	QOQ
< \$999K	629 (59.8%)	▼ 16.8%	▼ 30.0%	1,032 (59.7%)	▼ 6.5%	▼ 20.4%	923 (57.1%)	▼ 14.5%	▲ 12.0%
\$1M-\$3M	313 (29.8%)	▼ 22.5%	▼ 44.5%	493 (28.5%)	▼ 13.5%	▼ 31.9%	540 (33.4%)	▼ 10.6%	▲ 8.2%
\$3M-\$5M	74 (7.0%)	▲ 1.4%	▼ 45.2%	125 (7.2%)	▼ 7.4%	▼ 25.6%	113 (7.0%)	▲ 4.6%	▲ 22.8%
\$5M-\$10M	32 (3.0%)	▲ 60.0%	▼ 40.7%	57 (3.3%)	▼ 16.2%	▼ 32.9%	34 (2.1%)	▼ 30.6%	▼ 8.1%
\$10M+	4 (0.4%)	-	-	23 (1.3%)	▼ 14.8%	▼ 34.3%	6 (0.4%)	-	-

Share & Price by Bedrooms



Shares are of all activity; no bedroom count is recorded for 114 recorded sales.

1-3 Family Activity Across Contracts, Listings & Sales | Q3 2026 vs. Q3 2025

Manhattan’s 1-3 Family segment struck a mixed tone in Q3 2026, with demand improving but closings lagging, as signed-contract count rose 23.1% YoY. New-listing count rose 6.0% YoY to 89, while the median new-listing price fell 7.8% YoY to \$5.48M. Recorded-sale count fell 14.9% YoY to 63, and recorded dollar volume fell 26.9% YoY to \$410.90M.

SIGNED

Contracts

32

▲ 23.1% YOY

▼ 39.6% QOQ

PPSF

MED \$1,367

AVG \$1,471

PRICE

MED \$4.80M

AVG \$6.18M

VOLUME

\$197.80M

JUST LISTED

New Listings

89

▲ 6.0% YOY

▼ 40.3% QOQ

PPSF

MED \$1,410

AVG \$1,543

PRICE

MED \$5.48M

AVG \$8.82M

VOLUME

\$785.16M

CLOSED

Recorded Sales

63

▼ 14.9% YOY

▼ 1.6% QOQ

PPSF

MED \$1,235

AVG \$1,424

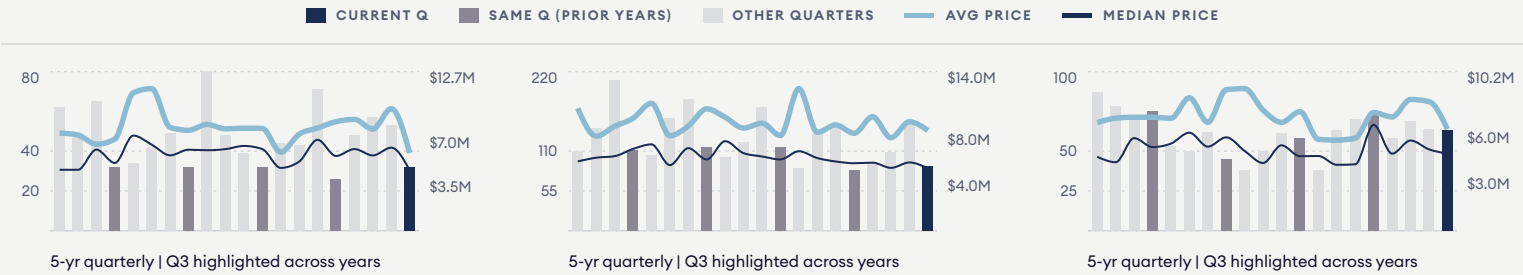
PRICE

MED \$4.95M

AVG \$6.52M

VOLUME

\$410.90M



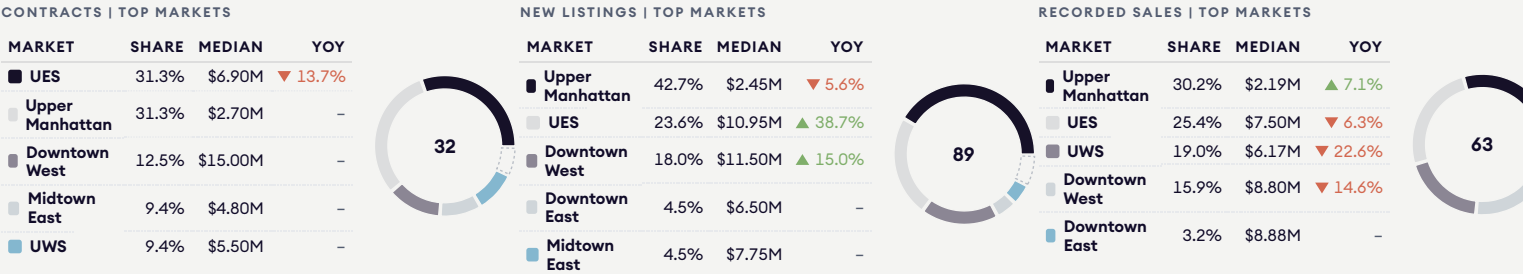
PERIOD COMPARISON

Q3 2026 vs. Q3 2025 (YoY) & Q2 2026 (QoQ)

METRIC	CONTRACTS	YOY	QOQ	NEW LISTINGS	YOY	QOQ	RECORDED SALES	YOY	QOQ
Count	32	▲ 23.1%	▼ 39.6%	89	▲ 6.0%	▼ 40.3%	63	▼ 14.9%	▼ 1.6%
Volume	\$197.80M	▼ 12.4%	▼ 61.6%	\$785.16M	▲ 8.9%	▼ 45.1%	\$410.90M	▼ 26.9%	▼ 22.6%
Avg Price	\$6.18M	▼ 28.8%	▼ 36.4%	\$8.82M	▲ 2.8%	▼ 8.1%	\$6.52M	▼ 14.1%	▼ 21.4%
Median Price	\$4.80M	▼ 19.4%	▼ 27.4%	\$5.48M	▼ 7.8%	▼ 8.8%	\$4.95M	▼ 27.2%	▼ 5.3%
Avg PPSF	\$1,471	▲ 2.4%	▼ 13.8%	\$1,543	▼ 4.3%	▼ 12.9%	\$1,424	▼ 11.2%	▼ 4.8%

PRICE	COUNT (% OF TOTAL)	YOY	QOQ	COUNT (% OF TOTAL)	YOY	QOQ	COUNT (% OF TOTAL)	YOY	QOQ
< \$999K	0 (0.0%)	-	-	0 (0.0%)	-	-	3 (4.8%)	-	-
\$1M-\$3M	8 (25.0%)	-	-	34 (38.2%)	▲ 88.9%	▼ 24.4%	18 (28.6%)	▲ 5.9%	▲ 50.0%
\$3M-\$5M	9 (28.1%)	-	-	9 (10.1%)	-	-	11 (17.5%)	-	▼ 26.7%
\$5M-\$10M	12 (37.5%)	▲ 20.0%	▼ 20.0%	22 (24.7%)	▼ 12.0%	▼ 46.3%	22 (34.9%)	▼ 26.7%	▲ 4.8%
\$10M+	3 (9.4%)	-	-	24 (27.0%)	▲ 9.1%	▼ 46.7%	9 (14.3%)	-	-

Share & Price by Market



New Dev Activity Across Contracts, Listings & Sales | Q3 2026 vs. Q3 2025

Manhattan new dev cooled in Q3 2026 as signed-contract count fell 34.4% YoY, setting a cautious tone. Signed-contract count was 217, even as the new dev median contract price rose 17.3% YoY to \$2.57M. New-listing count was 320 and the median new-listing price was \$2.63M, and recorded dollar volume fell 11.5% YoY to \$1.48B.

SIGNED

Contracts

217

▼ 34.4% YOY

▼ 30.7% QOQ

PPSF MED \$2,050 AVG \$2,331

PRICE MED \$2.57M AVG \$4.08M

VOLUME \$884.33M

JUST LISTED

New Listings

320

▼ 28.1% YOY

▼ 23.3% QOQ

PPSF MED \$2,137 AVG \$2,414

PRICE MED \$2.63M AVG \$4.97M

VOLUME \$1.59B

CLOSED

Recorded Sales

438

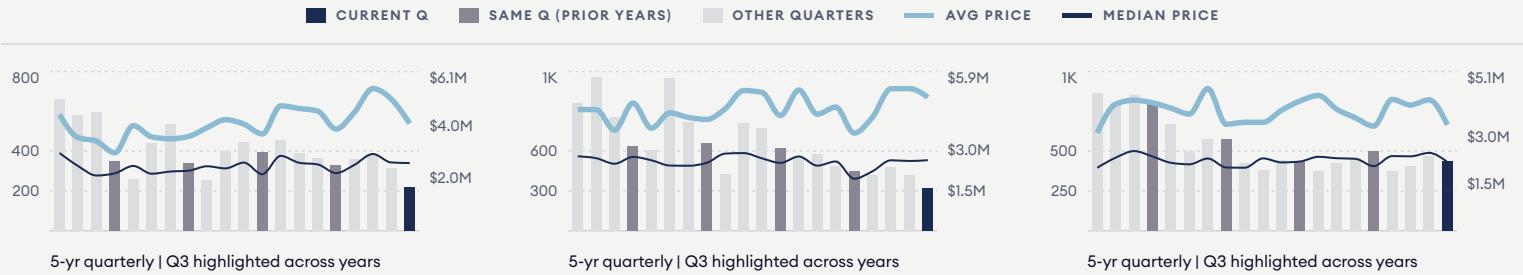
▼ 12.6% YOY

▼ 6.0% QOQ

PPSF MED \$2,010 AVG \$2,070

PRICE MED \$2.20M AVG \$3.39M

VOLUME \$1.48B



PERIOD COMPARISON
Q3 2026 vs. Q3 2025 (YoY) & Q2 2026 (QoQ)

METRIC	CONTRACTS	YOY	QOQ	NEW LISTINGS	YOY	QOQ	RECORDED SALES	YOY	QOQ
Count	217	▼ 34.4%	▼ 30.7%	320	▼ 28.1%	▼ 23.3%	438	▼ 12.6%	▼ 6.0%
Volume	\$884.33M	▼ 30.9%	▼ 43.6%	\$1.59B	▼ 1.8%	▼ 28.0%	\$1.48B	▼ 11.5%	▼ 24.0%
Avg Price	\$4.08M	▲ 5.4%	▼ 18.6%	\$4.97M	▲ 36.6%	▼ 6.1%	\$3.39M	▲ 1.2%	▼ 19.1%
Median Price	\$2.57M	▲ 17.3%	▲ 3.4%	\$2.63M	▲ 35.7%	▲ 1.2%	\$2.20M	▲ 6.3%	▼ 11.8%
Avg PPSF	\$2,331	▲ 5.5%	▲ 1.0%	\$2,414	▲ 13.1%	▲ 0.5%	\$2,070	▼ 0.2%	▼ 2.9%

PRICE	COUNT (% OF TOTAL)	YOY	QOQ	COUNT (% OF TOTAL)	YOY	QOQ	COUNT (% OF TOTAL)	YOY	QOQ
< \$999K	8 (3.7%)	-	-	14 (4.4%)	▼ 72.5%	▼ 26.3%	53 (12.1%)	▼ 18.5%	▼ 13.1%
\$1M-\$3M	124 (57.1%)	▼ 32.6%	▼ 19.0%	173 (54.1%)	▼ 34.7%	▼ 20.3%	228 (52.1%)	▼ 15.6%	▲ 15.2%
\$3M-\$5M	53 (24.4%)	▲ 8.2%	▲ 1.9%	62 (19.4%)	▼ 11.4%	▼ 22.5%	87 (19.9%)	▲ 4.8%	▼ 7.4%
\$5M-\$10M	20 (9.2%)	▼ 52.4%	▼ 53.5%	35 (10.9%)	▼ 10.3%	▼ 23.9%	49 (11.2%)	▼ 10.9%	▼ 32.9%
\$10M+	12 (5.5%)	▼ 42.9%	▼ 69.2%	36 (11.3%)	▲ 80.0%	▼ 34.5%	21 (4.8%)	▼ 25.0%	▼ 47.5%

Share & Price by Bedrooms

CONTRACTS

OF BR

SHARE

MEDIAN

YOY

Studio

2.3%

\$1.18M

-

1 BR

31.3%

\$1.52M

▲ 7.8%

2 BR

34.1%

\$2.50M

▼ 2.0%

3 BR

19.4%

\$3.98M

▼ 12.6%

4+ BR

12.9%

\$7.30M

▼ 20.2%

217

NEW LISTINGS

OF BR

SHARE

MEDIAN

YOY

Studio

3.4%

\$975K

▼ 2.0%

1 BR

27.8%

\$1.52M

▲ 9.4%

2 BR

33.1%

\$2.60M

▲ 4.8%

3 BR

18.4%

\$4.01M

▼ 3.8%

4+ BR

17.2%

\$9.95M

▲ 9.8%

320

RECORDED SALES

OF BR

SHARE

MEDIAN

YOY

Studio

3.0%

\$675K

▼ 33.2%

1 BR

34.2%

\$1.41M

▲ 4.4%

2 BR

32.0%

\$2.52M

▲ 3.6%

3 BR

19.6%

\$4.03M

▼ 1.5%

4+ BR

10.0%

\$8.79M

▲ 3.6%

438

Shares are of all activity; no bedroom count is recorded for 5 recorded sales.