

Monthly Signed Contracts

MANHATTAN | JULY 2026

CO-OPS

CONDOS

DATA BY MARKETPROOF

AVERAGE ASKING PRICE

\$1.36M | ∇ 16.3% Prior Month **\$1.63M**
 ∇ 2.3% Prior Year **\$1.33M**

MEDIAN PRICE

\$832K | ∇ 10.2% Prior Month **\$917K**
 ∇ 9.2% Prior Year **\$755K**

DAYS ON MARKET

79 Median | ∇ 16.2% Prior Month
 ∇ 15.1% Prior Year

CONTRACTS SIGNED

403 | ∇ 26.5% Prior Month ∇ 11.8% Prior Year

NEW LISTINGS

346 | \$1.56M
 Average Price

DATA BY MARKETPROOF

AVERAGE ASKING PRICE

\$2.52M | ∇ 4.2% Prior Month **\$2.42M**
 ∇ 16.3% Prior Year **\$2.17M**

MEDIAN PRICE

\$1.66M | ∇ 0.5% Prior Month **\$1.64M**
 ∇ 15.5% Prior Year **\$1.38M**

DAYS ON MARKET

88 Median | ∇ 14.3% Prior Month
 ∇ 9.3% Prior Year

CONTRACTS SIGNED

306 | ∇ 14.3% Prior Month ∇ 11.3% Prior Year

NEW LISTINGS

340 | \$2.23M
 Average Price

DATA BY ELLIMAN

CONDO SALES FINANCED

46%

CONTINGENT ON FINANCING

70%

OFFER DISCOUNT (MEDIAN)

Prior Month Prior Year
3.22% vs. **4.09%** vs. **4.96%**

CONTRACT DISCOUNT (MEDIAN)

Prior Month Prior Year
1.3% vs. **2.2%** vs. **2.4%**



DATA BY ELLIMAN

CONDO SALES FINANCED

36%

CONTINGENT ON FINANCING

64%

OFFER DISCOUNT (MEDIAN)

Prior Month Prior Year
5.0% vs. **4.07%** vs. **3.17%**

CONTRACT DISCOUNT (MEDIAN)

Prior Month Prior Year
3.1% vs. **2.3%** vs. **1.3%**



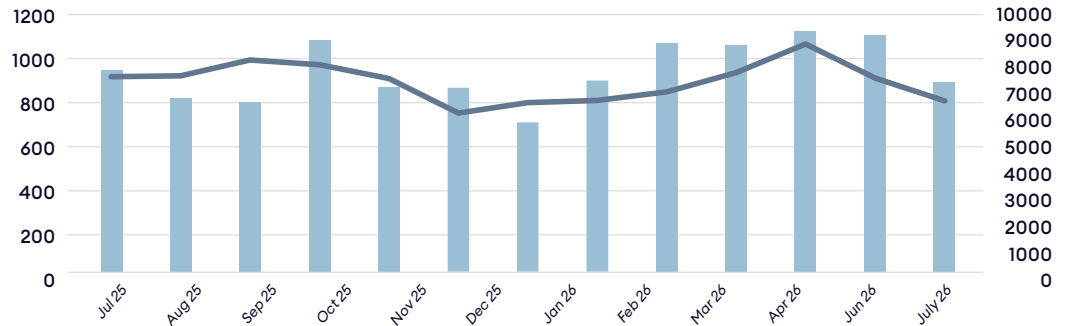
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CO-OPS AND CONDOS

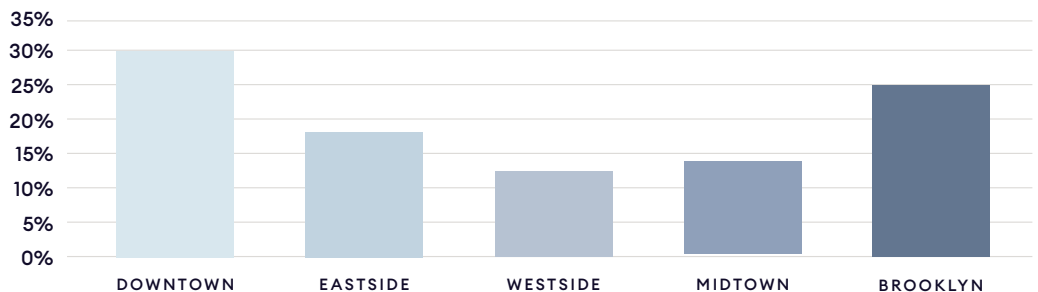
Contracts vs Active Listings (Monthly)

■ Active Listings
■ Contracts



Where People Are Buying

*Marketproof NYC
Contract Data July 2026,
Elliman Edeals Data July 2026



PIED-À-TERRE

12.5%

▲ 9.9% Prior Month

▲ 0.1% Prior Year

▲ 1.6% Prior Decade

LUXURY (\$4M+)

CONTRACTS SIGNED

98

▲ 24.0% Prior Month

▲ 5.4% Prior Year

NEW LISTINGS

96

▲ 52.8% Prior Month

▲ 41.3% Prior Year

AVERAGE ASKING PRICE

\$7.37M

\$4M-\$5M	39%
\$5M-\$10M	52%
\$10M-\$15M	3%
\$15M-\$20M	1%
\$20M+	5%

NEW DEVELOPMENT

CONTRACTS SIGNED

89

NEW LISTINGS

106

DAYS ON MARKET (DOM)

167

AVERAGE ASKING PRICE

\$3.62M

▲ 11.8% Prior Month

▲ 10.3% Prior Year