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New York *Housing Market Report* Q3 2026

New York State, the five boroughs of New York City, Long Island, Westchester and the main upstate cities, from NYSAR, Corcoran, Douglas Elliman, Compass and OneKey MLS data for the third quarter of 2026.

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SUMMARY

Q3 2026 at a glance

$450,000
New York State median sale price, September 2026
▲ 5.9%
year on year

$1,250,000
Manhattan median sale price, Q3 2026 (Corcoran)
▲ 4%
year on year

$1,189,000
Westchester single family median, Q3 2026
▲ 10.0%
year on year

4.0 mo
Months of supply statewide, September
Inventory 35,294,
▲ 9.8%

Key findings

- **Statewide prices kept rising while sales eased.** The New York State median was $450,000 in September, up 5.9% from $425,000. Closed sales were 9,893, down 1.4%, and pending sales fell 5.4%.
- **Supply is building.** Listings statewide reached 35,294 in September, up 9.8% on a year earlier, and months of supply rose to 4.0. Buyers still paid 101.9% of list price on average.
- **Manhattan had its strongest third quarter since 2022.** Corcoran counted 3,625 closings, up 9%, at a record third quarter median of $1,250,000. Inventory of 6,354 listings was the thinnest third quarter supply since 2017.
- **Downtown Manhattan led.** The Downtown median rose 17% to $1,700,000 and sales rose 21%. Resale condos set a record median of $1,650,000.
- **Brooklyn depends on who is counting.** Corcoran put the median at $866,000 (down 1%) with a record average of $1,185,000; Douglas Elliman put it at $1,150,000 (up 5.4%). Listings were up 21% according to Corcoran.
- **Long Island stayed firm.** OneKey MLS put the September single family median at $860,000 in Nassau (up 2.1%) and $740,000 in Suffolk (up 2.8%), with fewer listings in both.
- **Westchester single family prices jumped.** The Q3 single family median rose 10.0% to $1,189,000 on 1,625 sales, with just 2.5 months of supply.
- **Upstate cities remain the affordable end.** September medians were $321,501 in Erie County (Buffalo), $301,000 in Monroe County (Rochester) and $284,125 in Onondaga County (Syracuse), all higher than a year earlier.

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SECTION 1

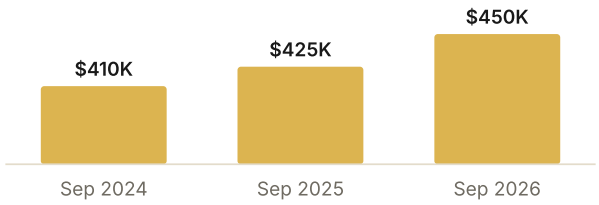
New York State

NYSAR data covers sales reported through multiple listing services across the state, including single family, condo and townhouse sales. September is the last month of the quarter.

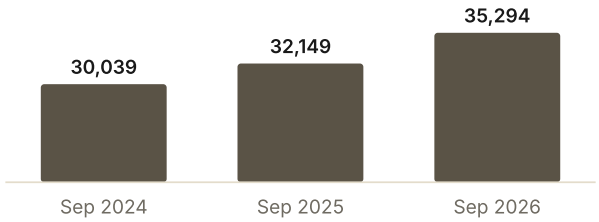
SEPTEMBER 2026	VALUE	YEAR ON YEAR
Closed sales	9,893	▼ 1.4%
Pending sales	9,091	▼ 5.4%
New listings	13,867	▲ 1.2%
Median sale price	$450,000	▲ 5.9%
Days on market until sale	45	▲ 2.3%
Percent of list price received	101.9%	0.0%
Listings for sale (inventory)	35,294	▲ 9.8%
Months of supply	4.0	▲ 11.1%

YEAR TO DATE, JAN TO SEPT	2026	YEAR ON YEAR
Closed sales	76,249	▼ 0.7%
Median sale price	$450,000	▲ 4.7%

Median sale price, September of each year



Listings for sale, September of each year



Charts do not start at zero; read the labels. Source: New York State Association of REALTORS, Monthly Indicators, September 2026.

SECTION 2

Manhattan

Closings rose and listings stayed scarce. All four Corcoran price measures have now risen year on year for seven straight quarters. Figures are from Corcoran's third quarter 2026 report, published 2 October 2026.

MANHATTAN, Q3 2026	VALUE	YEAR ON YEAR
Closed sales	3,625	▲ 9%
Signed contracts	2,532	▼ 6%
Median sale price	$1,250,000	▲ 4%
Average sale price	$2,009,000	▲ 1%
Median price per sq ft	$1,420	▲ 5%
Average price per sq ft	$1,751	▲ 2%
Active listings	6,354	▼ 3%
Average days on market	90	▼ 13%
Dollar volume	$7.3 billion	▲ 10%

By property type

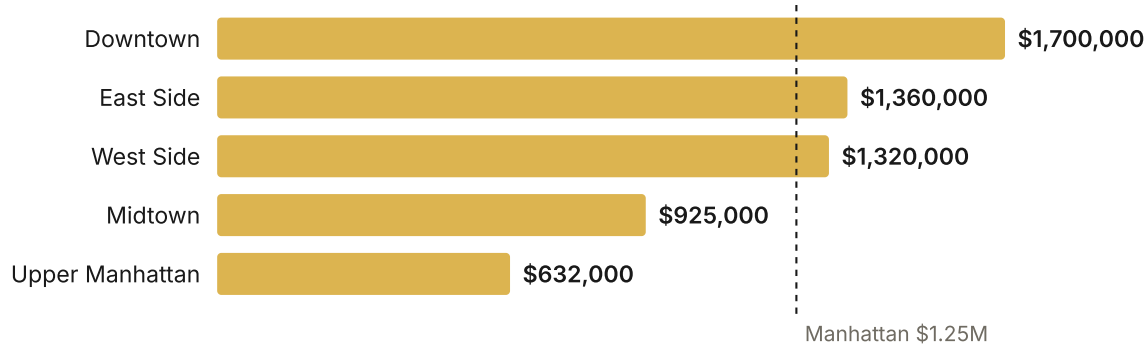
TYPE	SALES	YR/YR	MEDIAN	YR/YR	AVG $/SQ FT	YR/YR	LISTINGS	YR/YR
Resale co op	1,889	▲ 3%	$875,000	0%	$1,182	▼ 5%	2,893	▼ 6%
Resale condo	1,266	▲ 15%	$1,650,000	▲ 10%	$1,807	▲ 1%	2,875	▲ 5%
New development	470	▲ 14%	$2,048,000	▼ 7%	$2,294	▼ 2%	564	▼ 22%

Sales above $3 million were 19% of the market, tied for an all time high, and closings above $3 million rose 25%. Sales below $1 million were 42% of the market. New development sponsor listings fell to 564, the lowest since the fourth quarter of 2012.

Manhattan by neighborhood and size

AREA	MEDIAN	YR/YR	AVG $/SQ FT	YR/YR	SALES	YR/YR	LISTINGS	DAYS
Downtown	$1,700,000	▲ 17%	$2,119	▲ 8%	1,146	▲ 21%	1,685	84
Midtown	$925,000	▲ 3%	$1,511	▲ 6%	594	▲ 22%	1,336	109
East Side	$1,360,000	▲ 4%	$1,581	▼ 4%	820	▼ 1%	1,321	89
West Side	$1,320,000	▲ 2%	$1,757	▼ 6%	662	▼ 3%	964	78
Upper Manhattan	$632,000	▼ 5%	$858	▼ 6%	267	▲ 18%	643	106

Median sale price by area, Q3 2026 (dashed line: Manhattan median)



Median price by bedrooms

BEDROOMS	RESALE CO OP	RESALE CONDO	NEW DEVELOPMENT
Studio	$460,000	$644,000	$777,000
1 bedroom	$695,000	$990,000	$1,455,000
2 bedroom	$1,375,000	$1,950,000	$2,572,000
3+ bedroom	$2,900,000	$4,000,000	$4,849,000

Days are average days on market. Area definitions follow Corcoran.

SECTION 3

Brooklyn

Brooklyn prices hit new highs on some measures while listings rose sharply. Brokerages measure the borough differently, so their medians do not match.

$866,000
Median sale price, Corcoran
▼ 1%

$1,185,000
Average sale price, Corcoran (record)
▲ 4%

$1,150,000
Median sale price, Douglas Elliman
▲ 5.4%

2,033
Active listings, Corcoran
▲ 21%

CORCORAN, BROOKLYN Q3 2026	VALUE	YEAR ON YEAR
Closed sales	1,481	▼ 3%
Signed contracts	884	▲ 8%
Dollar volume	$1.755 billion	▲ 1%
Average price per sq ft	$1,161	flat
Average days on market	71	shortest Q3 since 2022
Resale condo median	$1,215,000	▲ 22%
New development median	$1,361,000	▲ 4%
New development closings	240	▼ 41%
Resale co op listings	852	▲ 31%
Share of closings over $2 million	15%	

Houses

Compass put the Brooklyn house median at $1,699,000, up 1.1%, with house inventory down 17.3%, as reported by Brick Underground. Douglas Elliman counted 9% fewer Brooklyn sales than a year earlier.

> Why the medians differ: each brokerage uses its own data and definitions (Douglas Elliman works with Marketproof). Compare each firm with itself over time rather than one firm with another.

SECTION 4

Queens, Staten Island and the Bronx

For the outer boroughs, the most consistent public monthly figures come from NYSAR's county table. It counts only sales reported through multiple listing services, which is a small share of New York City transactions, so treat these medians as indicators.

BOROUGH, SEPTEMBER 2026	MLS SALES	YR/YR	MEDIAN	SEPT 2025	YR/YR
Queens (Queens County)	587	▲ 3.2%	$653,000	$627,500	▲ 4.1%
Brooklyn (Kings County)	149	▲ 13.7%	$745,000	$580,000	▲ 28.4%
Staten Island (Richmond County)	217	▲ 10.7%	$710,000	$675,000	▲ 5.2%
The Bronx (Bronx County)	119	▲ 4.4%	$375,000	$517,500	▼ 27.5%

Queens

Compass counted 4,446 Queens sales in the third quarter, up 1.2%, with house closings up 8.7%, as reported by Brick Underground. In Long Island City, SERHANT reported condo closings up 8.7%, the median condo price up 10.4% and the average price per square foot up 10.8%. The NYSAR September median for Queens MLS sales was $653,000, up 4.1%.

Staten Island

Richmond County recorded 217 MLS sales in September at a median of $710,000, up 5.2% on a year earlier.

The Bronx

The Bronx median for 119 MLS sales in September was $375,000, against $517,500 a year earlier. With so few MLS sales and a mix that swings between co ops and houses, that drop says more about what sold than about values.

Brooklyn's NYSAR September figure (149 MLS sales, median $745,000) is shown in the county table for completeness; use the brokerage reports in Section 3 for Brooklyn.

SECTION 5

Long Island and Westchester

Long Island, single family, September 2026

COUNTY	MEDIAN	YR/YR	SALES	YR/YR	FOR SALE	YR/YR	AVG DAYS
Nassau	$860,000	▲ 2.1%	757	▼ 4.1%	2,318	▼ 1.7%	40
Suffolk	$740,000	▲ 2.8%	1,041	▲ 4.6%	3,220	▼ 2.9%	40

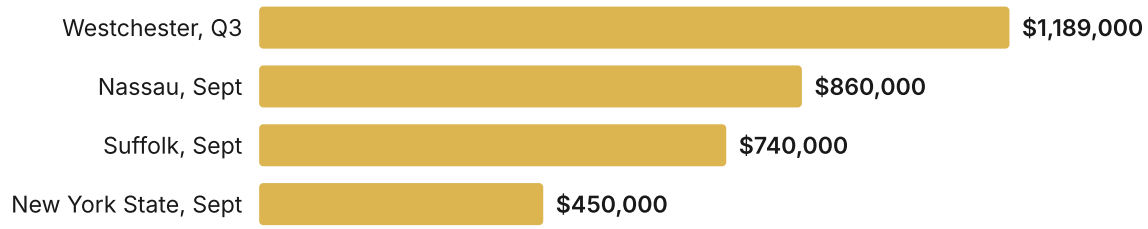
Nassau's single family median of $860,000 and Suffolk's $740,000 both rose about 2% to 3%, while the number of listings fell in both counties. NYSAR's all residential September medians were $830,000 in Nassau (up 2.5%) and $725,000 in Suffolk (up 3.7%), on 904 and 1,221 sales.

Westchester, Q3 2026

TYPE	SALES	YR/YR	MEDIAN	YR/YR	DAYS	FOR SALE	MONTHS SUPPLY
Single family	1,625	▲ 0.4%	$1,189,000	▲ 10.0%	28	956	2.5
Condo	341	▲ 4.9%	$615,000	▲ 17.1%	40	321	3.0
Co op	439	▼ 3.5%	$250,000	▲ 6.4%	56	498	3.7

Westchester single family prices rose 10.0% while sales were almost flat, and supply of 2.5 months is well below the statewide 4.0 months. Main cities include Yonkers, New Rochelle, Mount Vernon and White Plains.

Median sale price, New York metro suburbs (single family)



Long Island: OneKey MLS September 2026 county data as reported by Long Island Guide. Westchester: OneKey MLS Q3 2026 county report (ShowingTime Plus). The state figure includes condos and townhouses.

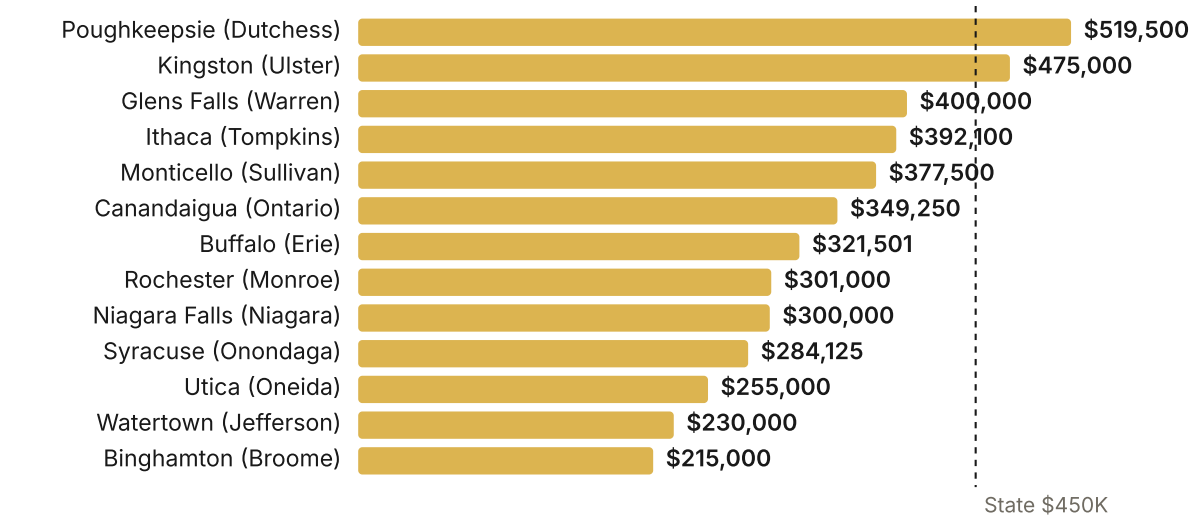
SECTION 6

Upstate and Hudson Valley counties

The largest upstate markets, with their main city, from NYSAR's September 2026 county table.

COUNTY	MAIN CITY	REGION	SALES	SALES YR/YR	MEDIAN	PRICE YR/YR
Dutchess	Poughkeepsie, Beacon	Hudson Valley	226	▼ 11.7%	$519,500	▲ 15.4%
Ulster	Kingston, New Paltz	Hudson Valley	172	▲ 0.6%	$475,000	▼ 10.0%
Sullivan	Monticello	Hudson Valley	76	▲ 4.1%	$377,500	▲ 7.9%
Erie	Buffalo	Western New York	744	▼ 0.7%	$321,501	▲ 5.4%
Niagara	Niagara Falls	Western New York	173	▲ 1.8%	$300,000	▲ 14.6%
Monroe	Rochester	Finger Lakes	631	▼ 10.7%	$301,000	▲ 10.3%
Ontario	Canandaigua, Geneva	Finger Lakes	118	▲ 10.3%	$349,250	▲ 15.6%
Onondaga	Syracuse	Central New York	394	▼ 7.1%	$284,125	▲ 3.3%
Oneida	Utica, Rome	Mohawk Valley	162	▼ 1.8%	$255,000	▲ 6.7%
Broome	Binghamton	Southern Tier	135	▼ 4.9%	$215,000	▲ 10.5%
Tompkins	Ithaca	Southern Tier	55	▼ 9.8%	$392,100	▼ 2.0%
Warren	Glens Falls, Lake George	North Country	83	▲ 10.7%	$400,000	▲ 23.1%
Jefferson	Watertown	North Country	101	▼ 11.4%	$230,000	0.0%

Median sale price, September 2026 (dashed line: state median)



Not in the NYSAR county table: Albany, Orange, Putnam, Rensselaer, Rockland, Saratoga, Schenectady and Westchester are reported by local boards, and NYSAR flags New York County (Manhattan) MLS data as incomplete.

METHOD, SOURCES AND LIMITS

How this report was built

- Q3 2026 means July, August and September 2026. Manhattan, Brooklyn, Queens (Compass) and Westchester figures are quarterly. NYSAR, Nassau and Suffolk figures are for September 2026, the last month of the quarter, compared with September 2025.
- NYSAR figures include single family, condo and townhouse sales reported through New York multiple listing services. Many New York City sales, especially co ops and new development, never go through an MLS, so NYSAR borough figures are partial.
- Brokerage reports (Corcoran, Douglas Elliman, Compass) use their own data and definitions, so their figures for the same borough differ. We name the source next to every figure.
- A median is the middle sale: half sold for more, half for less. It moves with the mix of what sold, not only with values.
- Main cities are listed for orientation; figures are county wide unless stated.

Sources

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8. **Long Island Guide, OneKey MLS September 2026 data for Nassau and Suffolk**
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About this report. Cresco Intelligence is the research desk of Cresco Real Estate (licensed UAE brokerage, RERA ORN 34288; US office at 1800 N Vine Street, Suite 346, Los Angeles, CA 90028). This report compiles published third party data on the New York housing market. It is general information, not investment, tax or legal advice, and it is not an appraisal of any property. Figures were checked against the cited sources on 6 November 2026. Sources may revise their numbers later.

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