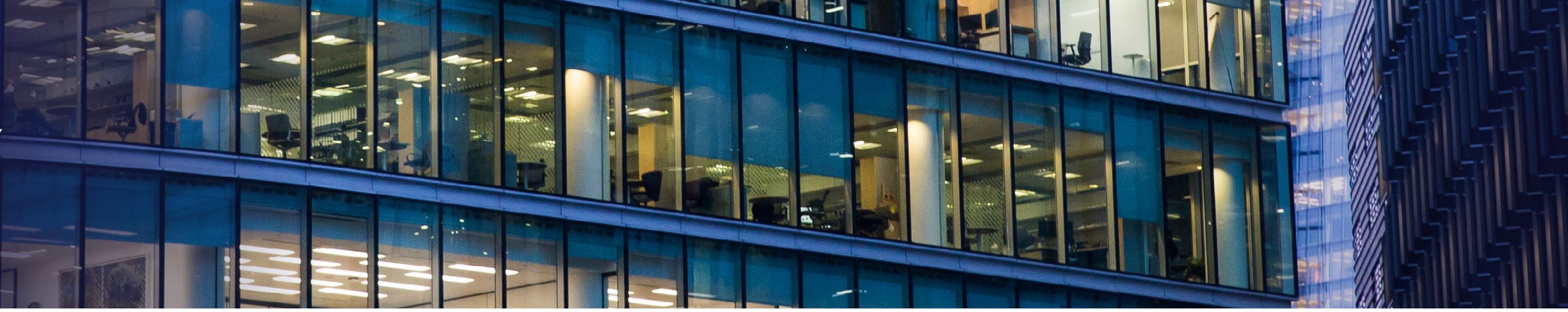
MARKETBEAT

NEW YORK CITY

CAPITAL MARKETS Q2 2026



CUSHMAN & WAKEFIELD

H1 2026 VOLUME

Market	$ Volume	YOY Change
Manhattan	$9,544,094,552	47.8% ▲
Northern Manhattan	$421,154,970	101.9% ▲
Brooklyn	$3,309,691,561	12.9% ▲
Queens	$2,099,906,711	12.2% ▲
Bronx	$758,455,971	-5.9% ▼
NYC	**$16,133,303,765**	**31.4%** ▲

H1 2026 PROPERTIES SOLD

Market	# of Properties Sold	YOY Change
Manhattan	300	14.9% ▲
Northern Manhattan	58	38.1% ▲
Brooklyn	622	5.4% ▲
Queens	353	-8.8% ▼
Bronx	155	-7.7% ▼
NYC	**1,488**	**2.8%** ▲

NYC CAPITAL MARKETS: SUSTAINED RECOVERY PHASE UNDERWAY DESPITE LINGERING UNCERTAINTIES

Investment demand in Q2 2026 continued to recover at a measured pace. Dollar volume reached $7.8 billion, the strongest second quarter since 2022. Although investor confidence remains restrained by the lack of clear outlook on interest rates and the broader economy, awaiting capital has begun to identify pockets of opportunity in the city, propelling the market into a sustained recovery phase: the first half of 2026 has now reached a total of $16.1 billion, 31.4% higher than the same period last year and the second-highest first half in the post-COVID era.

In Q2 2026, there were 550 transactions involving the sale of 658 properties—a 10.1% year-over-year (YOY) decrease in properties sold. Average pricing for core property types across New York City climbed to $522 per square foot (psf), a 2.9% increase from the 2025 average. Cap rates for core property types, which reached an all-time high in 2025, have leveled out and now stand at an average of 6.89%.

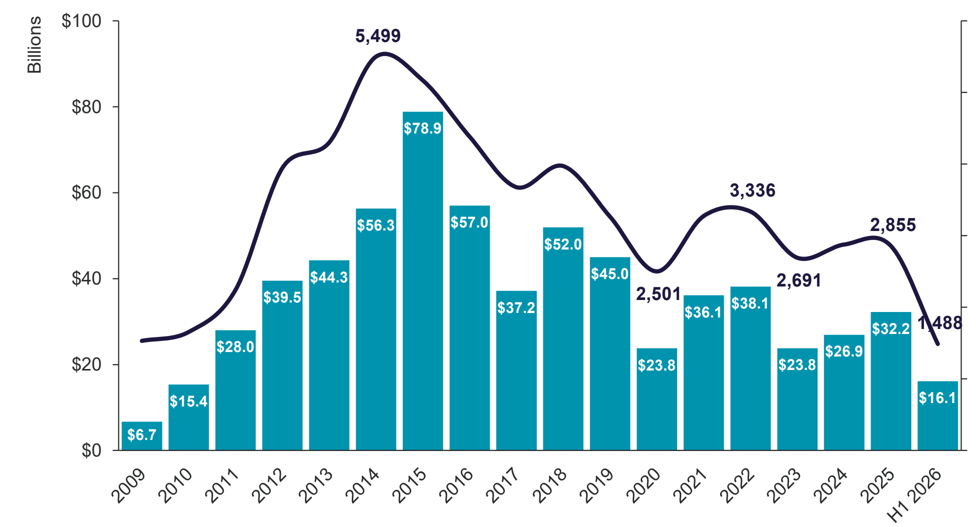
SECTOR HIGHLIGHTS

Office: Dollar volume in Q2 2026 reached $2.3 billion, 42.0% higher than Q2 2025. Institutional and REIT investors continue to lead the way, acquiring large, best-in-class assets on their way to claiming 56.1% of dollar volume for deals exceeding $25 million. In addition, small- to mid-sized private capital has entered the fray over the last several quarters, most often deploying value-add strategies for heavily discounted, underutilized assets. The $2.3 billion in volume was both a quarter-over-quarter (QOQ) and YOY increase, yet the average deal size fell to $57.9 million after fluctuating between $80 million and $110 million over the last three quarters. Contributing to that, the second quarter recorded 40 transactions, the most in a quarter since Q4 2018. Pricing rose nominally, up 1.2% to $505 psf in the first half of 2026.

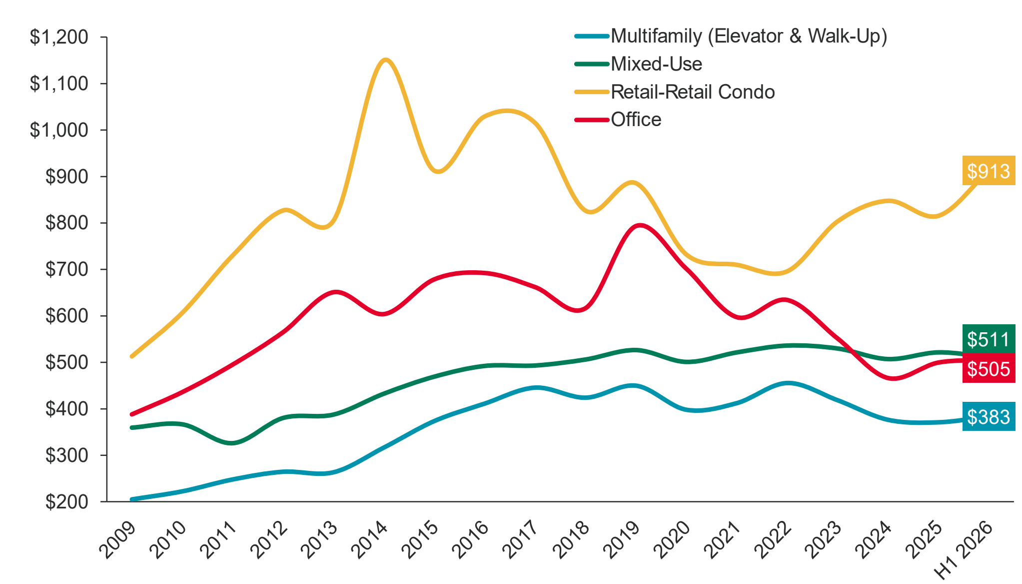
Multifamily: Combined dollar volume for elevator and walk-up properties reached $1.8 billion, bringing the first-half 2026 total to $3.6 billion, the second-strongest half-year since the end of 2022. Fervent renter demand stacked against a limited supply pipeline has kept vacancy at historic lows and attracted a growing pool of investors. The uptick in sales has been spread across both individual luxury assets as well as large, multi-borough portfolio sales. The number of properties sold this year is on pace to post the second-highest total since 2018, and the share of portfolio deals has notched up to 14.6% of all transactions, eclipsing the long-term average of 13.5% for the first time in four years.

Development: Volume reached $1.7 billion in Q2 2026, the highest quarterly total since Q4 2021, as depressed land values and a still-limited supply pipeline spurred activity in the development sector. That momentum has been in place since the beginning of 2025: each of the last six quarters exceeded $1 billion in volume after previously not surpassing that threshold since Q1 2022, and each of the last two half-years (H2 2025, H1 2026) reached at least $1.8 billion after previously not reaching that mark since H2 2019. The most pronounced increases so far this year occurred in Brooklyn (up 84.3% YOY to $737 million) and Manhattan (up 37.6% YOY to $1.2 billion). The increased demand has also begun to translate into recovering pricing, as citywide price per buildable square foot climbed 10.5% YOY to $235, the highest average since 2018.

NYC TRANSACTION $ VOLUME & BUILDINGS SOLD



NYC AVERAGE PRICE PER SQUARE FOOT BY SECTOR



H1 2026 MARKET STATISTICS

PRIMARY PROPERTY TYPE	# OF TRANSACTIONS	# OF PROPERTIES SOLD	YOY % CHANGE	DOLLAR VOLUME	YOY % CHANGE	AVERAGE PRICE PSF/PBSF/ROOM*	AVERAGE CAP RATE
Office	61	69	-11.5%	$4,083,562,001	38.9%	$505	-
Elevator	65	98	-13.3%	$2,054,450,726	-0.9%	$397	6.04%
Walk-Up	244	366	6.4%	$1,528,386,811	46.7%	$379	7.24%
Mixed-Use	296	348	-2.8%	$799,159,829	3.9%	$511	7.14%
Retail-Retail Condo	127	164	1.9%	$881,229,311	-10.0%	$913	6.32%
Development	166	171	0.6%	$2,762,115,664	26.2%	$235	-
Industrial	87	120	23.7%	$491,232,021	2.5%	$382	-
Hotel	9	9	-10.0%	$613,490,057	42.4%	$487,305	-
Office-Condo	8	8	-20.0%	$97,636,938	53.6%	$398	-
Specialty Use-Conversion	54	79	58.0%	$2,176,190,250	177.2%	$555	-
1-4 Family	55	56	-1.8%	$645,850,157	23.1%	$1,971	-
TOTAL	**1,172**	**1,488**	**2.8%**	**$16,133,303,765**	**31.4%**	**$522**	**6.89%**

"TOTAL" average price psf and average cap rates consist of core property types—elevator, walk-up, mixed-use, office, and retail
**PBSF refers to development sites; room refers to hotels*

Q2 2026 NOTABLE SALES

ADDRESS/ PORTFOLIO NAME	PRIMARY PROPERTY TYPE	MARKET	PRICE	GROSS SF/BSF/ROOMS	AVERAGE PRICE PSF/PBSF/ROOM	ZONING	BUYER	SELLER
55 E 52nd St (49% interest in Park Avenue Plaza)	Office	Manhattan	$539,000,000	1,190,000	$924	C5-2.5, C5-3	Vornado Realty Trust	Closer Properties, Zhang Xin
250 W 57th St (Fisk Building)	Office	Manhattan	$275,000,000	512,430	$537	C5-3, MiD	Namdar Realty Group, Empire Capital	Empire State Realty Trust
885 Second Ave (1 Dag Hammarskjold Plaza)	Office	Manhattan	$270,000,000	645,800	$418	C1-9, R10, TA	David Werner Real Estate	Rockpoint Group
96-05 Queens Blvd	Development	Queens	$235,500,000	1,230,000	$191	C4-2	Northwell Health, Inc.	Alexander's, Inc., Interstate Properties
132 W 27th St (Innside by Meliá)	Hotel	Manhattan	$203,000,000	313	$648,562	M1-8A/R11, MSX	Melia Hotels International, S.A.	Artimus Construction Inc.
349 W 42nd St (Ivy Tower)	Elevator	Manhattan	$148,250,000	230,000	$645	C6-4, CL	GO Residential	Friedman Management Corp.
47 Hall St	Development	Brooklyn	$121,350,000	650,000	$187	M1-6A/R8, M1-5, MX-27	YS Developers	RXR, Westbrook Partners
456 Grand St & 452 Keap St	Elevator	Brooklyn	$82,000,000	139,473	$588	M1-2/R6A, MX-8	Delshah Capital	Bronstein Properties, Parkview Mgmt.
3260 Henry Hudson Pkwy (Arbor Student Housing)	Elevator	Bronx	$64,000,000	242,697	$264	R7A	PGIM, Fetner Properties	Columbia University
1511 3rd Ave	Retail-Retail Condo	Manhattan	$46,116,000	17,491	$2,637	R8B, C2-8A	Stockbridge Capital Group	Nuveen, Union Investment

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