

Q2 2025

Manhattan Townhouse Market Report

COMPASS



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SOURCES

REBNY RLS,
ACRIS (Automated City Register Information System)

Manhattan Market Report

Neighborhood Map



Methodology

Geography covered in this report is Manhattan.

Inventory is calculated based on all single-family townhouses actively listed during the quarter at the time the report is prepared.

Contract Signed figures for the current quarter are based on publicly reported single-family townhouse 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 single-family townhouse 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

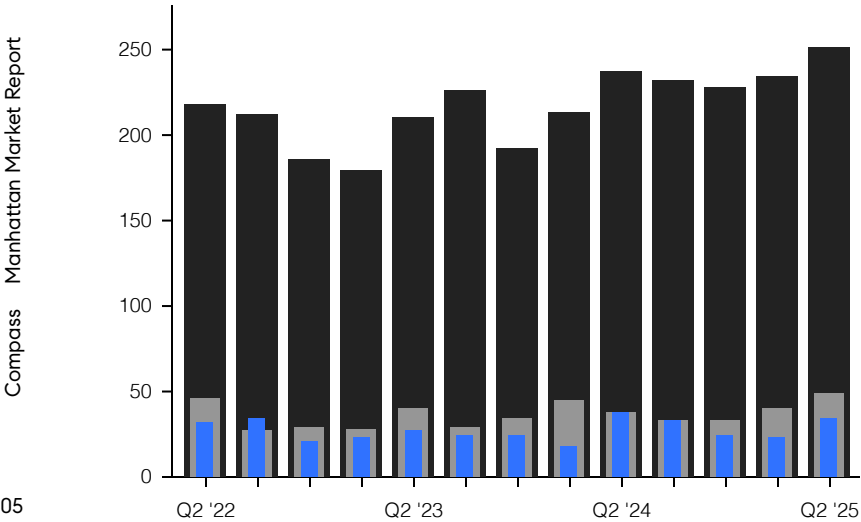
Q4: October 1 - December 31

Townhouses

OVERVIEW

- Year-to-date sales were on pace with last year, though the median price was up 10.0% compared to 2024
- While Downtown sales for the year were down slightly, the Upper East Side had 11.8% more closings so far
- Contracts signed saw a year-over-year increase of 28.9%, highlighting the continued popularity and demand for townhouses
- Inventory increased by 5.9% year-over-year, while the average asking price per square foot also climbed 3.6%

INVENTORY CONTRACTS SALES



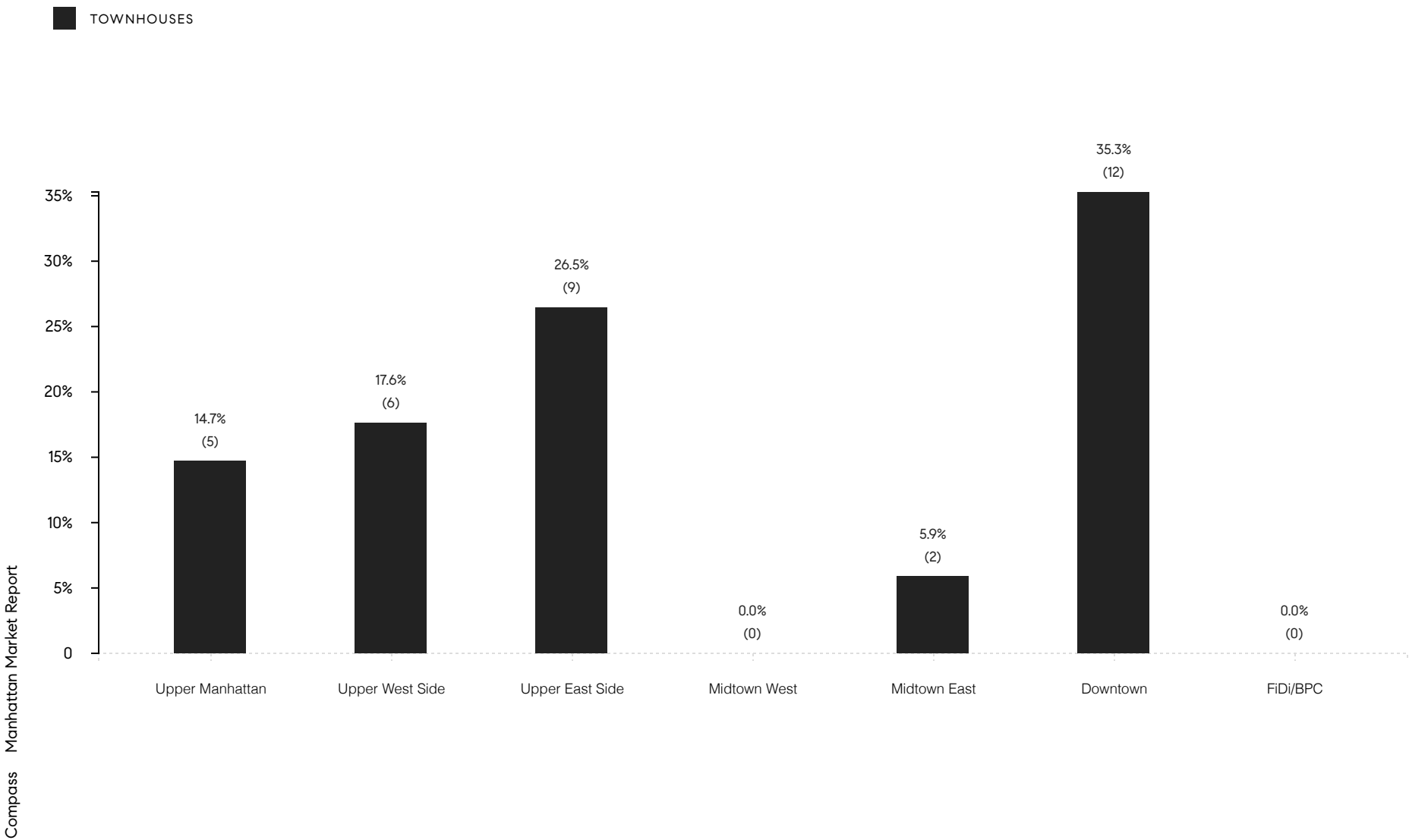
Sales	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# SALES	34	23	47.8%	38	-10.5%
AVG. DISCOUNT	13%	18%	-	18%	-
MEDIAN PRICE	\$7,600,000	\$7,500,000	1.3%	\$6,825,000	11.4%
AVERAGE PRICE	\$9,638,669	\$9,191,545	4.9%	\$8,737,013	10.3%
AVERAGE PPSF	\$1,667	\$1,750	-4.7%	\$1,564	6.6%
AVERAGE SF	5,729	5,029	13.9%	5,388	6.3%

Contracts	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# CONTRACTS	49	40	22.5%	38	28.9%
AVG. DISCOUNT	9%	8%	-	11%	-
MEDIAN PRICE	\$9,750,000	\$6,972,500	39.8%	\$7,247,500	34.5%
AVERAGE PRICE	\$10,253,735	\$9,358,925	9.6%	\$9,879,421	3.8%
AVERAGE PPSF	\$1,884	\$1,467	28.4%	\$1,648	14.3%
AVERAGE SF	5,820	6,158	-5.5%	6,105	-4.7%

Inventory	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# ACTIVES	251	234	7.3%	237	5.9%
MEDIAN PRICE	\$8,500,000	\$9,385,125	-9.4%	\$8,999,999	-5.6%
AVERAGE PRICE	\$12,356,060	\$12,652,150	-2.3%	\$12,113,258	2.0%
AVERAGE PPSF	\$2,032	\$2,058	-1.3%	\$1,962	3.6%
AVERAGE SF	5,979	6,140	-2.6%	6,194	-3.5%

Townhouses

SINGLE-FAMILY SALES BY SUBMARKET

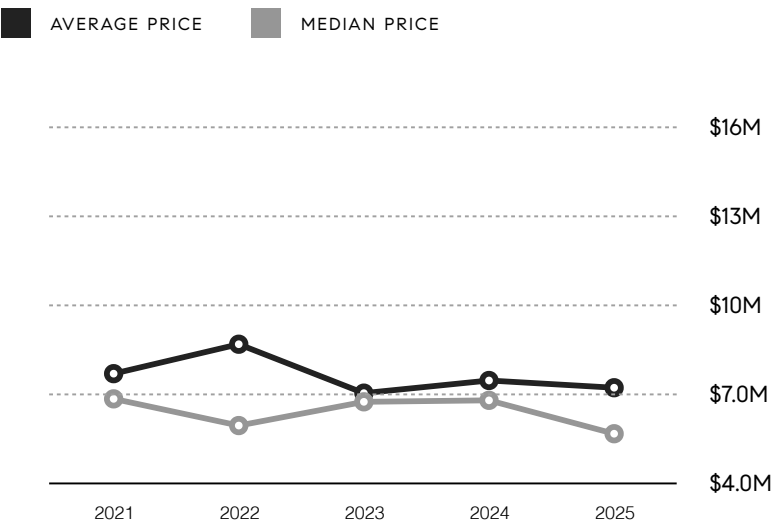


Upper West Side

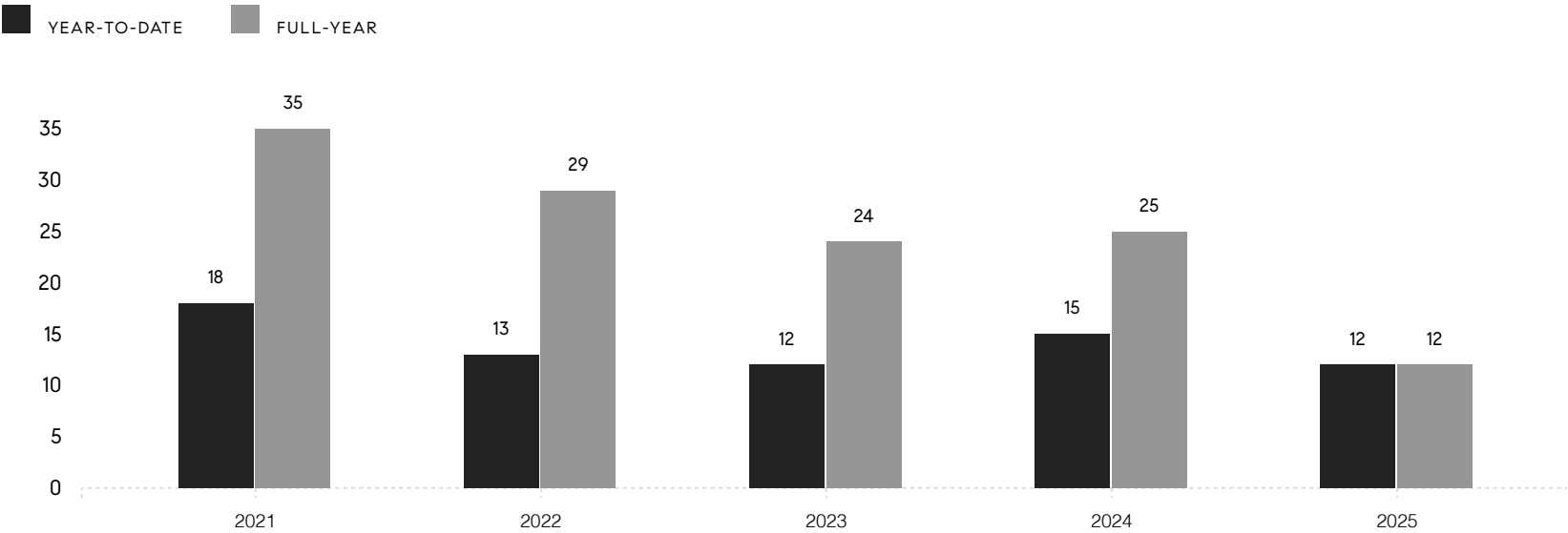
SINGLE-FAMILY TOWNHOUSES

Sales	YTD 2025	YTD 2024	%Δ
# SALES	12	15	-20.0%
AVG. DISCOUNT	18%	16%	-
MEDIAN PRICE	\$5,675,000	\$6,415,000	-11.5%
AVERAGE PRICE	\$7,225,000	\$7,336,067	-1.5%
AVERAGE PPSF	\$1,197	\$1,211	-1.2%
AVERAGE SF	5,836	6,467	-9.8%

Historic Prices



Historic Sales

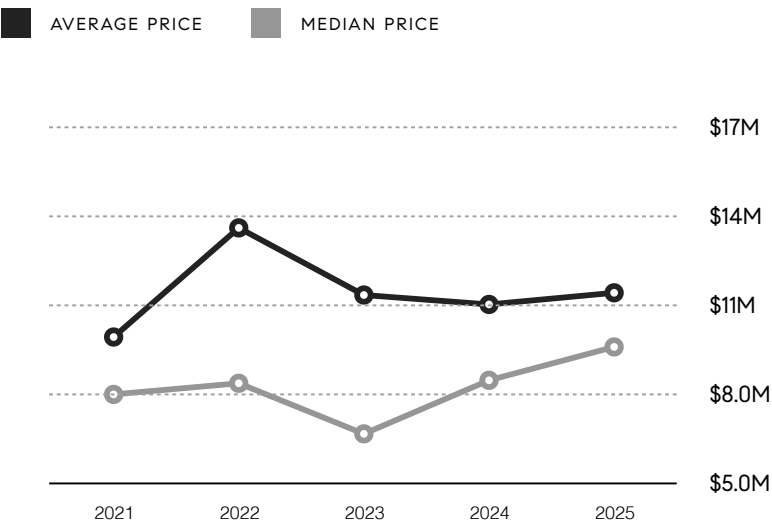


Upper East Side

SINGLE-FAMILY TOWNHOUSES

Sales	YTD 2025	YTD 2024	%Δ
# SALES	19	17	11.8%
AVG. DISCOUNT	16%	13%	-
MEDIAN PRICE	\$9,600,000	\$8,475,000	13.3%
AVERAGE PRICE	\$11,423,724	\$12,969,853	-11.9%
AVERAGE PPSF	\$1,812	\$1,836	-1.3%
AVERAGE SF	6,113	6,515	-6.2%

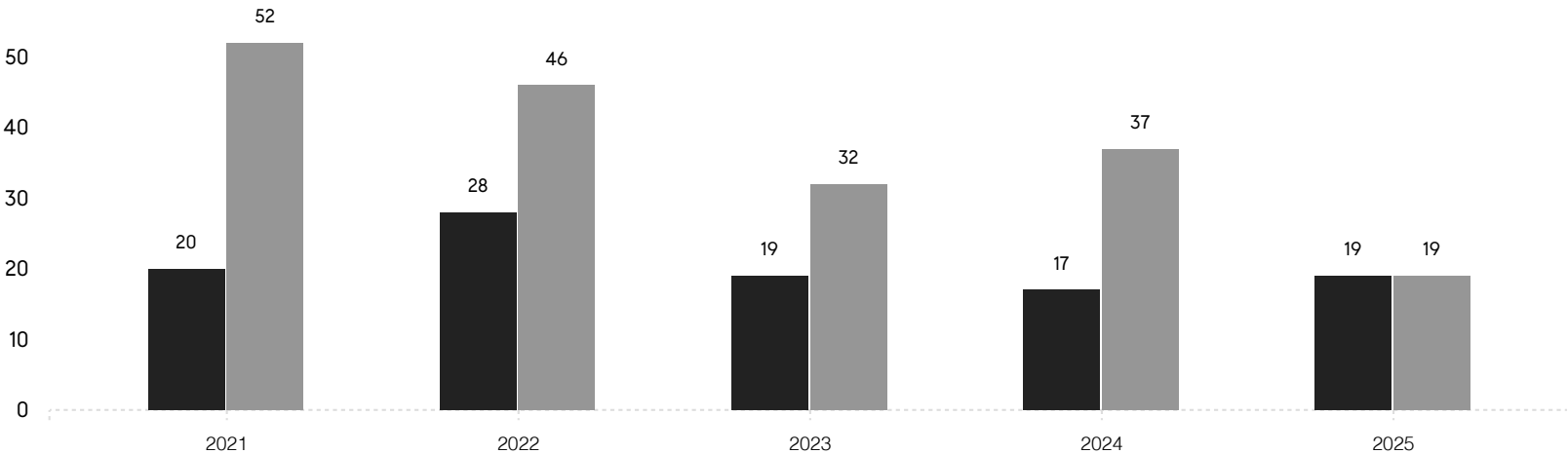
Historic Prices



Historic Sales

■ YEAR-TO-DATE ■ FULL-YEAR

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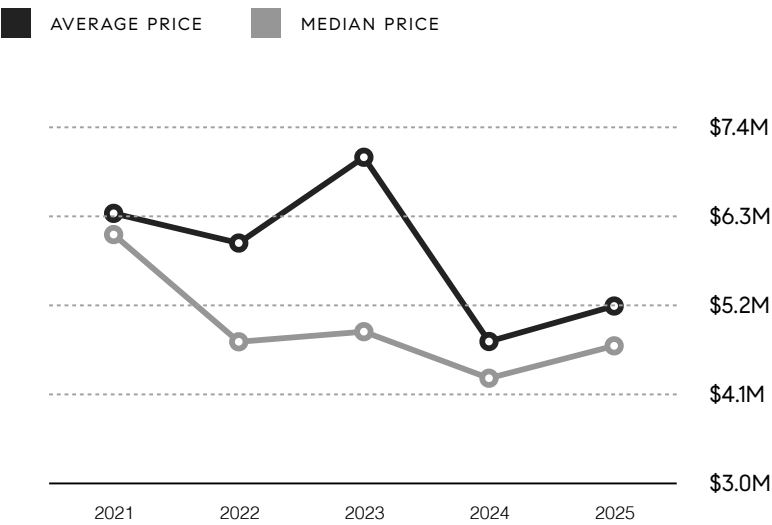


Midtown East

SINGLE-FAMILY TOWNHOUSES

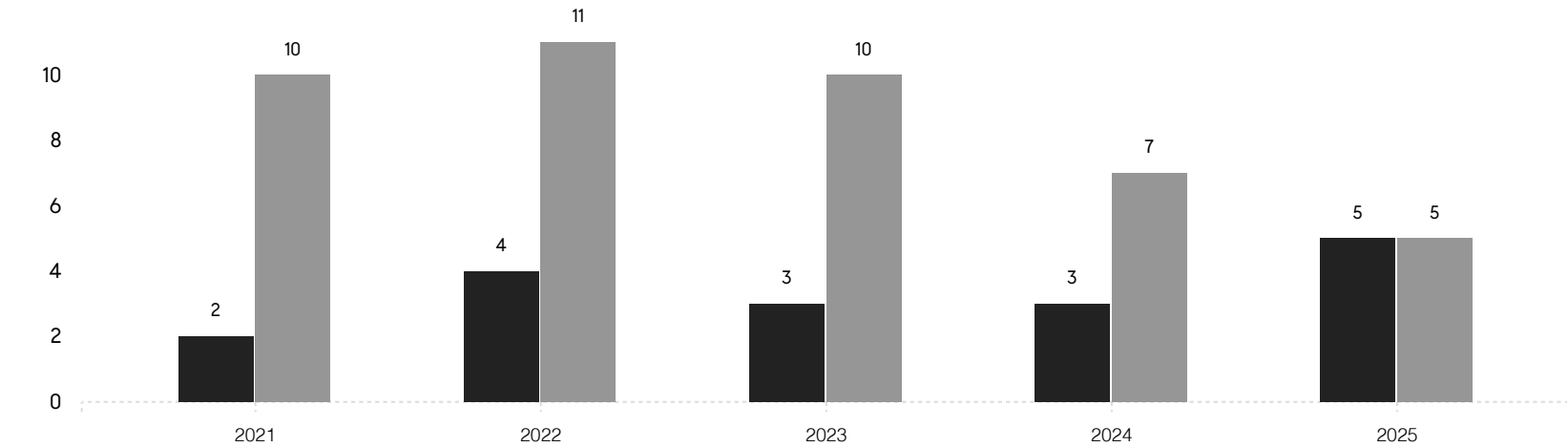
Sales	YTD 2025	YTD 2024	%Δ
# SALES	5	3	66.7%
AVG. DISCOUNT	17%	25%	-
MEDIAN PRICE	\$4,700,000	\$5,500,000	-14.5%
AVERAGE PRICE	\$5,192,000	\$5,350,000	-3.0%
AVERAGE PPSF	\$1,166	\$1,204	-3.2%
AVERAGE SF	4,400	4,423	-0.5%

Historic Prices



Historic Sales

■ YEAR-TO-DATE ■ FULL-YEAR

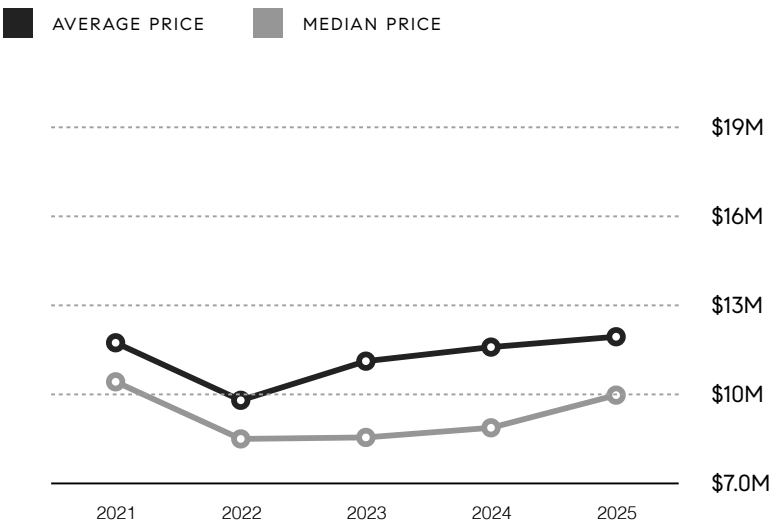


Downtown

SINGLE-FAMILY TOWNHOUSES

Sales	YTD 2025	YTD 2024	%Δ
# SALES	19	22	-13.6%
AVG. DISCOUNT	13%	18%	-
MEDIAN PRICE	\$9,975,000	\$8,875,000	12.4%
AVERAGE PRICE	\$11,943,039	\$10,847,825	10.1%
AVERAGE PPSF	\$2,409	\$1,940	24.2%
AVERAGE SF	5,005	5,535	-9.6%

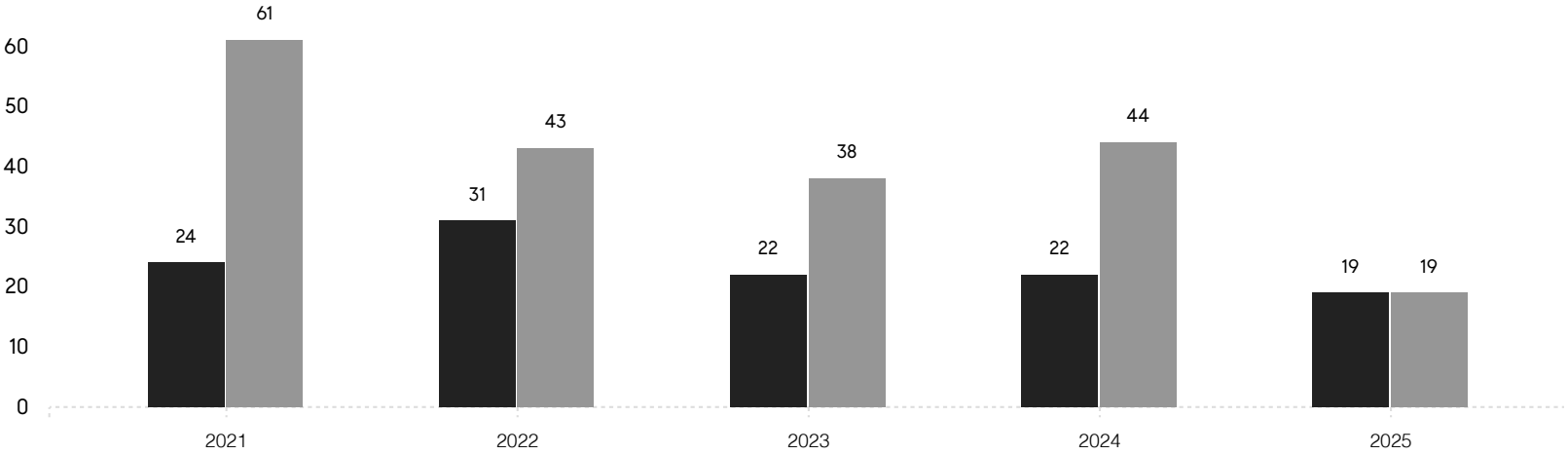
Historic Prices



Historic Sales

■ YEAR-TO-DATE ■ FULL-YEAR

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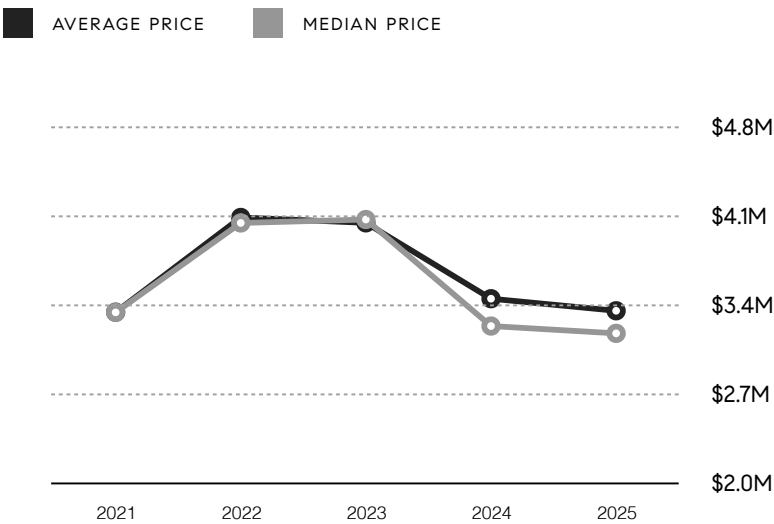


Upper Manhattan

SINGLE-FAMILY TOWNHOUSES

Sales	YTD 2025	YTD 2024	%Δ
# SALES	6	6	0.0%
AVG. DISCOUNT	8%	19%	-
MEDIAN PRICE	\$3,180,000	\$3,067,579	3.7%
AVERAGE PRICE	\$3,357,500	\$3,274,860	2.5%
AVERAGE PPSF	\$778	\$692	12.4%
AVERAGE SF	4,468	4,872	-8.3%

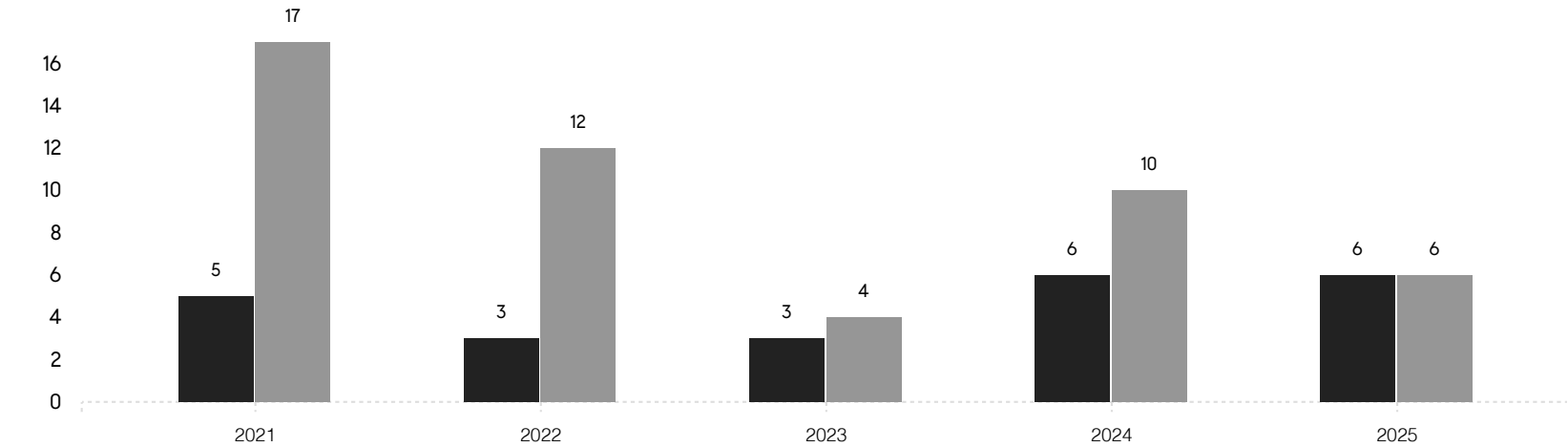
Historic Prices



Historic Sales

■ YEAR-TO-DATE ■ FULL-YEAR

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