



COMPASS

Manhattan Market Insights

September 2025

Photo: [135 West 77th Street](#)
Agent/Team: Nick Gavin
Photo: Gloria Kilbourne

Neighborhood Map

September 2025



Methodology

September 2025

Geography covered in this report is Manhattan.

Inventory is calculated based on all properties actively listed during the month at the time the report is prepared.

Contract Signed figures for the current month are based on publicly reported transactions at the time the report is prepared. The signed price reflects the latest available asking price.

Recorded Sales figures for the current month are based on reported sales and recorded closings at the time the report is prepared. Historic data is based solely on ACRIS transactions.

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 month 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.

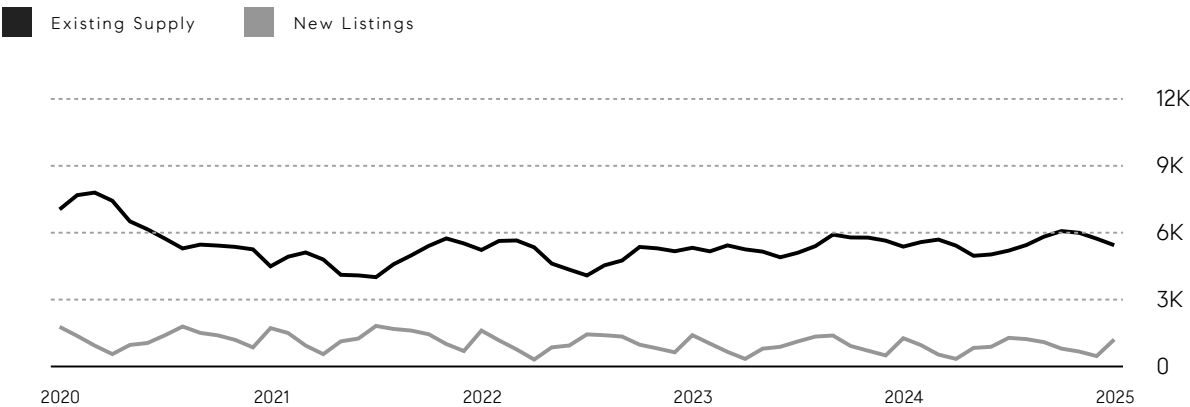
Current Month is reflective of the first day of the month to the final day of the month.

Previous Month figures are revised to ensure the most accurate values are provided and to account for source data delays.

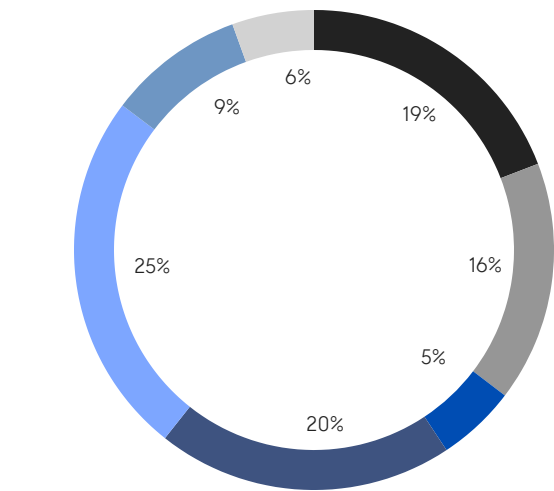
Inventory

September 2025

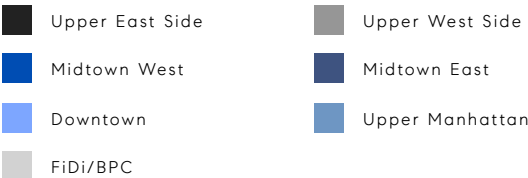
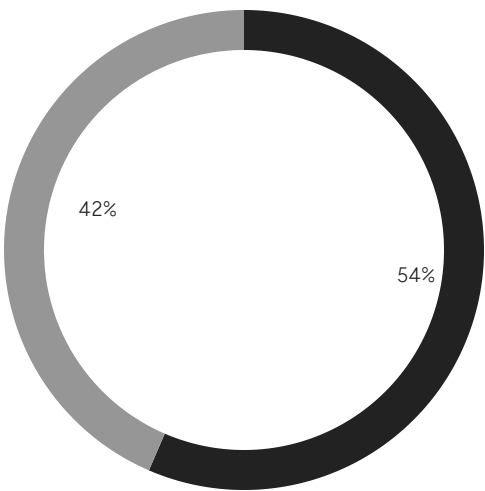
Total Inventory



By Neighborhood



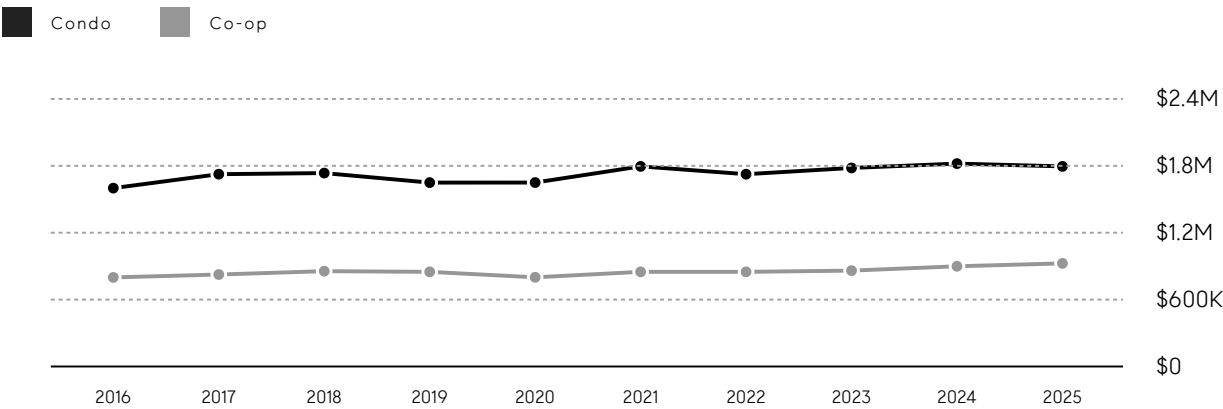
By Type



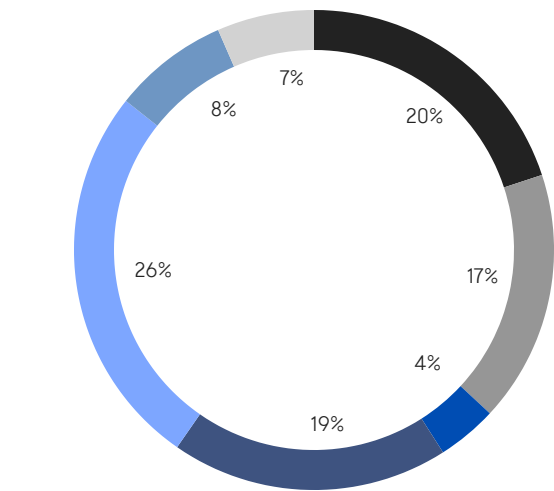
Contracts Signed

September 2025

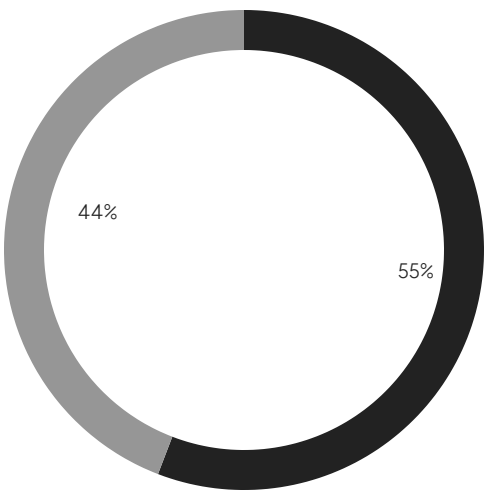
Median Contract Price



By Neighborhood



By Type

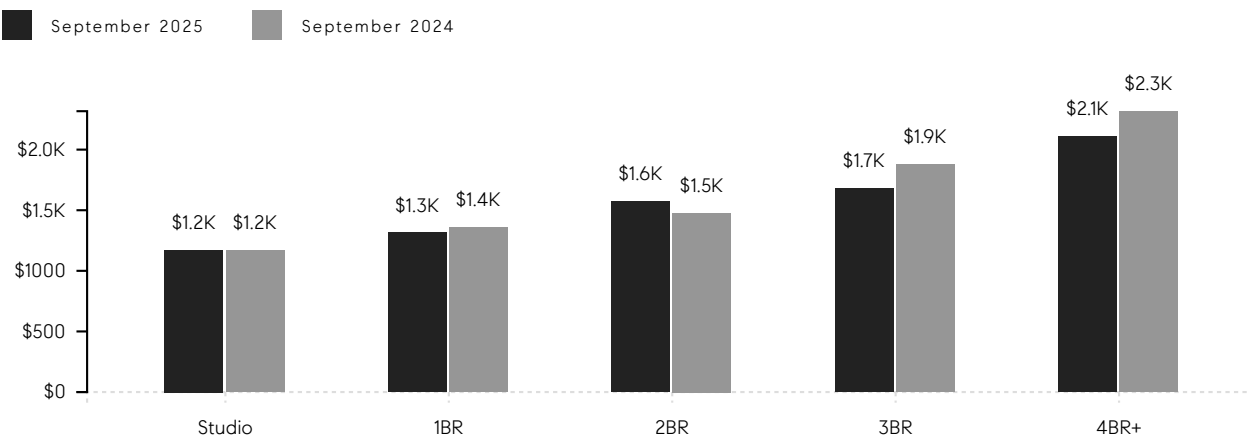


Market Overview

September 2025

	Sep 2025	Aug 2025	% Change	Sep 2024	% Change
Average Sale Price	\$2,157,549	\$2,261,315	-4.6%	\$2,284,313	-5.5%
Median Sale Price	\$1,128,750	\$1,250,000	-9.7%	\$1,295,000	-12.8%
Average Price Per Square Foot	\$1,516	\$1,576	-3.8%	\$1,545	-1.9%
Average Days On Market	201	182	10.4%	209	-3.8%
Average Discount	7%	7%	-	8%	-
Inventory	6,651	6,200	7.3%	6,644	0.1%
Contracts Signed	647	739	-12.4%	636	1.7%

Average Price Per Square Foot

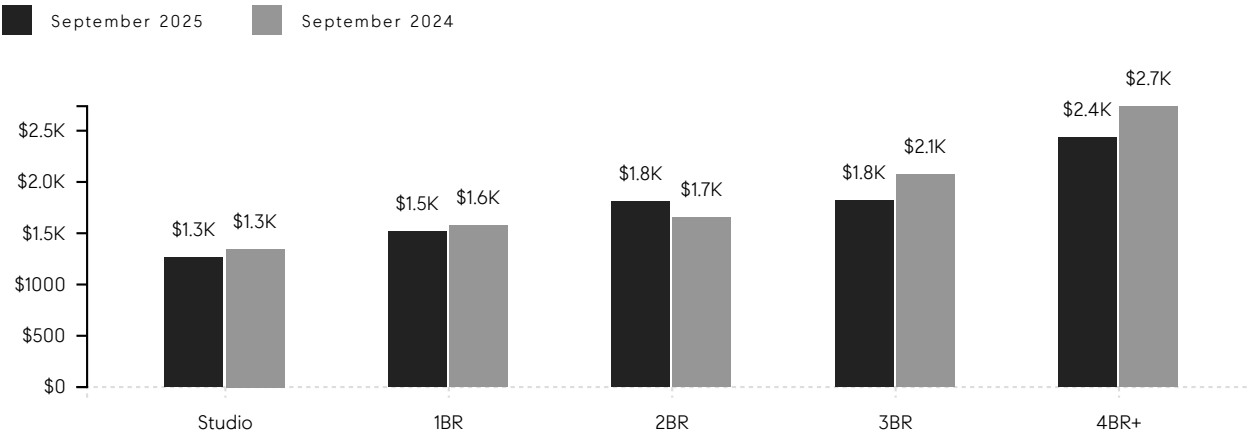


Condos

September 2025

	Sep 2025	Aug 2025	% Change	Sep 2024	% Change
Average Sale Price	\$2,581,574	\$2,903,299	-11.1%	\$2,895,239	-10.8%
Median Sale Price	\$1,518,500	\$1,790,969	-15.2%	\$1,710,000	-11.2%
Average Price Per Square Foot	\$1,718	\$1,786	-3.8%	\$1,763	-2.6%
Average Days On Market	189	185	2.2%	202	-6.4%
Average Discount	7%	7%	-	7%	-
Inventory	3,620	3,438	5.3%	3,398	6.5%
Contracts Signed	359	377	-4.8%	360	-0.3%

Average Price Per Square Foot

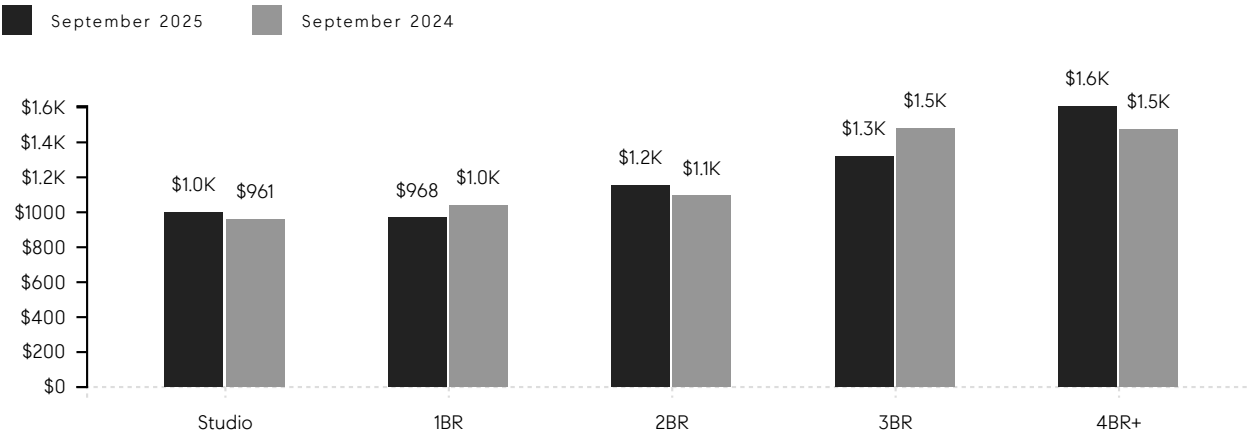


Co-ops

September 2025

	Sep 2025	Aug 2025	% Change	Sep 2024	% Change
Average Sale Price	\$1,627,613	\$1,411,360	15.3%	\$1,397,335	16.5%
Median Sale Price	\$870,000	\$875,000	-0.6%	\$900,000	-3.3%
Average Price Per Square Foot	\$1,127	\$1,088	3.6%	\$1,133	-0.5%
Average Days On Market	216	180	20.0%	212	1.9%
Average Discount	8%	7%	-	8%	-
Inventory	2,789	2,540	9.8%	3,015	-7.5%
Contracts Signed	284	352	-19.3%	264	7.6%

Average Price Per Square Foot

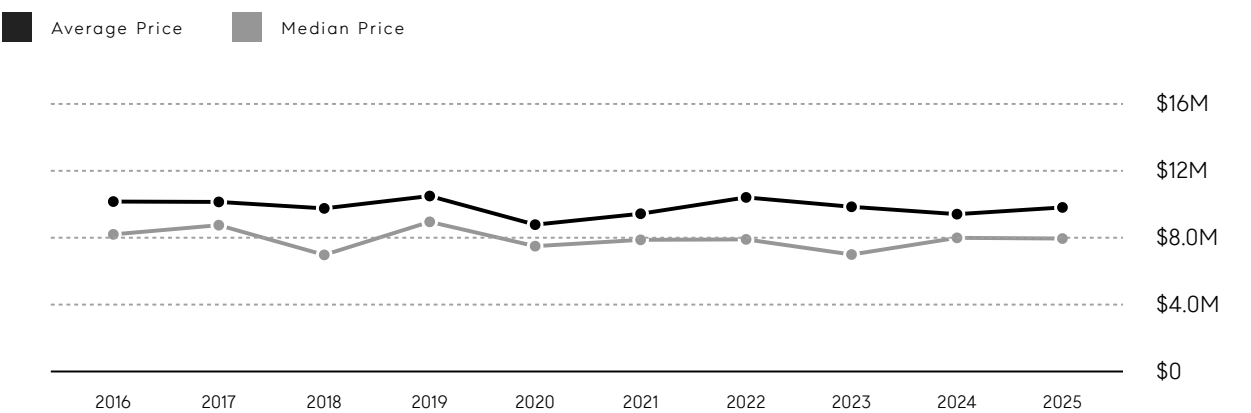


Townhouses

September 2025

	Sep 2025	Aug 2025	% Change	Sep 2024	% Change
Average Sale Price	\$11,645,929	\$9,011,541	29.2%	\$13,871,154	-16.0%
Median Sale Price	\$6,100,000	\$9,500,000	-35.8%	\$9,500,000	-35.8%
Average Price Per Square Foot	\$1,660	\$1,917	-13.4%	\$2,026	-18.1%
Average Days On Market	292	172	69.8%	294	-0.7%
Average Discount	8%	12%	-	14%	-
Inventory	242	222	9.0%	231	4.8%
Contracts Signed	4	10	-60.0%	12	-66.7%

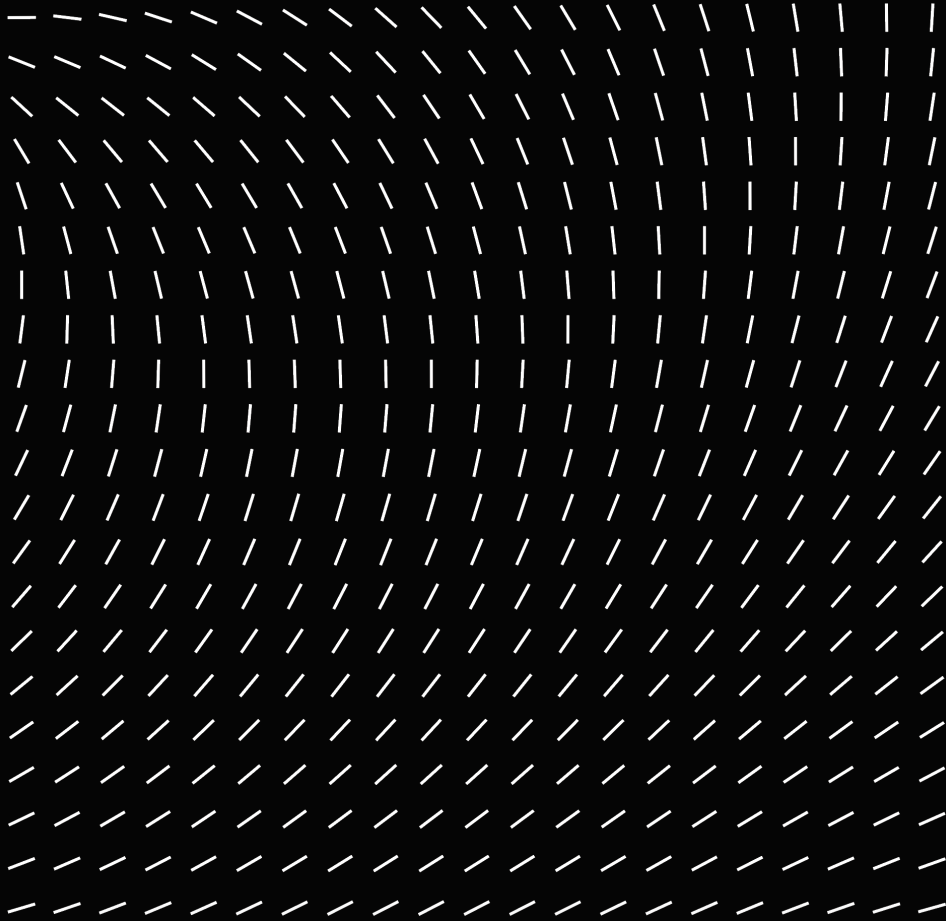
Contract Prices



Townhouses (Year-To-Date)

September 2025

	YTD 2025	YTD 2024	% Change
Average Sale Price	\$9,194,355	\$9,376,836	-1.9%
Median Sale Price	\$7,750,000	\$6,815,000	13.7%
Average Price Per Square Foot	\$1,701	\$1,651	3.0%
Average Days On Market	290	377	-23.1%
Average Discount	15%	17%	-
Inventory	242	231	4.8%
Contracts Signed	122	129	-5.4%



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