

# Murray Hill, Manhattan Housing Market Overview



## Overview

The Murray Hill housing market saw a slight downturn this past year, with the median sale price dropping 4.6% to \$723,000. Despite this decline, the price per square foot increased by 3.2%, indicating continued value in property investment per unit size. Homes are spending significantly more time on the market—an average of 126 days compared to 86 days the previous year—signaling a cooling in buyer urgency. With 60 homes sold in December 2025, down from 70 the previous year, demand has softened slightly.

## Migration and Relocation Trends

While specific migration data wasn't listed, Murray Hill's appeal remains strong due to its central Manhattan location, excellent public transportation (Walk Score: 99, Transit Score: 100), and access to top-rated schools. Buyers are likely attracted from other parts of NYC and the tri-state area seeking proximity to Midtown workplaces and a mix of residential calm with city convenience. The neighborhood's infrastructure, including flood resilience and minimal wildfire risk, also supports its ongoing appeal. These factors maintain a steady inflow of interest, even amid slower overall sales.

## Additional Insights

- Homes are sitting 40 days longer on the market compared to last year.
- Total home sales declined 14.3% YoY, showing decreased transaction volume.
- Price per square foot increased, indicating strong underlying property value.
- Murray Hill's low flood and wildfire risks add long-term security to homeownership.

## Summary

Murray Hill is experiencing a market adjustment, with lower sale volumes and longer listing durations reflecting tempered demand. However, the neighborhood continues to command high per-square-foot prices, suggesting sustained buyer interest in the area's core value. Exceptional walkability, transit access, and school options remain strong attractors. Overall, while the pace has cooled, Murray Hill remains a resilient and appealing Manhattan neighborhood.

### CURRENT MARKET CONDITIONS

**\$723,000**

Median Sale Price

### INVENTORY AND SALES

**126**

Median Days on the Market

**60**

Total Homes Sold

### PRICING DYNAMICS

**101%**

Sale-to-List Price Ratio

**\$1,230**

Sale \$/Sq.Ft.