



2025 Edition

Townhouse Mid-Year Report

SERHANT.

Letter From Coury



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Director of Research

The first half of 2025 marked a period of solid performance for the New York City townhouse market, driven by steady gains in signed contracts, rising prices, and a notable uptick in closed sales across both Manhattan and Brooklyn. Citywide, townhouse sales climbed 20.1% year-over-year, while the median sale price rose 3.6%, underscoring continued buyer demand for this asset class. Manhattan posted an 18% increase in sales, with Brooklyn slightly ahead at 21%. While citywide signed contracts advanced a more modest 2.7%, the median contract price still increased by 1.8% to \$3.995 million—highlighting price stability amid shifting market dynamics. Manhattan’s contract activity held level with last year, though neighborhood trends diverged: Downtown led with a 14.8% rise in contracts and a 22.2% jump in median pricing, while the Upper East Side followed with contract growth of 20.9% and an 8.6% increase in median price. Meanwhile, the Upper West Side and Midtown East saw year-over-year declines in deal volume. In Brooklyn, signed contracts rose 4% overall despite pullbacks in areas like Gowanus, Park Slope, Greenpoint, and Brooklyn Heights. Even so, pricing remained strong—Park Slope’s median contract price surged 23.5%, and Brooklyn Heights increased by 8.3%, maintaining the highest median contract price in the borough at \$7.2 million. Fort Greene emerged as a standout, with signed contracts soaring 40% and the median price rising an impressive 33.6%, signaling growing buyer interest in this dynamic neighborhood.

Market Summary:

| Total Inventory | | YoY |
|-----------------|-----------------|--------|
| Number of Homes | 420 | -9.1% |
| Average Price | \$8,128,334 | -18.0% |
| Median Price | \$4,750,000 | 3.9% |
| Average PPSF | \$1,532 | 1.3% |
| Total Volume | \$3,413,900,489 | -1.1% |

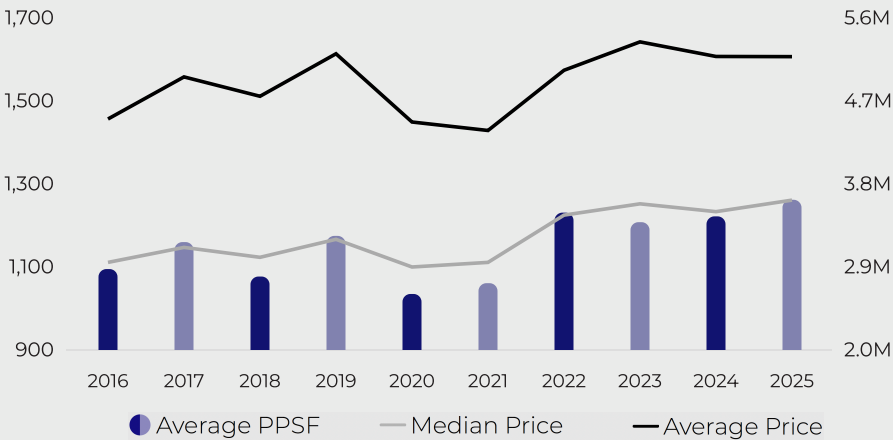
| Contracts Signed | | YoY |
|------------------|-------------|-------|
| Number of Homes | 302 | 2.7% |
| Average Price | \$5,700,334 | 2.0% |
| Median Price | \$3,995,000 | 1.8% |
| Average PPSF | \$1,346 | 5.3% |
| Average DOM | 200 | -2.0% |

| Recorded Sales | | YoY |
|-----------------|-----------------|-------|
| Number of Homes | 263 | 20.1% |
| Average Price | \$5,180,881 | 0.0% |
| Median Price | \$3,625,000 | 3.6% |
| Average PPSF | \$1,262 | 3.3% |
| Total Volume | \$1,362,571,698 | 20.0% |

Highest Price Sales

- 973 Fifth Avenue
\$46,000,000
Upper East Side
- 9 West 54th Street
\$38,212,688
Midtown East
- 11 Saint Luke's Place
\$24,950,000
Downtown

Historical Price Trends



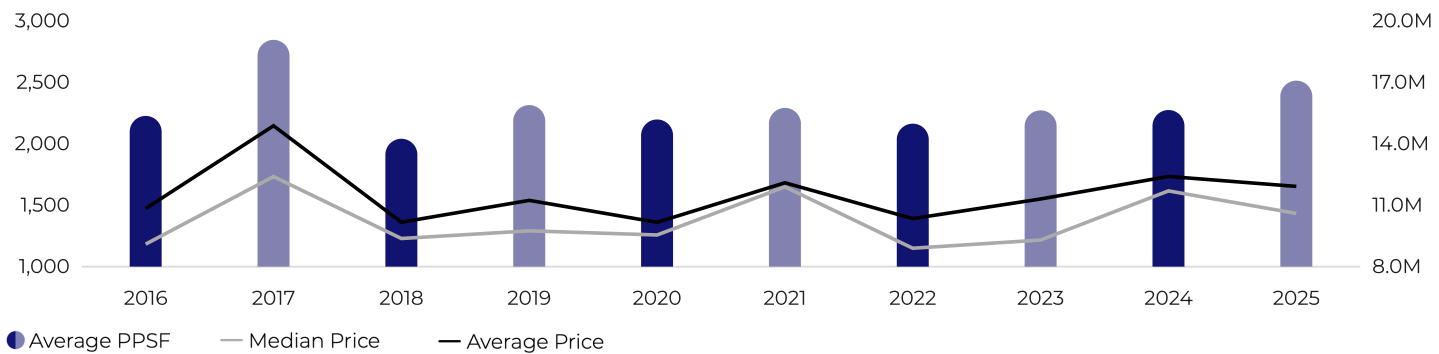
Downtown

| Total Inventory | | YoY |
|-----------------|---------------|--------|
| Number of Homes | 53 | -13.1% |
| Average Price | \$15,527,670 | 8.7% |
| Median Price | \$13,800,000 | 3.0% |
| Average PPSF | \$2,740 | 3.0% |
| Total Volume | \$822,966,500 | -5.6% |

| Contracts Signed | | YoY |
|------------------|--------------|--------|
| Number of Homes | 31 | 14.8% |
| Average Price | \$11,351,677 | -4.2% |
| Median Price | \$10,995,000 | 22.2% |
| Average PPSF | \$2,351 | 4.1% |
| Average DOM | 250 | -20.9% |

| Recorded Sales | | YoY |
|-----------------|---------------|-------|
| Number of Homes | 21 | 50.0% |
| Average Price | \$11,918,702 | -3.9% |
| Median Price | \$10,600,000 | -9.4% |
| Average PPSF | \$2,514 | 10.5% |
| Total Volume | \$250,292,750 | 44.1% |

Historical Price Trends



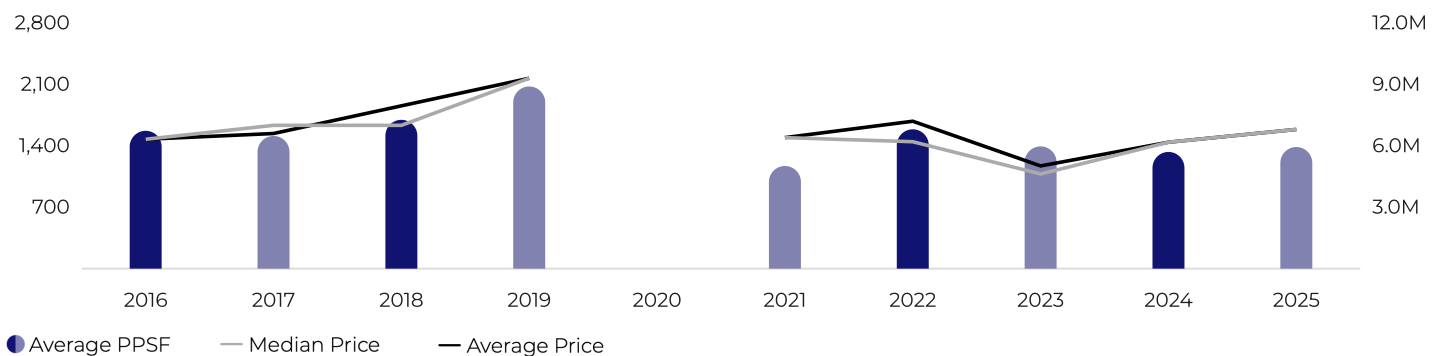
Midtown East

| Total Inventory | | YoY |
|-----------------|---------------|--------|
| Number of Homes | 13 | -23.5% |
| Average Price | \$11,839,096 | 35.2% |
| Median Price | \$7,999,999 | 35.8% |
| Average PPSF | \$2,198 | 20.3% |
| Total Volume | \$153,908,249 | 3.4% |

| Contracts Signed | | YoY |
|------------------|-------------|--------|
| Number of Homes | 2 | -60.0% |
| Average Price | \$7,125,000 | 5.6% |
| Median Price | \$7,125,000 | 5.6% |
| Average PPSF | \$1,450 | -7.9% |
| Average DOM | 256 | -20.7% |

| Recorded Sales | | YoY |
|-----------------|--------------|-------|
| Number of Homes | 2 | 0.0% |
| Average Price | \$6,800,000 | 10.1% |
| Median Price | \$6,800,000 | 10.1% |
| Average PPSF | \$1,386 | 4.2% |
| Total Volume | \$13,600,000 | 10.1% |

Historical Price Trends



Upper East Side

Total Inventory

| | | YoY |
|-----------------|---------------|--------|
| Number of Homes | 49 | -15.5% |
| Average Price | \$19,647,245 | 15.9% |
| Median Price | \$15,000,000 | 27.9% |
| Average PPSF | \$2,371 | -5.0% |
| Total Volume | \$962,714,999 | -2.1% |

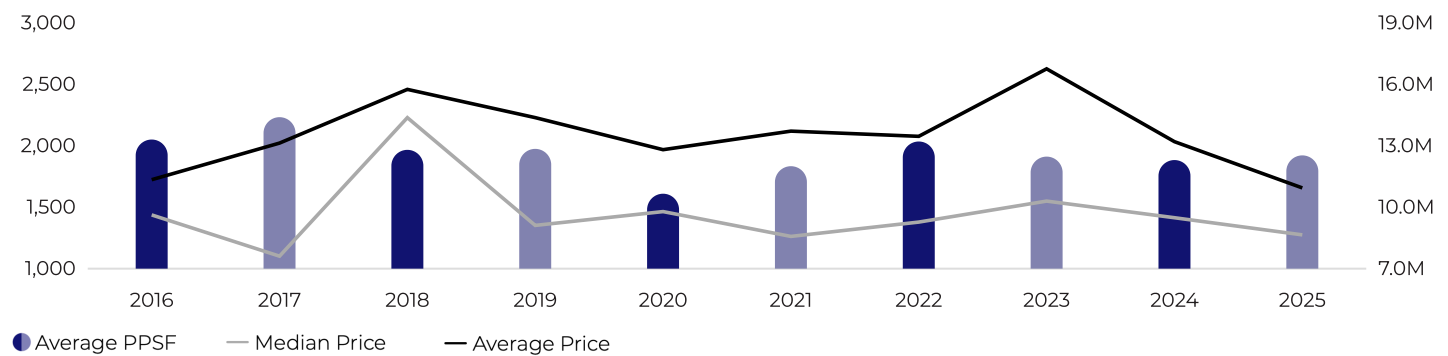
Contracts Signed

| | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 30 | 20.0% |
| Average Price | \$11,959,667 | -0.9% |
| Median Price | \$9,500,000 | 8.6% |
| Average PPSF | \$1,905 | 0.3% |
| Average DOM | 300 | -27.2% |

Recorded Sales

| | | YoY |
|-----------------|---------------|--------|
| Number of Homes | 22 | 22.2% |
| Average Price | \$10,943,359 | -17.1% |
| Median Price | \$8,650,000 | -8.8% |
| Average PPSF | \$1,922 | 2.0% |
| Total Volume | \$240,753,899 | 1.3% |

Historical Price Trends



Upper Manhattan

Total Inventory

| | | YoY |
|-----------------|---------------|-------|
| Number of Homes | 63 | -8.7% |
| Average Price | \$3,027,952 | 2.2% |
| Median Price | \$2,750,000 | -3.5% |
| Average PPSF | \$764 | -2.9% |
| Total Volume | \$190,760,999 | -6.7% |

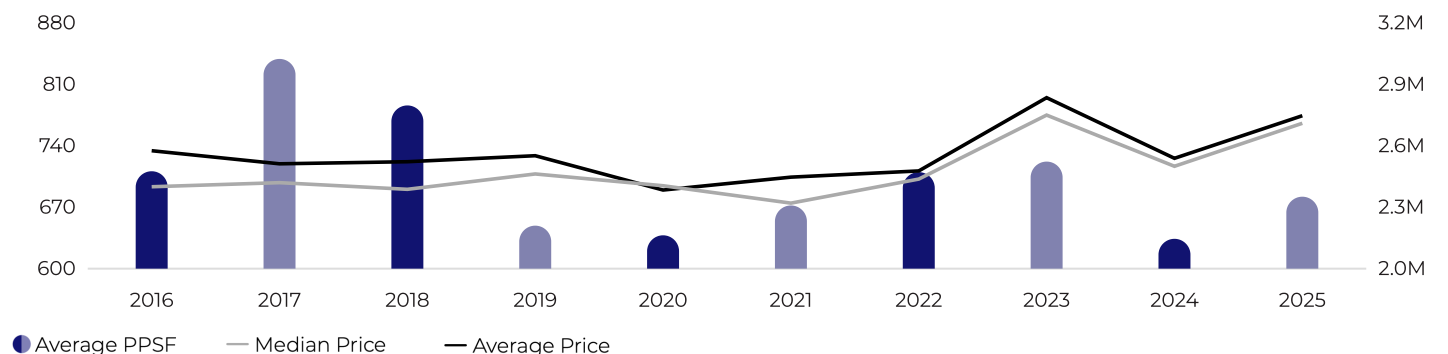
Contracts Signed

| | | YoY |
|-----------------|-------------|--------|
| Number of Homes | 23 | 27.8% |
| Average Price | \$2,579,348 | -4.7% |
| Median Price | \$2,400,000 | -11.0% |
| Average PPSF | \$675 | -7.3% |
| Average DOM | 257 | -10.8% |

Recorded Sales

| | | YoY |
|-----------------|--------------|------|
| Number of Homes | 19 | 0.0% |
| Average Price | \$2,746,921 | 8.2% |
| Median Price | \$2,710,000 | 8.4% |
| Average PPSF | \$682 | 7.6% |
| Total Volume | \$52,191,495 | 8.2% |

Historical Price Trends



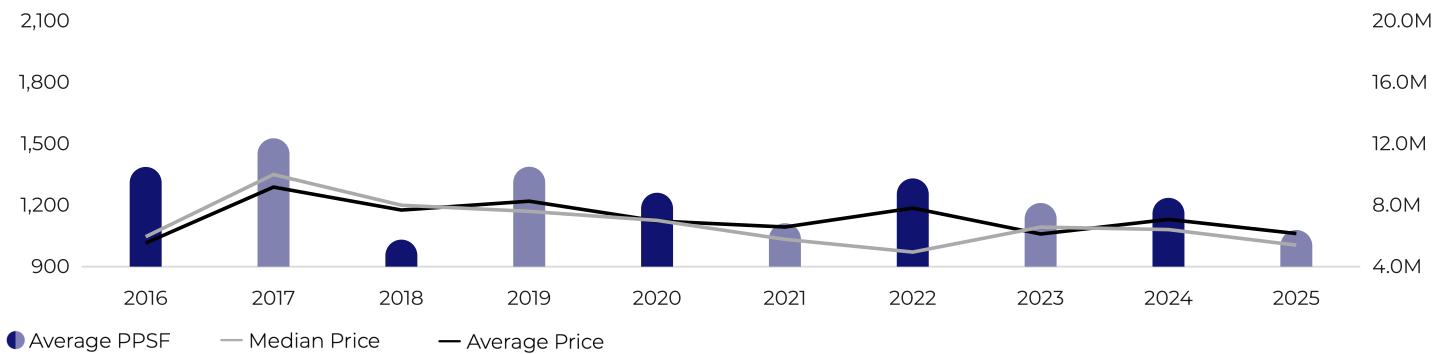
Upper West Side

| Total Inventory | | YoY |
|-----------------|---------------|-------|
| Number of Homes | 41 | 32.3% |
| Average Price | \$11,132,317 | 15.4% |
| Median Price | \$7,000,000 | -6.7% |
| Average PPSF | \$1,826 | 6.1% |
| Total Volume | \$456,425,000 | 52.6% |

| Contracts Signed | | YoY |
|------------------|-------------|--------|
| Number of Homes | 14 | -44.0% |
| Average Price | \$8,573,571 | 6.6% |
| Median Price | \$8,725,000 | 2.7% |
| Average PPSF | \$1,355 | 2.2% |
| Average DOM | 281 | 3.3% |

| Recorded Sales | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 16 | 6.7% |
| Average Price | \$6,157,344 | -13.0% |
| Median Price | \$5,400,000 | -15.8% |
| Average PPSF | \$1,079 | -12.7% |
| Total Volume | \$98,517,500 | -7.2% |

Historical Price Trends



Boerum Hill

Total Inventory

| | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 7 | -36.4% |
| Average Price | \$5,027,142 | -8.6% |
| Median Price | \$4,999,995 | 1.0% |
| Average PPSF | \$1,371 | -8.1% |
| Total Volume | \$35,189,995 | -41.9% |

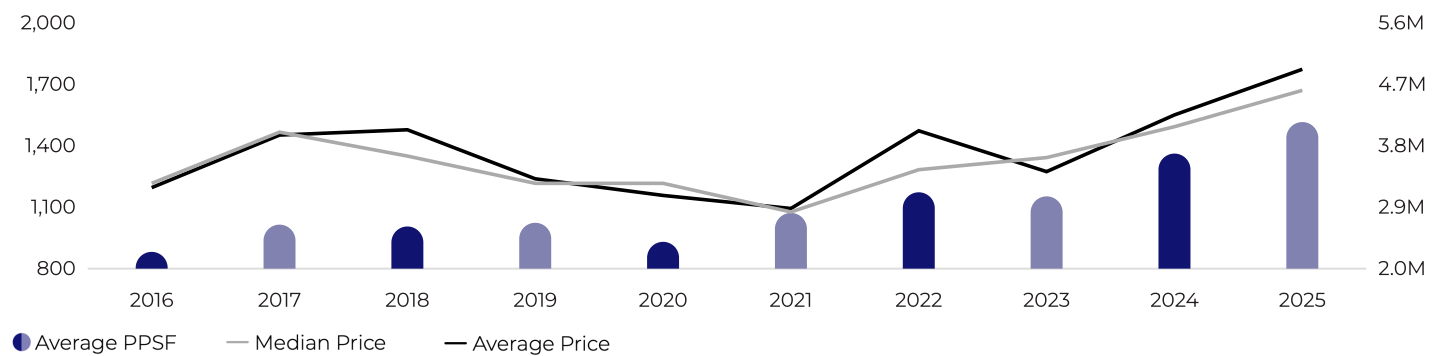
Contracts Signed

| | | YoY |
|-----------------|-------------|-------|
| Number of Homes | 15 | 15.4% |
| Average Price | \$4,391,533 | 0.4% |
| Median Price | \$3,995,000 | 1.1% |
| Average PPSF | \$1,257 | -7.8% |
| Average DOM | 181 | 69.2% |

Recorded Sales

| | | YoY |
|-----------------|--------------|-------|
| Number of Homes | 10 | 25.0% |
| Average Price | \$4,921,216 | 15.7% |
| Median Price | \$4,612,500 | 13.1% |
| Average PPSF | \$1,516 | 11.3% |
| Total Volume | \$49,212,159 | 44.7% |

Historical Price Trends



Brooklyn Heights

Total Inventory

| | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 10 | -23.1% |
| Average Price | \$8,611,500 | -13.6% |
| Median Price | \$8,300,000 | -2.4% |
| Average PPSF | \$1,843 | -2.2% |
| Total Volume | \$86,115,000 | -33.5% |

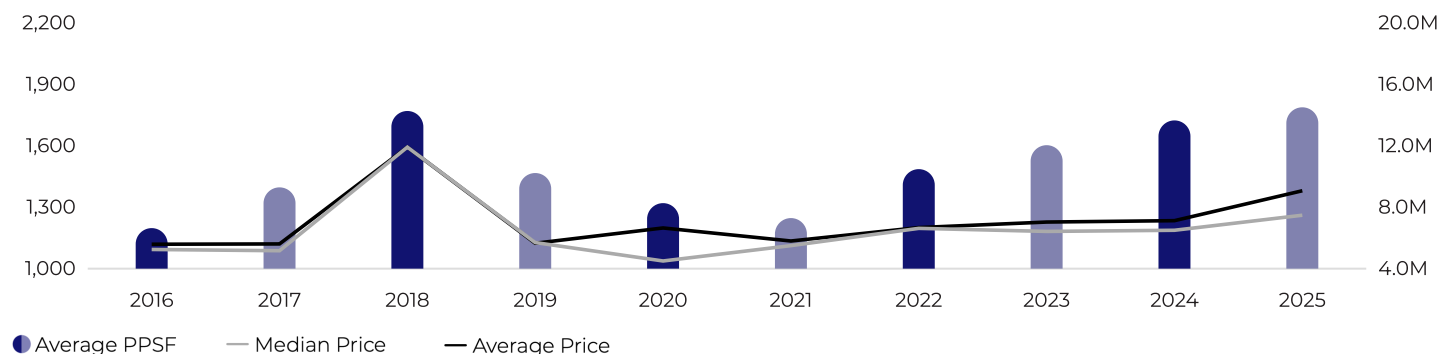
Contracts Signed

| | | YoY |
|-----------------|-------------|--------|
| Number of Homes | 9 | -43.7% |
| Average Price | \$9,348,333 | 27.5% |
| Median Price | \$7,200,000 | 8.3% |
| Average PPSF | \$1,933 | 29.0% |
| Average DOM | 341 | 20.9% |

Recorded Sales

| | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 10 | -16.7% |
| Average Price | \$9,073,000 | 27.3% |
| Median Price | \$7,480,000 | 15.1% |
| Average PPSF | \$1,788 | 3.7% |
| Total Volume | \$90,730,000 | 6.1% |

Historical Price Trends



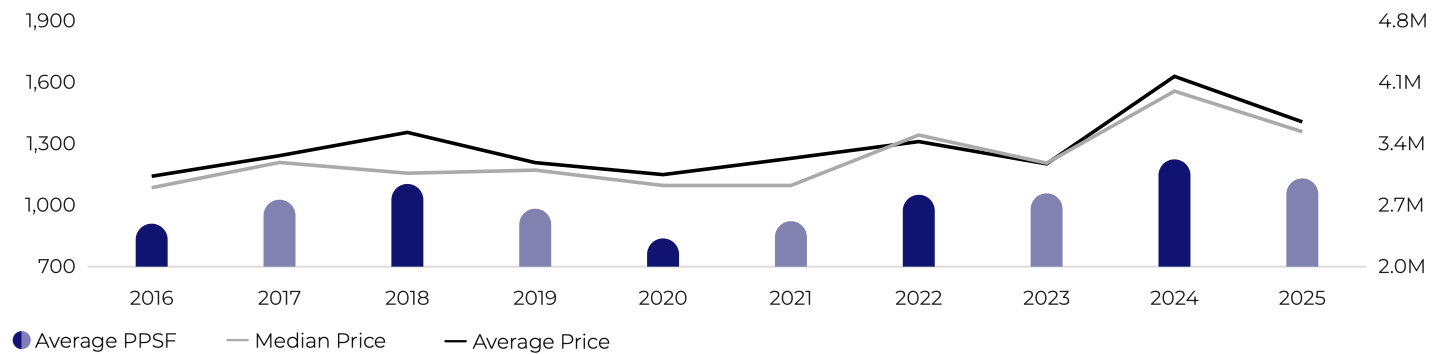
Carroll Gardens

| Total Inventory | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 8 | -42.9% |
| Average Price | \$5,037,375 | 18.0% |
| Median Price | \$3,924,500 | 2.6% |
| Average PPSF | \$1,355 | 3.8% |
| Total Volume | \$40,299,000 | -32.6% |

| Contracts Signed | | YoY |
|------------------|-------------|--------|
| Number of Homes | 13 | 0.0% |
| Average Price | \$3,897,615 | -1.1% |
| Median Price | \$4,200,000 | 21.7% |
| Average PPSF | \$1,231 | 3.2% |
| Average DOM | 52 | -56.7% |

| Recorded Sales | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 14 | 27.3% |
| Average Price | \$3,649,850 | -12.4% |
| Median Price | \$3,537,500 | -11.6% |
| Average PPSF | \$1,131 | -7.6% |
| Total Volume | \$51,097,900 | 11.4% |

Historical Price Trends



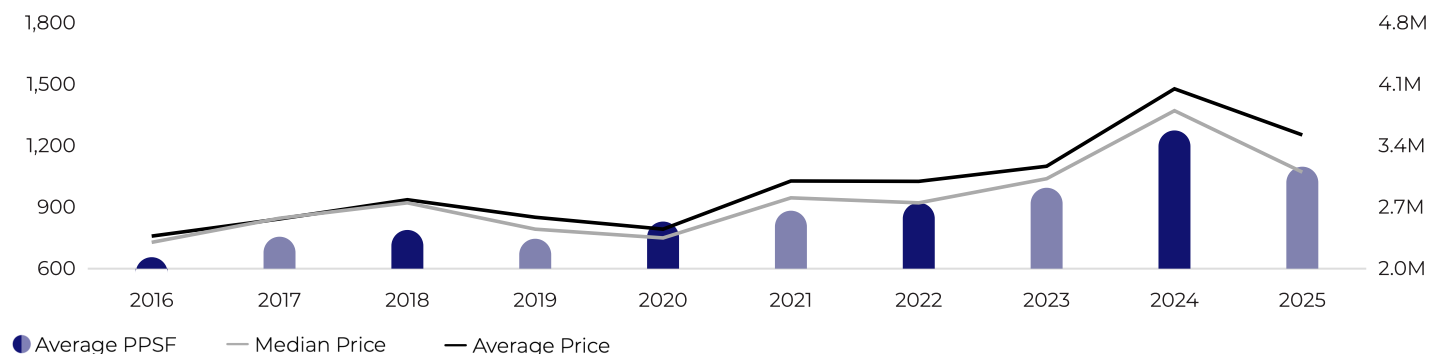
Clinton Hill

| Total Inventory | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 20 | 81.8% |
| Average Price | \$4,411,700 | 29.0% |
| Median Price | \$4,399,500 | 25.7% |
| Average PPSF | \$1,227 | 19.6% |
| Total Volume | \$88,234,000 | 134.5% |

| Contracts Signed | | YoY |
|------------------|-------------|-------|
| Number of Homes | 17 | 30.8% |
| Average Price | \$3,373,764 | 16.6% |
| Median Price | \$3,200,000 | 23.1% |
| Average PPSF | \$980 | 14.9% |
| Average DOM | 256 | 20.2% |

| Recorded Sales | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 15 | 87.5% |
| Average Price | \$3,523,800 | -13.0% |
| Median Price | \$3,100,000 | -18.4% |
| Average PPSF | \$1,098 | -13.9% |
| Total Volume | \$52,857,000 | 63.2% |

Historical Price Trends



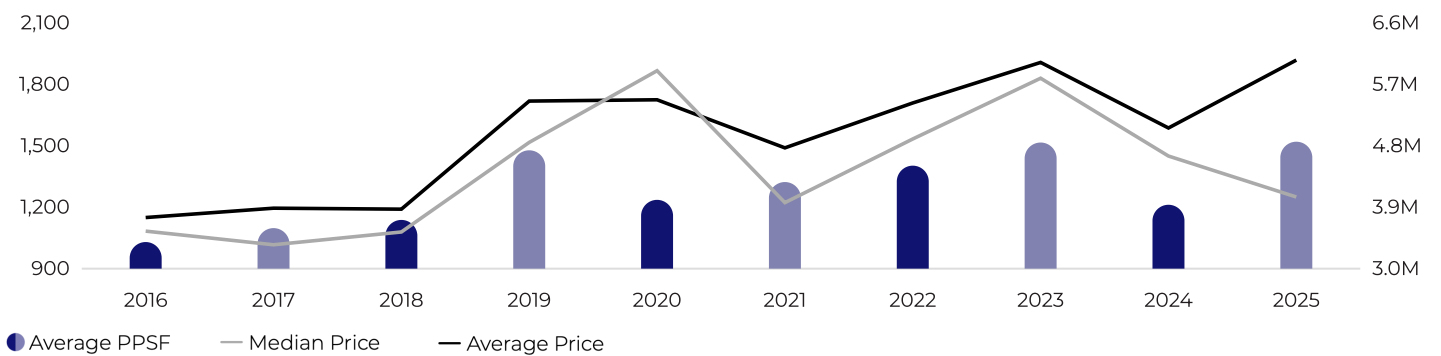
Cobble Hill

| Total Inventory | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 5 | -28.6% |
| Average Price | \$6,953,650 | 6.8% |
| Median Price | \$6,000,000 | 17.6% |
| Average PPSF | \$1,896 | 38.9% |
| Total Volume | \$34,768,250 | -23.7% |

| Contracts Signed | | YoY |
|------------------|-------------|--------|
| Number of Homes | 12 | 71.4% |
| Average Price | \$6,209,583 | -0.7% |
| Median Price | \$4,847,500 | -14.2% |
| Average PPSF | \$1,545 | 2.7% |
| Average DOM | 140 | 3.7% |

| Recorded Sales | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 7 | 40.0% |
| Average Price | \$6,055,714 | 19.7% |
| Median Price | \$4,050,000 | -12.9% |
| Average PPSF | \$1,520 | 25.4% |
| Total Volume | \$42,390,000 | 67.5% |

Historical Price Trends



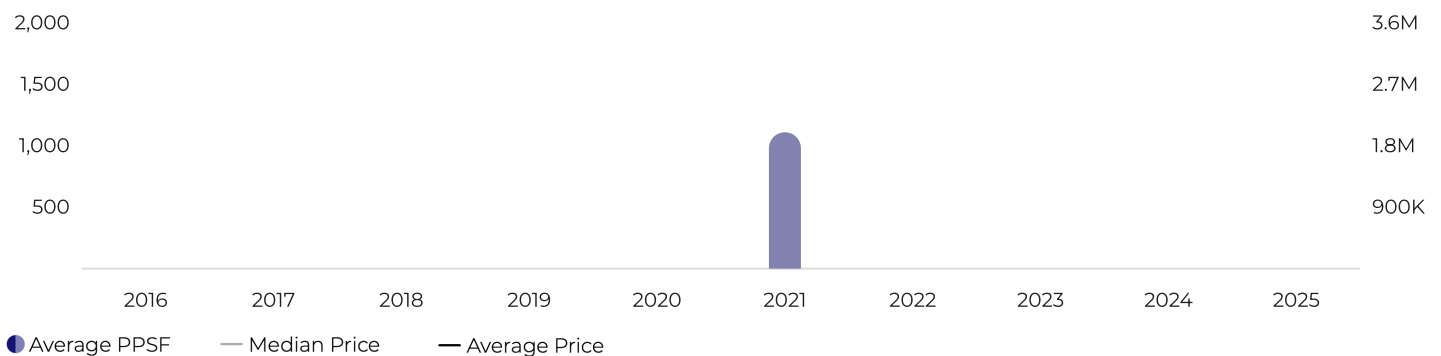
DUMBO & Vinegar Hill

| Total Inventory | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 3 | 200.0% |
| Average Price | \$3,698,000 | 5.8% |
| Median Price | \$3,495,000 | - |
| Average PPSF | \$1,218 | -16.3% |
| Total Volume | \$11,094,000 | 217.4% |

| Contracts Signed | | YoY |
|------------------|---|------|
| Number of Homes | 0 | 0.0% |
| Average Price | - | - |
| Median Price | - | - |
| Average PPSF | - | - |
| Average DOM | - | - |

| Recorded Sales | | YoY |
|-----------------|---|------|
| Number of Homes | 0 | 0.0% |
| Average Price | - | - |
| Median Price | - | - |
| Average PPSF | - | - |
| Total Volume | - | - |

Historical Price Trends



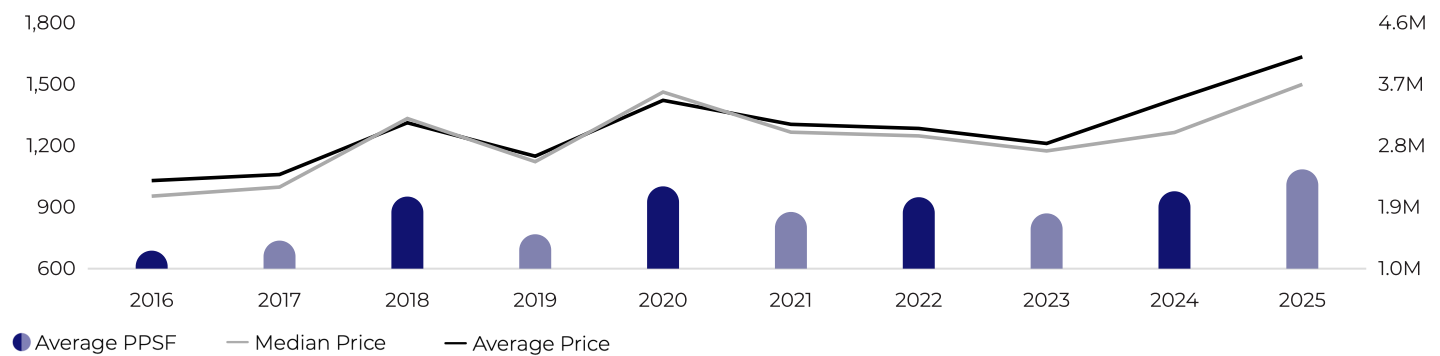
Fort Greene

| Total Inventory | | YoY |
|-----------------|--------------|-------|
| Number of Homes | 12 | -7.7% |
| Average Price | \$3,873,667 | 1.0% |
| Median Price | \$3,450,000 | -5.5% |
| Average PPSF | \$1,103 | 2.1% |
| Total Volume | \$46,484,000 | -6.7% |

| Contracts Signed | | YoY |
|------------------|-------------|-------|
| Number of Homes | 14 | 40.0% |
| Average Price | \$4,467,429 | 21.3% |
| Median Price | \$4,375,000 | 33.6% |
| Average PPSF | \$1,133 | 4.7% |
| Average DOM | 162 | 60.4% |

| Recorded Sales | | YoY |
|-----------------|--------------|-------|
| Number of Homes | 19 | 26.7% |
| Average Price | \$4,103,216 | 17.9% |
| Median Price | \$3,700,000 | 23.5% |
| Average PPSF | \$1,085 | 10.9% |
| Total Volume | \$77,961,098 | 49.4% |

Historical Price Trends



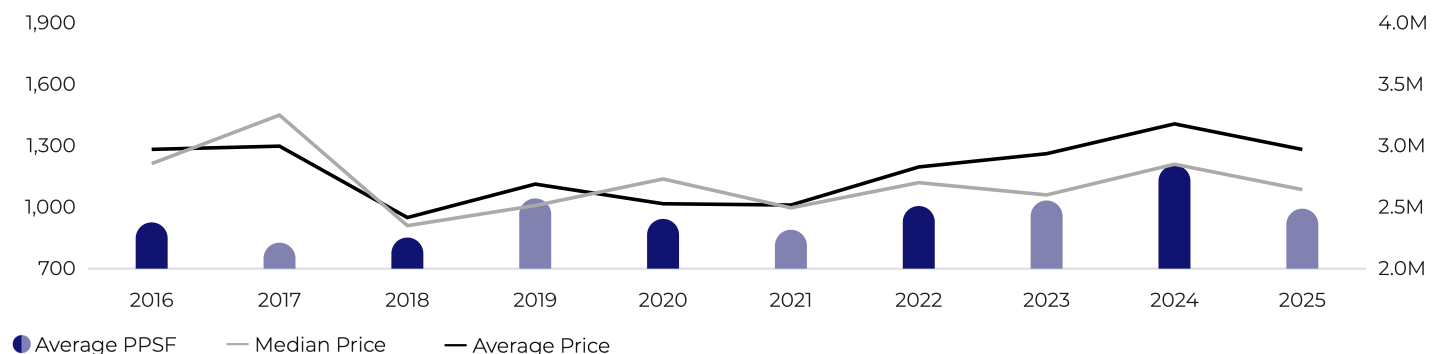
Gowanus

| Total Inventory | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 9 | -47.1% |
| Average Price | \$4,926,111 | 23.8% |
| Median Price | \$4,450,000 | 30.9% |
| Average PPSF | \$1,439 | 16.0% |
| Total Volume | \$44,335,000 | -34.5% |

| Contracts Signed | | YoY |
|------------------|-------------|--------|
| Number of Homes | 13 | -13.3% |
| Average Price | \$3,048,384 | -15.6% |
| Median Price | \$2,600,000 | -17.5% |
| Average PPSF | \$1,004 | -13.7% |
| Average DOM | 215 | 68.0% |

| Recorded Sales | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 8 | -38.5% |
| Average Price | \$2,970,232 | -6.6% |
| Median Price | \$2,643,500 | -7.2% |
| Average PPSF | \$993 | -17.6% |
| Total Volume | \$23,761,854 | -42.5% |

Historical Price Trends



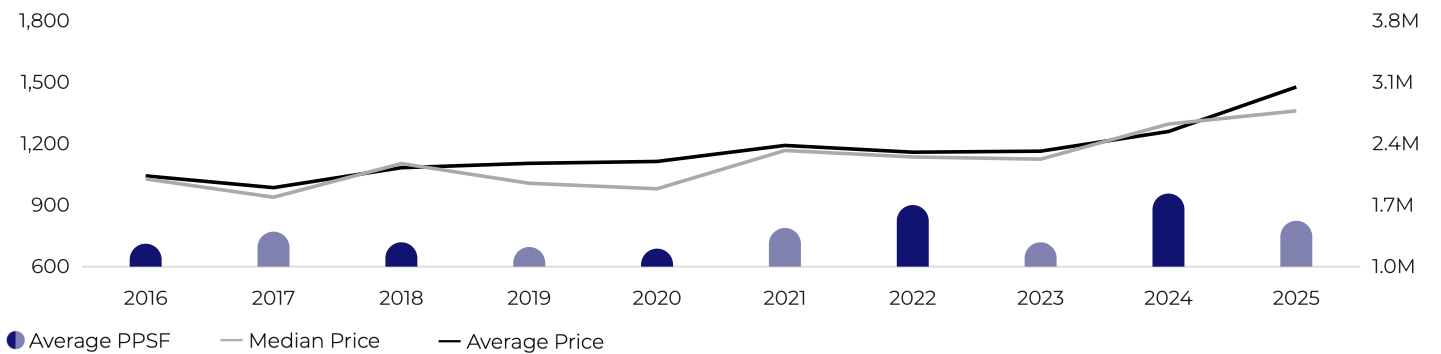
Greenpoint

| Total Inventory | | YoY |
|-----------------|--------------|-------|
| Number of Homes | 19 | 5.6% |
| Average Price | \$3,256,842 | -1.4% |
| Median Price | \$2,999,999 | -4.0% |
| Average PPSF | \$1,119 | 11.3% |
| Total Volume | \$61,879,999 | 4.1% |

| Contracts Signed | | YoY |
|------------------|-------------|--------|
| Number of Homes | 10 | -28.6% |
| Average Price | \$3,676,000 | 50.2% |
| Median Price | \$3,500,000 | 42.9% |
| Average PPSF | \$1,044 | 17.4% |
| Average DOM | 176 | 102.3% |

| Recorded Sales | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 10 | -28.6% |
| Average Price | \$3,047,500 | 20.0% |
| Median Price | \$2,775,000 | 5.7% |
| Average PPSF | \$824 | -13.9% |
| Total Volume | \$30,475,000 | -14.3% |

Historical Price Trends



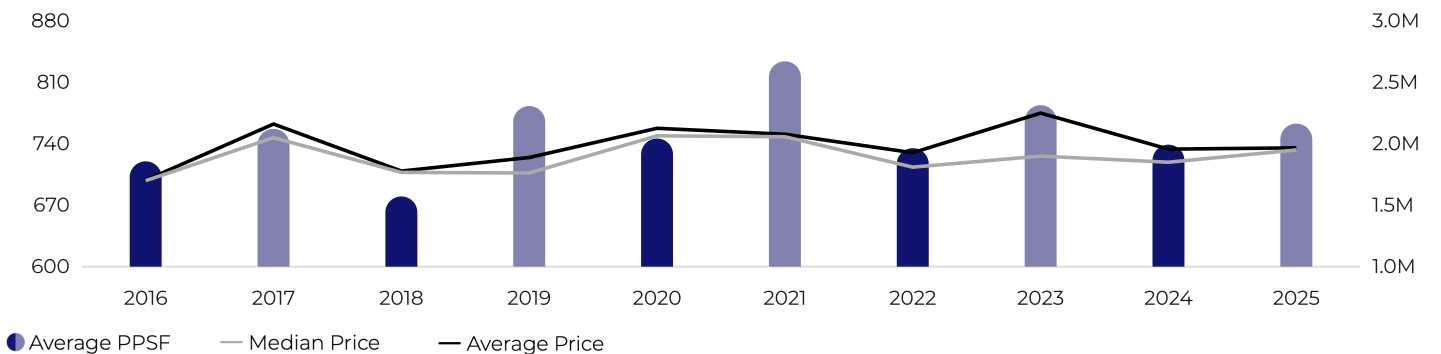
Greenwood

| Total Inventory | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 9 | -18.2% |
| Average Price | \$3,044,889 | 17.4% |
| Median Price | \$2,700,000 | 24.1% |
| Average PPSF | \$1,009 | 5.2% |
| Total Volume | \$27,404,000 | -3.9% |

| Contracts Signed | | YoY |
|------------------|-------------|--------|
| Number of Homes | 8 | 14.3% |
| Average Price | \$2,566,125 | 28.6% |
| Median Price | \$2,322,000 | 30.8% |
| Average PPSF | \$894 | 17.0% |
| Average DOM | 115 | -63.3% |

| Recorded Sales | | YoY |
|-----------------|-------------|--------|
| Number of Homes | 5 | -16.7% |
| Average Price | \$1,966,906 | 0.5% |
| Median Price | \$1,950,000 | 5.4% |
| Average PPSF | \$763 | 3.2% |
| Total Volume | \$9,834,530 | -16.2% |

Historical Price Trends



Park Slope

Total Inventory

| | | YoY |
|-----------------|---------------|--------|
| Number of Homes | 31 | -8.8% |
| Average Price | \$4,633,677 | -9.1% |
| Median Price | \$3,995,000 | 1.1% |
| Average PPSF | \$1,213 | -4.0% |
| Total Volume | \$143,644,000 | -17.1% |

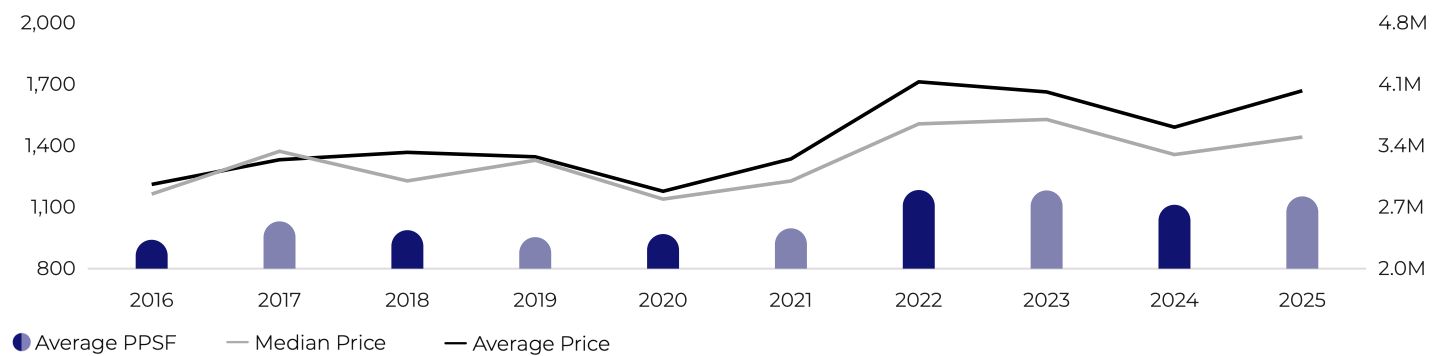
Contracts Signed

| | | YoY |
|-----------------|-------------|--------|
| Number of Homes | 45 | -18.2% |
| Average Price | \$3,967,733 | 3.5% |
| Median Price | \$3,699,000 | 23.4% |
| Average PPSF | \$1,225 | 9.0% |
| Average DOM | 126 | 12.5% |

Recorded Sales

| | | YoY |
|-----------------|---------------|-------|
| Number of Homes | 35 | 2.9% |
| Average Price | \$4,027,571 | 11.5% |
| Median Price | \$3,500,000 | 6.1% |
| Average PPSF | \$1,153 | 3.7% |
| Total Volume | \$140,964,995 | 14.8% |

Historical Price Trends



Prospect Heights

Total Inventory

| | | YoY |
|-----------------|-------------|--------|
| Number of Homes | 1 | -75.0% |
| Average Price | \$2,835,000 | -17.8% |
| Median Price | \$2,835,000 | -16.5% |
| Average PPSF | \$984 | 37.4% |
| Total Volume | \$2,835,000 | -79.4% |

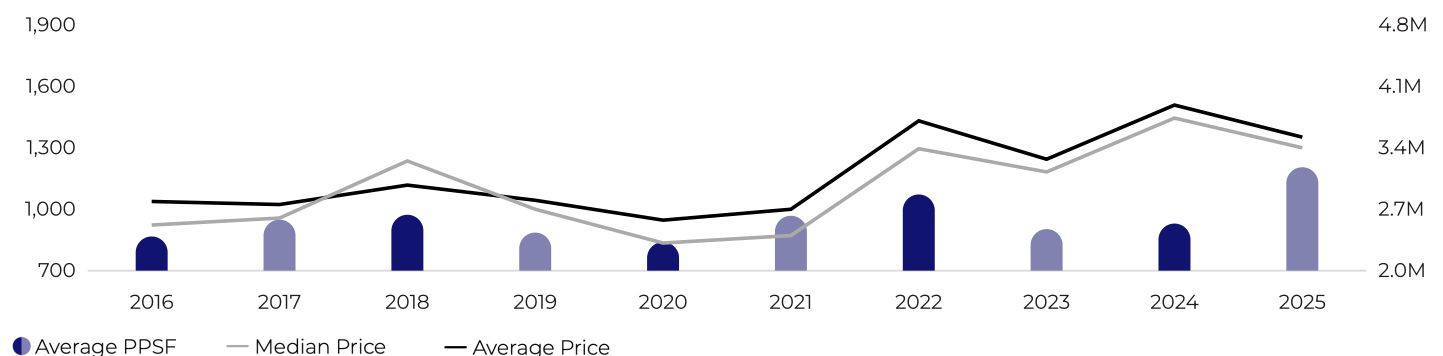
Contracts Signed

| | | YoY |
|-----------------|-------------|--------|
| Number of Homes | 6 | 200.0% |
| Average Price | \$4,695,500 | 14.2% |
| Median Price | \$4,612,000 | 12.1% |
| Average PPSF | \$1,368 | 13.2% |
| Average DOM | 64 | -34.0% |

Recorded Sales

| | | YoY |
|-----------------|--------------|-------|
| Number of Homes | 7 | 16.7% |
| Average Price | \$3,521,286 | -9.4% |
| Median Price | \$3,400,000 | -9.1% |
| Average PPSF | \$1,205 | 29.6% |
| Total Volume | \$24,649,000 | 5.7% |

Historical Price Trends



Red Hook & Columbia Street Waterfront District

Total Inventory

| | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 13 | 116.7% |
| Average Price | \$3,232,231 | 0.2% |
| Median Price | \$3,300,000 | 10.1% |
| Average PPSF | \$1,136 | 17.0% |
| Total Volume | \$42,019,000 | 117.0% |

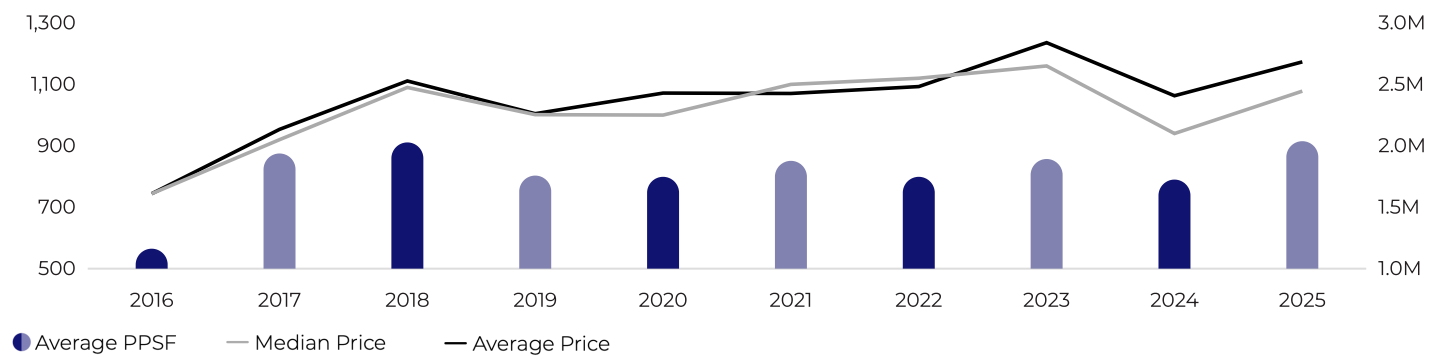
Contracts Signed

| | | YoY |
|-----------------|-------------|--------|
| Number of Homes | 9 | 50.0% |
| Average Price | \$2,936,444 | 31.1% |
| Median Price | \$2,850,000 | 25.3% |
| Average PPSF | \$919 | 4.1% |
| Average DOM | 145 | -34.7% |

Recorded Sales

| | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 12 | 140.0% |
| Average Price | \$2,683,210 | 11.5% |
| Median Price | \$2,445,000 | 16.4% |
| Average PPSF | \$915 | 15.8% |
| Total Volume | \$32,198,518 | 167.5% |

Historical Price Trends



Williamsburg

Total Inventory

| | | YoY |
|-----------------|--------------|-------|
| Number of Homes | 21 | -8.7% |
| Average Price | \$4,072,833 | -1.1% |
| Median Price | \$3,850,000 | 8.9% |
| Average PPSF | \$1,205 | 1.7% |
| Total Volume | \$85,529,500 | -9.7% |

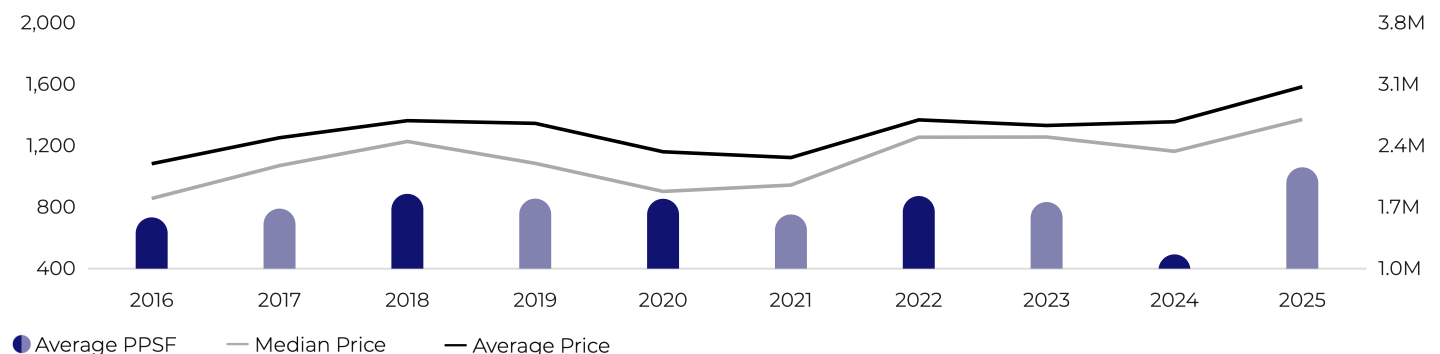
Contracts Signed

| | | YoY |
|-----------------|-------------|--------|
| Number of Homes | 15 | 0.0% |
| Average Price | \$3,708,335 | 39.7% |
| Median Price | \$3,315,000 | 27.5% |
| Average PPSF | \$1,149 | 40.6% |
| Average DOM | 242 | 178.2% |

Recorded Sales

| | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 15 | 150.0% |
| Average Price | \$3,072,800 | 14.9% |
| Median Price | \$2,700,000 | 15.5% |
| Average PPSF | \$1,060 | 115.0% |
| Total Volume | \$46,092,000 | 187.3% |

Historical Price Trends



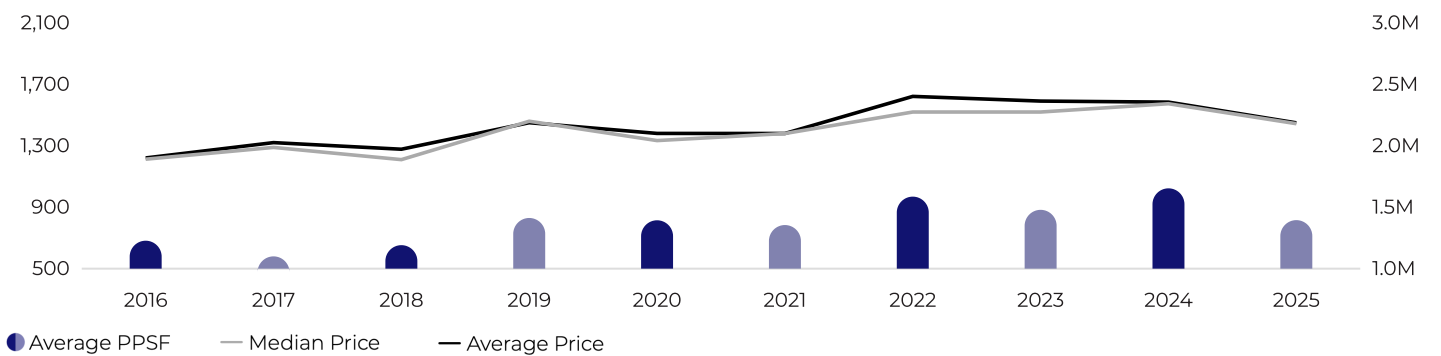
Windsor Terrace

| Total Inventory | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 7 | -41.7% |
| Average Price | \$2,639,143 | 3.2% |
| Median Price | \$2,850,000 | 23.9% |
| Average PPSF | \$979 | 14.2% |
| Total Volume | \$18,474,000 | -39.8% |

| Contracts Signed | | YoY |
|------------------|-------------|--------|
| Number of Homes | 16 | 100.0% |
| Average Price | \$2,276,375 | -4.8% |
| Median Price | \$2,210,000 | -9.8% |
| Average PPSF | \$873 | 0.5% |
| Average DOM | 126 | 90.9% |

| Recorded Sales | | YoY |
|-----------------|--------------|--------|
| Number of Homes | 16 | 100.0% |
| Average Price | \$2,187,000 | -7.2% |
| Median Price | \$2,180,000 | -6.9% |
| Average PPSF | \$816 | -20.2% |
| Total Volume | \$34,992,000 | 85.7% |

Historical Price Trends



Research

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