

2025 Edition

Townhouse Full Year 2025 Report

SERHANT.

Letter From Coury



COURY NAPIER
Director of Research

The New York City townhouse market in 2025 was defined by a 17.1% increase in sales year over year, accompanied by a rise in median and average prices of 7.5% and 3.5%, respectively.

In Manhattan, the Upper East Side led with 48 closings, a 29.7% increase, followed by Downtown with 44 closings and 25.7% growth. Despite this growth in closed sales and pricing, the average price per square foot remained largely unchanged. Signed contract activity was more subdued, finishing just 0.7% higher than in 2024. This divergence between sales and contracts is likely linked to supply constraints, as inventory slumped further with limited new listings coming to market in the second half of the year.

Across the river in Brooklyn, Park Slope recorded 94 closings (up 30.6%), along with an increased average price to more than \$4M. Williamsburg and Fort Greene followed, both with 33 sales, up 43.5% and 22.2%, respectively, and double-digit price growth. However, the momentum was not universal; Greenpoint experienced a 16.1% decline in sales, and while Brooklyn Heights saw significant price appreciation, the number of closings decreased. Brooklyn Heights commanded the highest prices, with an average price per square foot of \$1,743, the highest end-of-year value on record.

Market Summary:

Total Inventory		YoY	Contracts Signed		YoY	Recorded Sales		YoY
Number of Homes	283	-21.6%	Number of Homes	558	0.7%	Number of Homes	553	16.9%
Average Price	\$7,883,541	-18.0%	Average Price	\$5,585,599	3.6%	Average Price	\$5,275,092	3.0%
Median Price	\$4,680,000	4.1%	Median Price	\$3,950,000	9.0%	Median Price	\$3,750,000	7.1%
Average PPSF	\$1,475	-3.3%	Average PPSF	\$1,330	3.5%	Average PPSF	\$1,260	0.9%
Total Volume	\$2,231,041,995	-23.3%	Average DOM	181	-2.2%	Total Volume	\$2,917,125,896	20.5%

Highest Price Sales

973 Fifth Avenue
\$46,000,000

Upper East Side

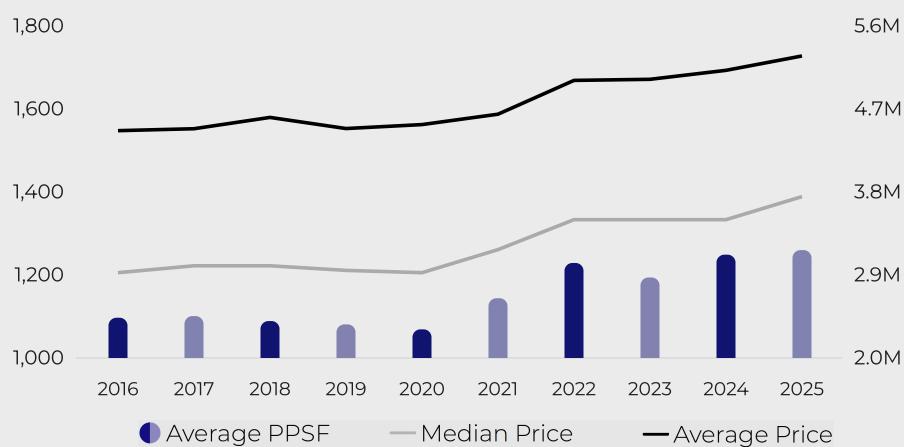
9 West 54th Street
\$38,212,688

Midtown East

4 East 80th Street
\$38,000,000

Upper East Side

Historical Price Trends





Manhattan

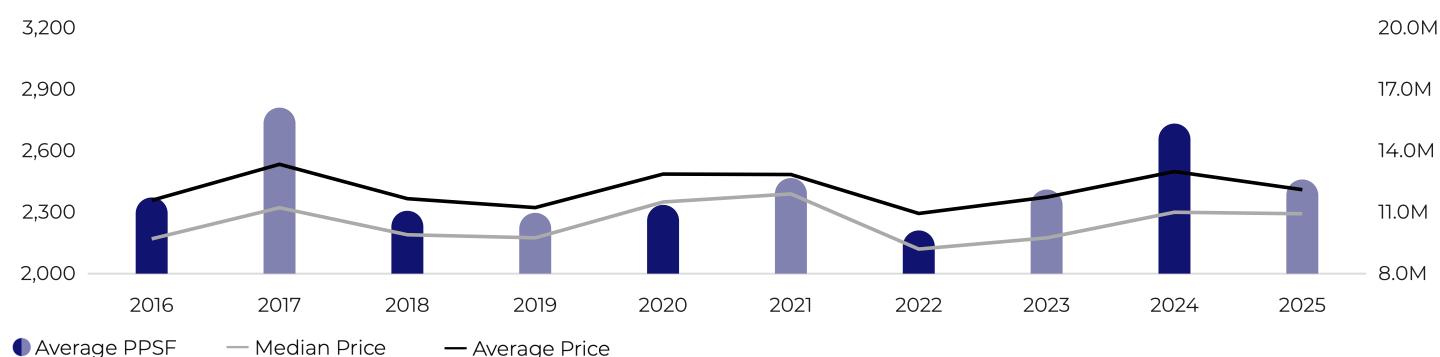
Downtown

Total Inventory		YoY
Number of Homes	37	-26.0%
Average Price	\$15,920,270	19.0%
Median Price	\$13,800,000	21.3%
Average PPSF	\$2,736	11.5%
Total Volume	\$589,050,000	-11.9%

Contracts Signed		YoY
Number of Homes	46	-8.0%
Average Price	\$12,324,478	4.1%
Median Price	\$11,747,500	30.6%
Average PPSF	\$2,565	11.7%
Average DOM	268	-6.6%

Recorded Sales		YoY
Number of Homes	44	25.7%
Average Price	\$12,100,433	-6.8%
Median Price	\$10,925,000	-0.7%
Average PPSF	\$2,460	-10.0%
Total Volume	\$532,419,063	17.1%

Historical Price Trends



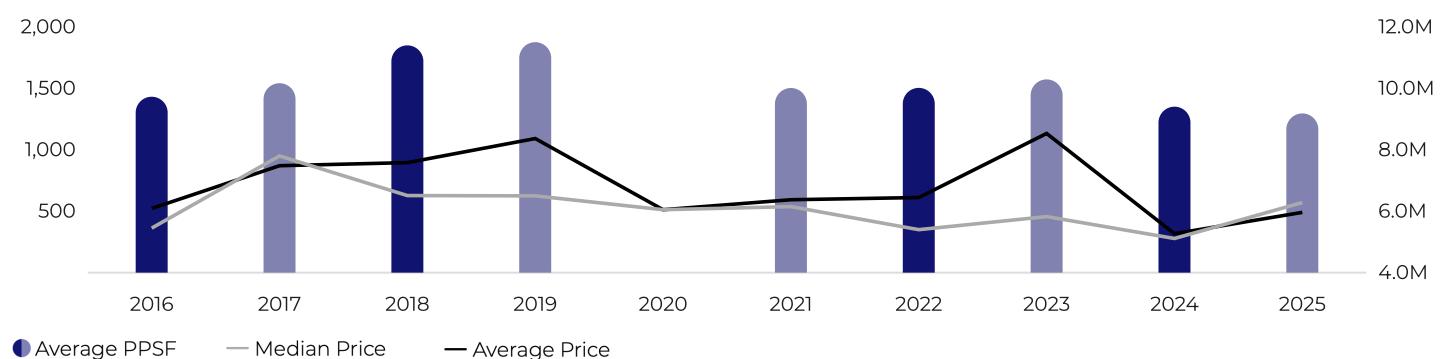
Midtown East

Total Inventory		YoY
Number of Homes	7	-46.2%
Average Price	\$11,948,286	17.4%
Median Price	\$7,999,999	0.2%
Average PPSF	\$2,079	2.8%
Total Volume	\$83,637,999	-36.8%

Contracts Signed		YoY
Number of Homes	6	-33.3%
Average Price	\$6,623,333	10.3%
Median Price	\$6,872,500	21.6%
Average PPSF	\$1,256	-12.2%
Average DOM	238	-24.7%

Recorded Sales		YoY
Number of Homes	4	0.0%
Average Price	\$5,962,756	13.2%
Median Price	\$6,283,013	22.9%
Average PPSF	\$1,296	-4.1%
Total Volume	\$23,851,025	13.2%

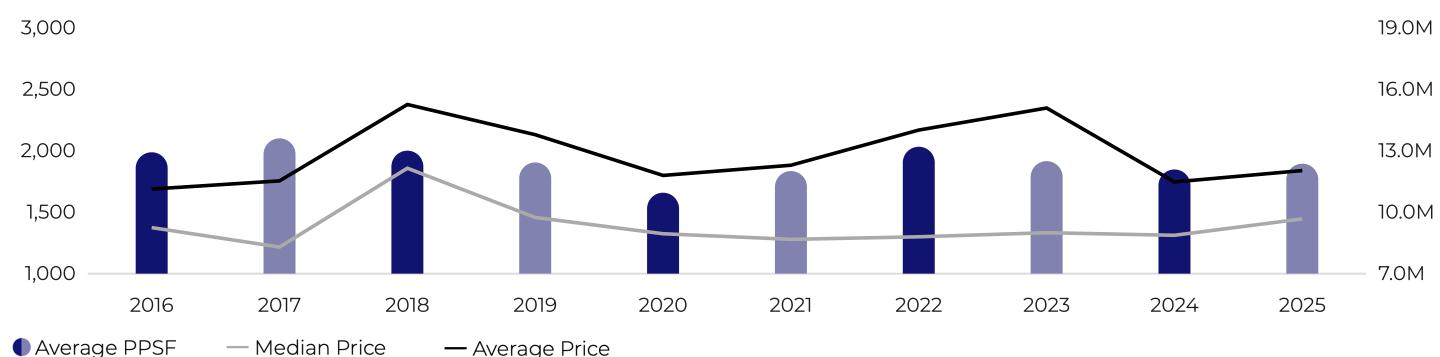
Historical Price Trends



Upper East Side

Total Inventory		YoY	Contracts Signed		YoY	Recorded Sales		YoY
Number of Homes	32	-23.8%	Number of Homes	51	13.3%	Number of Homes	48	29.7%
Average Price	\$18,628,594	-0.6%	Average Price	\$13,337,451	16.8%	Average Price	\$12,035,683	4.9%
Median Price	\$12,125,000	-12.9%	Median Price	\$10,000,000	11.2%	Median Price	\$9,675,000	9.0%
Average PPSF	\$2,317	-4.7%	Average PPSF	\$1,941	2.6%	Average PPSF	\$1,895	2.5%
Total Volume	\$596,114,999	-24.3%	Average DOM	266	-32.8%	Total Volume	\$577,712,795	36.0%

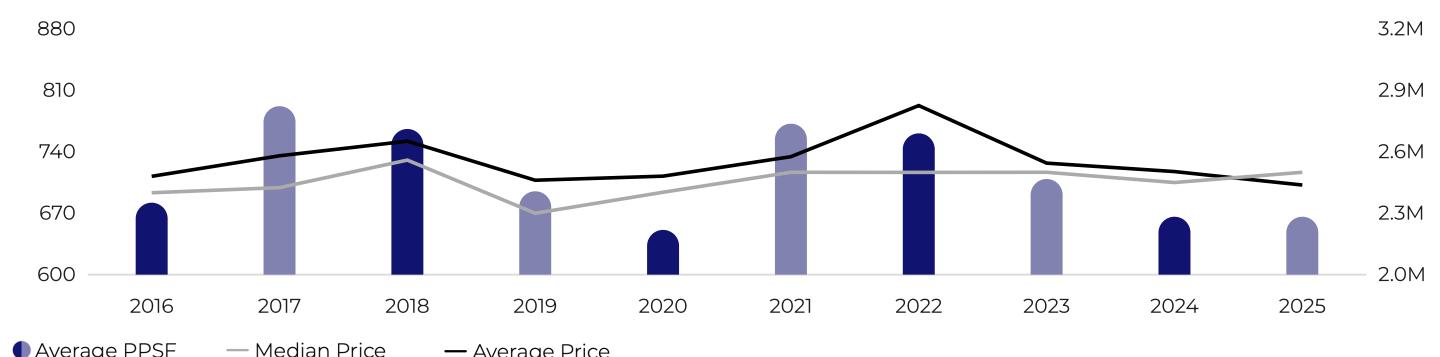
Historical Price Trends



Upper Manhattan

Total Inventory		YoY	Contracts Signed		YoY	Recorded Sales		YoY
Number of Homes	35	-32.7%	Number of Homes	43	19.4%	Number of Homes	36	33.3%
Average Price	\$3,111,486	5.3%	Average Price	\$2,377,023	-4.7%	Average Price	\$2,437,749	-2.6%
Median Price	\$2,950,000	11.3%	Median Price	\$2,350,000	-7.4%	Median Price	\$2,499,998	2.0%
Average PPSF	\$778	-1.4%	Average PPSF	\$681	-3.8%	Average PPSF	\$666	-
Total Volume	\$108,901,999	-29.1%	Average DOM	250	-9.1%	Total Volume	\$87,758,968	29.8%

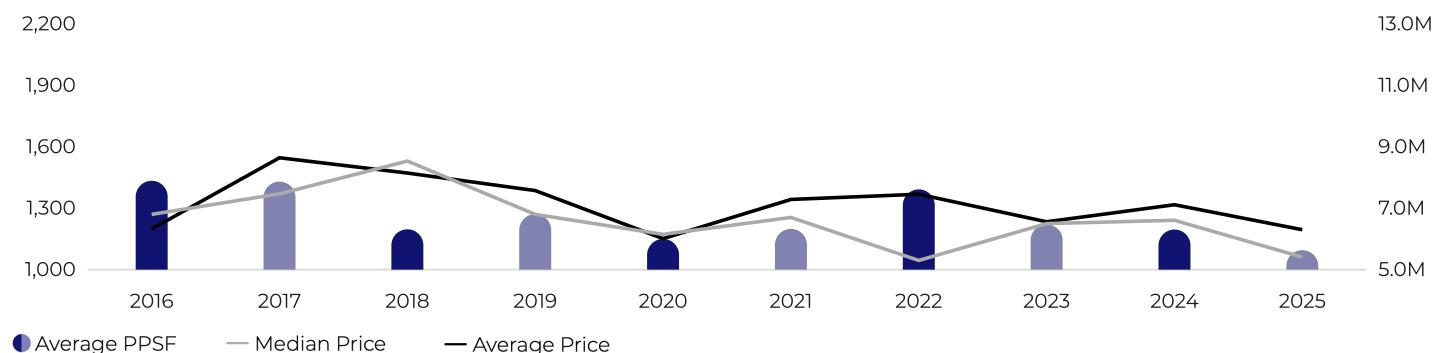
Historical Price Trends



Upper West Side

Total Inventory		YoY	Contracts Signed		YoY	Recorded Sales		YoY
Number of Homes	31	-8.8%	Number of Homes	25	-34.2%	Number of Homes	30	15.4%
Average Price	\$9,102,581	-31.6%	Average Price	\$7,166,600	-10.8%	Average Price	\$6,300,267	-11.4%
Median Price	\$6,950,000	-9.4%	Median Price	\$5,995,000	-28.4%	Median Price	\$5,408,750	-18.1%
Average PPSF	\$1,429	-28.5%	Average PPSF	\$1,286	-13.3%	Average PPSF	\$1,095	-8.4%
Total Volume	\$282,180,000	-37.6%	Average DOM	246	-15.5%	Total Volume	\$189,008,009	2.2%

Historical Price Trends





Brooklyn

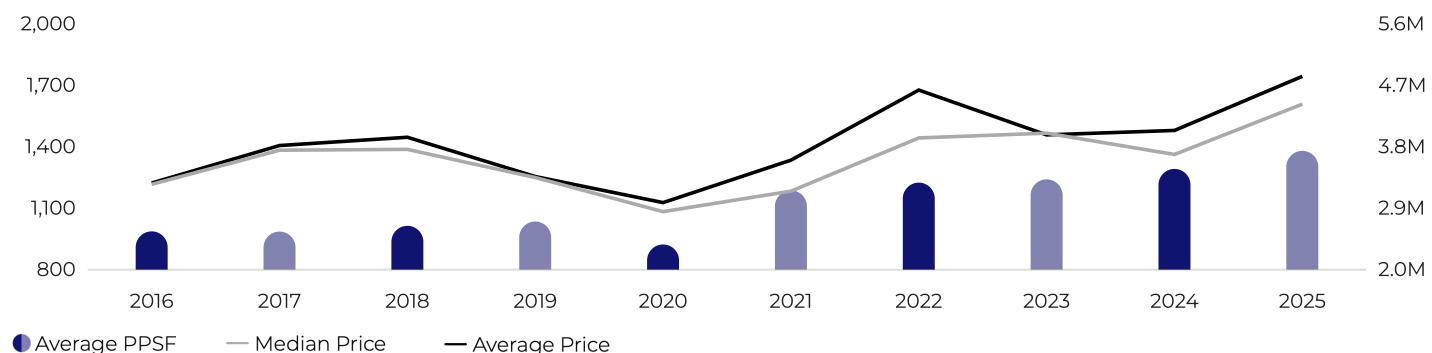
Boerum Hill

Total Inventory		YoY
Number of Homes	6	0.0%
Average Price	\$4,670,667	-9.6%
Median Price	\$4,497,500	-7.7%
Average PPSF	\$1,302	-32.6%
Total Volume	\$28,023,999	-9.6%

Contracts Signed		YoY
Number of Homes	31	82.4%
Average Price	\$4,776,548	8.5%
Median Price	\$4,400,000	10.1%
Average PPSF	\$1,309	-2.5%
Average DOM	144	26.3%

Recorded Sales		YoY
Number of Homes	27	68.8%
Average Price	\$4,832,415	19.6%
Median Price	\$4,425,000	20.0%
Average PPSF	\$1,380	6.8%
Total Volume	\$130,475,201	101.9%

Historical Price Trends



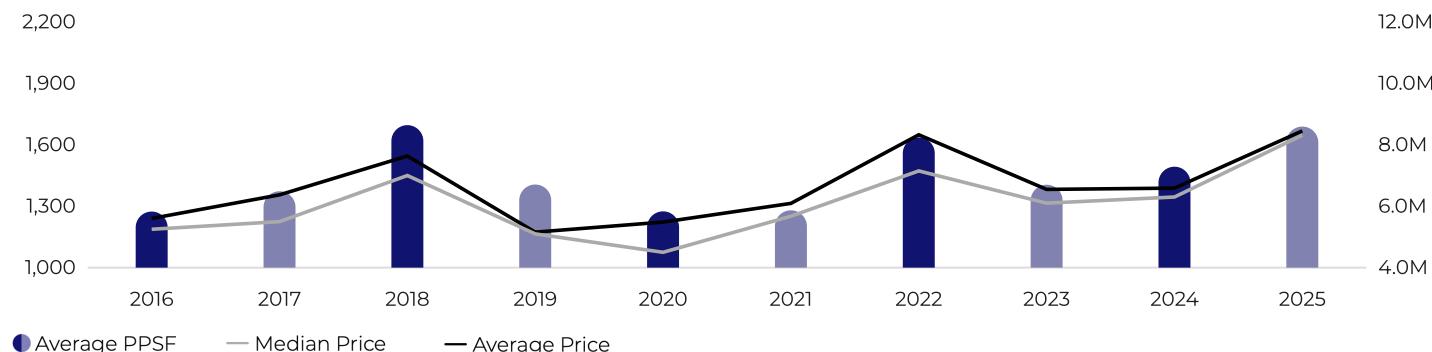
Brooklyn Heights

Total Inventory		YoY
Number of Homes	5	-28.6%
Average Price	\$8,361,000	-36.9%
Median Price	\$8,995,000	-25.0%
Average PPSF	\$1,944	-10.7%
Total Volume	\$41,805,000	-54.9%

Contracts Signed		YoY
Number of Homes	16	-44.8%
Average Price	\$8,152,813	3.6%
Median Price	\$6,995,000	0.6%
Average PPSF	\$1,752	5.5%
Average DOM	246	-3.5%

Recorded Sales		YoY
Number of Homes	16	-33.3%
Average Price	\$8,453,125	28.3%
Median Price	\$8,312,500	31.9%
Average PPSF	\$1,689	13.1%
Total Volume	\$135,250,000	-14.5%

Historical Price Trends



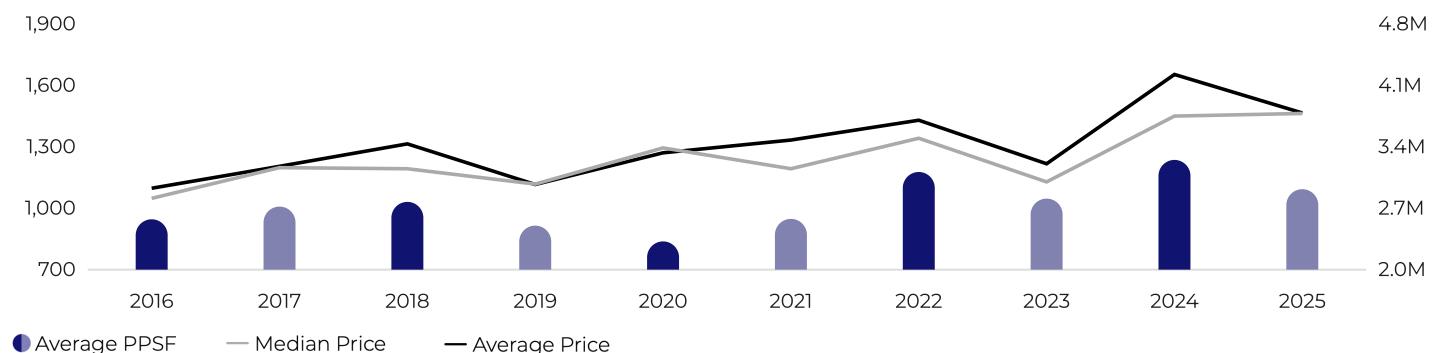
Carroll Gardens

Total Inventory		YoY
Number of Homes	4	-42.9%
Average Price	\$3,419,750	-17.4%
Median Price	\$3,675,000	-8.0%
Average PPSF	\$1,232	6.6%
Total Volume	\$13,679,000	-52.8%

Contracts Signed		YoY
Number of Homes	23	-23.3%
Average Price	\$3,956,435	4.5%
Median Price	\$4,000,000	18.5%
Average PPSF	\$1,161	-3.6%
Average DOM	77	-41.7%

Recorded Sales		YoY
Number of Homes	28	-3.4%
Average Price	\$3,785,604	-10.4%
Median Price	\$3,780,000	0.8%
Average PPSF	\$1,093	-11.6%
Total Volume	\$105,996,899	-13.5%

Historical Price Trends



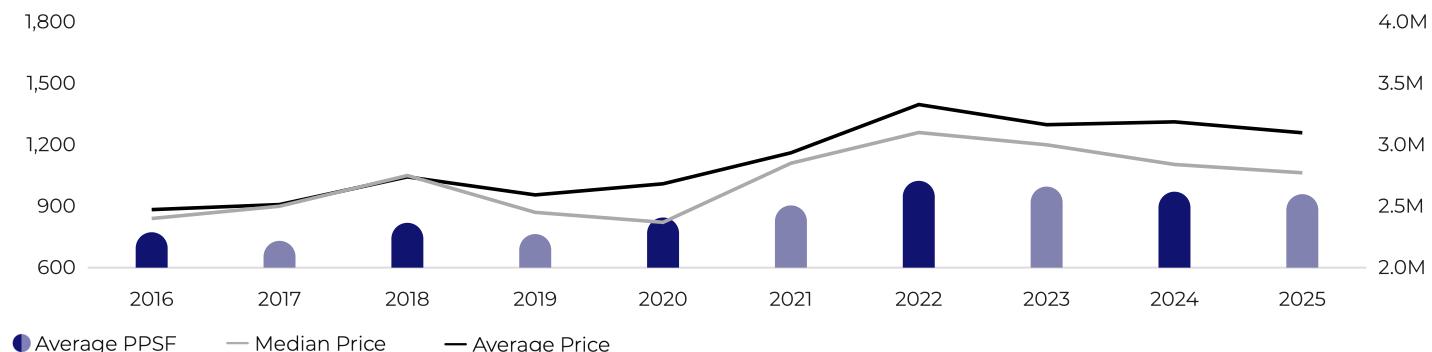
Clinton Hill

Total Inventory		YoY
Number of Homes	16	45.5%
Average Price	\$4,169,938	10.7%
Median Price	\$4,249,500	21.4%
Average PPSF	\$1,219	14.8%
Total Volume	\$66,719,000	61.0%

Contracts Signed		YoY
Number of Homes	29	11.5%
Average Price	\$3,492,517	19.3%
Median Price	\$3,595,000	35.7%
Average PPSF	\$1,019	22.3%
Average DOM	203	48.2%

Recorded Sales		YoY
Number of Homes	29	26.1%
Average Price	\$3,097,828	-2.8%
Median Price	\$2,772,000	-2.4%
Average PPSF	\$959	-1.2%
Total Volume	\$89,837,000	22.6%

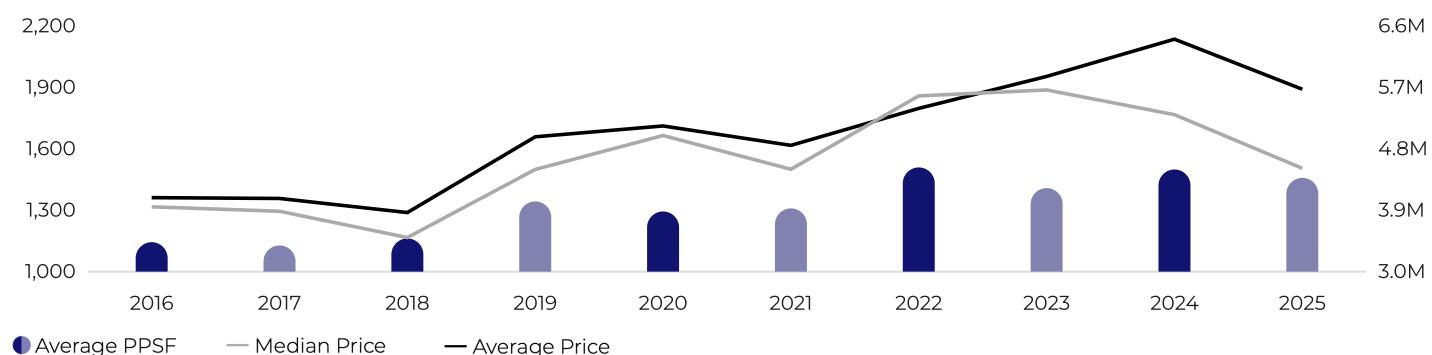
Historical Price Trends



Cobble Hill

Total Inventory		YoY	Contracts Signed		YoY	Recorded Sales		YoY
Number of Homes	6	100.0%	Number of Homes	17	13.3%	Number of Homes	16	-5.9%
Average Price	\$10,615,000	10.2%	Average Price	\$5,744,706	-9.9%	Average Price	\$5,672,703	-11.5%
Median Price	\$8,997,500	0.0%	Median Price	\$4,700,000	-5.1%	Median Price	\$4,514,125	-14.8%
Average PPSF	\$2,259	18.8%	Average PPSF	\$1,513	-5.2%	Average PPSF	\$1,458	-2.7%
Total Volume	\$63,690,000	120.5%	Average DOM	143	33.6%	Total Volume	\$90,763,250	-16.7%

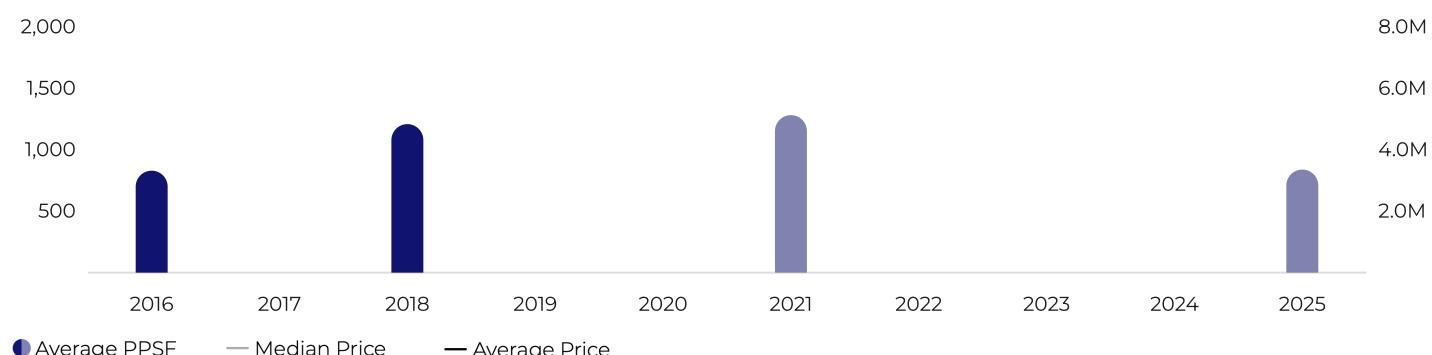
Historical Price Trends



DUMBO & Vinegar Hill

Total Inventory		YoY	Contracts Signed		YoY	Recorded Sales		YoY
Number of Homes	1	0.0%	Number of Homes	1	0.0%	Number of Homes	1	0.0%
Average Price	\$4,999,000	43.0%	Average Price	\$2,470,000	-	Average Price	\$2,300,000	-
Median Price	\$4,999,000	43.0%	Median Price	\$2,470,000	-	Median Price	\$2,300,000	-
Average PPSF	\$1,410	-3.2%	Average PPSF	\$901	-	Average PPSF	\$839	-
Total Volume	\$4,999,000	43.0%	Average DOM	74	-	Total Volume	\$2,300,000	-

Historical Price Trends



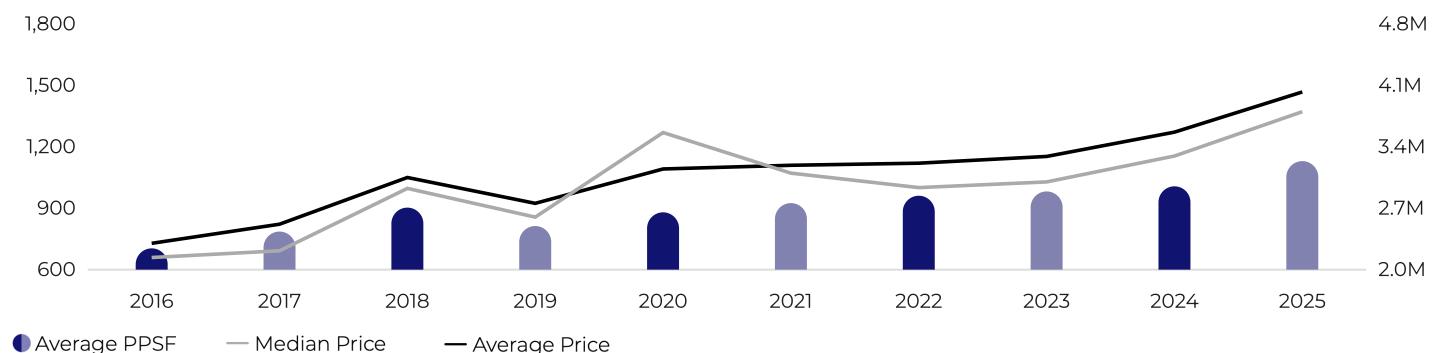
Fort Greene

Total Inventory		YoY
Number of Homes	7	-41.7%
Average Price	\$4,758,571	21.8%
Median Price	\$4,995,000	25.0%
Average PPSF	\$1,169	4.5%
Total Volume	\$33,310,000	-28.9%

Contracts Signed		YoY
Number of Homes	26	18.2%
Average Price	\$4,193,923	13.2%
Median Price	\$4,122,500	22.2%
Average PPSF	\$1,158	6.2%
Average DOM	151	28.0%

Recorded Sales		YoY
Number of Homes	33	22.2%
Average Price	\$4,025,033	12.8%
Median Price	\$3,800,000	15.3%
Average PPSF	\$1,130	12.2%
Total Volume	\$132,826,098	37.9%

Historical Price Trends



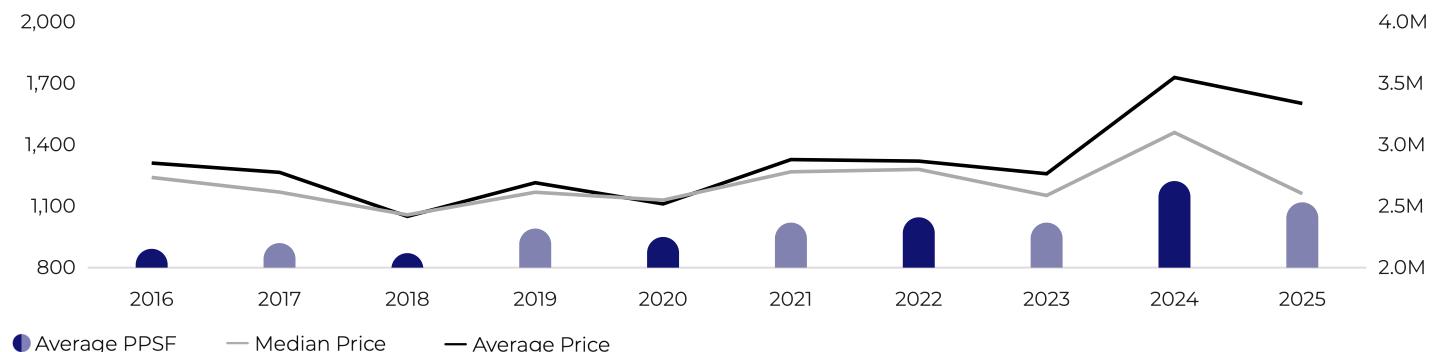
Gowanus

Total Inventory		YoY
Number of Homes	8	-33.3%
Average Price	\$3,728,125	5.6%
Median Price	\$3,445,000	17.0%
Average PPSF	\$1,047	-2.3%
Total Volume	\$29,825,000	-29.6%

Contracts Signed		YoY
Number of Homes	31	10.7%
Average Price	\$3,421,419	-0.7%
Median Price	\$2,750,000	-10.6%
Average PPSF	\$1,131	-1.7%
Average DOM	177	65.4%

Recorded Sales		YoY
Number of Homes	23	-25.8%
Average Price	\$3,336,581	-6.0%
Median Price	\$2,602,500	-16.0%
Average PPSF	\$1,119	-8.5%
Total Volume	\$76,741,355	-30.2%

Historical Price Trends



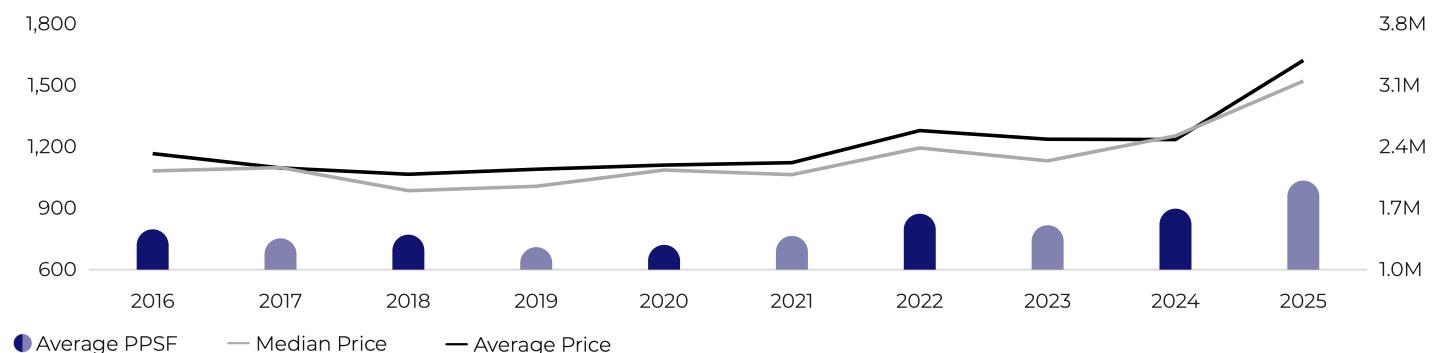
Greenpoint

Total Inventory		YoY
Number of Homes	5	-66.7%
Average Price	\$2,649,000	-15.0%
Median Price	\$2,495,000	-16.7%
Average PPSF	\$815	-16.2%
Total Volume	\$13,245,000	-71.7%

Contracts Signed		YoY
Number of Homes	21	-34.4%
Average Price	\$3,576,429	38.3%
Median Price	\$3,495,000	37.2%
Average PPSF	\$1,068	20.1%
Average DOM	140	84.2%

Recorded Sales		YoY
Number of Homes	26	-16.1%
Average Price	\$3,384,340	36.3%
Median Price	\$3,148,375	24.7%
Average PPSF	\$1,035	15.3%
Total Volume	\$87,992,850	14.3%

Historical Price Trends



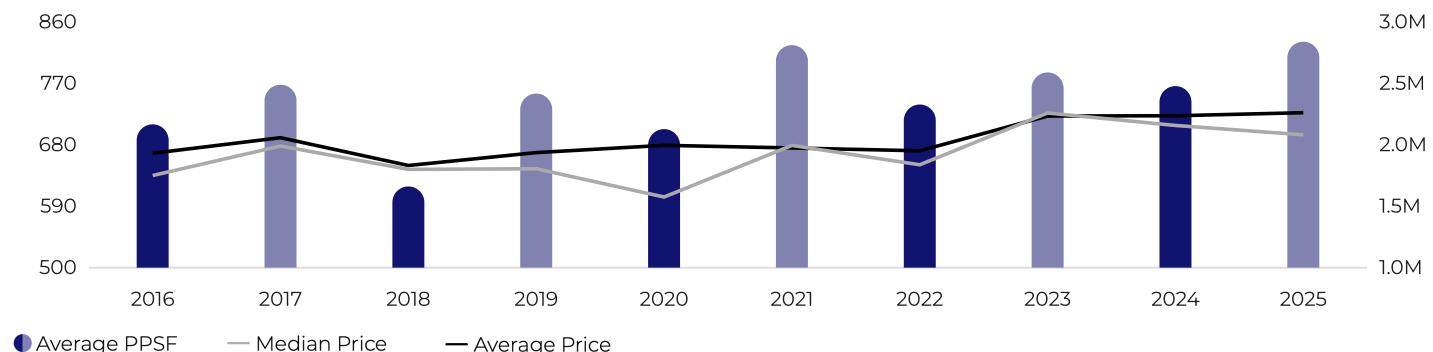
Greenwood

Total Inventory		YoY
Number of Homes	7	-22.2%
Average Price	\$2,083,571	-13.3%
Median Price	\$2,095,000	-3.7%
Average PPSF	\$768	-8.8%
Total Volume	\$14,585,000	-32.5%

Contracts Signed		YoY
Number of Homes	13	18.2%
Average Price	\$2,780,692	31.2%
Median Price	\$2,295,000	12.0%
Average PPSF	\$919	19.5%
Average DOM	101	-54.3%

Recorded Sales		YoY
Number of Homes	12	20.0%
Average Price	\$2,261,419	1.1%
Median Price	\$2,081,250	-3.5%
Average PPSF	\$831	8.5%
Total Volume	\$27,137,030	21.3%

Historical Price Trends



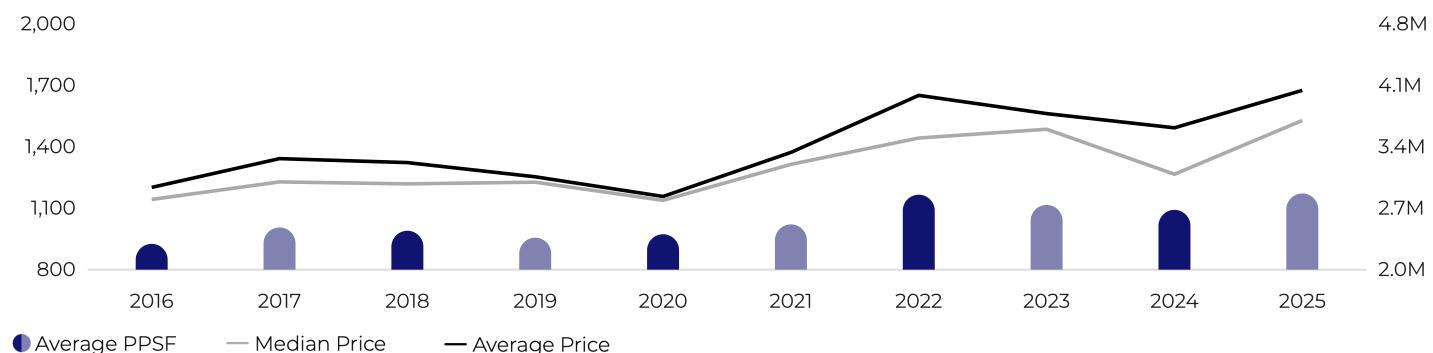
Park Slope

Total Inventory		YoY
Number of Homes	18	-28.0%
Average Price	\$5,125,444	-4.2%
Median Price	\$4,062,500	2.8%
Average PPSF	\$1,256	-3.6%
Total Volume	\$92,258,000	-31.0%

Contracts Signed		YoY
Number of Homes	91	-4.2%
Average Price	\$4,195,912	7.5%
Median Price	\$3,795,000	18.6%
Average PPSF	\$1,223	8.7%
Average DOM	127	30.9%

Recorded Sales		YoY
Number of Homes	94	30.6%
Average Price	\$4,043,527	11.8%
Median Price	\$3,700,000	19.8%
Average PPSF	\$1,172	7.3%
Total Volume	\$380,091,493	46.0%

Historical Price Trends



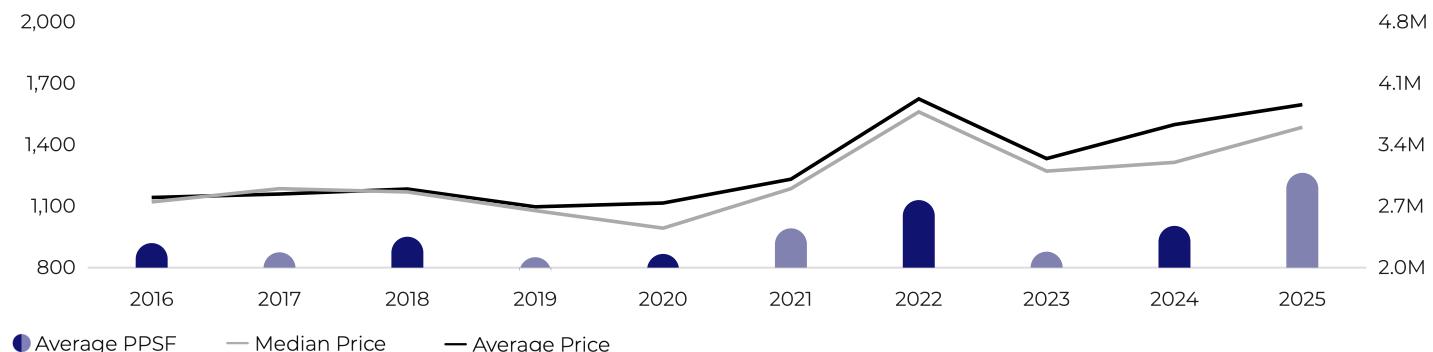
Prospect Heights

Total Inventory		YoY
Number of Homes	5	66.7%
Average Price	\$4,176,000	23.7%
Median Price	\$3,825,000	9.4%
Average PPSF	\$1,459	35.7%
Total Volume	\$20,880,000	106.1%

Contracts Signed		YoY
Number of Homes	9	0.0%
Average Price	\$4,597,000	27.0%
Median Price	\$4,499,000	50.0%
Average PPSF	\$1,356	25.1%
Average DOM	80	2.6%

Recorded Sales		YoY
Number of Homes	11	0.0%
Average Price	\$3,857,636	6.3%
Median Price	\$3,600,000	12.5%
Average PPSF	\$1,263	25.8%
Total Volume	\$42,434,000	6.3%

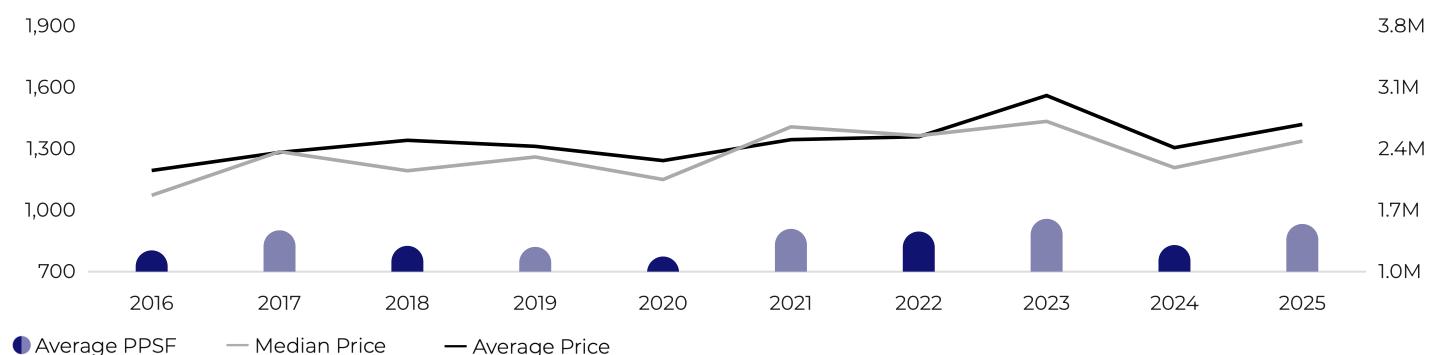
Historical Price Trends



Red Hook & Columbia Street Waterfront District

Total Inventory		YoY	Contracts Signed		YoY	Recorded Sales		YoY
Number of Homes	5	-28.6%	Number of Homes	16	33.3%	Number of Homes	16	45.5%
Average Price	\$2,918,800	0.8%	Average Price	\$2,816,438	11.5%	Average Price	\$2,677,907	11.0%
Median Price	\$2,600,000	-7.1%	Median Price	\$2,787,500	14.9%	Median Price	\$2,487,500	13.8%
Average PPSF	\$1,034	6.9%	Average PPSF	\$952	1.2%	Average PPSF	\$933	12.4%
Total Volume	\$14,594,000	-28.0%	Average DOM	126	-38.8%	Total Volume	\$42,846,518	61.4%

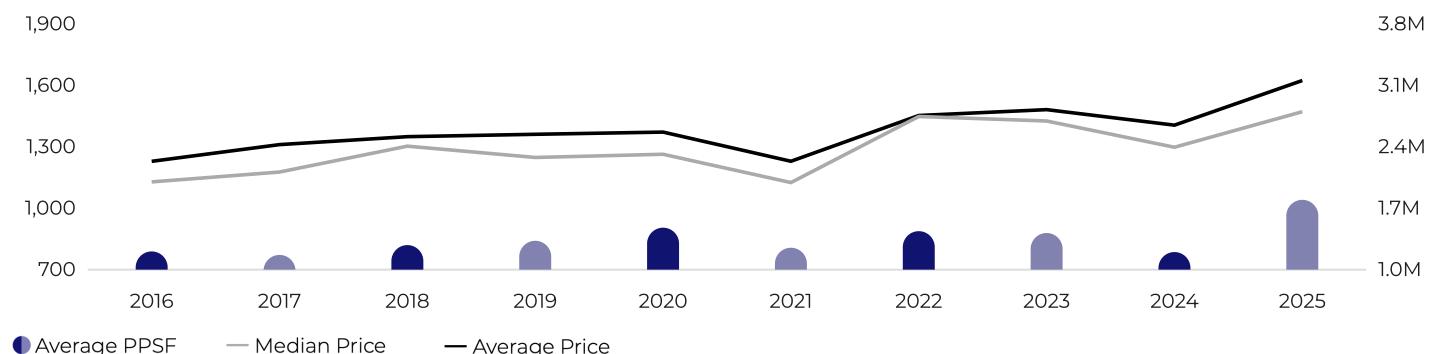
Historical Price Trends



Williamsburg

Total Inventory		YoY	Contracts Signed		YoY	Recorded Sales		YoY
Number of Homes	15	-28.6%	Number of Homes	36	33.3%	Number of Homes	33	43.5%
Average Price	\$4,173,600	-2.6%	Average Price	\$3,278,278	22.8%	Average Price	\$3,155,385	19.2%
Median Price	\$4,000,000	13.2%	Median Price	\$3,110,000	19.8%	Median Price	\$2,800,000	16.9%
Average PPSF	\$1,329	7.3%	Average PPSF	\$1,108	20.4%	Average PPSF	\$1,041	32.4%
Total Volume	\$62,604,000	-30.4%	Average DOM	217	79.3%	Total Volume	\$104,127,705	71.1%

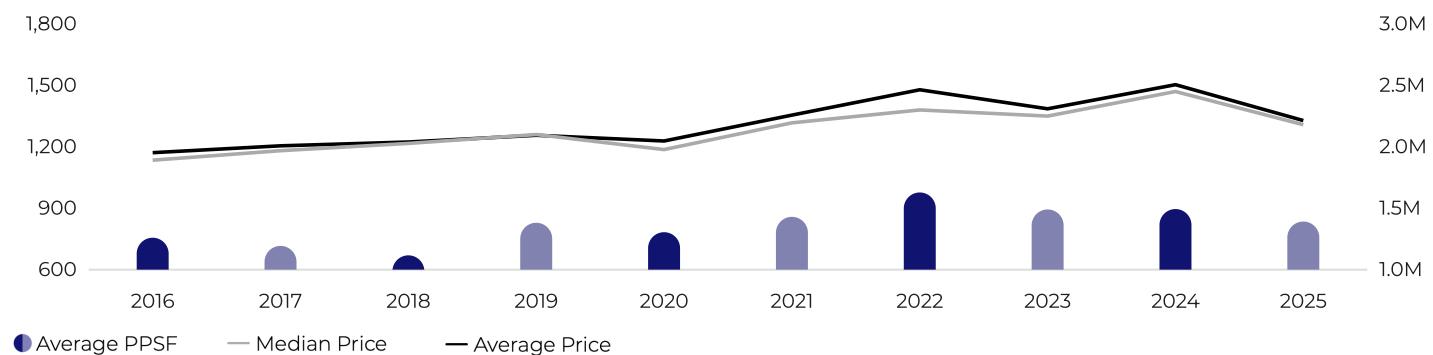
Historical Price Trends



Windsor Terrace

Total Inventory		YoY	Contracts Signed		YoY	Recorded Sales		YoY
Number of Homes	6	-40.0%	Number of Homes	27	17.4%	Number of Homes	26	36.8%
Average Price	\$2,395,833	-7.9%	Average Price	\$2,405,185	0.6%	Average Price	\$2,213,717	-11.7%
Median Price	\$2,322,500	-11.4%	Median Price	\$2,225,000	-7.1%	Median Price	\$2,180,000	-11.0%
Average PPSF	\$1,010	8.7%	Average PPSF	\$887	6.1%	Average PPSF	\$835	-6.8%
Total Volume	\$14,375,000	-44.8%	Average DOM	109	45.3%	Total Volume	\$57,556,637	20.9%

Historical Price Trends



Research

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