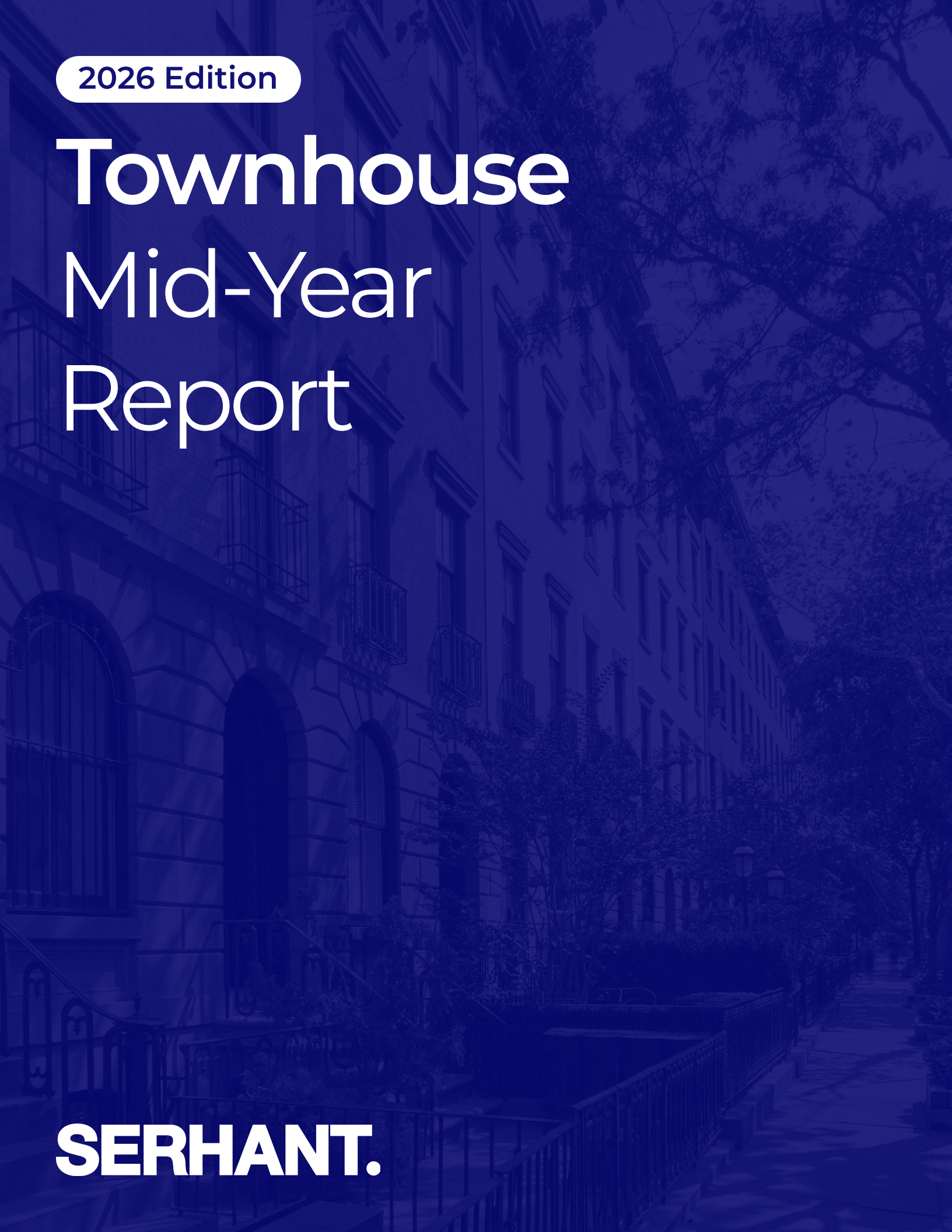




2026 Edition

Townhouse Mid-Year Report

SERHANT.

Letter From Coury



COURY NAPIER
Director of Research

The first half of 2026 marked a period of strong performance for the New York City townhouse market, with Manhattan and Brooklyn each posting healthy gains despite a shrinking supply of homes for sale. Manhattan sales rose roughly 3.8% year over year, led by the Upper East Side where the median sale price leapt 44.9% to \$12.5 million as larger trophy homes traded, and Downtown where closings climbed 14.3%. Manhattan contract activity told a similar story, with deal count easing about 5% but contract prices rising as buyers moved upmarket. The Upper West Side stood out with signed contracts up 35.7%, while the Upper East Side median last asking price jumped 36.3% to \$12.95 million on homes averaging 30.1% more square footage. Brooklyn closings advanced about 5.5%, powered by Gowanus at 87.5% growth, Brooklyn Heights at 50%, Greenpoint at 30%, and Park Slope at 22.9% with a median price that rose 8.6% to \$3.8 million. Brooklyn signed contracts fell 15.3%, though the decline tracked a 17.7% drop in new listings and appears supply-driven rather than demand-driven, while prices held. With inventory tight in both boroughs, demand for townhouses is expected to remain steady throughout the year as we move into the second half of 2026.

Market Summary:

Total Inventory			Contracts Signed			Recorded Sales		
YoY			YoY			YoY		
Number of Homes	289	-31.2%	Number of Homes	266	-11.9%	Number of Homes	276	4.9%
Average Price	\$8,863,232	-18.0%	Average Price	\$7,012,808	23.0%	Average Price	\$5,948,377	14.8%
Median Price	\$5,700,000	20.0%	Median Price	\$4,097,500	2.6%	Median Price	\$3,963,300	9.3%
Average PPSF	\$1,574	2.7%	Average PPSF	\$1,443	7.2%	Average PPSF	\$1,343	6.4%
Total Volume	\$2,561,473,995	-25.0%	Average DOM	188	-6.0%	Total Volume	\$1,641,751,946	20.5%

Highest Price Sales

105-107 Bank Street

\$70,000,000

Downtown

8 East 62nd Street

\$55,000,000

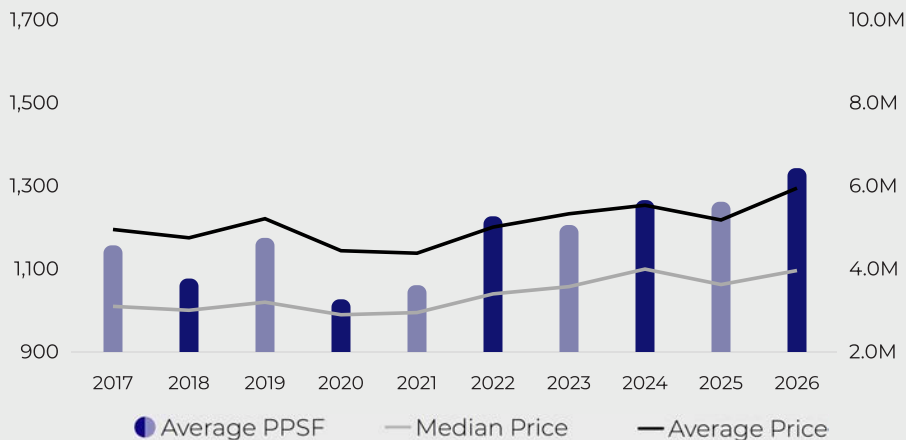
Upper East Side

34 East 63rd Street

\$46,750,000

Upper East Side

Historical Price Trends





Manhattan

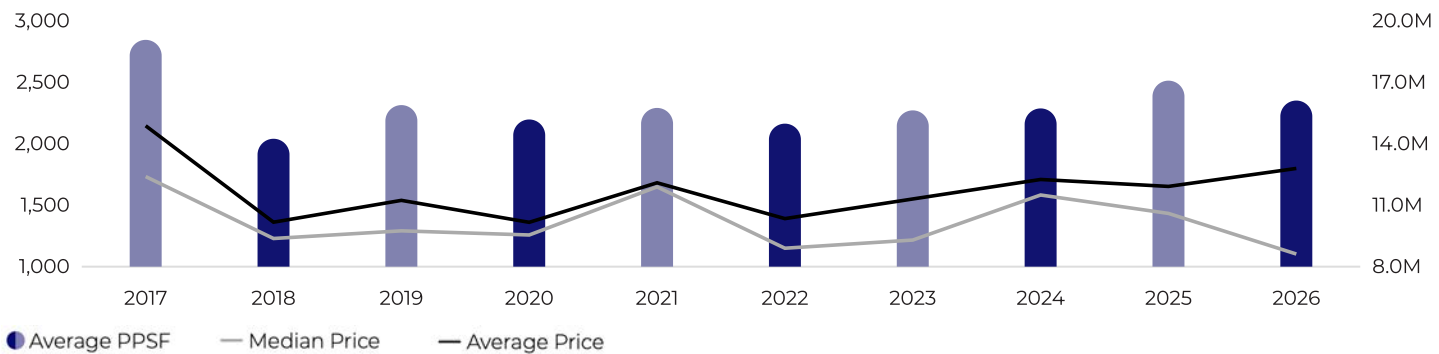
Downtown

Total Inventory		YoY
Number of Homes	38	-28.3%
Average Price	\$15,352,368	-1.1%
Median Price	\$13,000,000	-5.8%
Average PPSF	\$2,465	-10.0%
Total Volume	\$583,390,000	-29.1%

Contracts Signed		YoY
Number of Homes	28	-9.7%
Average Price	\$15,115,143	33.2%
Median Price	\$9,995,000	-9.1%
Average PPSF	\$2,435	3.6%
Average DOM	262	4.8%

Recorded Sales		YoY
Number of Homes	24	14.3%
Average Price	\$12,796,886	7.4%
Median Price	\$8,617,500	-18.7%
Average PPSF	\$2,352	-6.4%
Total Volume	\$307,125,257	22.7%

Historical Price Trends



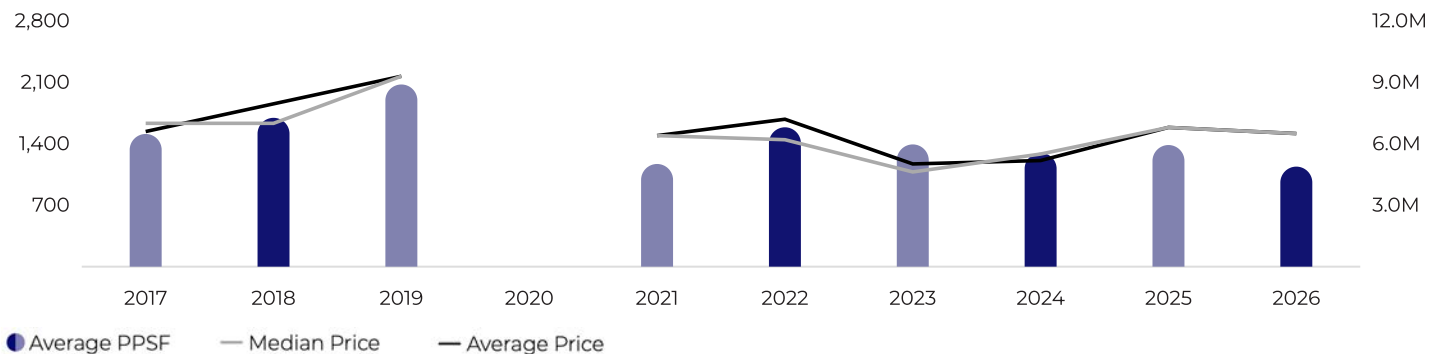
Midtown East

Total Inventory		YoY
Number of Homes	12	-7.7%
Average Price	\$11,138,833	-5.9%
Median Price	\$8,444,000	5.6%
Average PPSF	\$2,276	3.5%
Total Volume	\$133,665,999	-13.2%

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

Recorded Sales		YoY
Number of Homes	1	-50.0%
Average Price	\$6,500,000	-4.4%
Median Price	\$6,500,000	-4.4%
Average PPSF	\$1,140	-17.7%
Total Volume	\$6,500,000	-52.2%

Historical Price Trends



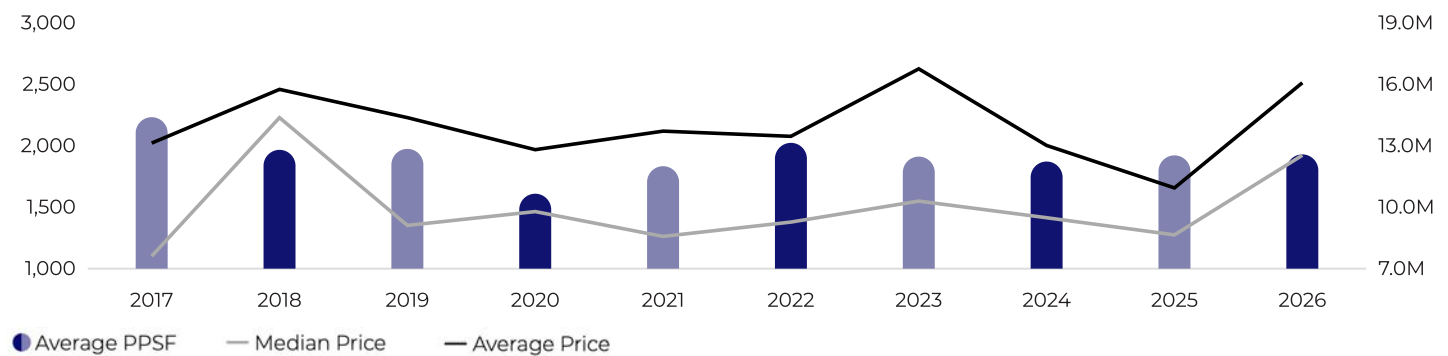
Upper East Side

Total Inventory		YoY
Number of Homes	45	-8.2%
Average Price	\$18,685,778	-4.9%
Median Price	\$13,900,000	-7.3%
Average PPSF	\$2,361	-0.4%
Total Volume	\$840,859,999	-12.7%

Contracts Signed		YoY
Number of Homes	27	-10.0%
Average Price	\$16,638,519	39.1%
Median Price	\$12,950,000	36.3%
Average PPSF	\$1,985	4.2%
Average DOM	320	6.7%

Recorded Sales		YoY
Number of Homes	22	0.0%
Average Price	\$16,078,227	46.9%
Median Price	\$12,537,500	44.9%
Average PPSF	\$1,930	0.4%
Total Volume	\$353,721,000	46.9%

Historical Price Trends



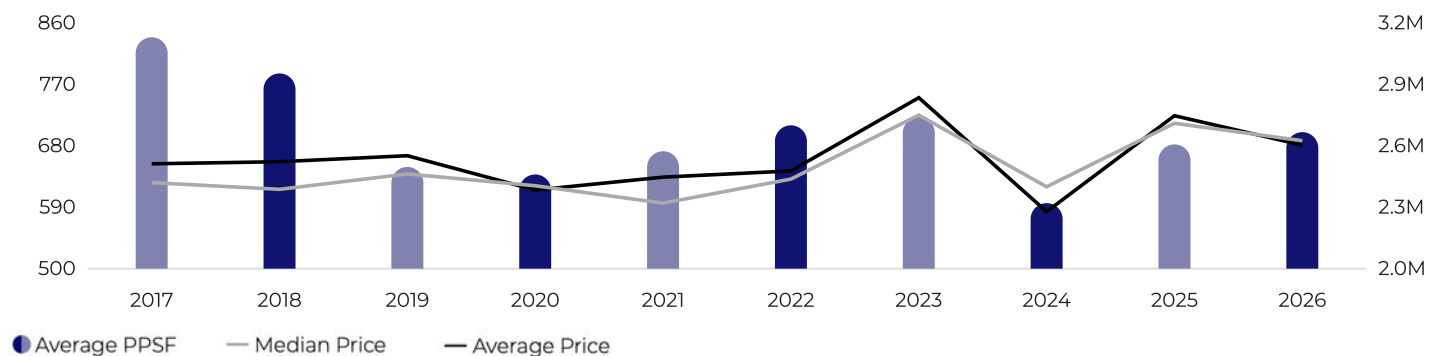
Upper Manhattan

Total Inventory		YoY
Number of Homes	41	-34.9%
Average Price	\$3,077,878	1.6%
Median Price	\$2,850,000	3.6%
Average PPSF	\$780	2.1%
Total Volume	\$126,193,000	-33.8%

Contracts Signed		YoY
Number of Homes	21	-8.7%
Average Price	\$2,585,429	0.2%
Median Price	\$2,600,000	8.3%
Average PPSF	\$674	-0.1%
Average DOM	262	1.9%

Recorded Sales		YoY
Number of Homes	19	0.0%
Average Price	\$2,603,205	-5.2%
Median Price	\$2,625,000	-3.1%
Average PPSF	\$700	2.6%
Total Volume	\$49,460,888	-5.2%

Historical Price Trends



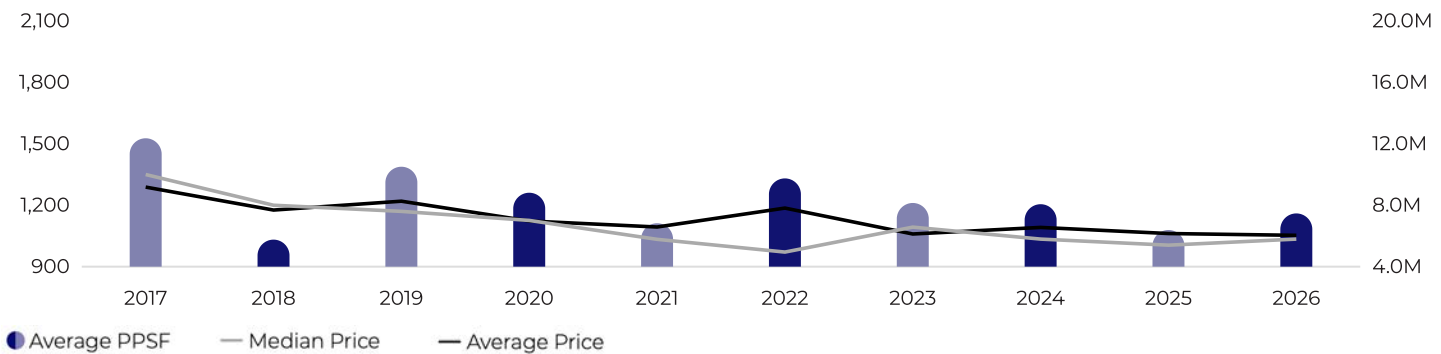
Upper West Side

Total Inventory		YoY
Number of Homes	28	-31.7%
Average Price	\$9,984,464	-10.3%
Median Price	\$7,245,000	3.5%
Average PPSF	\$1,426	-21.9%
Total Volume	\$279,565,000	-38.7%

Contracts Signed		YoY
Number of Homes	19	35.7%
Average Price	\$9,844,895	14.8%
Median Price	\$5,995,000	-31.3%
Average PPSF	\$1,468	8.3%
Average DOM	360	28.1%

Recorded Sales		YoY
Number of Homes	17	6.3%
Average Price	\$6,040,441	-1.9%
Median Price	\$5,795,000	7.3%
Average PPSF	\$1,160	7.5%
Total Volume	\$102,687,500	4.2%

Historical Price Trends



A photograph of a classic Brooklyn brownstone building, featuring ornate architectural details, multiple windows, and a prominent stone staircase with a decorative railing. The image is overlaid with a solid blue filter.

Brooklyn

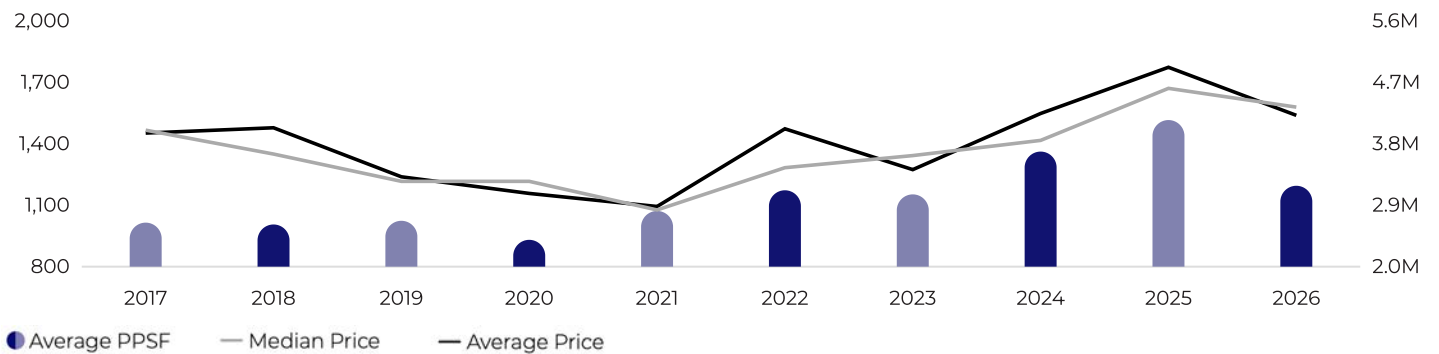
Boerum Hill

Total Inventory		YoY
Number of Homes	5	-28.6%
Average Price	\$4,950,000	-1.5%
Median Price	\$4,500,000	-10.0%
Average PPSF	\$1,529	11.5%
Total Volume	\$24,750,000	-29.7%

Contracts Signed		YoY
Number of Homes	10	-33.3%
Average Price	\$4,817,000	9.7%
Median Price	\$4,700,000	17.6%
Average PPSF	\$1,265	0.6%
Average DOM	74	-59.1%

Recorded Sales		YoY
Number of Homes	12	20.0%
Average Price	\$4,216,978	-14.3%
Median Price	\$4,337,500	-6.0%
Average PPSF	\$1,195	-21.2%
Total Volume	\$50,603,734	2.8%

Historical Price Trends



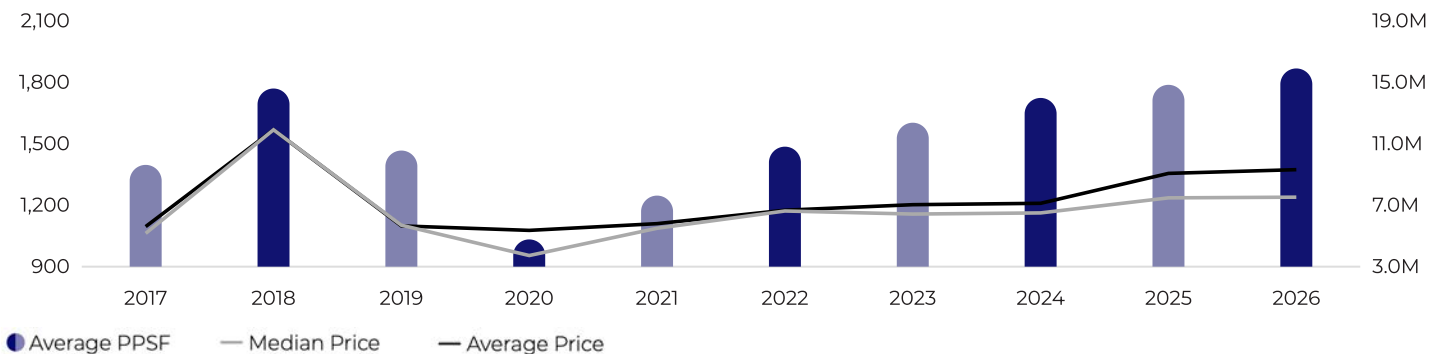
Brooklyn Heights

Total Inventory		YoY
Number of Homes	8	-20.0%
Average Price	\$10,174,375	18.1%
Median Price	\$10,850,000	30.7%
Average PPSF	\$2,081	12.9%
Total Volume	\$81,395,000	-5.5%

Contracts Signed		YoY
Number of Homes	9	0.0%
Average Price	\$7,529,444	-19.5%
Median Price	\$6,995,000	-2.8%
Average PPSF	\$1,796	-7.1%
Average DOM	140	-58.9%

Recorded Sales		YoY
Number of Homes	15	50.0%
Average Price	\$9,316,333	2.7%
Median Price	\$7,525,000	0.6%
Average PPSF	\$1,868	4.5%
Total Volume	\$139,745,000	54.0%

Historical Price Trends



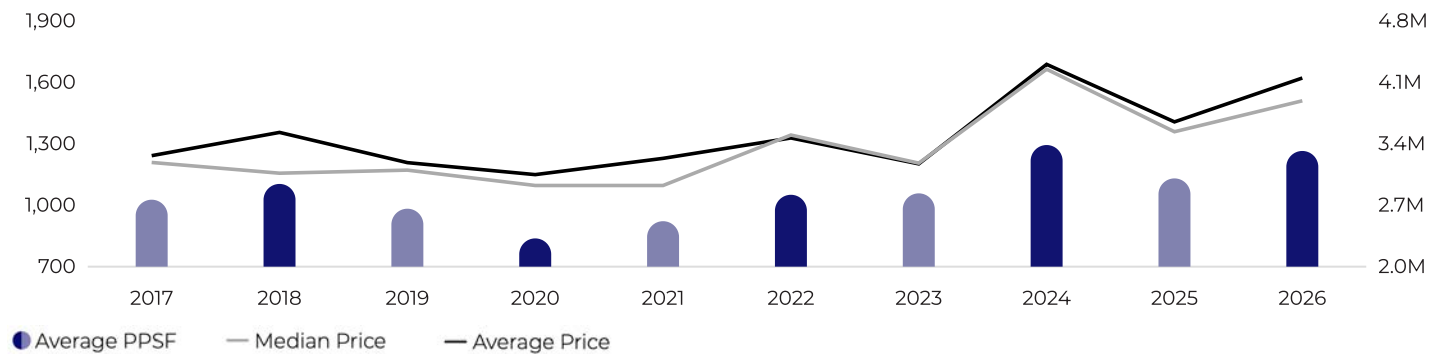
Carroll Gardens

Total Inventory		YoY
Number of Homes	3	-62.5%
Average Price	\$5,181,667	2.9%
Median Price	\$3,995,000	1.8%
Average PPSF	\$1,636	20.7%
Total Volume	\$15,545,000	-61.4%

Contracts Signed		YoY
Number of Homes	11	-15.4%
Average Price	\$5,282,091	35.5%
Median Price	\$3,695,000	-12.0%
Average PPSF	\$1,369	11.2%
Average DOM	110	111.5%

Recorded Sales		YoY
Number of Homes	13	-7.1%
Average Price	\$4,149,712	13.7%
Median Price	\$3,890,000	10.0%
Average PPSF	\$1,265	11.8%
Total Volume	\$53,946,250	5.6%

Historical Price Trends



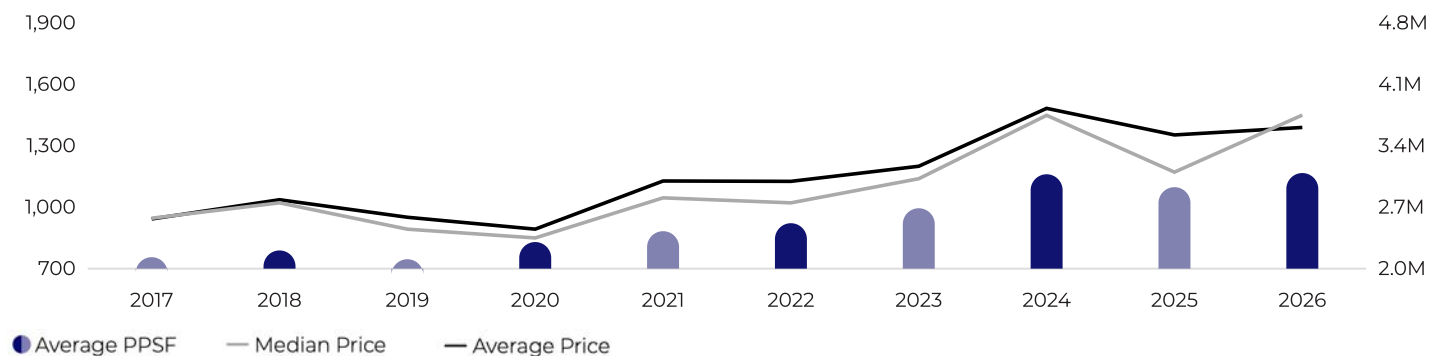
Clinton Hill

Total Inventory		YoY
Number of Homes	12	-40.0%
Average Price	\$4,355,833	-1.3%
Median Price	\$3,647,500	-17.1%
Average PPSF	\$1,190	-3.0%
Total Volume	\$52,270,000	-40.8%

Contracts Signed		YoY
Number of Homes	12	-29.4%
Average Price	\$4,081,917	21.0%
Median Price	\$3,747,500	17.1%
Average PPSF	\$1,259	28.5%
Average DOM	210	-18.0%

Recorded Sales		YoY
Number of Homes	11	-26.7%
Average Price	\$3,609,163	2.4%
Median Price	\$3,750,000	21.0%
Average PPSF	\$1,167	6.3%
Total Volume	\$39,700,795	-24.9%

Historical Price Trends



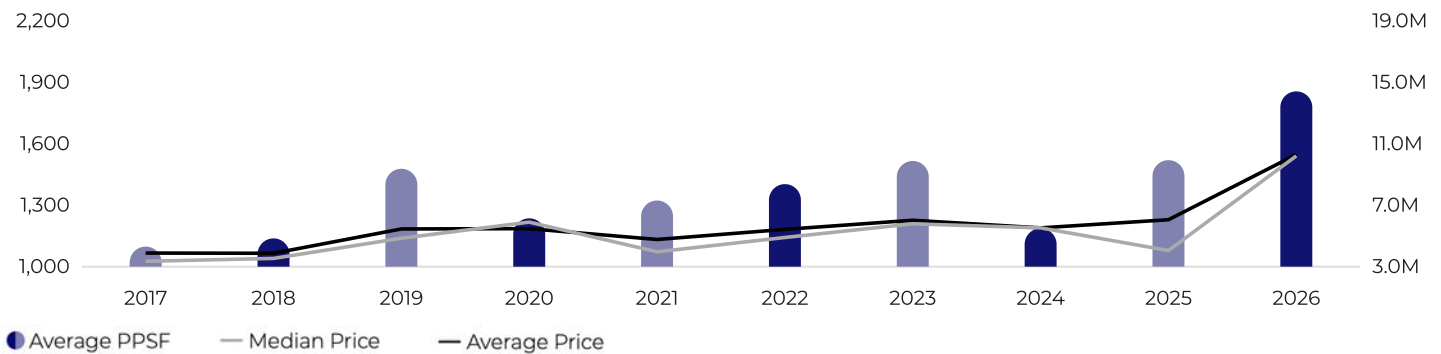
Cobble Hill

Total Inventory		YoY
Number of Homes	6	20.0%
Average Price	\$8,940,833	28.6%
Median Price	\$6,922,500	15.4%
Average PPSF	\$2,156	13.7%
Total Volume	\$53,645,000	54.3%

Contracts Signed		YoY
Number of Homes	9	-25.0%
Average Price	\$9,508,333	53.1%
Median Price	\$9,750,000	101.1%
Average PPSF	\$1,760	13.9%
Average DOM	278	98.6%

Recorded Sales		YoY
Number of Homes	5	-28.6%
Average Price	\$10,302,500	70.1%
Median Price	\$10,212,500	152.2%
Average PPSF	\$1,856	22.1%
Total Volume	\$51,512,500	21.5%

Historical Price Trends



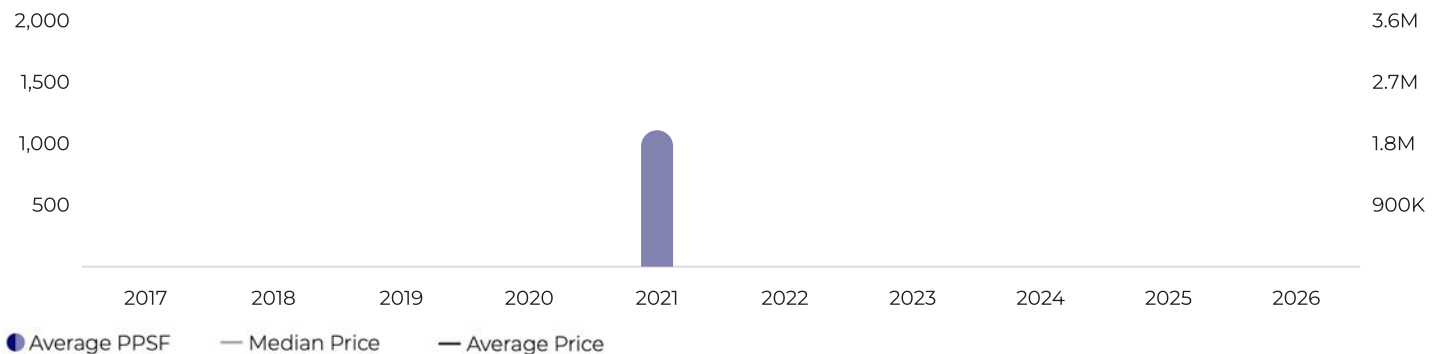
DUMBO & Vinegar Hill

Total Inventory		YoY
Number of Homes	1	-66.7%
Average Price	\$4,995,000	35.1%
Median Price	\$4,995,000	42.9%
Average PPSF	\$1,638	34.5%
Total Volume	\$4,995,000	-55.0%

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



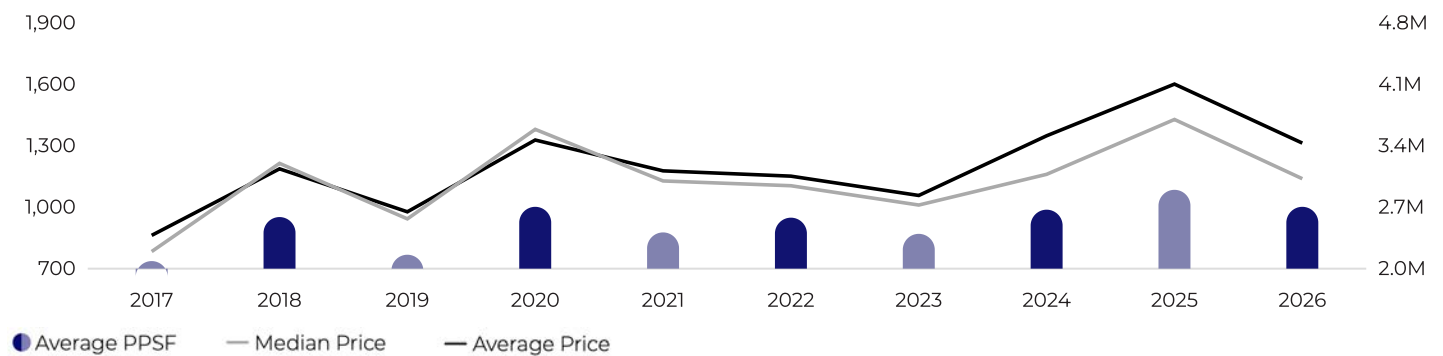
Fort Greene

Total Inventory		YoY
Number of Homes	8	-33.3%
Average Price	\$4,537,500	17.1%
Median Price	\$4,100,000	18.8%
Average PPSF	\$1,201	8.9%
Total Volume	\$36,300,000	-21.9%

Contracts Signed		YoY
Number of Homes	9	-35.7%
Average Price	\$4,457,778	-0.2%
Median Price	\$4,000,000	-8.6%
Average PPSF	\$1,130	-0.3%
Average DOM	113	-30.2%

Recorded Sales		YoY
Number of Homes	16	-15.8%
Average Price	\$3,430,938	-16.4%
Median Price	\$3,025,000	-18.2%
Average PPSF	\$1,002	-7.6%
Total Volume	\$54,895,000	-29.6%

Historical Price Trends



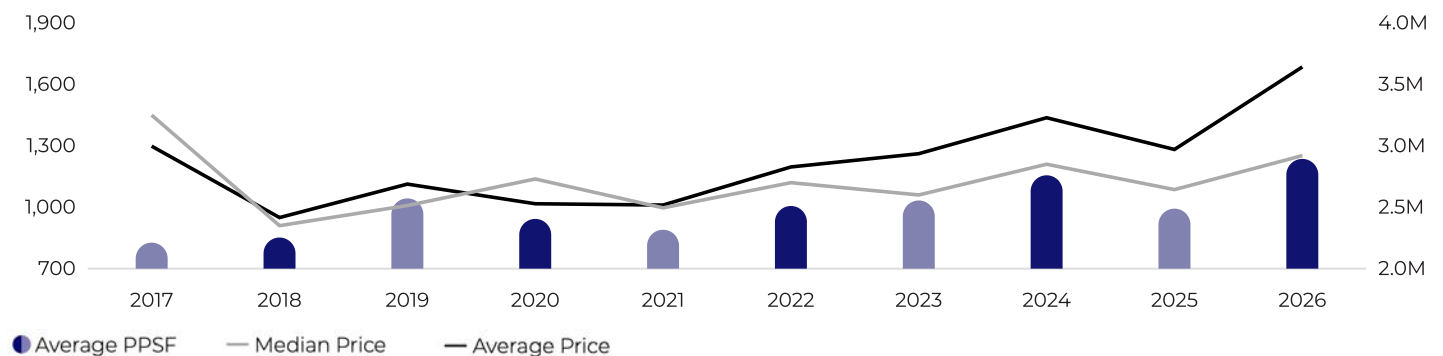
Gowanus

Total Inventory		YoY
Number of Homes	2	-77.8%
Average Price	\$4,025,000	-18.3%
Median Price	\$4,025,000	-9.6%
Average PPSF	\$973	-32.4%
Total Volume	\$8,050,000	-81.8%

Contracts Signed		YoY
Number of Homes	16	23.1%
Average Price	\$3,622,250	18.8%
Median Price	\$2,899,500	11.5%
Average PPSF	\$1,405	39.9%
Average DOM	107	-50.2%

Recorded Sales		YoY
Number of Homes	15	87.5%
Average Price	\$3,641,855	22.6%
Median Price	\$2,920,000	10.5%
Average PPSF	\$1,236	24.5%
Total Volume	\$54,627,818	129.9%

Historical Price Trends



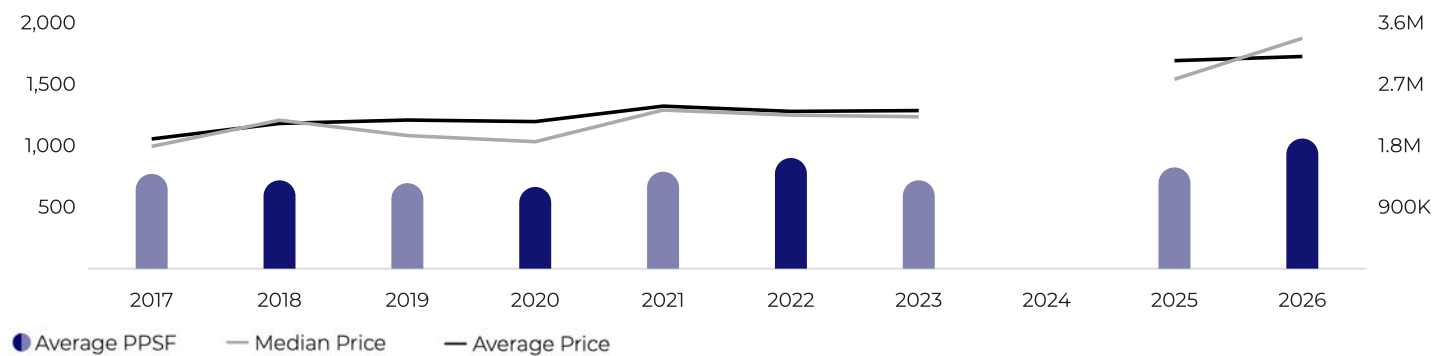
Greenpoint

Total Inventory		YoY
Number of Homes	13	-31.6%
Average Price	\$3,372,077	3.5%
Median Price	\$2,999,999	-
Average PPSF	\$1,039	-7.1%
Total Volume	\$43,836,998	-29.2%

Contracts Signed		YoY
Number of Homes	7	-30.0%
Average Price	\$2,727,143	-25.8%
Median Price	\$2,895,000	-17.3%
Average PPSF	\$962	-7.9%
Average DOM	118	-33.0%

Recorded Sales		YoY
Number of Homes	13	30.0%
Average Price	\$3,108,462	2.0%
Median Price	\$3,375,000	21.6%
Average PPSF	\$1,059	28.5%
Total Volume	\$40,410,000	32.6%

Historical Price Trends



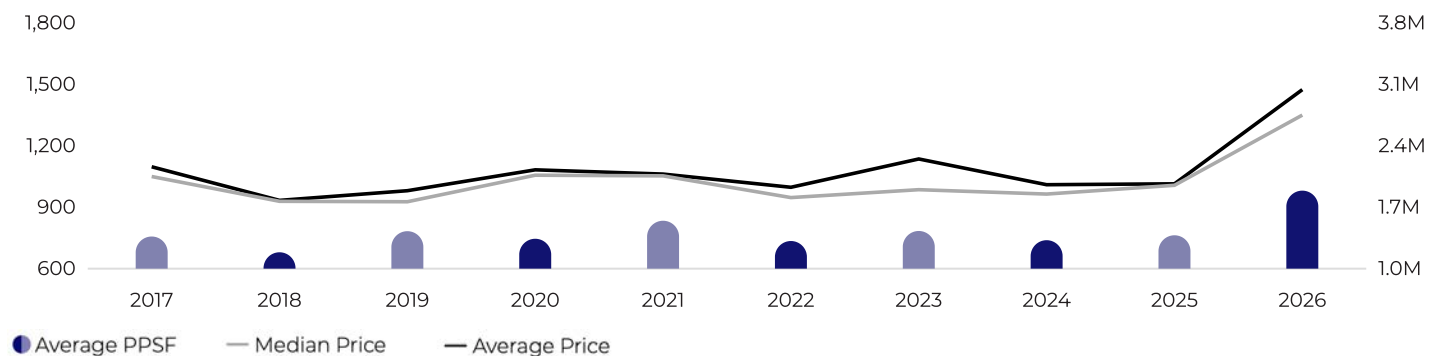
Greenwood

Total Inventory		YoY
Number of Homes	6	-33.3%
Average Price	\$2,656,667	-12.7%
Median Price	\$2,437,500	-9.7%
Average PPSF	\$911	-9.7%
Total Volume	\$15,940,000	-41.8%

Contracts Signed		YoY
Number of Homes	6	-25.0%
Average Price	\$2,010,833	-21.6%
Median Price	\$1,922,500	-17.2%
Average PPSF	\$800	-10.5%
Average DOM	113	-1.7%

Recorded Sales		YoY
Number of Homes	7	40.0%
Average Price	\$3,040,000	54.6%
Median Price	\$2,750,000	41.0%
Average PPSF	\$981	28.6%
Total Volume	\$21,279,999	116.4%

Historical Price Trends



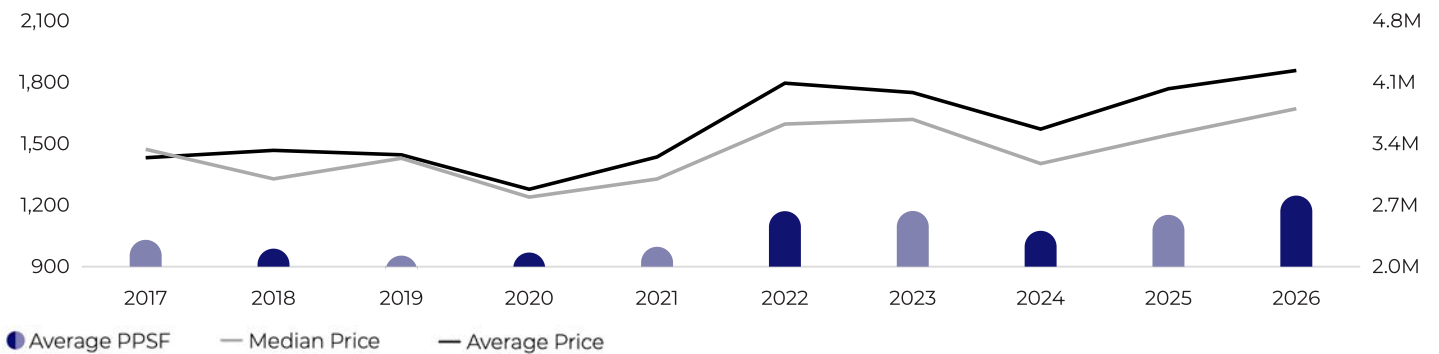
Park Slope

Total Inventory		YoY
Number of Homes	20	-35.5%
Average Price	\$6,712,000	44.9%
Median Price	\$5,237,500	31.1%
Average PPSF	\$1,711	41.1%
Total Volume	\$134,240,000	-6.5%

Contracts Signed		YoY
Number of Homes	39	-13.3%
Average Price	\$4,395,128	10.8%
Median Price	\$3,995,000	8.0%
Average PPSF	\$1,298	6.0%
Average DOM	102	-19.0%

Recorded Sales		YoY
Number of Homes	43	22.9%
Average Price	\$4,235,874	5.2%
Median Price	\$3,800,000	8.6%
Average PPSF	\$1,247	8.2%
Total Volume	\$182,142,568	29.2%

Historical Price Trends



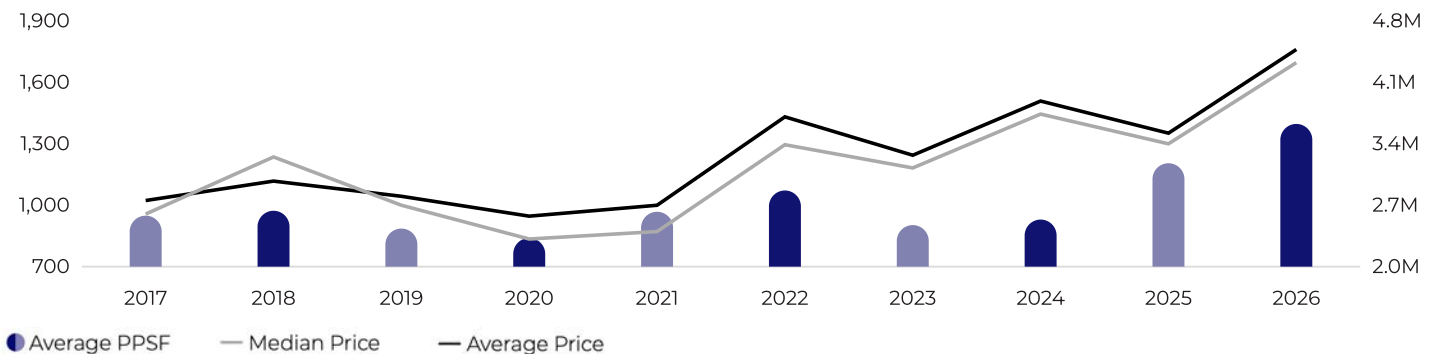
Prospect Heights

Total Inventory		YoY
Number of Homes	0	0.0%
Average Price	-	-
Median Price	-	-
Average PPSF	-	-
Total Volume	-	-

Contracts Signed		YoY
Number of Homes	8	33.3%
Average Price	\$4,542,125	-3.3%
Median Price	\$4,397,000	-4.7%
Average PPSF	\$1,240	-9.4%
Average DOM	92	43.8%

Recorded Sales		YoY
Number of Homes	6	-14.3%
Average Price	\$4,475,000	27.1%
Median Price	\$4,325,000	27.2%
Average PPSF	\$1,397	15.9%
Total Volume	\$26,850,000	8.9%

Historical Price Trends



Red Hook & Columbia Street Waterfront District

Total Inventory

		YoY
Number of Homes	3	-76.9%
Average Price	\$4,666,333	44.4%
Median Price	\$4,500,000	36.4%
Average PPSF	\$1,332	17.3%
Total Volume	\$13,999,000	-66.7%

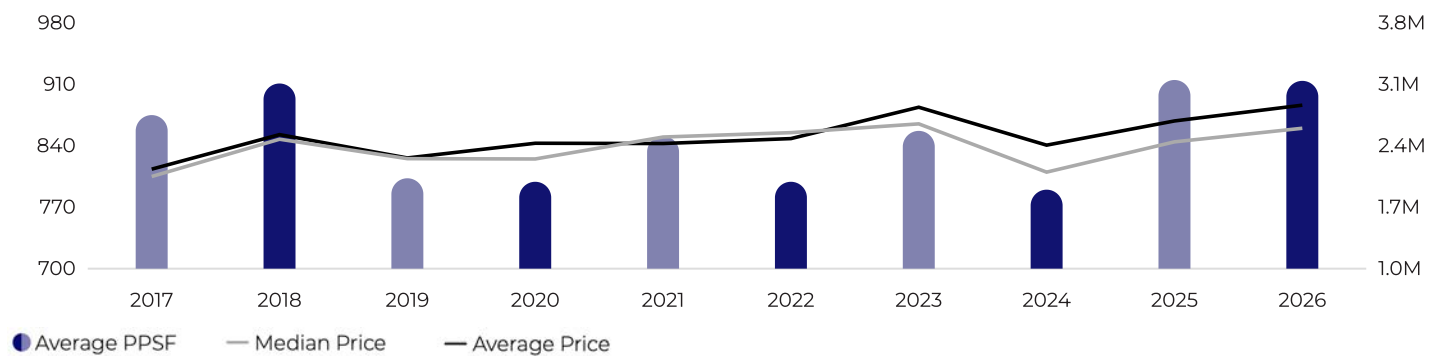
Contracts Signed

		YoY
Number of Homes	7	-22.2%
Average Price	\$2,883,571	-1.8%
Median Price	\$2,700,000	-5.3%
Average PPSF	\$950	3.4%
Average DOM	366	152.4%

Recorded Sales

		YoY
Number of Homes	8	-33.3%
Average Price	\$2,863,089	6.7%
Median Price	\$2,600,000	6.3%
Average PPSF	\$914	-0.1%
Total Volume	\$22,904,712	-28.9%

Historical Price Trends



Williamsburg

Total Inventory

		YoY
Number of Homes	14	-33.3%
Average Price	\$4,478,500	10.0%
Median Price	\$4,247,500	10.3%
Average PPSF	\$1,267	5.1%
Total Volume	\$62,698,999	-26.7%

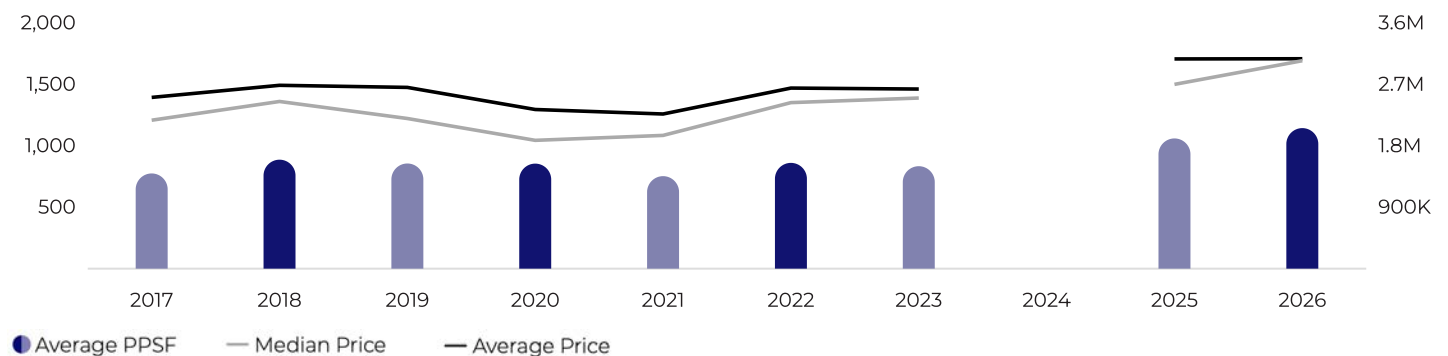
Contracts Signed

		YoY
Number of Homes	18	20.0%
Average Price	\$3,464,944	-6.6%
Median Price	\$3,347,500	1.0%
Average PPSF	\$1,267	10.3%
Average DOM	120	-50.4%

Recorded Sales

		YoY
Number of Homes	14	-6.7%
Average Price	\$3,075,566	0.1%
Median Price	\$3,046,500	12.8%
Average PPSF	\$1,144	7.9%
Total Volume	\$43,057,925	-6.6%

Historical Price Trends



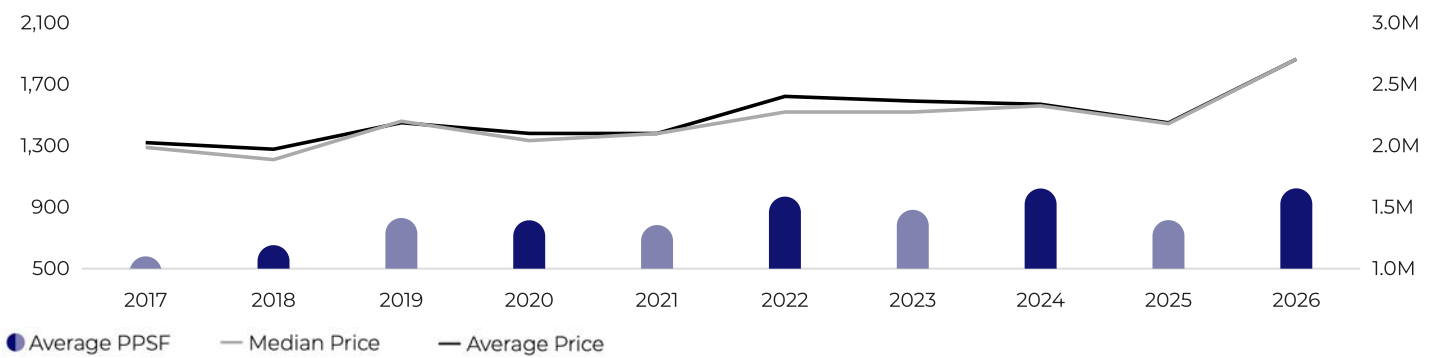
Windsor Terrace

Total Inventory		YoY
Number of Homes	4	-42.9%
Average Price	\$2,737,250	3.7%
Median Price	\$2,700,000	-5.3%
Average PPSF	\$818	-16.4%
Total Volume	\$10,949,000	-40.7%

Contracts Signed		YoY
Number of Homes	10	-37.5%
Average Price	\$2,346,800	3.1%
Median Price	\$2,350,000	6.3%
Average PPSF	\$911	4.4%
Average DOM	86	-31.7%

Recorded Sales		YoY
Number of Homes	15	-6.2%
Average Price	\$2,705,400	23.7%
Median Price	\$2,706,000	24.1%
Average PPSF	\$1,023	25.4%
Total Volume	\$40,581,000	16.0%

Historical Price Trends



Research

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