

Q3 2025

Manhattan Townhouse Market Report

COMPASS



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SOURCES

REBNY RLS,
ACRIS (Automated City Register Information System)

Manhattan Market Report

Neighborhood Map



Methodology

Geography covered in this report is Manhattan.

Inventory is calculated based on all single-family townhouses actively listed during the quarter at the time the report is prepared.

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

Recorded Sales figures for the quarter are based on known single-family townhouse closings recorded at the time the report is prepared.

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 quarter 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 Quarter is reflective of the initial day of the quarter until the 20th day of the quarter's closing month. These numbers will be updated in subsequent reports to reflect the dataset of the entire quarter.

Quarters

Q1: January 1 - March 31

Q2: April 1 - June 30

Q3: July 1 - September 30

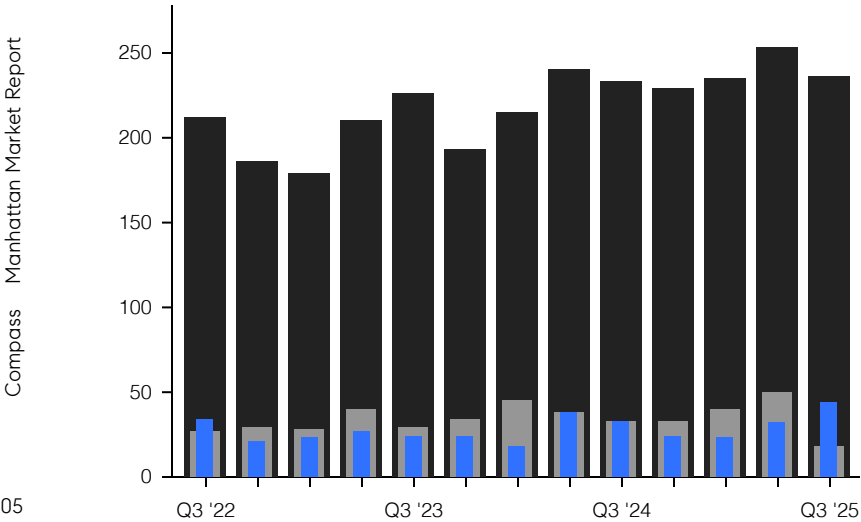
Q4: October 1 - December 31

Townhouses

OVERVIEW

- Sales boomed following a number of deals made near the end of last quarter, climbing 33% year over year
- Contract activity was down, due to limited new listings following a jump in activity in the previous quarter
- The median price jumped significantly, climbing 32.8% compared to last year, as the lower half of the market continues to draw in buyers
- Most submarkets are seeing strong year-to-date growth in total number of transactions

INVENTORY CONTRACTS SALES



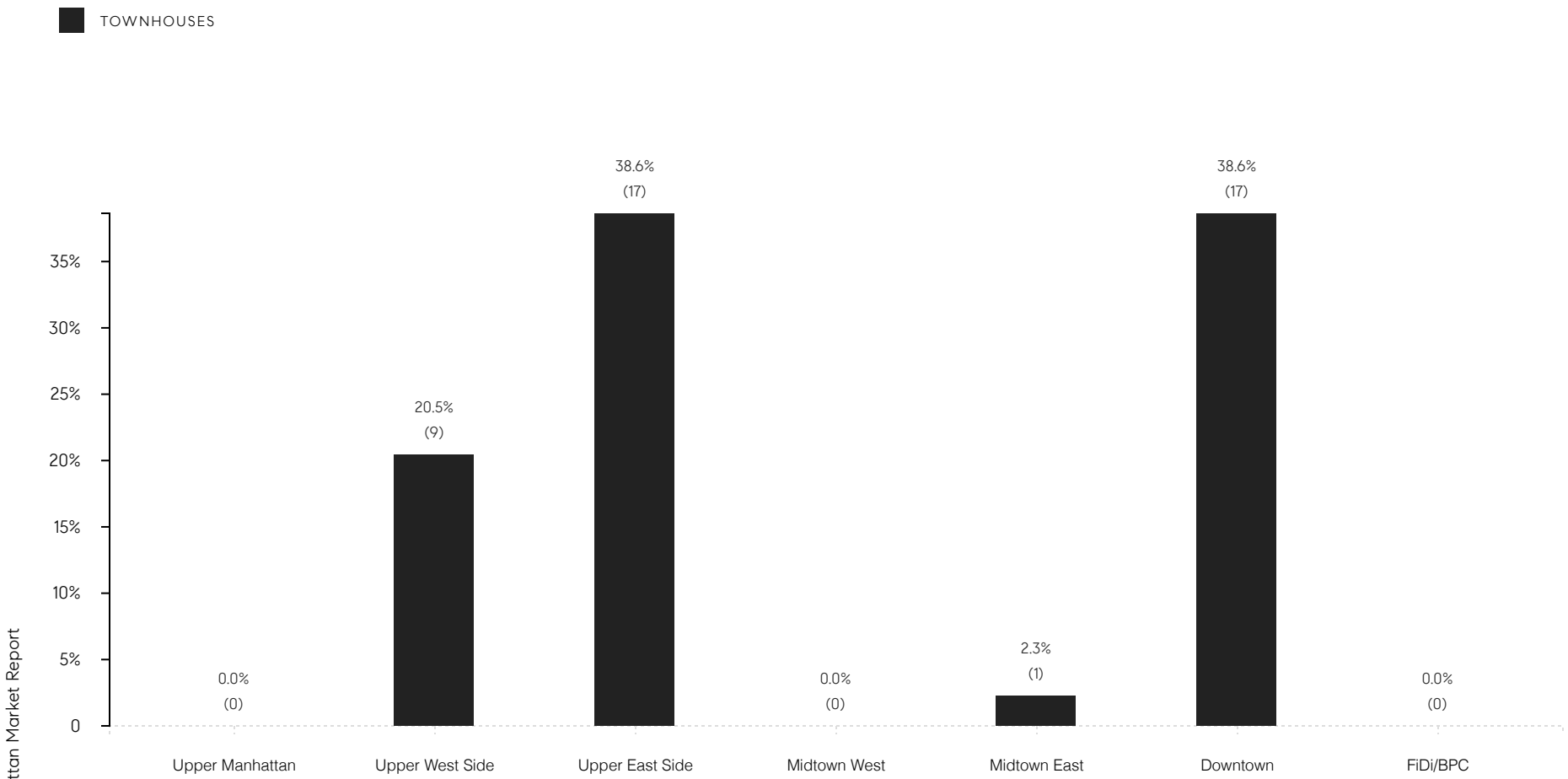
Sales	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# SALES	44	32	37.5%	33	33.3%
AVG. DISCOUNT	15%	12%	-	17%	-
MEDIAN PRICE	\$8,962,500	\$7,175,000	24.9%	\$6,750,000	32.8%
AVERAGE PRICE	\$9,539,820	\$9,442,399	1.0%	\$9,210,182	3.6%
AVERAGE PPSF	\$1,780	\$1,627	9.4%	\$1,848	-3.7%
AVERAGE SF	5,535	5,769	-4.1%	4,921	12.5%

Contracts	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# CONTRACTS	18	50	-64.0%	33	-45.5%
AVG. DISCOUNT	9%	11%	-	10%	-
MEDIAN PRICE	\$6,247,500	\$9,625,000	-35.1%	\$7,995,000	-21.9%
AVERAGE PRICE	\$10,991,278	\$10,228,660	7.5%	\$10,167,273	8.1%
AVERAGE PPSF	\$1,616	\$1,877	-13.9%	\$1,779	-9.2%
AVERAGE SF	6,540	5,820	12.4%	5,892	11.0%

Inventory	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# ACTIVES	236	253	-6.7%	233	1.3%
MEDIAN PRICE	\$8,250,000	\$8,500,000	-2.9%	\$9,250,000	-10.8%
AVERAGE PRICE	\$12,989,104	\$12,305,222	5.6%	\$12,142,090	7.0%
AVERAGE PPSF	\$2,019	\$2,025	-0.3%	\$2,007	0.6%
AVERAGE SF	6,210	5,982	3.8%	6,088	2.0%

Townhouses

SINGLE-FAMILY SALES BY SUBMARKET

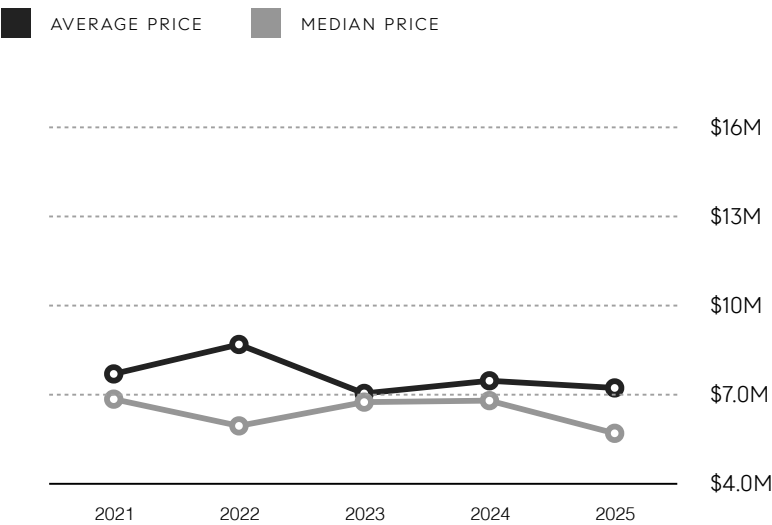


Upper West Side

SINGLE-FAMILY TOWNHOUSES

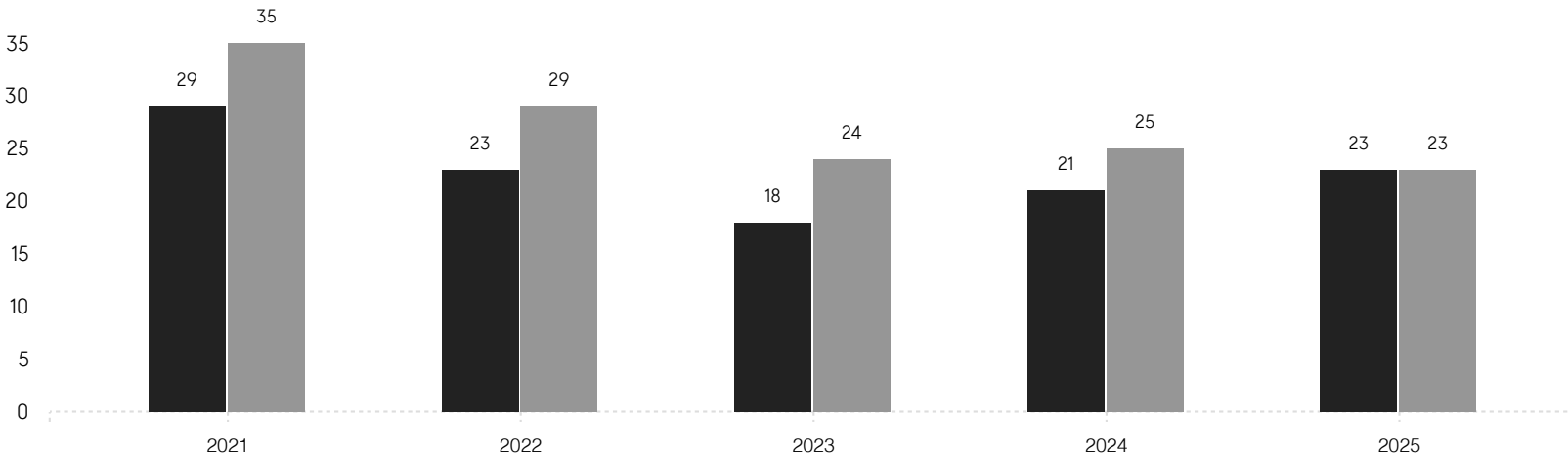
Sales	YTD 2025	YTD 2024	%Δ
# SALES	23	21	9.5%
AVG. DISCOUNT	16%	15%	-
MEDIAN PRICE	\$5,700,000	\$6,415,000	-11.1%
AVERAGE PRICE	\$7,227,631	\$7,335,286	-1.5%
AVERAGE PPSF	\$1,169	\$1,195	-2.2%
AVERAGE SF	6,167	6,424	-4.0%

Historic Prices



Historic Sales

■ YEAR-TO-DATE ■ FULL-YEAR

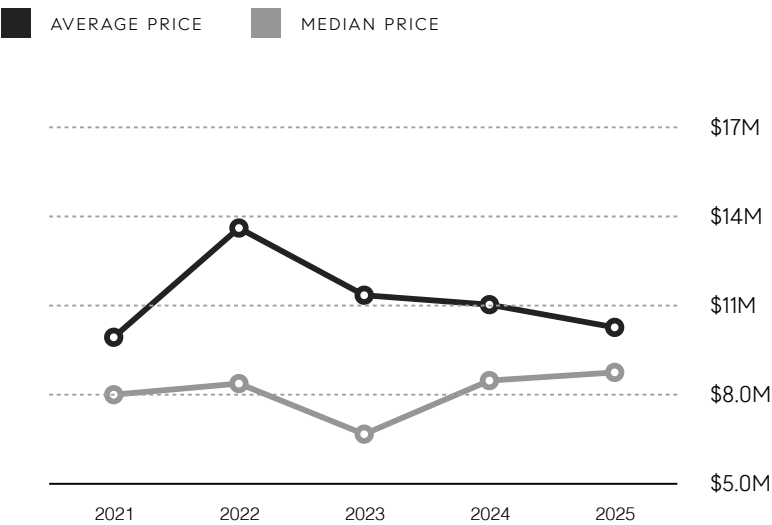


Upper East Side

SINGLE-FAMILY TOWNHOUSES

Sales	YTD 2025	YTD 2024	%Δ
# SALES	37	29	27.6%
AVG. DISCOUNT	15%	17%	-
MEDIAN PRICE	\$8,750,000	\$8,475,000	3.2%
AVERAGE PRICE	\$10,266,049	\$11,393,466	-9.9%
AVERAGE PPSF	\$1,763	\$1,815	-2.9%
AVERAGE SF	5,834	6,032	-3.3%

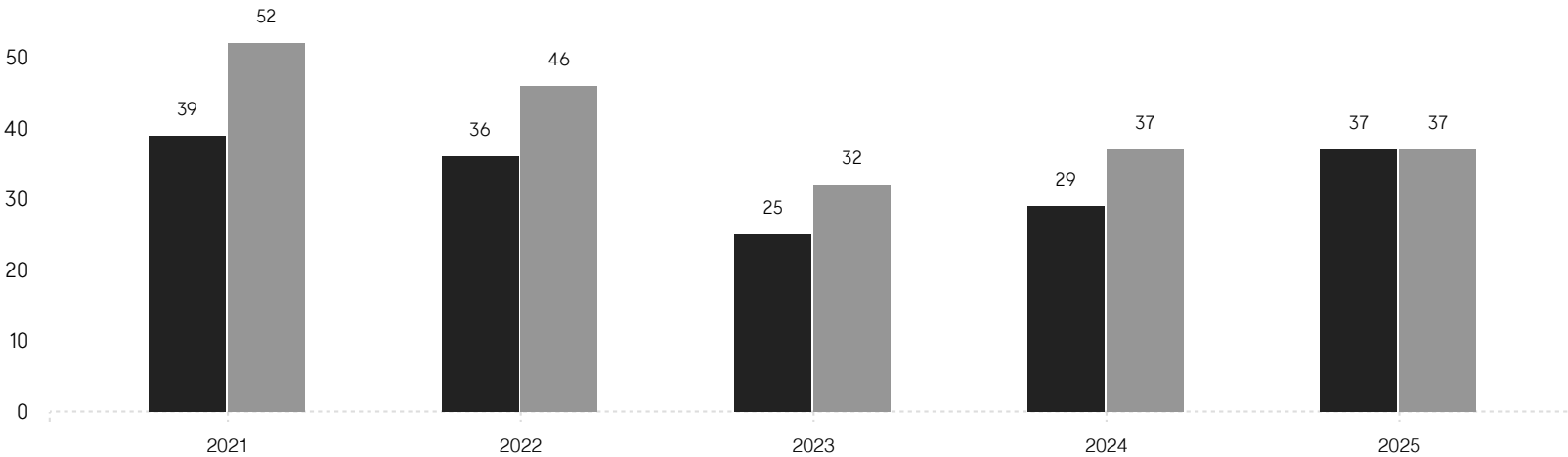
Historic Prices



Historic Sales

■ YEAR-TO-DATE ■ FULL-YEAR

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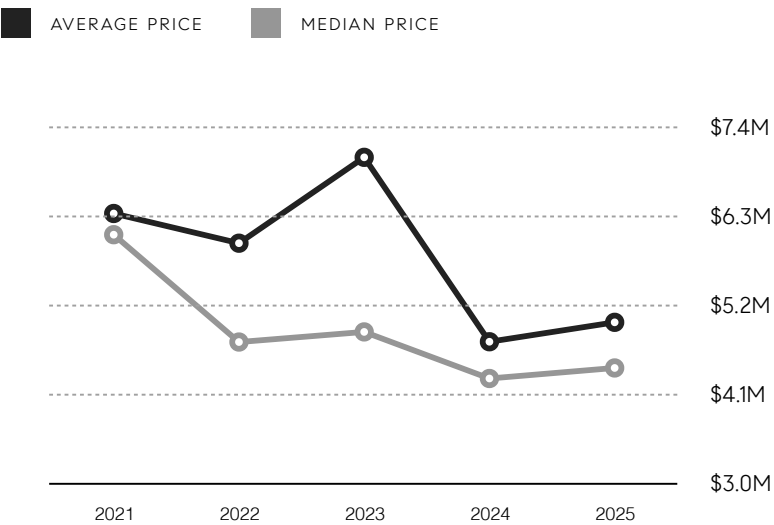


Midtown East

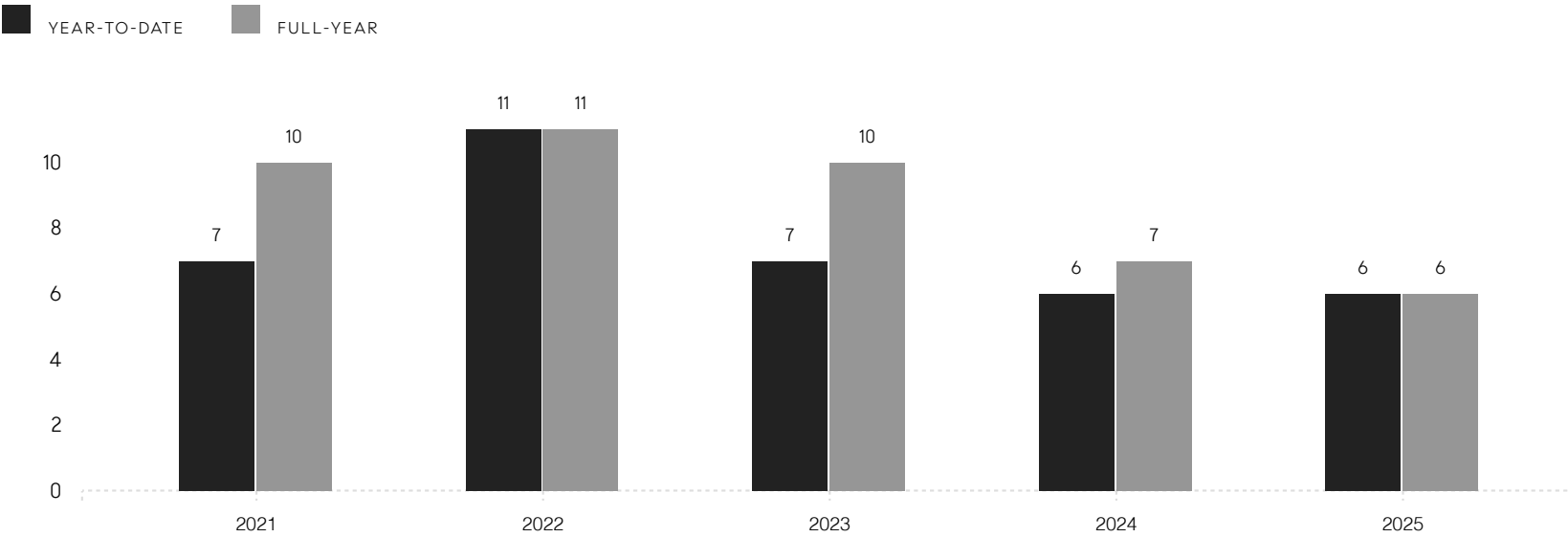
SINGLE-FAMILY TOWNHOUSES

Sales	YTD 2025	YTD 2024	%Δ
# SALES	6	6	0.0%
AVG. DISCOUNT	21%	22%	-
MEDIAN PRICE	\$4,430,000	\$4,250,000	4.2%
AVERAGE PRICE	\$4,993,333	\$4,758,333	4.9%
AVERAGE PPSF	\$1,081	\$1,138	-5.0%
AVERAGE SF	4,683	4,245	10.3%

Historic Prices



Historic Sales

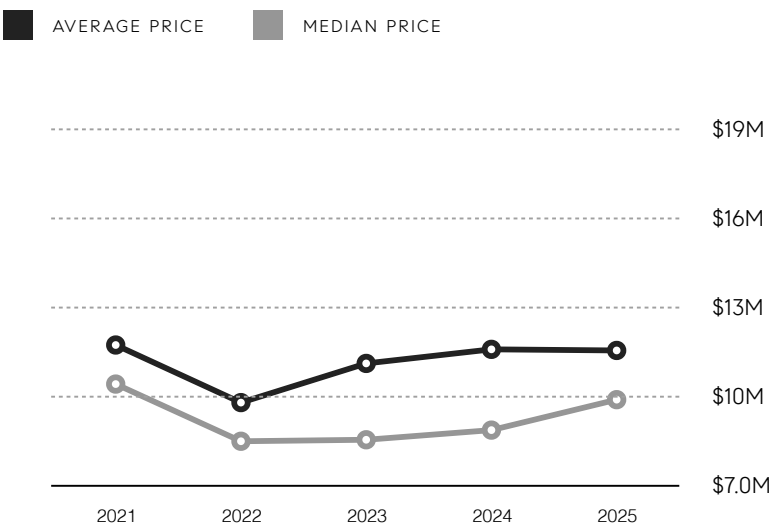


Downtown

SINGLE-FAMILY TOWNHOUSES

Sales	YTD 2025	YTD 2024	%Δ
# SALES	37	33	12.1%
AVG. DISCOUNT	15%	18%	-
MEDIAN PRICE	\$9,900,000	\$8,350,000	18.6%
AVERAGE PRICE	\$11,556,863	\$11,729,611	-1.5%
AVERAGE PPSF	\$2,310	\$2,171	6.4%
AVERAGE SF	5,031	5,351	-6.0%

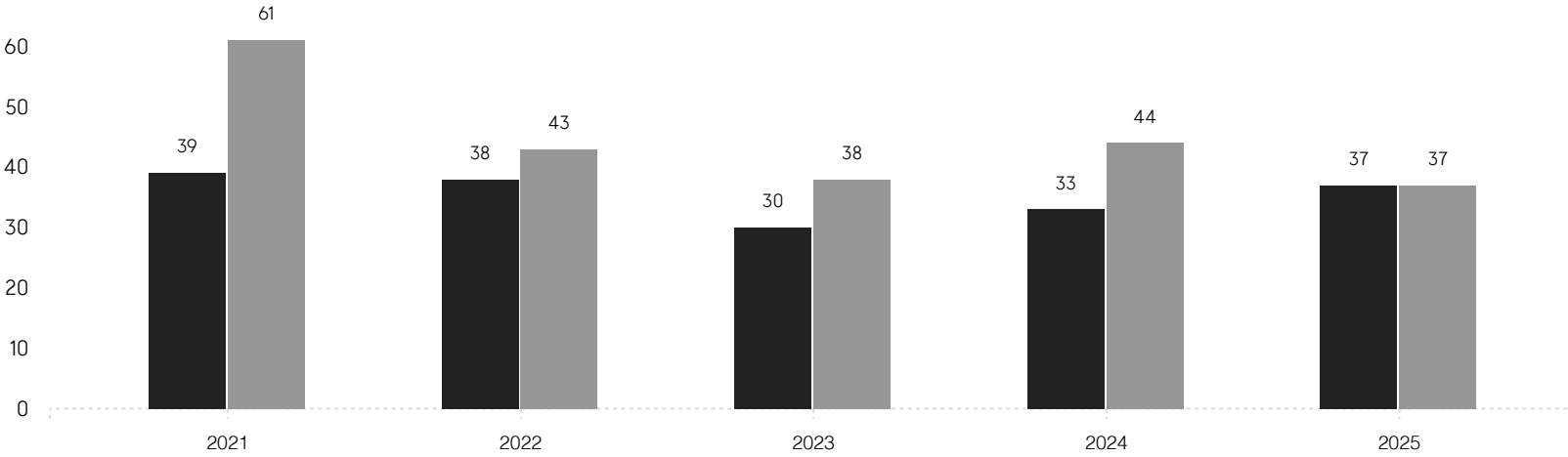
Historic Prices



Historic Sales

■ YEAR-TO-DATE ■ FULL-YEAR

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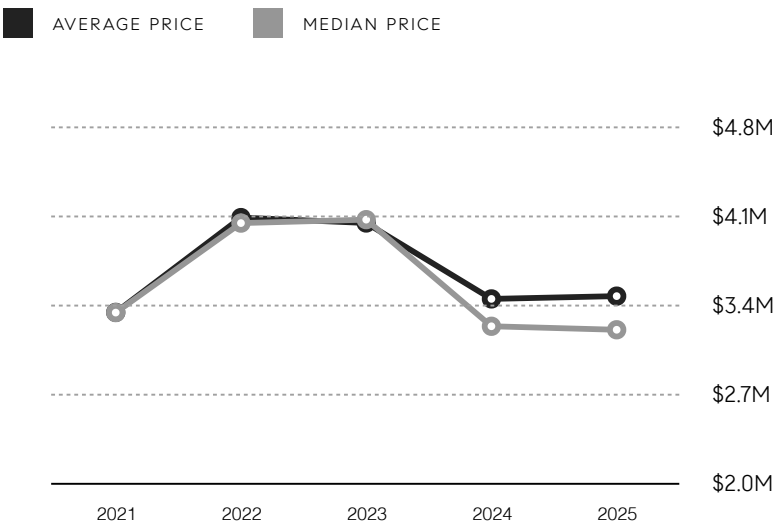


Upper Manhattan

SINGLE-FAMILY TOWNHOUSES

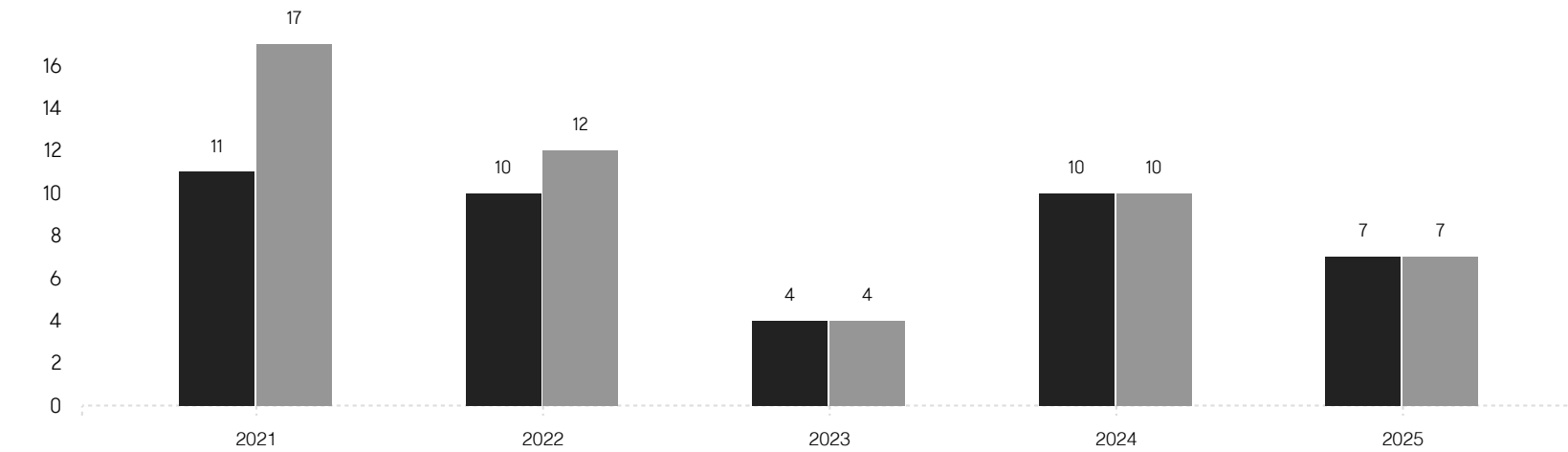
Sales	YTD 2025	YTD 2024	%Δ
# SALES	7	10	-30.0%
AVG. DISCOUNT	8%	16%	-
MEDIAN PRICE	\$3,210,000	\$3,237,500	-0.8%
AVERAGE PRICE	\$3,474,286	\$3,452,416	0.6%
AVERAGE PPSF	\$781	\$815	-4.2%
AVERAGE SF	4,578	4,434	3.2%

Historic Prices



Historic Sales

■ YEAR-TO-DATE ■ FULL-YEAR



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