

H1

2025 TOWNHOUSE MARKET REPORT

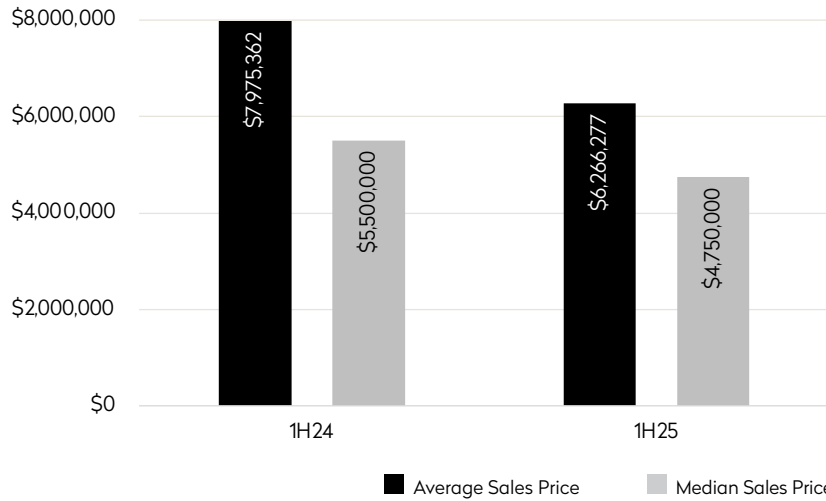
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Brown Harris Stevens THE Craft OF Research

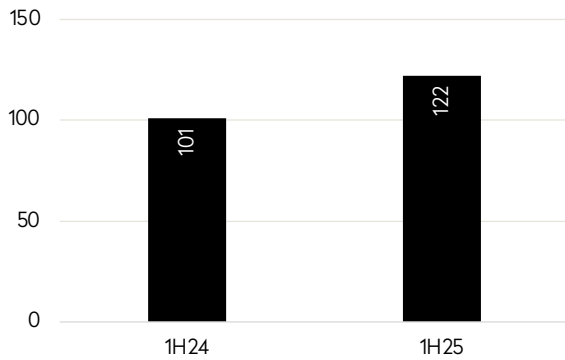
All Manhattan

AVERAGE & MEDIAN SALES PRICES

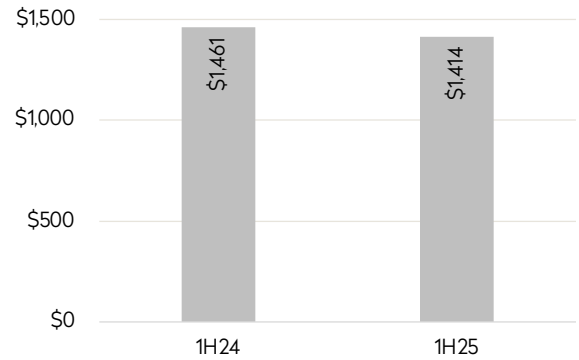


- The average 1-3 family townhouse price fell to \$6,266,277 in the first half of 2025, due in part to a 9% decline in the average size of townhouses sold.
- There were 122 reported sales in the first half; 21% more than a year ago.
- Townhouse prices averaged \$1,414 per square foot, 3% less than 2024's first half.
- Sellers received 93.0% of their last asking price, up from 91.9% one year ago.

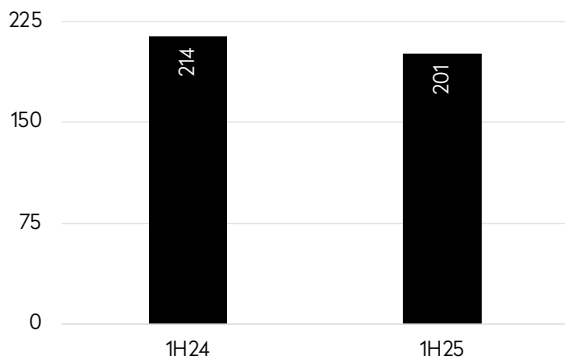
NUMBER OF SALES



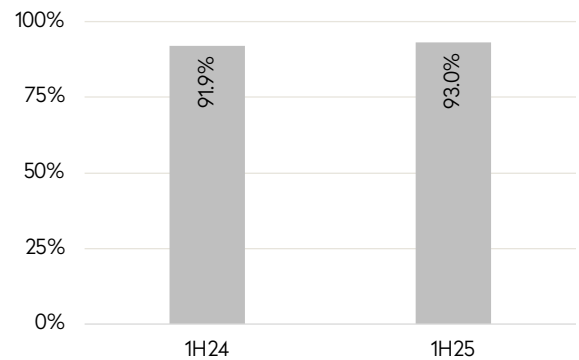
AVERAGE PRICE PER SQUARE FOOT



AVERAGE DAYS ON THE MARKET



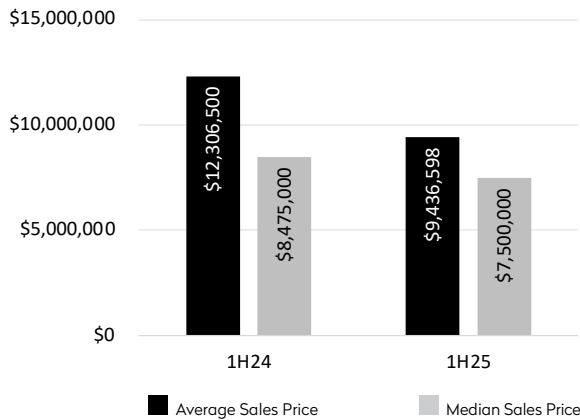
SELLING VS. LAST ASKING PRICE



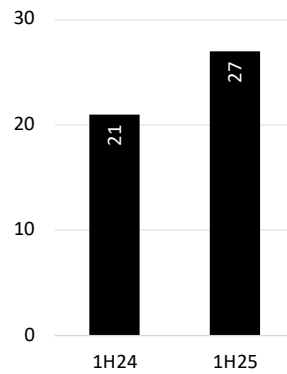
East Side

GENERALLY 59TH ST. TO 96TH ST., FIFTH AVE. TO THE EAST RIVER

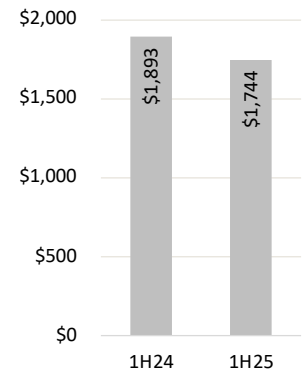
AVERAGE & MEDIAN SALES PRICES



NUMBER OF SALES



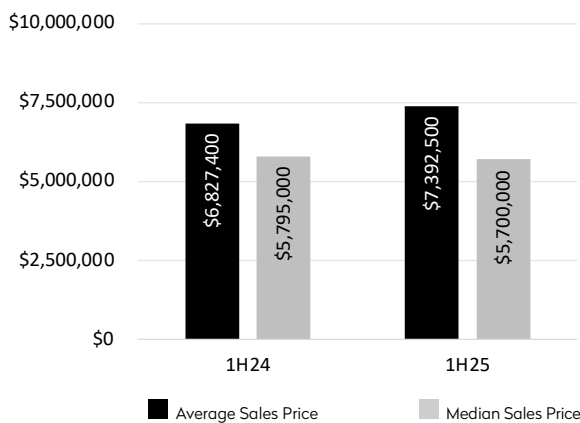
AVERAGE PRICE PER SQUARE FOOT



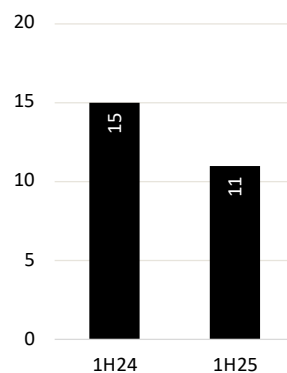
West Side

GENERALLY 59TH ST. TO 110TH ST., HUDSON RIVER TO WEST OF FIFTH AVE.

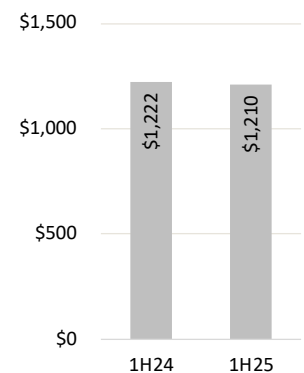
AVERAGE & MEDIAN SALES PRICES



NUMBER OF SALES



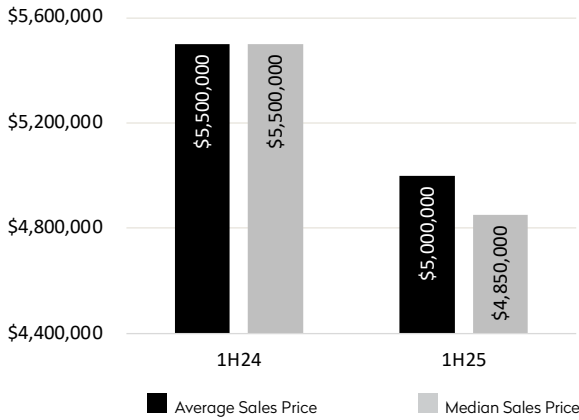
AVERAGE PRICE PER SQUARE FOOT



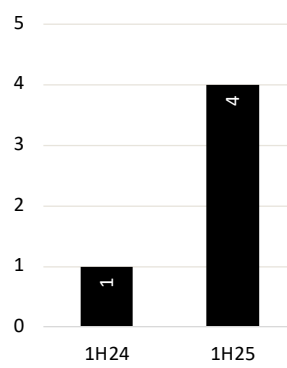
Midtown

34TH ST. TO 59TH ST., EAST RIVER TO THE HUDSON RIVER

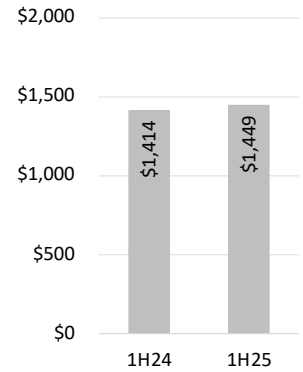
AVERAGE & MEDIAN SALES PRICES



NUMBER OF SALES



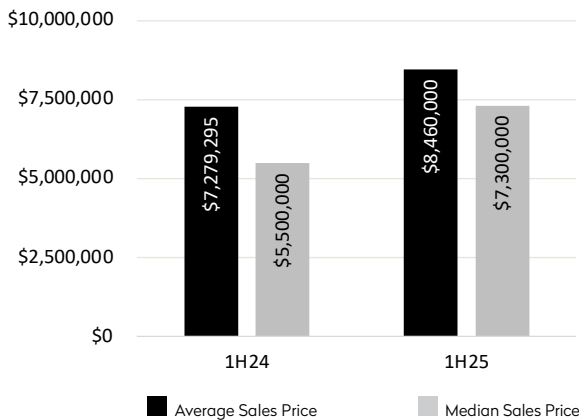
AVERAGE PRICE PER SQUARE FOOT



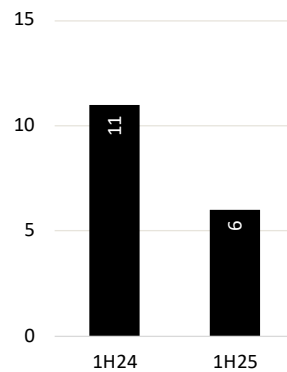
Downtown

34TH ST. TO 14TH ST.

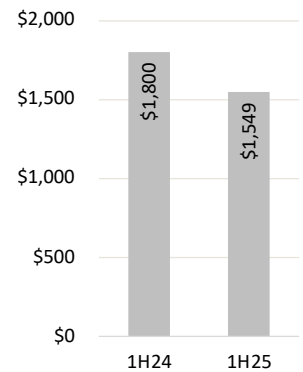
AVERAGE & MEDIAN SALES PRICES



NUMBER OF SALES



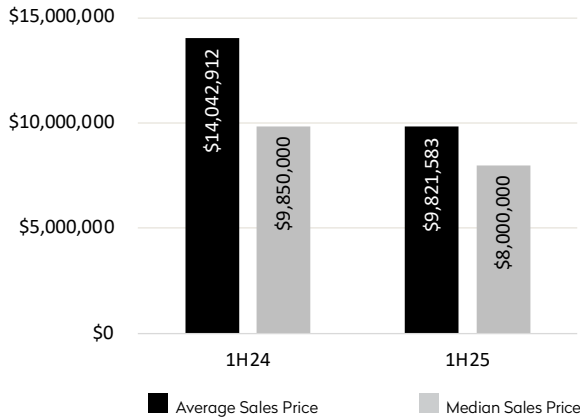
AVERAGE PRICE PER SQUARE FOOT



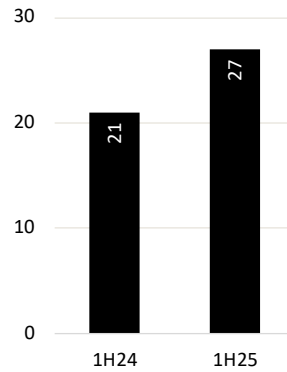
Downtown

SOUTH OF 14TH ST.

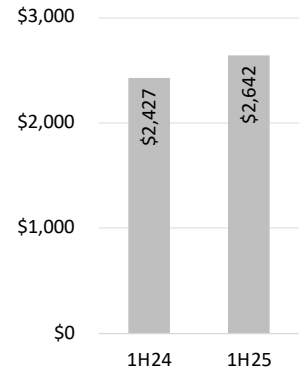
AVERAGE & MEDIAN SALES PRICES



NUMBER OF SALES



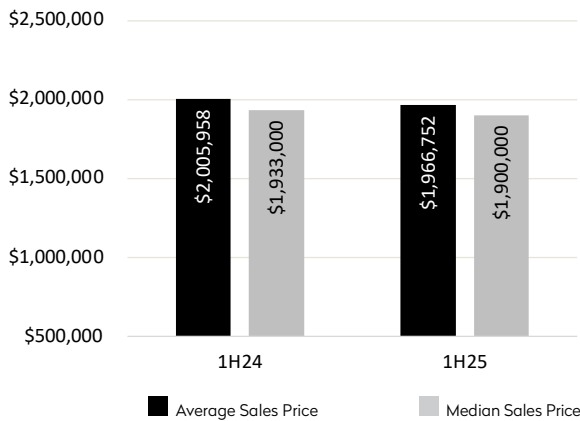
AVERAGE PRICE PER SQUARE FOOT



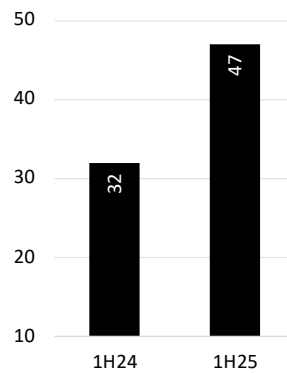
Upper Manhattan

GENERALLY NORTH OF 96TH ST. ON THE EAST SIDE, AND 110TH ST. ON THE WEST SIDE

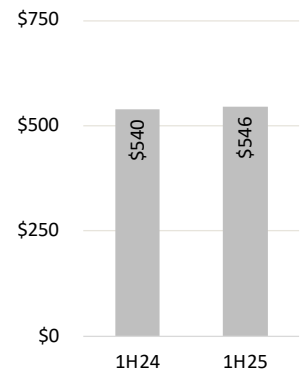
AVERAGE & MEDIAN SALES PRICES



NUMBER OF SALES



AVERAGE PRICE PER SQUARE FOOT



Contact Us

FIRST HALF 2025

Manhattan Townhouse Market Report

East Side

445 Park Avenue
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212-906-9200

West Side

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212-588-5600

Flatiron

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New York, NY 10011
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Union Square

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212-381-6500

SoHo

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212-381-4200

Tribeca

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Harlem

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212-381-2570

Development Marketing

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New York, NY 10012
212-521-5757

BHS Relocation Services

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BHS THE Craft OF Research

Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens.

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