

# 10Yr

TOWNHOUSE  
MARKET REPORT  
2014-2023

MANHATTAN

**Brown Harris Stevens** THE Craft OF Research

# Message from **Bess Freedman**

CEO of **Brown Harris Stevens**

I am pleased to present our 10-year Manhattan townhouse report, which includes all 1-3 family home sales from 2014-2023.

Surging mortgage rates—combined with the post-Covid bump in sales during 2021-2022—helped bring townhouse sales down to their lowest level since 2020, and 30% lower than 2022. While the average sales price still managed to reach a record \$8.6 million, this can be attributed to the fact that townhouses sold in 2023 were much larger than previous year. On a per-square-foot basis, the average price was 3% below 2022's level.

Here are some other highlights of our report:

- The median townhouse price fell 2% from the prior year to \$5,881,525.
- All market areas in our report experienced double-digit declines in sales from 2022.
- Townhouses sold in 2023 spent an average of 201 days on the market, 24% longer than a year ago.
- Buyers paid an average of 93.5% of the last asking price for their townhouses, down from 94.6% in 2022.

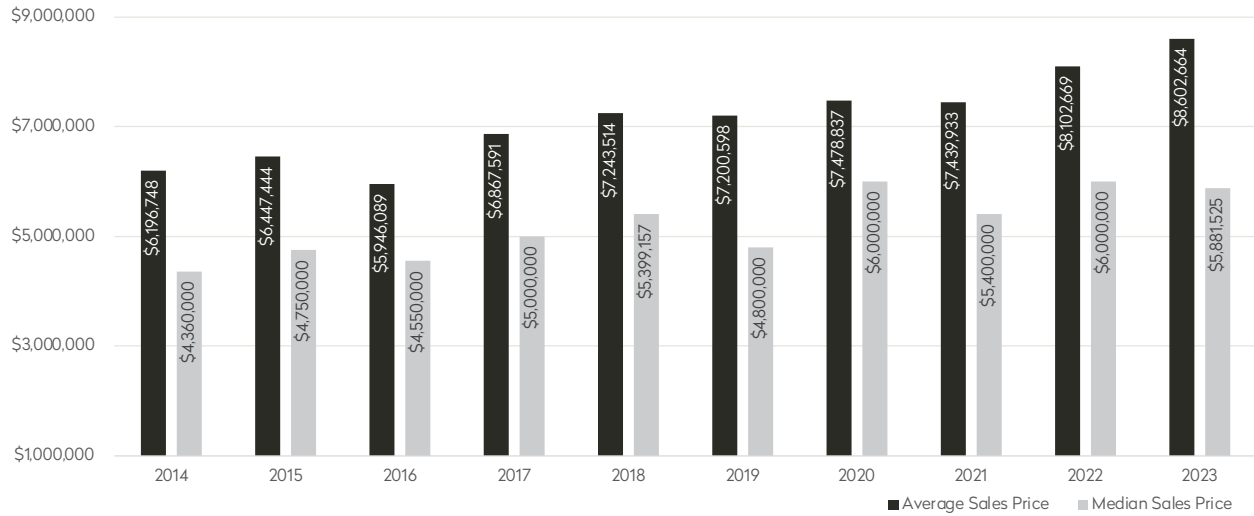


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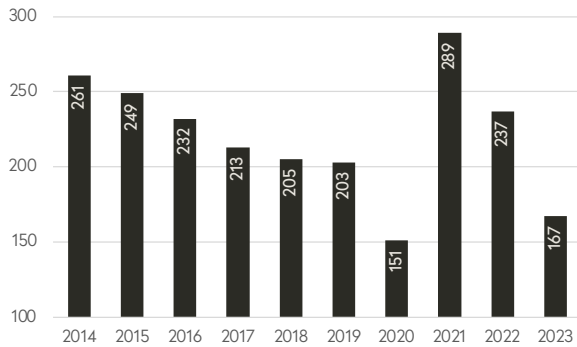
2014-2023

# All Manhattan Townhouses

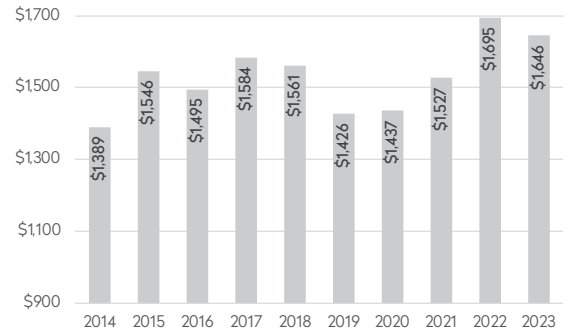
Average and Median Sales Prices



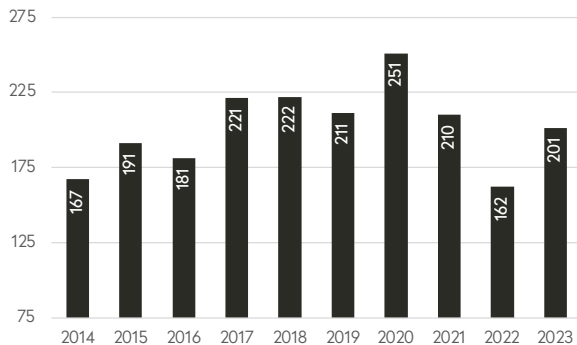
Number of Sales



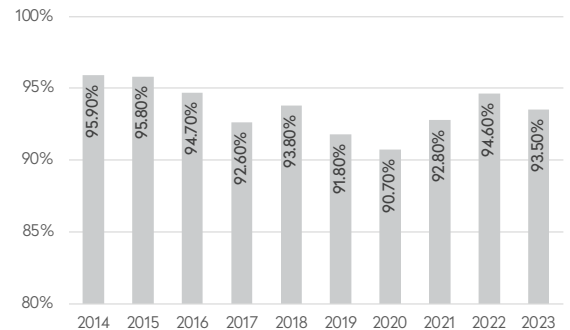
Average Price Per Square Foot



Average Days on the Market



Selling vs. Last Asking Price

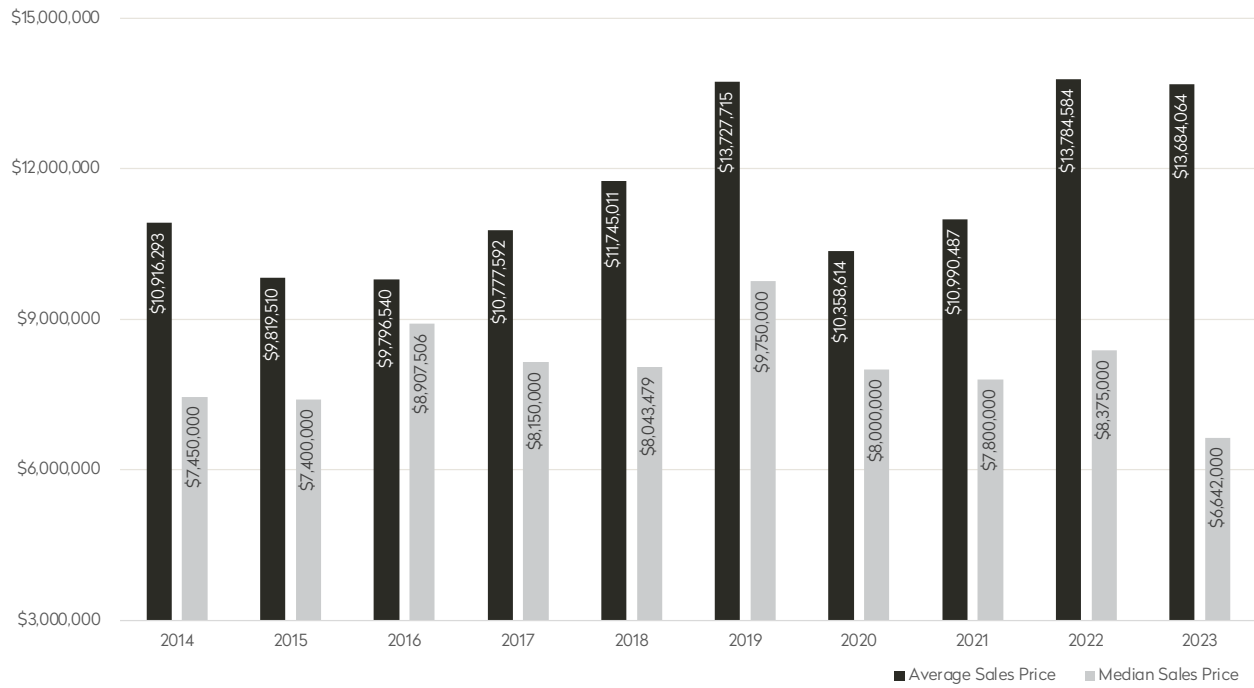


2014-2023

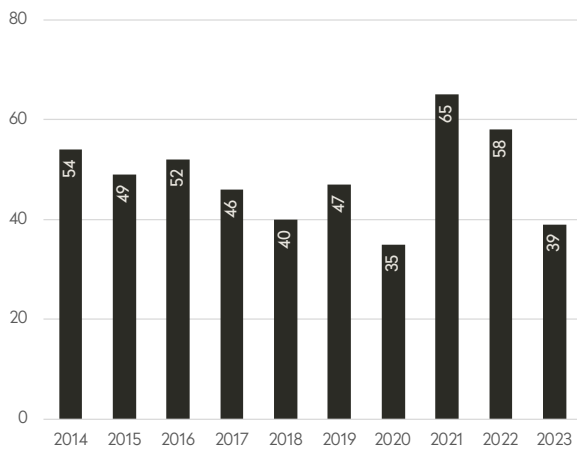
# East Side Townhouses

Generally 59th Street to 96th Street, Fifth Ave. to the East River

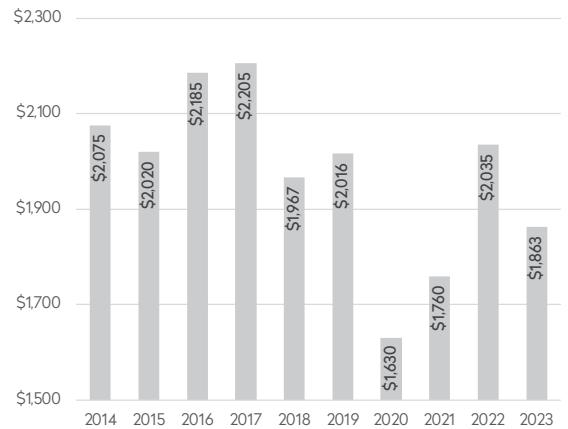
## Average and Median Sales Prices



## Number of Sales



## Average Price Per Square Foot

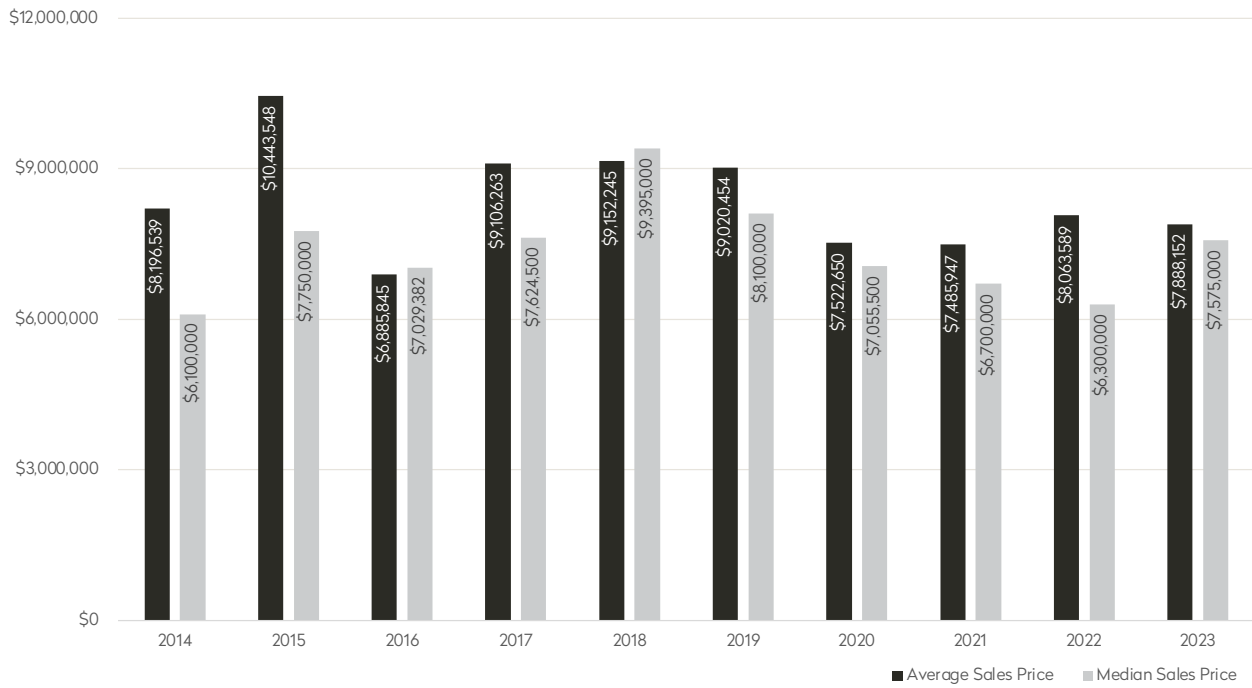


2014-2023

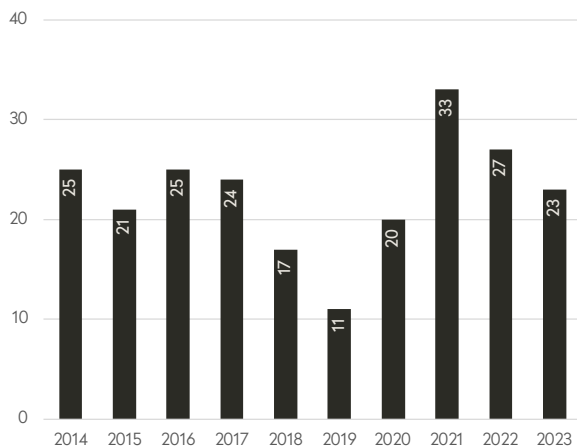
# West Side Townhouses

Generally 59th Street to 110th Street, Hudson River to west of Fifth Ave

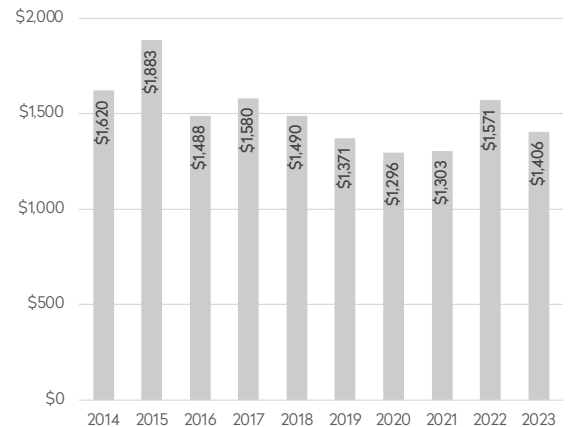
## Average and Median Sales Prices



## Number of Sales



## Average Price Per Square Foot

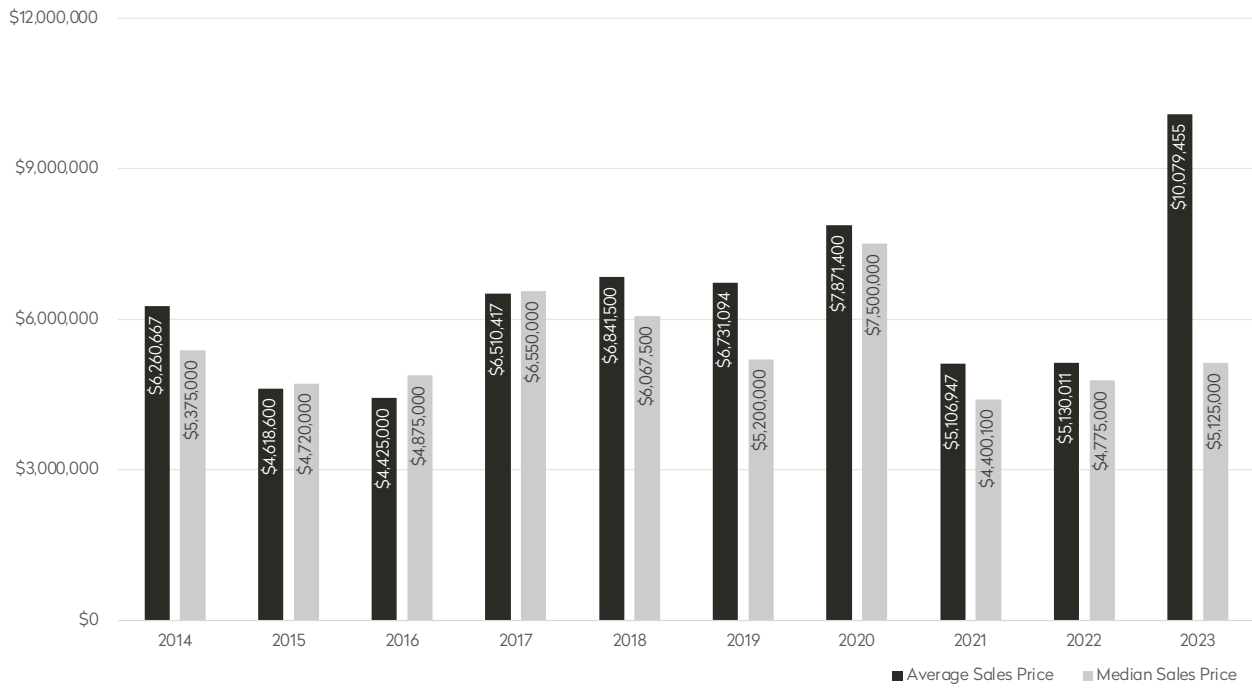


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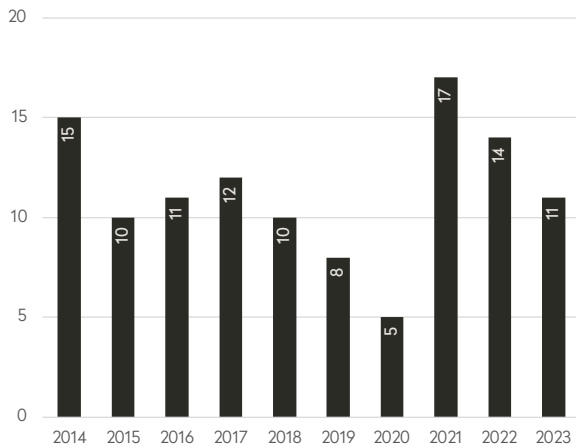
# Midtown Townhouses

34th Street to 59th Street, East River to the Hudson River

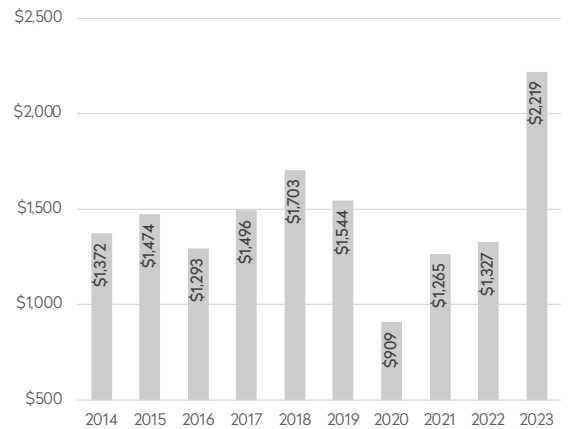
## Average and Median Sales Prices



## Number of Sales



## Average Price Per Square Foot

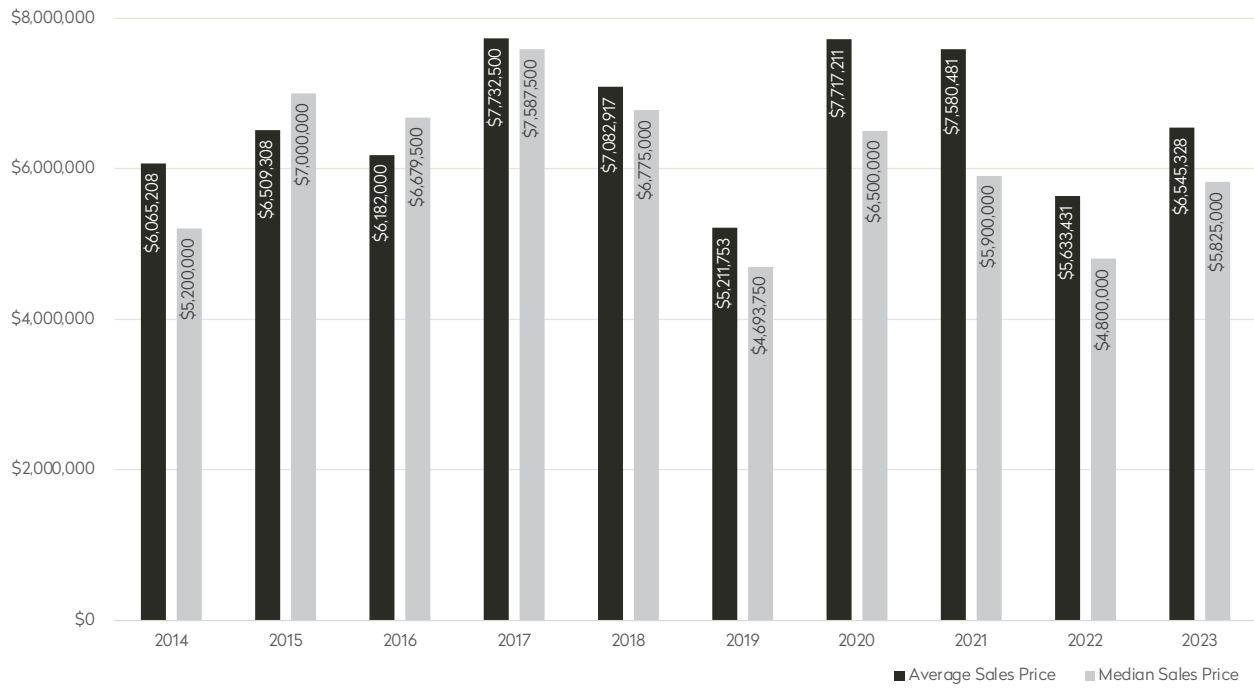


2014-2023

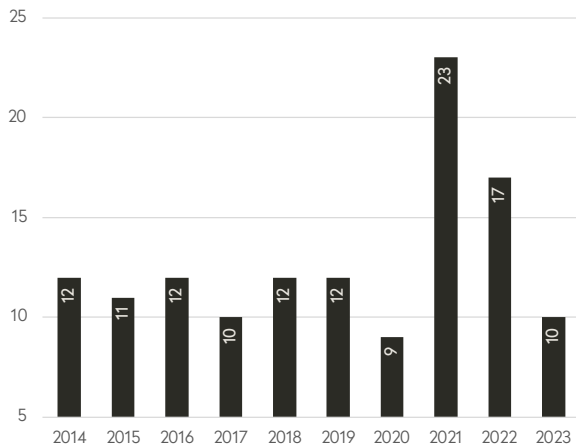
# Downtown Townhouses

34th Street to 14th Street

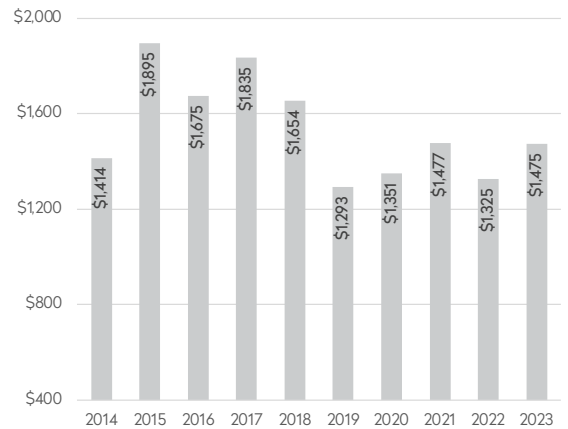
## Average and Median Sales Prices



## Number of Sales



## Average Price Per Square Foot

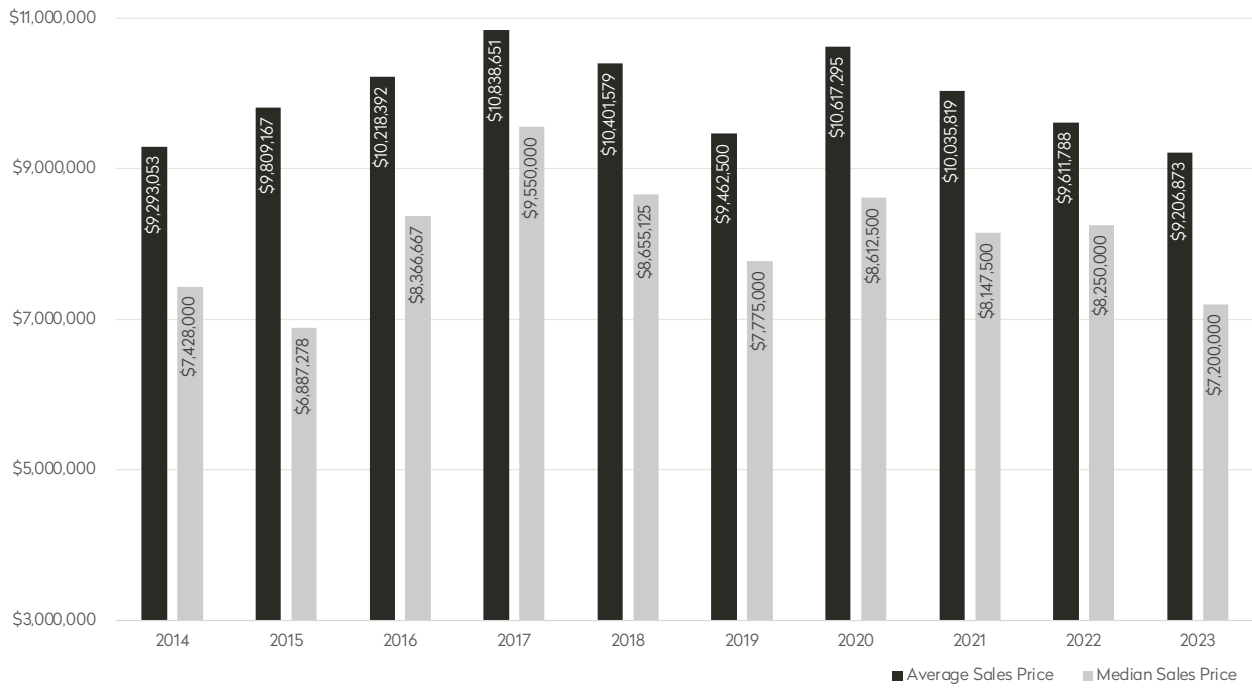


2014-2023

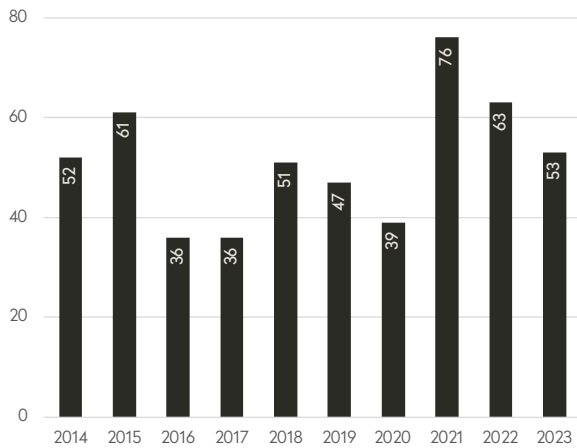
# Downtown Townhouses

South of 14th Street

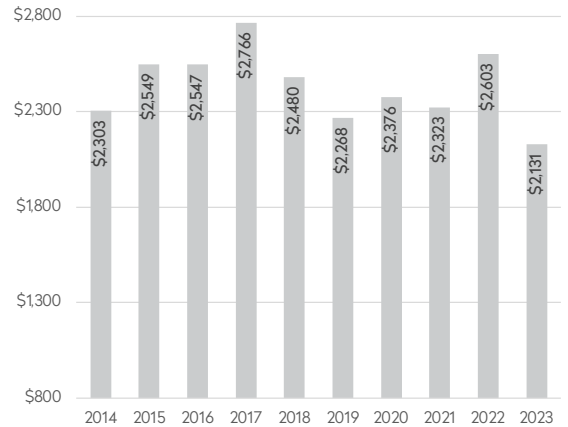
## Average and Median Sales Prices



## Number of Sales



## Average Price Per Square Foot



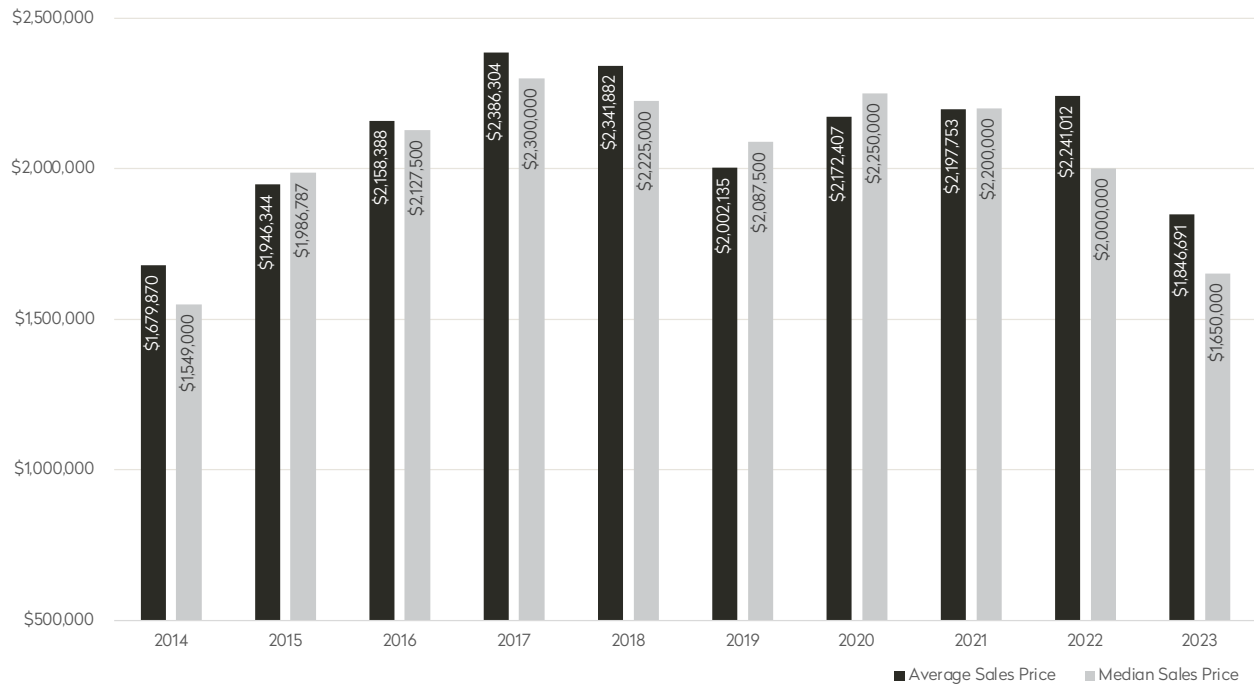


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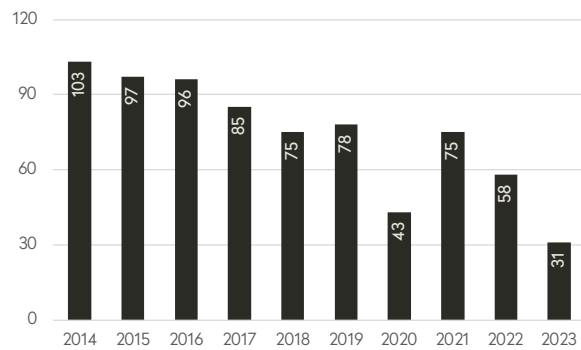
# Upper Manhattan Townhouses

Generally north of 96th Street on the East Side, 110th Street on the West Side

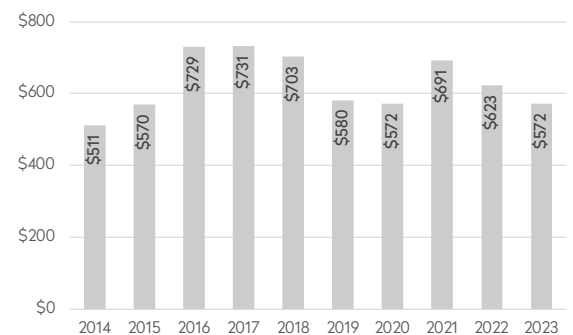
## Average and Median Sales Prices



## Number of Sales



## Average Price Per Square Foot



# Contact Us

## 10-YEAR

## TOWNHOUSE MARKET REPORT

### East Side

445 Park Avenue  
New York, NY 10022  
212-906-9200

### West Side

1934 Broadway  
New York, NY 10023  
212-588-5600

### West Side/Columbus

408 Columbus Avenue  
New York, NY 10024  
212-769-3000

### Flatiron

130 Fifth Avenue  
New York, NY 10011  
212-906-0500

### Union Square

100 Fifth Avenue, 2nd Floor  
New York, NY 10011  
212-381-6500

### SoHo

451 West Broadway  
New York, NY 10012  
212-381-4200

### Tribeca

43 North Moore Street  
New York, NY 10013  
212-452-4500

### Harlem

2169 Frederick Douglass Boulevard  
New York, NY 10026  
212-381-2570

### Development Marketing

451 West Broadway  
New York, NY 10012  
212-521-5757

### BHS Relocation Services

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