

10Yr

**TOWNHOUSE
MARKET REPORT
2015-2024**

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 2015-2024.

After their slowest year since 2020, Manhattan townhouse sales rebounded in 2024 with a 22% increase in sales. While the number of sales rose sharply, the average townhouse price fell 12% from its record level of 2023. Part of the price decline can be attributed to a 6% decrease in the average size of townhouse sold over the past year. On a per-square-foot basis, the average price was down just 6% from 2023.

Here are some other highlights of our report:

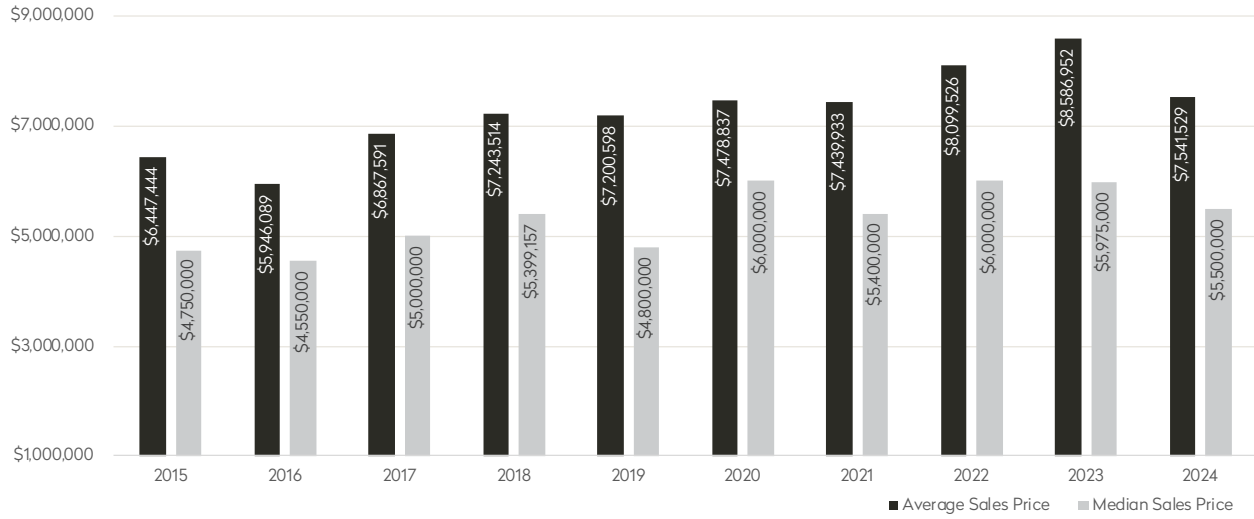
- The median price for townhouses fell 8% last year to \$5,500,000.
- Townhouses sold in 2024 spent 5% more time on the market than in 2023, at an average of 209 days.
- Sellers received 91.5% of their last asking price, the lowest percentage since 2020.
- The biggest increases in sales in 2024 were in Downtown from 14th-34th Street, and Upper Manhattan.



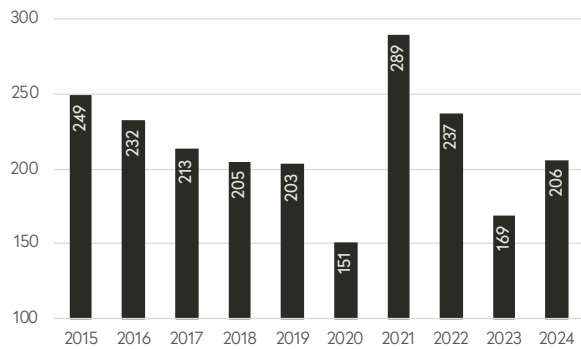
2015-2024

All Manhattan Townhouses

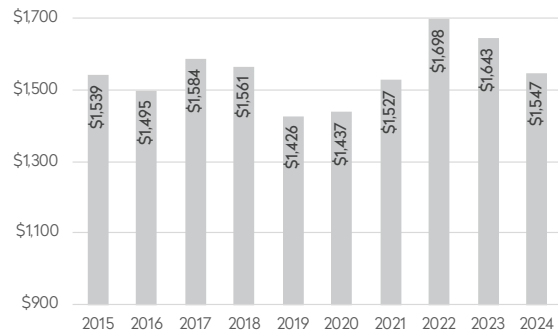
Average and Median Sales Prices



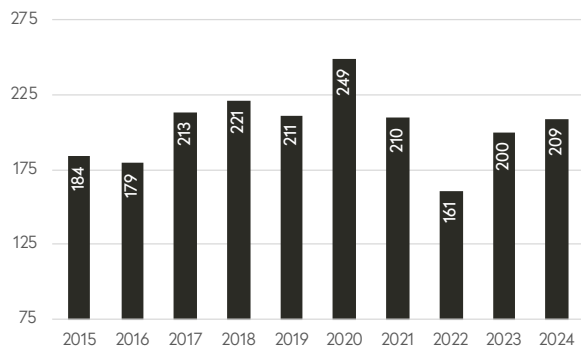
Number of Sales



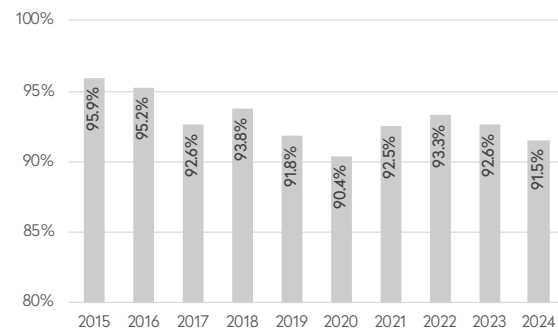
Average Price Per Square Foot



Average Days on the Market



Selling vs. Last Asking Price

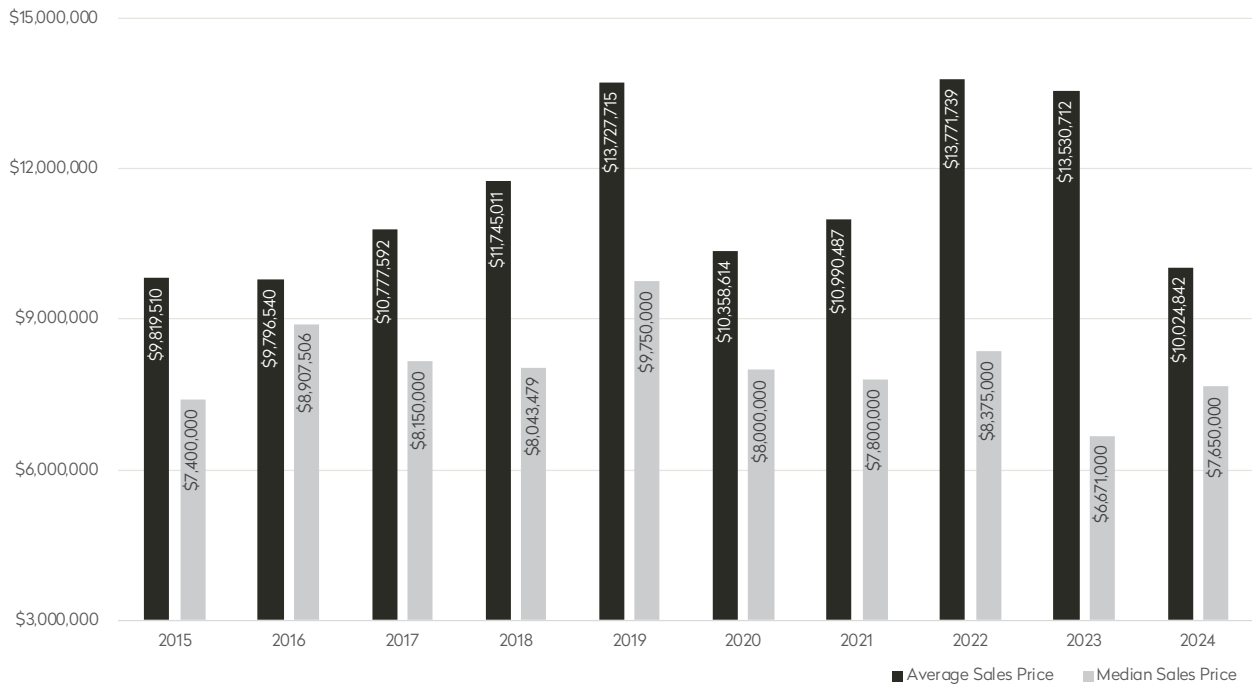


2015-2024

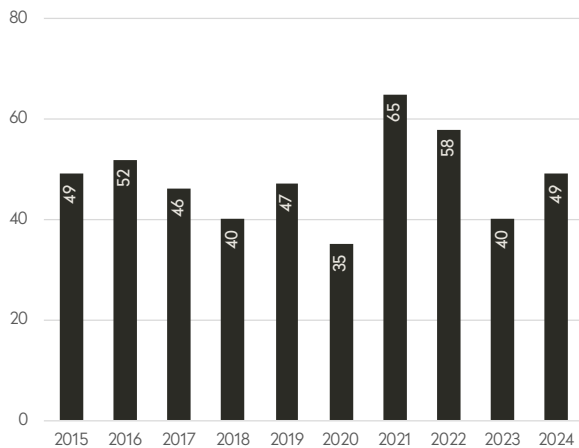
East Side Townhouses

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

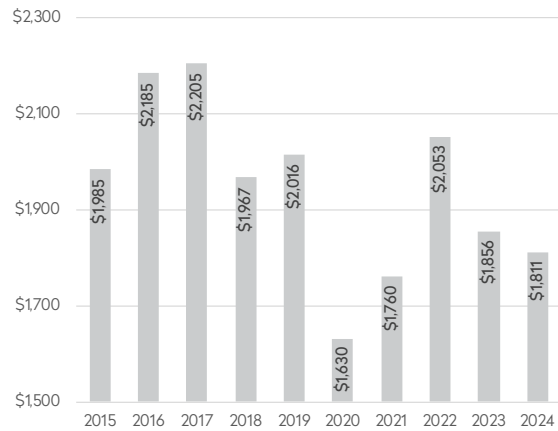
Average and Median Sales Prices



Number of Sales



Average Price Per Square Foot

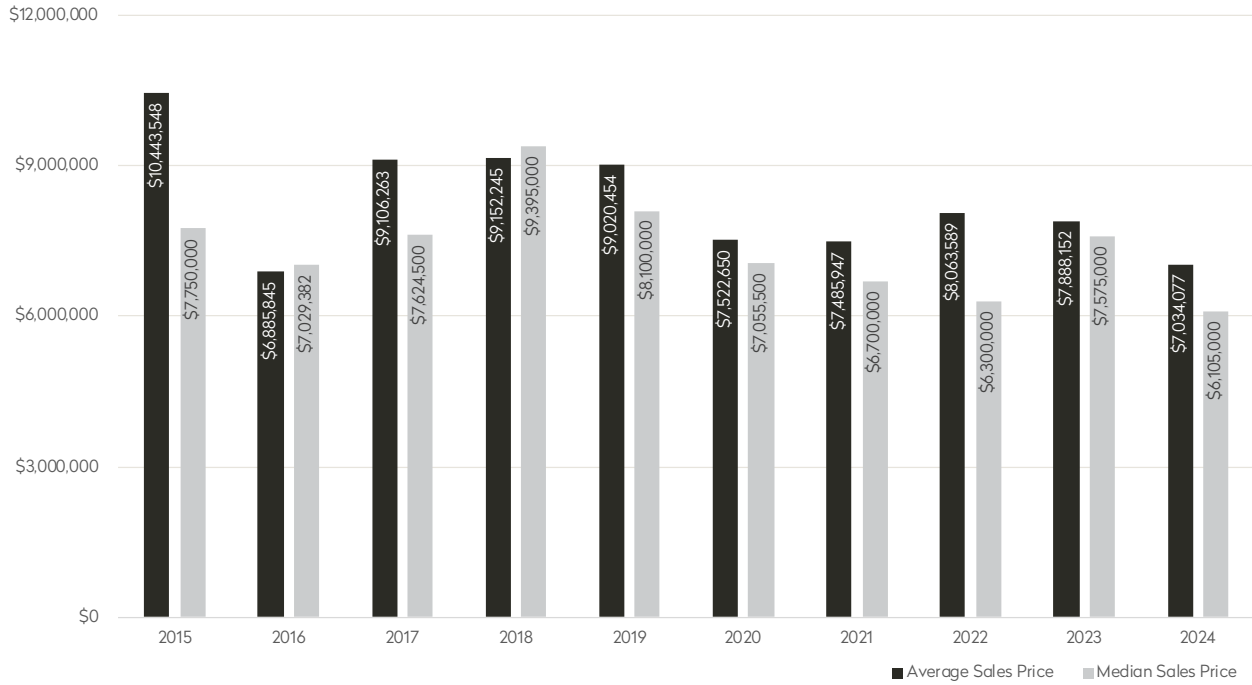


2015-2024

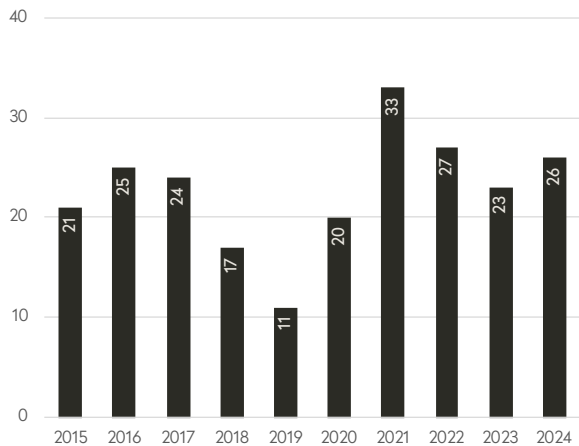
West Side Townhouses

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

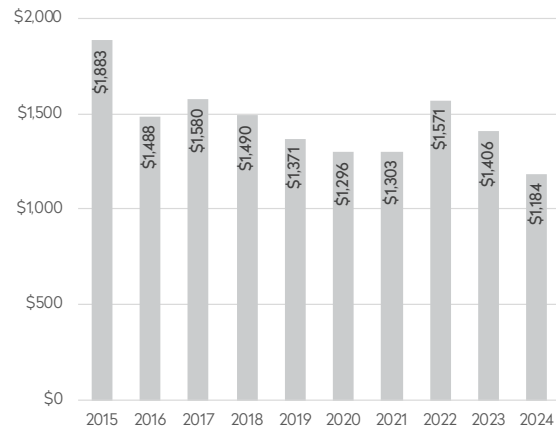
Average and Median Sales Prices



Number of Sales



Average Price Per Square Foot

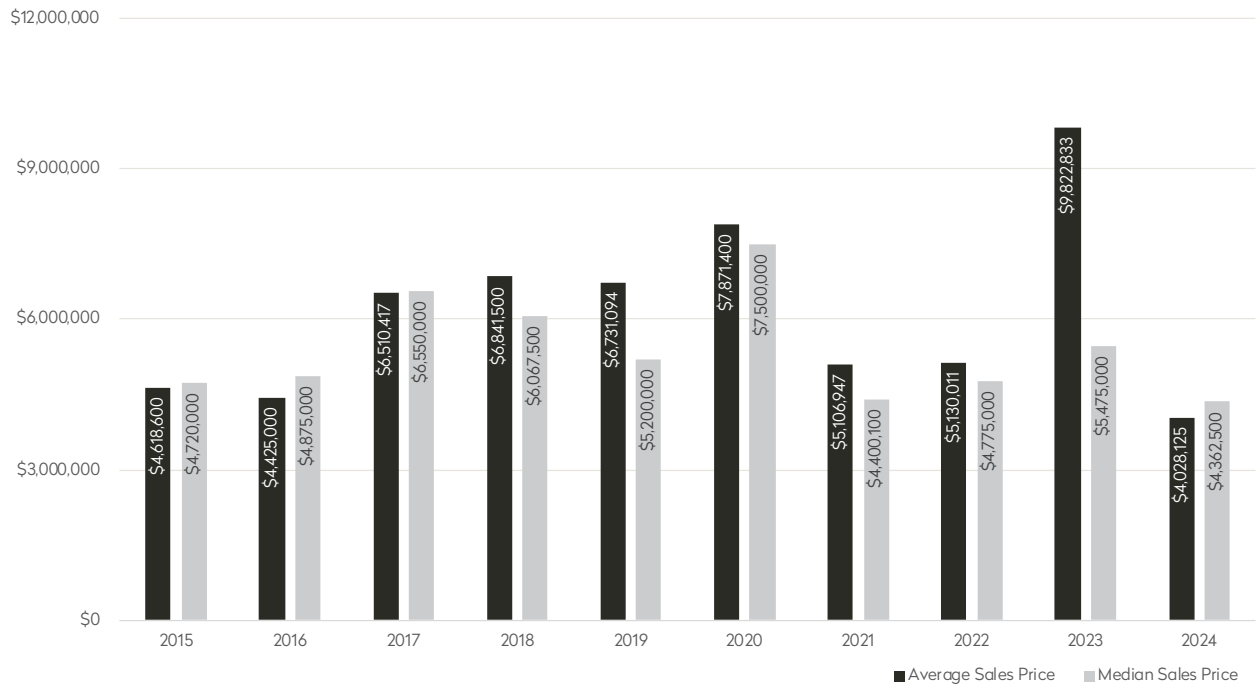


2015-2024

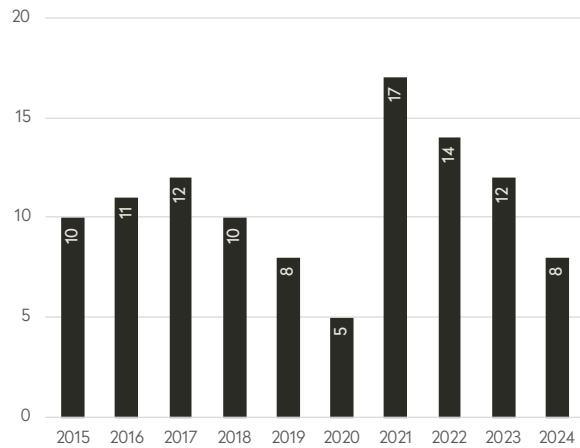
Midtown Townhouses

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

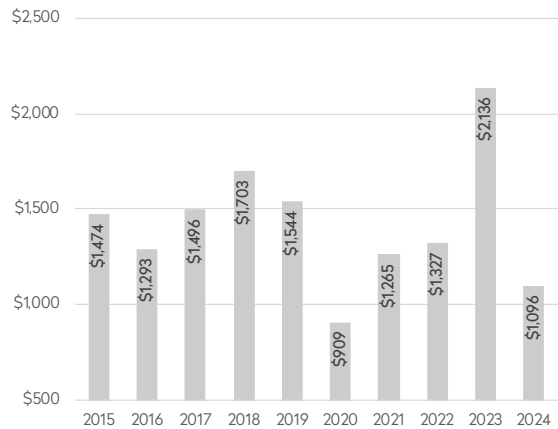
Average and Median Sales Prices



Number of Sales



Average Price Per Square Foot

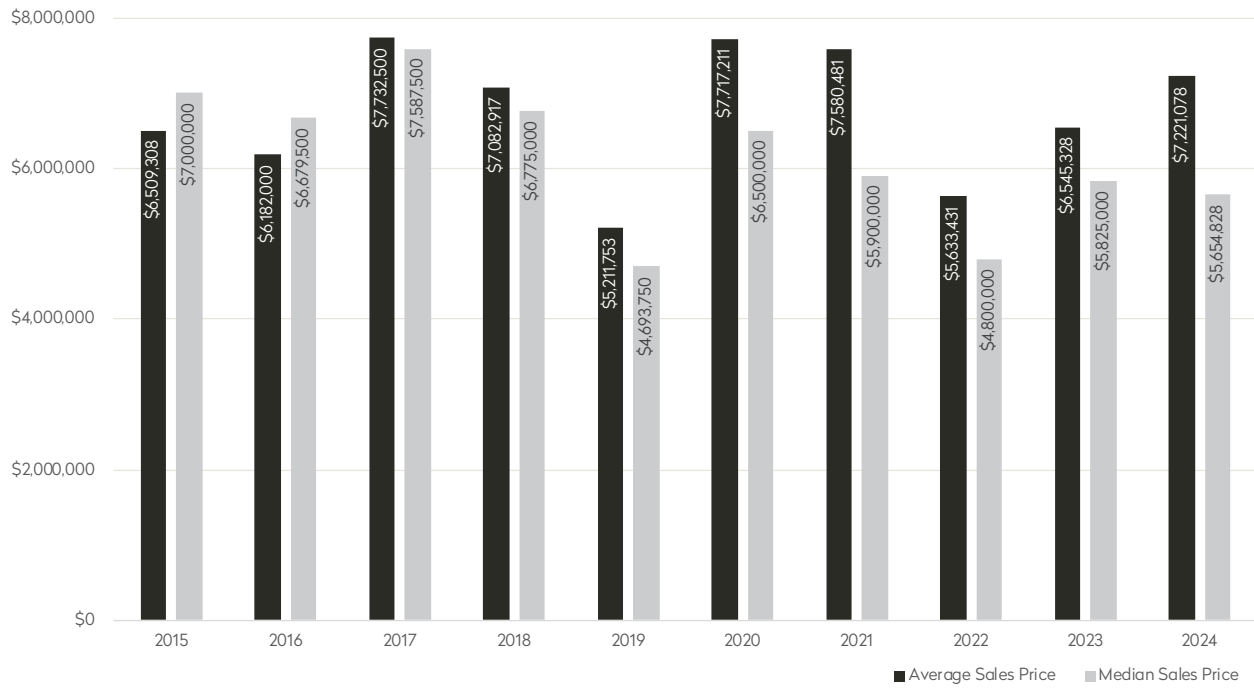


2015-2024

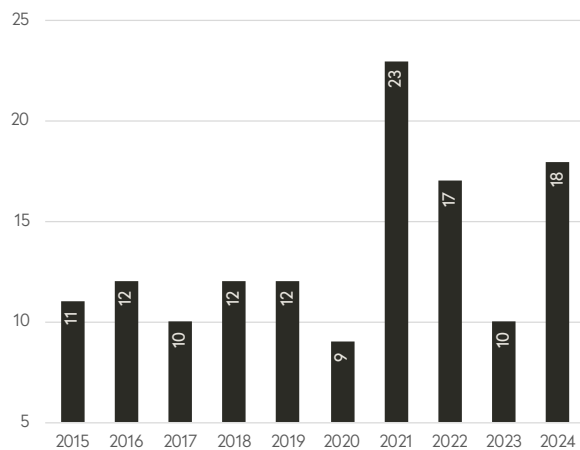
Downtown Townhouses

34th Street to 14th Street

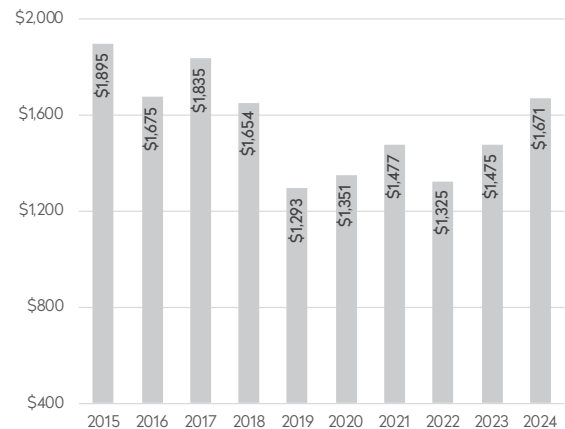
Average and Median Sales Prices



Number of Sales



Average Price Per Square Foot

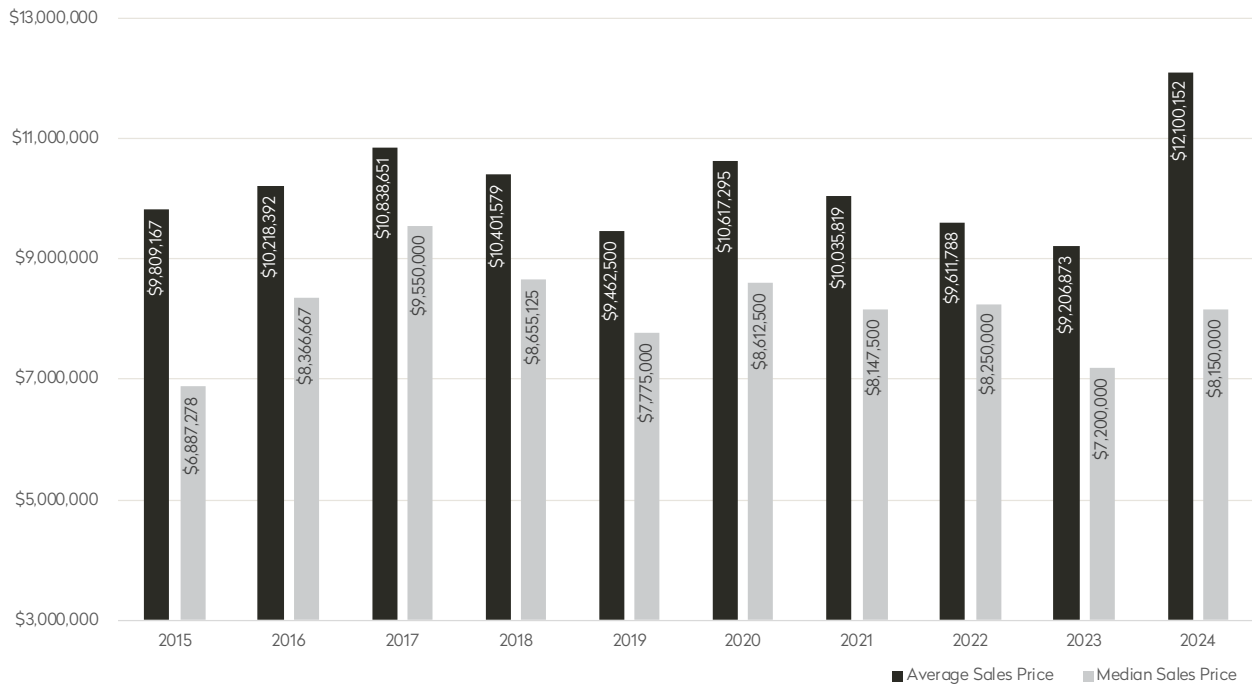


2015-2024

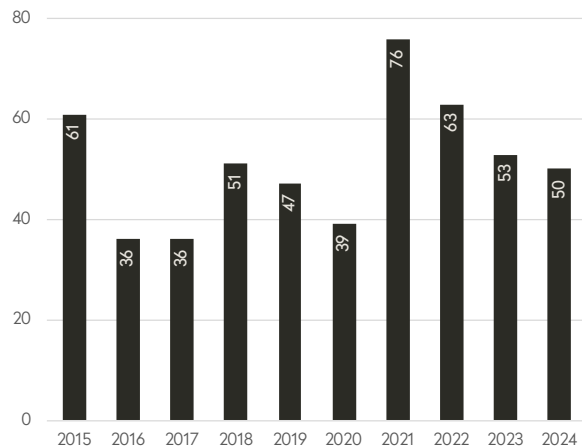
Downtown Townhouses

South of 14th Street

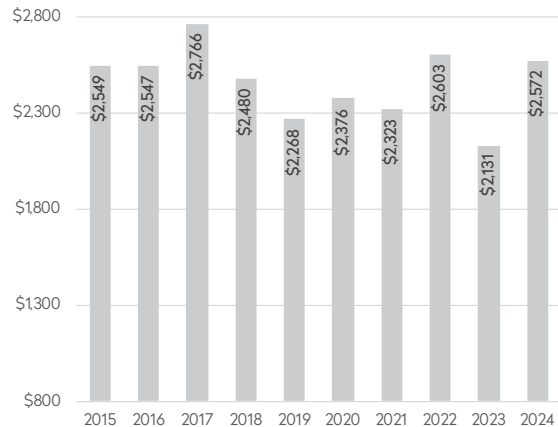
Average and Median Sales Prices



Number of Sales



Average Price Per Square Foot

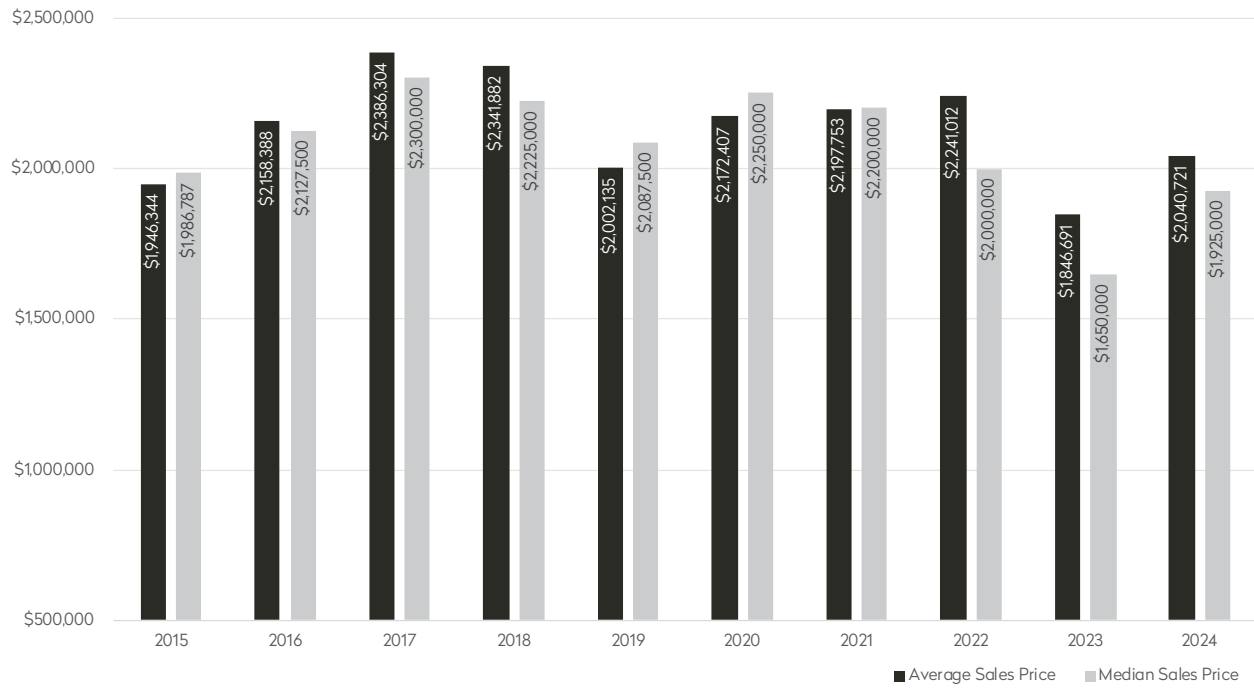


2015-2024

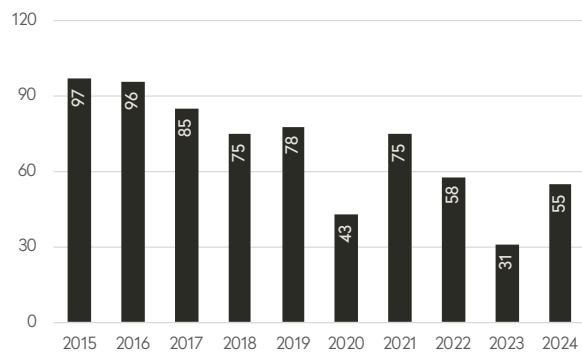
Upper Manhattan Townhouses

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

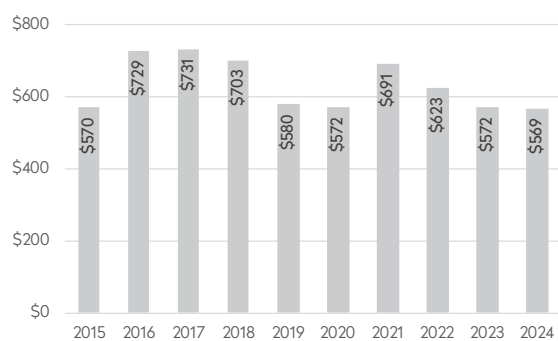
Average and Median Sales Prices



Number of Sales



Average Price Per Square Foot



Contact Us

10-YEAR

Townhouse Market Report

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212-906-9200

West Side

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SoHo

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New York, NY 10012
212-381-4200

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