

10-YEAR TOWNHOUSE MARKET REPORT

2013-2022

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 2013-2022.

While the number of townhouse sales fell 18% last year, that was due to the abnormally high number of closings in 2021. The 236 sales reported in 2022 comprised the second-highest number since 2015. Other signs of strength in the 2022 townhouse market can be found in the record average and median prices, the decline in average number of days on the market, and the high final asking prices achieved by sellers.

Here are the major findings of our report:

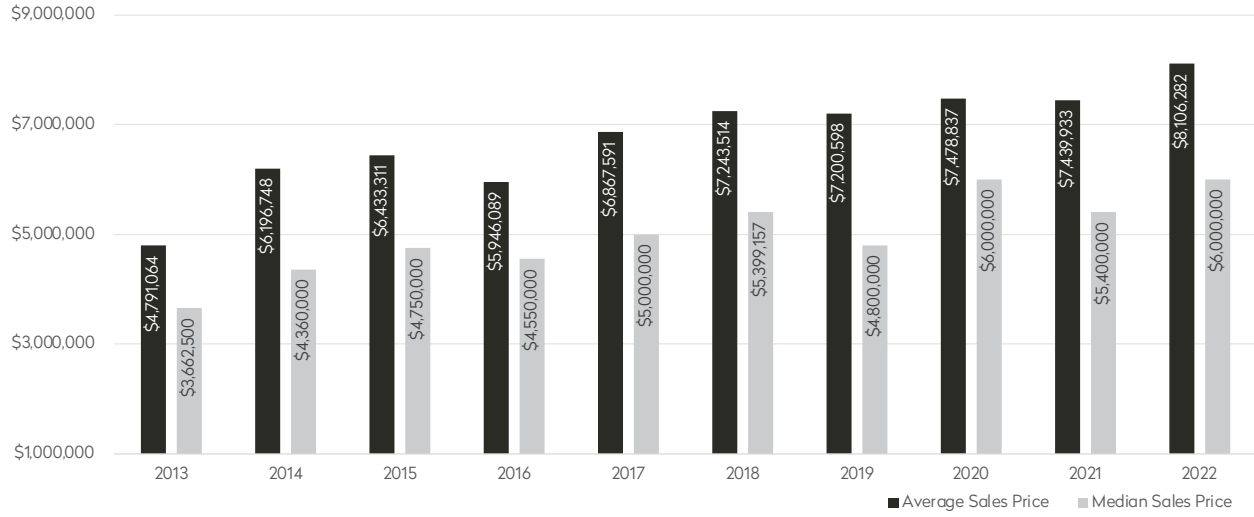
- The average townhouse price rose 9% in 2022, while the median price increased 11%.
- Prices averaged \$1,697 per square foot, which was 11% higher than during 2021.
- Townhouses sold in 2022 spent an average of 162 days on the market, 23% less time than the prior year.
- Sellers received 94.6% of their last asking price, up from 92.8% in 2021.



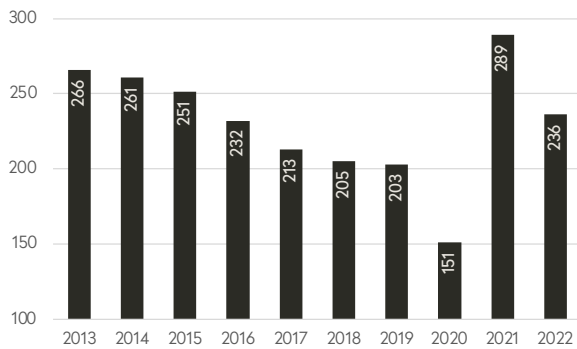
2013-2022

All Manhattan Townhouses

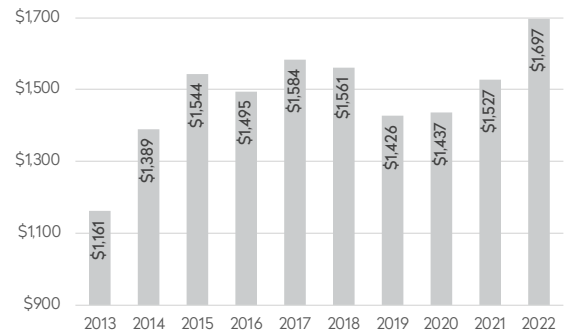
Average and Median Sales Price



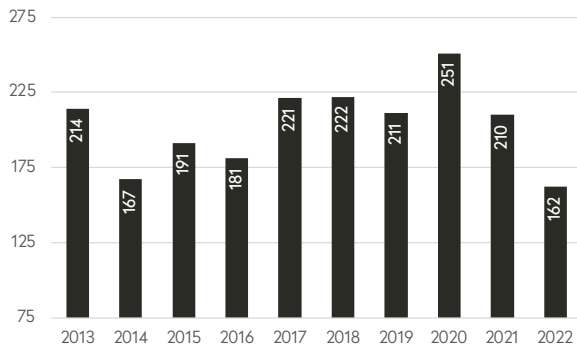
Number of Sales



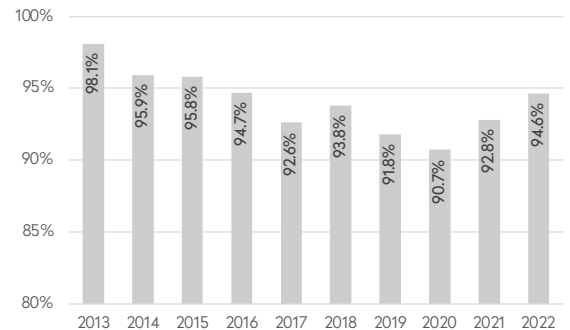
Average Price Per Square Foot



Average Days on the Market



Selling vs. Last Asking Price

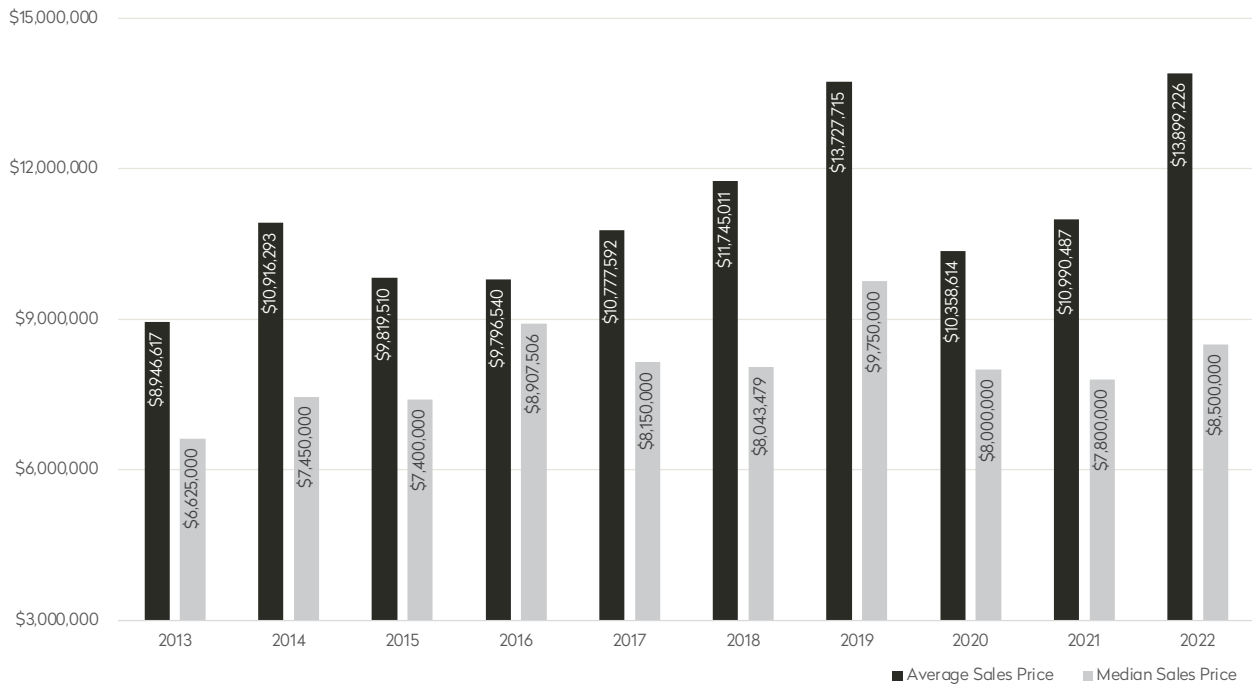


2013-2022

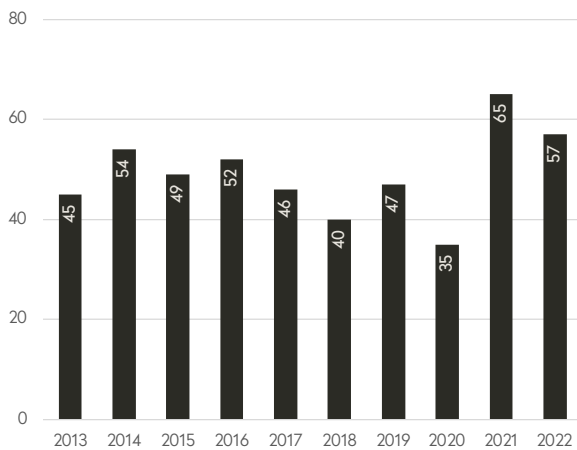
East Side Townhouses

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

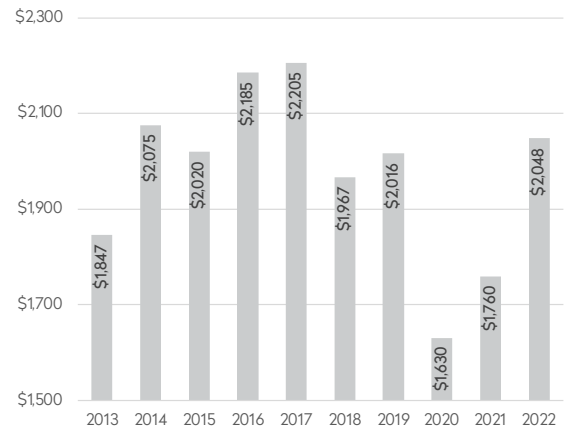
Average and Median Sales Price



Number of Sales



Average Price Per Square Foot

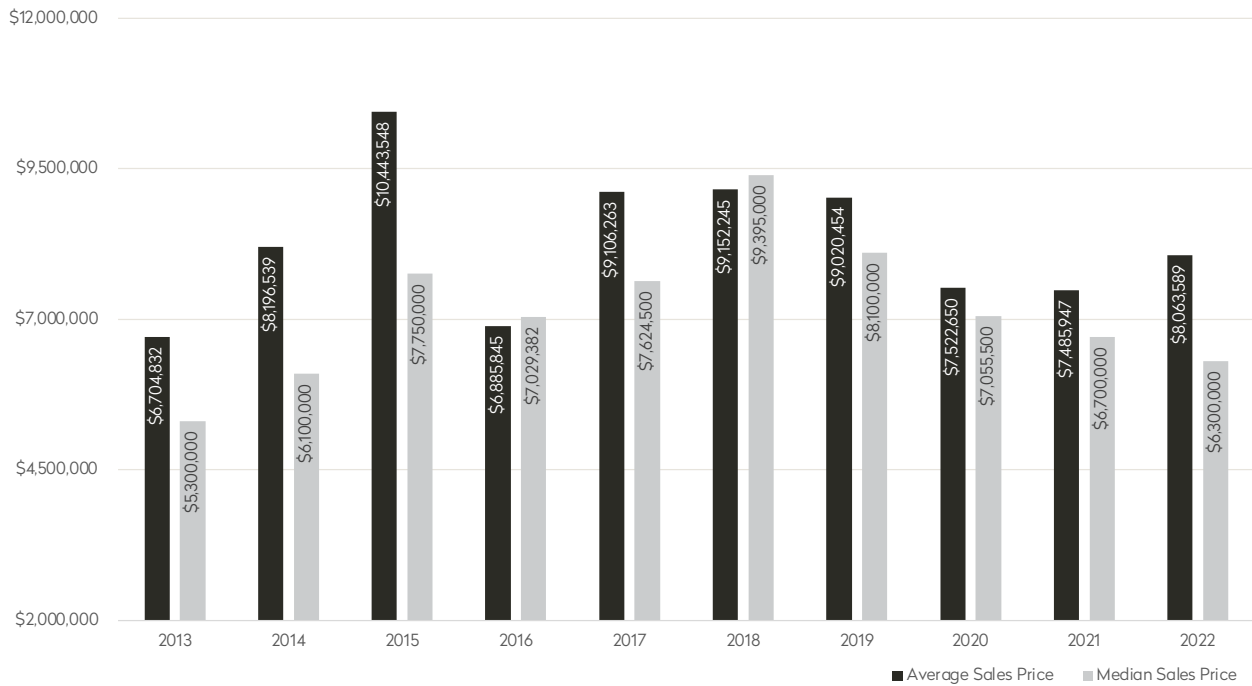


2013-2022

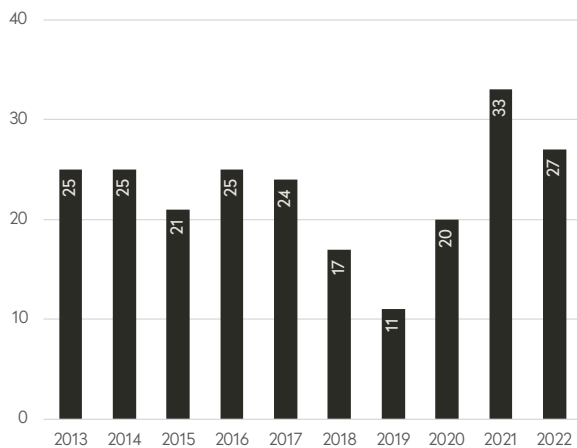
West Side Townhouses

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

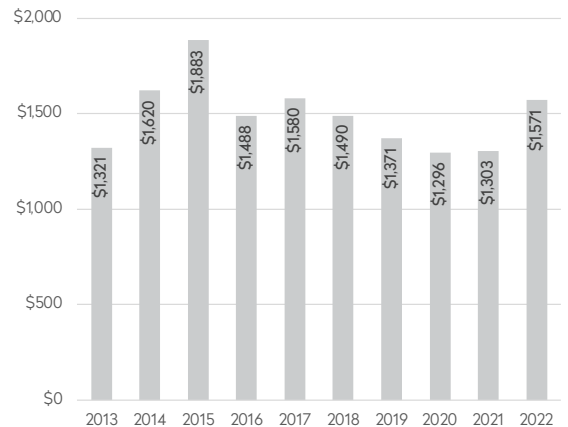
Average and Median Sales Price



Number of Sales



Average Price Per Square Foot

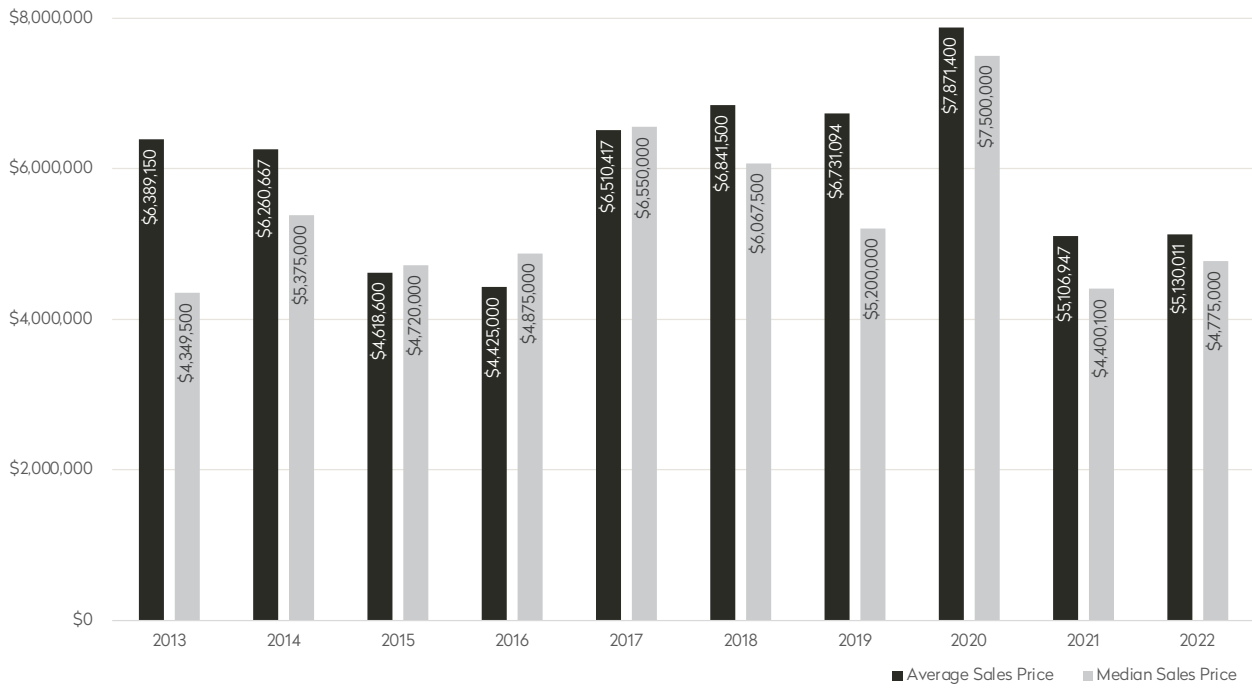


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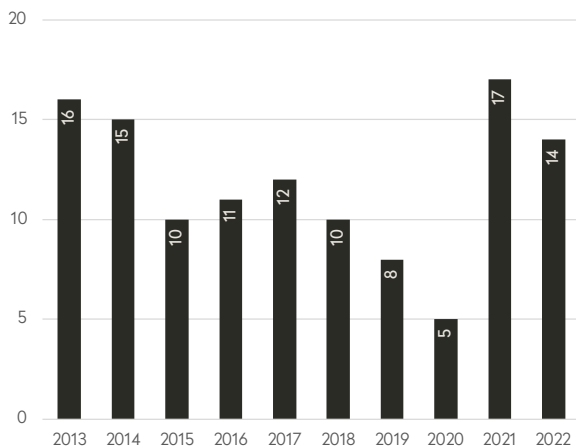
Midtown Townhouses

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

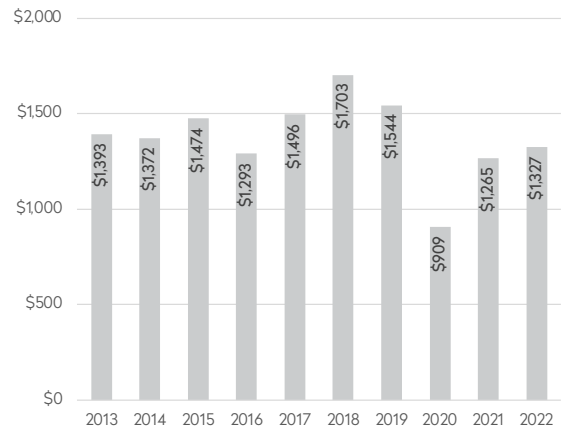
Average and Median Sales Price



Number of Sales



Average Price Per Square Foot

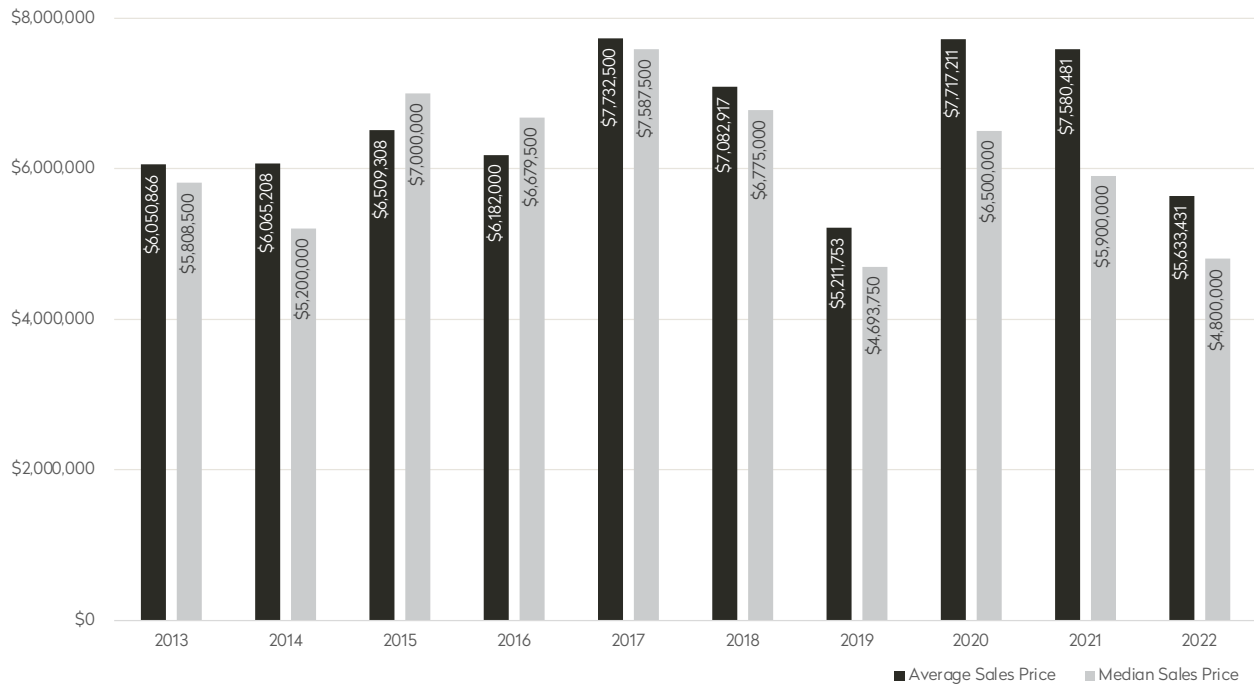


2013-2022

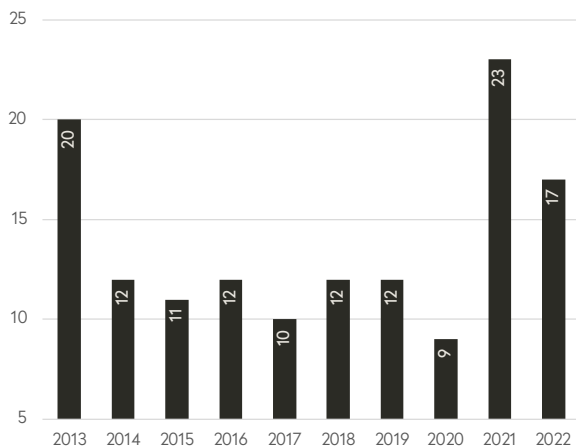
Downtown Townhouses

34th Street to 14th Street

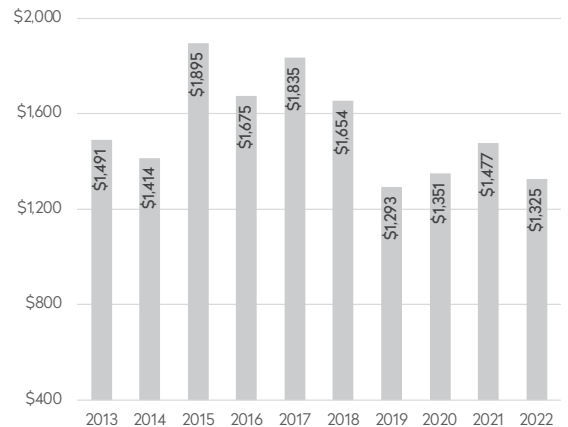
Average and Median Sales Price



Number of Sales



Average Price Per Square Foot

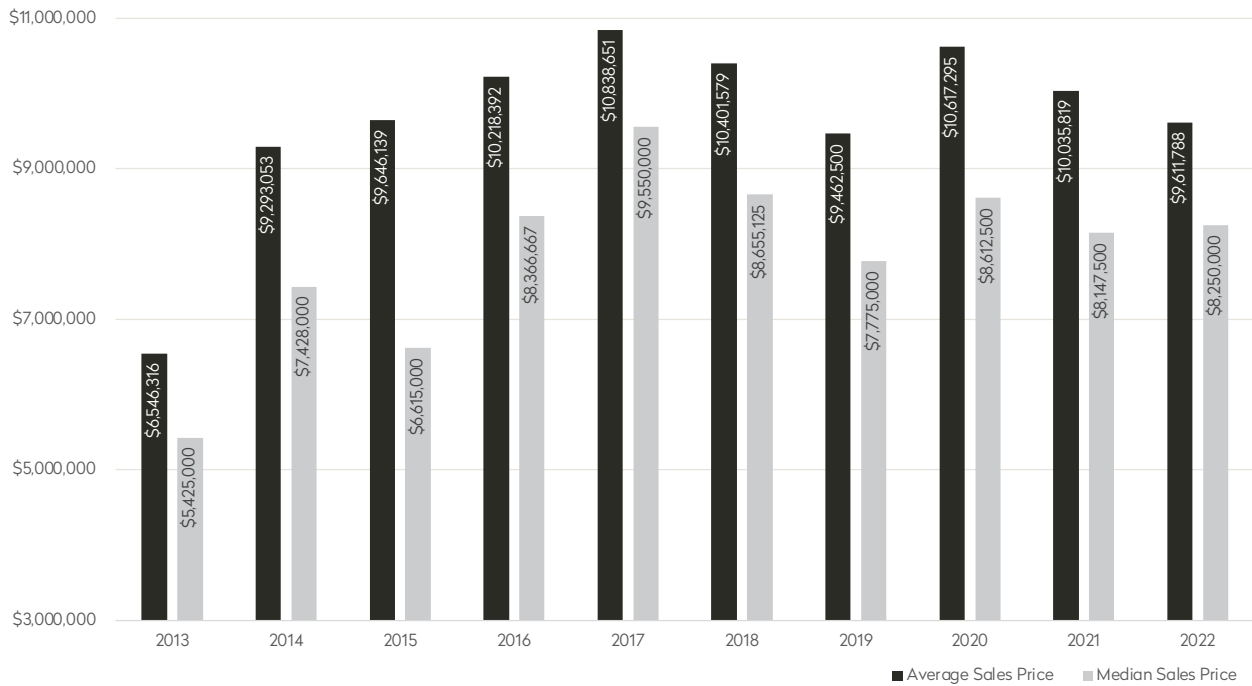


2013-2022

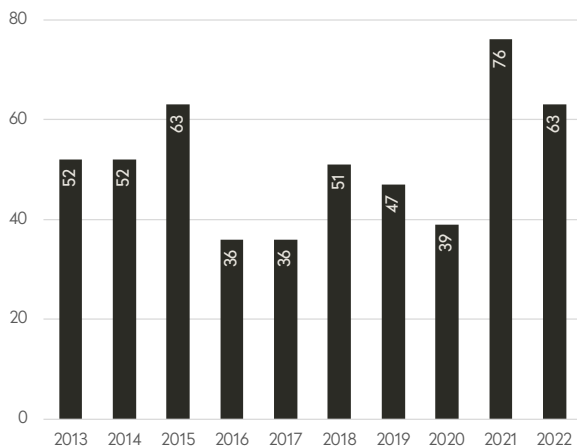
Downtown Townhouses

South of 14th Street

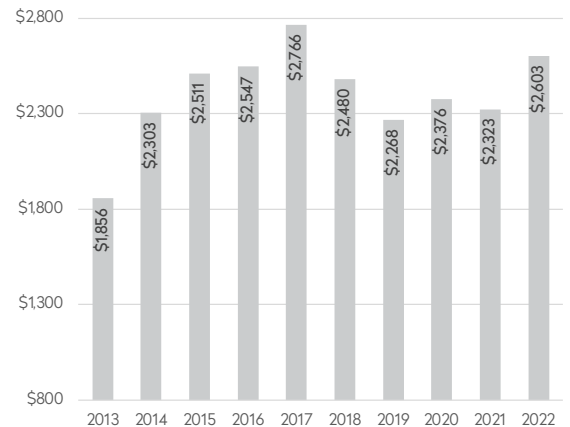
Average and Median Sales Price



Number of Sales



Average Price Per Square Foot

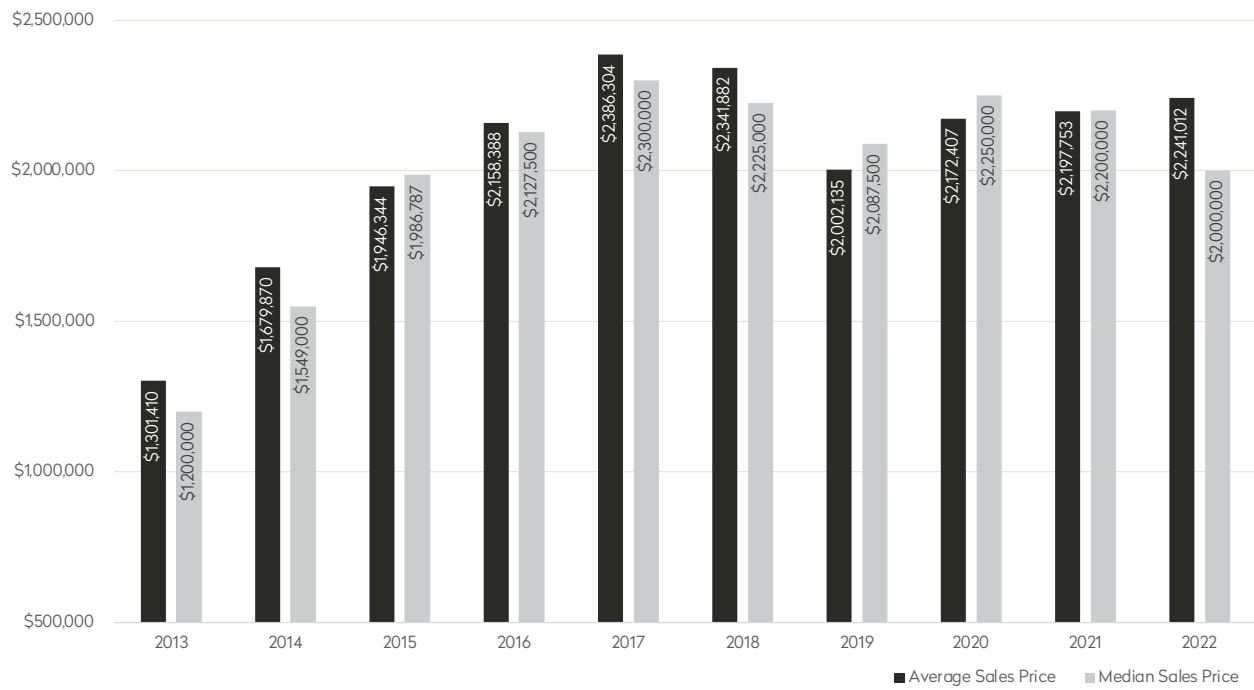


2013-2022

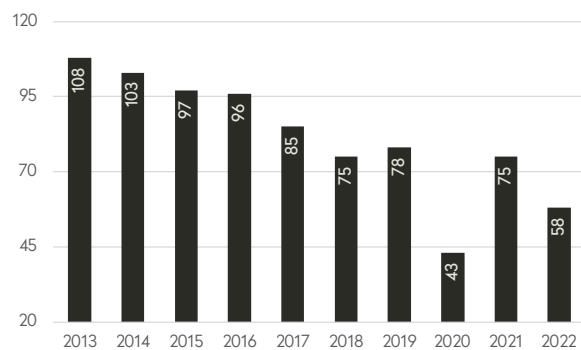
Upper Manhattan Townhouses

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

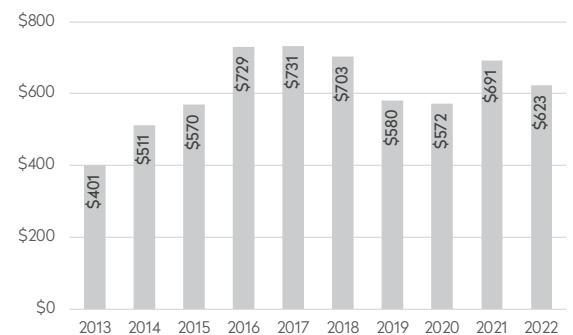
Average and Median Sales Price



Number of Sales



Average Price Per Square Foot



Contact Us

10-YEAR

TOWNHOUSE MARKET REPORT

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West Side/Columbus

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