

10-YEAR TOWNHOUSE MARKET REPORT

2012-2021

Manhattan

BHSID 21538477

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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 2012-2021.

The townhouse market has made an incredible comeback from the COVID-19 recession, with sales last year reaching their highest level since 2007. The strength of the market can also be found in the decline in time on the market, and the reduction in price discounts given by sellers in 2021.

Here are the major findings of our report:

- The number of closings rose 89% compared to 2020.
- Sale prices averaged just over \$7.4 million in 2021, down slightly from the year before.
- The average price per square foot rose 6% from 2020, to its highest level since 2018.
- Townhouses sold last year spent an average of 211 days on the market, a 15% decline from 2020.
- Sellers received 92.6% of their last asking price in 2021, up from 90.4%.

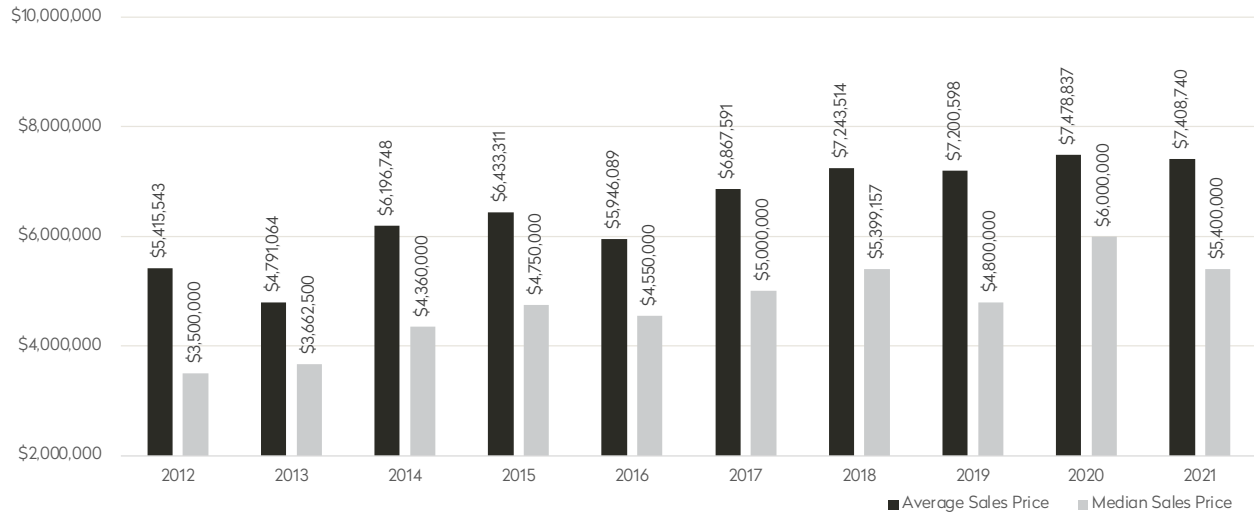


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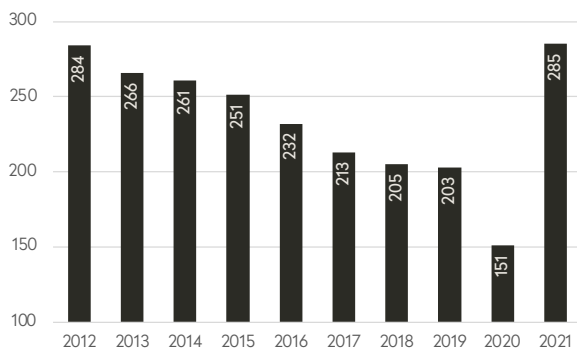
2012-2021

All Manhattan Townhouses

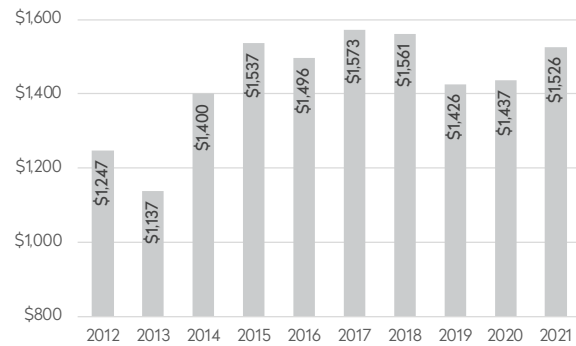
Average and Median Sales Price



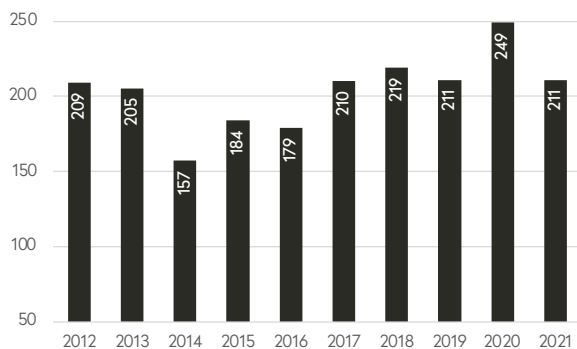
Number of Sales



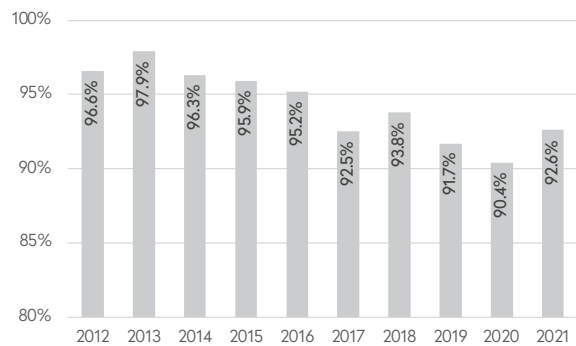
Average Price Per Square Foot



Average Days on the Market



Selling vs. Last Asking Price

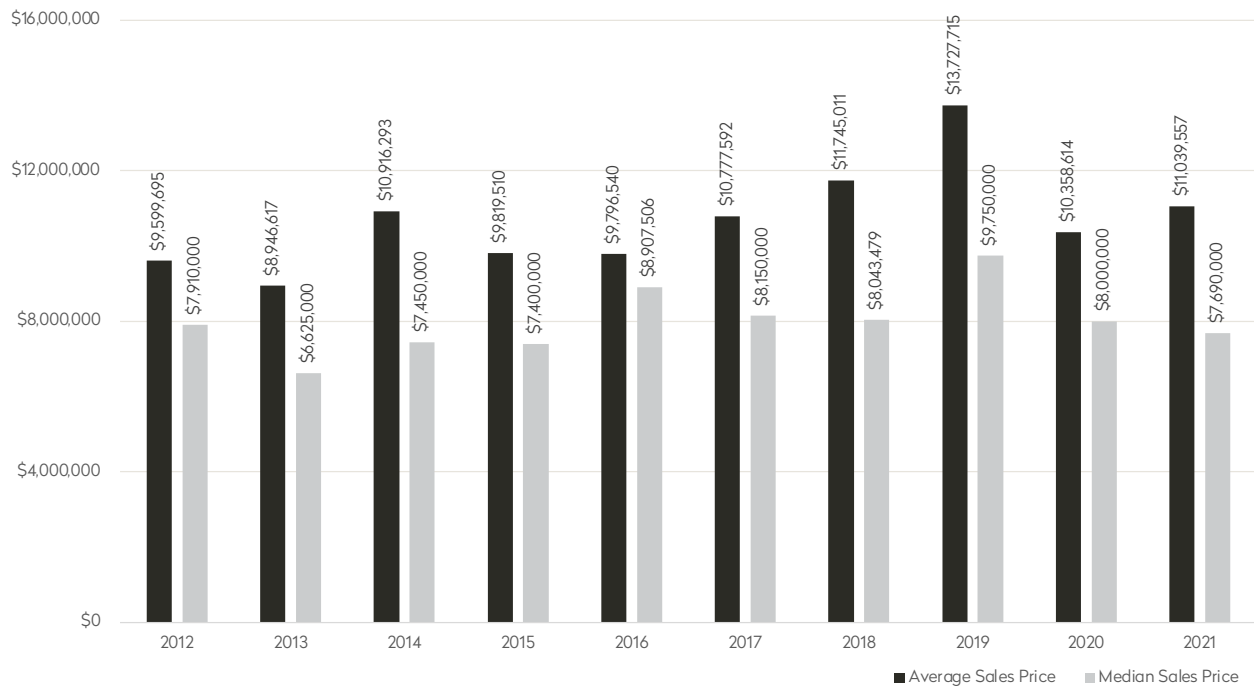


2012-2021

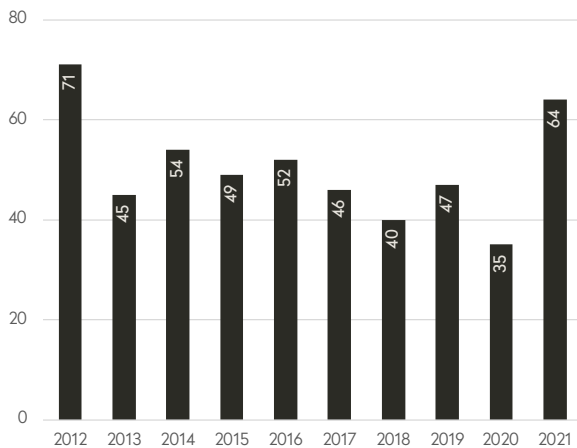
East Side Townhouses

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

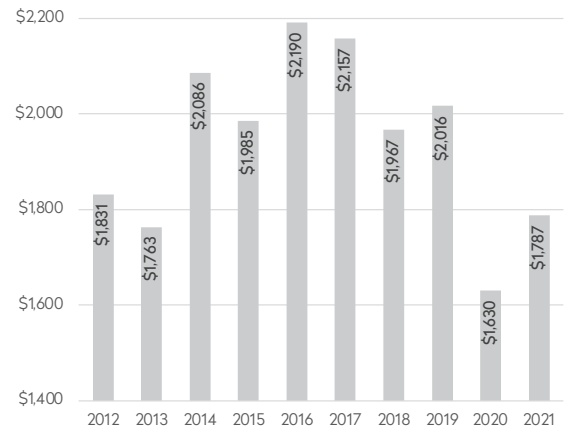
Average and Median Sales Price



Number of Sales



Average Price Per Square Foot

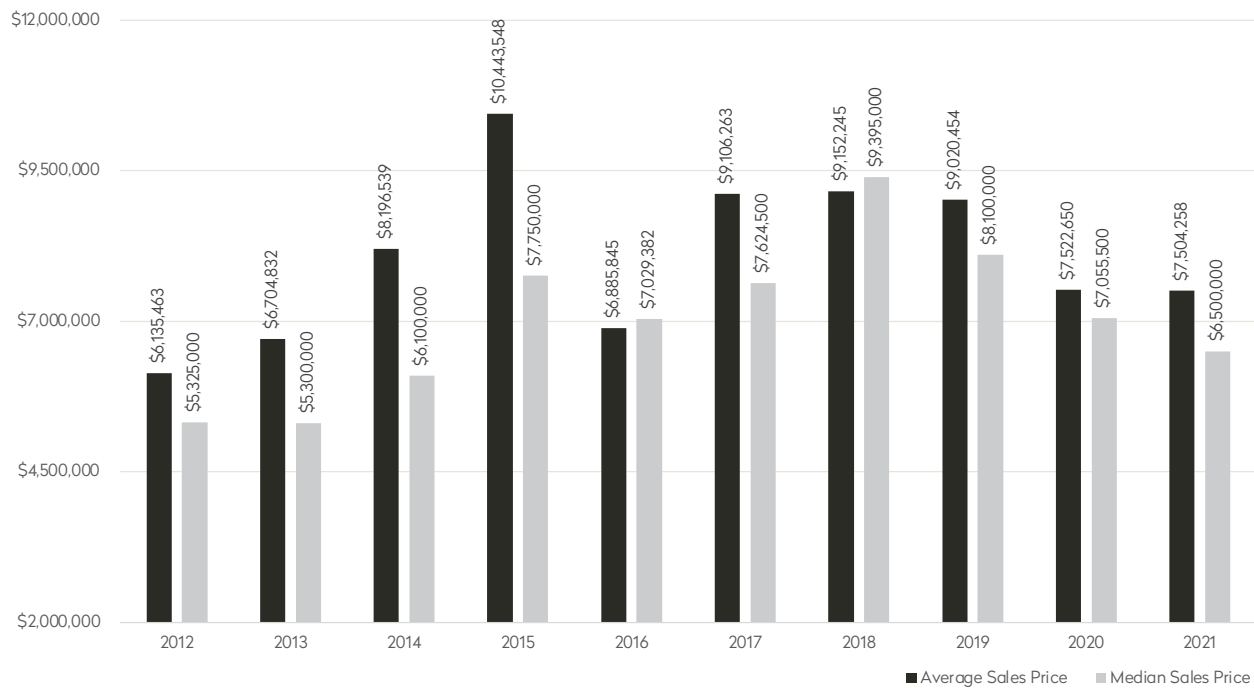


2012-2021

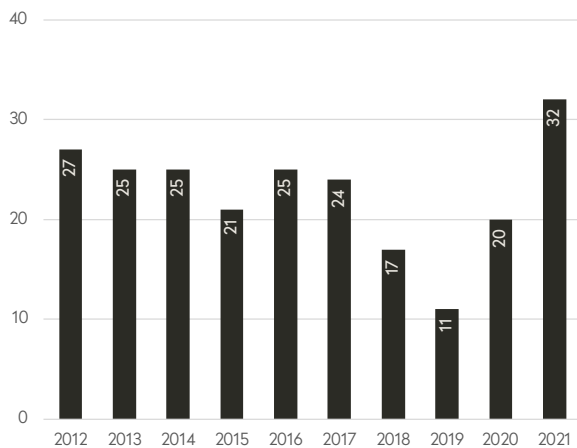
West Side Townhouses

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

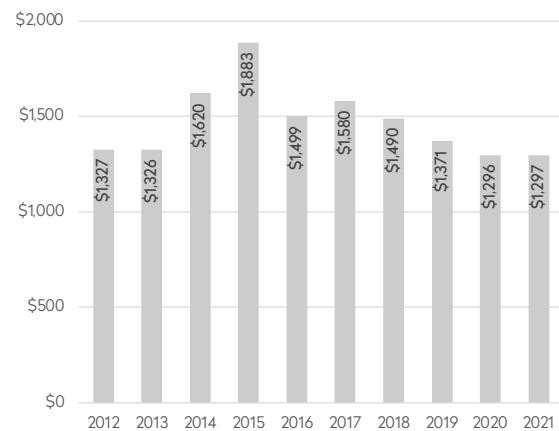
Average and Median Sales Price



Number of Sales



Average Price Per Square Foot

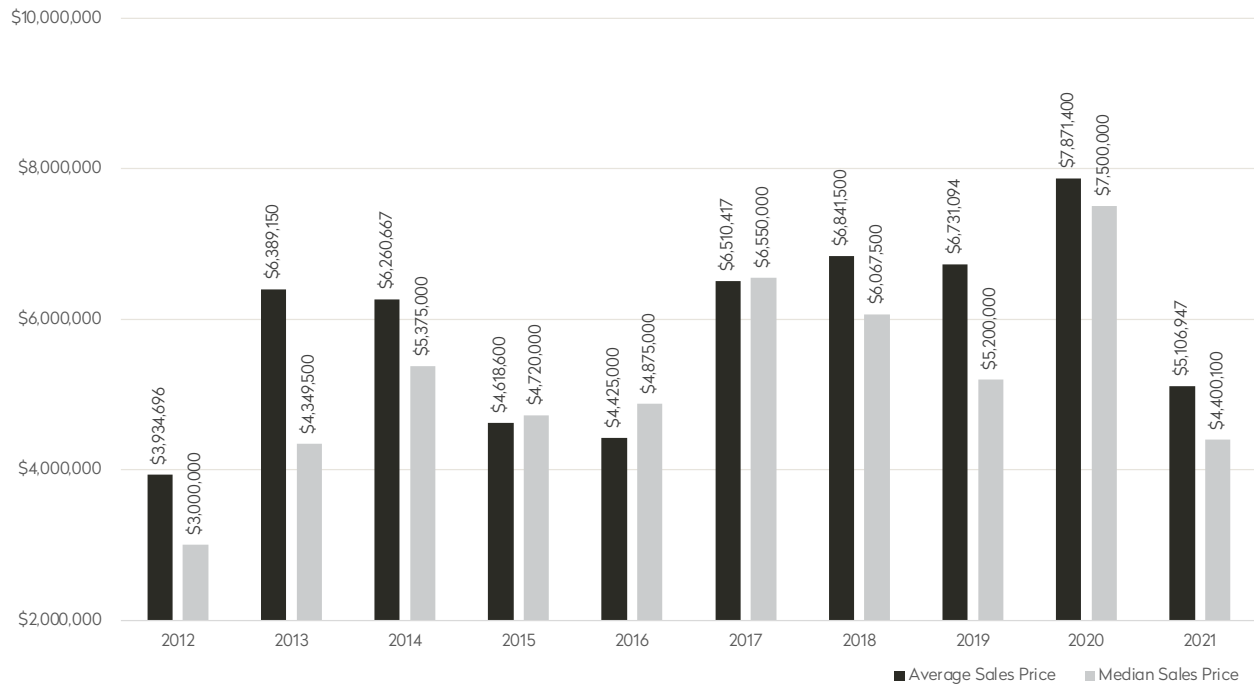


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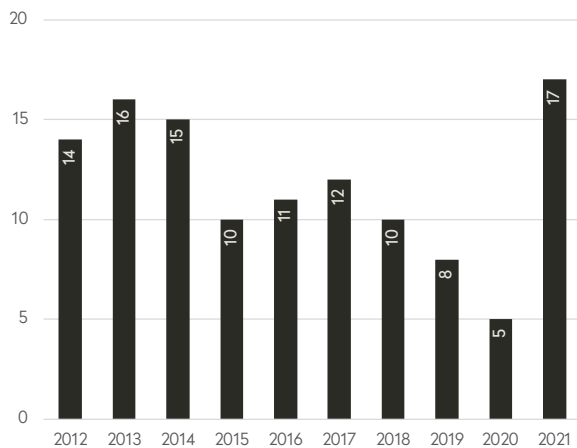
Midtown Townhouses

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

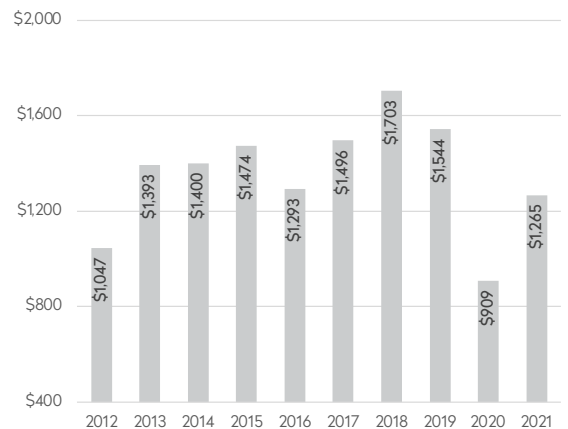
Average and Median Sales Price



Number of Sales



Average Price Per Square Foot

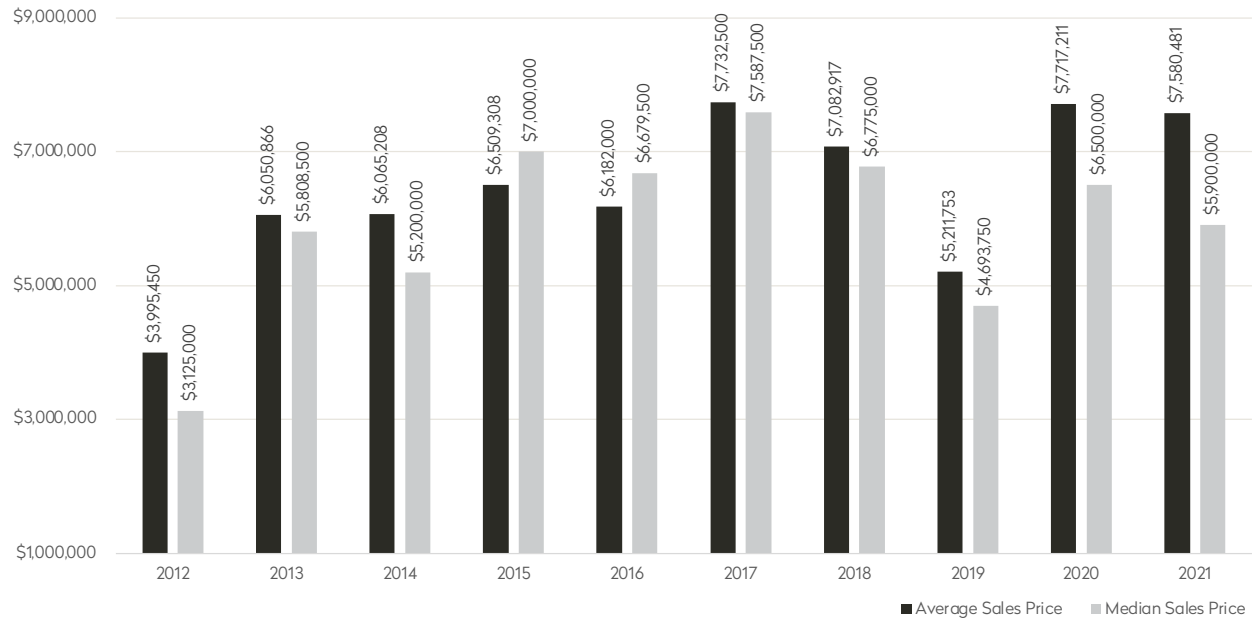


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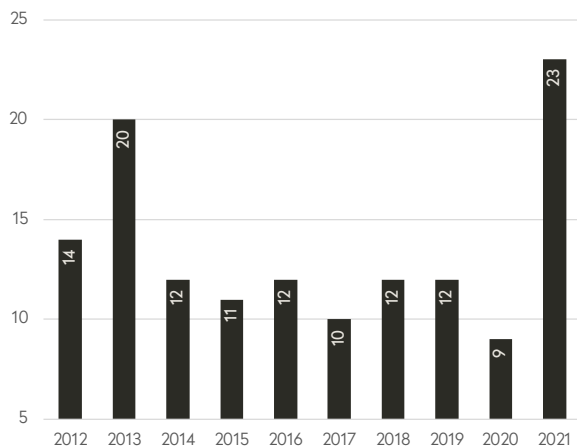
Downtown Townhouses

34th Street to 14th Street

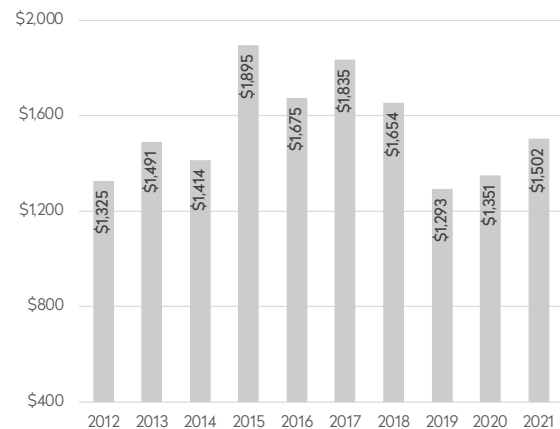
Average and Median Sales Price



Number of Sales



Average Price Per Square Foot

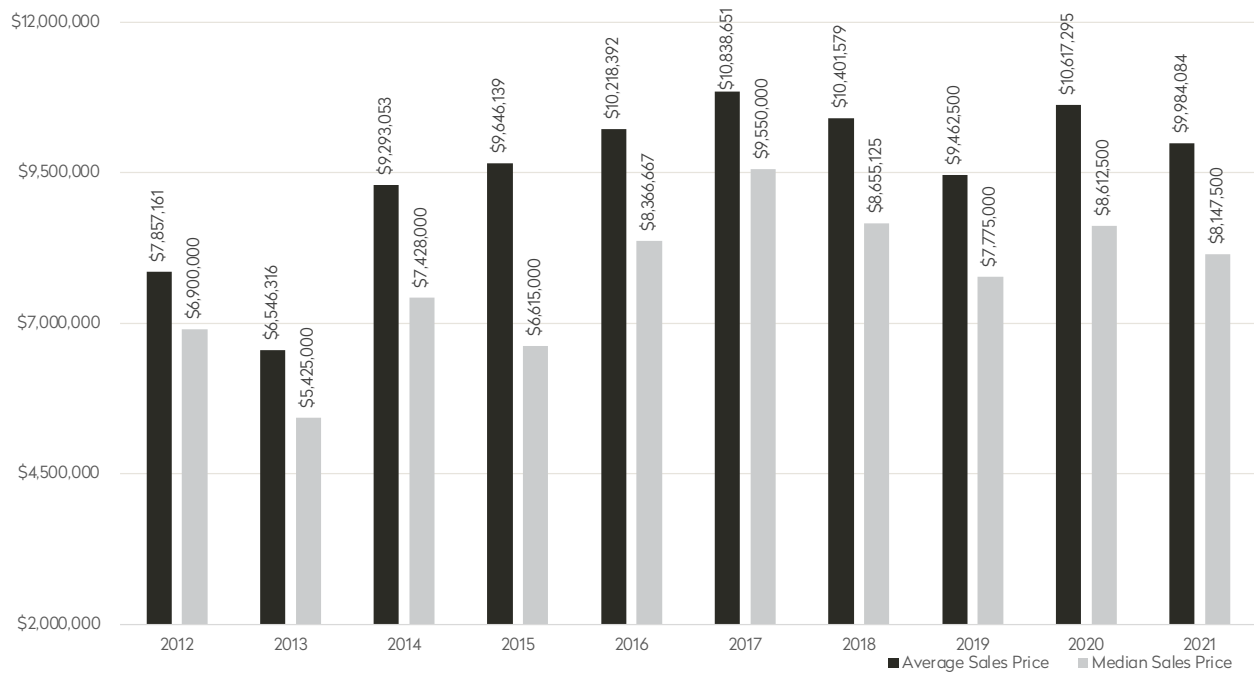


2012-2021

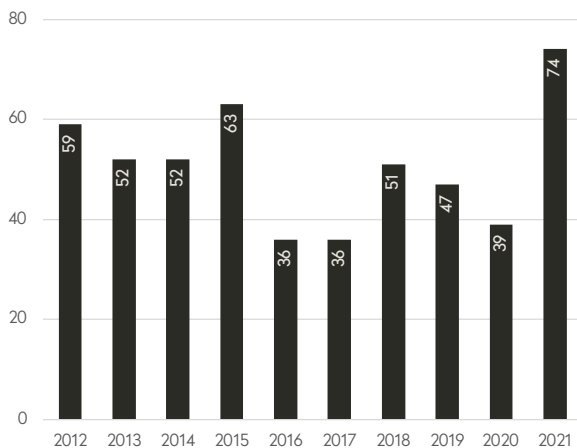
Downtown Townhouses

South of 14th Street

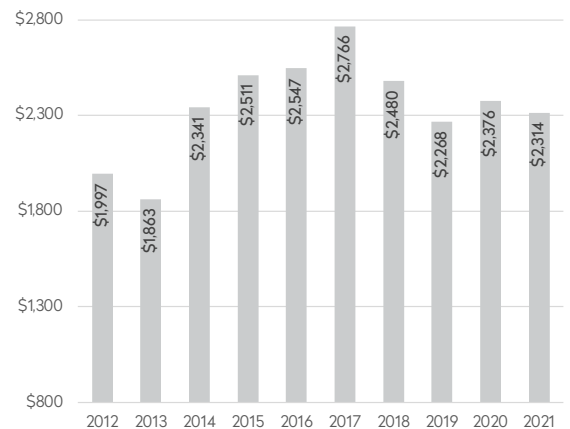
Average and Median Sales Price



Number of Sales



Average Price Per Square Foot

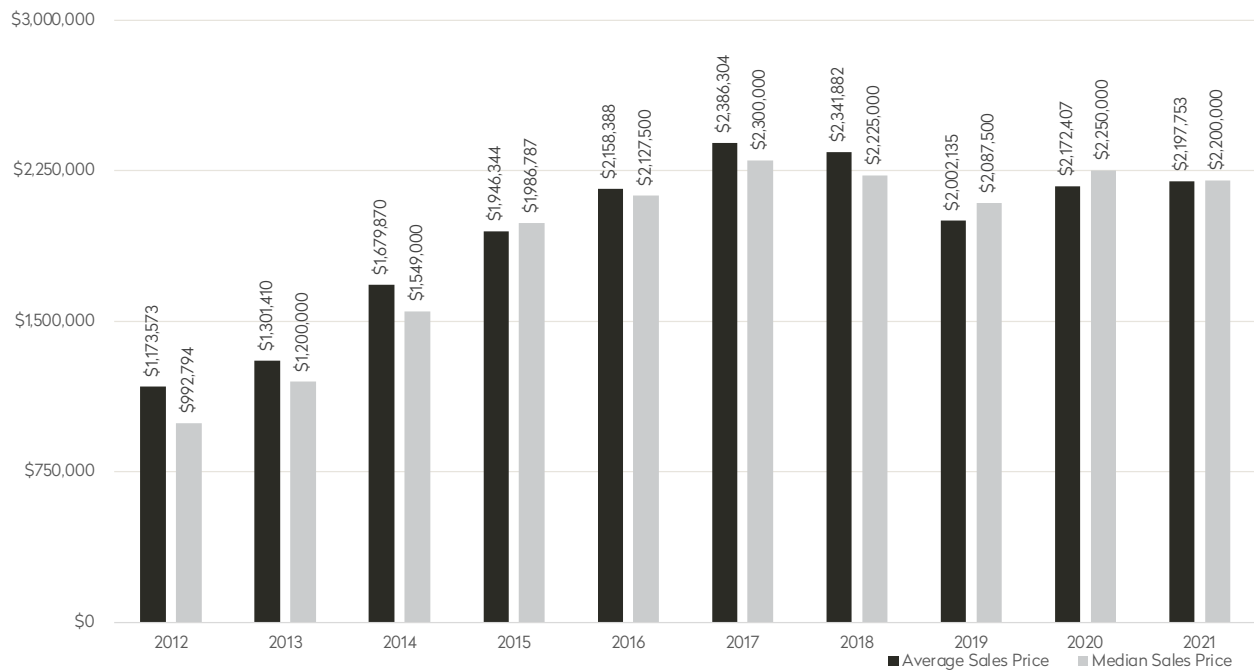


2012-2021

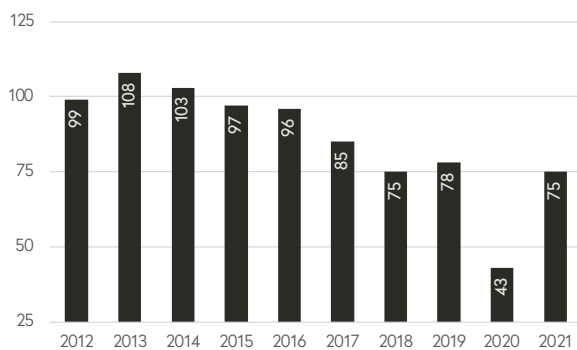
Upper Manhattan Townhouses

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

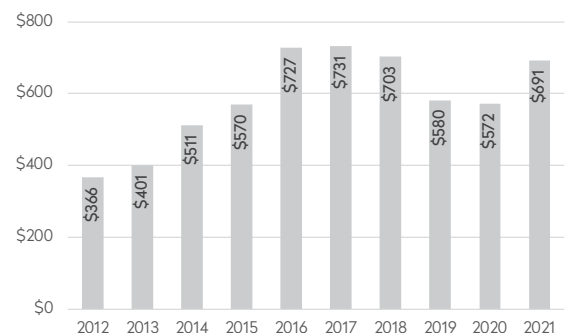
Average and Median Sales Price



Number of Sales



Average Price Per Square Foot



Contact Us

10-YEAR

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