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**TOWNHOUSE
MARKET REPORT
2016-2025**

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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 2016–2025.

The number of Manhattan townhouse sales rose 16% in 2025 to their highest level in four years. While sales increased, the average price fell 6% from 2024 to \$7,055,083. It's important to note that this is a relatively small market with just 238 sales last year, so the average price can fluctuate from year to year.

Here are some other highlights of our report:

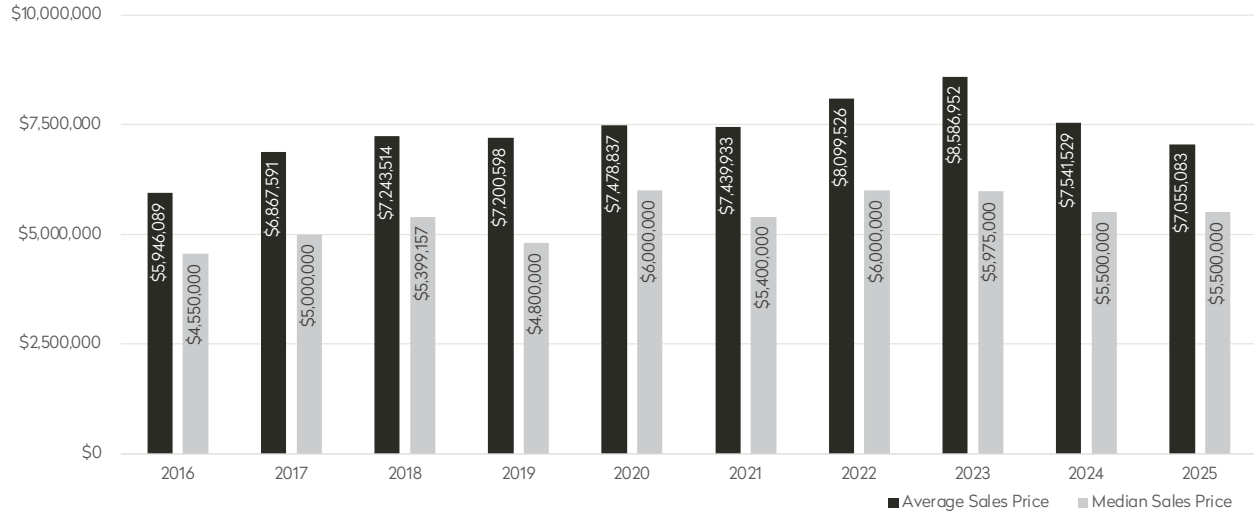
- The median price was unchanged from 2024, at \$5,500,000.
- At \$1,485, the average price per square foot was 4% lower than 2024.
- Townhouses sold in 2025 spent an average of 196 days on the market, down 7% from the prior year.
- Sellers received 92.5% of their last asking price, up from 91.4% in 2024.



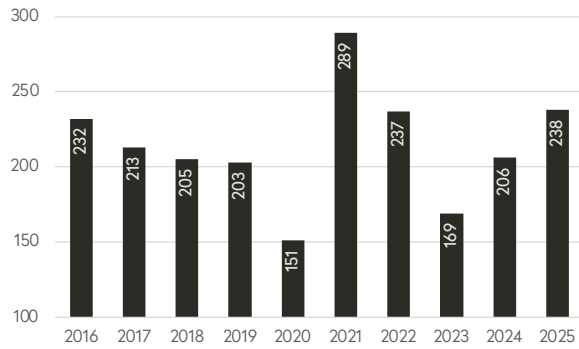
2016-2025

All Manhattan Townhouses

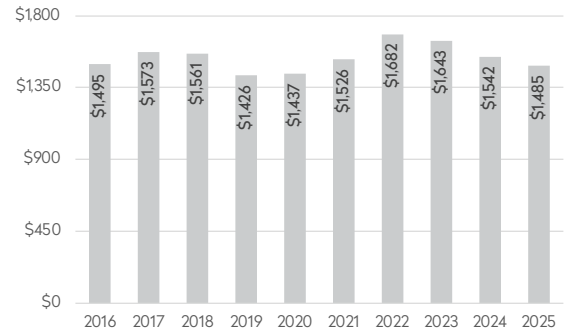
Average and Median Sales Prices



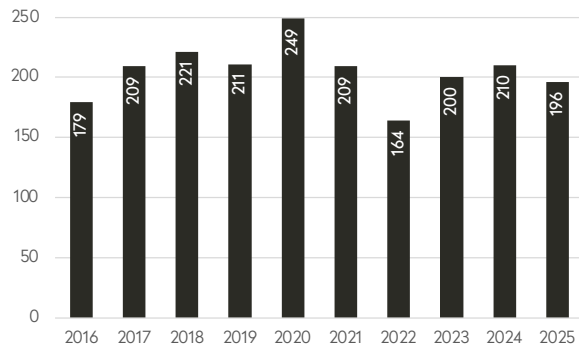
Number of Sales



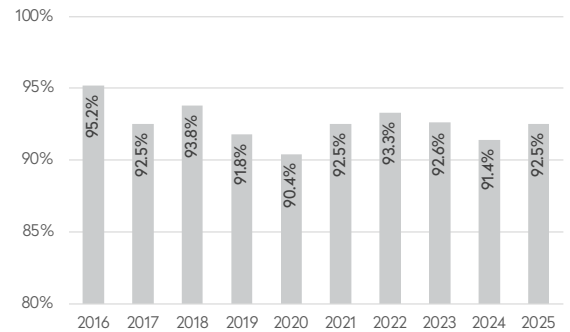
Average Price Per Square Foot



Average Days on the Market



Selling vs. Last Asking Price

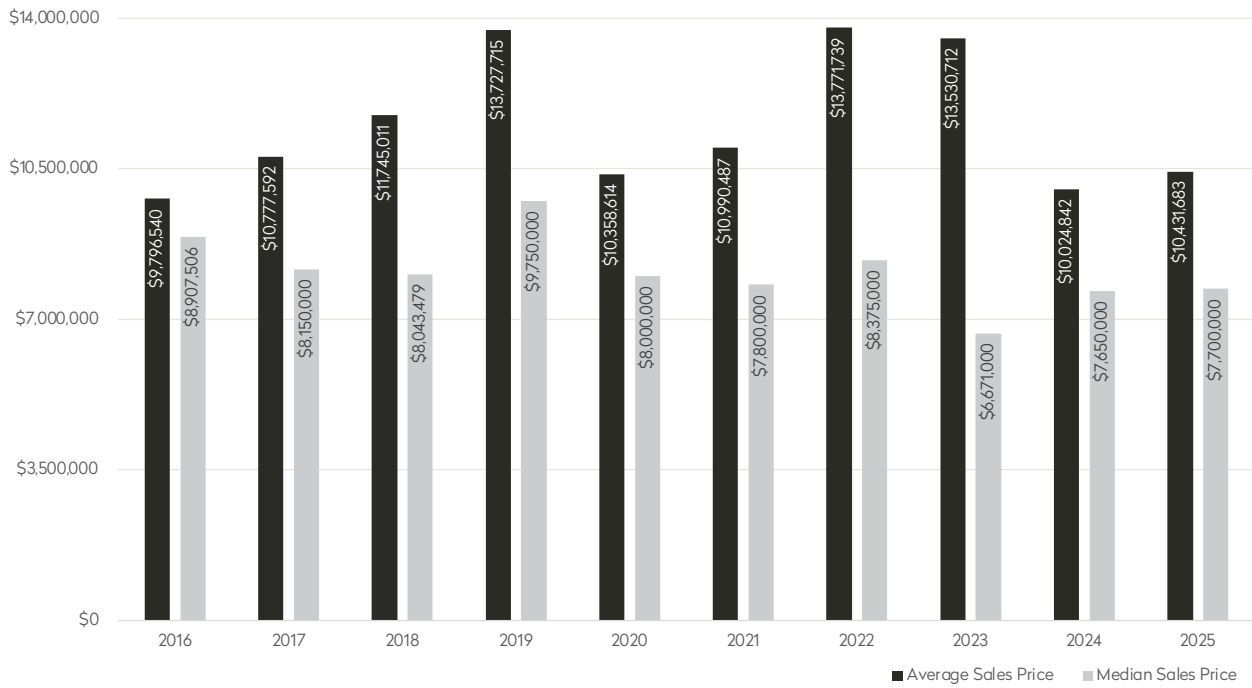


2016-2025

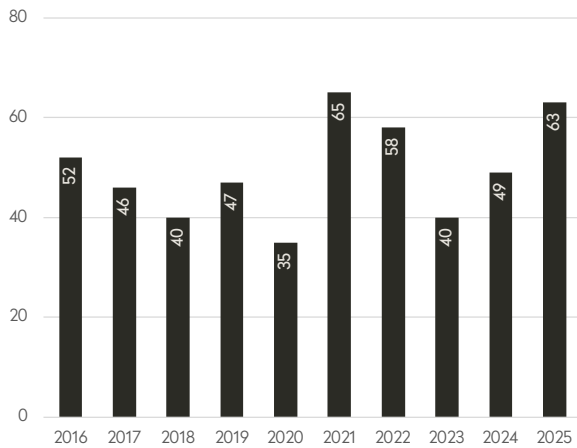
East Side Townhouses

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

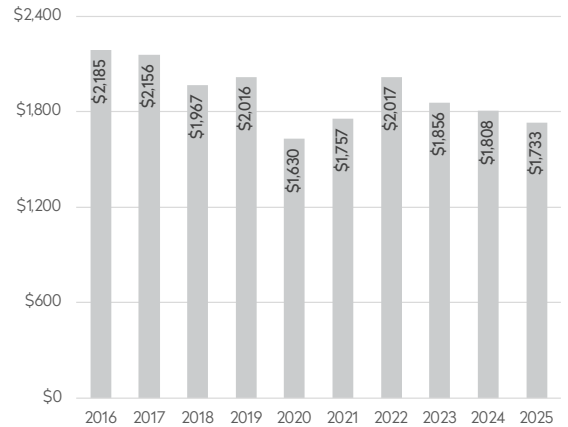
Average and Median Sales Prices



Number of Sales



Average Price Per Square Foot

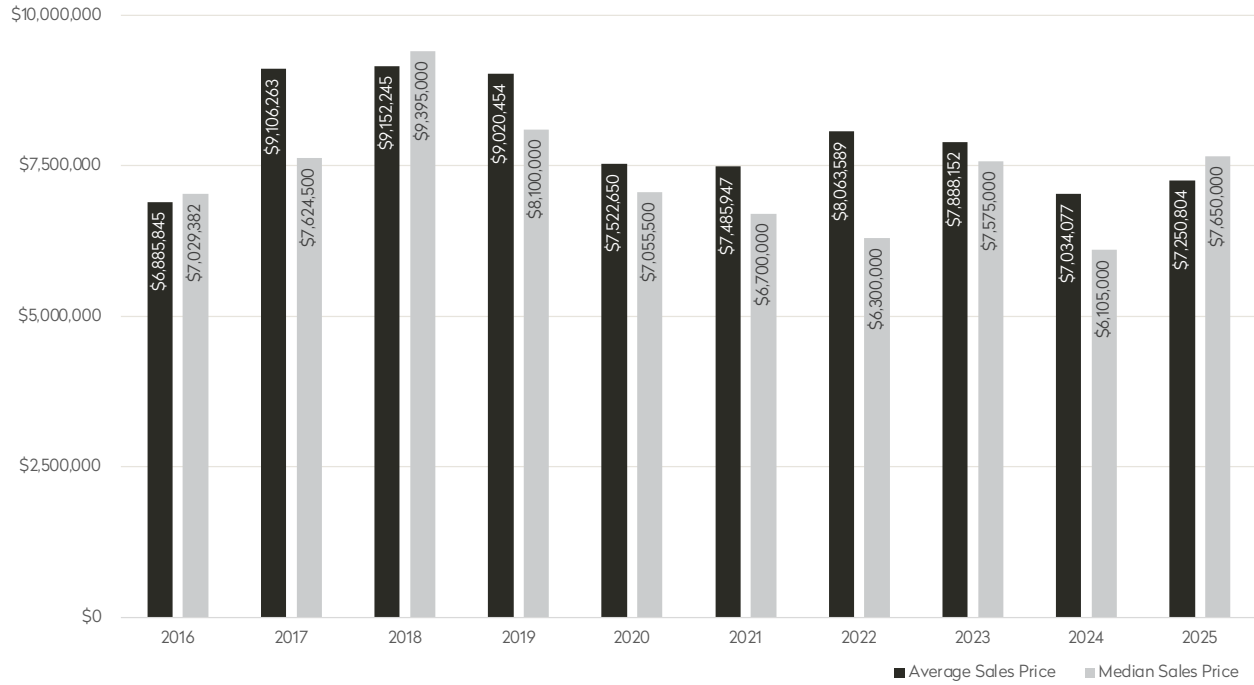


2016-2025

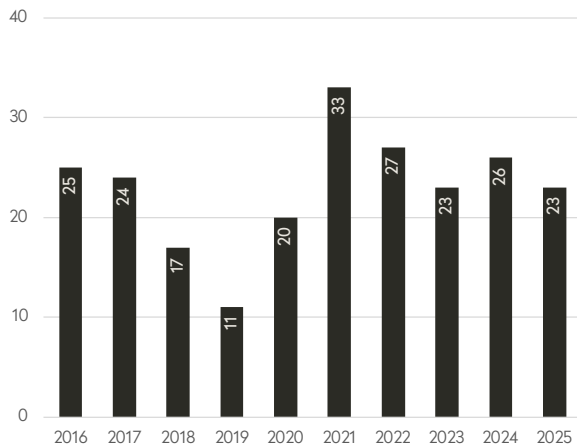
West Side Townhouses

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

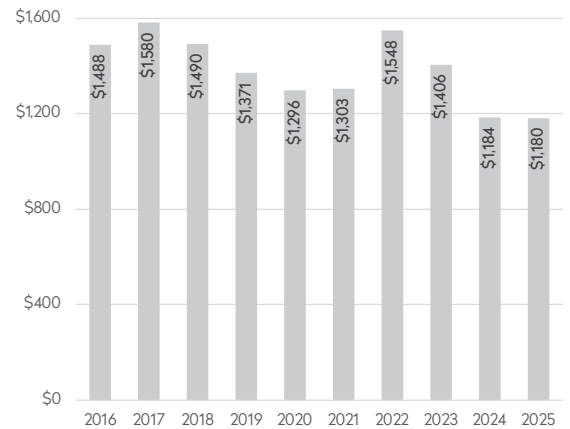
Average and Median Sales Prices



Number of Sales



Average Price Per Square Foot

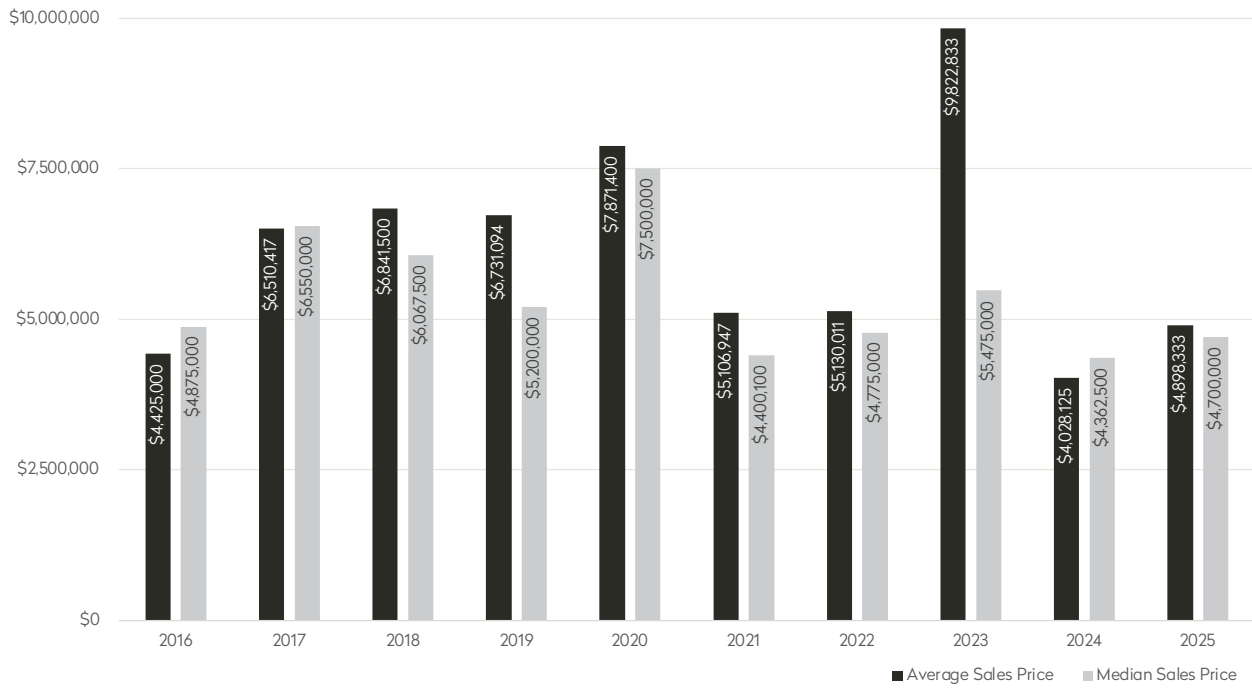


2016-2025

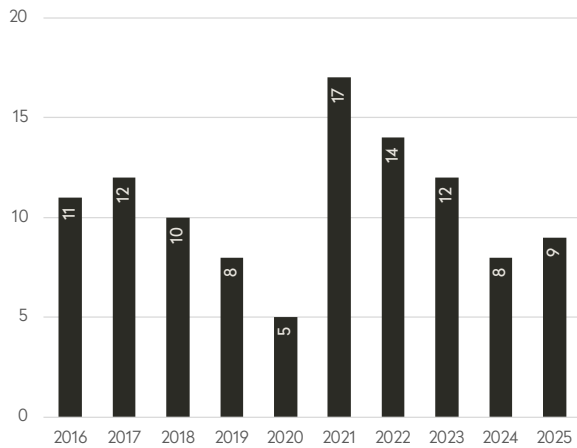
Midtown Townhouses

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

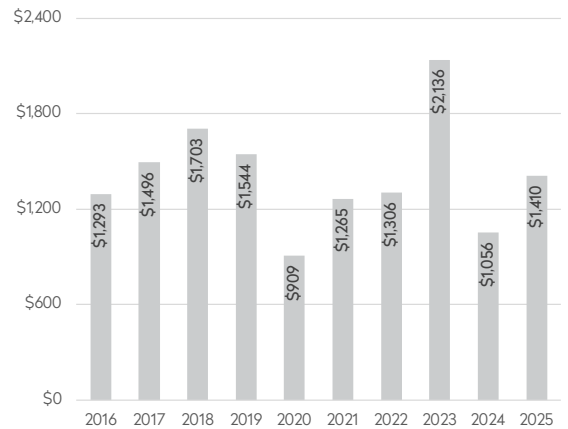
Average and Median Sales Prices



Number of Sales



Average Price Per Square Foot

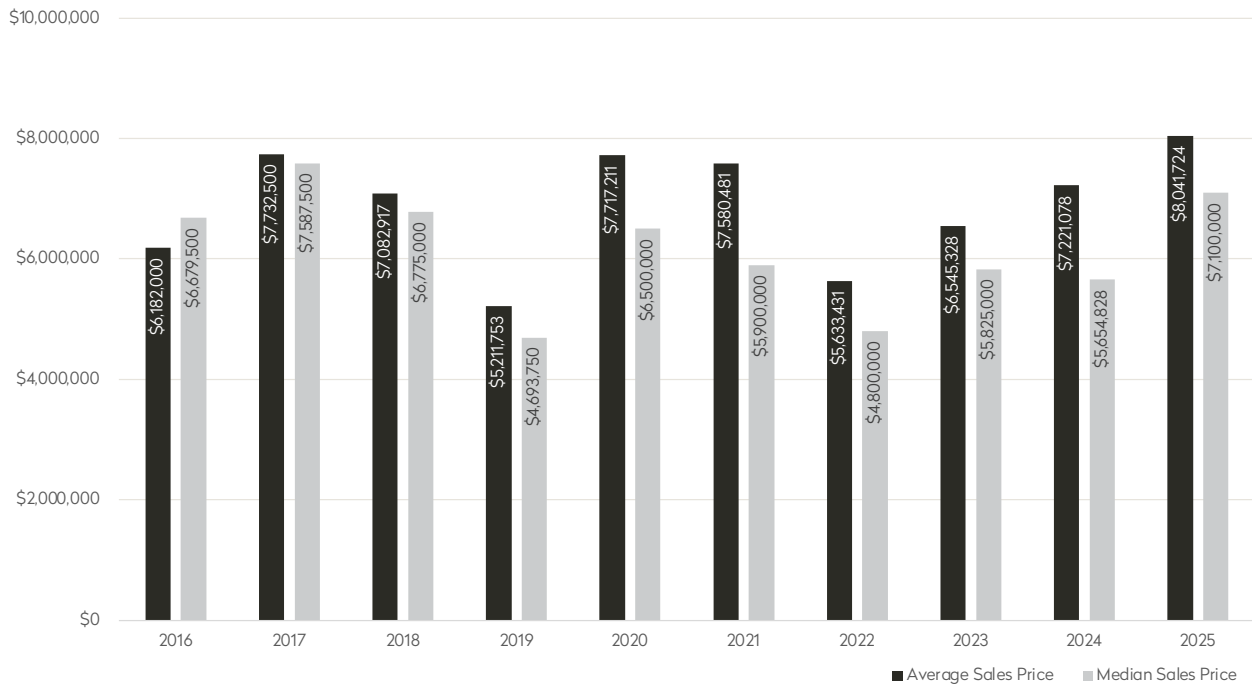


2016-2025

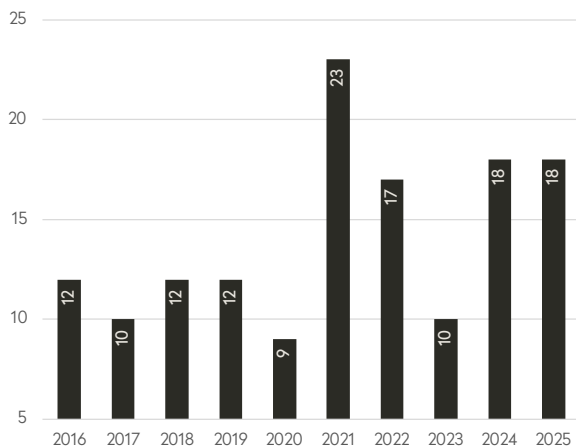
Downtown Townhouses

34th Street to 14th Street

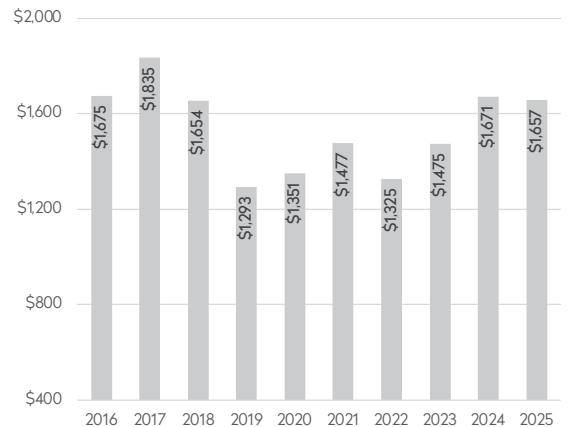
Average and Median Sales Prices



Number of Sales



Average Price Per Square Foot

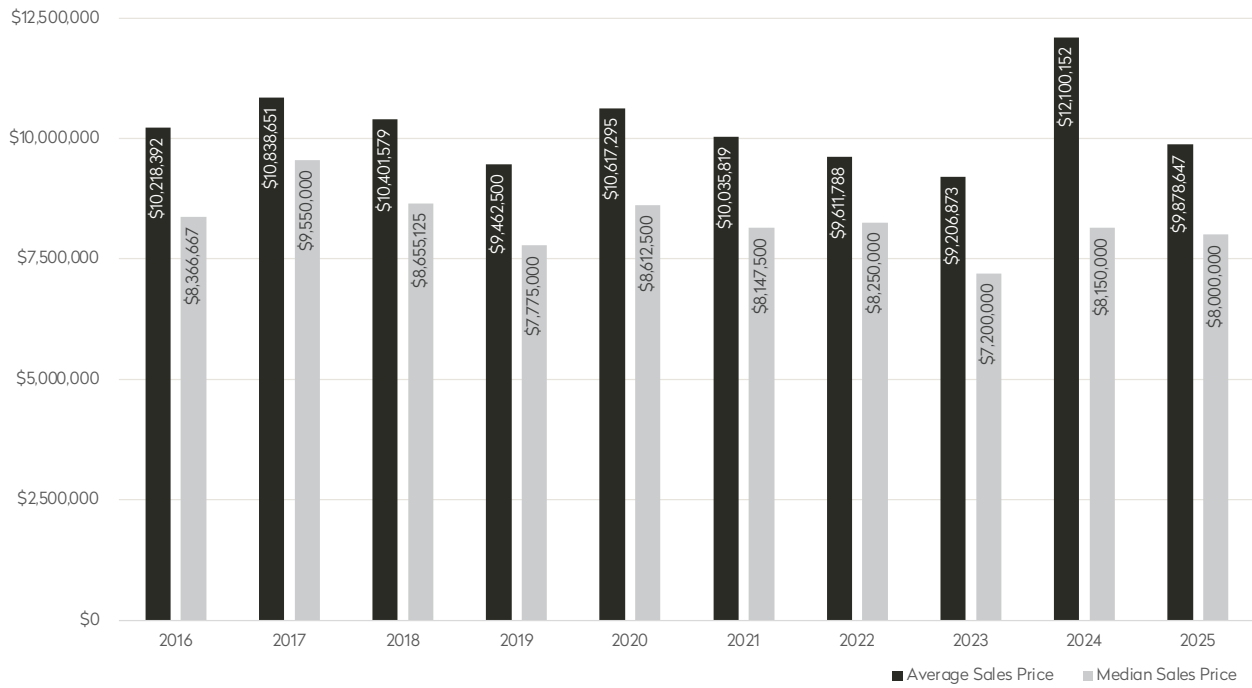


2016-2025

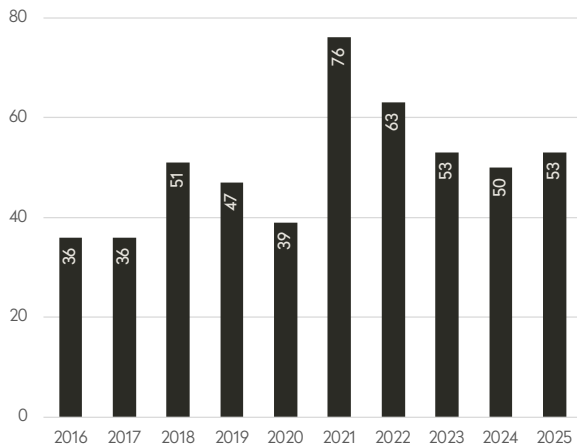
Downtown Townhouses

South of 14th Street

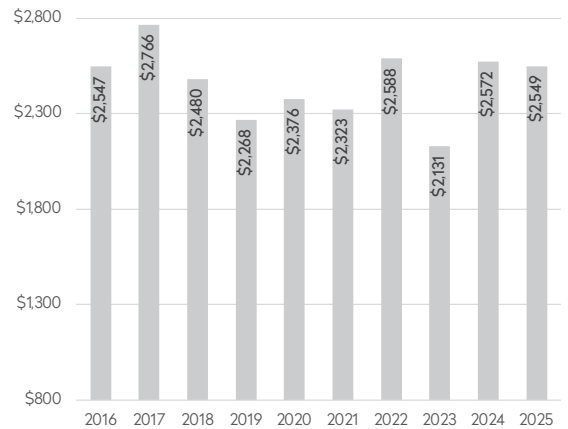
Average and Median Sales Prices



Number of Sales



Average Price Per Square Foot

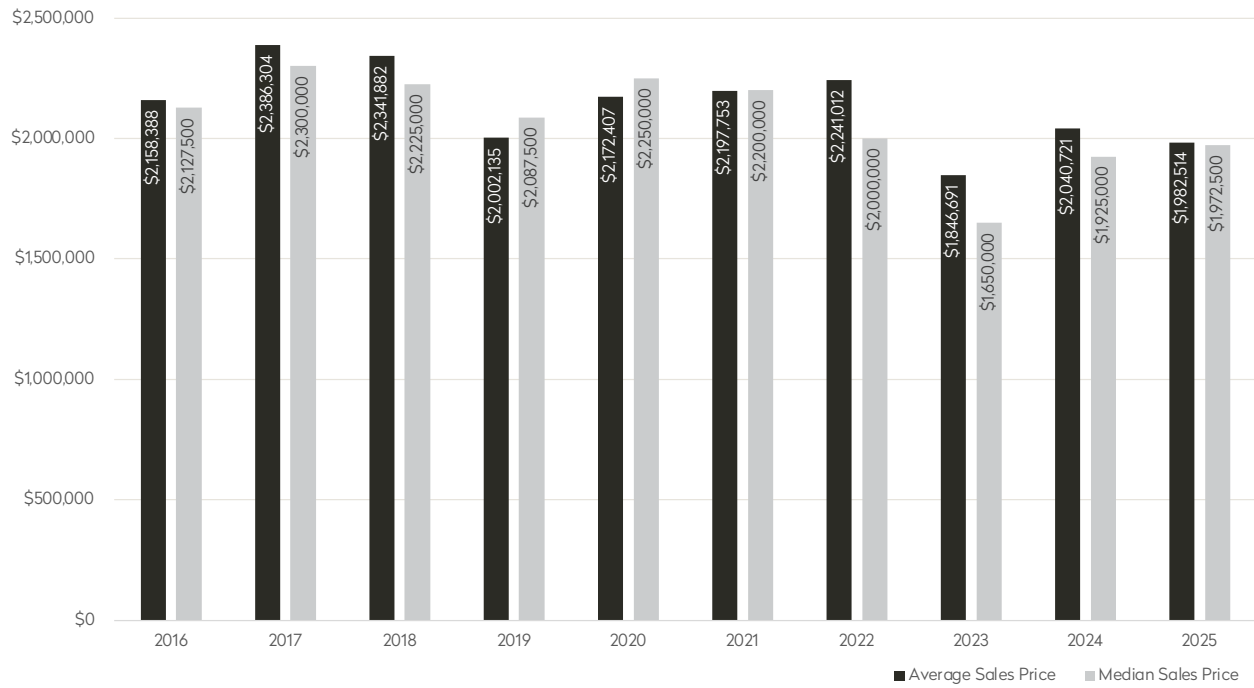


2016-2025

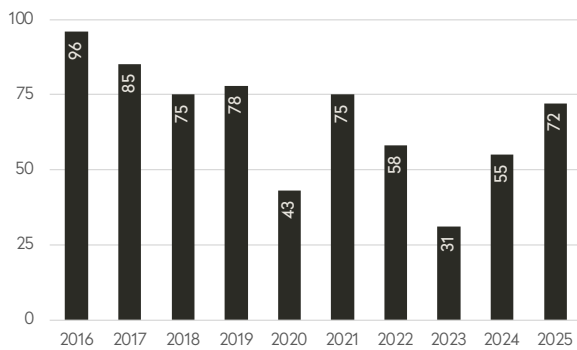
Upper Manhattan Townhouses

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

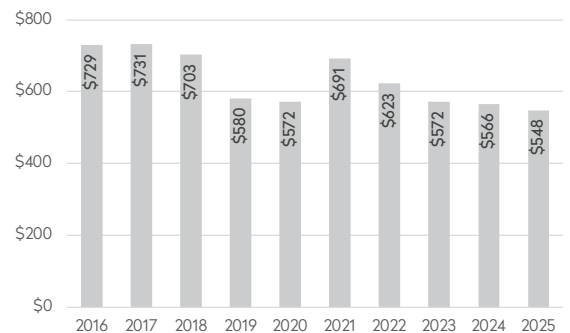
Average and Median Sales Prices



Number of Sales



Average Price Per Square Foot



Contact Us

10-YEAR

Townhouse Market Report

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BHS THE Craft OF Research

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