

HI

2026 TOWNHOUSE MARKET REPORT

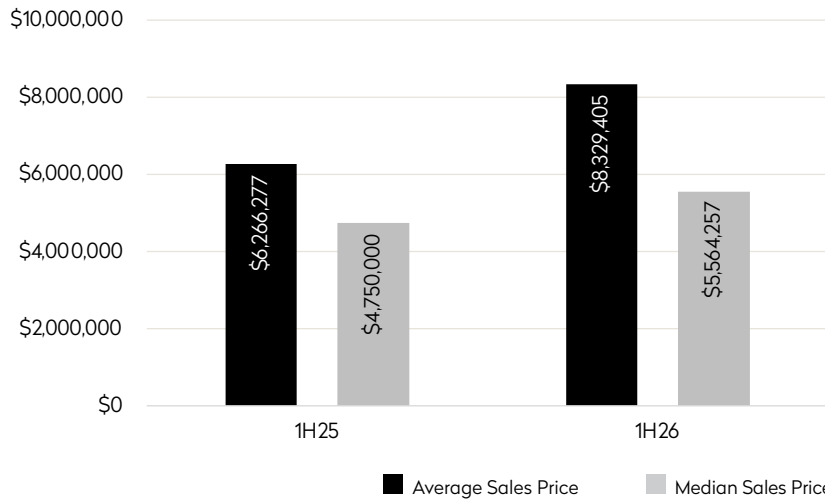
THANKS

Brown Harris Stevens THE Craft OF Research

117 EAST 70TH STREET

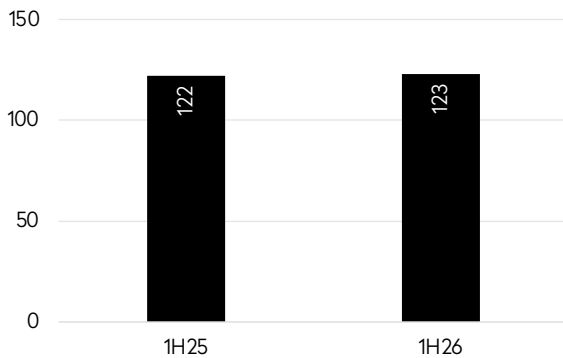
All Manhattan

AVERAGE & MEDIAN SALES PRICES

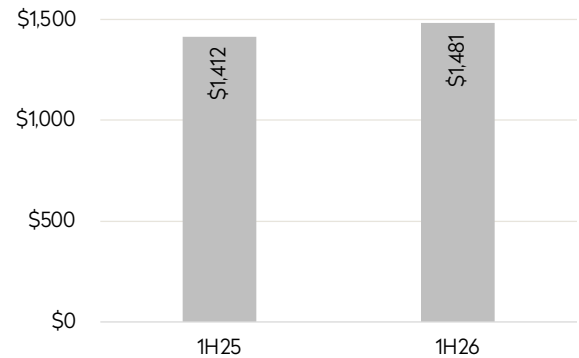


- The average price of a townhouse was up sharply from 2025's first half.
- Sales ticked up slightly over the past year to 123.
- At \$1,481, the average price per square foot was 5% higher than a year ago.
- Townhouses spent 18% less time on the market than during the first half of 2025.

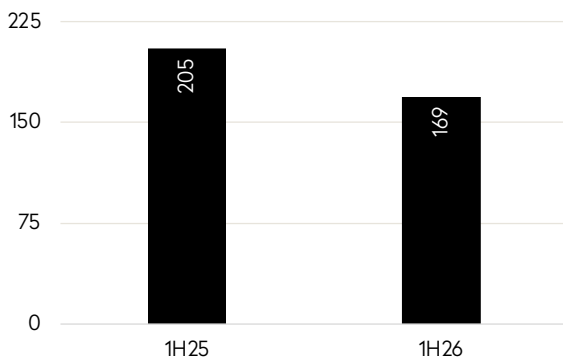
NUMBER OF SALES



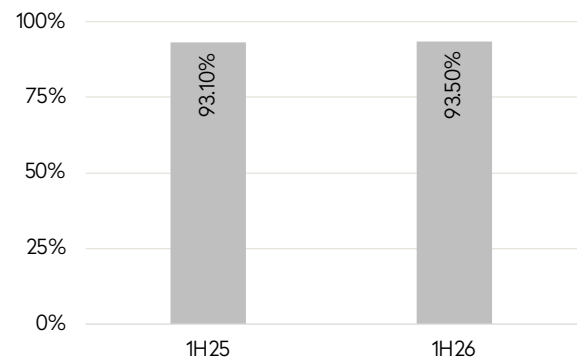
AVERAGE PRICE PER SQUARE FOOT



AVERAGE DAYS ON THE MARKET



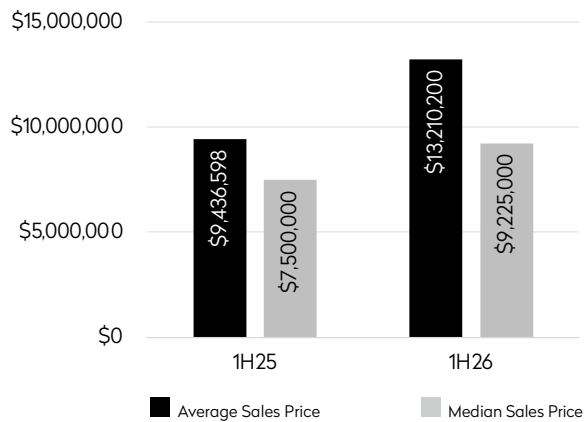
SELLING VS. LAST ASKING PRICE



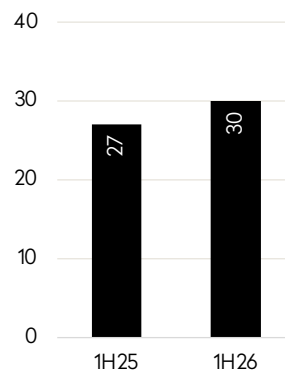
East Side

GENERALLY 59TH ST. TO 96TH ST., FIFTH AVE. TO THE EAST RIVER

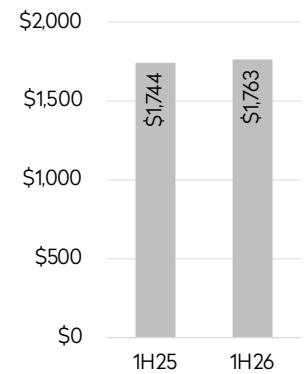
AVERAGE & MEDIAN SALES PRICES



NUMBER OF SALES



AVERAGE PRICE PER SQUARE FOOT



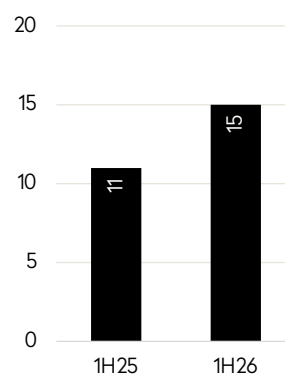
West Side

GENERALLY 59TH ST. TO 110TH ST., HUDSON RIVER TO WEST OF FIFTH AVE.

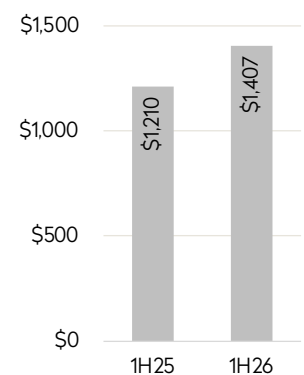
AVERAGE & MEDIAN SALES PRICES



NUMBER OF SALES



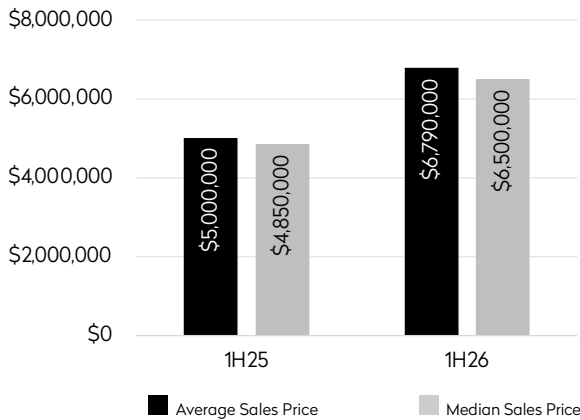
AVERAGE PRICE PER SQUARE FOOT



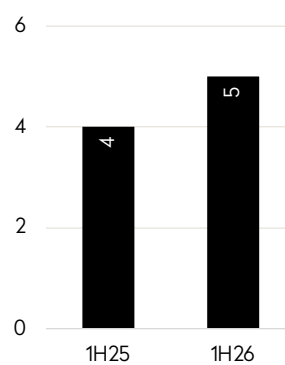
Midtown

34TH ST. TO 59TH ST., EAST RIVER TO THE HUDSON RIVER

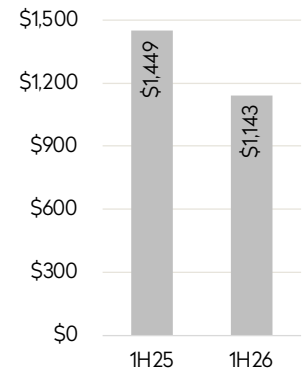
AVERAGE & MEDIAN SALES PRICES



NUMBER OF SALES



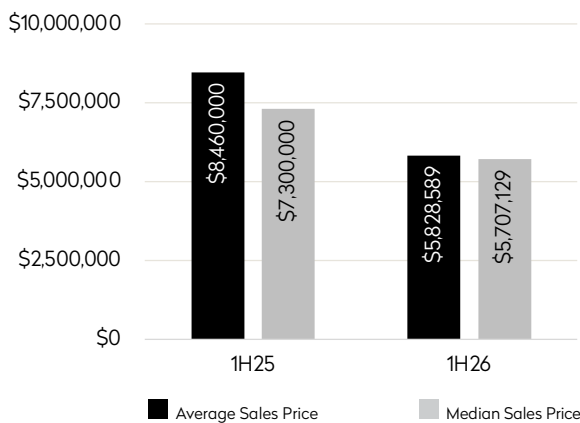
AVERAGE PRICE PER SQUARE FOOT



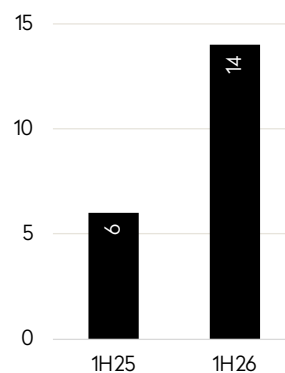
Downtown

34TH ST. TO 14TH ST.

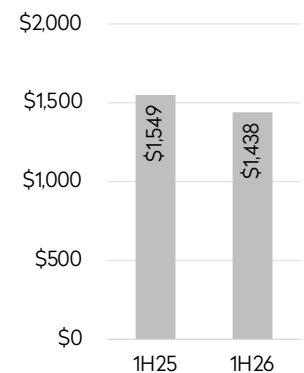
AVERAGE & MEDIAN SALES PRICES



NUMBER OF SALES



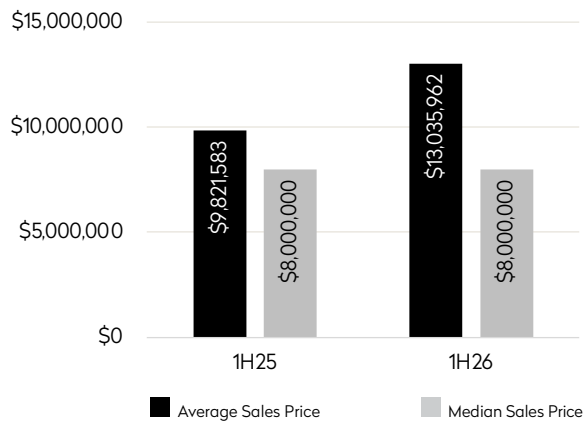
AVERAGE PRICE PER SQUARE FOOT



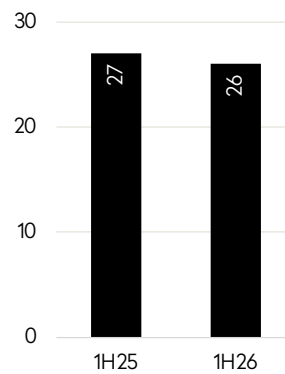
Downtown

SOUTH OF 14TH ST.

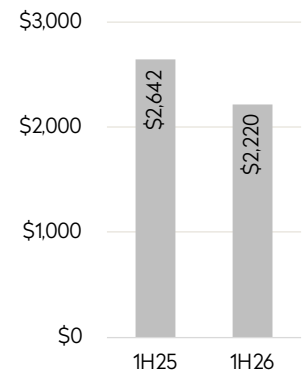
AVERAGE & MEDIAN SALES PRICES



NUMBER OF SALES



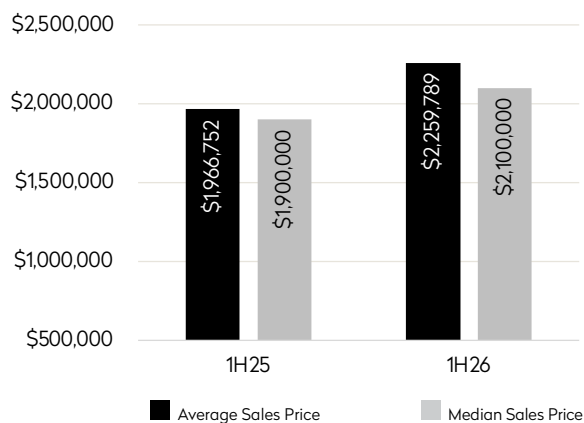
AVERAGE PRICE PER SQUARE FOOT



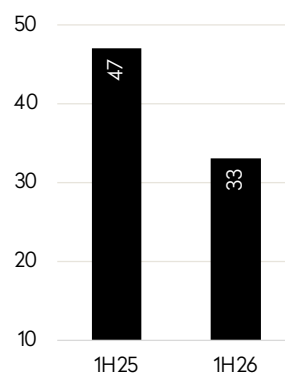
Upper Manhattan

GENERALLY NORTH OF 96TH ST. ON THE EAST SIDE, AND 110TH ST. ON THE WEST SIDE

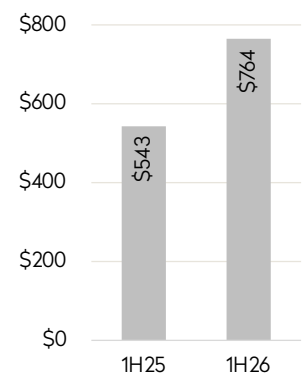
AVERAGE & MEDIAN SALES PRICES



NUMBER OF SALES



AVERAGE PRICE PER SQUARE FOOT



Contact Us

FIRST HALF 2026

Manhattan Townhouse Market Report

East Side

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

West Side

1934 Broadway
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212-588-5600

Union Square

100 Fifth Avenue, 2nd Floor
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212-381-6500

SoHo

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New York, NY 10012
212-381-4200

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New York, NY 10013
212-452-4500

Harlem

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New York, NY 10026
212-381-2570

Development Marketing

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212-381-6521

BHS Relocation Services

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BHS THE Craft OF Research

Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens.

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