

Elliman Report

2013-2022

Manhattan Townhouse Sales

“The market ended the year with record prices, elevated sales, and listing inventory below pre-pandemic levels.”

Manhattan Townhouse Matrix	2022	%Δ (YR)	2021	%Δ (10-YR)	2013
Average Sales Price	\$7,046,803	0.9%	\$6,981,296	45.9%	\$4,828,445
Average Price Per Sq Ft	\$1,548	4.2%	\$1,486	44.3%	\$1,073
Median Sales Price	\$5,550,000	12.2%	\$4,945,307	54.5%	\$3,591,250
Number of Sales (Closed)	286	-3.1%	295	-12.3%	326
Days on Market (From Last List Date)	161	-33.5%	242	56.3%	103
Listing Discount (From Last List Price)	7.1%		8.4%		4.3%
Listing Inventory	327	20.2%	272	-4.7%	343
Months of Supply	13.7	23.4%	11.1	8.7%	12.6
Average Square Feet (Closed)	4,586	-3.4%	4,748	1.9%	4,500

Median sales price rose 12.2% annually to \$5,550,000, 15.6% above pre-pandemic levels and the highest in twenty-five years of recording. Average sales price showed a similar pattern, edging up 0.9% to \$7,046,803, the second highest in history and 9.1% above pre-pandemic levels.