

ELLIMAN

REPORT

2009-2018

MANHATTAN TOWNHOUSE

Highlights of the Decade Survey
of Manhattan Townhouse Sales

“ *Mixed price trends, sliding sales, and rising inventory.* ”

Manhattan Townhouse Market Matrix	2018	%Δ (YR)	2017	%Δ (10YR)	2009
Average Sales Price	\$7,035,815	6.6%	\$6,599,813	40.4%	\$5,012,737
Average Price Per Sq Ft	\$1,467	-12.0%	\$1,667	39.3%	\$1,053
Median Sales Price	\$5,206,250	12.3%	\$4,637,500	53.1%	\$3,400,000
Number of Sales	232	-7.2%	250	55.7%	149
Days on Market (From Last List Date)	153	9.3%	140	7.7%	142
Listing Discount (From Last List Price)	9.8%		10.4%		15.3%
Listing Inventory	374	5.6%	354	-7.0%	402
Months of Supply	19.3	13.5%	17.0	-40.4%	32.4
Average Square Feet (Closed)	4,863	13.6%	4,282	2.2%	4,760

The townhouse market behaved much like the apartment market. There were 232 sales for the year, down 7.2% from the prior year.

With 374 listings at the end of the year, supply rose 5.6% year over year.

As a result of the surge in sales size, median sales price rose 12.3% to \$5,206,250 from the prior year.