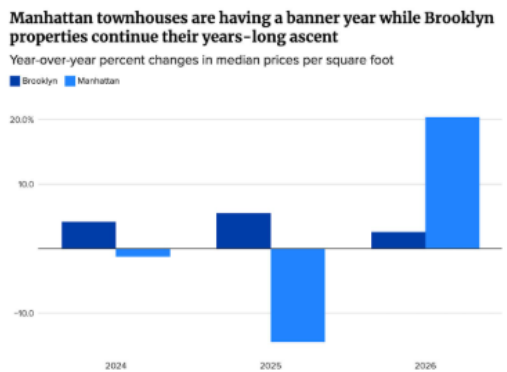
THE REAL DEAL
REAL ESTATE NEWS

Brooklyn townhouse prices continue to soar as Manhattan market rebounds

Manhattan townhouse prices surged 20 percent this year, while Brooklyn properties continue their steady, years-long ascent.



Brooklyn properties are maintaining their years-long ascent, while Manhattan townhouses are staging a strong comeback this year.

Since 2023, the median price per square foot of Brooklyn townhouses has soared 12.8 percent to reach $608 as of the beginning of July, according to an analysis of one- to three-family home sales by *TRD* Data. Meanwhile, Manhattan townhouses saw their median price per square foot edge up just 1.7 percent over the same period.

"It's a huge increase in three years," said Frances Katzen, a real estate agent with Douglas Elliman, of the Brooklyn townhouse market. "The contrast that Manhattan has, year to date, is bonkers."

However, Manhattan townhouses have had a stronger year after struggling for the couple of years prior. In 2024 and 2025, the median price per square foot had fallen, but so far this year the median price per square foot is up 20.4 percent to $1,553.

Meanwhile, in Brooklyn the median price per square foot for townhouses has broken the $600 barrier after steadily increasing since at least 2023. While buyers once viewed the borough as a place to nab a discount, it has been "repriced as a scarce asset class of their own," Katzen said.

"The [Brooklyn] neighborhoods are so strong now," she added. "You cannot manufacture another historic block. So these rarities and these rows become like buying Fifth Avenue or Central Park. They will never be replicated."

The rise for townhouse pricing in both Manhattan and Brooklyn also stems from a lack of high-end properties in the Big Apple and the growing size of these properties. For instance, in Manhattan in the second quarter, the average square footage of one- to three-family residences climbed 15 percent year over year to 5,000 square feet, according to a recent report from appraiser Jonathan Miller. The increase is a reflection of the market, Miller clarified in an email, as an influx of wealthier buyers are opting to purchase larger properties.

As for listings, inventory for Manhattan townhouse properties increased in the second quarter compared to the same period last year, but it was still 20 percent below the decade average, per Miller's report.

"There are simply not enough substitutes, and that is what's pushing these numbers," Katzen said.

Hot spots for townhouse purchases remain in the Upper West Side, where the median price per square foot year to date was $1,489, up 24 percent from full-year 2025, which was the highest increase in Manhattan, according to *TRD* Data's analysis. The West Village, meanwhile, had the most expensive price per square foot of $3,524. That neighborhood's median had climbed 3.6 percent compared to 2025's figure.

In Brooklyn, the highest-priced neighborhoods were Brooklyn Heights ($2,047 median price per square foot, up 11.9 percent) and Cobble Hill ($1,495, down 8.7 percent).

Brooklyn Heights was home to the priciest residential sale in the borough so far this year, when 192 Columbia Heights traded in an off-market deal for $24.5 million.

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