

The Corcoran Report

2Q 2024 | MANHATTAN TOWNHOUSE

corcoran



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The Corcoran Group is pleased to present the Second Quarter 2024 Townhouse Report covering Manhattan single-family and multi-family townhouse closings during the quarter. This report summarizes publicly recorded sales during the period and reflects only arms-length transactions (a sale between two unconnected parties).

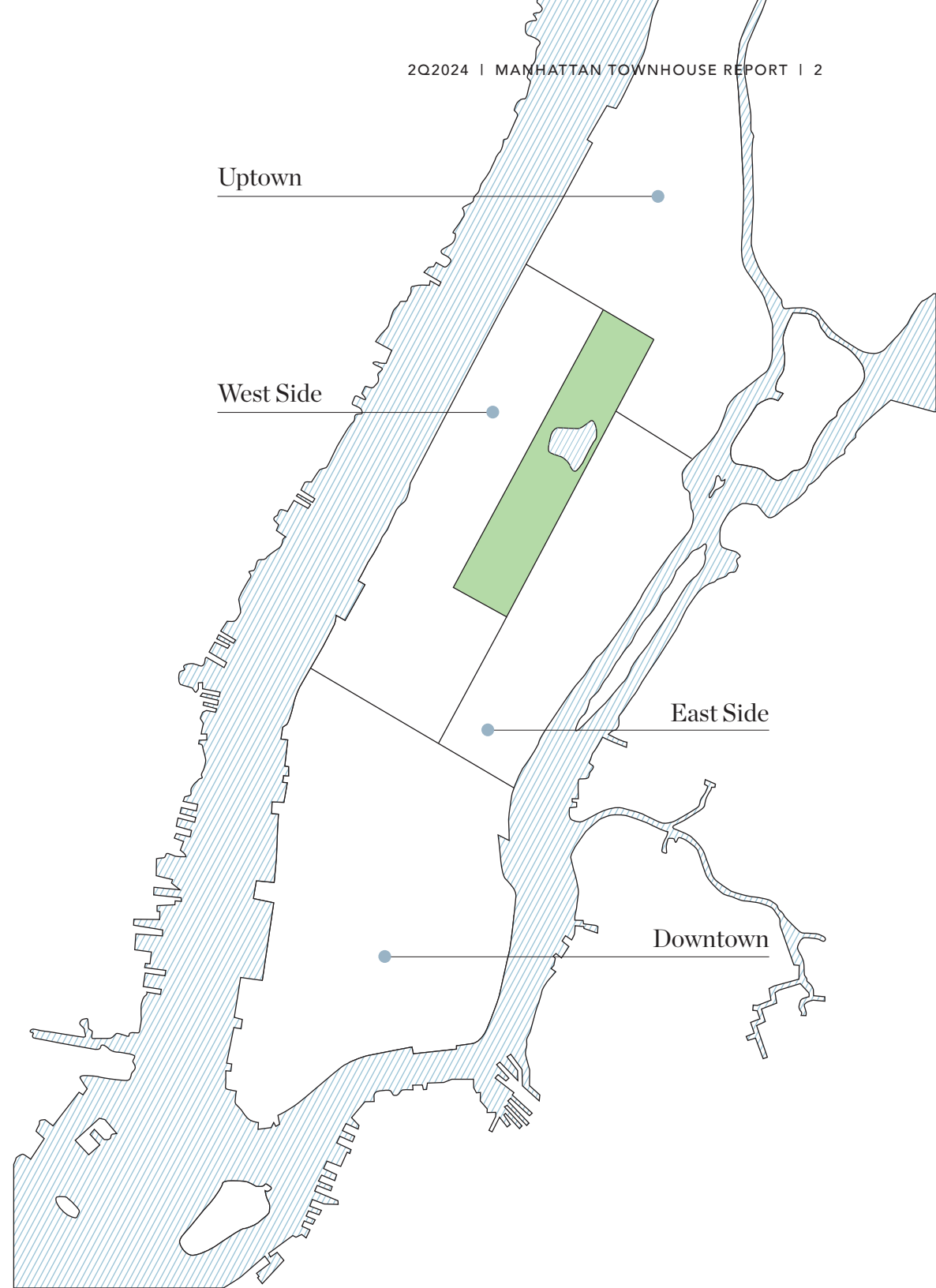
For the purposes of this report, we define multi-family townhouses as those with two to four residences only. Properties with five or more units and mixed-use properties (those containing office, commercial, retail or other non-residential space) are excluded from the report. We exclude certain other types of sales such as: foreclosure or short sales, changes in legal status or ownership entity, properties that required extensive gut renovation or demolition, and bulk or investment sales. Townhouse condominiums in new development properties are not included if they are part of the condominium offering.

A complete list of sales reflected in this report is provided in the Appendix.

THE FOLLOWING MEMBERS OF THE CORCORAN GROUP MADE SIGNIFICANT CONTRIBUTIONS TO THIS REPORT:

Nick Daniel | Kristy Hoffman | Mike Ollerer | Ryan Schleis | Brie Train

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38-40 East 76th Street | \$57,500,000 | Web# 23004016



Overview

Closed Sales

48

+9% YEAR OVER YEAR

Average PPSF

\$1,564

-10% YEAR OVER YEAR

Median Price

\$6.775M

+7% YEAR OVER YEAR

Average Price

\$7.863M

-18% YEAR OVER YEAR

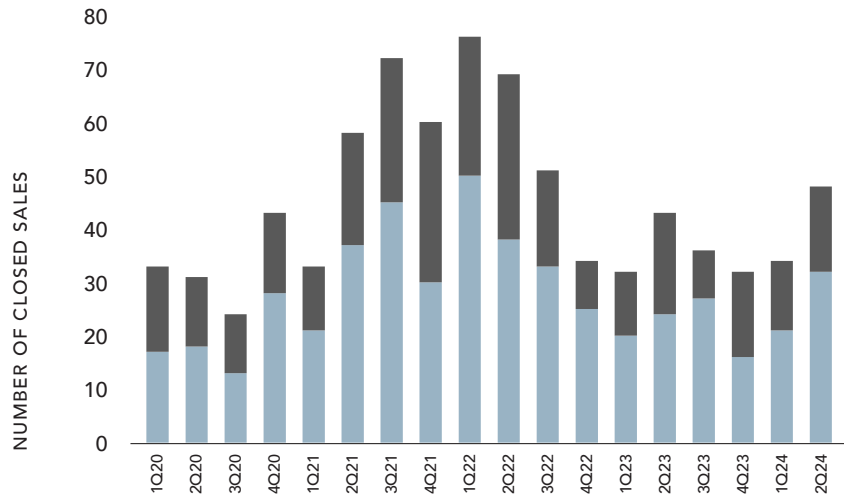
Sales

OVERALL SALES	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSED SALES	48	44	9%	34	41%
SINGLE-FAMILY	32	23	39%	21	52%
MULTI-FAMILY (2-4 RESIDENCES)	16	19	-16%	13	23%

OVERALL SALES	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
UNDER \$2M	4	7	-43%	4	0%
\$2M TO \$5M	8	7	14%	15	-47%
\$5M TO \$10M	24	16	50%	6	300%
\$10M TO \$20M	11	10	10%	4	175%
OVER \$20M	1	3	-67%	5	-80%

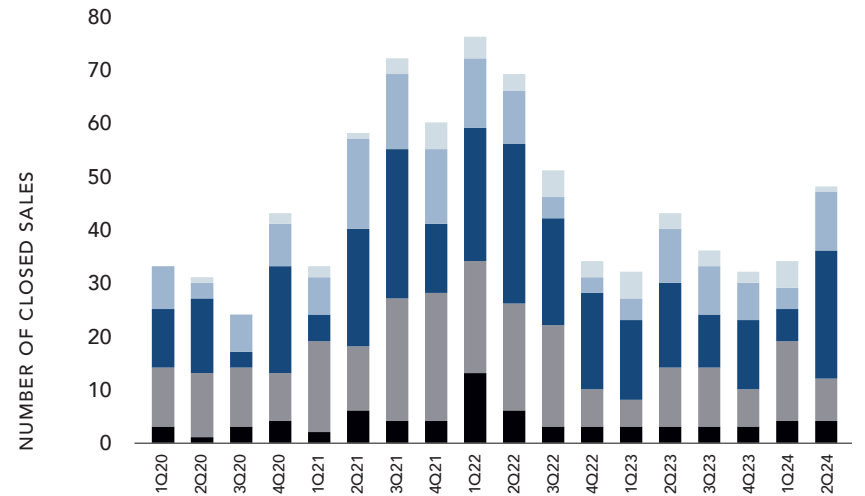
Sales By Type

■ SINGLE-FAMILY
■ MULTI-FAMILY (2 TO 4 RESIDENCES)



Sales By Price

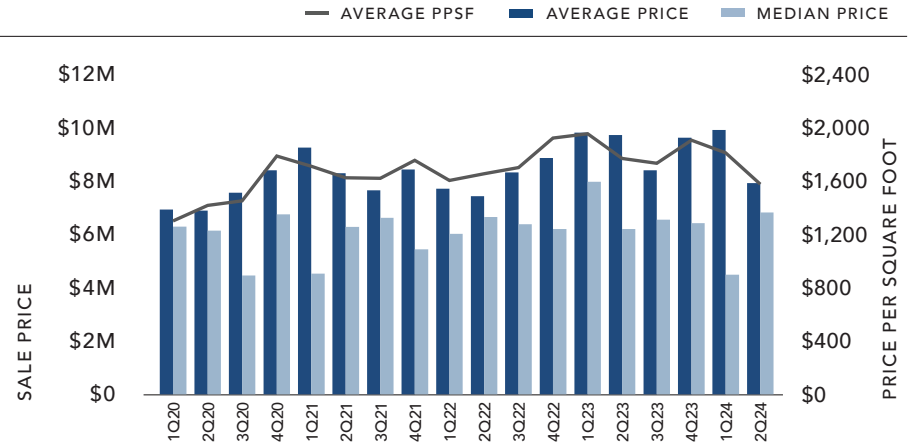
■ UNDER \$2M
■ \$2M - \$5M
■ \$5M - \$10M
■ \$10M - \$20M
■ OVER \$20M



Prices

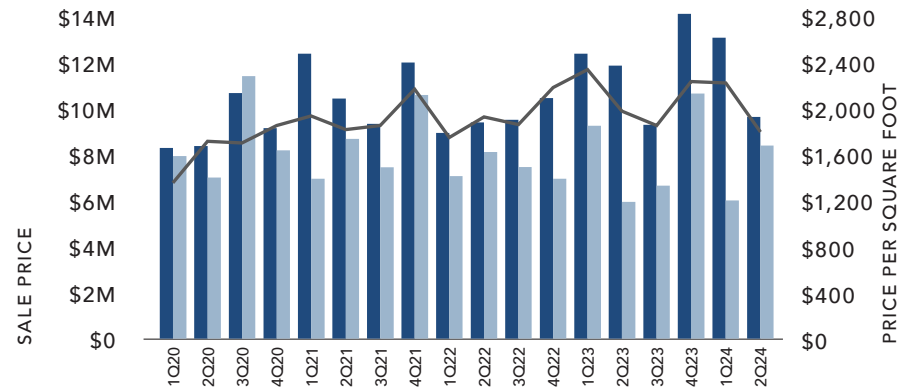
All Townhouses

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
MEDIAN PRICE	\$6.775M	\$6.350M	7%	\$4.450M	52%
AVERAGE PRICE	\$7.863M	\$9.604M	-18%	\$9.842M	-20%
AVERAGE PPSF	\$1,564	\$1,738	-10%	\$1,796	-13%
AVERAGE SF	5,026	5,527	-9%	5,480	-8%



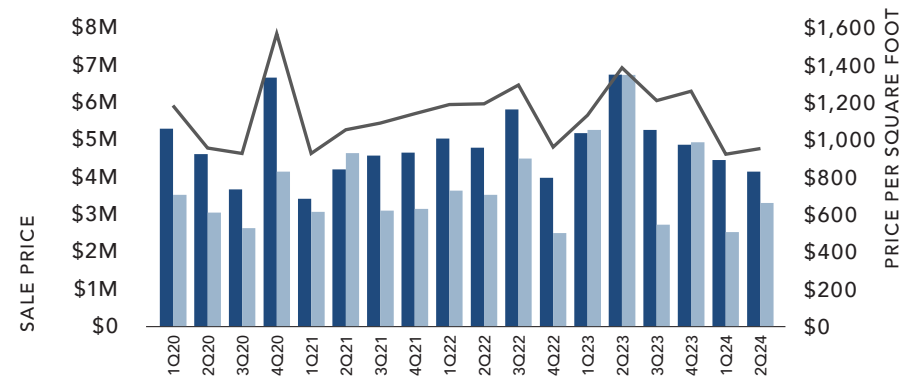
Single-Family

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
MEDIAN PRICE	\$8.463M	\$6.550M	29%	\$6.050M	40%
AVERAGE PRICE	\$9.718M	\$12.219M	-20%	\$7.335M	32%
AVERAGE PPSF	\$1,811	\$1,979	-8%	\$1,247	45%
AVERAGE SF	5,365	6,174	-13%	5,884	-9%



Multi-Family (2-4 residences)

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
MEDIAN PRICE	\$3.307M	\$6.750M	-51%	\$2.526M	31%
AVERAGE PRICE	\$4.153M	\$6.754M	-39%	\$4.462M	-7%
AVERAGE PPSF	\$955	\$1,388	-31%	\$925	3%
AVERAGE SF	4,349	4,866	-11%	4,826	-10%



Statistics by Neighborhood

Single-Family

EAST SIDE | 34th Street to 96th Street, East of Fifth Avenue

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	15	13	15%	5	200%
MEDIAN PRICE	\$8.475M	\$10.500M	-19%	\$6.830M	24%
AVERAGE PRICE	\$10.529M	\$24.113M	-56%	\$15.624M	-33%
AVERAGE PPSF	\$1,910	\$3,018	-37%	\$2,494	-23%
AVERAGE SF	5,512	7,989	-31%	6,265	-12%

WEST SIDE | 34th Street to 110th Street, West of 5th Avenue

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	7	2	250%	2	250%
MEDIAN PRICE	\$8.100M	\$6.275M	29%	\$13.498M	-40%
AVERAGE PRICE	\$7.992M	\$6.275M	27%	\$13.498M	-41%
AVERAGE PPSF	\$1,462	\$1,606	-9%	\$1,437	2%
AVERAGE SF	5,465	3,907	40%	9,391	-42%

DOWNTOWN | Below 34th Street

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	8	5	60%	8	0%
MEDIAN PRICE	\$11.125M	\$6.850M	62%	\$12.500M	-11%
AVERAGE PRICE	\$11.831M	\$9.548M	24%	\$19.369M	-39%
AVERAGE PPSF	\$2,077	\$2,235	-7%	\$3,294	-37%
AVERAGE SF	5,697	4,271	33%	5,881	-3%

UPTOWN | Above 96th Street, East of Fifth Avenue & Above 110th Street, West of Fifth Avenue

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	2	3	-33%	6	-67%
MEDIAN PRICE	\$1.225M	\$1.200M	2%	\$2.555M	-52%
AVERAGE PRICE	\$1.225M	\$1.566M	-22%	\$2.762M	-56%
AVERAGE PPSF	\$473	\$523	-10%	\$627	-25%
AVERAGE SF	2,591	2,996	-14%	4,403	-41%

Multi-Family

EAST SIDE | 34th Street to 96th Street, East of Fifth Avenue

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	1	3	-67%	1	0%
MEDIAN PRICE	\$5.938M	\$8.013M	-26%	\$21.000M	-72%
AVERAGE PRICE	\$5.938M	\$6.750M	-12%	\$21.000M	-72%
AVERAGE PPSF	\$1,188	\$1,318	-10%	\$2,100	-43%
AVERAGE SF	5,000	5,120	-2%	10,000	-50%

WEST SIDE | 34th Street to 110th Street, West of 5th Avenue

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	1	1	0%	2	-50%
MEDIAN PRICE	\$4.500M	\$5.400M	-17%	\$5.833M	-23%
AVERAGE PRICE	\$4.500M	\$5.400M	-17%	\$5.833M	-23%
AVERAGE PPSF	\$1,364	\$952	43%	\$878	55%
AVERAGE SF	3,300	5,672	-42%	6,643	-50%

DOWNTOWN | Below 34th Street

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	6	4	50%	1	500%
MEDIAN PRICE	\$6.025M	\$7.750M	-22%	\$4.350M	39%
AV PRICE	\$6.053M	\$5.850M	3%	\$4.350M	39%
AVERAGE PPSF	\$1,385	\$1,180	17%	\$1,549	-11%
AVERAGE SF	4,370	4,958	-12%	2,808	56%

UPTOWN | Above 96th Street, East of Fifth Avenue & Above 110th Street, West of Fifth Avenue

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	8	3	167%	9	-11%
MEDIAN PRICE	\$2.483M	\$2.875M	-14%	\$2.312M	7%
AVERAGE PRICE	\$2.462M	\$3.008M	-18%	\$2.332M	6%
AVERAGE PPSF	\$562	\$730	-23%	\$573	-2%
AVERAGE SF	4,382	4,119	6%	4,072	8%

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2Q 2024 | BROOKLYN TOWNHOUSE

corcoran



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Williamsburg & Greenpoint

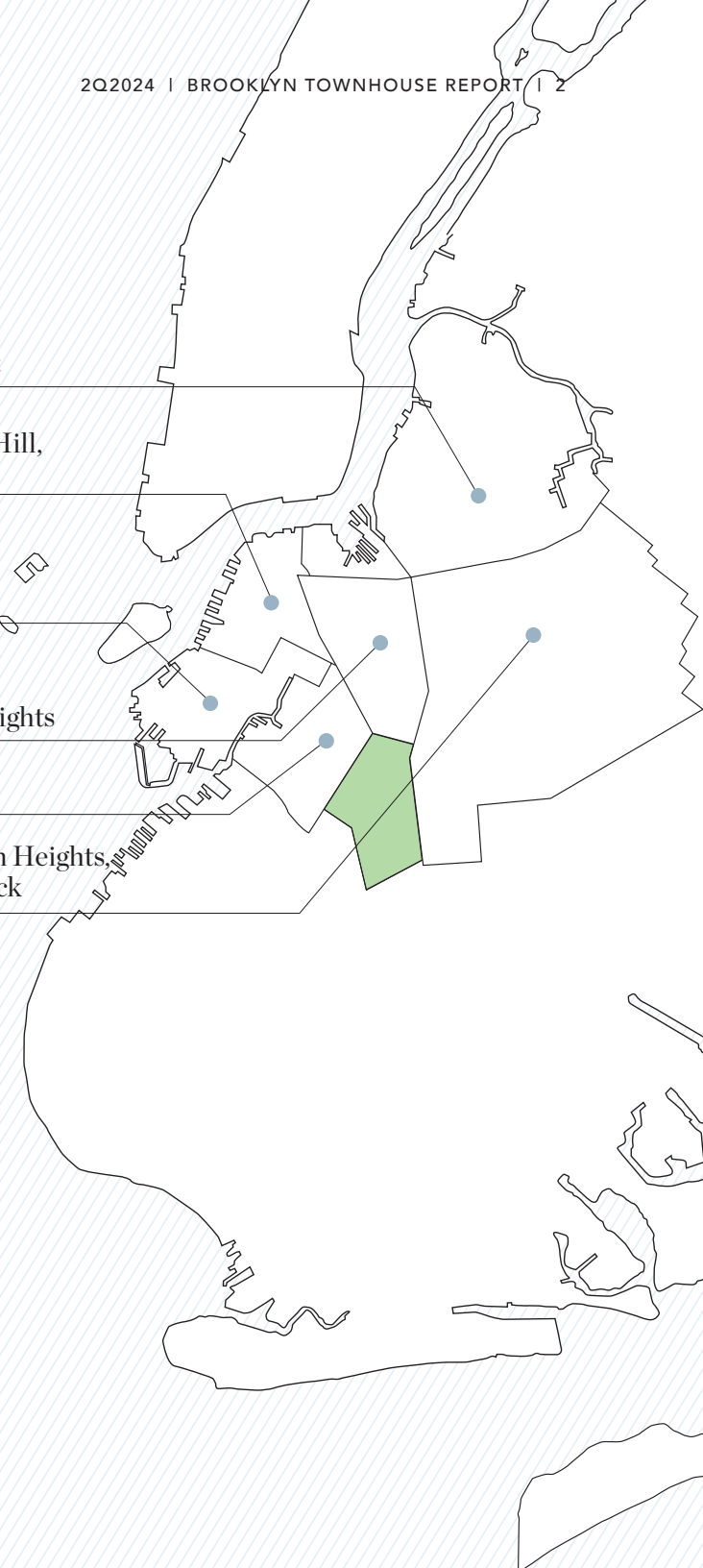
Brooklyn Heights, Cobble Hill,
Dumbo & Downtown

Carroll Gardens,
Boerum Hill & Red Hook

Fort Greene,
Clinton Hill & Prospect Heights

Park Slope & Gowanus

Bedford-Stuyvesant, Crown Heights,
Lefferts Gardens & Bushwick





224 Clinton Street | \$8,250,000 | Web# 23077137

Overview

Closed Sales

215

-26% YEAR OVER YEAR

Average PPSF

\$897

+10% YEAR OVER YEAR

Median Price

\$2.200M

+7% YEAR OVER YEAR

Average Price

\$2.602M

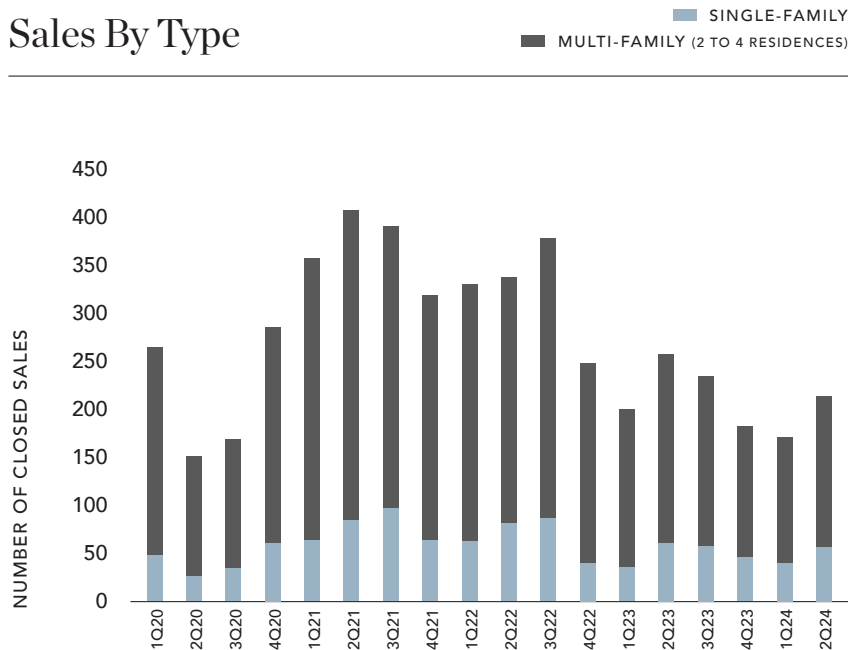
+8% YEAR OVER YEAR

Sales

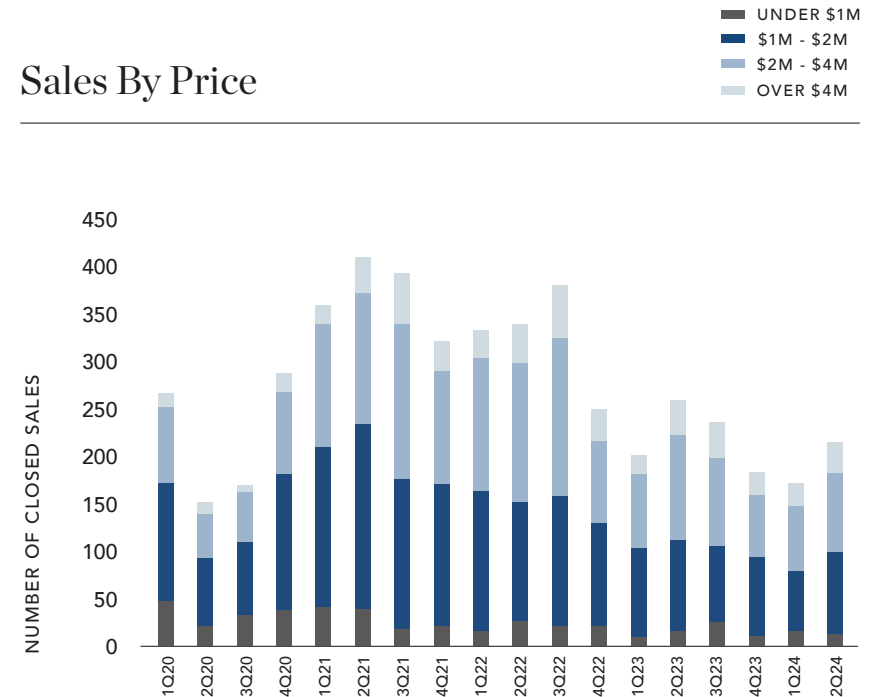
OVERALL SALES	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSED SALES	215	289	-26%	183	+17%
SINGLE-FAMILY	57	63	-10%	40	+43%
MULTI-FAMILY (2-4 RESIDENCES)	158	226	-30%	143	10%

OVERALL SALES	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
UNDER \$1M	13	35	-63%	15	-13%
\$1M TO \$2M	86	102	-16%	68	26%
\$2M TO \$4M	84	117	-28%	76	11%
OVER \$4M	32	35	-9%	24	33%

Sales By Type



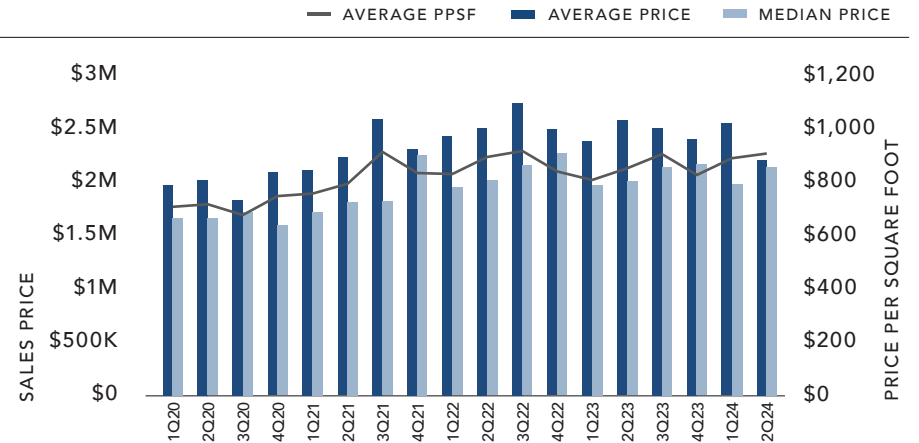
Sales By Price



Prices

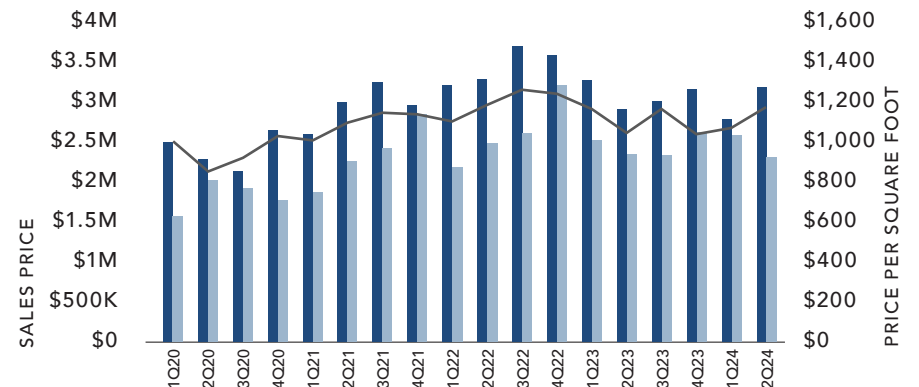
All Townhouses

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
MEDIAN PRICE	\$2.200M	\$2.060M	7%	\$2.100M	5%
AVERAGE PRICE	\$2.602M	\$2.421M	8%	\$2.513M	4%
AVERAGE PPSF	\$897	\$812	10%	\$869	3%
AVERAGE SF	2,903	2,982	-3%	2,892	0%



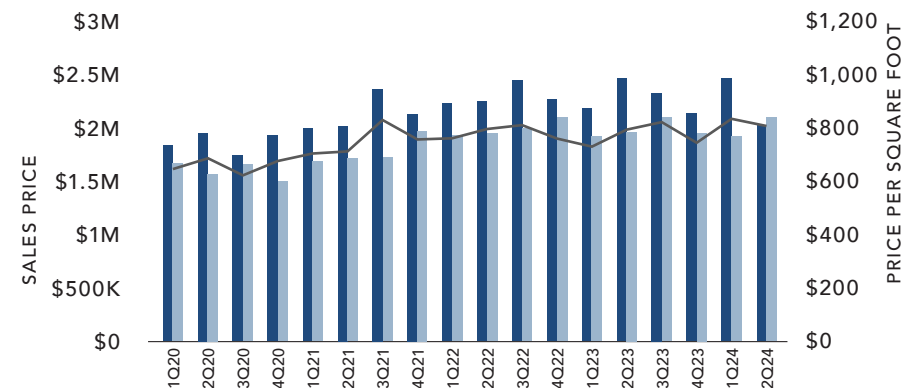
Single-Family

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
MEDIAN PRICE	\$2.681M	\$2.250M	19%	\$2.283M	17%
AVERAGE PRICE	\$3.268M	\$2.437M	34%	\$2.750M	19%
AVERAGE PPSF	\$1,156	\$885	31%	\$1,054	10%
AVERAGE SF	2,827	2,754	3%	2,609	8%



Multi-Family (2-4 residences)

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
MEDIAN PRICE	\$1.993M	\$2.000M	0%	\$2.100M	-5%
AVERAGE PRICE	\$2.362M	\$2.306M	2%	\$2.447M	-3%
AVERAGE PPSF	\$806	\$757	6%	\$823	-2%
AVERAGE SF	2,930	3,045	-4%	2,972	-1%



Statistics by Neighborhood | Single-Family Townhouses

WILLIAMSBURG & GREENPOINT

*Zip codes: 11211, 11222

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	2	2	0%	3	-33%
MEDIAN PRICE	\$1.460M	\$1.781M	-18%	\$2.900M	-50%
AVERAGE PRICE	\$1.460M	\$1.781M	-18%	\$3.417M	-57%
AVERAGE PPSF	\$816	\$815	0%	\$1,384	-41%
AVERAGE SF	\$1,790	2,185	-18%	\$2,468	-27%

PARK SLOPE & GOWANUS

*Zip code: 11215

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	16	9	78%	5	220%
MEDIAN PRICE	\$3.498M	\$3.175M	10%	\$3.900M	-10%
AVERAGE PRICE	\$3.909M	\$3.361M	16%	\$3.891M	0%
AVERAGE PPSF	\$1,285	\$1,207	6%	\$1,531	-16%
AVERAGE SF	3,042	2,784	9%	2,541	20%

CARROLL GARDENS, BOERUM HILL & RED HOOK

*Zip codes: 11231, 11217

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	7	14	-50%	7	0%
MEDIAN PRICE	\$4.000M	\$4.088M	-2%	\$3.500M	14%
AVERAGE PRICE	\$3.557M	\$3.924M	-9%	\$3.947M	-10%
AVERAGE PPSF	\$1,183	\$1,321	-10%	\$1,329	-11%
AVERAGE SF	3,006	\$2,970	1%	2,970	1%

BROOKLYN HEIGHTS, COBBLE HILL, DUMBO & DOWNTOWN

*Zip code: 11201

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	7	3	133%	1	600%
MEDIAN PRICE	\$6.300M	\$5.651M	11%	\$5.458M	15%
AVERAGE PRICE	\$6.229M	\$6.478M	-4%	\$5.458M	14%
AVERAGE PPSF	\$1,744	\$1,511	15%	\$1,798	-3%
AVERAGE SF	3,572	4,287	-17%	3,036	18%

FORT GREENE, CLINTON HILL & PROSPECT HEIGHTS

*Zip codes: 11205, 11238

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	3	8	-63%	2	50%
MEDIAN PRICE	\$2.900M	\$2.280M	27%	\$3.781M	-23%
AVERAGE PRICE	\$3.717M	\$2.695M	38%	\$3.781M	-2%
AVERAGE PPSF	\$1,238	\$951	30%	\$1,110	12%
AVERAGE SF	3,002	2,835	6%	3,407	-12%

BEDFORD-STUYVESANT, CROWN HEIGHTS, PROSPECT-LEFFERTS GARDENS & BUSHWICK

*Zip codes: 11206, 11213, 11216, 11221, 11225, 11233, 11237

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	22	124	-23%	83	14%
MEDIAN PRICE	\$1.610M	\$1.540M	5%	\$1.575M	2%
AVERAGE PRICE	\$1.726M	\$1.673M	3%	\$1.712M	1%
AVERAGE PPSF	\$616	\$580	6%	\$595	4%
AVERAGE SF	2,801	2,887	-3%	2,879	-3%

Statistics by Neighborhood | Multi-Family Townhouses

WILLIAMSBURG & GREENPOINT

*Zip codes: 11211, 11222

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	10	18	-44%	13	-23%
MEDIAN PRICE	\$2.508M	\$2.163M	16%	\$2.600M	-4%
AVERAGE PRICE	\$2.299M	\$2.439M	-6%	\$2.531M	-9%
AVERAGE PPSF	\$990	\$853	16%	\$955	4%
AVERAGE SF	2,322	2,860	-19%	2,649	-12%

PARK SLOPE & GOWANUS

*Zip code: 11215

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	19	28	-32%	10	90%
MEDIAN PRICE	\$2.650M	\$2.750M	-4%	\$2.295M	15%
AVERAGE PRICE	\$3.090M	\$3.190M	-3%	\$2.550M	21%
AVERAGE PPSF	\$1,041	\$961	8%	\$892	17%
AVERAGE SF	2,969	3,3318	-11%	2,859	4%

*11215

CARROLL GARDENS, BOERUM HILL & RED HOOK

*Zip codes: 11231, 11217

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	15	28	-46%	15	0%
MEDIAN PRICE	\$2.930M	\$3.038M	-4%	\$3.425M	-14%
AVERAGE PRICE	\$3.190M	\$3.105M	3%	\$4.069M	-22%
AVERAGE PPSF	\$961	\$1,037	-7%	\$1,256	-24%
AVERAGE SF	3,320	2,993	11%	3,239	3%

*11231, 11217

BROOKLYN HEIGHTS, COBBLE HILL, DUMBO & DOWNTOWN

*Zip code: 11201

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	6	4	50%	3	100%
MEDIAN PRICE	\$6.500M	\$7.000M	-7%	\$7.250M	-10%
AVERAGE PRICE	\$7.383M	\$6.363M	16%	\$6.400M	15%
AVERAGE PPSF	\$1,647	\$887	86%	\$1,445	14%
AVERAGE SF	4,483	7,170	-37%	4,430	1%

FORT GREENE, CLINTON HILL & PROSPECT HEIGHTS

*Zip codes: 11205, 11238

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	13	24	-46%	19	-32%
MEDIAN PRICE	\$2.315M	\$2.474M	-6%	\$2.995M	-23%
AVERAGE PRICE	\$2.724M	\$2.834M	-4%	\$3.638M	-25%
AVERAGE PPSF	\$876	\$927	-6%	\$1,131	-23%
AVERAGE SF	3,110	3,056	2%	3,216	-3%

*11205, 11238

BEDFORD-STUYVESANT, CROWN HEIGHTS, PROSPECT-LEFFERTS GARDENS & BUSHWICK

*Zip codes: 11206, 11213, 11216, 11221, 11225, 11233, 11237

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	95	124	-23%	83	14%
MEDIAN PRICE	\$1.610M	\$1.540M	5%	\$1.575M	2%
AVERAGE PRICE	\$1.726M	\$1.673M	3%	\$1.712M	1%
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