



Condo vs Townhouse

To gauge where condos and townhomes may head over the next decade, it helps to look back at the last one.

Single-family homes appreciated 87.3% from 2014 to 2024, according to [Realtor.com](#) senior economic research analyst **Hannah Jones**. Townhomes nearly matched that pace at 86.5%, while condos trailed only slightly at 82.7%.

That modest gap reflects the different roles condos and townhomes play in the housing market.

“Single-family homes are still the most popular type of homes purchased in the U.S. However, condos do appeal to buyers who want a smaller square footage and less upkeep,” explains **Jessica Lautz**, the [National Association of Realtors](#) deputy chief economist and vice president of research. “Condos are also significantly more affordable than single-family homes, which allows buyers who are downsizing or those just starting into homeownership to embrace condos.”

Still, the numbers show townhomes have been edging closer to single-family performance.

Things to consider:

- Location
- Age / Size
- Garage
- # of stories
- HOA Fees/Assessments
- Required Inspections
- Amenities & Restrictions
- Insurance Costs
- Taxes

