



COMPASS

# Manhattan Market Insights

FEBRUARY 2022

# Manhattan Market Insights

## February 2022

### NEIGHBORHOOD MAP

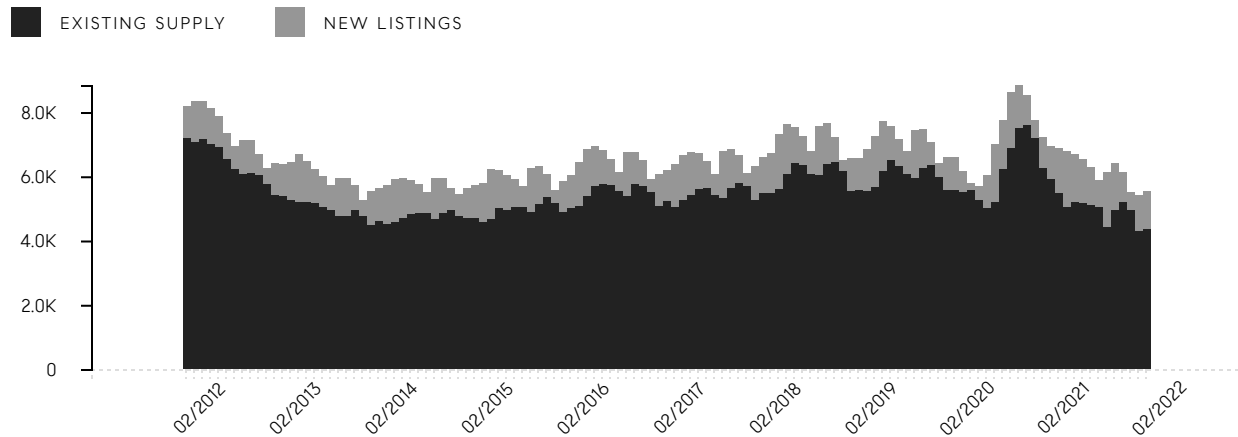


# Manhattan Market Insights

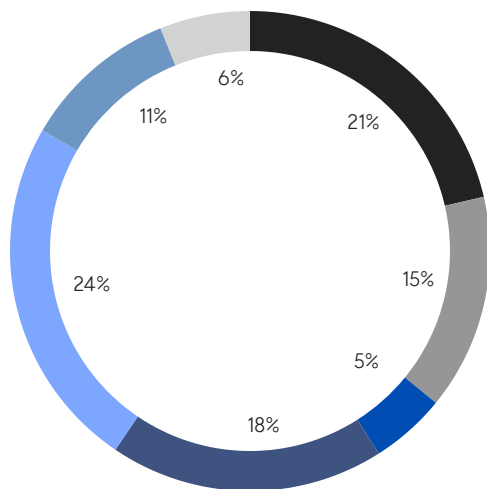
## February 2022

### INVENTORY

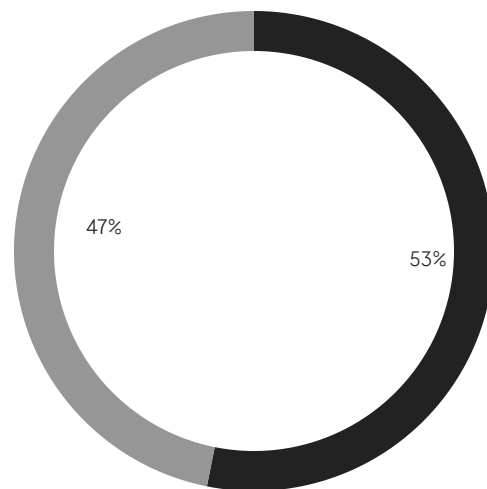
#### Total Inventory



#### By Neighborhood



#### By Type

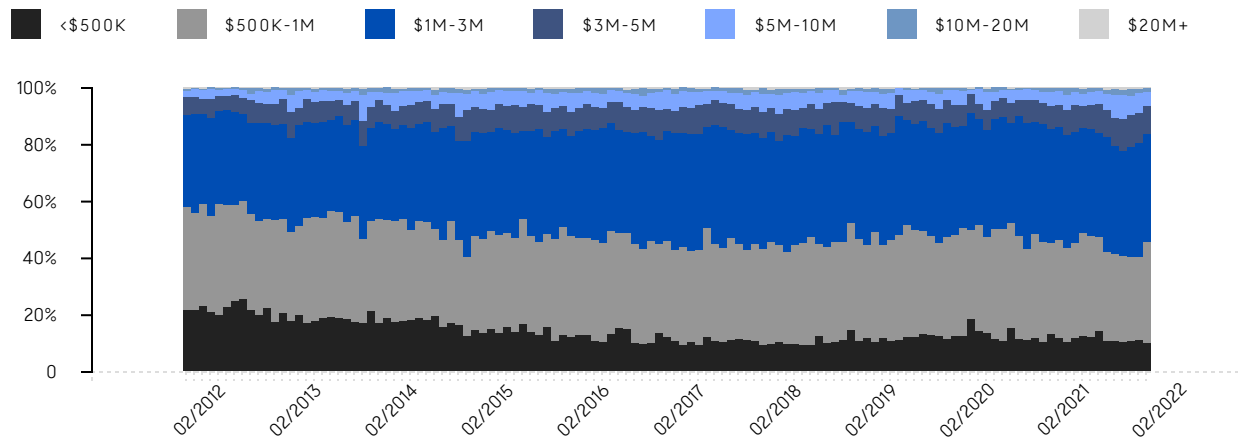


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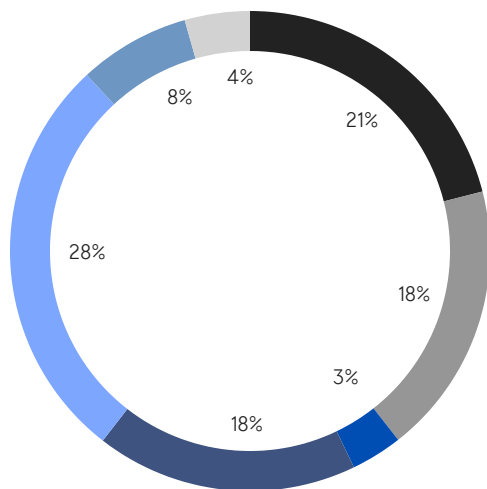
## February 2022

CONTRACTS SIGNED

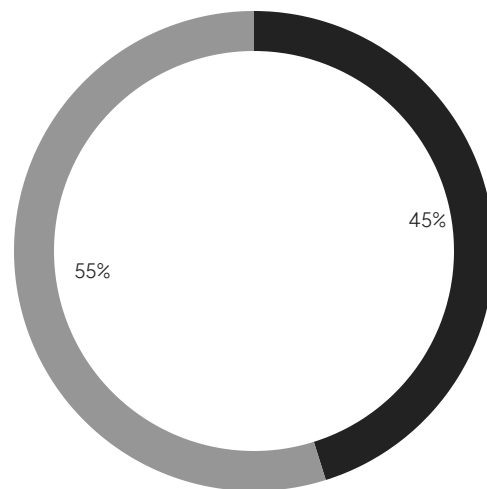
### Market Share By Price (Last Ask)



### By Neighborhood



### By Type



Manhattan Monthly Market Insights

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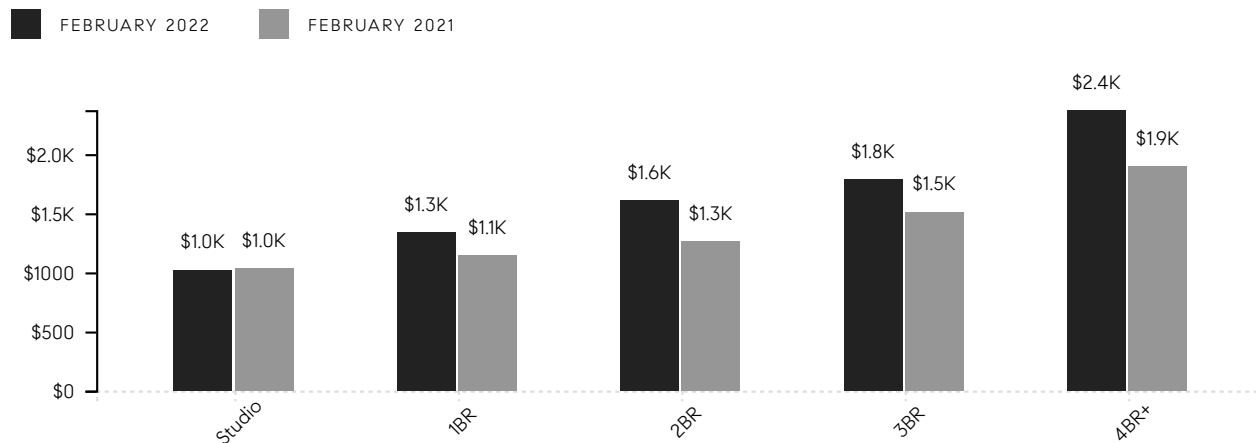
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### OVERALL

	FEB 2022	JAN 2022	% CHANGE	FEB 2021	% CHANGE
AVERAGE SALE PRICE	\$2,173,076	\$2,124,376	2.3%	\$1,626,540	33.6%
MEDIAN SALE PRICE	\$1,295,000	\$1,295,000	-	\$999,000	29.6%
AVERAGE PRICE PER SQUARE FOOT	\$1,556	\$1,529	1.8%	\$1,262	23.3%
AVERAGE DAYS ON MARKET	155	163	-4.9%	180	-13.9%
AVERAGE DISCOUNT	4%	6%		10%	
INVENTORY	5,534	5,412	2.3%	6,932	-20.2%
CONTRACTS SIGNED	1,189	1,054	12.8%	1,319	-9.9%

### Average Price Per Square Foot



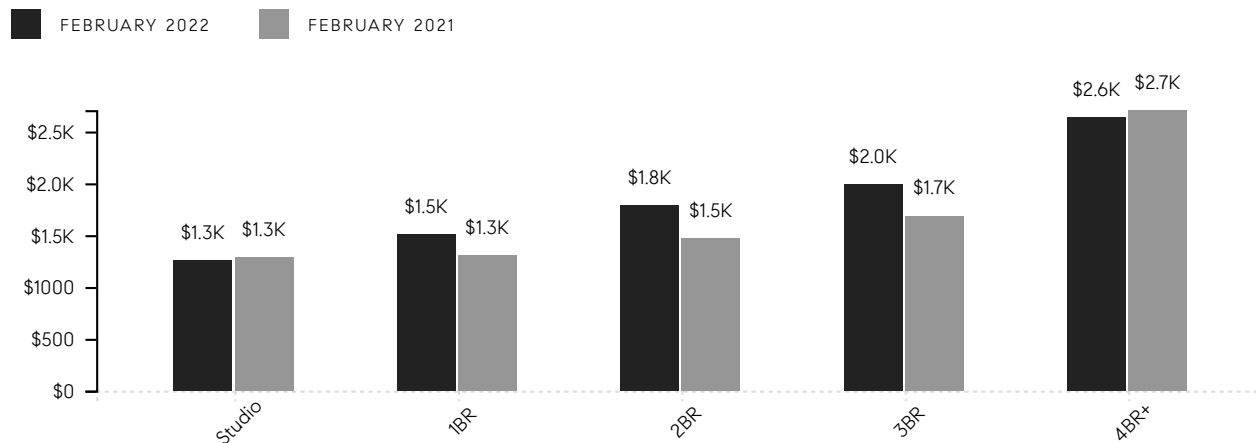
# Manhattan Market Insights

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### CONDOS

	FEB 2022	JAN 2022	% CHANGE	FEB 2021	% CHANGE
AVERAGE SALE PRICE	\$2,912,819	\$2,826,597	3.1%	\$2,276,003	28.0%
MEDIAN SALE PRICE	\$1,885,495	\$1,809,050	4.2%	\$1,630,000	15.7%
AVERAGE PRICE PER SQUARE FOOT	\$1,786	\$1,720	3.8%	\$1,487	20.1%
AVERAGE DAYS ON MARKET	178	182	-2.2%	210	-15.2%
AVERAGE DISCOUNT	4%	6%		11%	
INVENTORY	2,941	2,865	2.7%	3,706	-20.6%
CONTRACTS SIGNED	537	510	5.3%	620	-13.4%

### Average Price Per Square Foot



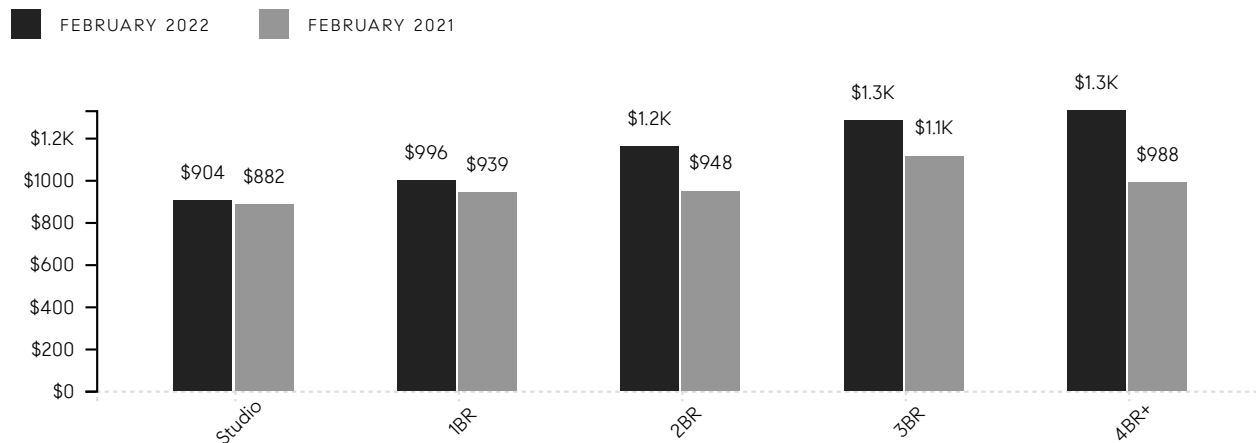
# Manhattan Market Insights

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### CO-OPS

	FEB 2022	JAN 2022	% CHANGE	FEB 2021	% CHANGE
AVERAGE SALE PRICE	\$1,475,156	\$1,325,805	11.3%	\$1,166,206	26.5%
MEDIAN SALE PRICE	\$882,500	\$813,500	8.5%	\$760,000	16.1%
AVERAGE PRICE PER SQUARE FOOT	\$1,083	\$1,120	-3.3%	\$956	13.3%
AVERAGE DAYS ON MARKET	134	143	-6.3%	162	-17.3%
AVERAGE DISCOUNT	3%	5%		10%	
INVENTORY	2,593	2,547	1.8%	3,226	-19.6%
CONTRACTS SIGNED	652	544	19.9%	699	-6.7%

### Average Price Per Square Foot





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