



COMPASS

Manhattan Market Insights

APRIL 2022

Manhattan Market Insights

April 2022

NEIGHBORHOOD MAP

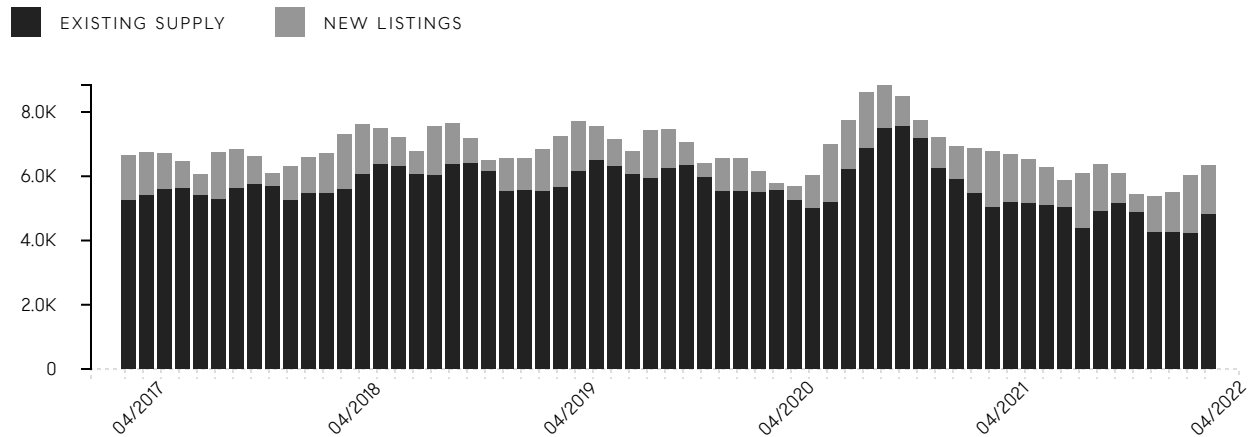


Manhattan Market Insights

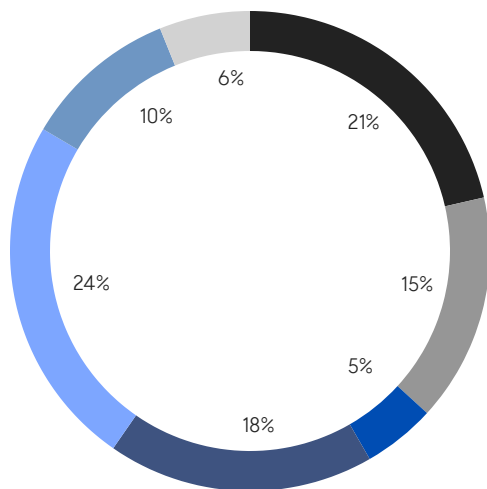
April 2022

INVENTORY

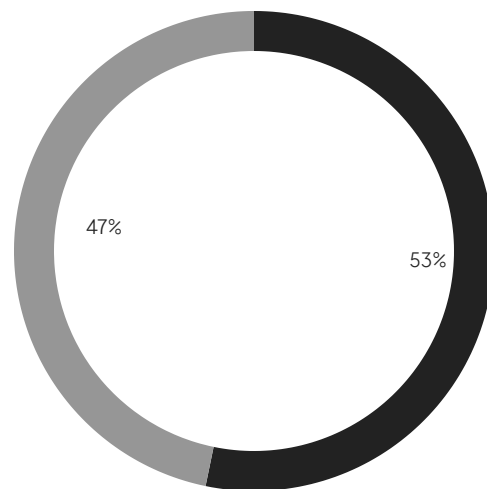
Total Inventory



By Neighborhood



By Type



Manhattan Monthly Market Insights

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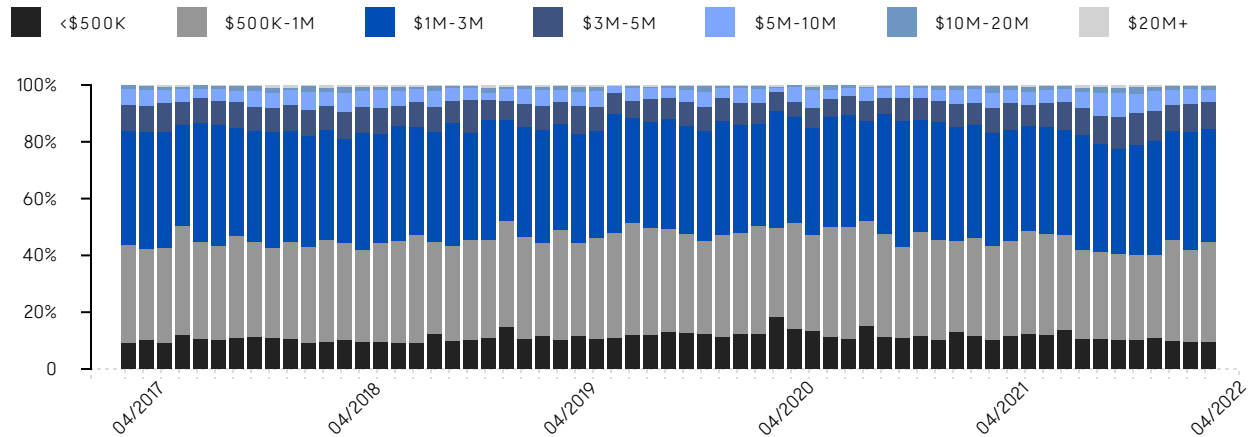


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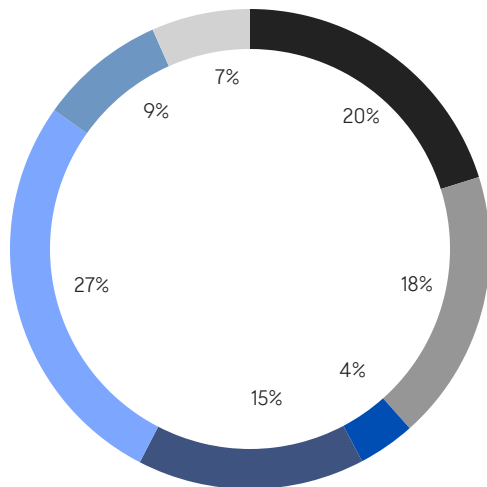
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CONTRACTS SIGNED

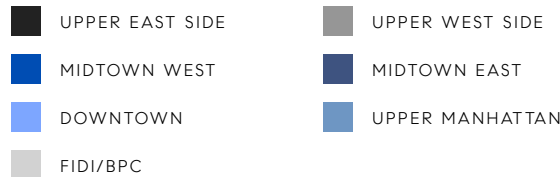
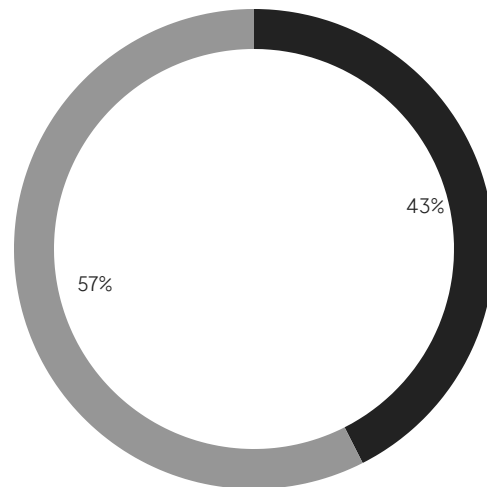
Market Share By Price (Last Ask)



By Neighborhood



By Type



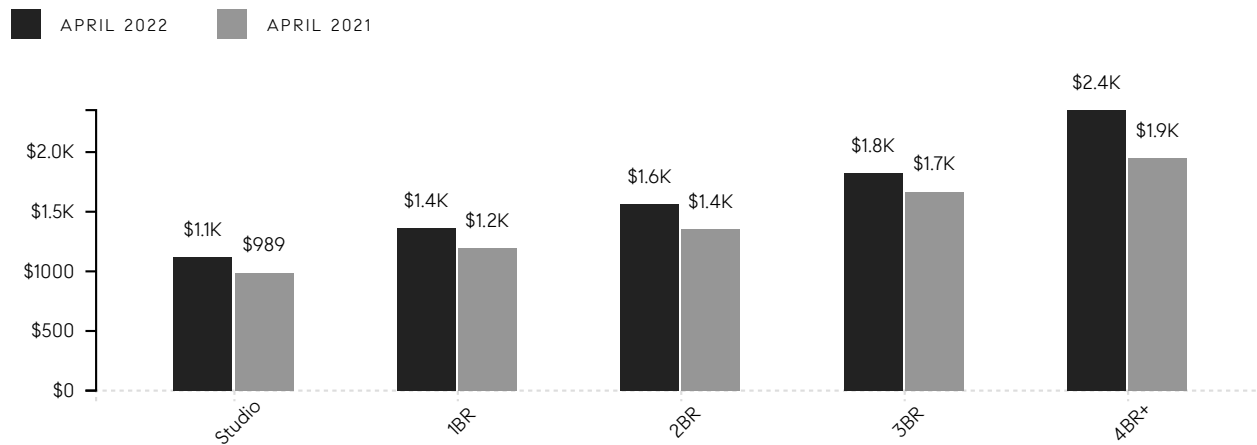
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OVERALL

	APR 2022	MAR 2022	% CHANGE	APR 2021	% CHANGE
AVERAGE SALE PRICE	\$2,178,668	\$2,052,777	6.1%	\$1,789,085	21.8%
MEDIAN SALE PRICE	\$1,350,000	\$1,170,000	15.4%	\$1,060,000	27.4%
AVERAGE PRICE PER SQUARE FOOT	\$1,551	\$1,484	4.5%	\$1,335	16.2%
AVERAGE DAYS ON MARKET	161	165	-2.4%	219	-26.5%
AVERAGE DISCOUNT	4%	6%		10%	
INVENTORY	6,340	6,020	5.3%	6,792	-6.7%
CONTRACTS SIGNED	1,437	1,609	-10.7%	1,816	-20.9%

Average Price Per Square Foot



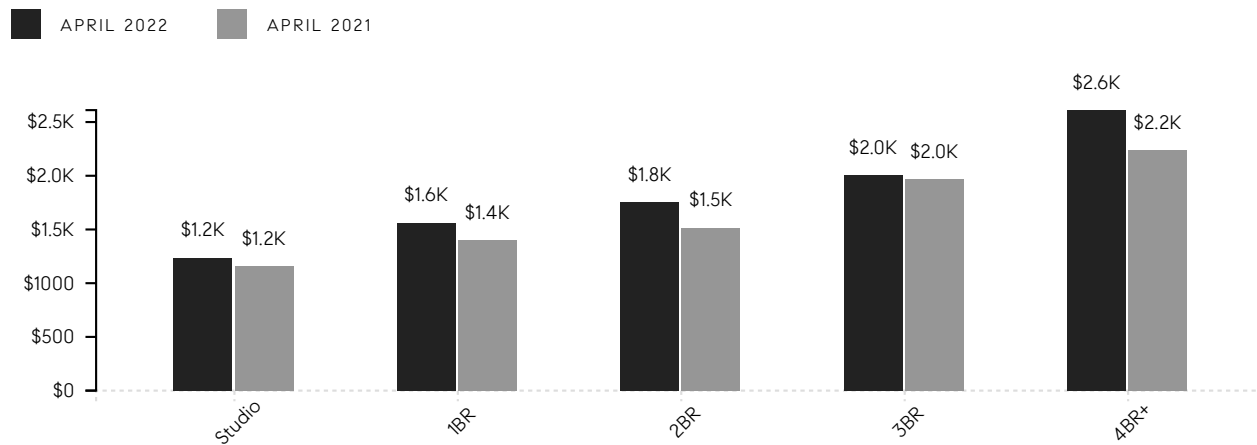
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CONDOS

	APR 2022	MAR 2022	% CHANGE	APR 2021	% CHANGE
AVERAGE SALE PRICE	\$2,930,462	\$2,841,470	3.1%	\$2,435,664	20.3%
MEDIAN SALE PRICE	\$1,851,608	\$1,745,000	6.1%	\$1,550,000	19.5%
AVERAGE PRICE PER SQUARE FOOT	\$1,768	\$1,723	2.6%	\$1,562	13.2%
AVERAGE DAYS ON MARKET	176	190	-7.4%	243	-27.6%
AVERAGE DISCOUNT	3%	5%		11%	
INVENTORY	3,375	3,193	5.7%	3,577	-5.6%
CONTRACTS SIGNED	611	729	-16.2%	816	-25.1%

Average Price Per Square Foot



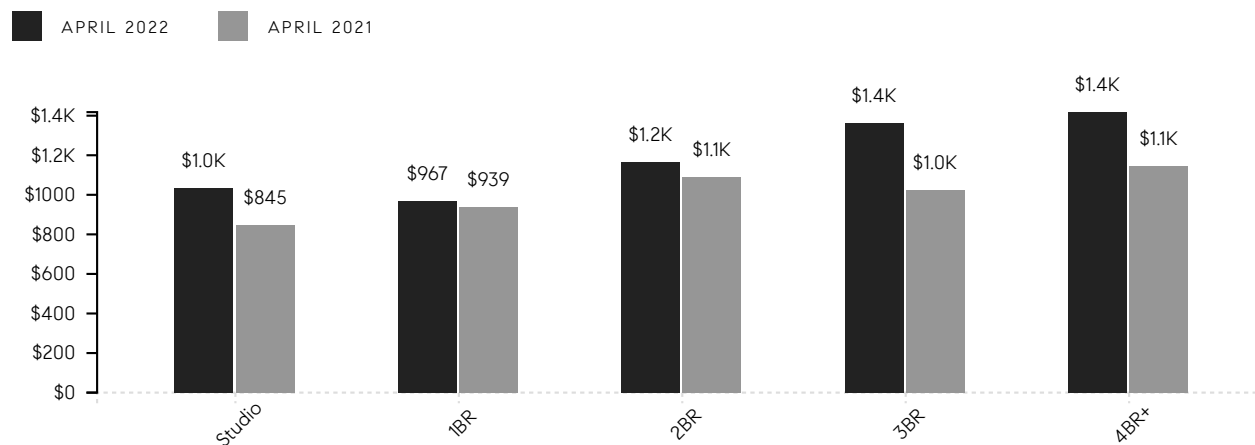
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CO-OPS

	APR 2022	MAR 2022	% CHANGE	APR 2021	% CHANGE
AVERAGE SALE PRICE	\$1,429,430	\$1,309,987	9.1%	\$1,155,756	23.7%
MEDIAN SALE PRICE	\$882,500	\$822,500	7.3%	\$790,000	11.7%
AVERAGE PRICE PER SQUARE FOOT	\$1,117	\$1,059	5.5%	\$991	12.7%
AVERAGE DAYS ON MARKET	147	145	1.4%	203	-27.6%
AVERAGE DISCOUNT	5%	6%		10%	
INVENTORY	2,965	2,827	4.9%	3,215	-7.8%
CONTRACTS SIGNED	826	880	-6.1%	1,000	-17.4%

Average Price Per Square Foot





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