



COMPASS

Manhattan Market Insights

JANUARY 2023

Manhattan Market Insights

January 2023

NEIGHBORHOOD MAP

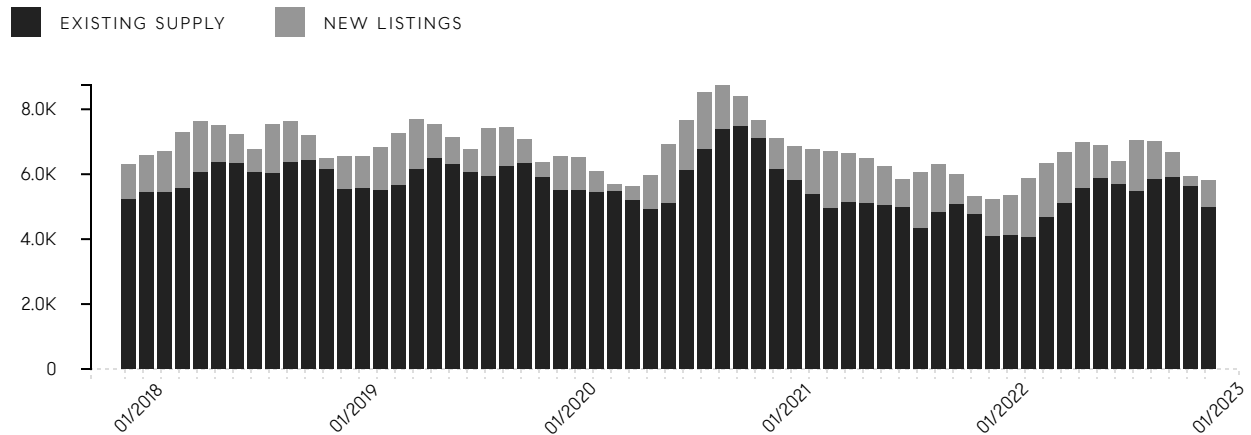


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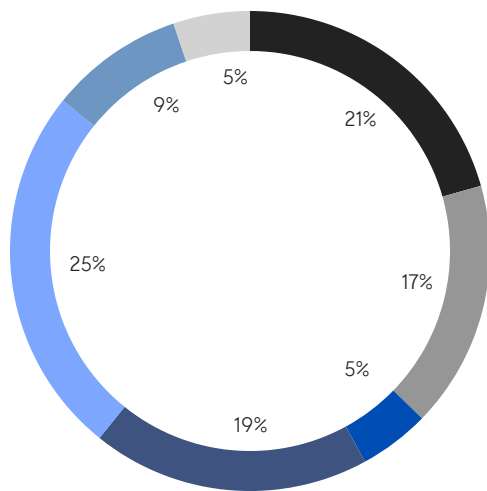
January 2023

INVENTORY

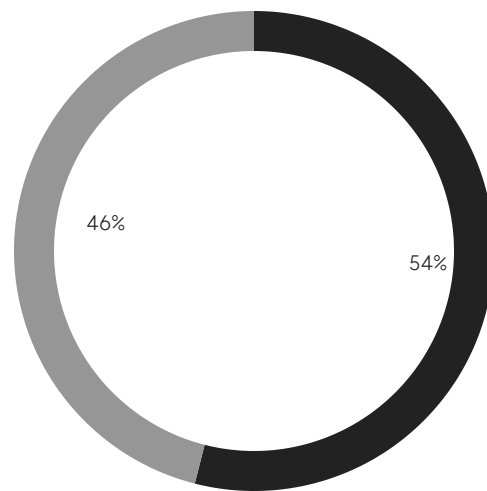
Total Inventory



By Neighborhood



By Type

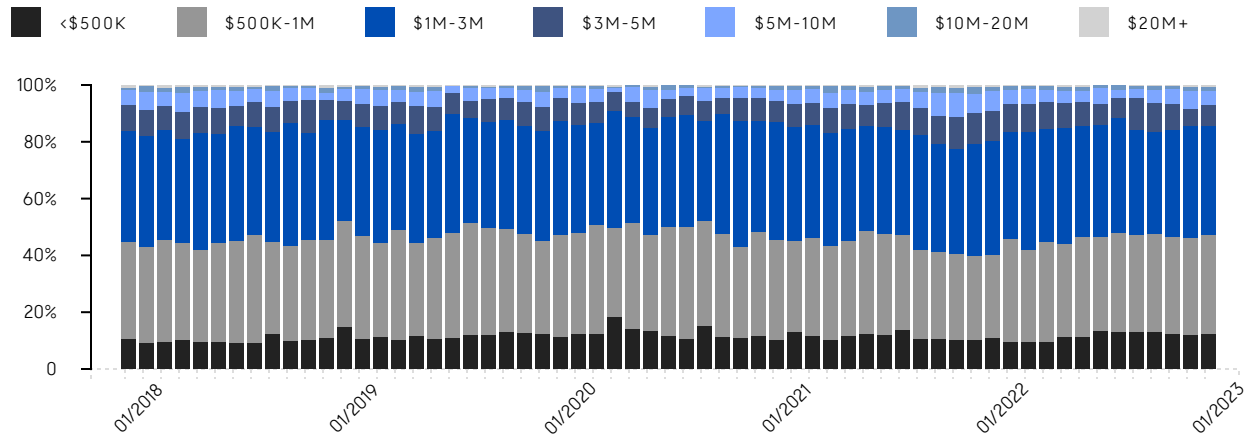


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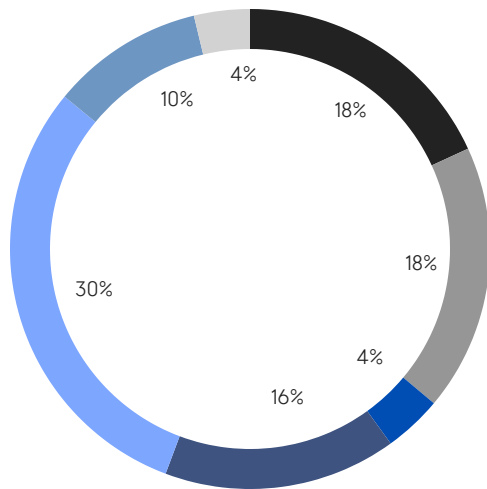
January 2023

CONTRACTS SIGNED

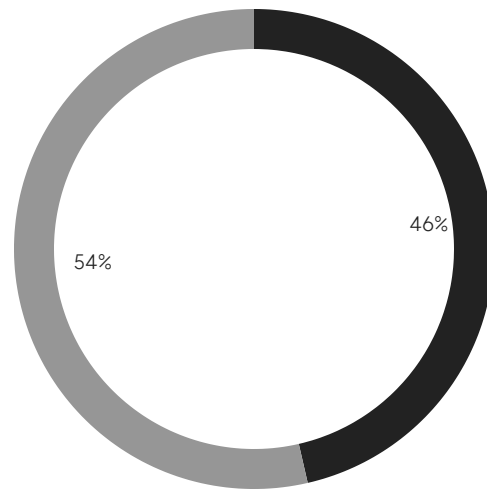
Market Share By Price (Last Ask)



By Neighborhood

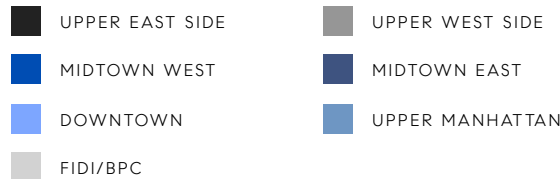


By Type



Manhattan Monthly Market Insights

Compass



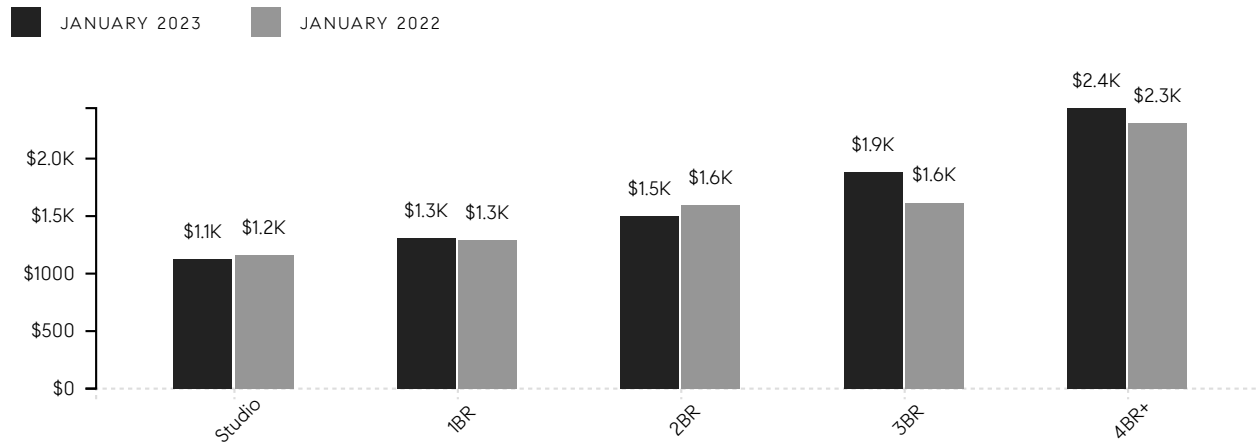
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OVERALL

	JAN 2023	DEC 2022	% CHANGE	JAN 2022	% CHANGE
AVERAGE SALE PRICE	\$1,988,310	\$1,923,527	3.4%	\$1,968,150	1.0%
MEDIAN SALE PRICE	\$1,085,000	\$1,091,000	-0.5%	\$1,225,000	-11.4%
AVERAGE PRICE PER SQUARE FOOT	\$1,500	\$1,471	2.0%	\$1,476	1.6%
AVERAGE DAYS ON MARKET	148	141	5.0%	158	-6.3%
AVERAGE DISCOUNT	5%	7%		5%	
INVENTORY	5,820	5,928	-1.8%	5,234	11.2%
CONTRACTS SIGNED	612	626	-2.2%	1,065	-42.5%

Average Price Per Square Foot



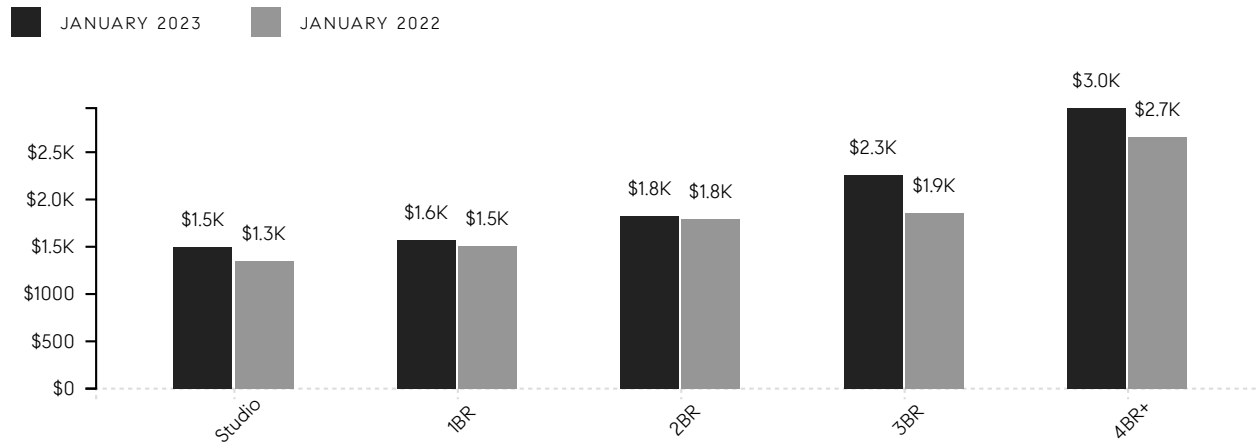
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January 2023

CONDOS

	JAN 2023	DEC 2022	% CHANGE	JAN 2022	% CHANGE
AVERAGE SALE PRICE	\$3,064,114	\$2,719,700	12.7%	\$2,741,624	11.8%
MEDIAN SALE PRICE	\$1,649,000	\$1,625,000	1.5%	\$1,745,000	-5.5%
AVERAGE PRICE PER SQUARE FOOT	\$1,854	\$1,736	6.8%	\$1,720	7.8%
AVERAGE DAYS ON MARKET	161	156	3.2%	177	-9.0%
AVERAGE DISCOUNT	5%	7%		5%	
INVENTORY	3,141	3,176	-1.1%	2,765	13.6%
CONTRACTS SIGNED	284	288	-1.4%	516	-45.0%

Average Price Per Square Foot



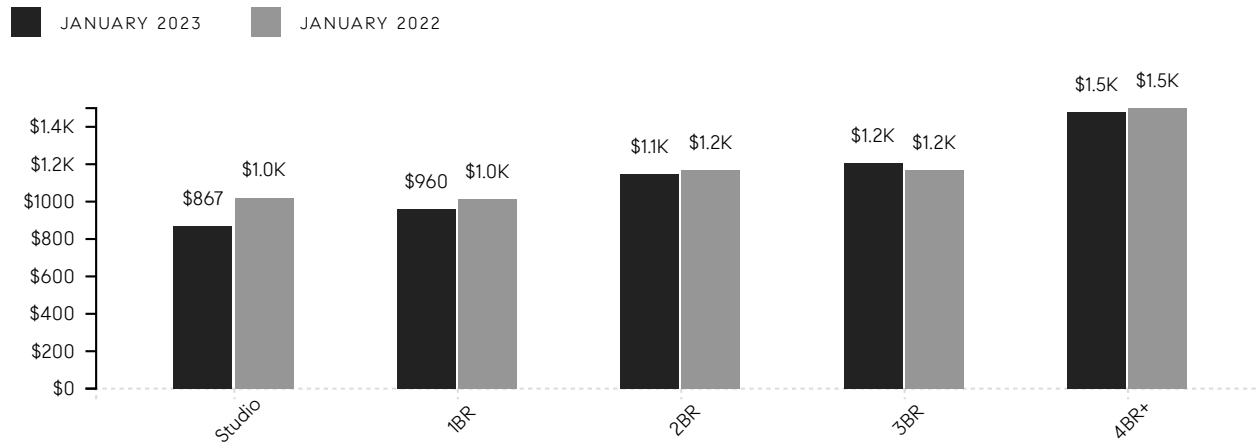
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CO-OPS

	JAN 2023	DEC 2022	% CHANGE	JAN 2022	% CHANGE
AVERAGE SALE PRICE	\$1,253,280	\$1,261,729	-0.7%	\$1,305,976	-4.0%
MEDIAN SALE PRICE	\$799,000	\$787,500	1.5%	\$815,000	-2.0%
AVERAGE PRICE PER SQUARE FOOT	\$1,057	\$1,060	-0.3%	\$1,095	-3.5%
AVERAGE DAYS ON MARKET	140	129	8.5%	145	-3.4%
AVERAGE DISCOUNT	5%	6%		5%	
INVENTORY	2,679	2,752	-2.7%	2,469	8.5%
CONTRACTS SIGNED	328	338	-3.0%	549	-40.3%

Average Price Per Square Foot





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