



COMPASS

Manhattan Market Insights

NOVEMBER 2021

Manhattan Market Insights

November 2021

NEIGHBORHOOD MAP

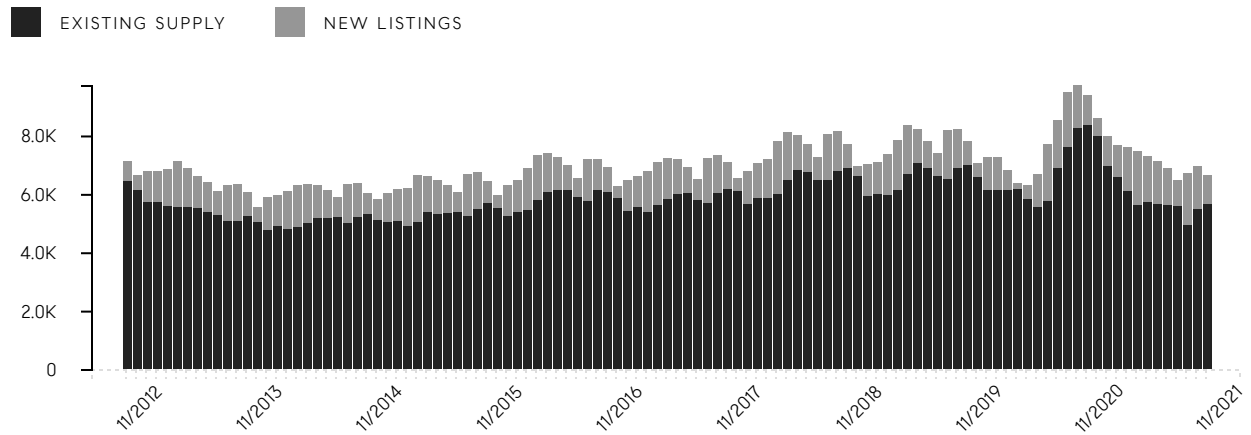


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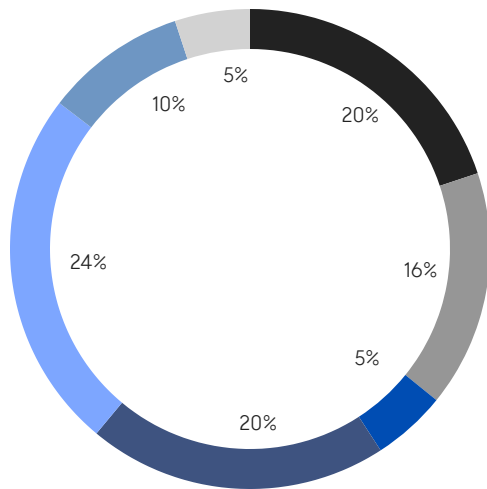
November 2021

INVENTORY

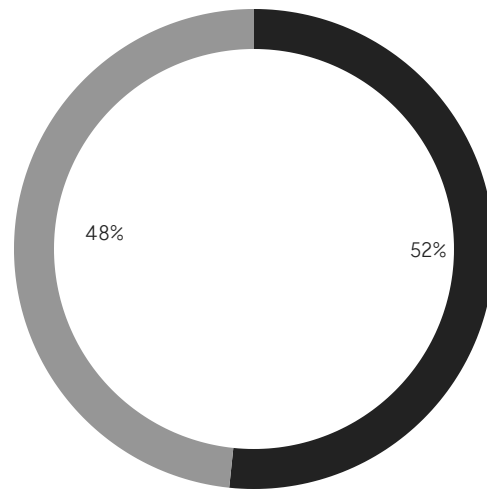
Total Inventory



By Neighborhood



By Type

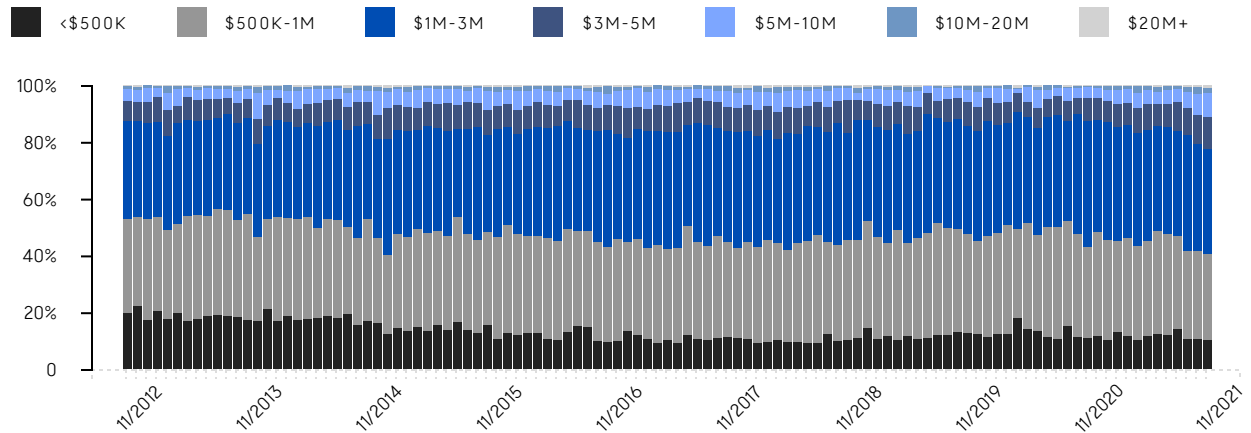


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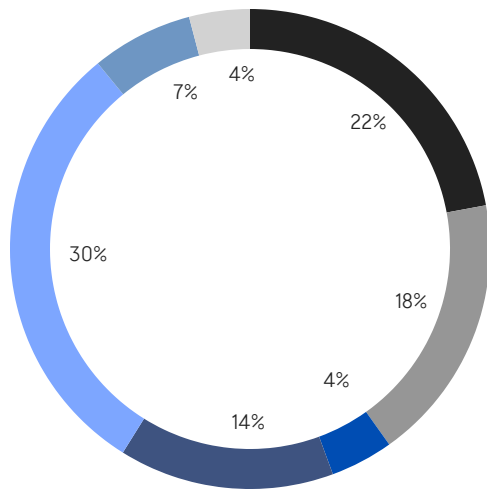
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CONTRACTS SIGNED

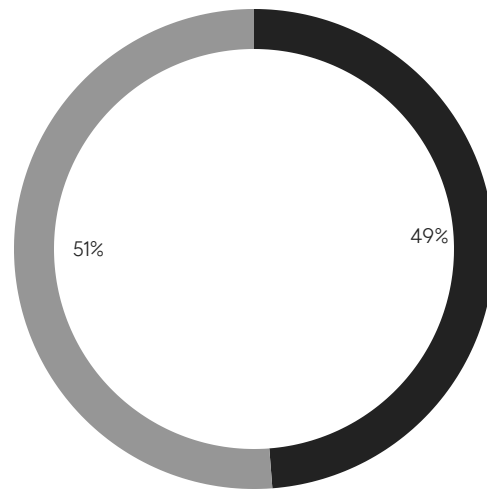
Market Share By Price (Last Ask)



By Neighborhood

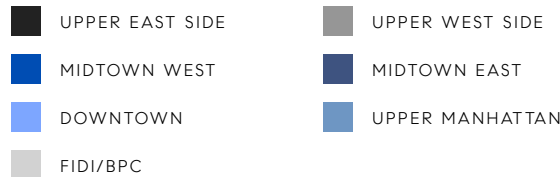


By Type



Manhattan Monthly Market Insights

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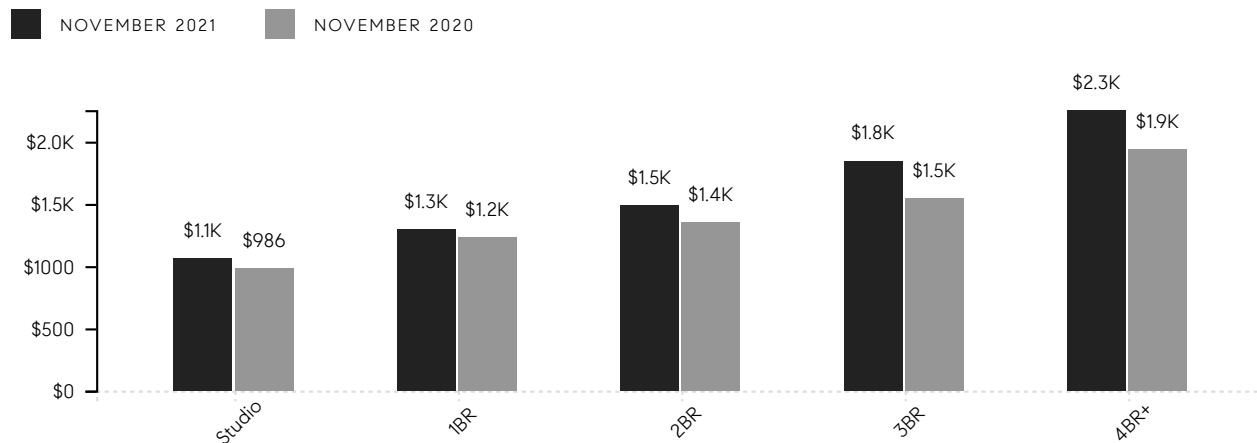
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OVERALL

	NOV 2021	OCT 2021	% CHANGE	NOV 2020	% CHANGE
AVERAGE SALE PRICE	\$1,962,298	\$1,830,097	7.2%	\$1,629,314	20.4%
MEDIAN SALE PRICE	\$1,175,000	\$1,110,000	5.9%	\$1,050,000	11.9%
AVERAGE PRICE PER SQUARE FOOT	\$1,476	\$1,362	8.4%	\$1,349	9.4%
AVERAGE DAYS ON MARKET	178	169	5.3%	178	0.0%
AVERAGE DISCOUNT	3%	5%		10%	
INVENTORY	6,618	6,946	-4.7%	9,385	-29.5%
CONTRACTS SIGNED	1,353	1,330	1.7%	920	47.1%

Average Price Per Square Foot



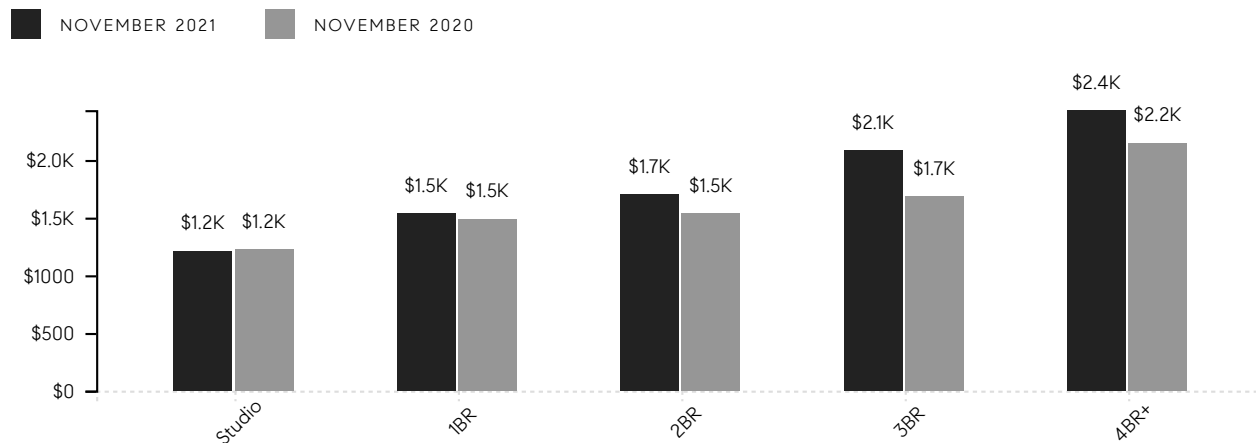
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CONDOS

	NOV 2021	OCT 2021	% CHANGE	NOV 2020	% CHANGE
AVERAGE SALE PRICE	\$2,679,152	\$2,619,499	2.3%	\$2,199,877	21.8%
MEDIAN SALE PRICE	\$1,749,500	\$1,693,000	3.3%	\$1,595,000	9.7%
AVERAGE PRICE PER SQUARE FOOT	\$1,732	\$1,622	6.8%	\$1,590	8.9%
AVERAGE DAYS ON MARKET	203	215	-5.6%	188	8.0%
AVERAGE DISCOUNT	3%	6%		11%	
INVENTORY	3,418	3,562	-4.0%	4,764	-28.3%
CONTRACTS SIGNED	660	664	-0.6%	383	72.3%

Average Price Per Square Foot



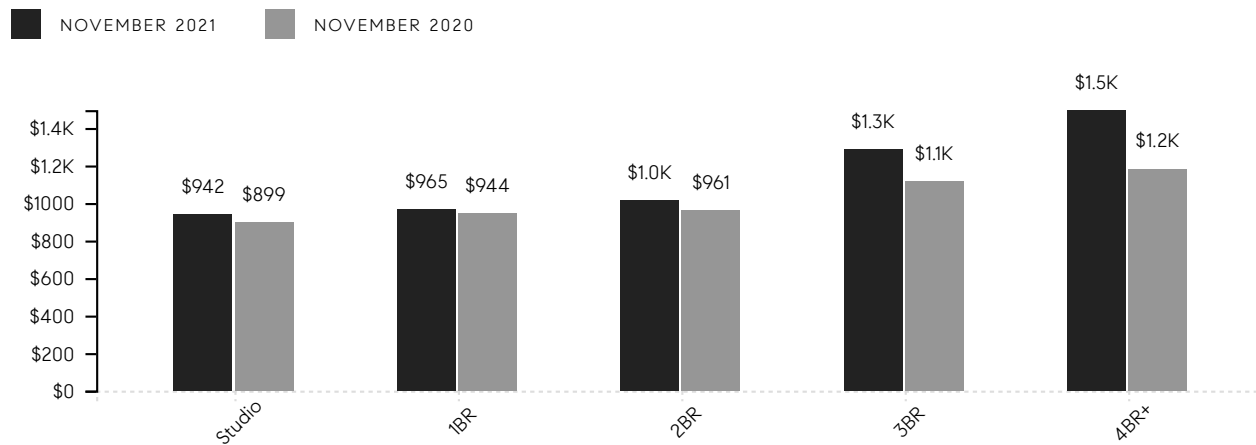
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CO-OPS

	NOV 2021	OCT 2021	% CHANGE	NOV 2020	% CHANGE
AVERAGE SALE PRICE	\$1,292,196	\$1,319,108	-2.0%	\$1,105,601	16.9%
MEDIAN SALE PRICE	\$800,000	\$827,500	-3.3%	\$738,000	8.4%
AVERAGE PRICE PER SQUARE FOOT	\$1,034	\$1,051	-1.6%	\$968	6.8%
AVERAGE DAYS ON MARKET	156	144	8.3%	172	-9.3%
AVERAGE DISCOUNT	3%	5%		9%	
INVENTORY	3,200	3,384	-5.4%	4,621	-30.8%
CONTRACTS SIGNED	693	666	4.1%	537	29.1%

Average Price Per Square Foot





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