

COMPASS

Manhattan Market Insights

JANUARY 2022

Manhattan Market Insights

January 2022

NEIGHBORHOOD MAP

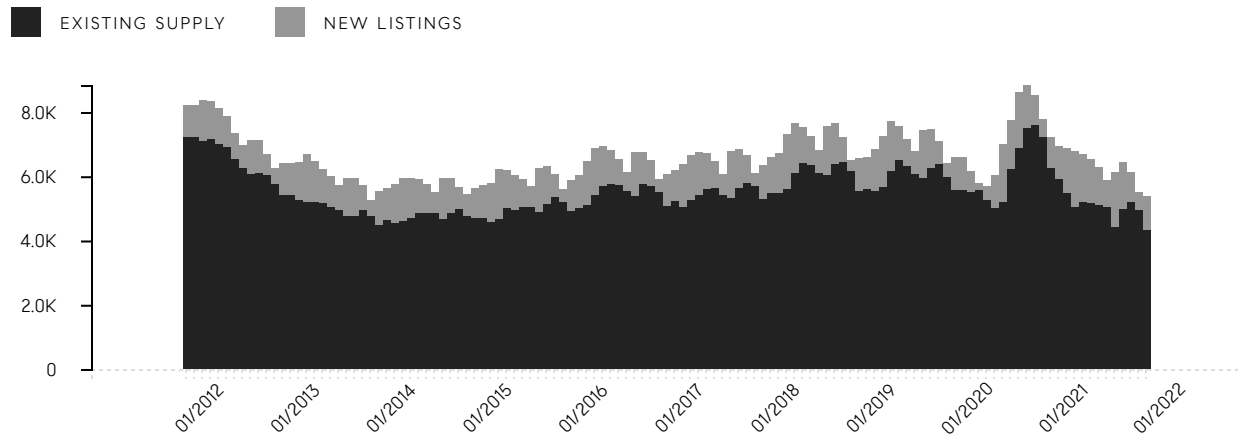


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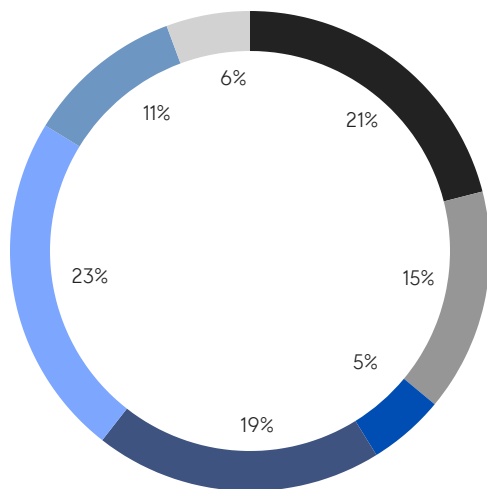
January 2022

INVENTORY

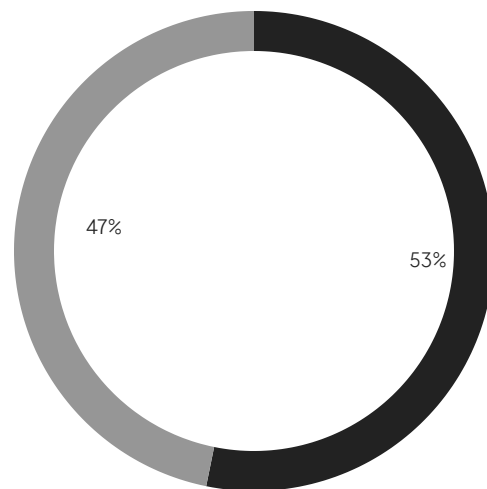
Total Inventory



By Neighborhood



By Type



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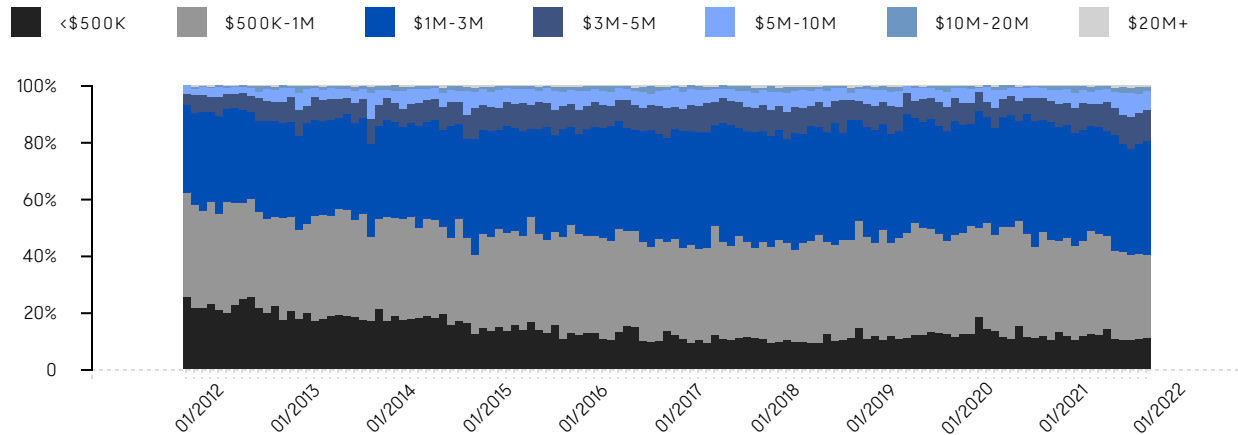


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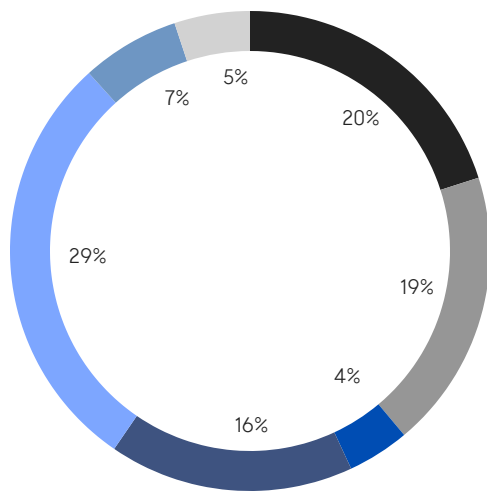
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CONTRACTS SIGNED

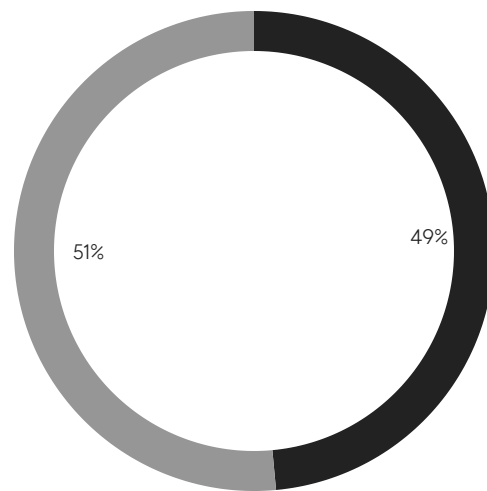
Market Share By Price (Last Ask)



By Neighborhood



By Type



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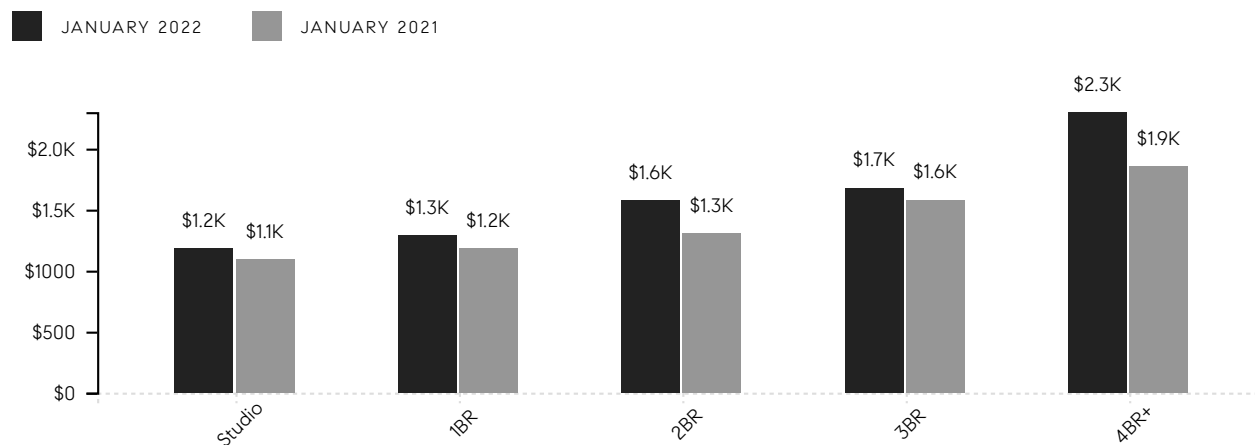
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OVERALL

	JAN 2022	DEC 2021	% CHANGE	JAN 2021	% CHANGE
AVERAGE SALE PRICE	\$2,127,222	\$2,141,661	-0.7%	\$1,540,007	38.1%
MEDIAN SALE PRICE	\$1,257,500	\$1,200,000	4.8%	\$1,038,750	21.1%
AVERAGE PRICE PER SQUARE FOOT	\$1,503	\$1,466	2.5%	\$1,295	16.1%
AVERAGE DAYS ON MARKET	155	163	-4.9%	181	-14.4%
AVERAGE DISCOUNT	3%	6%		11%	
INVENTORY	5,388	5,491	-1.9%	7,214	-25.3%
CONTRACTS SIGNED	989	1,191	-17.0%	1,061	-6.8%

Average Price Per Square Foot



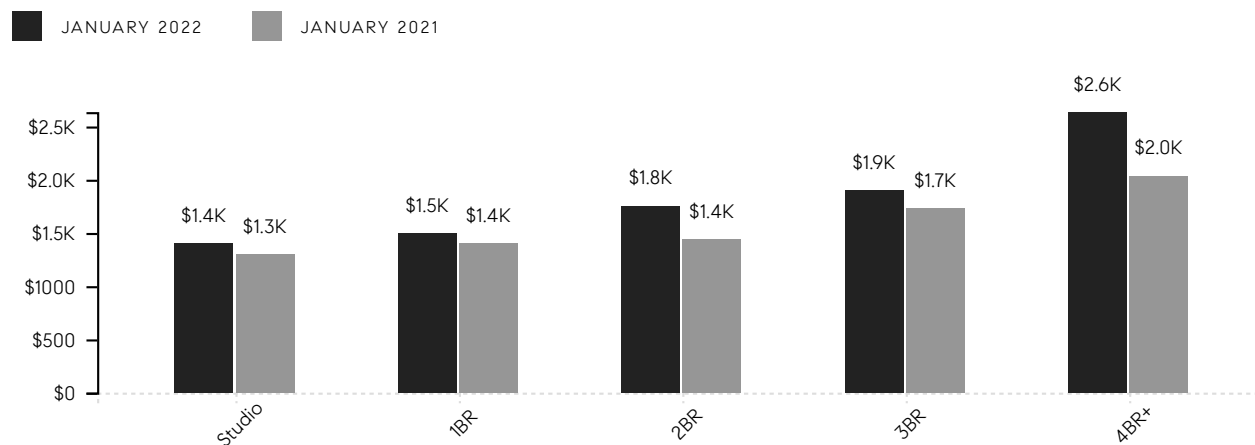
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CONDOS

	JAN 2022	DEC 2021	% CHANGE	JAN 2021	% CHANGE
AVERAGE SALE PRICE	\$2,771,060	\$2,835,483	-2.3%	\$2,175,478	27.4%
MEDIAN SALE PRICE	\$1,632,500	\$1,700,000	-4.0%	\$1,478,043	10.5%
AVERAGE PRICE PER SQUARE FOOT	\$1,737	\$1,703	2.0%	\$1,495	16.2%
AVERAGE DAYS ON MARKET	165	187	-11.8%	199	-17.1%
AVERAGE DISCOUNT	3%	6%		12%	
INVENTORY	2,866	2,935	-2.4%	3,857	-25.7%
CONTRACTS SIGNED	480	605	-20.7%	468	2.6%

Average Price Per Square Foot



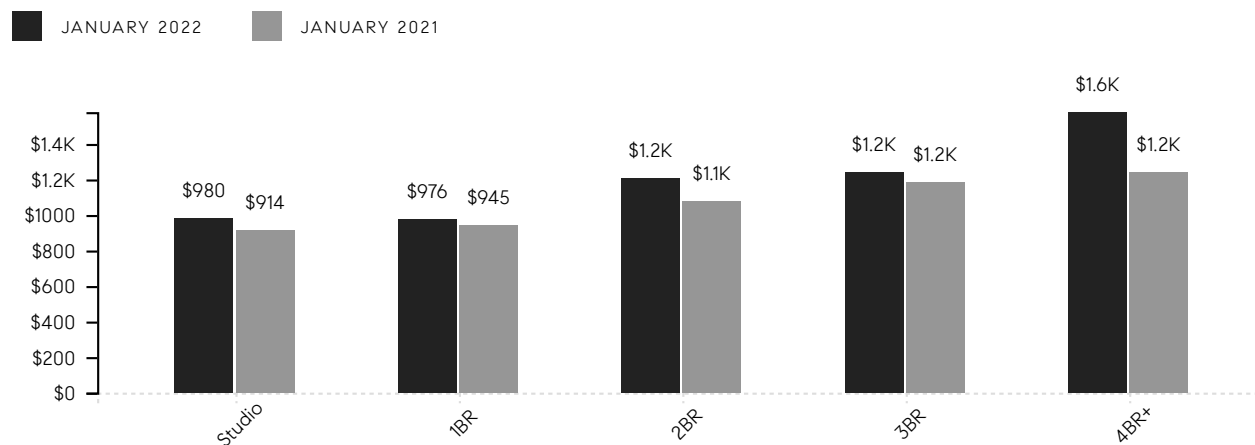
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CO-OPS

	JAN 2022	DEC 2021	% CHANGE	JAN 2021	% CHANGE
AVERAGE SALE PRICE	\$1,547,341	\$1,417,674	9.1%	\$1,076,643	43.7%
MEDIAN SALE PRICE	\$882,500	\$835,000	5.7%	\$755,000	16.9%
AVERAGE PRICE PER SQUARE FOOT	\$1,112	\$1,026	8.4%	\$1,011	10.0%
AVERAGE DAYS ON MARKET	147	141	4.3%	169	-13.0%
AVERAGE DISCOUNT	4%	5%		10%	
INVENTORY	2,522	2,556	-1.3%	3,357	-24.9%
CONTRACTS SIGNED	509	586	-13.1%	593	-14.2%

Average Price Per Square Foot





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