



Manhattan Market Insights

SEPTEMBER 2022

COMPASS

Manhattan Market Insights

September 2022

NEIGHBORHOOD MAP

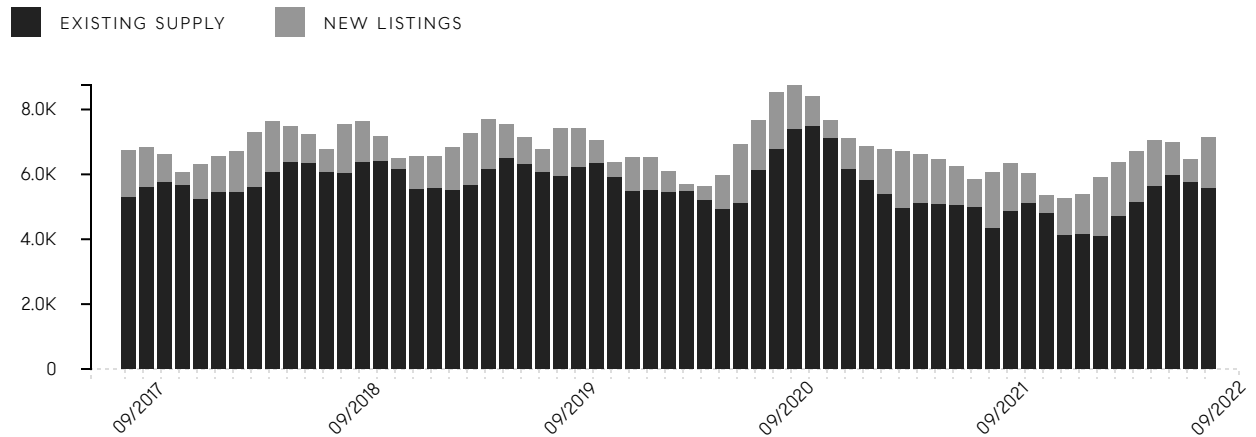


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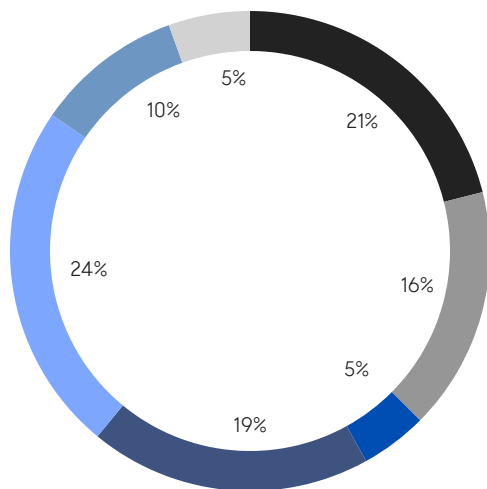
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INVENTORY

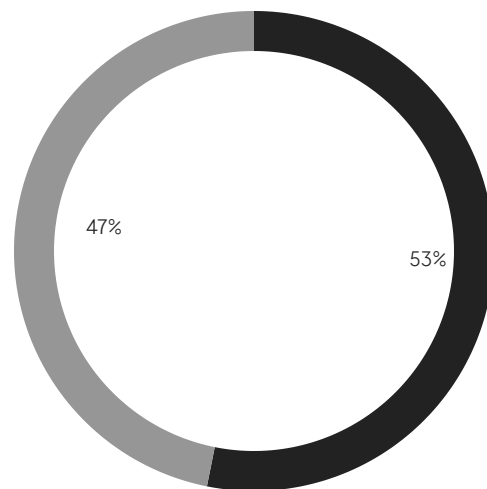
Total Inventory



By Neighborhood



By Type



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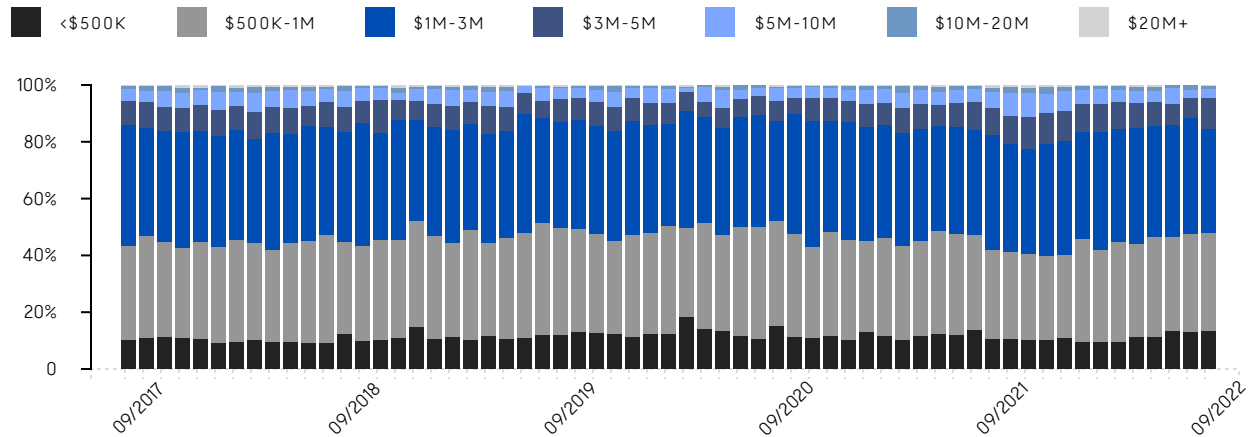


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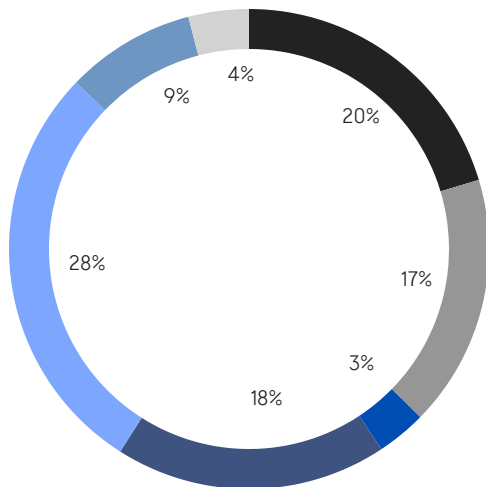
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CONTRACTS SIGNED

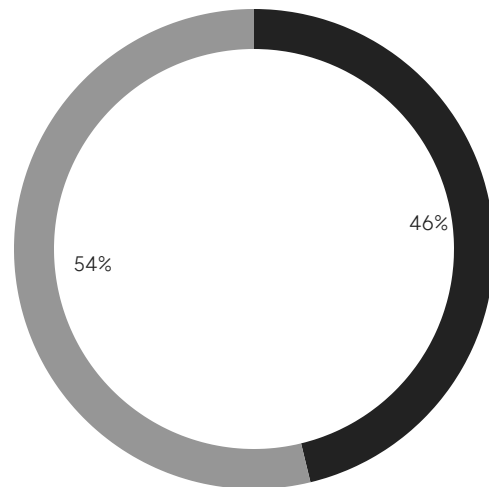
Market Share By Price (Last Ask)



By Neighborhood

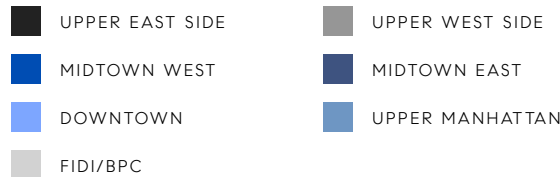


By Type



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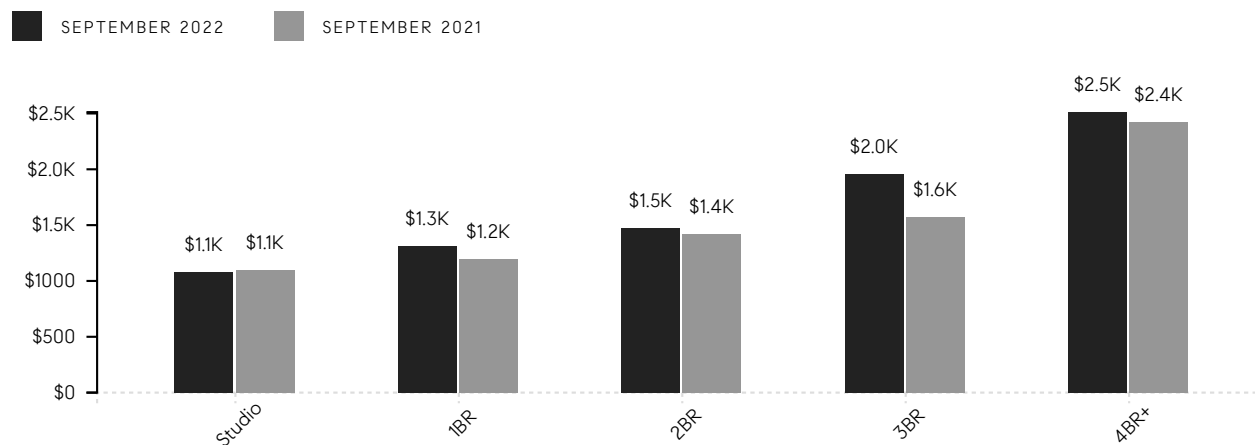
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OVERALL

	SEP 2022	AUG 2022	% CHANGE	SEP 2021	% CHANGE
AVERAGE SALE PRICE	\$1,985,287	\$1,913,200	3.8%	\$1,918,930	3.5%
MEDIAN SALE PRICE	\$1,148,750	\$1,172,500	-2.0%	\$999,999	14.9%
AVERAGE PRICE PER SQUARE FOOT	\$1,483	\$1,478	0.3%	\$1,384	7.2%
AVERAGE DAYS ON MARKET	128	134	-4.5%	162	-21.0%
AVERAGE DISCOUNT	4%	4%		6%	
INVENTORY	7,160	6,454	10.9%	6,062	18.1%
CONTRACTS SIGNED	714	869	-17.8%	1,048	-31.9%

Average Price Per Square Foot



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CONDOS

	SEP 2022	AUG 2022	% CHANGE	SEP 2021	% CHANGE
AVERAGE SALE PRICE	\$2,908,375	\$2,623,530	10.9%	\$2,975,067	-2.2%
MEDIAN SALE PRICE	\$1,500,000	\$1,600,000	-6.2%	\$1,650,000	-9.1%
AVERAGE PRICE PER SQUARE FOOT	\$1,742	\$1,740	0.1%	\$1,661	4.9%
AVERAGE DAYS ON MARKET	154	160	-3.7%	187	-17.6%
AVERAGE DISCOUNT	4%	5%		7%	
INVENTORY	3,805	3,513	8.3%	3,160	20.4%
CONTRACTS SIGNED	330	419	-21.2%	578	-42.9%

Average Price Per Square Foot



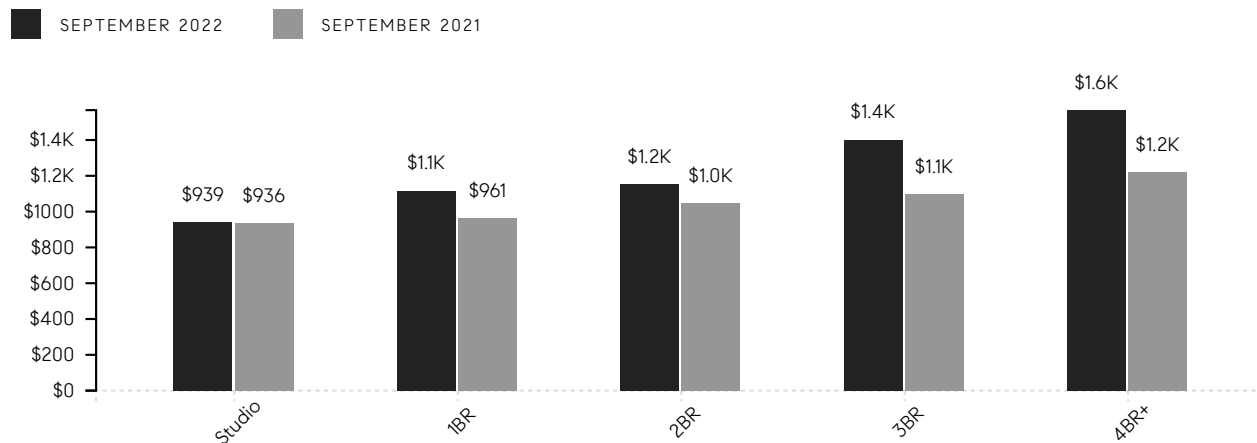
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CO-OPS

	SEP 2022	AUG 2022	% CHANGE	SEP 2021	% CHANGE
AVERAGE SALE PRICE	\$1,326,191	\$1,367,871	-3.0%	\$1,169,930	13.4%
MEDIAN SALE PRICE	\$849,450	\$870,000	-2.4%	\$750,000	13.3%
AVERAGE PRICE PER SQUARE FOOT	\$1,143	\$1,105	3.4%	\$1,005	13.7%
AVERAGE DAYS ON MARKET	110	117	-6.0%	145	-24.1%
AVERAGE DISCOUNT	3%	4%		5%	
INVENTORY	3,355	2,941	14.1%	2,902	15.6%
CONTRACTS SIGNED	384	450	-14.7%	470	-18.3%

Average Price Per Square Foot





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