

COMPASS

Manhattan Market Insights

MARCH 2023

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March 2023

NEIGHBORHOOD MAP

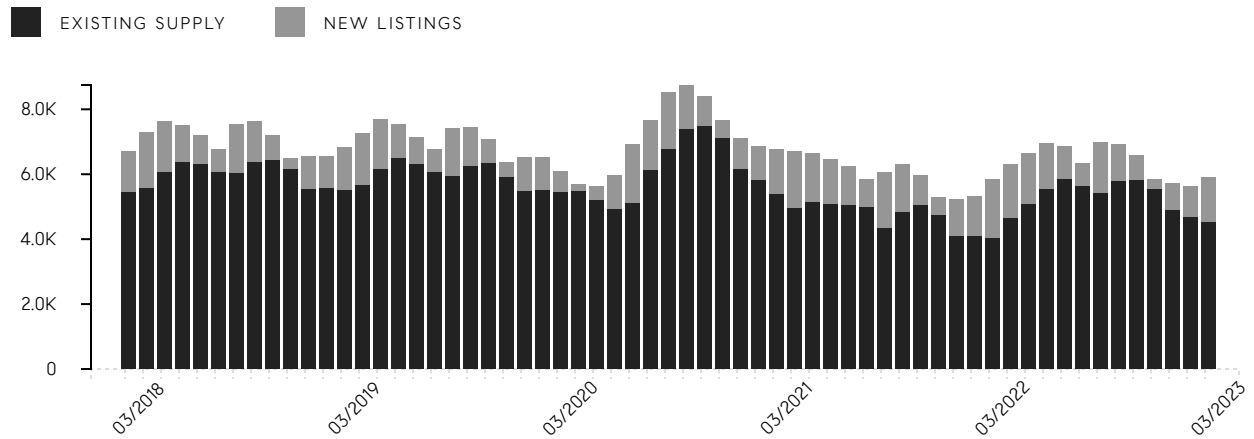


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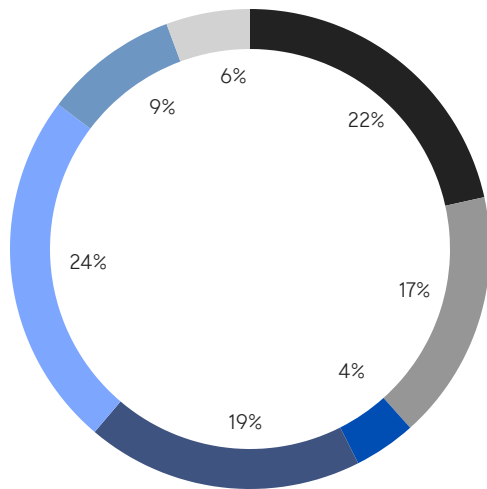
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INVENTORY

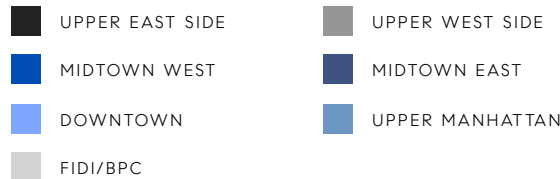
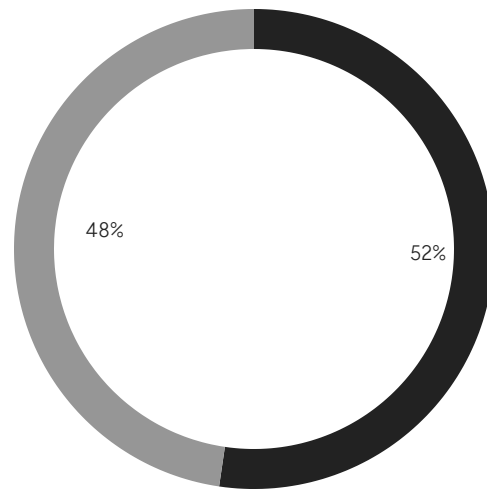
Total Inventory



By Neighborhood



By Type

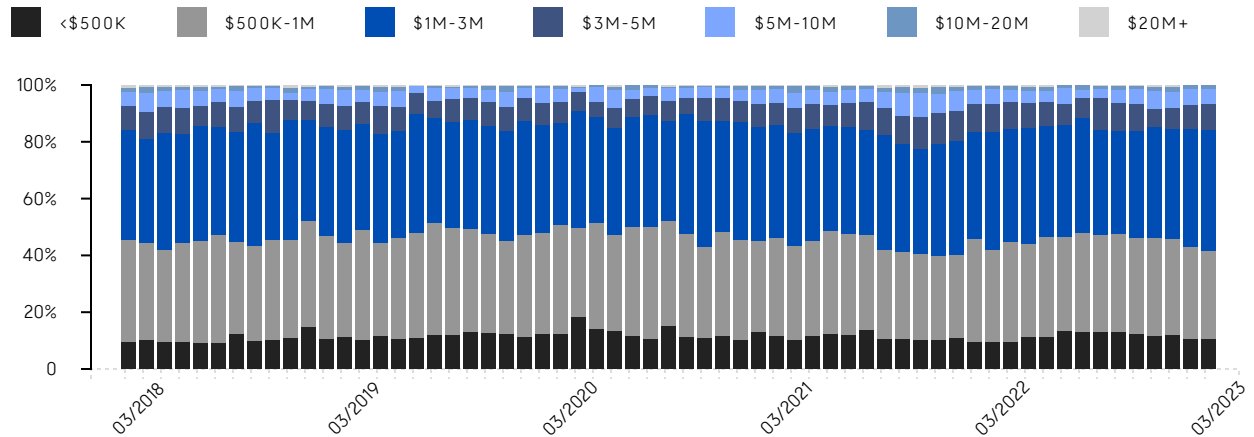


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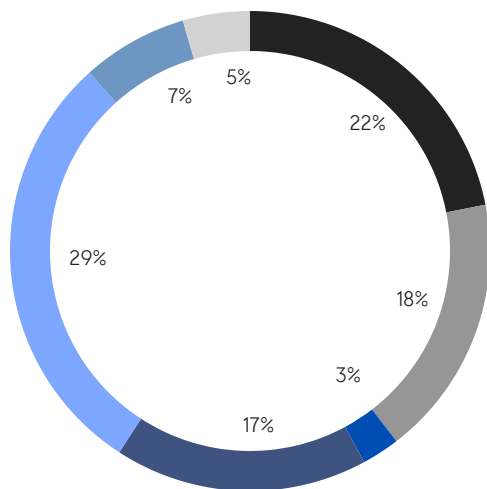
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CONTRACTS SIGNED

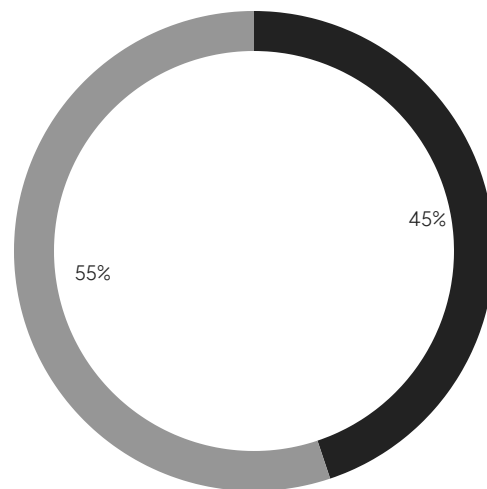
Market Share By Price (Last Ask)



By Neighborhood

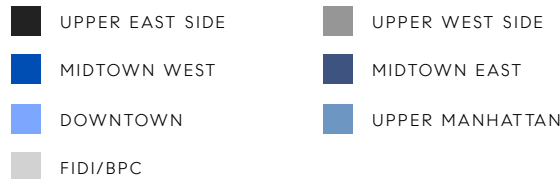


By Type



Manhattan Monthly Market Insights

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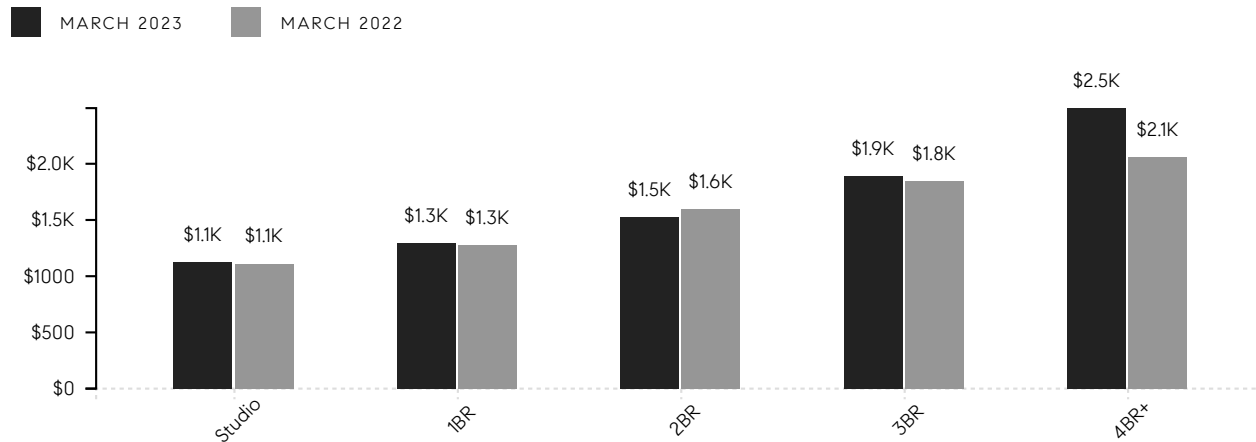
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OVERALL

	MAR 2023	FEB 2023	% CHANGE	MAR 2022	% CHANGE
AVERAGE SALE PRICE	\$2,174,269	\$1,975,546	10.1%	\$2,058,146	5.6%
MEDIAN SALE PRICE	\$1,200,000	\$1,079,673	11.1%	\$1,182,500	1.5%
AVERAGE PRICE PER SQUARE FOOT	\$1,532	\$1,439	6.5%	\$1,495	2.5%
AVERAGE DAYS ON MARKET	178	155	14.8%	163	9.2%
AVERAGE DISCOUNT	7%	8%		6%	
INVENTORY	5,898	5,633	4.7%	5,848	0.9%
CONTRACTS SIGNED	1,177	867	35.8%	1,616	-27.2%

Average Price Per Square Foot



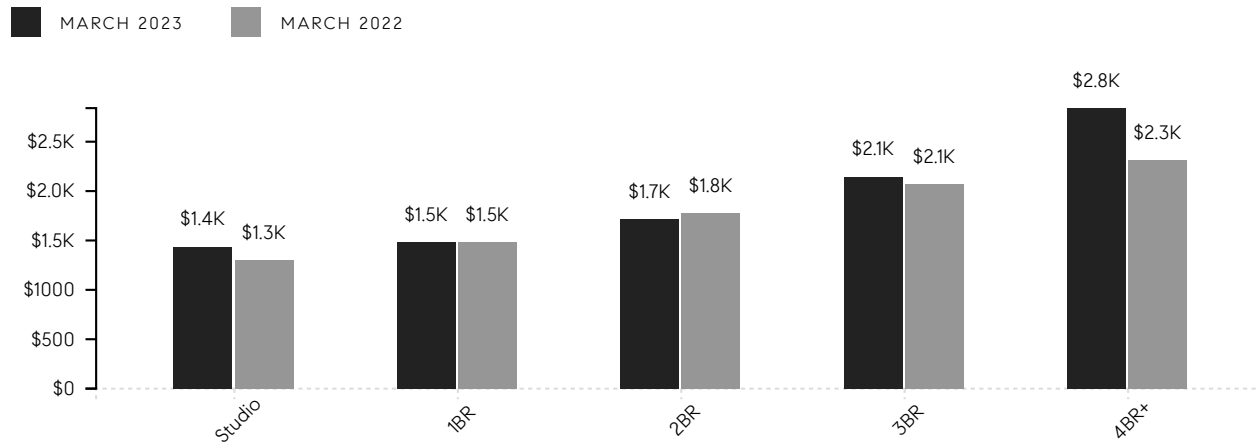
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CONDOS

	MAR 2023	FEB 2023	% CHANGE	MAR 2022	% CHANGE
AVERAGE SALE PRICE	\$3,038,478	\$2,936,422	3.5%	\$2,838,100	7.1%
MEDIAN SALE PRICE	\$1,825,000	\$1,510,000	20.9%	\$1,750,000	4.3%
AVERAGE PRICE PER SQUARE FOOT	\$1,786	\$1,721	3.8%	\$1,731	3.2%
AVERAGE DAYS ON MARKET	191	179	6.7%	184	3.8%
AVERAGE DISCOUNT	7%	8%		5%	
INVENTORY	3,086	2,968	4.0%	3,098	-0.4%
CONTRACTS SIGNED	528	400	32.0%	733	-28.0%

Average Price Per Square Foot



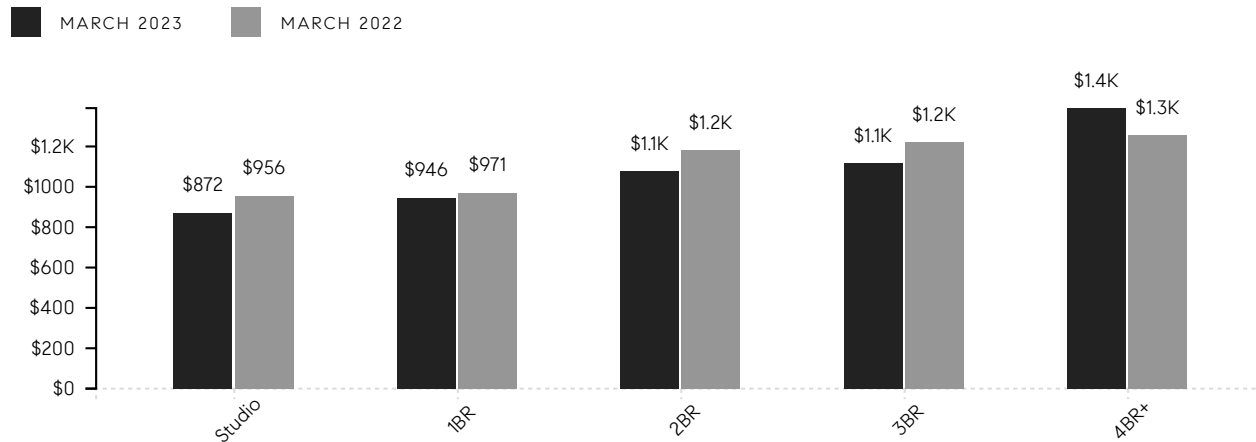
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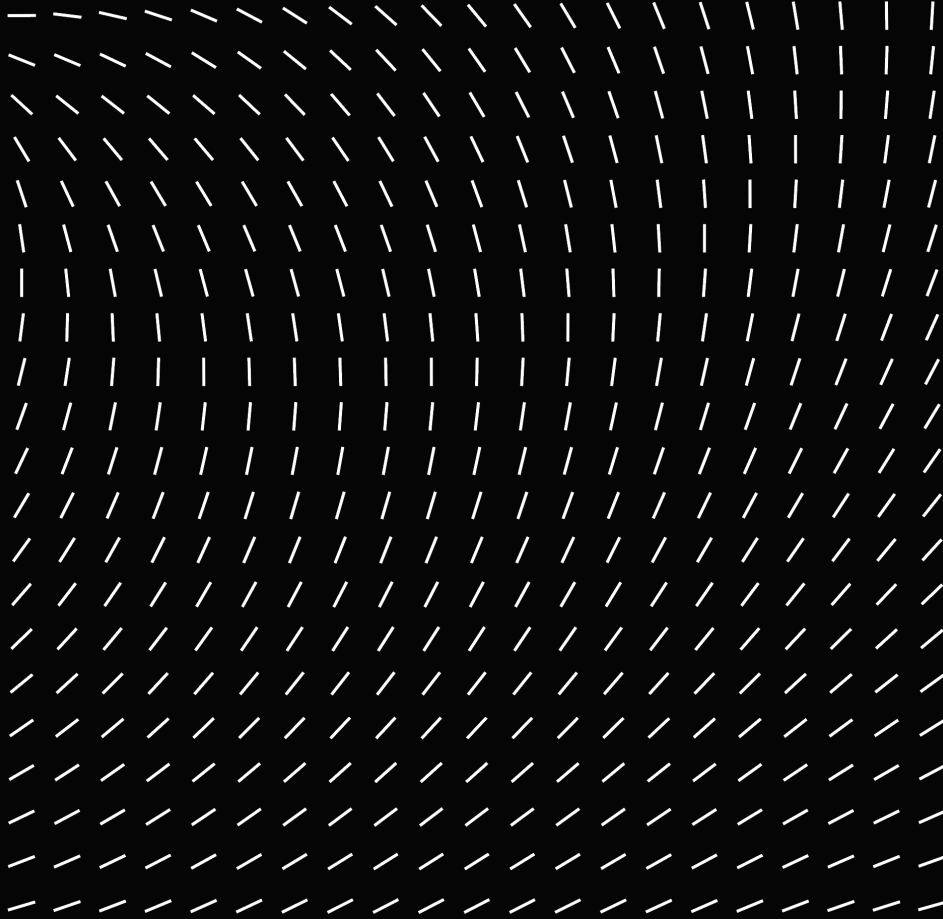
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CO-OPS

	MAR 2023	FEB 2023	% CHANGE	MAR 2022	% CHANGE
AVERAGE SALE PRICE	\$1,344,629	\$1,260,000	6.7%	\$1,325,225	1.5%
MEDIAN SALE PRICE	\$835,000	\$818,750	2.0%	\$825,000	1.2%
AVERAGE PRICE PER SQUARE FOOT	\$1,015	\$1,021	-0.6%	\$1,064	-4.6%
AVERAGE DAYS ON MARKET	164	139	18.0%	145	13.1%
AVERAGE DISCOUNT	7%	8%		6%	
INVENTORY	2,812	2,665	5.5%	2,750	2.3%
CONTRACTS SIGNED	649	467	39.0%	883	-26.5%

Average Price Per Square Foot





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