

COMPASS

Manhattan Market Insights

APRIL 2023

109 Waverly Place

Manhattan Market Insights

April 2023

NEIGHBORHOOD MAP

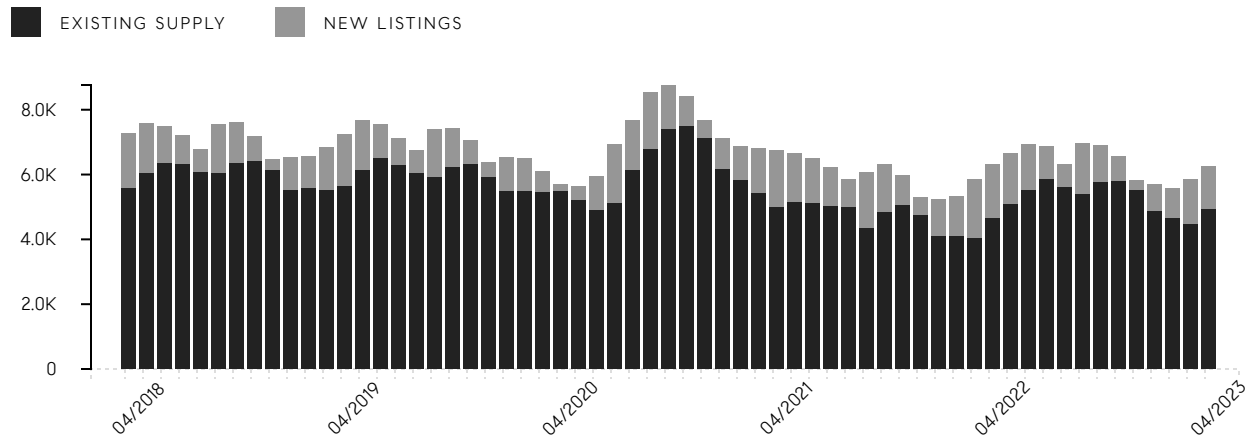


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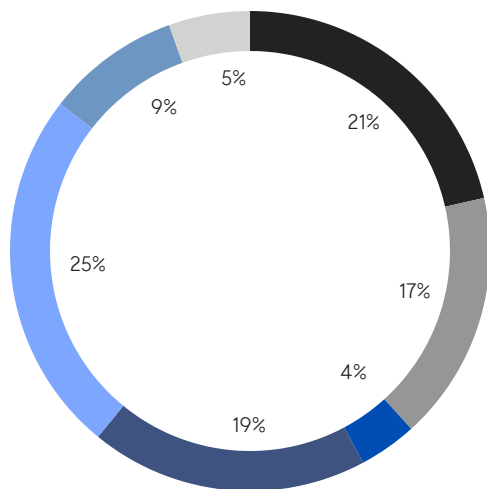
April 2023

INVENTORY

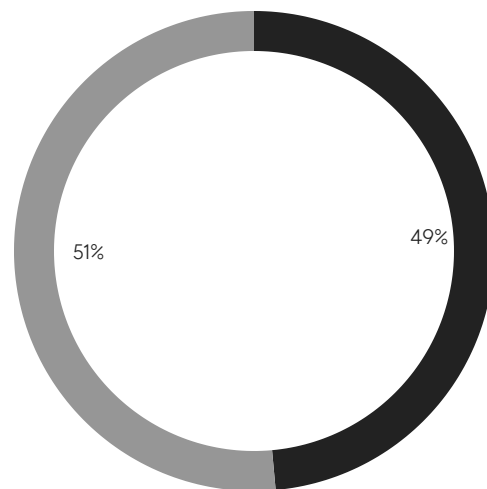
Total Inventory



By Neighborhood



By Type

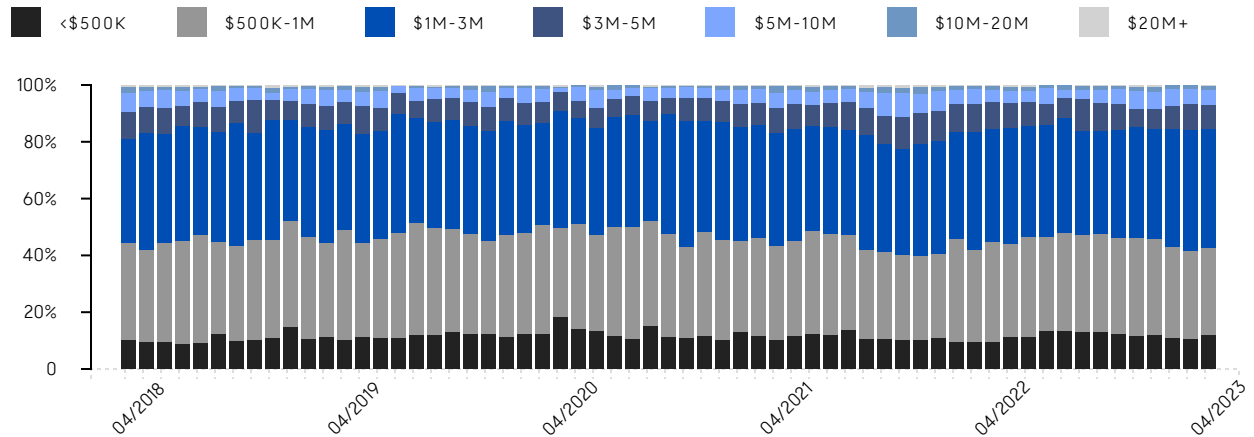


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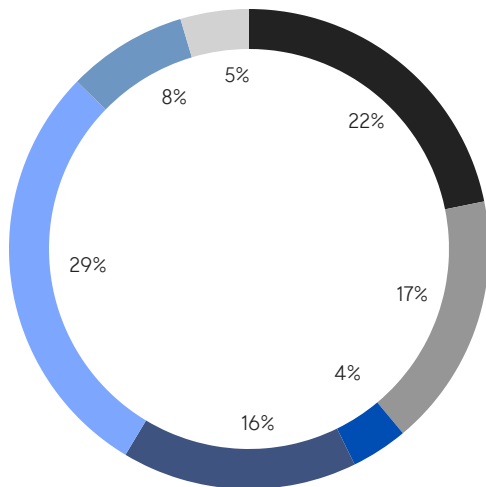
April 2023

CONTRACTS SIGNED

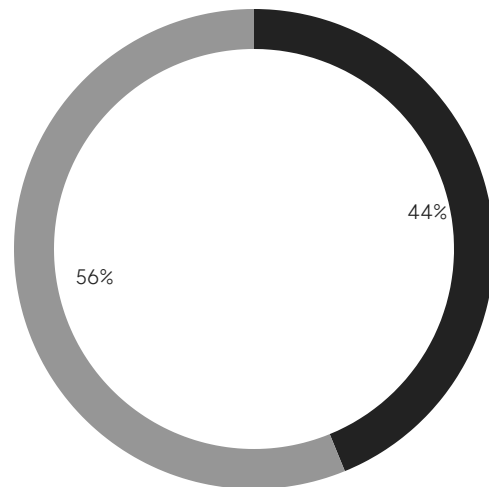
Market Share By Price (Last Ask)



By Neighborhood

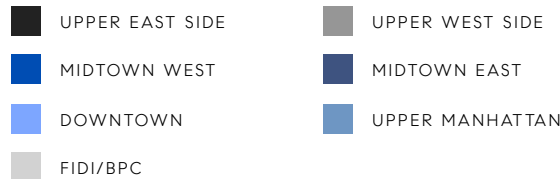


By Type



Manhattan Monthly Market Insights

Compass



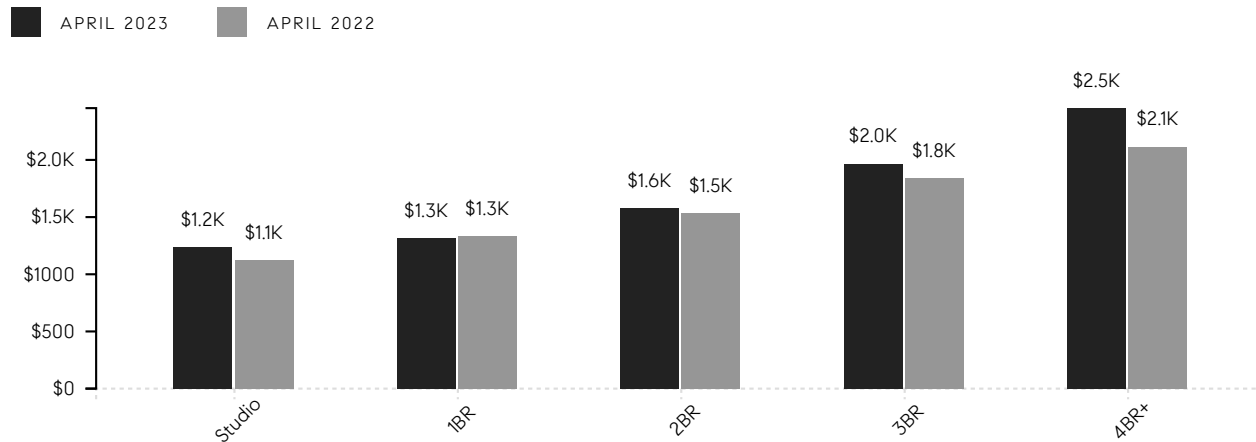
Manhattan Market Insights

April 2023

OVERALL

	APR 2023	MAR 2023	% CHANGE	APR 2022	% CHANGE
AVERAGE SALE PRICE	\$2,205,003	\$2,093,305	5.3%	\$2,119,556	4.0%
MEDIAN SALE PRICE	\$1,200,000	\$1,150,000	4.3%	\$1,279,099	-6.2%
AVERAGE PRICE PER SQUARE FOOT	\$1,575	\$1,512	4.2%	\$1,507	4.5%
AVERAGE DAYS ON MARKET	180	176	2.3%	158	13.9%
AVERAGE DISCOUNT	6%	8%		5%	
INVENTORY	6,250	5,869	6.5%	6,307	-0.9%
CONTRACTS SIGNED	890	1,181	-24.6%	1,448	-38.5%

Average Price Per Square Foot



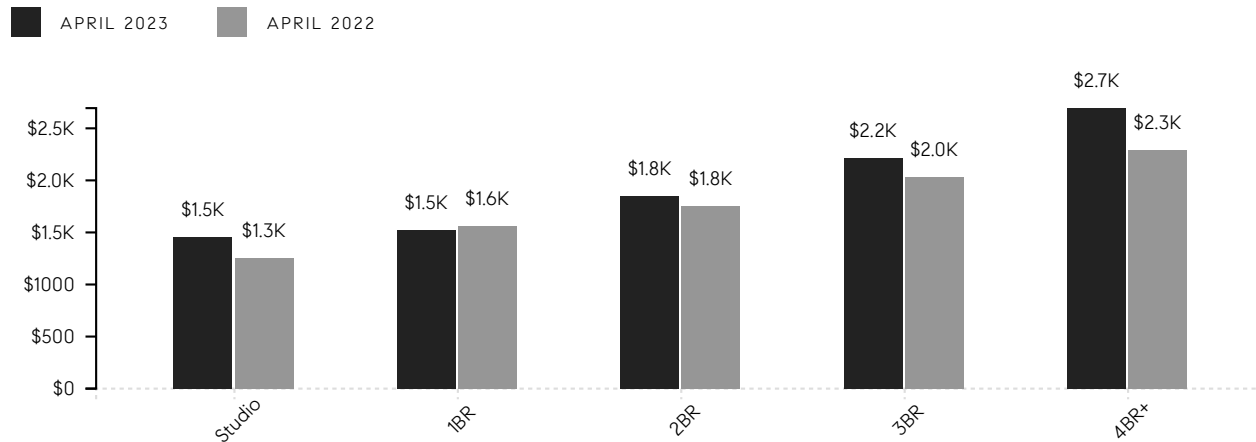
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April 2023

CONDOS

	APR 2023	MAR 2023	% CHANGE	APR 2022	% CHANGE
AVERAGE SALE PRICE	\$3,265,767	\$2,920,816	11.8%	\$2,902,658	12.5%
MEDIAN SALE PRICE	\$1,812,526	\$1,775,000	2.1%	\$1,792,250	1.1%
AVERAGE PRICE PER SQUARE FOOT	\$1,853	\$1,757	5.5%	\$1,737	6.7%
AVERAGE DAYS ON MARKET	206	192	7.3%	176	17.0%
AVERAGE DISCOUNT	5%	8%		5%	
INVENTORY	3,035	2,932	3.5%	3,190	-4.9%
CONTRACTS SIGNED	390	487	-19.9%	592	-34.1%

Average Price Per Square Foot



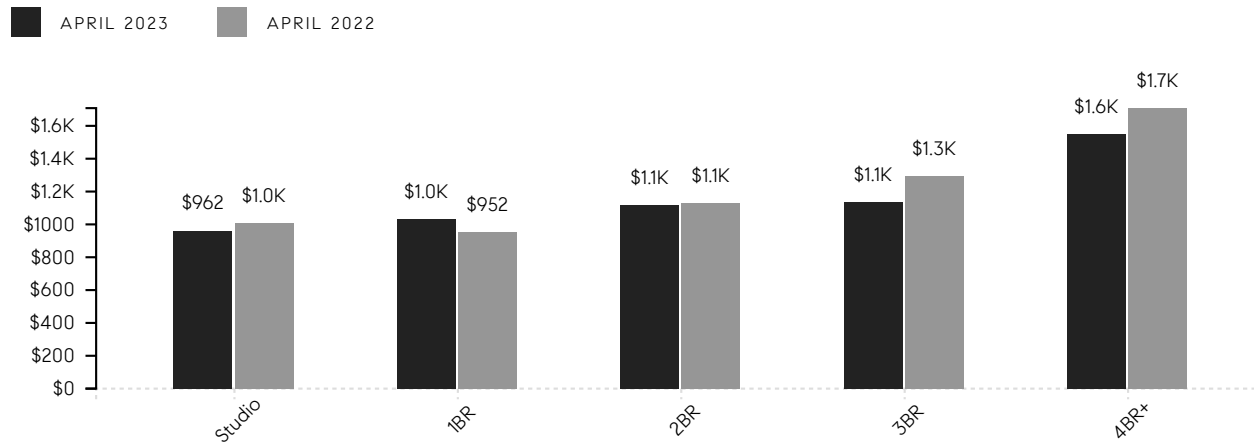
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April 2023

CO-OPS

	APR 2023	MAR 2023	% CHANGE	APR 2022	% CHANGE
AVERAGE SALE PRICE	\$1,292,651	\$1,250,291	3.4%	\$1,325,759	-2.5%
MEDIAN SALE PRICE	\$850,000	\$800,000	6.3%	\$850,000	-
AVERAGE PRICE PER SQUARE FOOT	\$1,081	\$986	9.6%	\$1,090	-0.8%
AVERAGE DAYS ON MARKET	159	160	-0.6%	143	11.2%
AVERAGE DISCOUNT	6%	8%		6%	
INVENTORY	3,215	2,937	9.5%	3,117	3.1%
CONTRACTS SIGNED	500	694	-28.0%	856	-41.6%

Average Price Per Square Foot





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