

UPPER WEST SIDE

Lincoln SquareManhattan ValleyUpper West Side

NEIGHBORHOOD MAP

UPPER MANHATTAN

- East Harlem
- Hamilton Heights
- Harlem
- Inwood
- Manhattanville
- Marble Hill
- Morningside Heights
- Washington Heights

UPPER EAST SIDE

- Carnegie Hill
- Lenox Hill
- Upper East Side
- Yorkville

MIDTOWN EAST

- Garment District
- Kips Bay Tudor City

- Noho

- Nolita

- Soho

- NoMad

- Tribeca

- Stuyvesant Town

, - Turtle Bay

- Sutton Place

- Midtown - Murray Hill

DOWNTOWN

- Chelsea
- Chinatown
- East Village
- Gramercy
- Greenwich Village
- Little Italy
- Lower East Side West Village

- Battery Park 🔍

- Hudson Yards

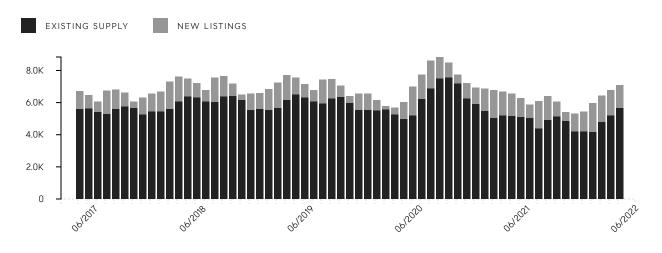
FIDI/BPC

MIDTOWN WEST

- Clinton/Hell's Kitchen

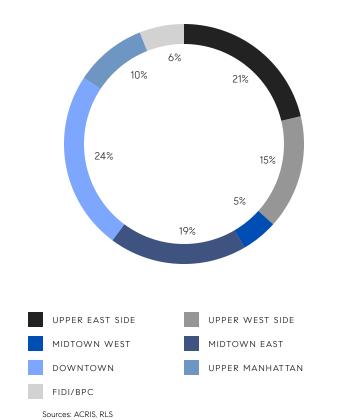
INVENTORY

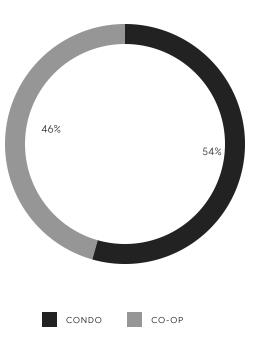
Total Inventory



By Neighborhood

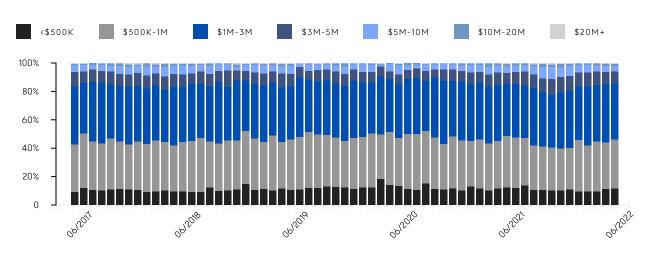






Compass Manhattan Monthly Market Insights

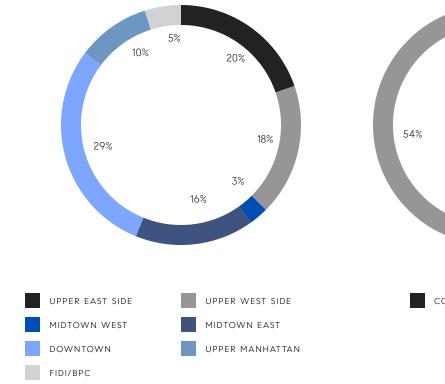
CONTRACTS SIGNED

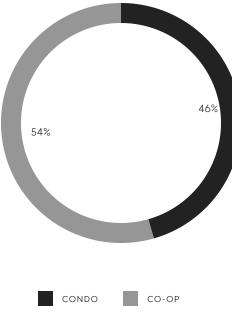


Market Share By Price (Last Ask)







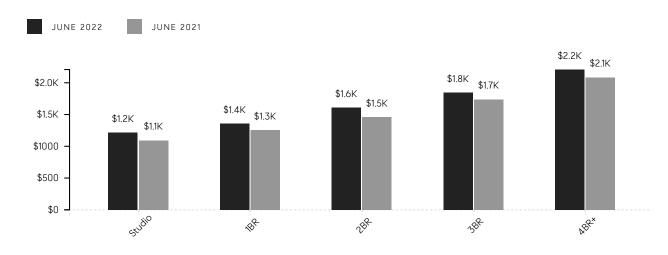


Sources: ACRIS, RLS

OVERALL

	JUN 2022	MAY 2022	% CHANGE	JUN 2021	% CHANGE
AVERAGE SALE PRICE	\$2,086,701	\$2,052,601	1.7%	\$2,008,942	3.9%
MEDIAN SALE PRICE	\$1,270,000	\$1,165,000	9.0%	\$1,200,000	5.8%
AVERAGE PRICE PER SQUARE FOOT	\$1,556	\$1,491	4.4%	\$1,428	9.0%
AVERAGE DAYS ON MARKET	156	161	-3.1%	191	-18.3%
AVERAGE DISCOUNT	3%	5%		8%	
INVENTORY	7,076	6,769	4.5%	6,536	8.3%
CONTRACTS SIGNED	1,099	1,327	-17.2%	1,690	-35.0%

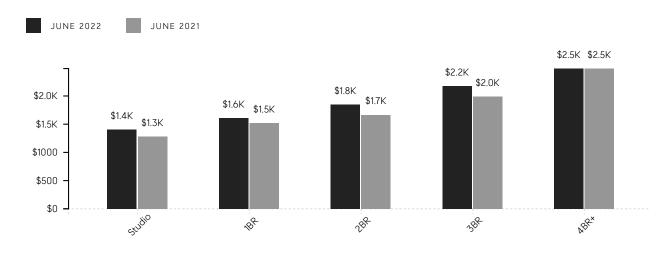
Average Price Per Square Foot



CONDOS

	JUN 2022	MAY 2022	% CHANGE	JUN 2021	% CHANGE
AVERAGE SALE PRICE	\$2,772,544	\$3,011,088	-7.9%	\$2,681,742	3.4%
MEDIAN SALE PRICE	\$1,792,500	\$1,865,000	-3.9%	\$1,700,000	5.4%
AVERAGE PRICE PER SQUARE FOOT	\$1,818	\$1,757	3.5%	\$1,695	7.3%
AVERAGE DAYS ON MARKET	178	181	-1.7%	204	-12.7%
AVERAGE DISCOUNT	3%	5%		8%	
INVENTORY	3,849	3,624	6.2%	3,480	10.6%
CONTRACTS SIGNED	501	642	-22.0%	746	-32.8%

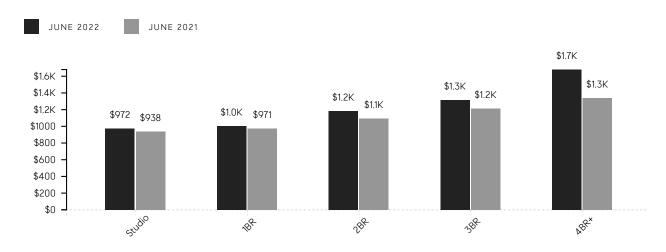
Average Price Per Square Foot



CO-OPS

	JUN 2022	MAY 2022	% CHANGE	JUN 2021	% CHANGE
AVERAGE SALE PRICE	\$1,496,993	\$1,255,309	19.3%	\$1,420,921	5.4%
MEDIAN SALE PRICE	\$850,000	\$810,000	4.9%	\$870,000	-2.3%
AVERAGE PRICE PER SQUARE FOOT	\$1,139	\$1,070	6.4%	\$1,048	8.7%
AVERAGE DAYS ON MARKET	140	146	-4.1%	182	-23.1%
AVERAGE DISCOUNT	3%	4%		8%	
INVENTORY	3,227	3,145	2.6%	3,056	5.6%
CONTRACTS SIGNED	598	685	-12.7%	944	-36.7%

Average Price Per Square Foot



COMPASS

 \sim \sim \sim \sim \sim / / / / / / / //// | | | | | / ------

Compass makes no representations or warranties, express or implied, with respect to future market conditions or prices of residential product at the time the subject property or any competitive property is complete and ready for occupancy or with respect to any report, study, finding, recommendation or other information provided by Compass herein. Moreover, no warranty, express or implied, is made or should be assumed regarding the accuracy, adequacy, completeness, legality, reliability, merchantability or fitness for a particular purpose of any information, in part or whole, contained herein. All material is presented with the understanding that Compass shall not be deemed to provide legal, accounting or other professional services. This is not intended to solicit the purchase or sale of any property. Any and all such warranties are hereby expressly disclaimed. Equal Housing Opportunity.

© Compass. All Rights Reserved. This information may not be copied, used or distributed without Compass' consent.