

UPPER WEST SIDE

- Lincoln Square - Manhattan Valley - Upper 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

- Sutton Place

DOWNTOWN

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

Manhattan Monthly Market Insights

02

- Battery Park - Financial District

FIDI/BPC

- Hudson Yards

MIDTOWN WEST

- Clinton/Hell's Kitchen



- Tudor City

- Noho

- Nolita

- Soho

- NoMad

- Tribeca

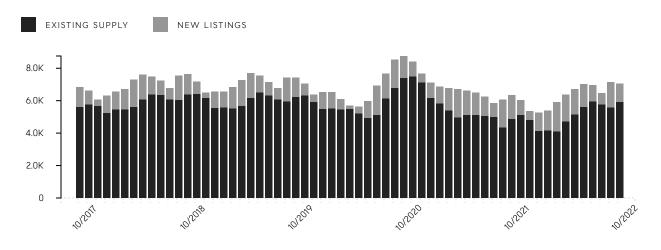
- Turtle Bay

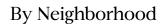
- Stuyvesant Town

- Murray Hill
- Midtown

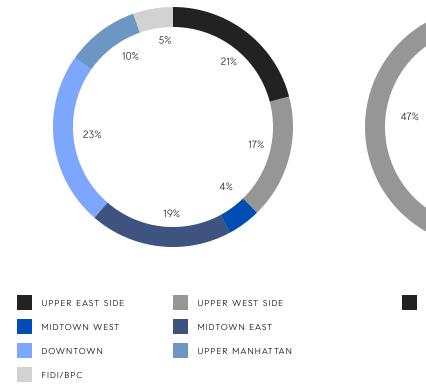
INVENTORY

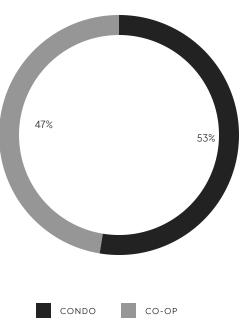
Total Inventory





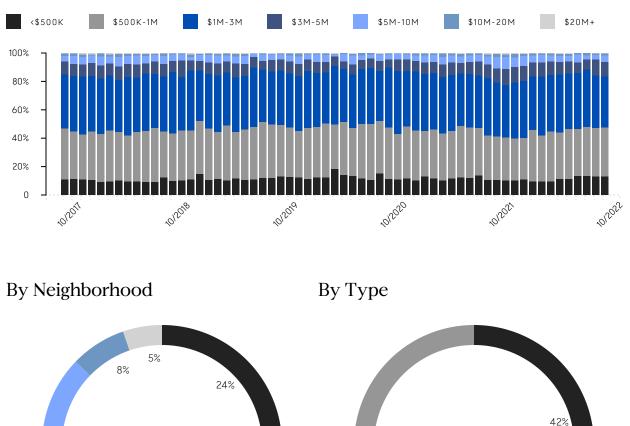






Sources: ACRIS, RLS

CONTRACTS SIGNED



18%

UPPER WEST SIDE

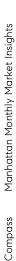
UPPER MANHATTAN

MIDTOWN EAST

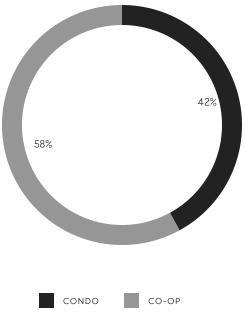
3%

16%

Market Share By Price (Last Ask)



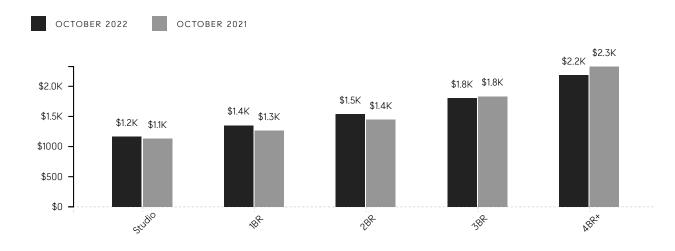




OVERALL

	OCT 2022	SEP 2022	% CHANGE	OCT 2021	% CHANGE
AVERAGE SALE PRICE	\$1,755,571	\$1,968,325	-10.8%	\$1,846,604	-4.9%
MEDIAN SALE PRICE	\$1,100,000	\$1,125,000	-2.2%	\$1,120,000	-1.8%
AVERAGE PRICE PER SQUARE FOOT	\$1,485	\$1,443	2.9%	\$1,431	3.8%
AVERAGE DAYS ON MARKET	145	135	7.4%	173	-16.2%
AVERAGE DISCOUNT	4%	5%		6%	
INVENTORY	7,051	7,138	-1.2%	6,345	11.1%
CONTRACTS SIGNED	766	733	4.5%	1,346	-43.1%

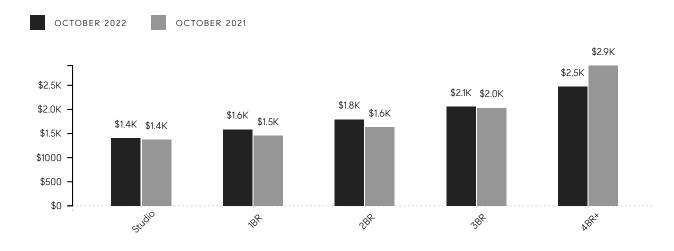
Average Price Per Square Foot



CONDOS

	OCT 2022	SEP 2022	% CHANGE	OCT 2021	% CHANGE
AVERAGE SALE PRICE	\$2,410,005	\$2,835,816	-15.0%	\$2,591,118	-7.0%
MEDIAN SALE PRICE	\$1,600,000	\$1,562,500	2.4%	\$1,735,000	-7.8%
AVERAGE PRICE PER SQUARE FOOT	\$1,763	\$1,690	4.3%	\$1,661	6.1%
AVERAGE DAYS ON MARKET	162	171	-5.3%	215	-24.7%
AVERAGE DISCOUNT	3%	6%		6%	
INVENTORY	3,708	3,792	-2.2%	3,301	12.3%
CONTRACTS SIGNED	322	333	-3.3%	674	-52.2%

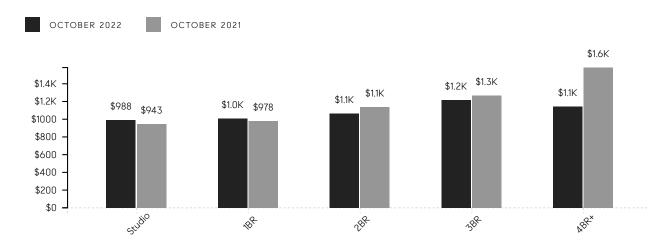
Average Price Per Square Foot



CO-OPS

	OCT 2022	SEP 2022	% CHANGE	OCT 2021	% CHANGE
AVERAGE SALE PRICE	\$1,248,122	\$1,357,416	-8.1%	\$1,250,164	-0.2%
MEDIAN SALE PRICE	\$799,000	\$850,125	-6.0%	\$775,000	3.1%
AVERAGE PRICE PER SQUARE FOOT	\$1,045	\$1,143	-8.6%	\$1,078	-3.1%
AVERAGE DAYS ON MARKET	134	112	19.6%	142	-5.6%
AVERAGE DISCOUNT	4%	4%		5%	
INVENTORY	3,343	3,346	-0.1%	3,044	9.8%
CONTRACTS SIGNED	444	400	11.0%	672	-33.9%

Average Price Per Square Foot



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