Q3 2022

Manhattan Market Report

COMPASS

182 W 82nd St #PHE
Photographer: DDReps

The latest quarterly Manhattan residential data shows resilience as the market normalizes after a hyperactive 2021. High-interest rates and record inflation deter those at more attainable price points, but buyers are willing to pay in all price categories when priced right.

While overall apartment sales were down 9.3 percent year-over-year, sales over $20 million increased 21.1 percent compared to last year, indicating that most buyers are taking a wait-and-see approach. In contrast, ultra-luxury buyers who often purchase with little or no financing are willing to buy quality homes for their historical appreciation. As mortgage rates rose, condo sales declined the most. The average sales price for all apartments was $1.9 million, up 5.2 percent from 2021 but down 8.7 quarter-over-quarter. The average condo sold for $2.75 million, and the average co-op price traded for $1.3 million. Overall, condo sales declined 15.7 percent compared to last year, and co-op trades jumped 21.9 percent compared to last quarter, strong indicators that most buyers are looking for more affordable apartments.

Contract activity shrank sharply, foreshadowing an evolving market. Contracts signed dwindled 37.3 percent year-over-year and 38 percent compared to Q3. Whatsmore the average price of contracts also trickled downward by 10.5 percent. The most significant shift was downtown, where contracts dropped 42.8 percent year-over-year. Nevertheless, it is essential to remember contracts signed do not include off-market deals, which have escalated in recent years.

While comprehensive Q3 data represent a market correction, some things remain unchanged. First, New York real estate has historically appreciated, and people will always need a place to live. While the bidding wars and soaring prices of 2021 may be over, it would be a mistake to sour on Manhattan real estate in the long run.

PRESIDENT, COMPASS NORTH EAST & CALIFORNIA

Rory Golod

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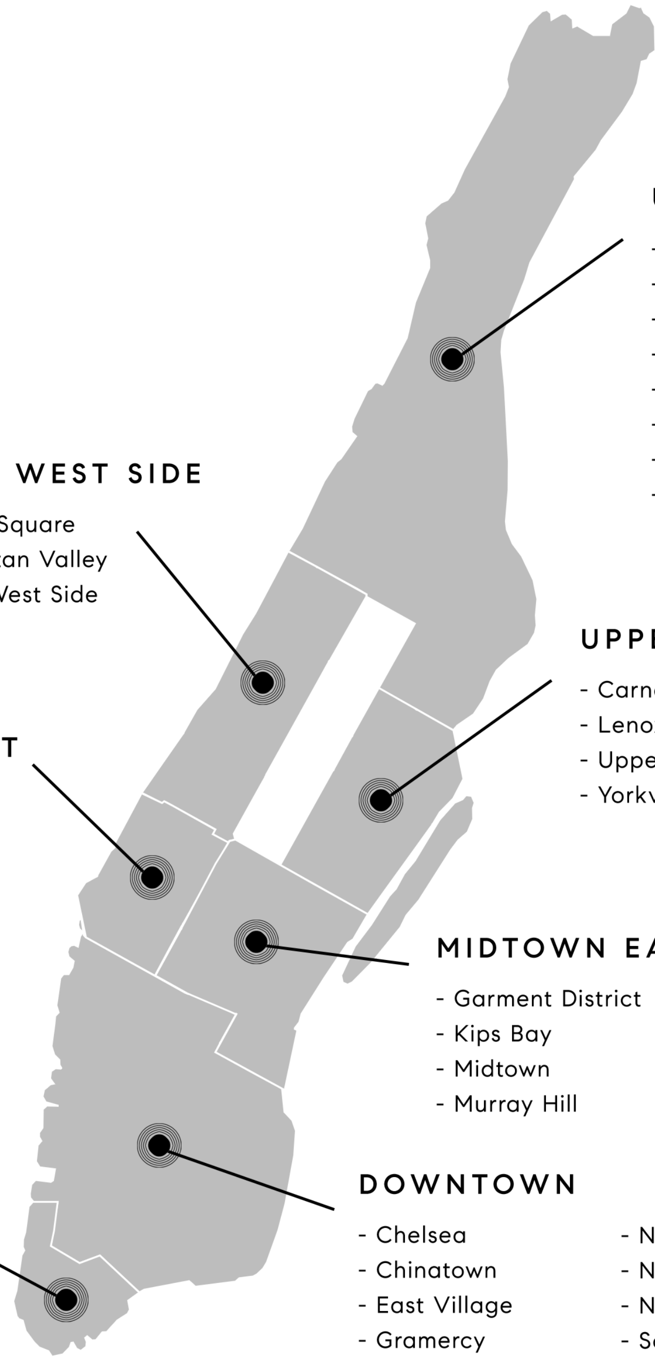
SOURCES

REBNY RLS,
ACRIS (Automated City Register Information System)

Manhattan Market Report

Neighborhood Map



UPPER MANHATTAN

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

UPPER WEST SIDE

- Lincoln Square
- Manhattan Valley
- Upper West Side

UPPER EAST SIDE

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

MIDTOWN WEST

- Clinton/Hell's Kitchen
- Hudson Yards

MIDTOWN EAST

- Garment District
- Kips Bay
- Midtown
- Murray Hill
- Sutton Place
- Tudor City
- Turtle Bay

FIDI/BPC

- Battery Park
- Financial District

DOWNTOWN

- Chelsea
- Chinatown
- East Village
- Gramercy
- Greenwich Village
- Little Italy
- Lower East Side
- Noho
- Nolita
- NoMad
- Soho
- Stuyvesant Town
- Tribeca
- West Village

Contract activity returned to levels seen in 2018-2019 as the market cools from records set last year.

$1,929,285
Average Sales Price
Q3 2022

$2,758,163
Average Condo Price
Q3 2022

$1,469
Average Price Per
Square Foot Q3 2022

4%
Average Discount
Q3 2022

$1,150,000
Median Sales Price
Q3 2022

$1,302,776
Average Co-op Price
Q3 2022

128
Average Days
on the Market
Q3 2022

21%
of Properties Took
More Than 180 Days
to Enter Contract

Methodology

Geography covered in this report is Manhattan.

Inventory is calculated based on all properties actively listed during the quarter at the time the report is prepared.

Contract Signed figures for the current quarter are based on publicly reported transactions at the time the report is prepared. The signed price reflects the latest available asking price.

Recorded Sales figures for the quarter are based on known closings recorded at the time the report is prepared.

Median Price is the middle price of a given dataset.

Average Price is the sum of all prices divided by the total number of properties.

Months of Supply is an estimated time it would take to sell all current active listings based on the trailing 12-month sales rate.

Time on Market is calculated by how many properties entered contract during the quarter in the given period.

Discount is the percentage difference between the initial list and recorded sale price.

Bedroom Count is the number of bedrooms a property has, as reported in the listing, or acquired from tax records, when available.

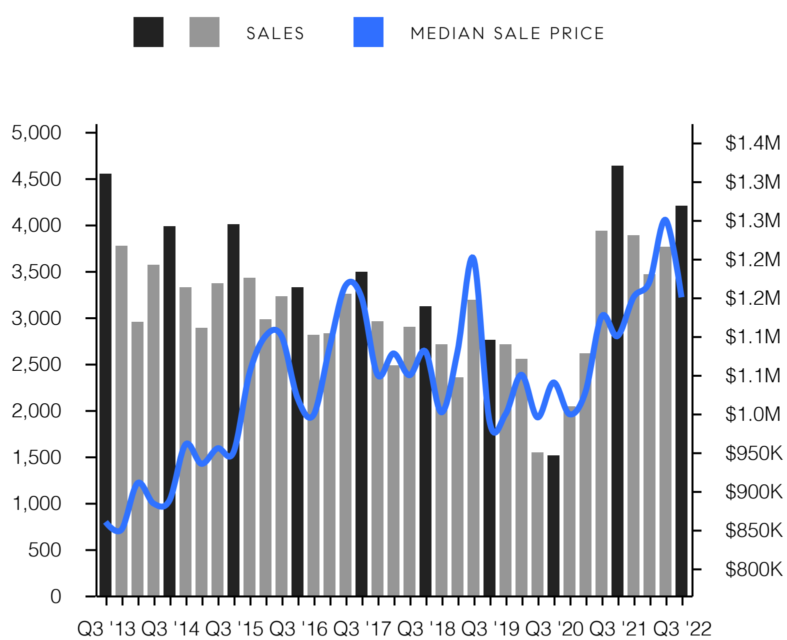
Current Quarter is reflective of the initial day of the quarter until the 20th day of the quarter's closing month. These numbers will be updated in subsequent reports to reflect the dataset of the entire quarter.

Quarters
Q1: January 1 - March 31
Q2: April 1 - June 30
Q3: July 1 - September 30
Q4: October 1 - December 31

Recorded Sales

BY PROPERTY TYPE

- Sales were down 9.3% compared to Q3 2021 but up 11.8% versus last quarter
- Prices were up compared to last year, but declined quarter-over-quarter, signaling price trends have likely reversed amid rising mortgage rates and economic concerns
- Apartments priced up to $3M, accounting for 85.9% of sales, saw growth quarter-over-quarter, while those above $3M saw fewer sales
- The $5-10M and $20M+ price brackets saw year-over-year growth, up 11.2% and 21.1%, respectively
- Discounts continued to hover at 4% on average



Summary	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	4,200	3,758	11.8%	4,630	-9.3%
SALES VOLUME	$8,102,998,815	$7,940,520,295	2.0%	$8,487,316,879	-4.5%
AVG. DISCOUNT	4%	5%	-	7%	-
MEDIAN PRICE	$1,150,000	$1,250,000	-8.0%	$1,100,000	4.5%
AVERAGE PRICE	$1,929,285	$2,112,964	-8.7%	$1,833,114	5.2%
AVERAGE PPSF*	$1,469	$1,506	-2.5%	$1,377	6.7%
AVERAGE SF*	1,207	1,274	-5.3%	1,217	-0.8%

Condos	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	1,808	1,795	0.7%	2,145	-15.7%
SALES VOLUME	$4,986,758,378	$5,317,696,488	-6.2%	$5,311,335,510	-6.1%
AVG. DISCOUNT	4%	5%	-	7%	-
MEDIAN PRICE	$1,572,500	$1,816,425	-13.4%	$1,550,000	1.5%
AVERAGE PRICE	$2,758,163	$2,962,505	-6.9%	$2,476,147	11.4%
AVERAGE PPSF	$1,726	$1,759	-1.9%	$1,611	7.1%
AVERAGE SF	1,318	1,351	-2.4%	1,333	-1.1%

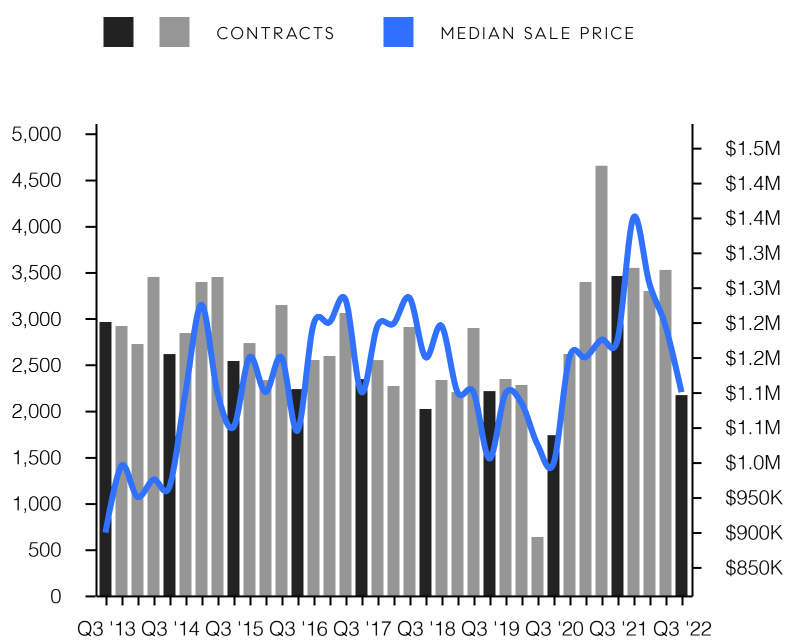
Co-ops	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	2,392	1,963	21.9%	2,485	-3.7%
SALES VOLUME	$3,116,240,437	$2,622,823,807	18.8%	$3,175,981,369	-1.9%
AVG. DISCOUNT	4%	5%	-	6%	-
MEDIAN PRICE	$862,250	$840,000	2.6%	$820,000	5.2%
AVERAGE PRICE	$1,302,776	$1,336,130	-2.5%	$1,278,061	1.9%

** Includes reported co-op square footage data.*

Contracts Signed

BY PROPERTY TYPE

- Significantly fewer contracts were signed both year-over-year and quarter-over-quarter, with 37.3% and 38.6% declines, respectively, returning to activity levels seen in 2019
- The average price per square foot did not change year-over-year, suggesting much of the overall price shifts are due to change in average apartment size, which fell 7.5% year-over-year
- The $3-5M price bracket saw the largest decline in activity, down 49.7% year-over-year and 47.8% quarter-over-quarter
- Downtown saw a 42.8% year-over-year decline in sales, the most of any submarket, and saw a 13.2% decline in average price compared to Q3 2021



Summary	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# CONTRACTS	2,163	3,522	-38.6%	3,452	-37.3%
AVG. DISCOUNT	3%	2%	-	3%	-
MEDIAN PRICE	$1,100,000	$1,195,000	-7.9%	$1,175,000	-6.4%
AVERAGE PRICE	$1,767,850	$1,965,158	-10.0%	$1,975,391	-10.5%
AVERAGE PPSF*	$1,496	$1,529	-2.2%	$1,495	0.1%
AVERAGE SF*	1,185	1,240	-4.4%	1,281	-7.5%

Condos	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# CONTRACTS	1,039	1,606	-35.3%	1,726	-39.8%
AVG. DISCOUNT	3%	2%	-	3%	-
MEDIAN PRICE	$1,500,000	$1,650,000	-9.1%	$1,677,500	-10.6%
AVERAGE PRICE	$2,420,508	$2,746,777	-11.9%	$2,725,652	-11.2%
AVERAGE PPSF	$1,735	$1,802	-3.7%	$1,736	-0.1%
AVERAGE SF	1,284	1,333	-3.7%	1,395	-8.0%

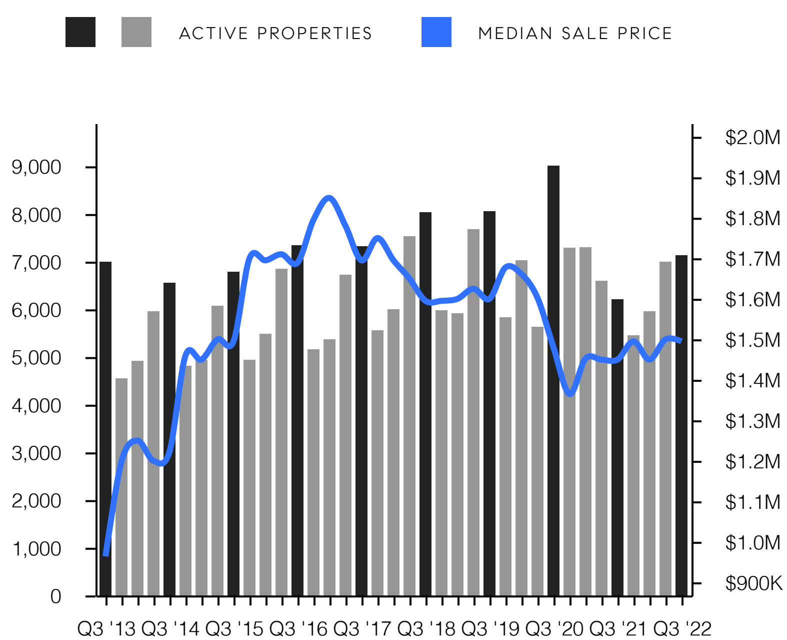
Co-ops	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# CONTRACTS	1,124	1,916	-41.3%	1,726	-34.9%
AVG. DISCOUNT	4%	2%	-	3%	-
MEDIAN PRICE	$762,500	$857,500	-11.1%	$795,000	-4.1%
AVERAGE PRICE	$1,164,548	$1,310,002	-11.1%	$1,225,130	-4.9%

** Includes reported co-op square footage data.*

Inventory

BY PROPERTY TYPE

- Inventory climbed 14.9% year-over-year and 2.1% quarter-over-quarter to just above 7,100 active properties
- New listings for the quarter were down 17.4% year-over-year and 34.8% quarter-over-quarter, indicating that owners are holding off on putting their property on the market amid the potential recession
- The $5-10M price point accounted for 25.2% more inventory this year, while there were 10.2% fewer properties on the market for under $500K

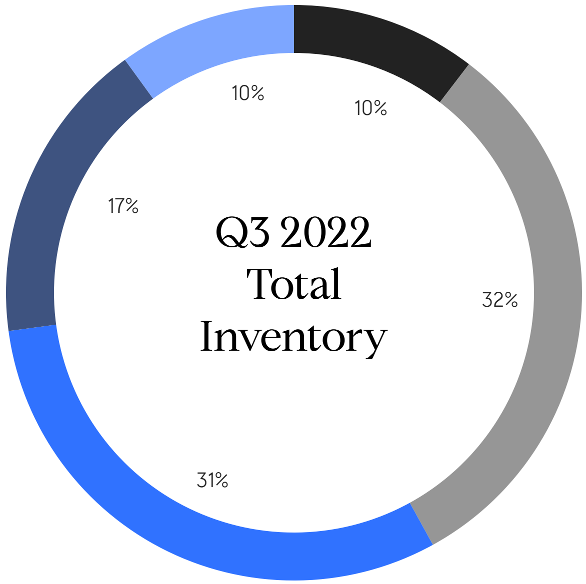


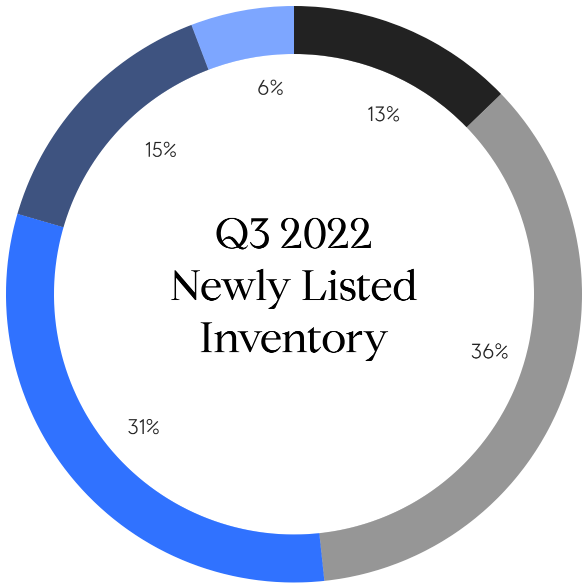
Summary	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# ACTIVES	7,136	6,991	2.1%	6,212	14.9%
MEDIAN PRICE	$1,495,000	$1,499,999	-0.3%	$1,450,000	3.1%
AVERAGE PRICE	$3,050,276	$3,054,523	-0.1%	$3,105,678	-1.8%
AVERAGE PPSF*	$1,779	$1,774	0.3%	$1,742	2.1%
AVERAGE SF*	1,563	1,539	1.6%	1,548	1.0%

Condos	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# ACTIVES	3,827	3,773	1.4%	3,268	17.1%
MEDIAN PRICE	$2,195,000	$2,180,990	0.6%	$2,195,000	-
AVERAGE PRICE	$4,007,376	$3,985,991	0.5%	$4,229,959	-5.3%
AVERAGE PPSF	$2,032	$2,030	0.1%	$2,034	-0.1%
AVERAGE SF	1,663	1,641	1.3%	1,697	-2.0%

Co-ops	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# ACTIVES	3,309	3,218	2.8%	2,944	12.4%
MEDIAN PRICE	$935,000	$925,000	1.1%	$850,000	10.0%
AVERAGE PRICE	$1,943,349	$1,962,407	-1.0%	$1,857,665	4.6%

** Includes reported co-op square footage data.*

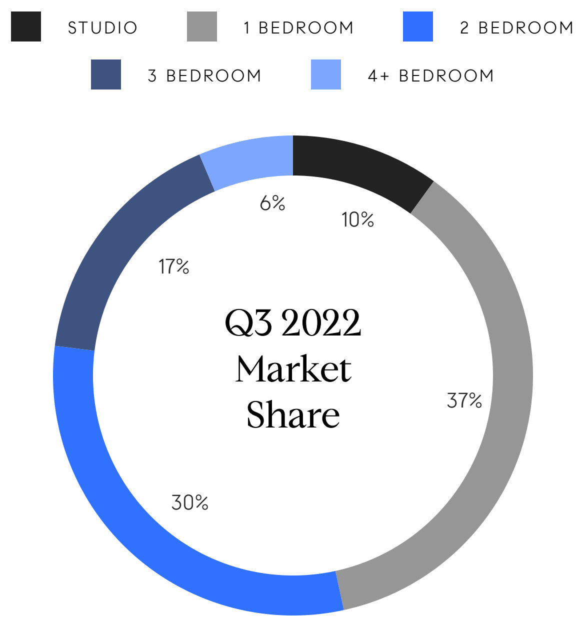

Q3 2022
Total
Inventory
10%
10%
17%
32%
31%

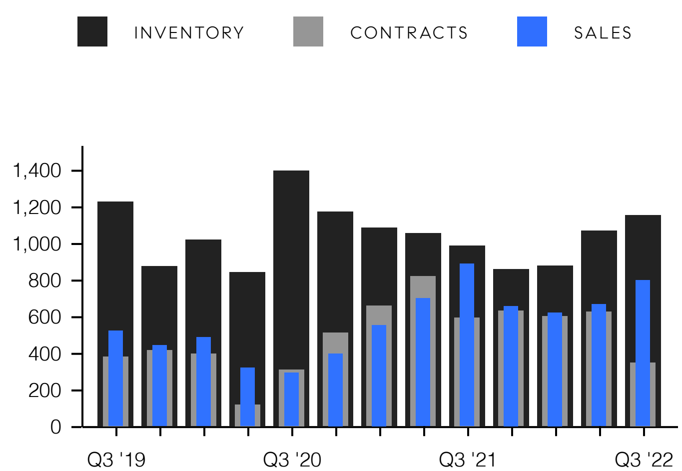

Q3 2022
Newly Listed
Inventory
6%
13%
15%
36%
31%


Studio
1-BR
2-BR
3-BR
4-BR+

Upper West Side

SUBMARKET OVERVIEW





Sales	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	797	665	19.8%	887	-10.1%
SALES VOLUME	$1,598,515,848	$1,434,306,254	11.4%	$1,435,082,691	11.4%
AVG. DISCOUNT	3%	4%	-	5%	-
MEDIAN PRICE	$1,300,000	$1,300,000	-	$1,025,000	26.8%
AVERAGE PRICE	$2,005,666	$2,156,852	-7.0%	$1,617,906	24.0%
AVERAGE PPSF*	$1,577	$1,591	-0.9%	$1,354	16.5%
AVERAGE SF*	1,276	1,320	-3.3%	1,189	7.3%

Contracts	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# CONTRACTS	347	624	-44.4%	593	-41.5%
AVG. DISCOUNT	3%	2%	-	2%	-
MEDIAN PRICE	$1,235,000	$1,350,000	-8.5%	$1,295,000	-4.6%
AVERAGE PRICE	$1,712,393	$2,046,808	-16.3%	$1,982,992	-13.6%
AVERAGE PPSF*	$1,505	$1,631	-7.7%	$1,577	-4.6%
AVERAGE SF*	1,167	1,292	-9.7%	1,256	-7.1%

Inventory	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# ACTIVES	1,152	1,067	8.0%	985	17.0%
MEDIAN PRICE	$1,795,000	$1,800,000	-0.3%	$1,600,000	12.2%
AVERAGE PRICE	$3,384,357	$3,463,689	-2.3%	$3,422,835	-1.1%
AVERAGE PPSF*	$1,956	$1,987	-1.6%	$1,935	1.1%
AVERAGE SF*	1,698	1,696	0.1%	1,661	2.2%

** Includes reported co-op square footage data.*

Upper West Side

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	313	274	14.2%	392	-20.2%
SALES VOLUME	$915,872,666	$893,449,206	2.5%	$709,750,120	29.0%
AVG. DISCOUNT	3%	4%	-	7%	-
MEDIAN PRICE	$1,717,832	$1,952,216	-12.0%	$1,111,000	54.6%
AVERAGE PRICE	$2,926,111	$3,260,764	-10.3%	$1,810,587	61.6%
AVERAGE PPSF	$1,841	$1,891	-2.6%	$1,564	17.7%
AVERAGE SF	1,411	1,477	-4.5%	1,311	7.6%

Co-ops	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	484	391	23.8%	495	-2.2%
SALES VOLUME	$682,643,182	$540,857,048	26.2%	$725,332,571	-5.9%
AVG. DISCOUNT	3%	4%	-	4%	-
MEDIAN PRICE	$1,027,500	$895,000	14.8%	$985,000	4.3%
AVERAGE PRICE	$1,410,420	$1,383,266	2.0%	$1,465,318	-3.7%

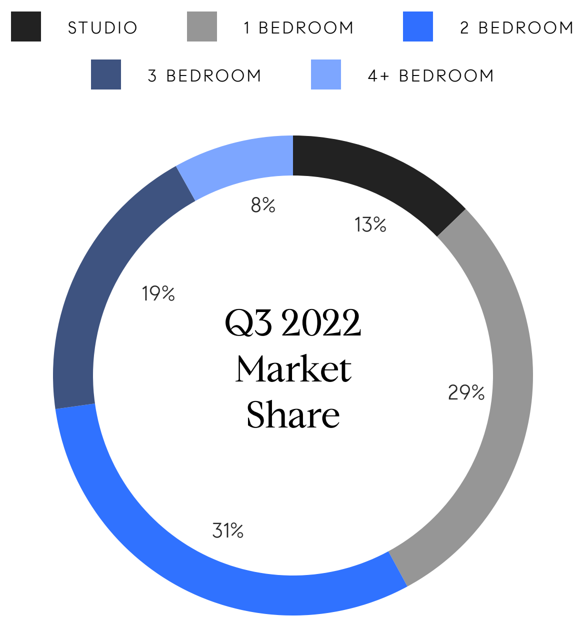
Median Price by Bedroom Count

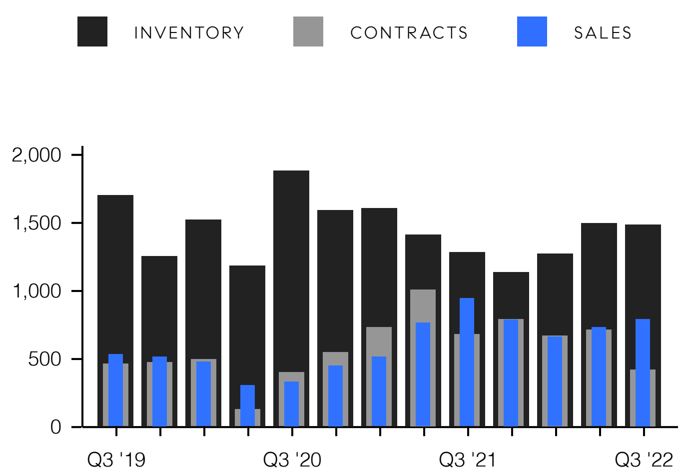
Condos	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
STUDIO	$675,000	$630,000	7.1%	$675,000	-
1 BEDROOM	$1,192,500	$1,185,721	0.6%	$980,000	21.7%
2 BEDROOM	$1,995,000	$1,817,500	9.8%	$1,792,500	11.3%
3 BEDROOM	$4,462,500	$3,500,000	27.5%	$2,850,000	56.6%
4+ BEDROOM	$7,931,774	$7,680,444	3.3%	$5,372,500	47.6%

Co-ops	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
STUDIO	$425,000	$475,000	-10.5%	$445,000	-4.5%
1 BEDROOM	$755,000	$721,702	4.6%	$710,000	6.3%
2 BEDROOM	$1,401,200	$1,445,000	-3.0%	$1,379,728	1.6%
3 BEDROOM	$2,397,500	$2,325,000	3.1%	$2,150,000	11.5%
4+ BEDROOM	$3,447,500	$3,799,500	-9.3%	$3,704,750	-6.9%

Upper East Side

SUBMARKET OVERVIEW





Sales	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	787	725	8.6%	938	-16.1%
SALES VOLUME	$1,558,003,547	$1,693,093,827	-8.0%	$1,816,608,666	-14.2%
AVG. DISCOUNT	5%	5%	-	8%	-
MEDIAN PRICE	$1,180,000	$1,295,000	-8.9%	$1,160,000	1.7%
AVERAGE PRICE	$1,979,674	$2,335,302	-15.2%	$1,936,683	2.2%
AVERAGE PPSF*	$1,252	$1,379	-9.2%	$1,227	2.0%
AVERAGE SF*	1,327	1,388	-4.4%	1,297	2.3%

Contracts	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# CONTRACTS	416	708	-41.2%	674	-38.3%
AVG. DISCOUNT	5%	3%	-	3%	-
MEDIAN PRICE	$1,025,000	$1,212,500	-15.5%	$1,185,000	-13.5%
AVERAGE PRICE	$1,679,522	$2,299,534	-27.0%	$1,914,908	-12.3%
AVERAGE PPSF*	$1,272	$1,393	-8.7%	$1,319	-3.6%
AVERAGE SF*	1,165	1,427	-18.4%	1,369	-14.9%

Inventory	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# ACTIVES	1,479	1,490	-0.7%	1,278	15.7%
MEDIAN PRICE	$1,700,000	$1,695,000	0.3%	$1,650,000	3.0%
AVERAGE PRICE	$3,394,064	$3,324,118	2.1%	$3,483,865	-2.6%
AVERAGE PPSF*	$1,659	$1,629	1.8%	$1,636	1.4%
AVERAGE SF*	1,764	1,674	5.4%	1,720	2.6%

** Includes reported co-op square footage data.*

Upper East Side

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	186	213	-12.7%	268	-30.6%
SALES VOLUME	$511,498,340	$787,848,979	-35.1%	$691,638,152	-26.0%
AVG. DISCOUNT	6%	6%	-	7%	-
MEDIAN PRICE	$1,581,000	$1,955,000	-19.1%	$1,749,750	-9.6%
AVERAGE PRICE	$2,749,991	$3,698,821	-25.7%	$2,580,739	6.6%
AVERAGE PPSF	$1,549	$1,701	-8.9%	$1,491	3.9%
AVERAGE SF	1,438	1,507	-4.6%	1,396	3.0%

Co-ops	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	601	512	17.4%	670	-10.3%
SALES VOLUME	$1,046,505,207	$905,244,848	15.6%	$1,124,970,514	-7.0%
AVG. DISCOUNT	5%	5%	-	8%	-
MEDIAN PRICE	$995,000	$1,037,500	-4.1%	$966,250	3.0%
AVERAGE PRICE	$1,741,273	$1,768,056	-1.5%	$1,679,060	3.7%

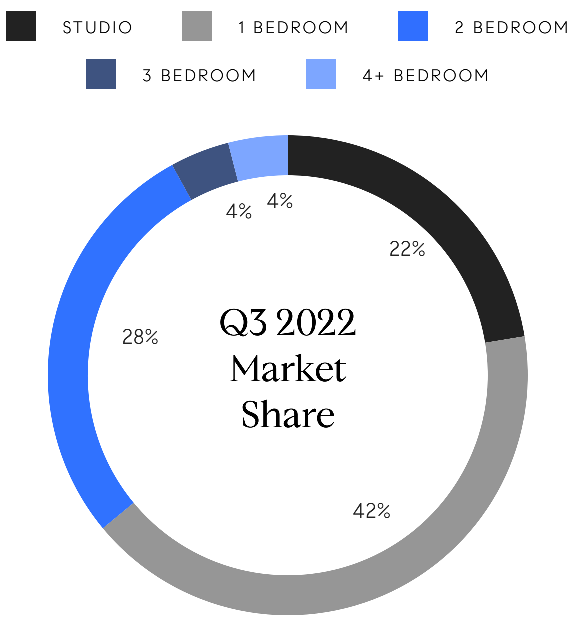
Median Price by Bedroom Count

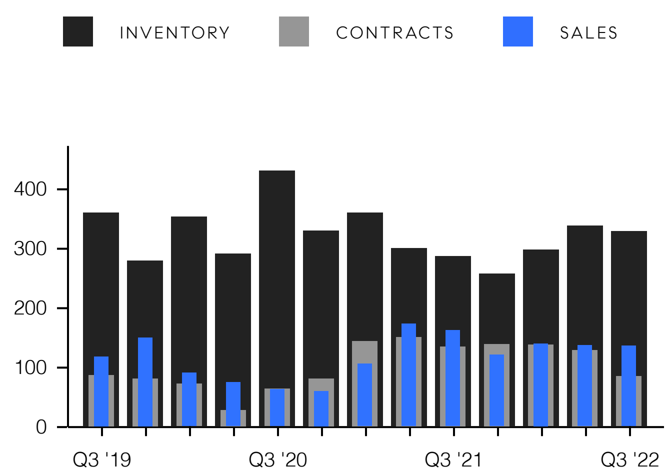
Condos	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
STUDIO	$597,500	$575,000	3.9%	$557,500	7.2%
1 BEDROOM	$850,000	$882,500	-3.7%	$875,000	-2.9%
2 BEDROOM	$1,812,000	$1,942,500	-6.7%	$1,777,500	1.9%
3 BEDROOM	$2,770,000	$4,406,561	-37.1%	$2,975,000	-6.9%
4+ BEDROOM	$7,250,000	$5,356,988	35.3%	$5,750,000	26.1%

Co-ops	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
STUDIO	$380,000	$404,250	-6.0%	$387,000	-1.8%
1 BEDROOM	$699,250	$645,000	8.4%	$627,500	11.4%
2 BEDROOM	$1,279,000	$1,422,500	-10.1%	$1,250,000	2.3%
3 BEDROOM	$2,400,000	$2,036,250	17.9%	$2,300,000	4.3%
4+ BEDROOM	$3,700,000	$5,100,000	-27.5%	$4,687,500	-21.1%

Midtown West

SUBMARKET OVERVIEW





Sales	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	135	136	-0.7%	161	-16.1%
SALES VOLUME	$257,933,563	$251,904,881	2.4%	$215,225,811	19.8%
AVG. DISCOUNT	5%	6%	-	9%	-
MEDIAN PRICE	$980,000	$1,247,500	-21.4%	$955,000	2.6%
AVERAGE PRICE	$1,910,619	$1,852,242	3.2%	$1,336,806	42.9%
AVERAGE PPSF*	$1,534	$1,539	-0.3%	$1,365	12.4%
AVERAGE SF*	1,105	1,135	-2.6%	1,032	7.1%

Contracts	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# CONTRACTS	84	128	-34.4%	134	-37.3%
AVG. DISCOUNT	4%	2%	-	3%	-
MEDIAN PRICE	$984,500	$1,162,500	-15.3%	$1,110,000	-11.3%
AVERAGE PRICE	$1,891,813	$2,033,301	-7.0%	$1,835,606	3.1%
AVERAGE PPSF*	$1,586	$1,696	-6.5%	$1,629	-2.6%
AVERAGE SF*	1,064	1,109	-4.1%	1,087	-2.1%

Inventory	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# ACTIVES	328	337	-2.7%	286	14.7%
MEDIAN PRICE	$1,482,500	$1,325,000	11.9%	$1,299,450	14.1%
AVERAGE PRICE	$2,297,482	$2,081,426	10.4%	$2,912,292	-21.1%
AVERAGE PPSF*	$1,794	$1,762	1.8%	$1,856	-3.3%
AVERAGE SF*	1,217	1,125	8.2%	1,316	-7.5%

** Includes reported co-op square footage data.*

Midtown West

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	97	91	6.6%	103	-5.8%
SALES VOLUME	$234,798,814	$218,036,881	7.7%	$179,945,803	30.5%
AVG. DISCOUNT	6%	6%	-	10%	-
MEDIAN PRICE	$1,286,000	$1,600,000	-19.6%	$1,275,000	0.9%
AVERAGE PRICE	$2,420,606	$2,396,010	1.0%	$1,747,047	38.6%
AVERAGE PPSF	$1,670	$1,751	-4.6%	$1,523	9.7%
AVERAGE SF	1,204	1,224	-1.6%	1,100	9.5%

Co-ops	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	38	45	-15.6%	58	-34.5%
SALES VOLUME	$23,134,749	$33,868,000	-31.7%	$35,280,008	-34.4%
AVG. DISCOUNT	4%	6%	-	7%	-
MEDIAN PRICE	$500,000	$600,000	-16.7%	$519,500	-3.8%
AVERAGE PRICE	$608,809	$752,622	-19.1%	$608,276	0.1%

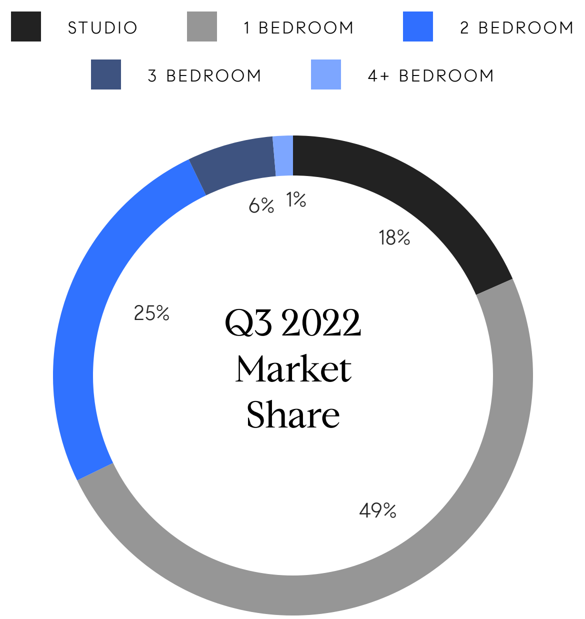
Median Price by Bedroom Count

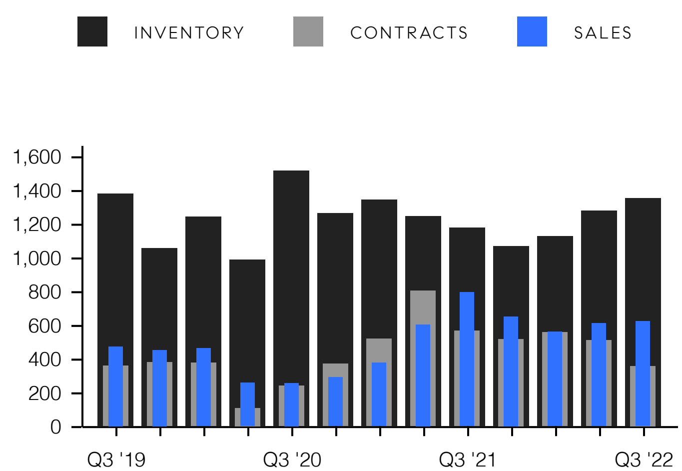
Condos	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
STUDIO	$660,000	$640,000	3.1%	$606,500	8.8%
1 BEDROOM	$986,000	$1,050,000	-6.1%	$998,000	-1.2%
2 BEDROOM	$1,725,000	$2,092,500	-17.6%	$1,750,000	-1.4%
3 BEDROOM	$5,401,625	$5,128,750	5.3%	$5,154,375	4.8%
4+ BEDROOM	$13,103,750	$9,300,000	40.9%	$4,995,000	162.3%

Co-ops	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
STUDIO	$450,000	$463,000	-2.8%	$395,000	13.9%
1 BEDROOM	$515,000	$580,000	-11.2%	$525,000	-1.9%
2 BEDROOM	$694,500	$1,075,000	-35.4%	$655,000	6.0%
3 BEDROOM	$1,900,000	$1,800,000	5.6%	-	-
4+ BEDROOM	-	-	-	-	-

Midtown East

SUBMARKET OVERVIEW





Sales	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	621	609	2.0%	793	-21.7%
SALES VOLUME	$1,011,327,900	$1,312,109,608	-22.9%	$1,419,181,588	-28.7%
AVG. DISCOUNT	5%	6%	-	8%	-
MEDIAN PRICE	$825,500	$925,000	-10.8%	$850,000	-2.9%
AVERAGE PRICE	$1,628,547	$2,154,531	-24.4%	$1,789,636	-9.0%
AVERAGE PPSF*	$1,258	$1,323	-4.9%	$1,256	0.2%
AVERAGE SF*	1,031	1,160	-11.1%	1,082	-4.7%

Contracts	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# CONTRACTS	356	510	-30.2%	565	-37.0%
AVG. DISCOUNT	4%	3%	-	4%	-
MEDIAN PRICE	$799,000	$849,500	-5.9%	$879,000	-9.1%
AVERAGE PRICE	$1,289,970	$1,427,458	-9.6%	$1,405,841	-8.2%
AVERAGE PPSF*	$1,300	$1,287	1.0%	$1,265	2.8%
AVERAGE SF*	1,064	1,058	0.6%	1,077	-1.2%

Inventory	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# ACTIVES	1,353	1,279	5.8%	1,176	15.1%
MEDIAN PRICE	$1,275,000	$1,280,000	-0.4%	$1,147,500	11.1%
AVERAGE PRICE	$3,156,922	$3,375,272	-6.5%	$3,319,163	-4.9%
AVERAGE PPSF*	$1,829	$1,831	-0.1%	$1,734	5.5%
AVERAGE SF*	1,420	1,476	-3.8%	1,419	0.1%

** Includes reported co-op square footage data.*

Midtown East

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	258	264	-2.3%	339	-23.9%
SALES VOLUME	$706,341,912	$981,533,840	-28.0%	$1,050,179,140	-32.7%
AVG. DISCOUNT	6%	6%	-	9%	-
MEDIAN PRICE	$1,155,000	$1,420,000	-18.7%	$1,285,000	-10.1%
AVERAGE PRICE	$2,737,759	$3,717,931	-26.4%	$3,097,874	-11.6%
AVERAGE PPSF	$1,557	$1,687	-7.7%	$1,606	-3.1%
AVERAGE SF	1,091	1,192	-8.5%	1,202	-9.2%

Co-ops	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	363	345	5.2%	454	-20.0%
SALES VOLUME	$304,985,988	$330,575,768	-7.7%	$369,002,448	-17.3%
AVG. DISCOUNT	4%	7%	-	8%	-
MEDIAN PRICE	$680,000	$685,000	-0.7%	$635,000	7.1%
AVERAGE PRICE	$840,182	$958,191	-12.3%	$812,781	3.4%

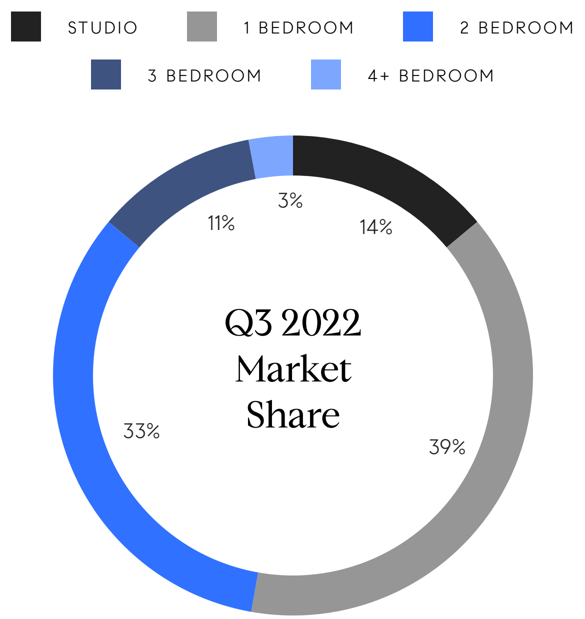
Median Price by Bedroom Count

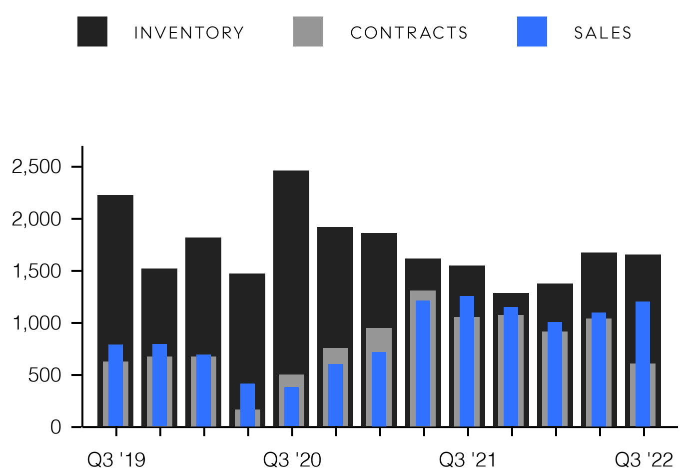
Condos	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
STUDIO	$599,000	$607,500	-1.4%	$575,000	4.2%
1 BEDROOM	$985,000	$972,500	1.3%	$950,000	3.7%
2 BEDROOM	$1,785,000	$2,030,000	-12.1%	$1,964,500	-9.1%
3 BEDROOM	$4,950,000	$3,968,750	24.7%	$3,800,000	30.3%
4+ BEDROOM	$8,962,500	$48,489,875	-81.5%	$20,740,750	-56.8%

Co-ops	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
STUDIO	$415,000	$391,500	6.0%	$357,000	16.2%
1 BEDROOM	$655,000	$625,000	4.8%	$615,000	6.5%
2 BEDROOM	$1,135,000	$1,185,000	-4.2%	$1,050,000	8.1%
3 BEDROOM	$1,681,250	$1,695,000	-0.8%	$1,545,000	8.8%
4+ BEDROOM	$1,875,000	$2,700,000	-30.6%	$3,100,000	-39.5%

Downtown

SUBMARKET OVERVIEW





Sales	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	1,196	1,091	9.6%	1,250	-4.3%
SALES VOLUME	$2,827,948,208	$2,565,946,601	10.2%	$2,840,859,980	-0.5%
AVG. DISCOUNT	3%	3%	-	5%	-
MEDIAN PRICE	$1,540,156	$1,675,000	-8.1%	$1,494,500	3.1%
AVERAGE PRICE	$2,364,505	$2,351,922	0.5%	$2,272,688	4.0%
AVERAGE PPSF*	$1,825	$1,789	2.0%	$1,690	8.0%
AVERAGE SF*	1,304	1,378	-5.4%	1,388	-6.1%

Contracts	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# CONTRACTS	599	1,033	-42.0%	1,047	-42.8%
AVG. DISCOUNT	2%	1%	-	3%	-
MEDIAN PRICE	$1,500,000	$1,550,000	-3.2%	$1,625,000	-7.7%
AVERAGE PRICE	$2,331,022	$2,250,316	3.6%	$2,686,375	-13.2%
AVERAGE PPSF*	$1,859	$1,835	1.3%	$1,846	0.7%
AVERAGE SF*	1,346	1,306	3.1%	1,477	-8.9%

Inventory	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# ACTIVES	1,645	1,665	-1.2%	1,540	6.8%
MEDIAN PRICE	$2,250,000	$2,250,000	-	$2,195,000	2.5%
AVERAGE PRICE	$3,627,227	$3,512,894	3.3%	$3,380,371	7.3%
AVERAGE PPSF*	$2,087	$2,065	1.1%	$2,007	4.0%
AVERAGE SF*	1,813	1,748	3.7%	1,746	3.8%

** Includes reported co-op square footage data.*

Downtown

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	608	613	-0.8%	643	-5.4%
SALES VOLUME	$2,054,646,196	$1,904,519,576	7.9%	$2,059,609,720	-0.2%
AVG. DISCOUNT	3%	4%	-	6%	-
MEDIAN PRICE	$2,341,738	$2,375,000	-1.4%	$2,175,000	7.7%
AVERAGE PRICE	$3,379,352	$3,106,883	8.8%	$3,203,126	5.5%
AVERAGE PPSF	$2,049	$1,993	2.8%	$1,886	8.6%
AVERAGE SF	1,472	1,465	0.5%	1,577	-6.7%

Co-ops	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	588	478	23.0%	607	-3.1%
SALES VOLUME	$773,302,012	$661,427,025	16.9%	$781,250,260	-1.0%
AVG. DISCOUNT	2%	3%	-	4%	-
MEDIAN PRICE	$949,000	$932,500	1.8%	$915,000	3.7%
AVERAGE PRICE	$1,315,139	$1,383,739	-5.0%	$1,287,068	2.2%

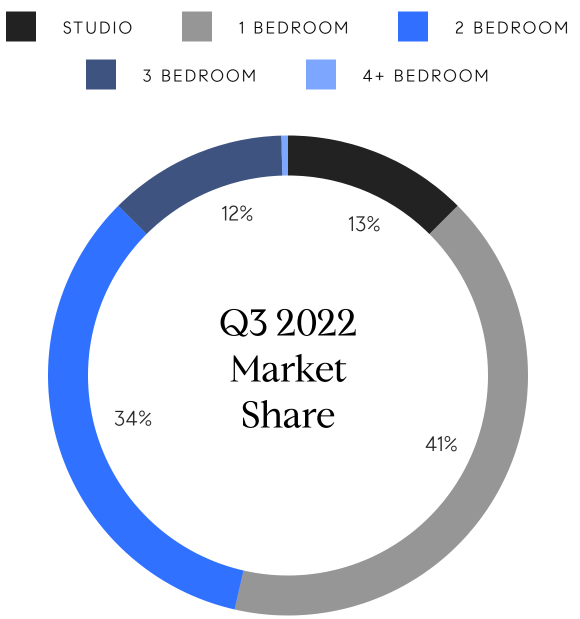
Median Price by Bedroom Count

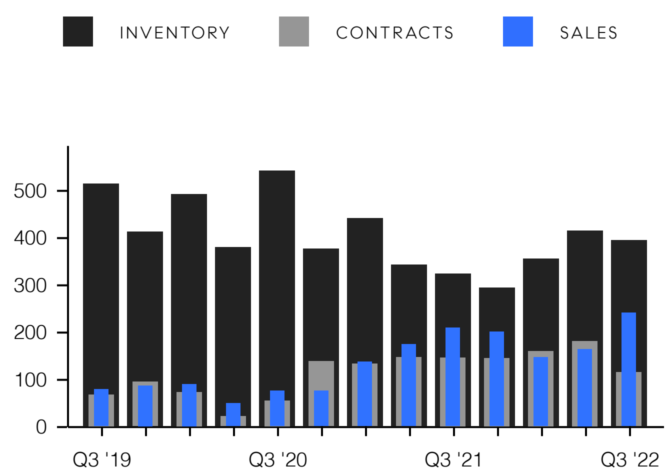
Condos	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
STUDIO	$728,250	$780,000	-6.6%	$719,245	1.3%
1 BEDROOM	$1,446,250	$1,575,000	-8.2%	$1,322,000	9.4%
2 BEDROOM	$2,522,500	$2,765,000	-8.8%	$2,400,000	5.1%
3 BEDROOM	$5,350,000	$4,700,000	13.8%	$3,925,000	36.3%
4+ BEDROOM	$10,054,387	$7,613,197	32.1%	$11,400,000	-11.8%

Co-ops	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
STUDIO	$525,000	$525,000	-	$515,000	1.9%
1 BEDROOM	$925,000	$848,750	9.0%	$830,000	11.4%
2 BEDROOM	$1,752,500	$1,510,000	16.1%	$1,595,000	9.9%
3 BEDROOM	$2,575,000	$2,865,000	-10.1%	$2,700,000	-4.6%
4+ BEDROOM	$4,342,187	$6,200,000	-30.0%	$3,744,396	16.0%

FiDi/BPC

SUBMARKET OVERVIEW





Sales	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	240	163	47.2%	208	15.4%
SALES VOLUME	$329,492,065	$283,486,123	16.2%	$349,500,042	-5.7%
AVG. DISCOUNT	4%	5%	-	6%	-
MEDIAN PRICE	$1,145,000	$1,125,000	1.8%	$1,312,500	-12.8%
AVERAGE PRICE	$1,372,884	$1,739,179	-21.1%	$1,680,289	-18.3%
AVERAGE PPSF*	$1,287	$1,415	-9.0%	$1,457	-11.7%
AVERAGE SF*	1,063	1,148	-7.4%	1,167	-8.9%

Contracts	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# CONTRACTS	114	180	-36.7%	145	-21.4%
AVG. DISCOUNT	2%	1%	-	4%	-
MEDIAN PRICE	$1,199,000	$1,200,000	-0.1%	$1,199,000	-
AVERAGE PRICE	$1,548,165	$1,577,278	-1.8%	$1,593,271	-2.8%
AVERAGE PPSF*	$1,383	$1,444	-4.2%	$1,324	4.5%
AVERAGE SF*	1,086	1,066	1.9%	1,144	-5.1%

Inventory	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# ACTIVES	393	414	-5.1%	323	21.7%
MEDIAN PRICE	$1,300,000	$1,350,000	-3.7%	$1,395,000	-6.8%
AVERAGE PRICE	$2,015,047	$2,153,431	-6.4%	$2,467,619	-18.3%
AVERAGE PPSF*	$1,474	$1,500	-1.7%	$1,522	-3.2%
AVERAGE SF*	1,322	1,333	-0.8%	1,405	-5.9%

** Includes reported co-op square footage data.*

FiDi/BPC

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	145	147	-1.4%	188	-22.9%
SALES VOLUME	$200,502,265	$268,676,223	-25.4%	$330,838,042	-39.4%
AVG. DISCOUNT	5%	5%	-	6%	-
MEDIAN PRICE	$990,000	$1,195,000	-17.2%	$1,400,000	-29.3%
AVERAGE PRICE	$1,382,774	$1,827,729	-24.3%	$1,759,777	-21.4%
AVERAGE PPSF	$1,243	$1,449	-14.2%	$1,497	-17.0%
AVERAGE SF	1,058	1,151	-8.1%	1,174	-9.9%

Co-ops	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	95	16	493.8%	20	375.0%
SALES VOLUME	$128,989,800	$14,809,900	771.0%	$18,662,000	591.2%
AVG. DISCOUNT	1%	4%	-	4%	-
MEDIAN PRICE	$1,285,000	$887,500	44.8%	$752,500	70.8%
AVERAGE PRICE	$1,357,787	$925,619	46.7%	$933,100	45.5%

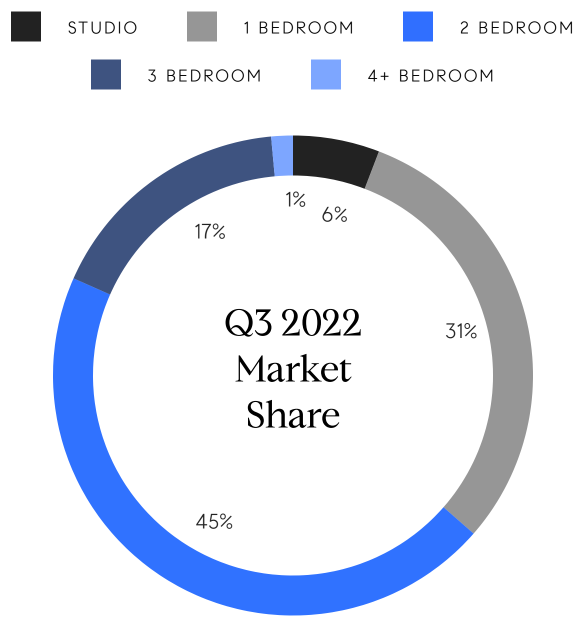
Median Price by Bedroom Count

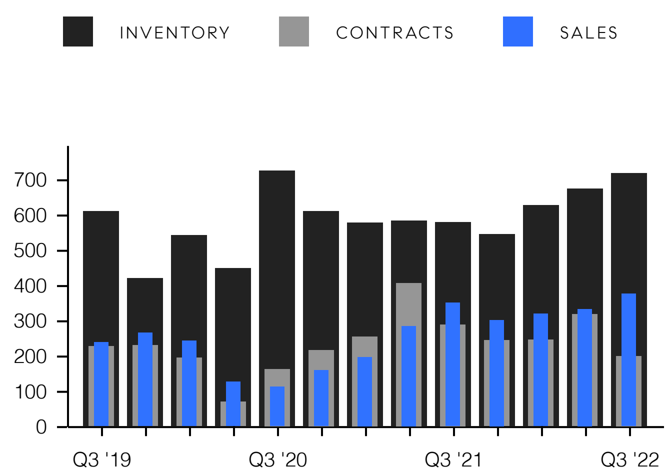
Condos	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
STUDIO	$595,000	$650,000	-8.5%	$649,500	-8.4%
1 BEDROOM	$877,500	$900,000	-2.5%	$912,500	-3.8%
2 BEDROOM	$1,625,000	$2,145,095	-24.2%	$1,983,803	-18.1%
3 BEDROOM	$3,475,000	$3,400,000	2.2%	$3,149,750	10.3%
4+ BEDROOM	$5,650,000	$7,499,959	-24.7%	$5,147,500	9.8%

Co-ops	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
STUDIO	$500,000	$495,000	1.0%	$370,000	35.1%
1 BEDROOM	$877,500	$792,500	10.7%	$700,000	25.4%
2 BEDROOM	$1,570,000	$1,132,500	38.6%	$965,000	62.7%
3 BEDROOM	$2,476,240	-	-	$1,275,000	94.2%
4+ BEDROOM	-	-	-	-	-

Upper Manhattan

SUBMARKET OVERVIEW





Sales	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	375	332	13.0%	350	7.1%
SALES VOLUME	$319,736,796	$341,536,228	-6.4%	$334,399,889	-4.4%
AVG. DISCOUNT	4%	4%	-	6%	-
MEDIAN PRICE	$665,000	$725,000	-8.3%	$676,125	-1.6%
AVERAGE PRICE	$852,631	$1,028,724	-17.1%	$955,428	-10.8%
AVERAGE PPSF*	$894	$1,022	-12.5%	$967	-7.5%
AVERAGE SF*	956	1,007	-5.1%	1,001	-4.5%

Contracts	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# CONTRACTS	199	317	-37.2%	288	-30.9%
AVG. DISCOUNT	4%	2%	-	4%	-
MEDIAN PRICE	$620,000	$699,900	-11.4%	$675,000	-8.1%
AVERAGE PRICE	$812,126	$962,172	-15.6%	$904,175	-10.2%
AVERAGE PPSF*	$880	$926	-5.0%	$899	-2.1%
AVERAGE SF*	1,029	1,024	0.5%	1,035	-0.6%

Inventory	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# ACTIVES	717	674	6.4%	579	23.8%
MEDIAN PRICE	$699,900	$685,000	2.2%	$679,000	3.1%
AVERAGE PRICE	$1,016,401	$985,107	3.2%	$991,094	2.6%
AVERAGE PPSF*	$1,010	$985	2.5%	$969	4.2%
AVERAGE SF*	1,034	1,014	2.0%	1,020	1.4%

** Includes reported co-op square footage data.*

Upper Manhattan

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	161	177	-9.0%	183	-12.0%
SALES VOLUME	$170,429,797	$226,484,510	-24.7%	$230,967,821	-26.2%
AVG. DISCOUNT	5%	3%	-	5%	-
MEDIAN PRICE	$851,000	$950,000	-10.4%	$975,000	-12.7%
AVERAGE PRICE	$1,058,570	$1,279,574	-17.3%	$1,262,119	-16.1%
AVERAGE PPSF	$1,064	$1,179	-9.8%	$1,136	-6.3%
AVERAGE SF	985	1,052	-6.4%	1,055	-6.6%

Co-ops	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
# SALES	214	155	38.1%	167	28.1%
SALES VOLUME	$149,306,999	$115,051,718	29.8%	$103,432,068	44.4%
AVG. DISCOUNT	4%	4%	-	6%	-
MEDIAN PRICE	$580,000	$550,000	5.5%	$540,000	7.4%
AVERAGE PRICE	$697,696	$742,269	-6.0%	$619,354	12.6%

Median Price by Bedroom Count

Condos	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
STUDIO	$522,750	$570,000	-8.3%	$660,000	-20.8%
1 BEDROOM	$711,250	$712,511	-0.2%	$672,500	5.8%
2 BEDROOM	$900,000	$1,165,000	-22.7%	$1,042,500	-13.7%
3 BEDROOM	$1,480,000	$1,816,425	-18.5%	$1,487,775	-0.5%
4+ BEDROOM	$4,495,000	$3,769,166	19.3%	$2,996,375	50.0%

Co-ops	Q3 '22	Q2 '22	%Δ	Q3 '21	%Δ
STUDIO	$317,000	$280,000	13.2%	$281,000	12.8%
1 BEDROOM	$424,900	$435,000	-2.3%	$431,000	-1.4%
2 BEDROOM	$625,000	$640,000	-2.3%	$616,000	1.5%
3 BEDROOM	$839,500	$947,000	-11.4%	$740,000	13.4%
4+ BEDROOM	$1,775,000	$7,600,000	-76.6%	-	-

COMPASS