

COMPASS

Manhattan Market Insights

OCTOBER 2021

90 Riverside Blvd, Unit 7L, Avi Alkotzer (Photo: Rise Media)

Manhattan Market Insights

October 2021

NEIGHBORHOOD MAP

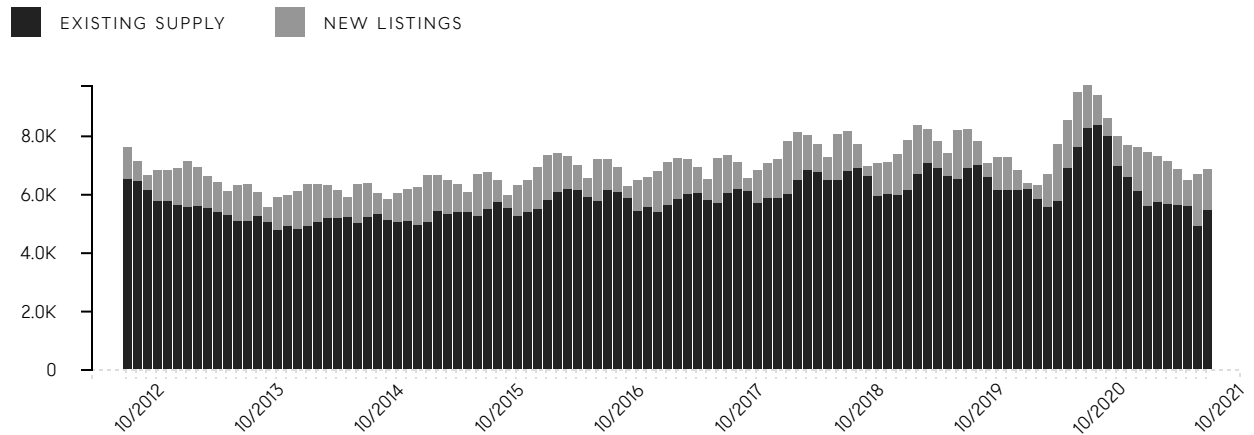


Manhattan Market Insights

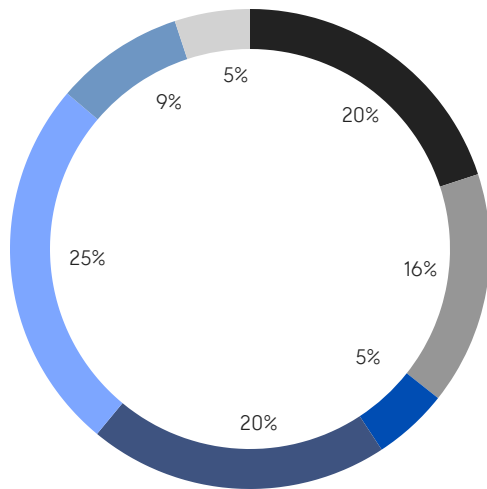
October 2021

INVENTORY

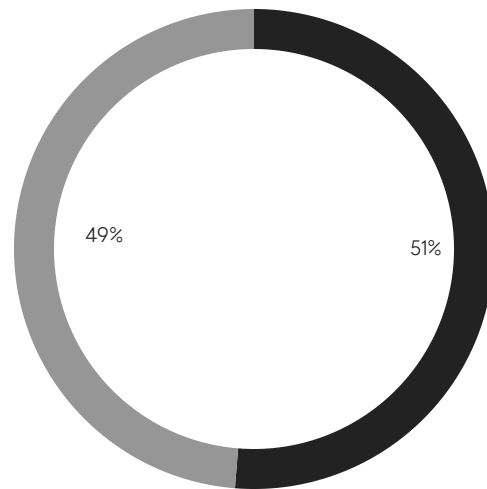
Total Inventory



By Neighborhood



By Type

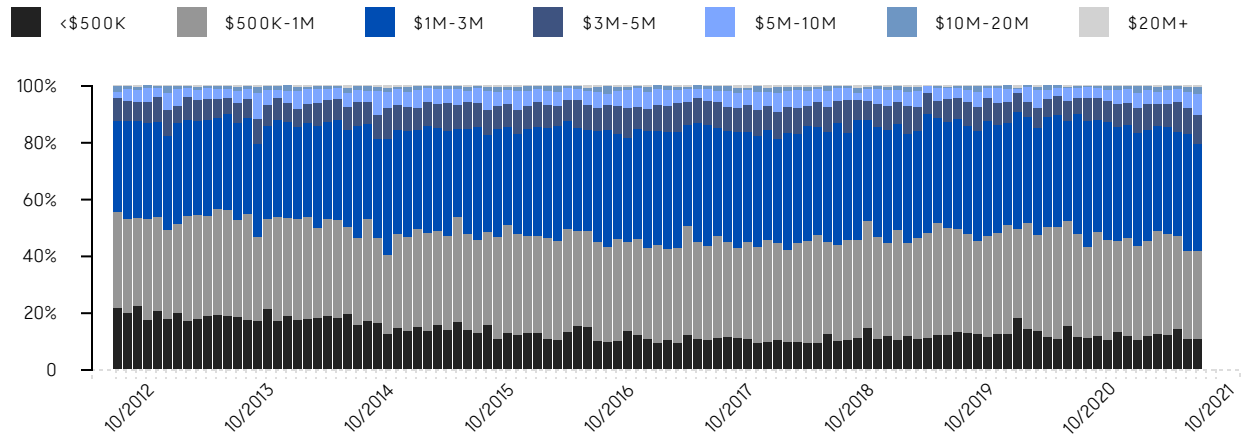


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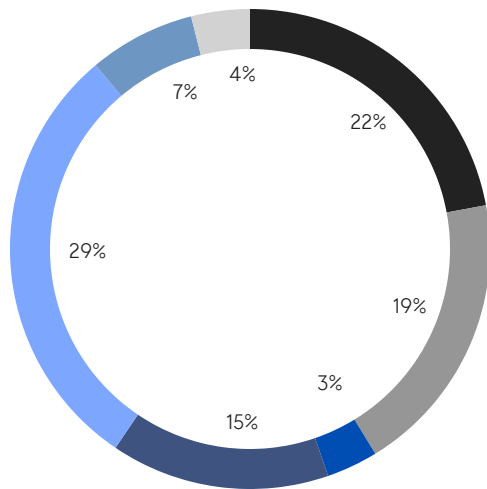
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CONTRACTS SIGNED

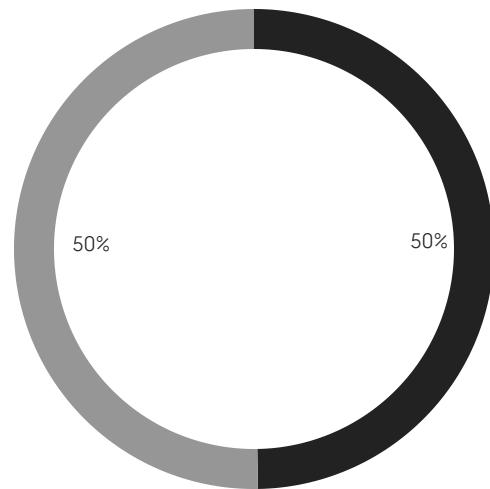
Market Share By Price (Last Ask)



By Neighborhood

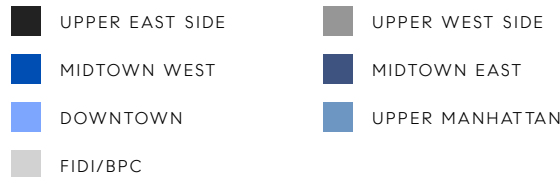


By Type



Manhattan Monthly Market Insights

Compass



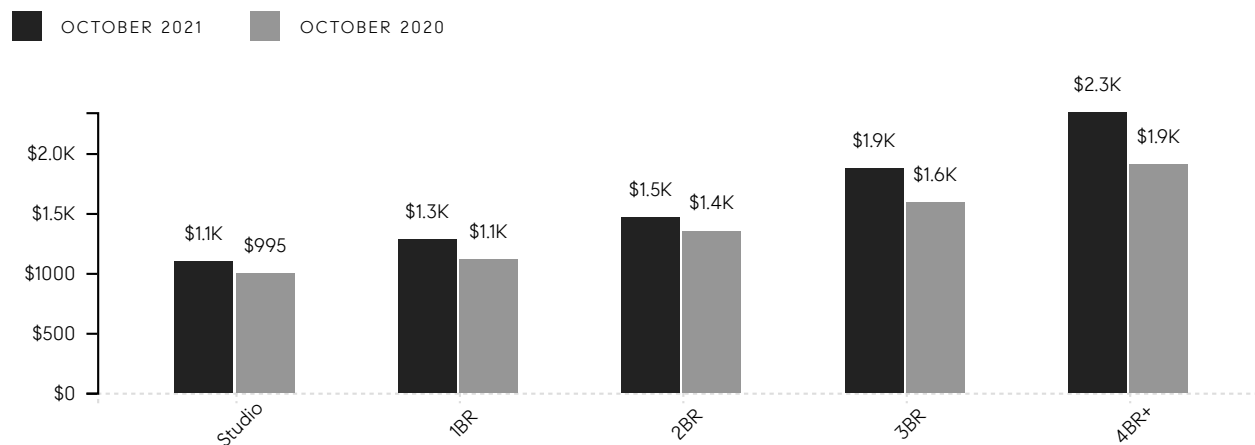
Manhattan Market Insights

October 2021

OVERALL

	OCT 2021	SEP 2021	% CHANGE	OCT 2020	% CHANGE
AVERAGE SALE PRICE	\$1,989,749	\$1,944,537	2.3%	\$1,807,892	10.1%
MEDIAN SALE PRICE	\$1,195,000	\$1,027,500	16.3%	\$980,000	21.9%
AVERAGE PRICE PER SQUARE FOOT	\$1,465	\$1,382	6.0%	\$1,268	15.5%
AVERAGE DAYS ON MARKET	169	165	2.4%	189	-10.6%
AVERAGE DISCOUNT	4%	6%		10%	
INVENTORY	6,839	6,669	2.5%	9,724	-29.7%
CONTRACTS SIGNED	1,325	1,047	26.6%	990	33.8%

Average Price Per Square Foot



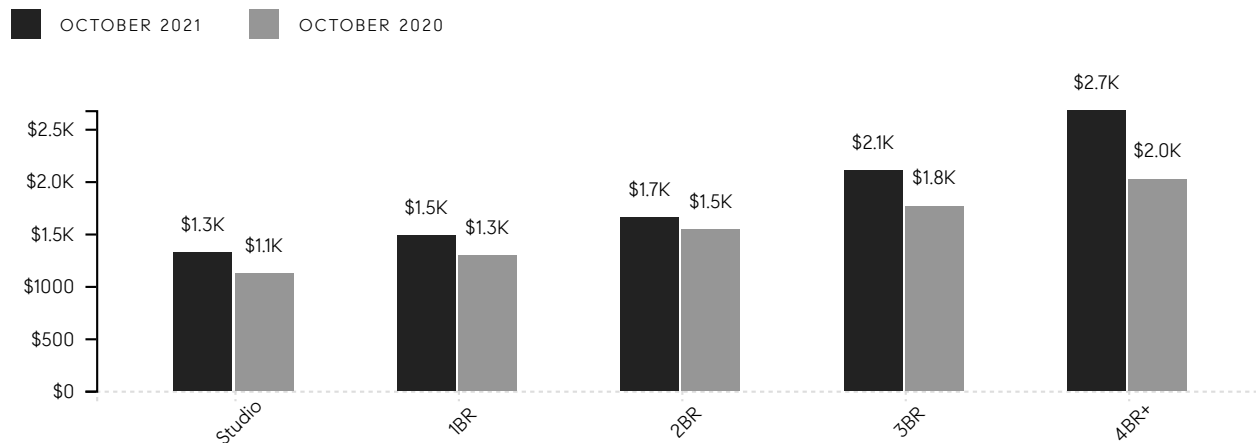
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October 2021

CONDOS

	OCT 2021	SEP 2021	% CHANGE	OCT 2020	% CHANGE
AVERAGE SALE PRICE	\$2,759,454	\$3,020,266	-8.6%	\$2,562,959	7.7%
MEDIAN SALE PRICE	\$1,800,000	\$1,700,000	5.9%	\$1,575,000	14.3%
AVERAGE PRICE PER SQUARE FOOT	\$1,713	\$1,658	3.3%	\$1,479	15.8%
AVERAGE DAYS ON MARKET	205	190	7.9%	212	-3.3%
AVERAGE DISCOUNT	4%	7%		11%	
INVENTORY	3,506	3,425	2.4%	4,949	-29.2%
CONTRACTS SIGNED	659	573	15.0%	408	61.5%

Average Price Per Square Foot



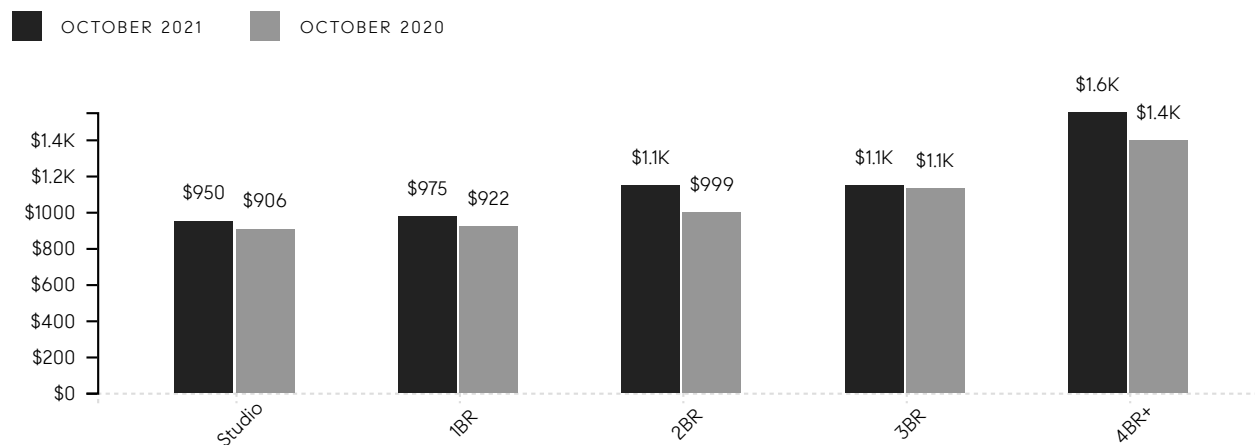
Manhattan Market Insights

October 2021

CO-OPS

	OCT 2021	SEP 2021	% CHANGE	OCT 2020	% CHANGE
AVERAGE SALE PRICE	\$1,360,784	\$1,180,399	15.3%	\$1,103,872	23.3%
MEDIAN SALE PRICE	\$840,000	\$761,250	10.3%	\$750,000	12.0%
AVERAGE PRICE PER SQUARE FOOT	\$1,066	\$1,006	6.0%	\$967	10.2%
AVERAGE DAYS ON MARKET	143	147	-2.7%	170	-15.9%
AVERAGE DISCOUNT	4%	6%		9%	
INVENTORY	3,333	3,244	2.7%	4,775	-30.2%
CONTRACTS SIGNED	666	474	40.5%	582	14.4%

Average Price Per Square Foot





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