



COMPASS

Manhattan
Market Insights

MAY 2022

Manhattan Market Insights

May 2022

NEIGHBORHOOD MAP

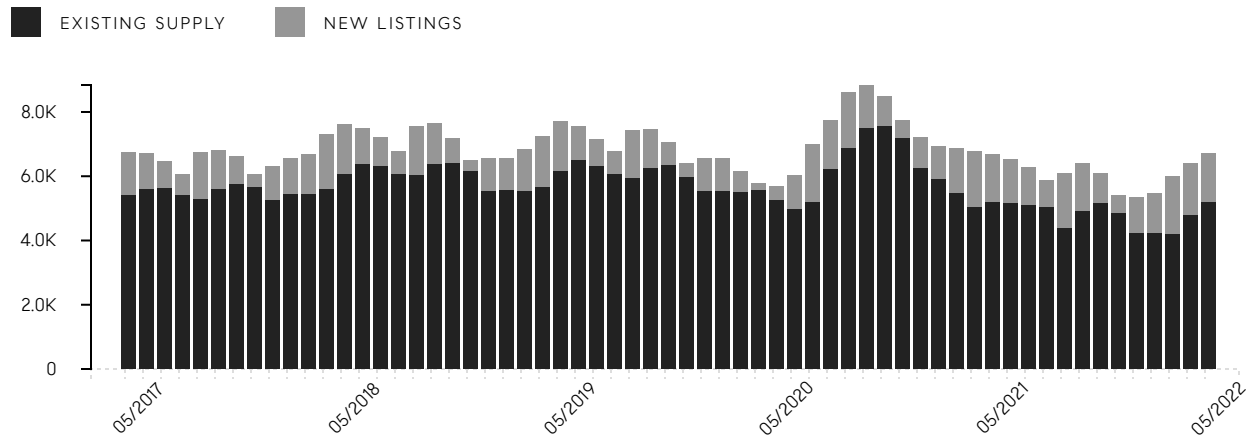


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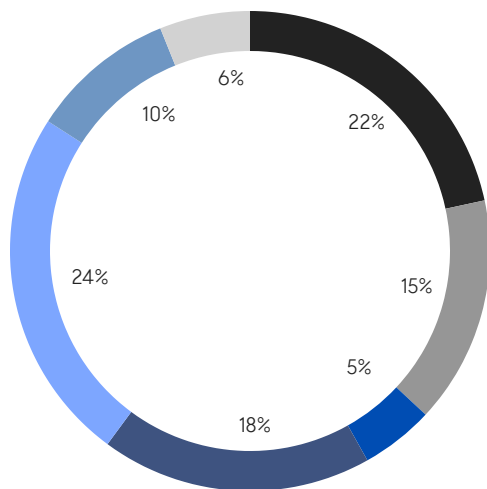
May 2022

INVENTORY

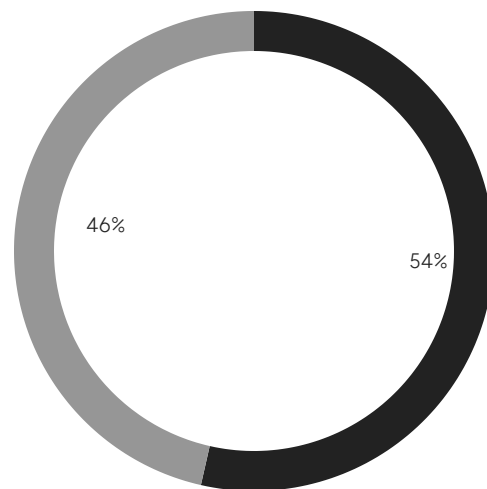
Total Inventory



By Neighborhood



By Type

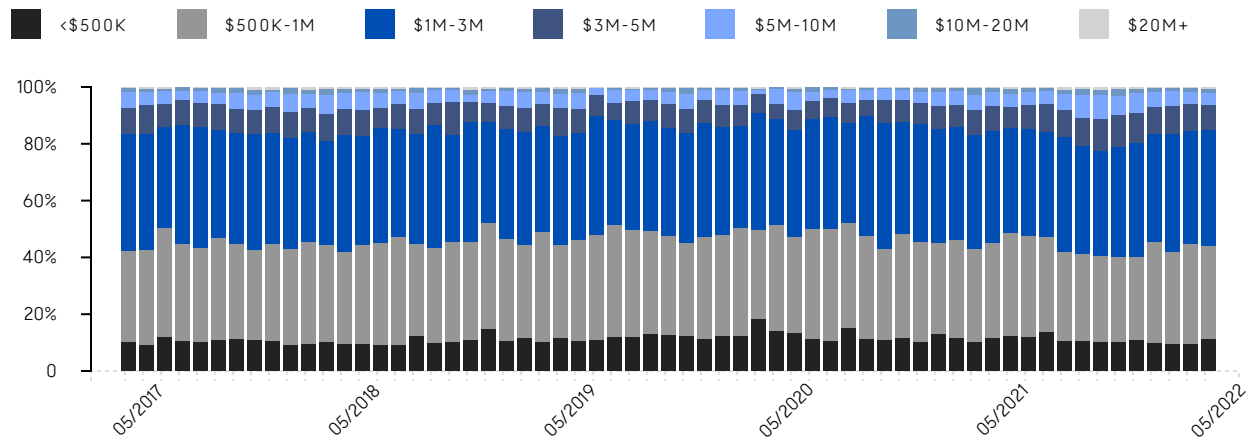


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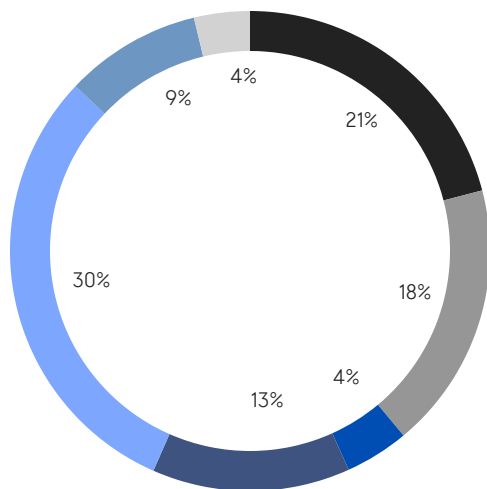
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CONTRACTS SIGNED

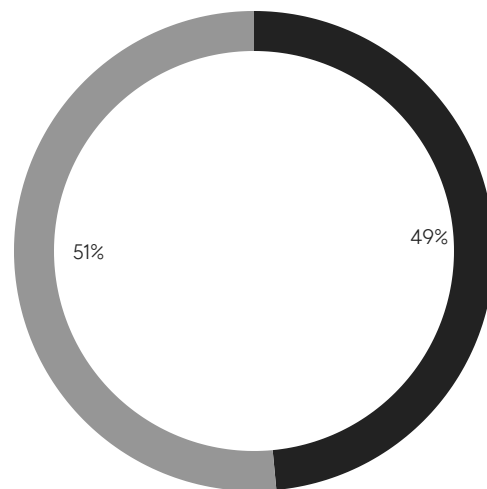
Market Share By Price (Last Ask)



By Neighborhood



By Type



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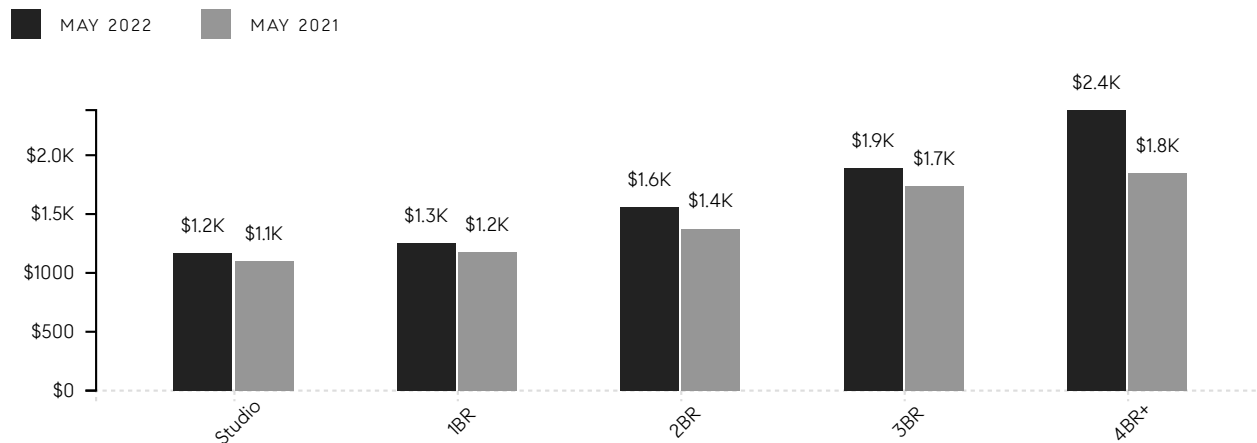
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OVERALL

	MAY 2022	APR 2022	% CHANGE	MAY 2021	% CHANGE
AVERAGE SALE PRICE	\$2,025,368	\$2,119,585	-4.4%	\$1,890,818	7.1%
MEDIAN SALE PRICE	\$1,195,000	\$1,279,099	-6.6%	\$1,102,750	8.4%
AVERAGE PRICE PER SQUARE FOOT	\$1,514	\$1,492	1.5%	\$1,340	13.0%
AVERAGE DAYS ON MARKET	160	165	-3.0%	203	-21.2%
AVERAGE DISCOUNT	4%	5%		9%	
INVENTORY	6,715	6,406	4.8%	6,689	0.4%
CONTRACTS SIGNED	1,311	1,440	-9.0%	1,694	-22.6%

Average Price Per Square Foot



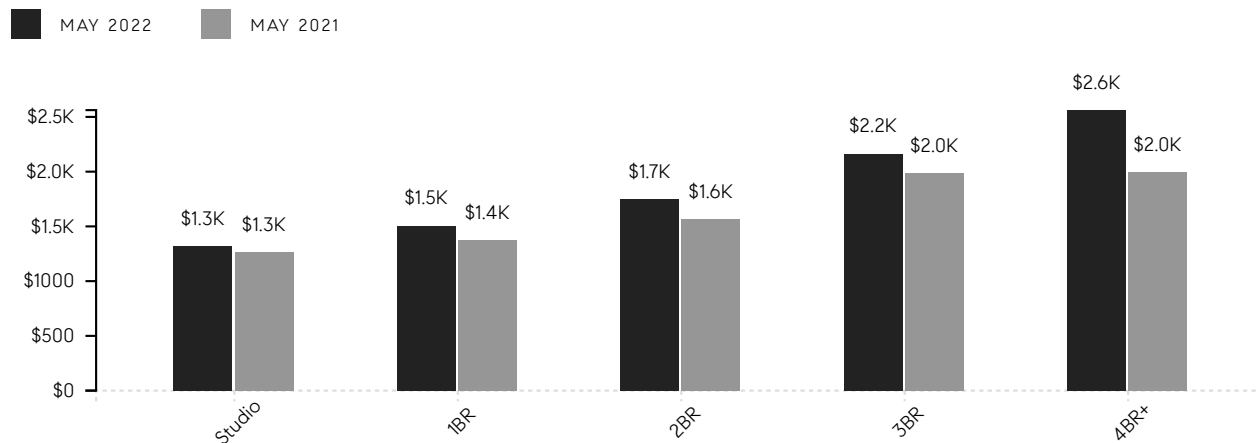
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CONDOS

	MAY 2022	APR 2022	% CHANGE	MAY 2021	% CHANGE
AVERAGE SALE PRICE	\$2,842,335	\$2,904,046	-2.1%	\$2,753,885	3.2%
MEDIAN SALE PRICE	\$1,799,000	\$1,780,000	1.1%	\$1,525,000	18.0%
AVERAGE PRICE PER SQUARE FOOT	\$1,771	\$1,715	3.3%	\$1,557	13.7%
AVERAGE DAYS ON MARKET	175	186	-5.9%	217	-19.4%
AVERAGE DISCOUNT	4%	5%		9%	
INVENTORY	3,596	3,404	5.6%	3,551	1.3%
CONTRACTS SIGNED	636	612	3.9%	762	-16.5%

Average Price Per Square Foot



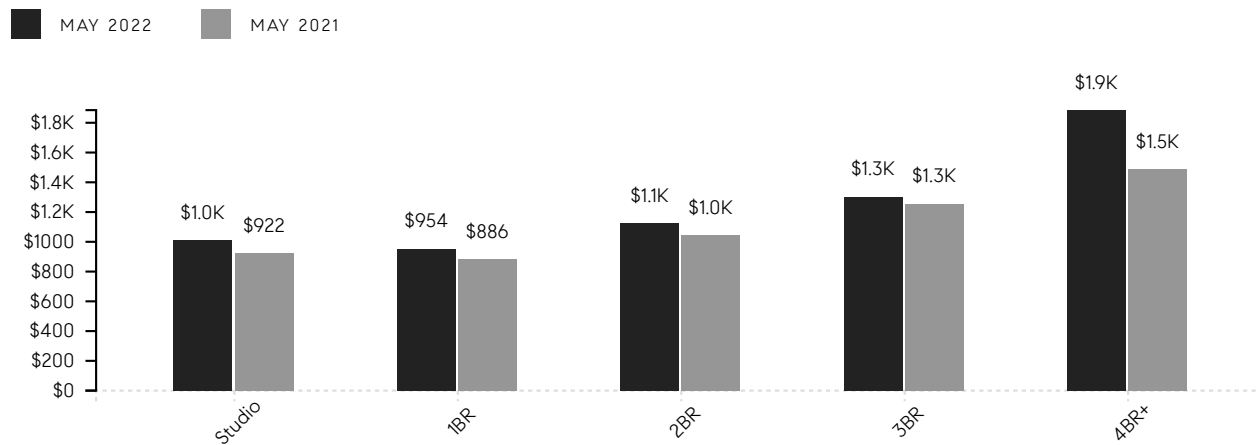
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CO-OPS

	MAY 2022	APR 2022	% CHANGE	MAY 2021	% CHANGE
AVERAGE SALE PRICE	\$1,323,373	\$1,336,385	-1.0%	\$1,143,056	15.8%
MEDIAN SALE PRICE	\$820,000	\$857,000	-4.3%	\$750,000	9.3%
AVERAGE PRICE PER SQUARE FOOT	\$1,092	\$1,096	-0.4%	\$1,005	8.7%
AVERAGE DAYS ON MARKET	147	147	0.0%	193	-23.8%
AVERAGE DISCOUNT	4%	6%		9%	
INVENTORY	3,119	3,002	3.9%	3,138	-0.6%
CONTRACTS SIGNED	675	828	-18.5%	932	-27.6%

Average Price Per Square Foot





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