

COMPASS

# Manhattan Market Insights

NOVEMBER 2022

# Manhattan Market Insights

## November 2022

### NEIGHBORHOOD MAP

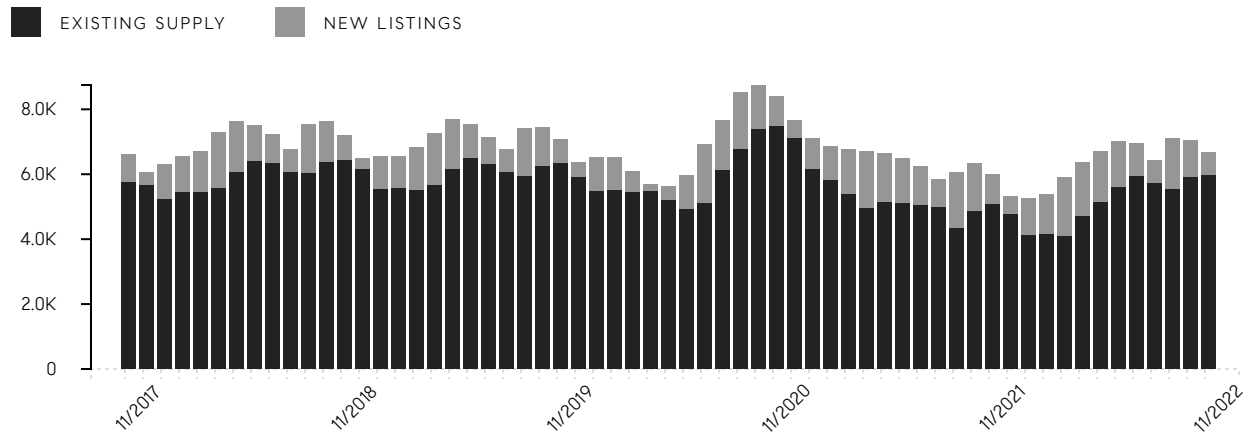


# Manhattan Market Insights

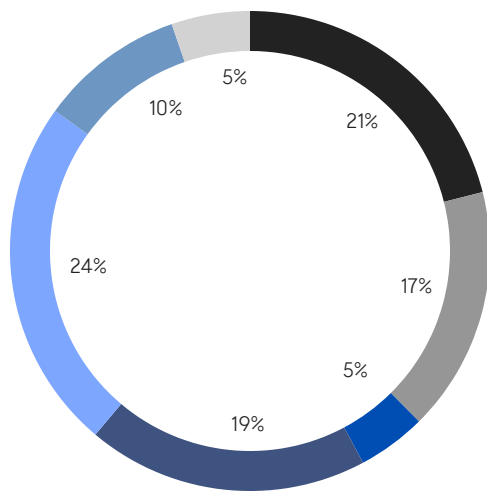
## November 2022

### INVENTORY

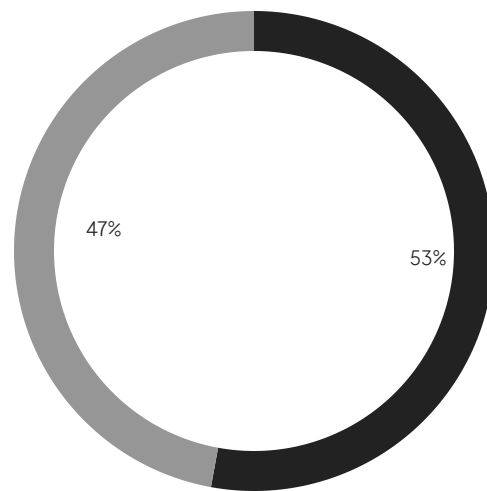
#### Total Inventory



#### By Neighborhood



#### By Type

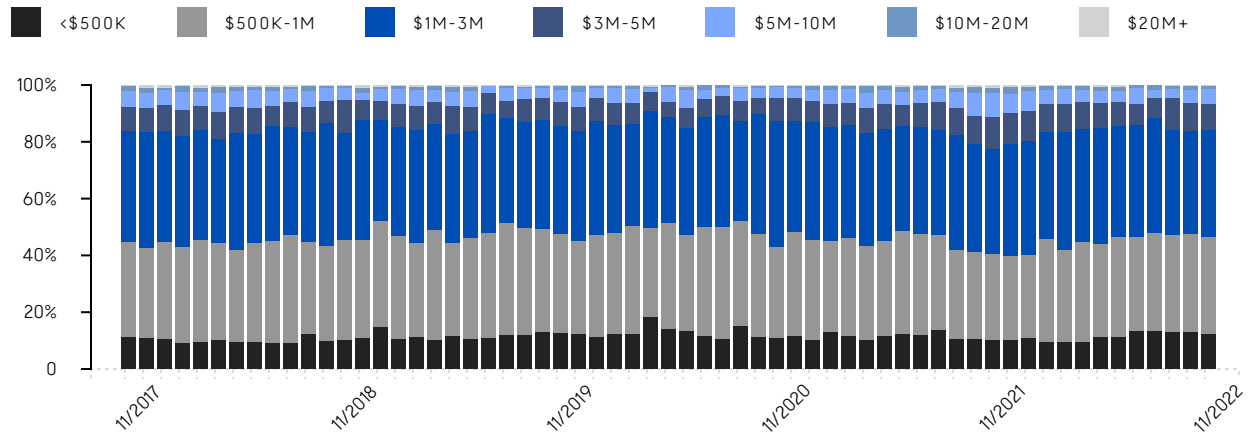


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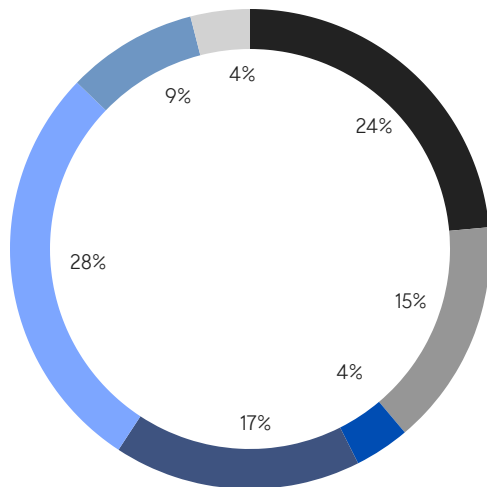
## November 2022

CONTRACTS SIGNED

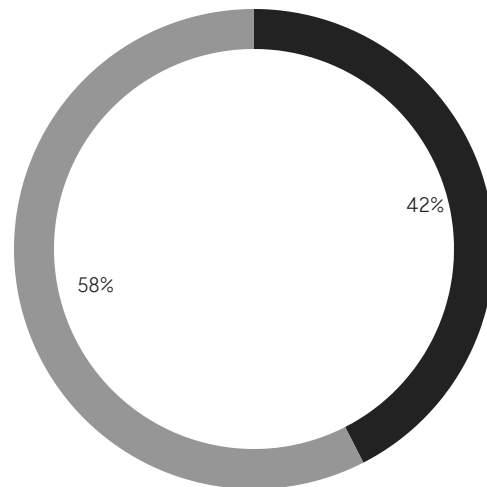
### Market Share By Price (Last Ask)



### By Neighborhood



### By Type



Manhattan Monthly Market Insights

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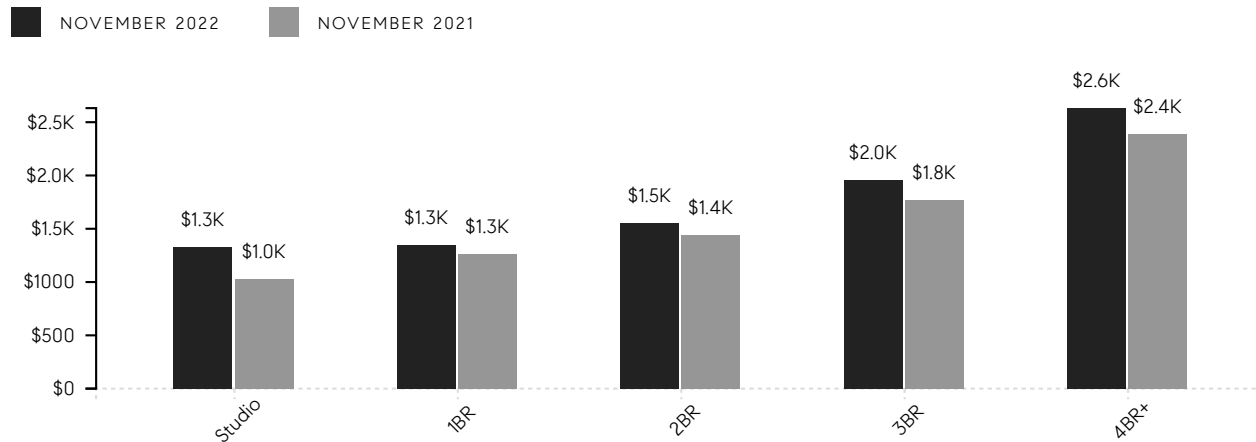
# Manhattan Market Insights

## November 2022

### OVERALL

	NOV 2022	OCT 2022	% CHANGE	NOV 2021	% CHANGE
AVERAGE SALE PRICE	\$2,020,613	\$1,912,427	5.7%	\$1,896,515	6.5%
MEDIAN SALE PRICE	\$1,175,000	\$1,064,735	10.4%	\$1,100,000	6.8%
AVERAGE PRICE PER SQUARE FOOT	\$1,561	\$1,487	5.0%	\$1,417	10.2%
AVERAGE DAYS ON MARKET	159	144	10.4%	177	-10.2%
AVERAGE DISCOUNT	5%	6%		6%	
INVENTORY	6,688	7,049	-5.1%	6,015	11.2%
CONTRACTS SIGNED	737	769	-4.2%	1,360	-45.8%

### Average Price Per Square Foot



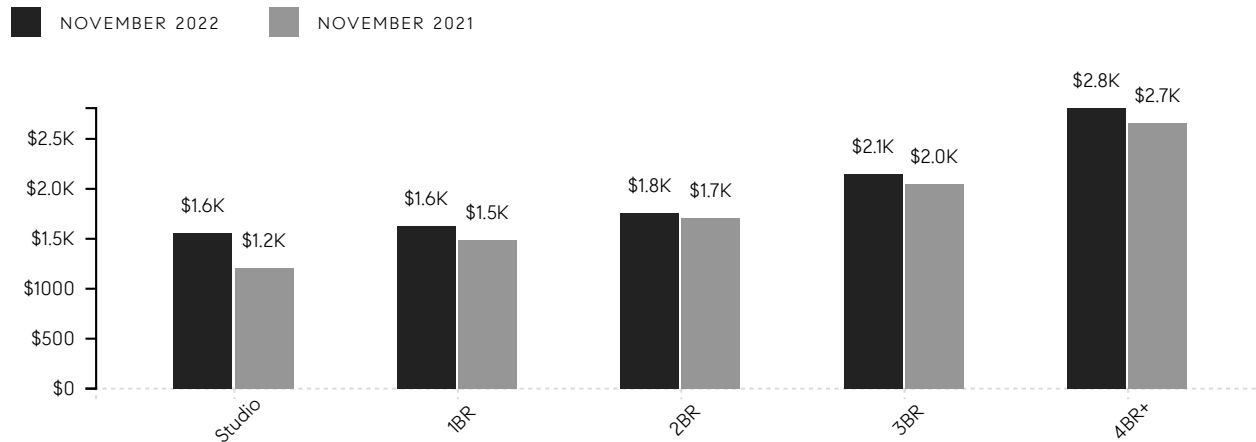
# Manhattan Market Insights

## November 2022

### CONDOS

	NOV 2022	OCT 2022	% CHANGE	NOV 2021	% CHANGE
AVERAGE SALE PRICE	\$2,746,560	\$2,704,347	1.6%	\$2,782,431	-1.3%
MEDIAN SALE PRICE	\$1,650,000	\$1,500,178	10.0%	\$1,680,000	-1.8%
AVERAGE PRICE PER SQUARE FOOT	\$1,829	\$1,756	4.2%	\$1,701	7.5%
AVERAGE DAYS ON MARKET	189	167	13.2%	210	-10.0%
AVERAGE DISCOUNT	5%	6%		7%	
INVENTORY	3,536	3,700	-4.4%	3,152	12.2%
CONTRACTS SIGNED	313	324	-3.4%	663	-52.8%

### Average Price Per Square Foot



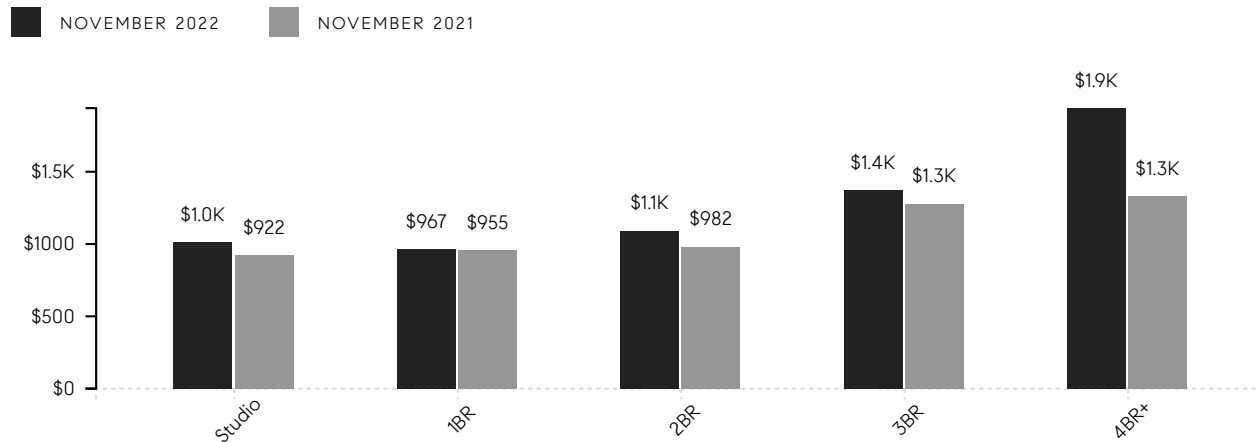
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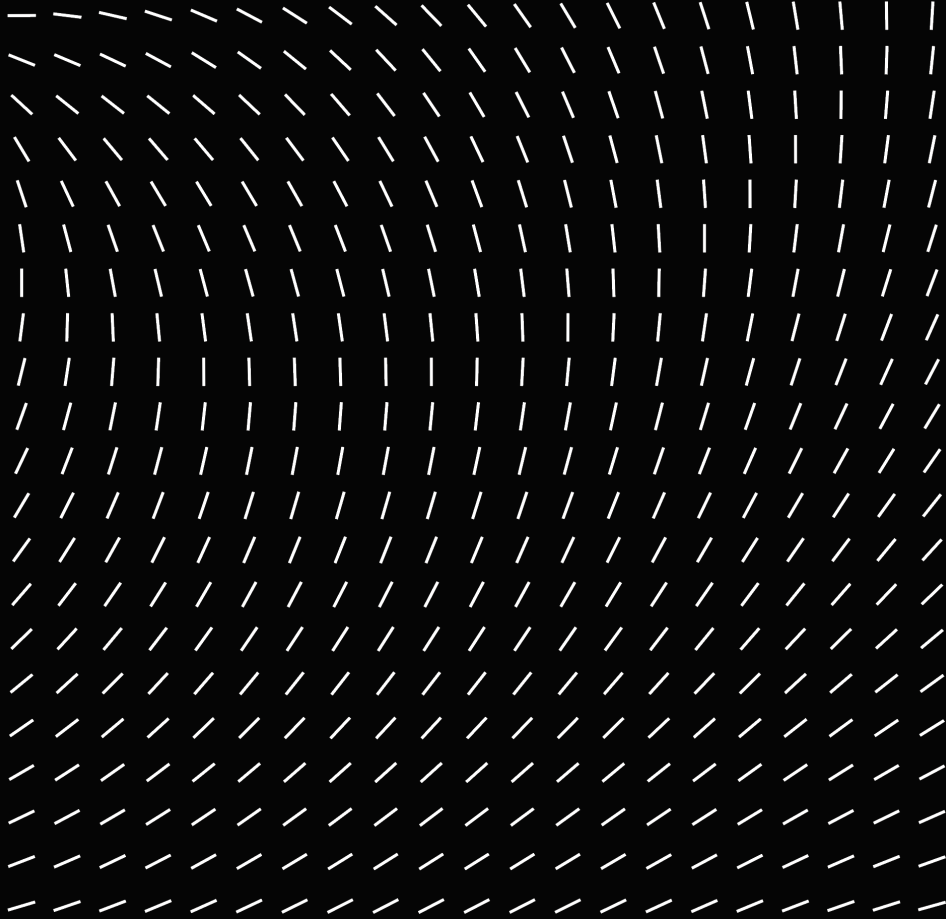
## November 2022

### CO-OPS

	NOV 2022	OCT 2022	% CHANGE	NOV 2021	% CHANGE
AVERAGE SALE PRICE	\$1,306,603	\$1,336,486	-2.2%	\$1,162,614	12.4%
MEDIAN SALE PRICE	\$795,000	\$810,000	-1.9%	\$760,000	4.6%
AVERAGE PRICE PER SQUARE FOOT	\$1,078	\$1,077	0.1%	\$1,009	6.8%
AVERAGE DAYS ON MARKET	133	130	2.3%	153	-13.1%
AVERAGE DISCOUNT	5%	6%		5%	
INVENTORY	3,152	3,349	-5.9%	2,863	10.1%
CONTRACTS SIGNED	424	445	-4.7%	697	-39.2%

### Average Price Per Square Foot





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