



# Manhattan Market Insights

SEPTEMBER 2021

COMPASS

# Manhattan Market Insights

## September 2021

### NEIGHBORHOOD MAP

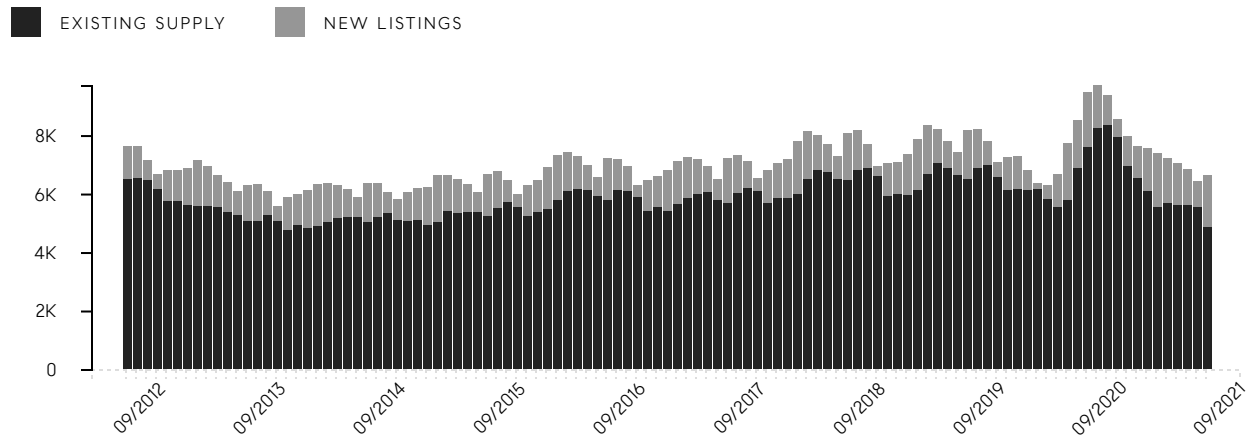


# Manhattan Market Insights

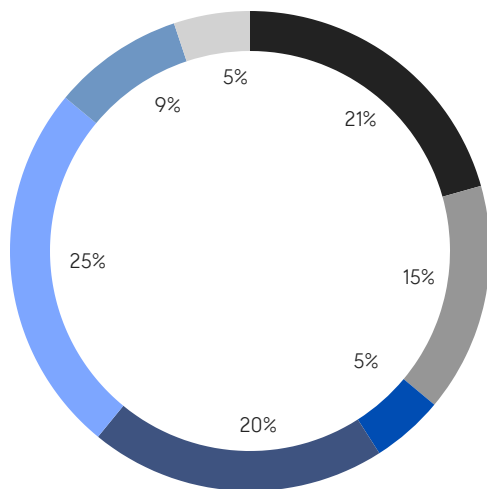
## September 2021

### INVENTORY

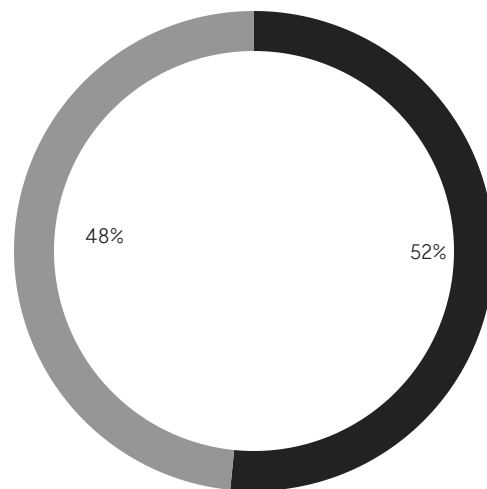
#### Total Inventory



#### By Neighborhood



#### By Type



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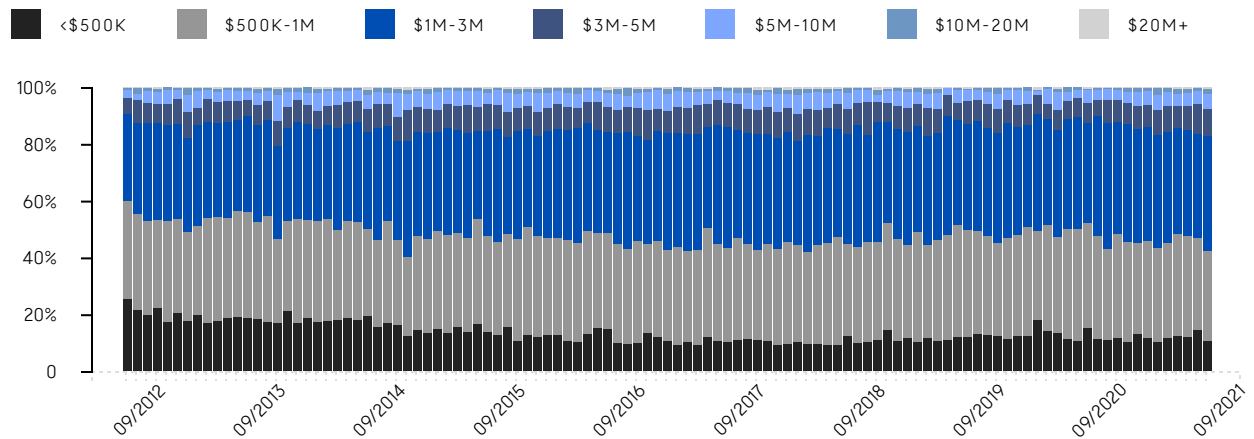


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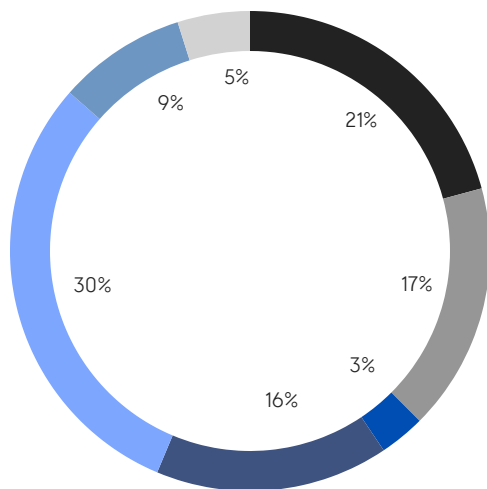
## September 2021

CONTRACTS SIGNED

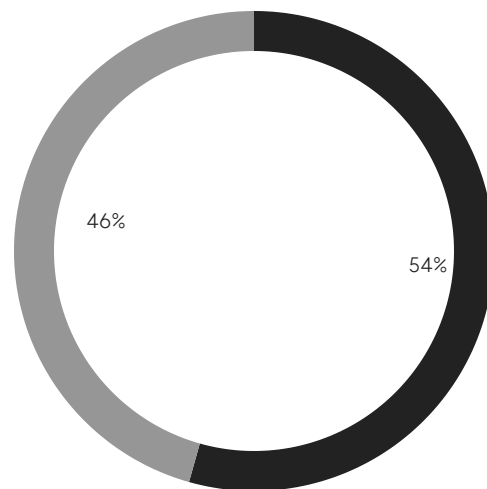
### Market Share By Price (Last Ask)



### By Neighborhood

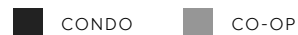


### By Type



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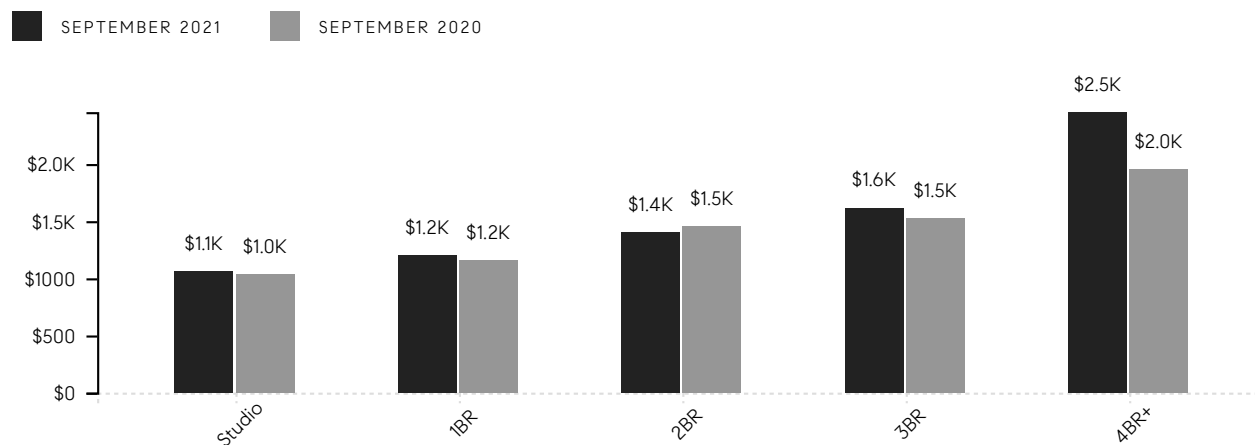
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### OVERALL

	SEP 2021	AUG 2021	% CHANGE	SEP 2020	% CHANGE
AVERAGE SALE PRICE	\$1,877,139	\$1,828,242	2.7%	\$2,165,919	-13.3%
MEDIAN SALE PRICE	\$1,100,000	\$1,000,000	10.0%	\$1,087,500	1.1%
AVERAGE PRICE PER SQUARE FOOT	\$1,386	\$1,384	0.1%	\$1,340	3.4%
AVERAGE DAYS ON MARKET	167	176	-5.1%	211	-20.9%
AVERAGE DISCOUNT	6%	6%		11%	
INVENTORY	6,615	6,414	3.1%	9,453	-30.0%
CONTRACTS SIGNED	1,054	1,292	-18.4%	734	43.6%

### Average Price Per Square Foot



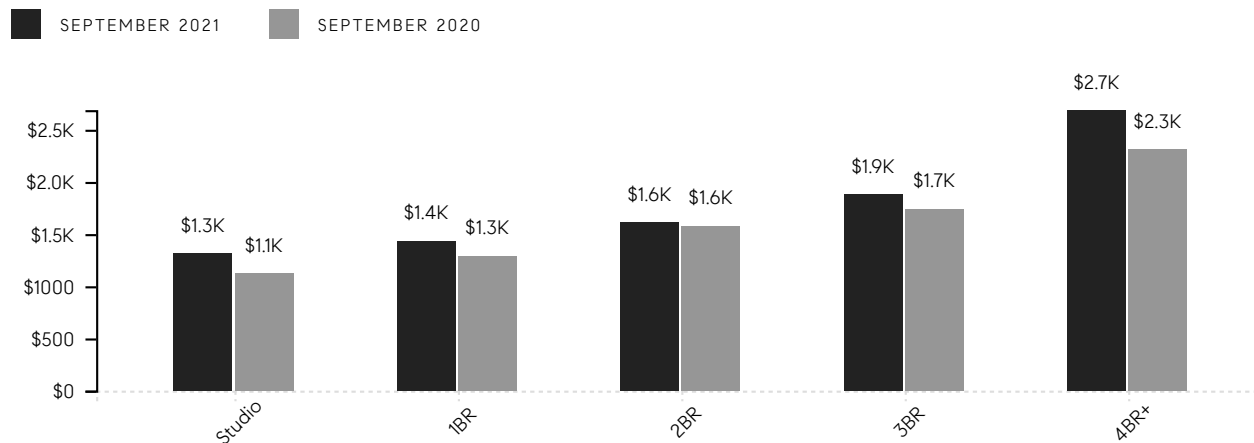
# Manhattan Market Insights

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### CONDOS

	SEP 2021	AUG 2021	% CHANGE	SEP 2020	% CHANGE
AVERAGE SALE PRICE	\$2,752,736	\$2,365,122	16.4%	\$3,146,213	-12.5%
MEDIAN SALE PRICE	\$1,675,000	\$1,400,000	19.6%	\$1,606,461	4.3%
AVERAGE PRICE PER SQUARE FOOT	\$1,656	\$1,637	1.2%	\$1,517	9.2%
AVERAGE DAYS ON MARKET	189	200	-5.5%	246	-23.2%
AVERAGE DISCOUNT	6%	7%		11%	
INVENTORY	3,412	3,454	-1.2%	4,846	-29.6%
CONTRACTS SIGNED	573	630	-9.0%	303	89.1%

### Average Price Per Square Foot



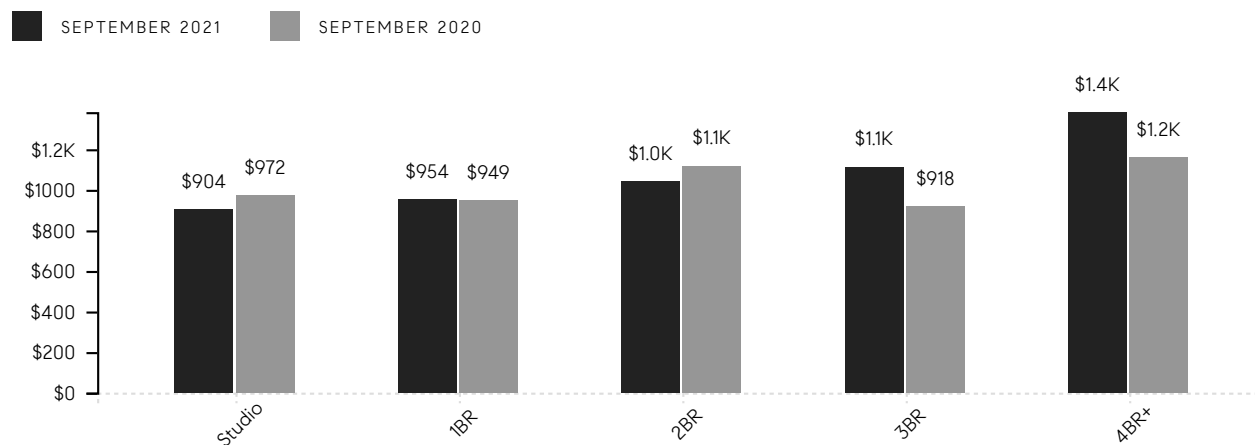
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### CO-OPS

	SEP 2021	AUG 2021	% CHANGE	SEP 2020	% CHANGE
AVERAGE SALE PRICE	\$1,237,722	\$1,356,368	-8.7%	\$1,115,326	11.0%
MEDIAN SALE PRICE	\$805,000	\$797,000	1.0%	\$775,000	3.9%
AVERAGE PRICE PER SQUARE FOOT	\$1,003	\$1,047	-4.2%	\$1,003	-
AVERAGE DAYS ON MARKET	153	161	-5.0%	183	-16.4%
AVERAGE DISCOUNT	6%	6%		10%	
INVENTORY	3,203	2,960	8.2%	4,607	-30.5%
CONTRACTS SIGNED	481	662	-27.3%	431	11.6%

### Average Price Per Square Foot





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