



COMPASS

Manhattan Market Insights

MARCH 2022

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March 2022

NEIGHBORHOOD MAP

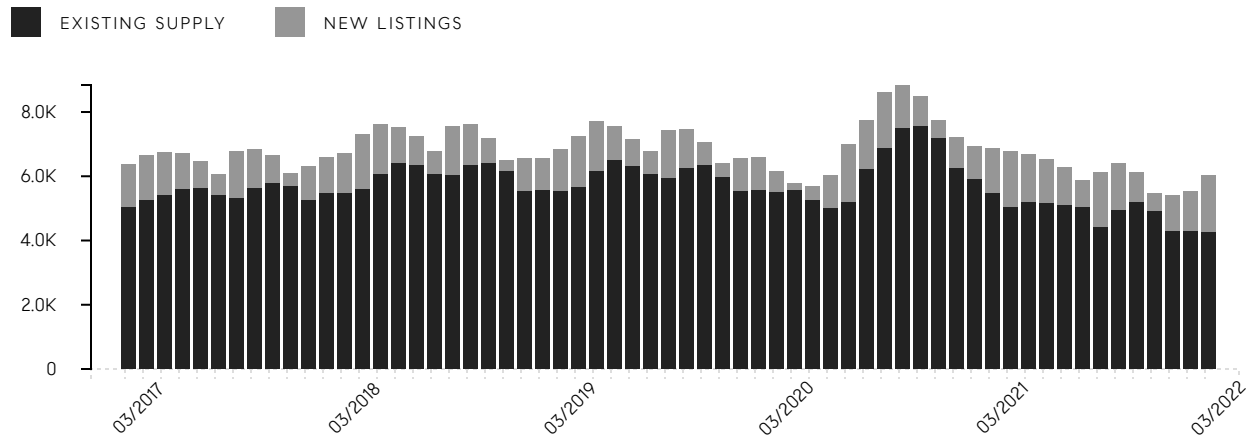


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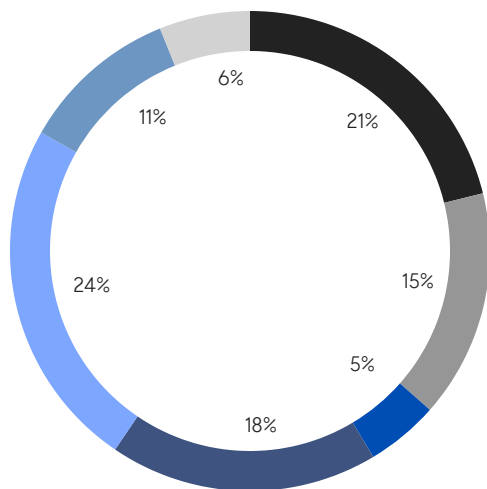
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INVENTORY

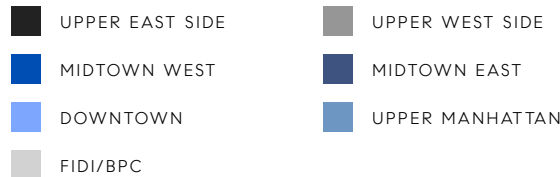
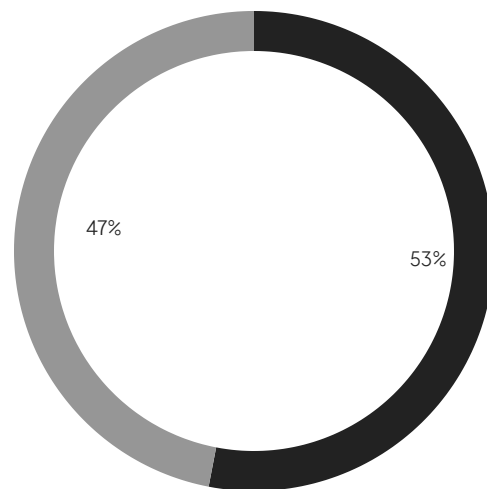
Total Inventory



By Neighborhood



By Type

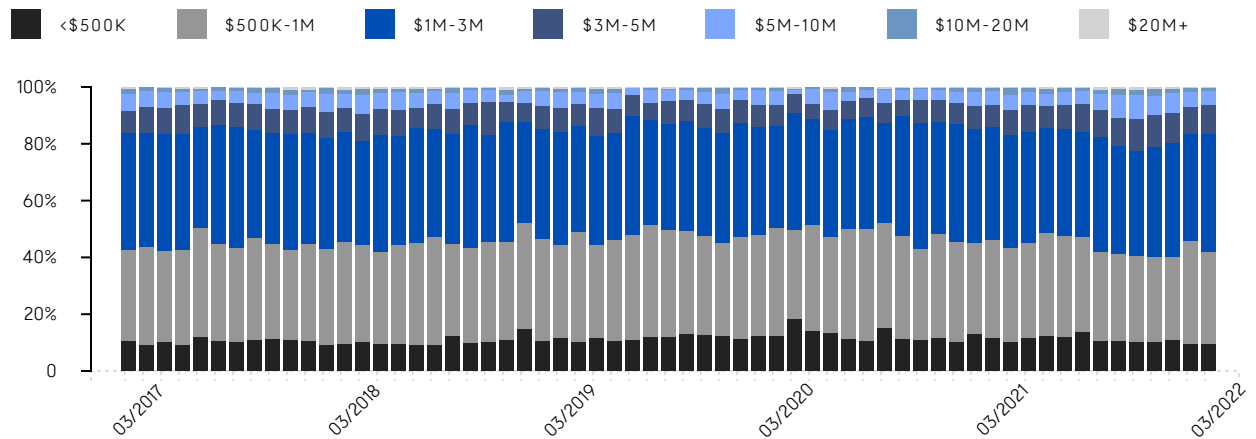


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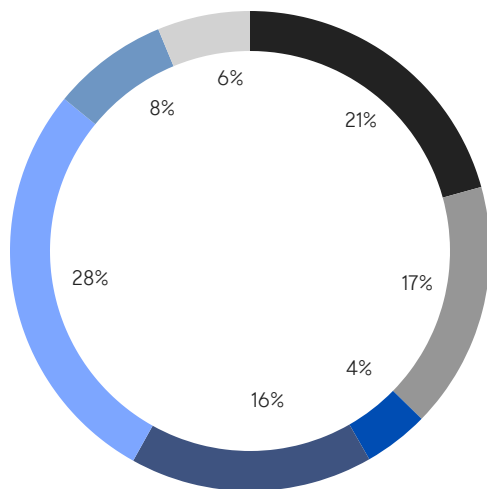
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CONTRACTS SIGNED

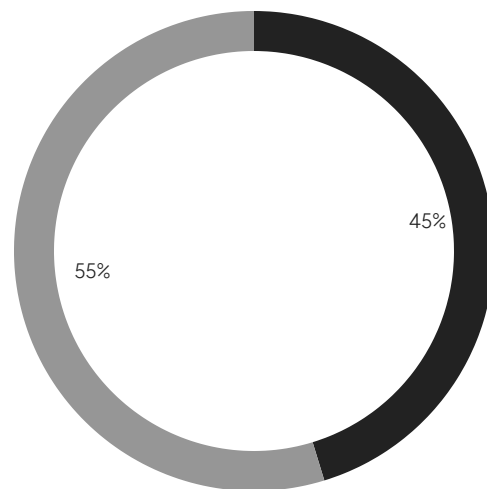
Market Share By Price (Last Ask)



By Neighborhood



By Type



Manhattan Monthly Market Insights

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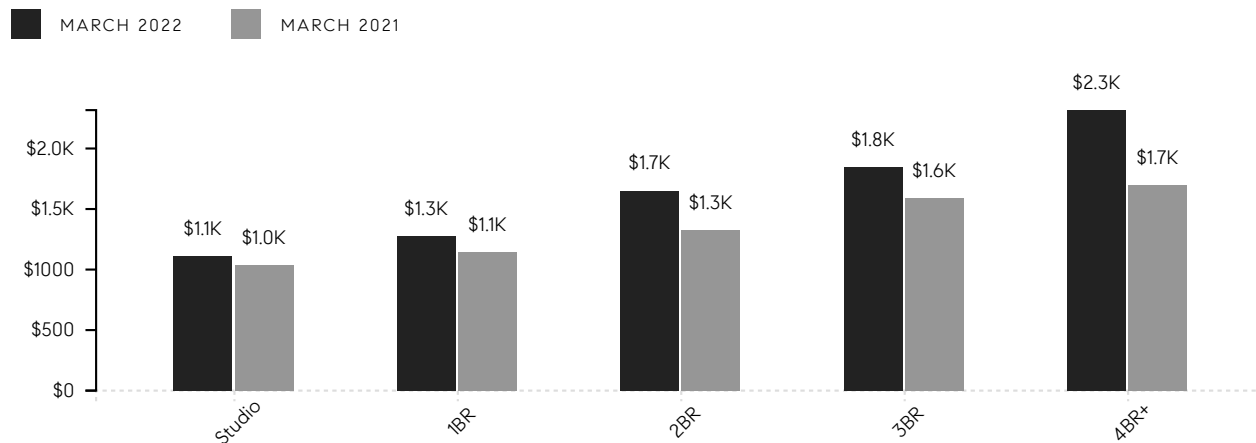
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OVERALL

	MAR 2022	FEB 2022	% CHANGE	MAR 2021	% CHANGE
AVERAGE SALE PRICE	\$2,089,830	\$1,934,923	8.0%	\$1,675,076	24.8%
MEDIAN SALE PRICE	\$1,225,000	\$1,132,500	8.2%	\$1,075,250	13.9%
AVERAGE PRICE PER SQUARE FOOT	\$1,535	\$1,464	4.8%	\$1,291	18.9%
AVERAGE DAYS ON MARKET	169	155	9.0%	204	-17.2%
AVERAGE DISCOUNT	4%	5%		10%	
INVENTORY	6,044	5,529	9.3%	6,858	-11.9%
CONTRACTS SIGNED	1,584	1,250	26.7%	1,606	-1.4%

Average Price Per Square Foot



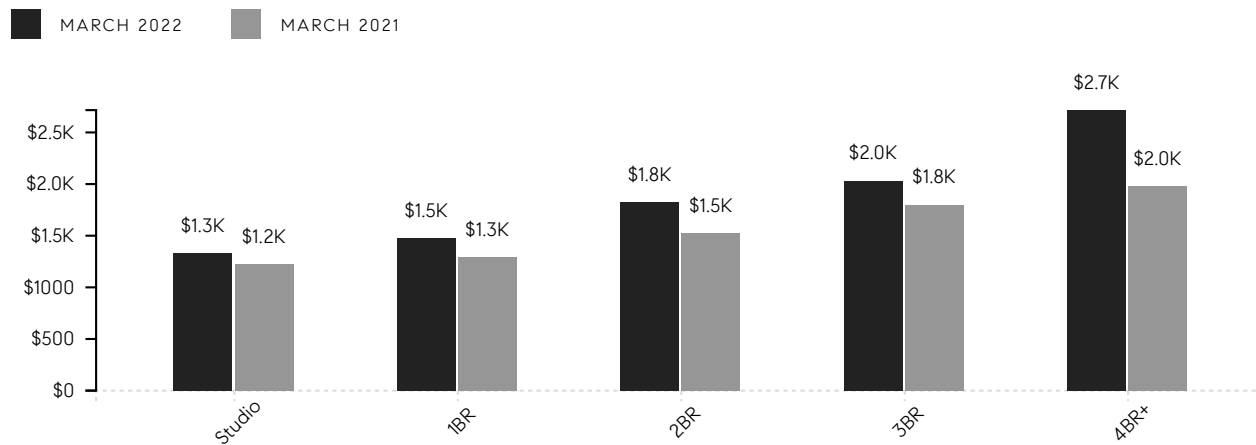
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CONDOS

	MAR 2022	FEB 2022	% CHANGE	MAR 2021	% CHANGE
AVERAGE SALE PRICE	\$2,800,430	\$2,596,632	7.8%	\$2,185,952	28.1%
MEDIAN SALE PRICE	\$1,850,000	\$1,595,000	16.0%	\$1,440,000	28.5%
AVERAGE PRICE PER SQUARE FOOT	\$1,781	\$1,682	5.9%	\$1,488	19.7%
AVERAGE DAYS ON MARKET	192	171	12.3%	225	-14.7%
AVERAGE DISCOUNT	3%	5%		12%	
INVENTORY	3,205	2,943	8.9%	3,692	-13.2%
CONTRACTS SIGNED	717	564	27.1%	718	-0.1%

Average Price Per Square Foot



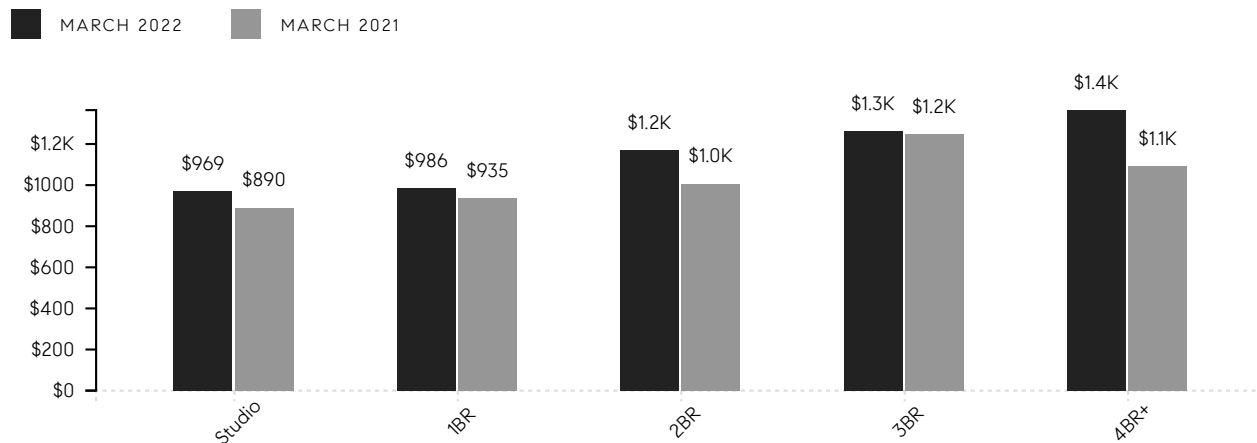
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CO-OPS

	MAR 2022	FEB 2022	% CHANGE	MAR 2021	% CHANGE
AVERAGE SALE PRICE	\$1,396,379	\$1,360,200	2.7%	\$1,242,473	12.4%
MEDIAN SALE PRICE	\$860,000	\$820,000	4.9%	\$830,000	3.6%
AVERAGE PRICE PER SQUARE FOOT	\$1,076	\$1,068	0.7%	\$1,004	7.2%
AVERAGE DAYS ON MARKET	147	142	3.5%	191	-23.0%
AVERAGE DISCOUNT	4%	5%		10%	
INVENTORY	2,839	2,586	9.8%	3,166	-10.3%
CONTRACTS SIGNED	867	686	26.4%	888	-2.4%

Average Price Per Square Foot





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