

COMPASS

Manhattan Market Insights

AUGUST 2022

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NEIGHBORHOOD MAP

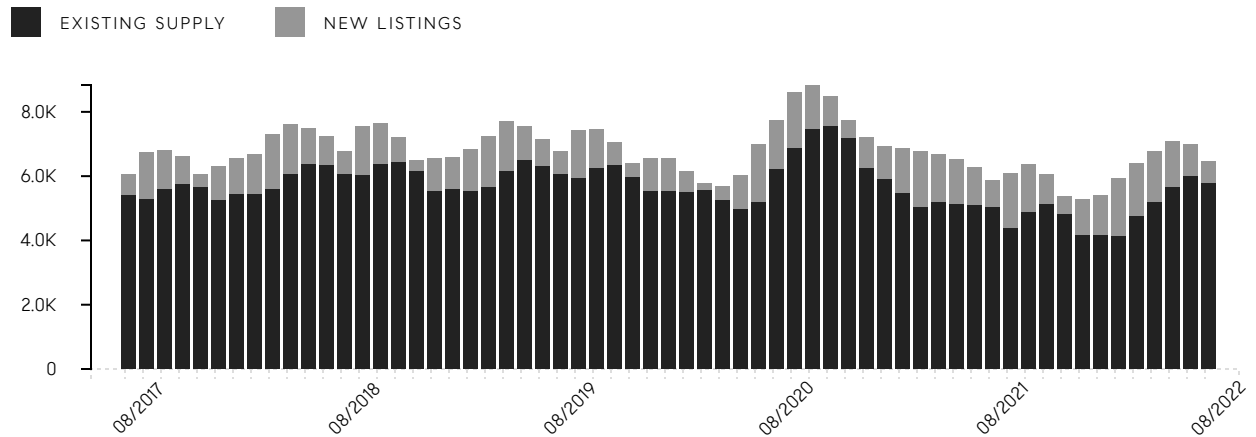


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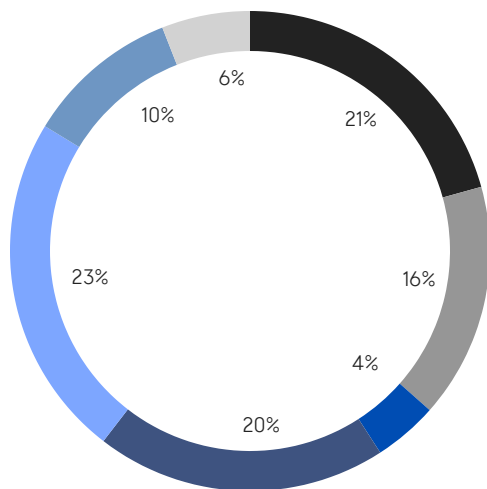
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INVENTORY

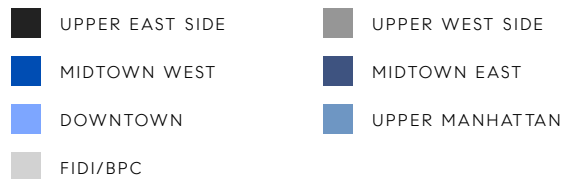
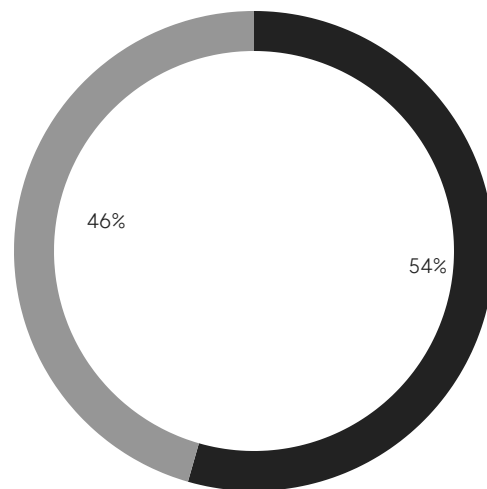
Total Inventory



By Neighborhood



By Type

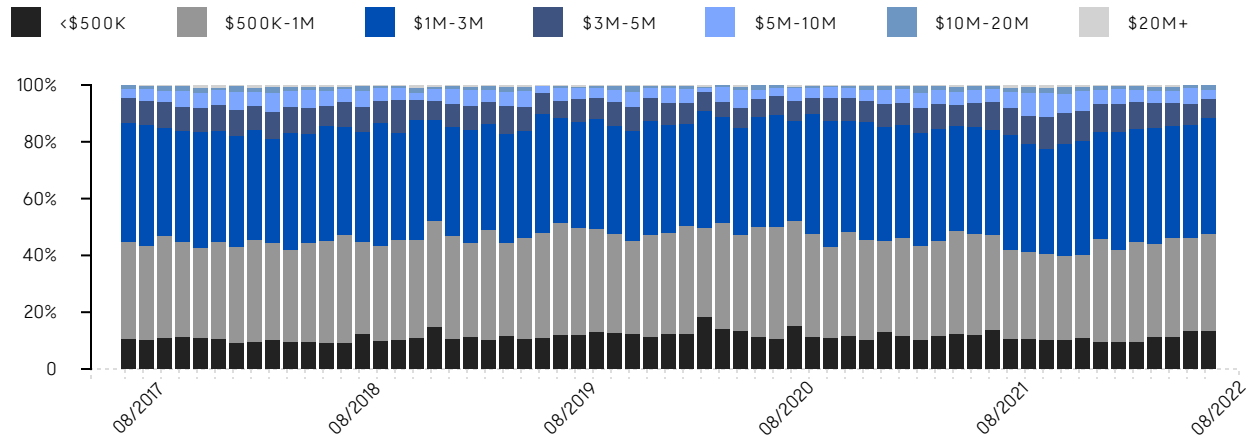


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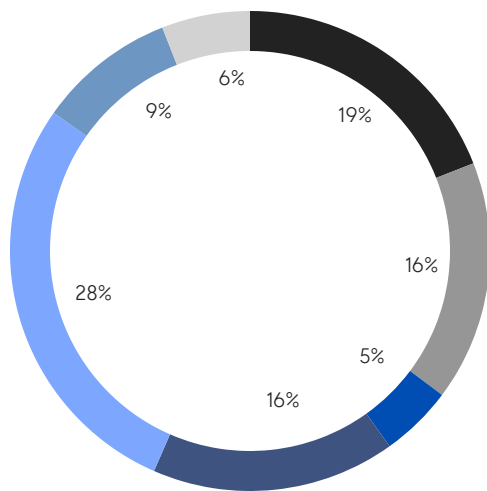
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CONTRACTS SIGNED

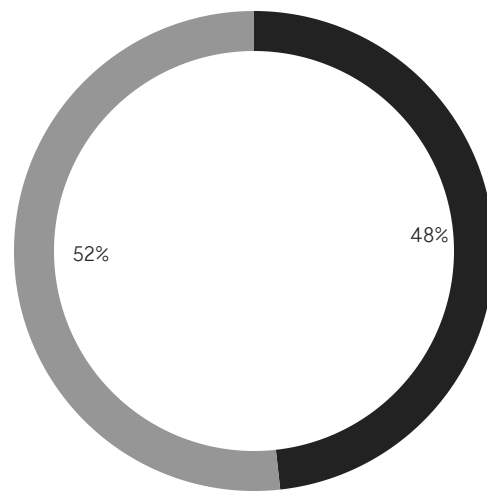
Market Share By Price (Last Ask)



By Neighborhood



By Type



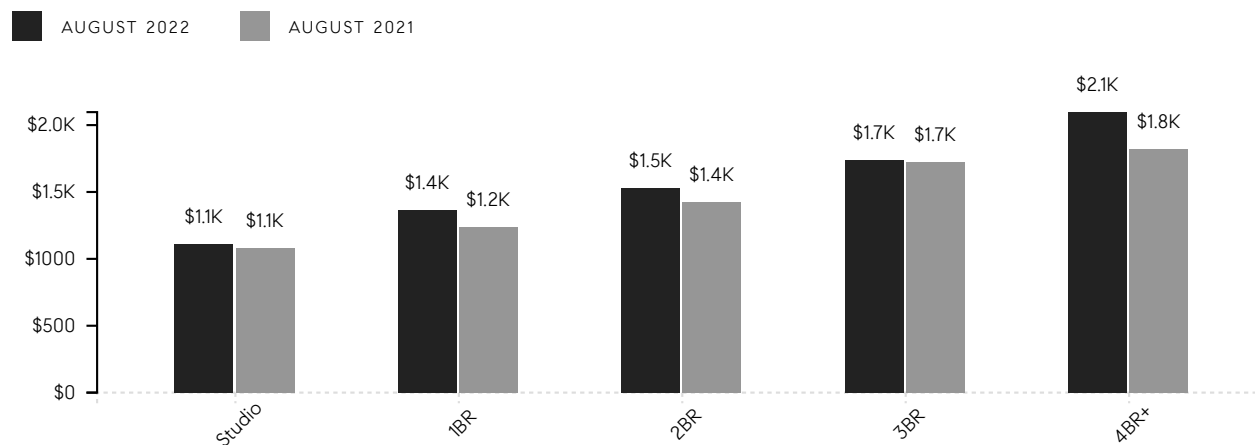
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OVERALL

	AUG 2022	JUL 2022	% CHANGE	AUG 2021	% CHANGE
AVERAGE SALE PRICE	\$1,917,818	\$1,961,650	-2.2%	\$1,761,767	8.9%
MEDIAN SALE PRICE	\$1,212,000	\$1,141,178	6.2%	\$999,000	21.3%
AVERAGE PRICE PER SQUARE FOOT	\$1,496	\$1,464	2.2%	\$1,376	8.7%
AVERAGE DAYS ON MARKET	138	129	7.0%	172	-19.8%
AVERAGE DISCOUNT	3%	4%		6%	
INVENTORY	6,477	6,991	-7.4%	5,871	10.3%
CONTRACTS SIGNED	860	825	4.2%	1,322	-34.9%

Average Price Per Square Foot



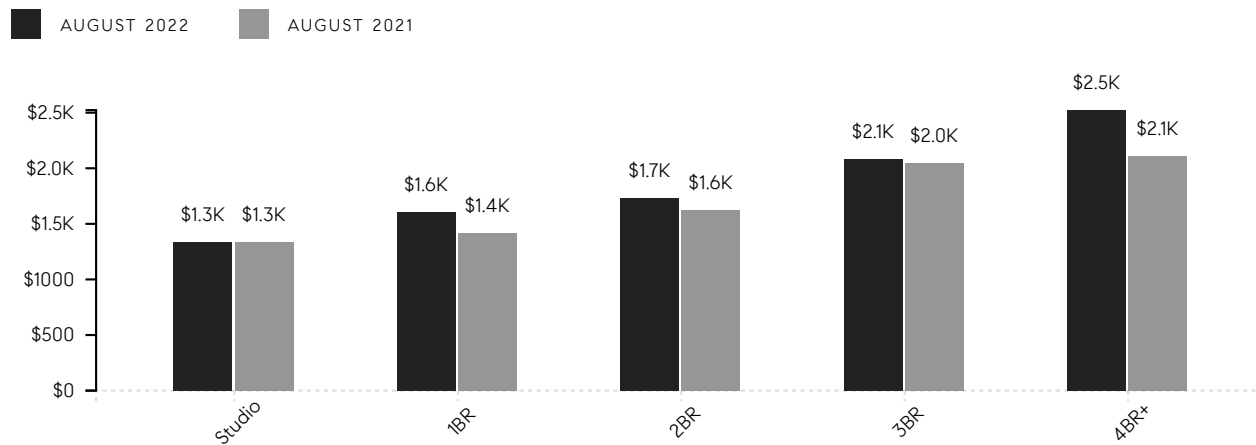
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CONDOS

	AUG 2022	JUL 2022	% CHANGE	AUG 2021	% CHANGE
AVERAGE SALE PRICE	\$2,589,096	\$2,871,702	-9.8%	\$2,261,150	14.5%
MEDIAN SALE PRICE	\$1,650,000	\$1,655,000	-0.3%	\$1,377,351	19.8%
AVERAGE PRICE PER SQUARE FOOT	\$1,765	\$1,732	1.9%	\$1,620	9.0%
AVERAGE DAYS ON MARKET	158	142	11.3%	191	-17.3%
AVERAGE DISCOUNT	3%	4%		7%	
INVENTORY	3,526	3,796	-7.1%	3,230	9.2%
CONTRACTS SIGNED	415	399	4.0%	643	-35.5%

Average Price Per Square Foot



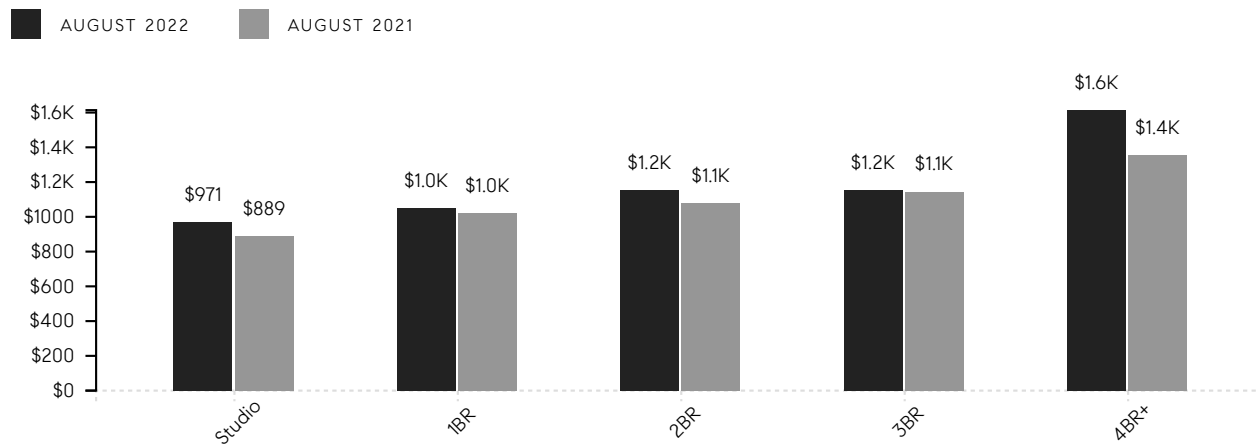
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CO-OPS

	AUG 2022	JUL 2022	% CHANGE	AUG 2021	% CHANGE
AVERAGE SALE PRICE	\$1,415,746	\$1,238,405	14.3%	\$1,317,603	7.4%
MEDIAN SALE PRICE	\$863,500	\$845,000	2.2%	\$795,000	8.6%
AVERAGE PRICE PER SQUARE FOOT	\$1,119	\$1,063	5.3%	\$1,049	6.7%
AVERAGE DAYS ON MARKET	125	121	3.3%	159	-21.4%
AVERAGE DISCOUNT	3%	3%		6%	
INVENTORY	2,951	3,195	-7.6%	2,641	11.7%
CONTRACTS SIGNED	445	426	4.5%	679	-34.5%

Average Price Per Square Foot





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