



COMPASS

Manhattan Market Insights

OCTOBER 2022

Manhattan Market Insights

October 2022

NEIGHBORHOOD MAP

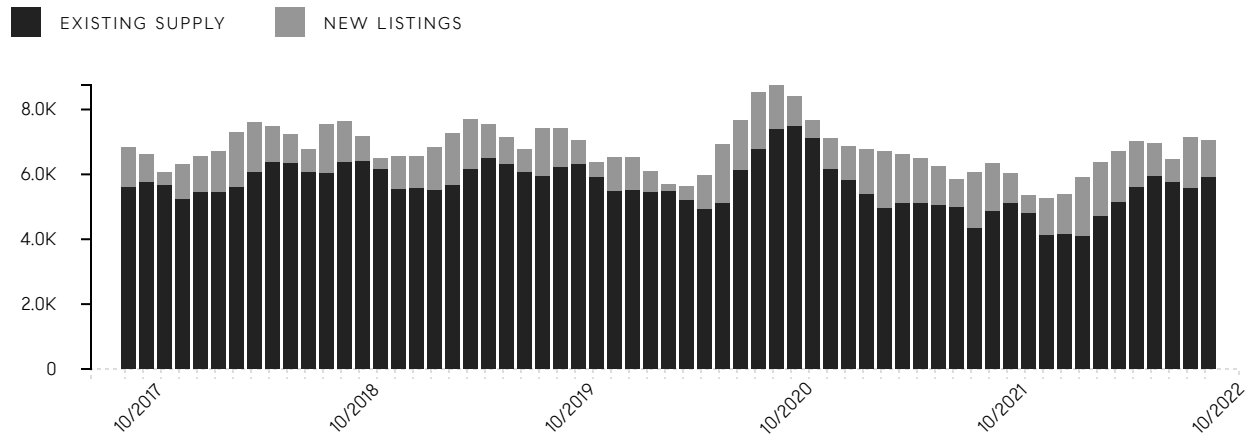


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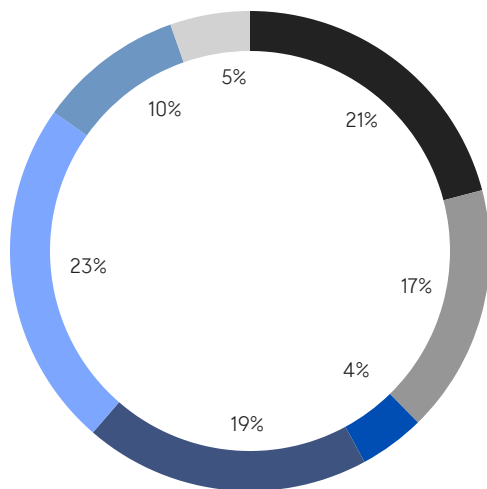
October 2022

INVENTORY

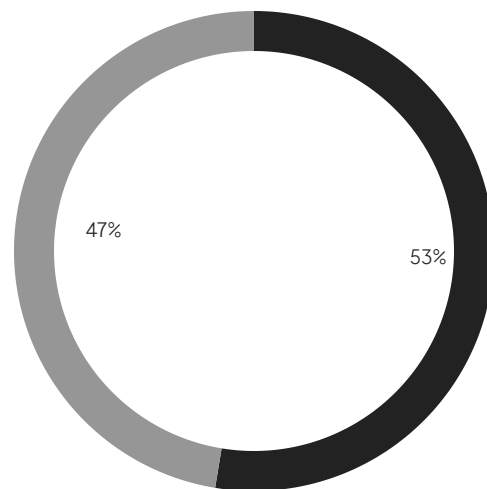
Total Inventory



By Neighborhood



By Type

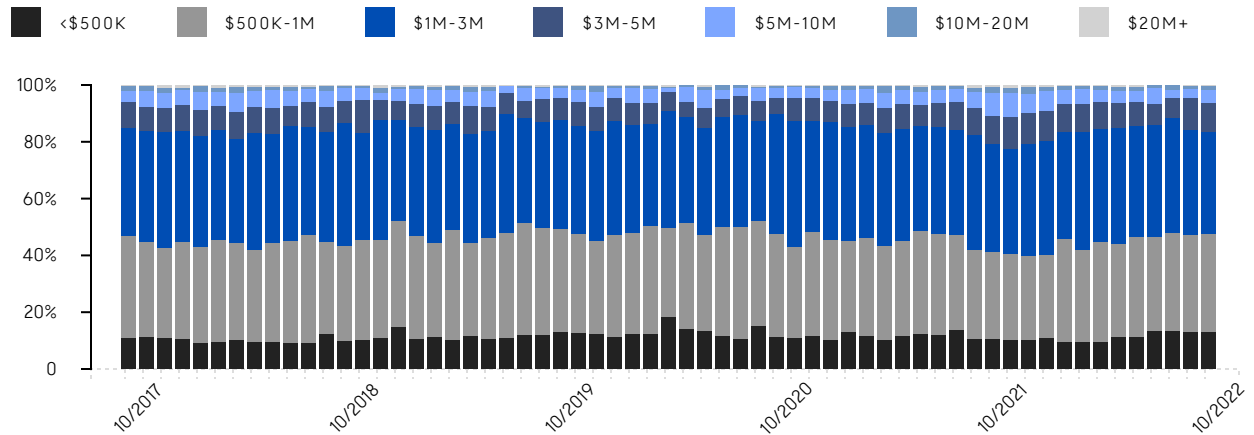


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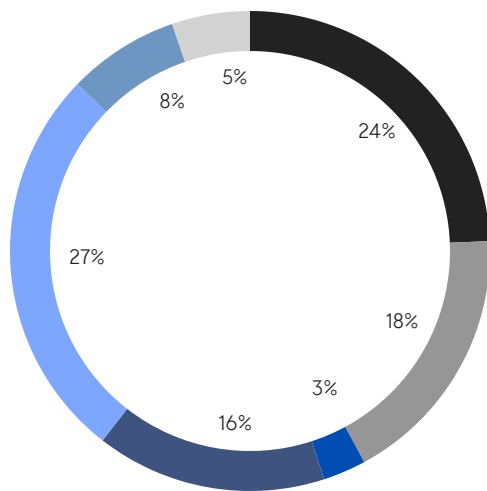
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CONTRACTS SIGNED

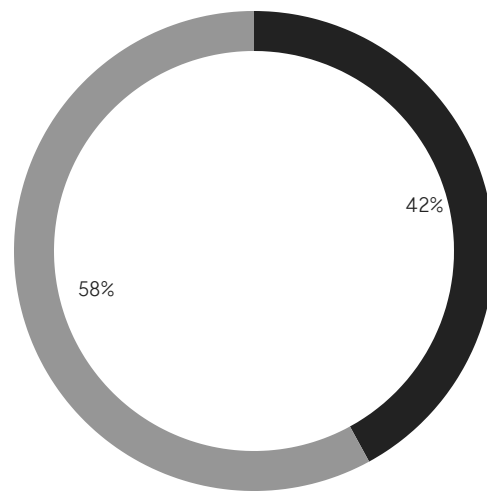
Market Share By Price (Last Ask)



By Neighborhood

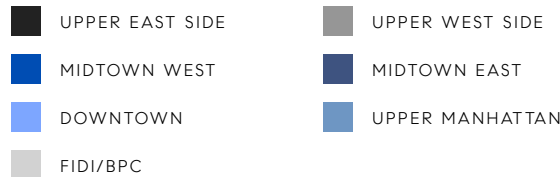


By Type



Manhattan Monthly Market Insights

Compass



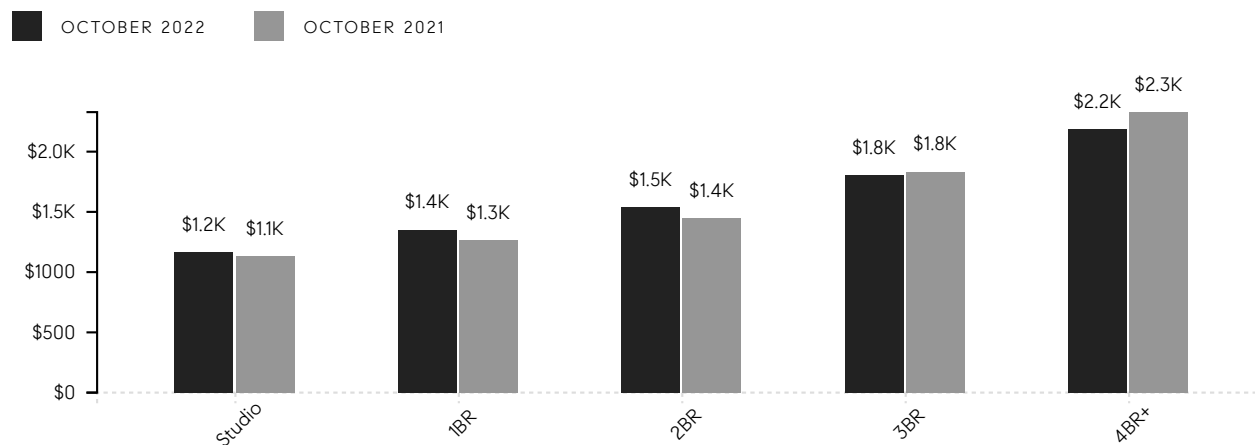
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October 2022

OVERALL

	OCT 2022	SEP 2022	% CHANGE	OCT 2021	% CHANGE
AVERAGE SALE PRICE	\$1,755,571	\$1,968,325	-10.8%	\$1,846,604	-4.9%
MEDIAN SALE PRICE	\$1,100,000	\$1,125,000	-2.2%	\$1,120,000	-1.8%
AVERAGE PRICE PER SQUARE FOOT	\$1,485	\$1,443	2.9%	\$1,431	3.8%
AVERAGE DAYS ON MARKET	145	135	7.4%	173	-16.2%
AVERAGE DISCOUNT	4%	5%		6%	
INVENTORY	7,051	7,138	-1.2%	6,345	11.1%
CONTRACTS SIGNED	766	733	4.5%	1,346	-43.1%

Average Price Per Square Foot



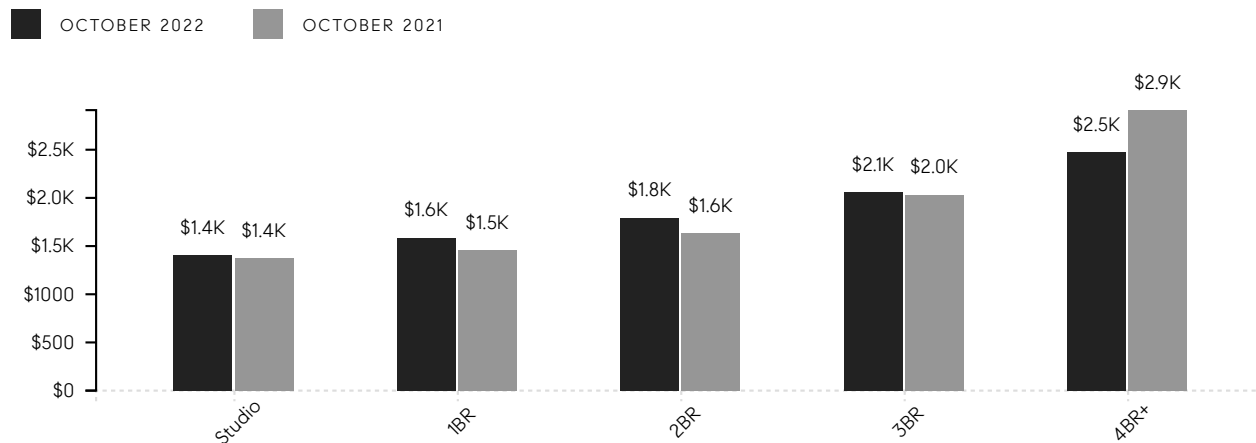
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October 2022

CONDOS

	OCT 2022	SEP 2022	% CHANGE	OCT 2021	% CHANGE
AVERAGE SALE PRICE	\$2,410,005	\$2,835,816	-15.0%	\$2,591,118	-7.0%
MEDIAN SALE PRICE	\$1,600,000	\$1,562,500	2.4%	\$1,735,000	-7.8%
AVERAGE PRICE PER SQUARE FOOT	\$1,763	\$1,690	4.3%	\$1,661	6.1%
AVERAGE DAYS ON MARKET	162	171	-5.3%	215	-24.7%
AVERAGE DISCOUNT	3%	6%		6%	
INVENTORY	3,708	3,792	-2.2%	3,301	12.3%
CONTRACTS SIGNED	322	333	-3.3%	674	-52.2%

Average Price Per Square Foot



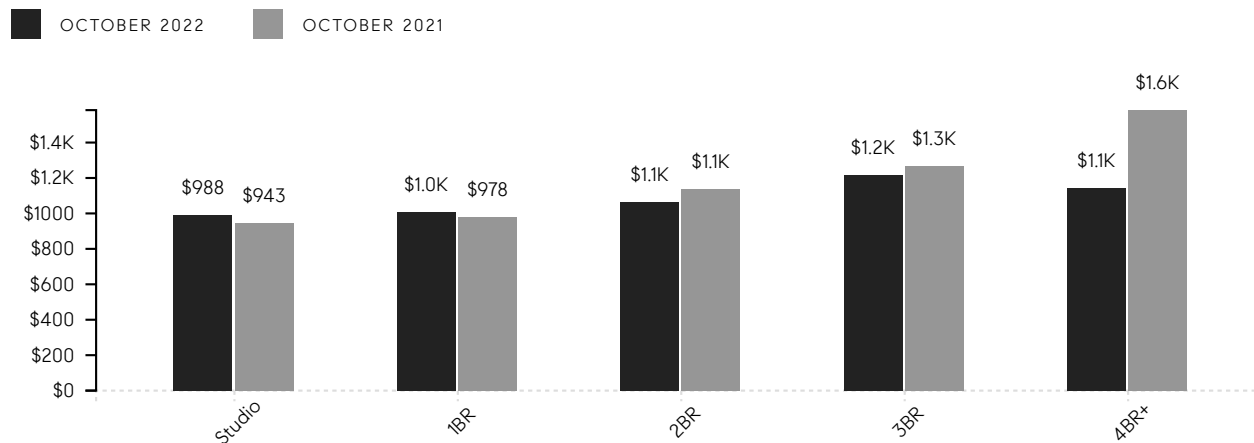
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CO-OPS

	OCT 2022	SEP 2022	% CHANGE	OCT 2021	% CHANGE
AVERAGE SALE PRICE	\$1,248,122	\$1,357,416	-8.1%	\$1,250,164	-0.2%
MEDIAN SALE PRICE	\$799,000	\$850,125	-6.0%	\$775,000	3.1%
AVERAGE PRICE PER SQUARE FOOT	\$1,045	\$1,143	-8.6%	\$1,078	-3.1%
AVERAGE DAYS ON MARKET	134	112	19.6%	142	-5.6%
AVERAGE DISCOUNT	4%	4%		5%	
INVENTORY	3,343	3,346	-0.1%	3,044	9.8%
CONTRACTS SIGNED	444	400	11.0%	672	-33.9%

Average Price Per Square Foot





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