

COMPASS

Manhattan Market Insights

JUNE 2023

145 Reade St

Manhattan Market Insights

June 2023

NEIGHBORHOOD MAP

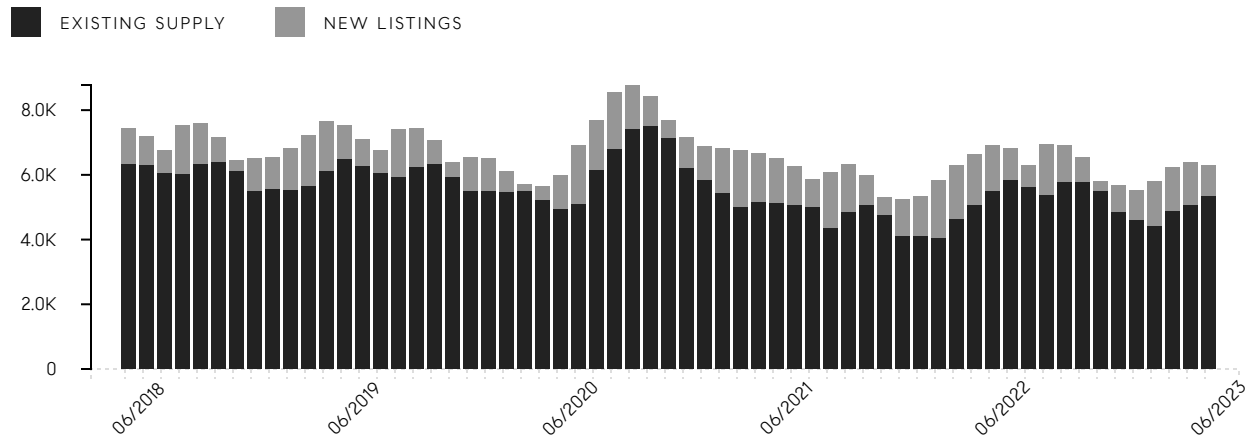


Manhattan Market Insights

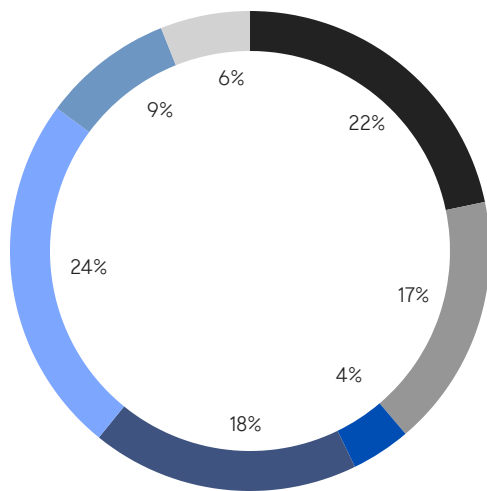
June 2023

INVENTORY

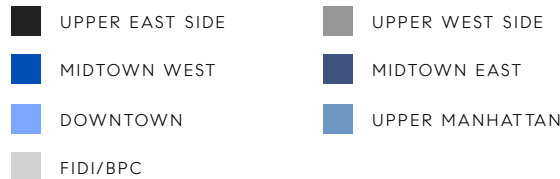
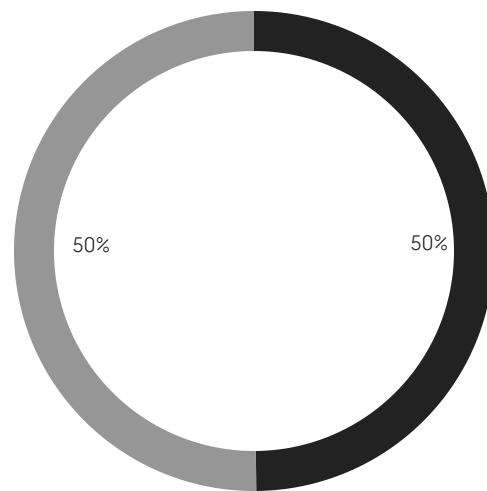
Total Inventory



By Neighborhood



By Type

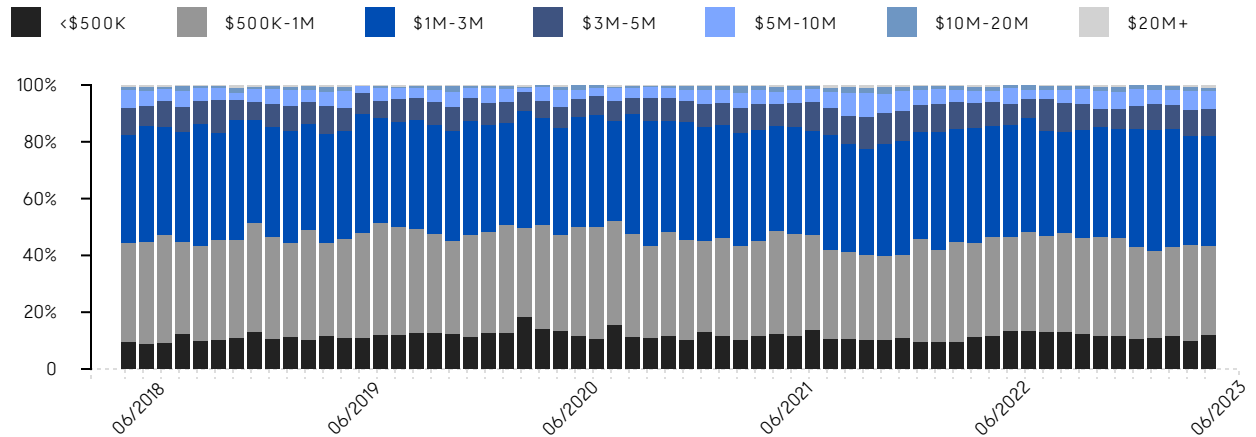


Manhattan Market Insights

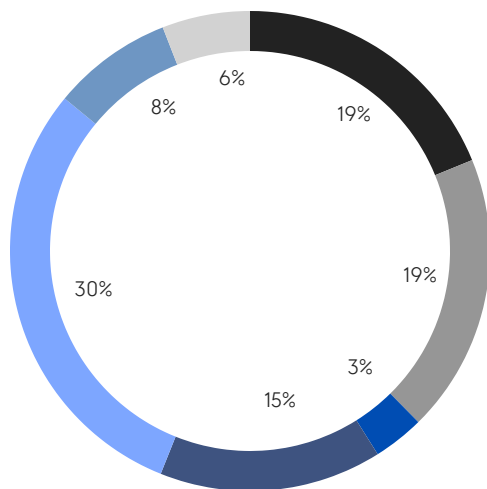
June 2023

CONTRACTS SIGNED

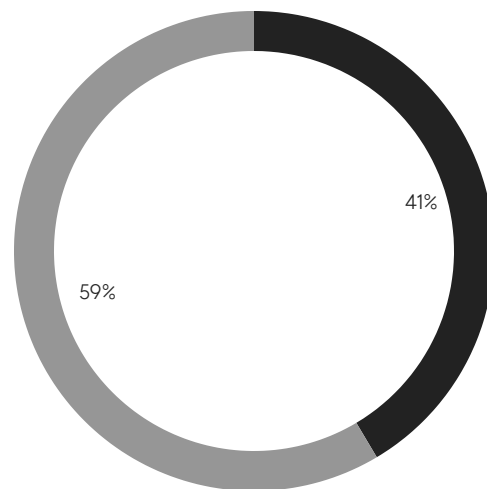
Market Share By Price (Last Ask)



By Neighborhood

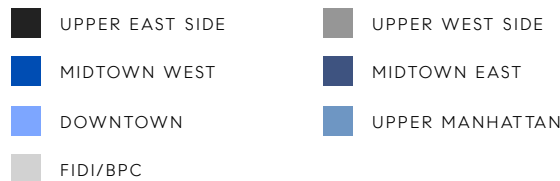


By Type



Manhattan Monthly Market Insights

Compass



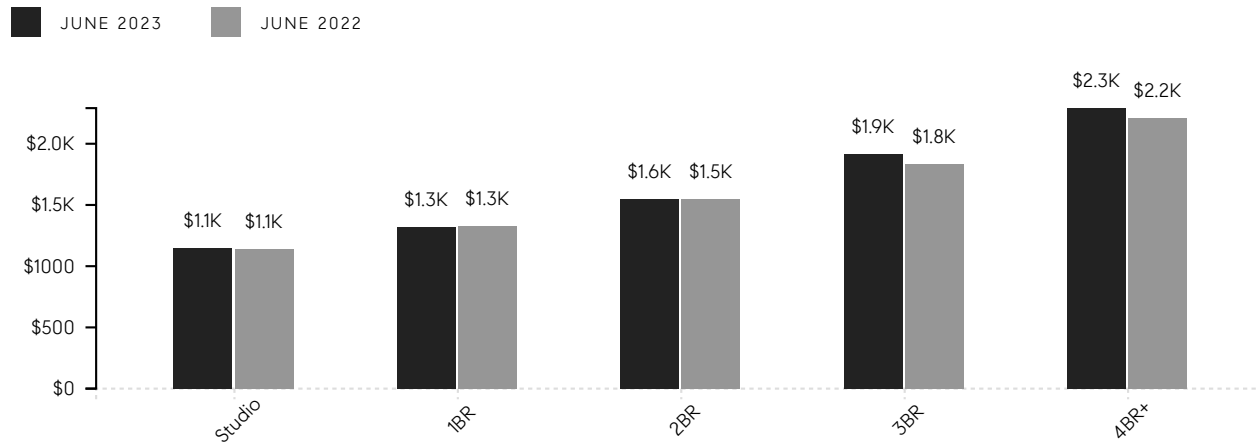
Manhattan Market Insights

June 2023

OVERALL

	JUN 2023	MAY 2023	% CHANGE	JUN 2022	% CHANGE
AVERAGE SALE PRICE	\$2,051,786	\$2,090,528	-1.9%	\$2,044,499	0.4%
MEDIAN SALE PRICE	\$1,250,000	\$1,200,000	4.2%	\$1,224,000	2.1%
AVERAGE PRICE PER SQUARE FOOT	\$1,538	\$1,471	4.6%	\$1,497	2.7%
AVERAGE DAYS ON MARKET	185	190	-2.6%	155	19.4%
AVERAGE DISCOUNT	6%	8%		4%	
INVENTORY	6,315	6,401	-1.3%	6,916	-8.7%
CONTRACTS SIGNED	1,047	1,166	-10.2%	1,115	-6.1%

Average Price Per Square Foot



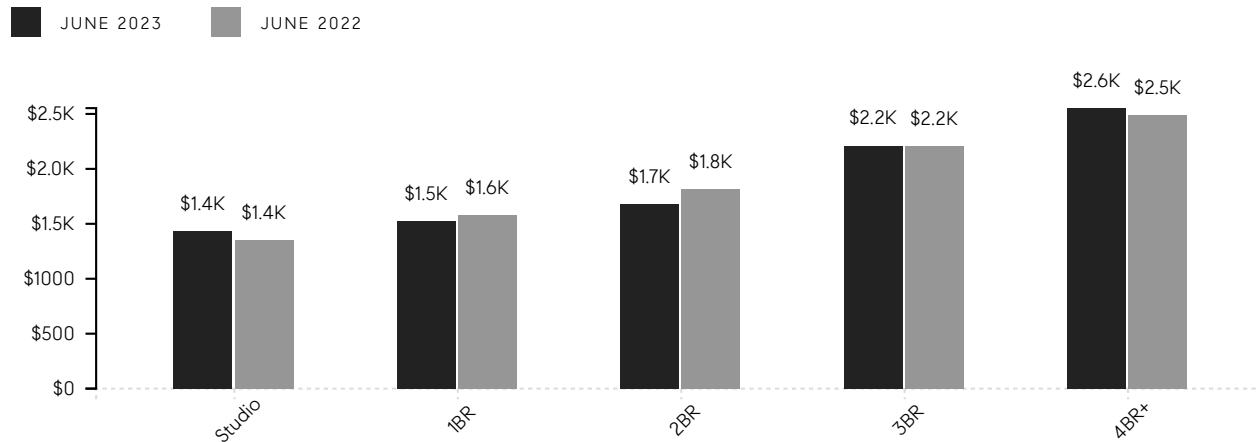
Manhattan Market Insights

June 2023

CONDOS

	JUN 2023	MAY 2023	% CHANGE	JUN 2022	% CHANGE
AVERAGE SALE PRICE	\$2,868,896	\$2,837,982	1.1%	\$2,864,196	0.2%
MEDIAN SALE PRICE	\$1,775,000	\$1,720,000	3.2%	\$1,800,000	-1.4%
AVERAGE PRICE PER SQUARE FOOT	\$1,774	\$1,687	5.2%	\$1,791	-0.9%
AVERAGE DAYS ON MARKET	192	203	-5.4%	178	7.9%
AVERAGE DISCOUNT	5%	8%		4%	
INVENTORY	3,148	3,108	1.3%	3,581	-12.1%
CONTRACTS SIGNED	434	485	-10.5%	487	-10.9%

Average Price Per Square Foot



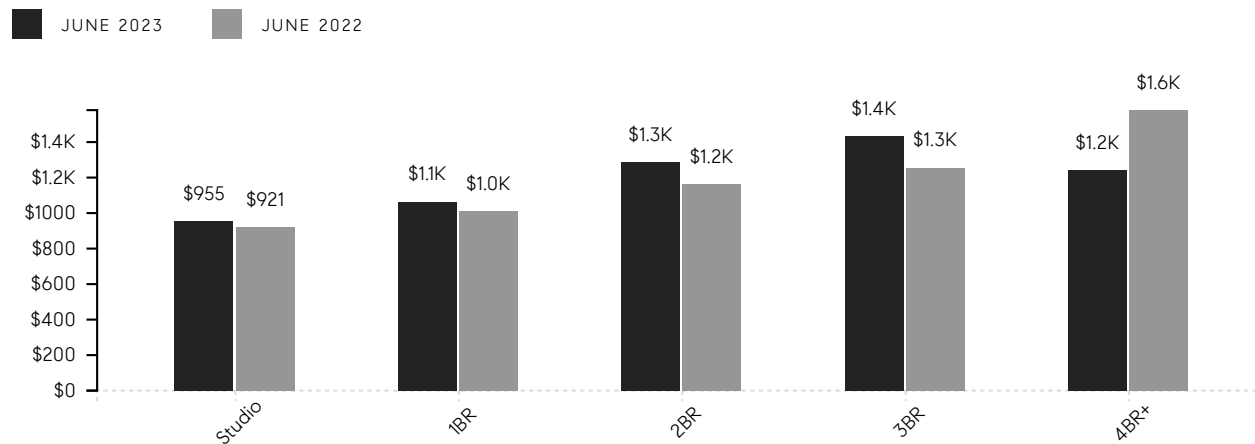
Manhattan Market Insights

June 2023

CO-OPS

	JUN 2023	MAY 2023	% CHANGE	JUN 2022	% CHANGE
AVERAGE SALE PRICE	\$1,422,277	\$1,437,517	-1.1%	\$1,408,290	1.0%
MEDIAN SALE PRICE	\$832,500	\$852,500	-2.3%	\$842,500	-1.2%
AVERAGE PRICE PER SQUARE FOOT	\$1,174	\$1,121	4.7%	\$1,102	6.5%
AVERAGE DAYS ON MARKET	180	180	0.0%	139	29.5%
AVERAGE DISCOUNT	6%	8%		4%	
INVENTORY	3,167	3,293	-3.8%	3,335	-5.0%
CONTRACTS SIGNED	613	681	-10.0%	628	-2.4%

Average Price Per Square Foot





COMPASS

Compass makes no representations or warranties, express or implied, with respect to future market conditions or prices of residential product at the time the subject property or any competitive property is complete and ready for occupancy or with respect to any report, study, finding, recommendation or other information provided by Compass herein. Moreover, no warranty, express or implied, is made or should be assumed regarding the accuracy, adequacy, completeness, legality, reliability, merchantability or fitness for a particular purpose of any information, in part or whole, contained herein. All material is presented with the understanding that Compass shall not be deemed to provide legal, accounting or other professional services. This is not intended to solicit the purchase or sale of any property. Any and all such warranties are hereby expressly disclaimed. Equal Housing Opportunity.

© Compass. All Rights Reserved. This information may not be copied, used or distributed without Compass' consent.