

COMPASS

Manhattan Market Insights

FEBRUARY 2023

130 East 67th, Unit 4/5C (Photo: Evan Joseph)

Manhattan Market Insights

February 2023

NEIGHBORHOOD MAP

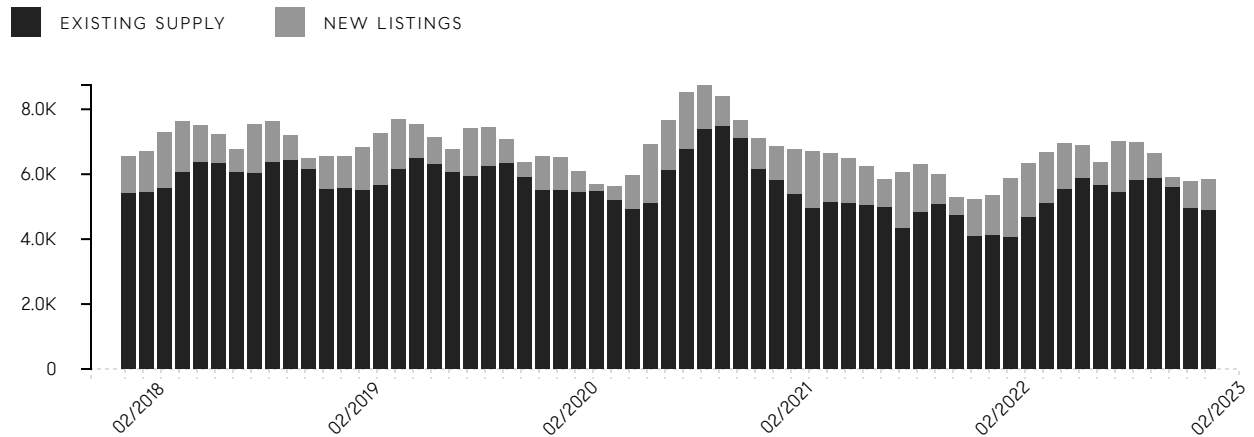


Manhattan Market Insights

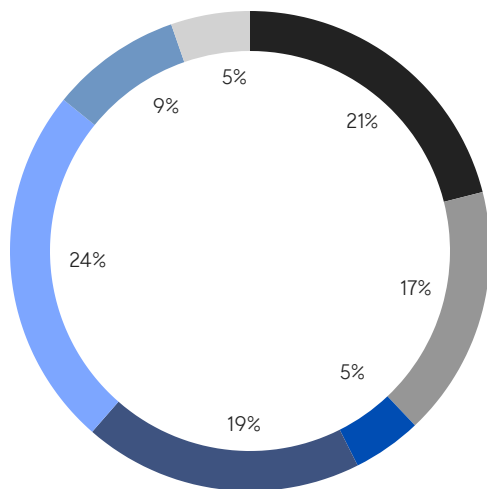
February 2023

INVENTORY

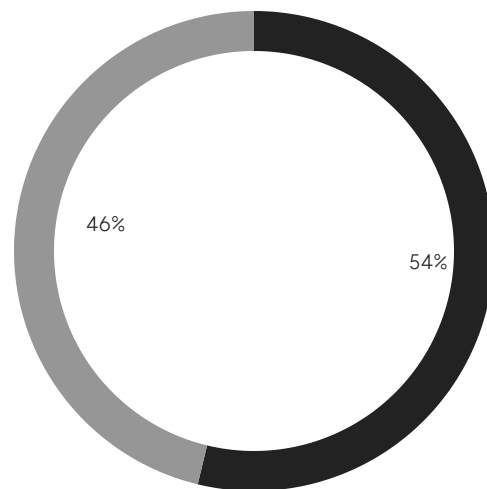
Total Inventory



By Neighborhood



By Type

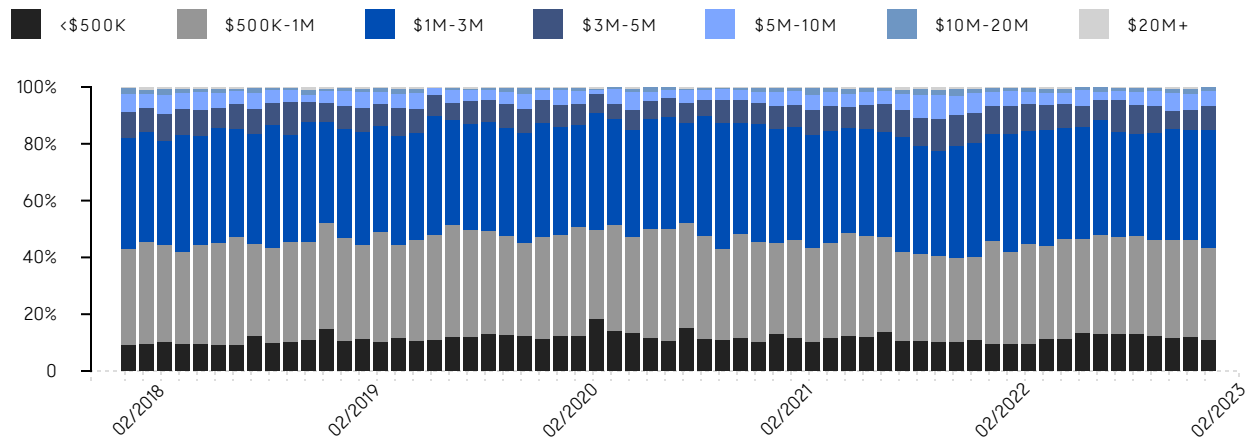


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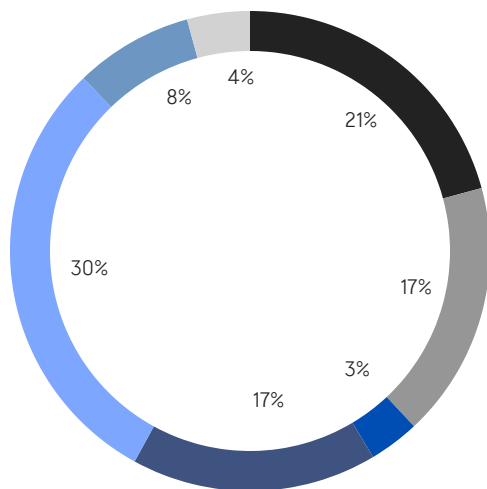
February 2023

CONTRACTS SIGNED

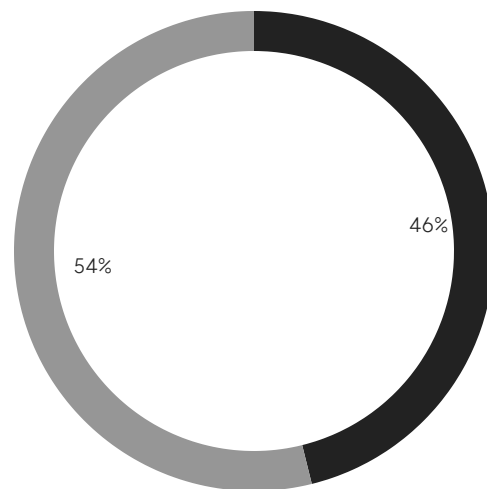
Market Share By Price (Last Ask)



By Neighborhood



By Type



Manhattan Monthly Market Insights

Compass



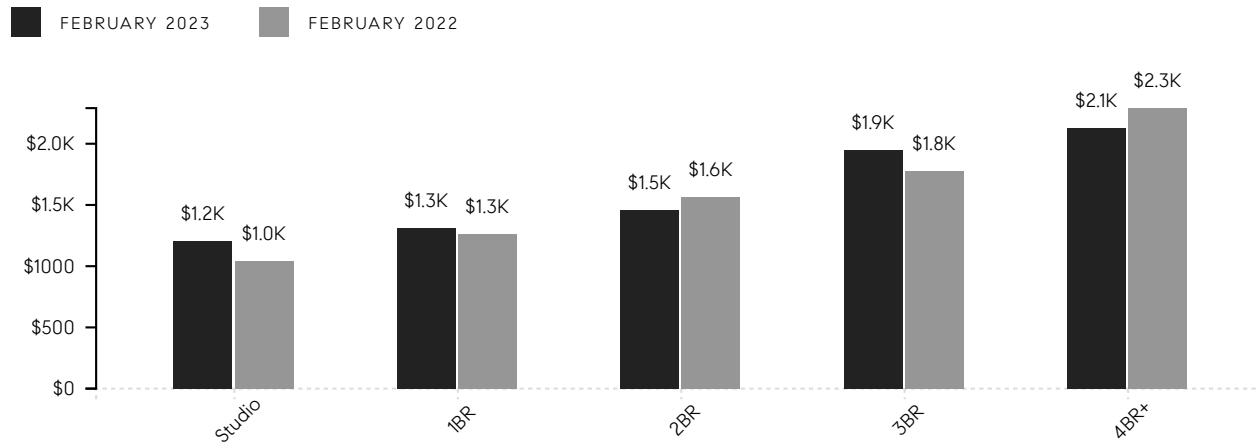
Manhattan Market Insights

February 2023

OVERALL

	FEB 2023	JAN 2023	% CHANGE	FEB 2022	% CHANGE
AVERAGE SALE PRICE	\$2,006,333	\$1,935,045	3.7%	\$1,919,765	4.5%
MEDIAN SALE PRICE	\$1,150,000	\$999,000	15.1%	\$1,130,000	1.8%
AVERAGE PRICE PER SQUARE FOOT	\$1,507	\$1,461	3.1%	\$1,458	3.4%
AVERAGE DAYS ON MARKET	155	157	-1.3%	153	1.3%
AVERAGE DISCOUNT	6%	7%		5%	
INVENTORY	5,827	5,788	0.7%	5,346	9.0%
CONTRACTS SIGNED	852	630	35.2%	1,256	-32.2%

Average Price Per Square Foot



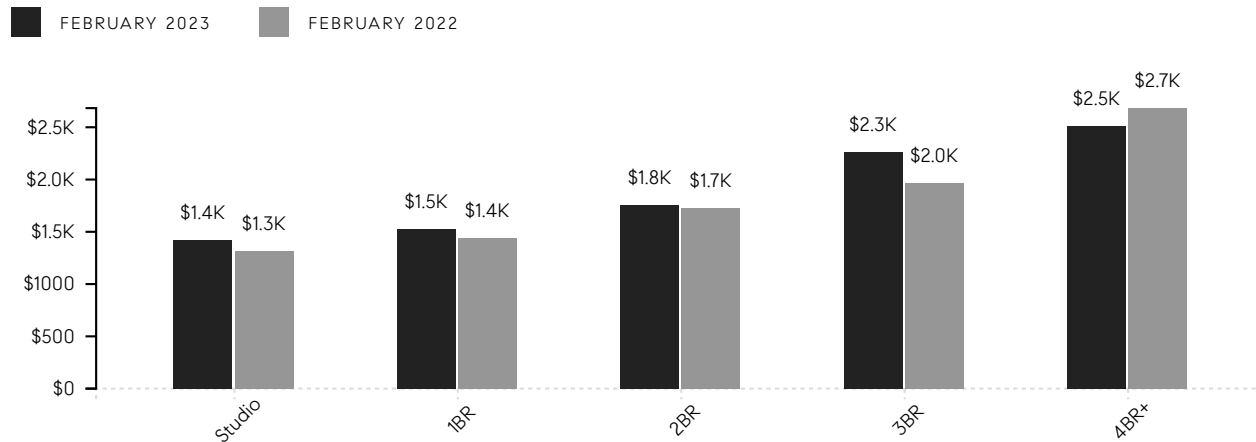
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February 2023

CONDOS

	FEB 2023	JAN 2023	% CHANGE	FEB 2022	% CHANGE
AVERAGE SALE PRICE	\$2,894,677	\$3,093,412	-6.4%	\$2,563,618	12.9%
MEDIAN SALE PRICE	\$1,610,000	\$1,622,500	-0.8%	\$1,562,500	3.0%
AVERAGE PRICE PER SQUARE FOOT	\$1,798	\$1,821	-1.3%	\$1,676	7.3%
AVERAGE DAYS ON MARKET	186	177	5.1%	168	10.7%
AVERAGE DISCOUNT	7%	7%		5%	
INVENTORY	3,133	3,113	0.6%	2,842	10.2%
CONTRACTS SIGNED	393	299	31.4%	565	-30.4%

Average Price Per Square Foot



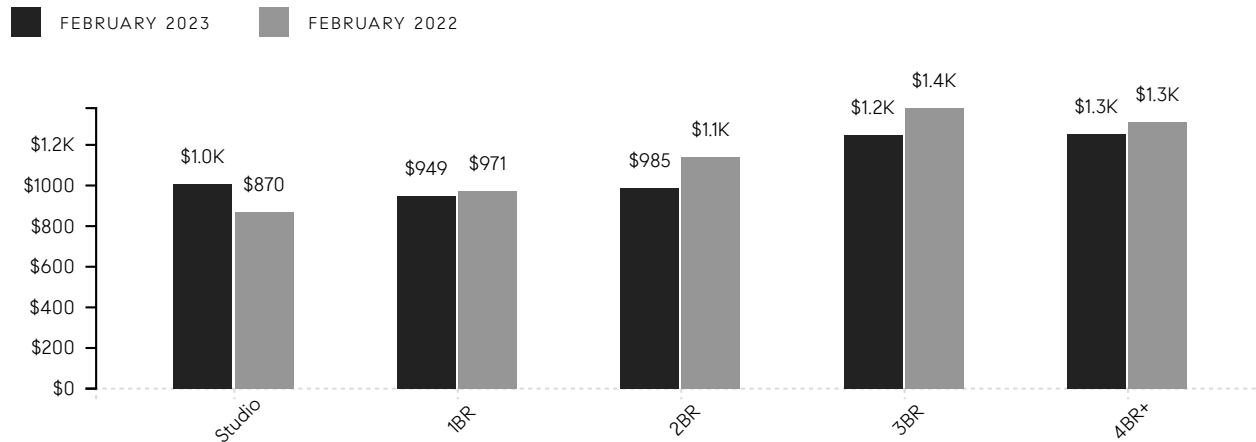
Manhattan Market Insights

February 2023

CO-OPS

	FEB 2023	JAN 2023	% CHANGE	FEB 2022	% CHANGE
AVERAGE SALE PRICE	\$1,280,727	\$1,176,378	8.9%	\$1,361,566	-5.9%
MEDIAN SALE PRICE	\$835,000	\$775,000	7.7%	\$825,000	1.2%
AVERAGE PRICE PER SQUARE FOOT	\$1,027	\$1,028	-0.1%	\$1,065	-3.6%
AVERAGE DAYS ON MARKET	133	146	-8.9%	140	-5.0%
AVERAGE DISCOUNT	6%	7%		5%	
INVENTORY	2,694	2,675	0.7%	2,504	7.6%
CONTRACTS SIGNED	459	331	38.7%	691	-33.6%

Average Price Per Square Foot





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