



COMPASS

Manhattan Market Insights

JULY 2023

425 West 50th St. Unit PHA



Manhattan Market Insights

July 2023

NEIGHBORHOOD MAP

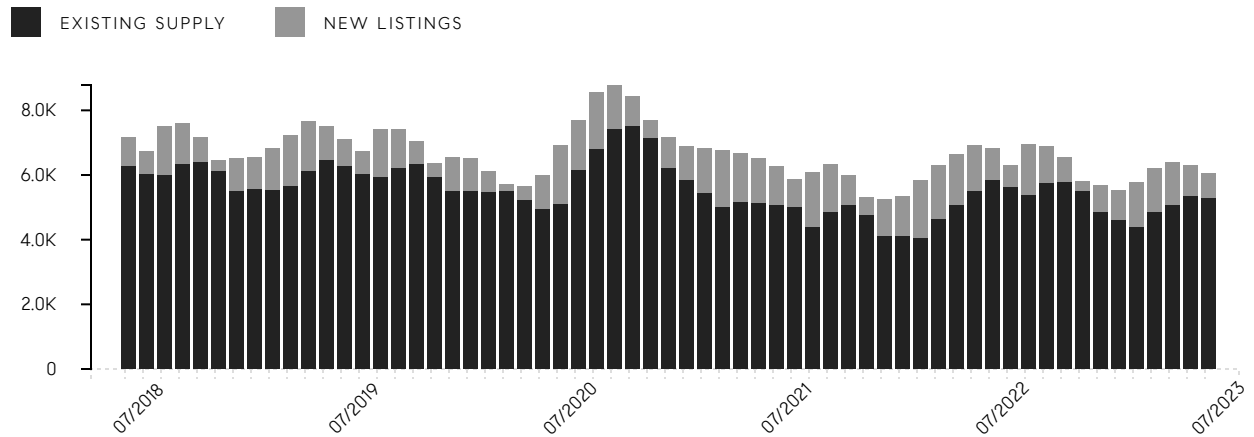


Manhattan Market Insights

July 2023

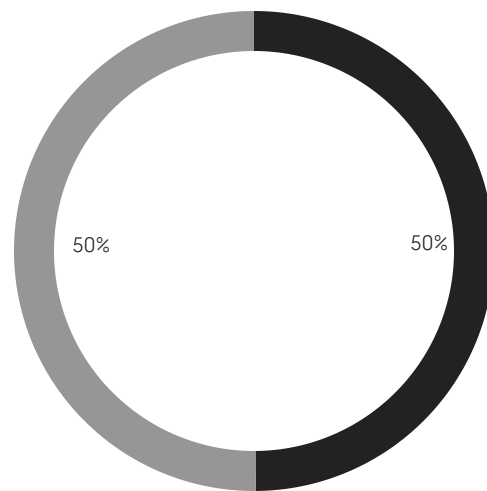
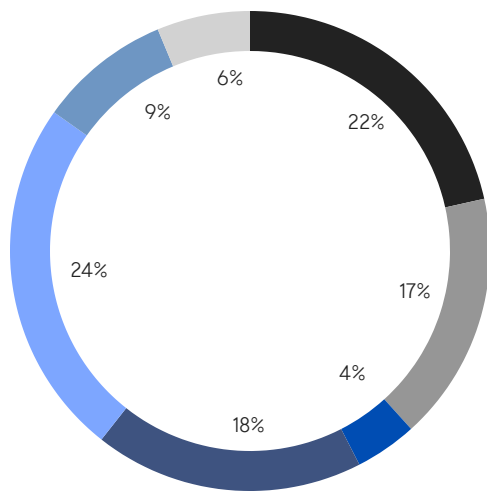
INVENTORY

Total Inventory



By Neighborhood

By Type

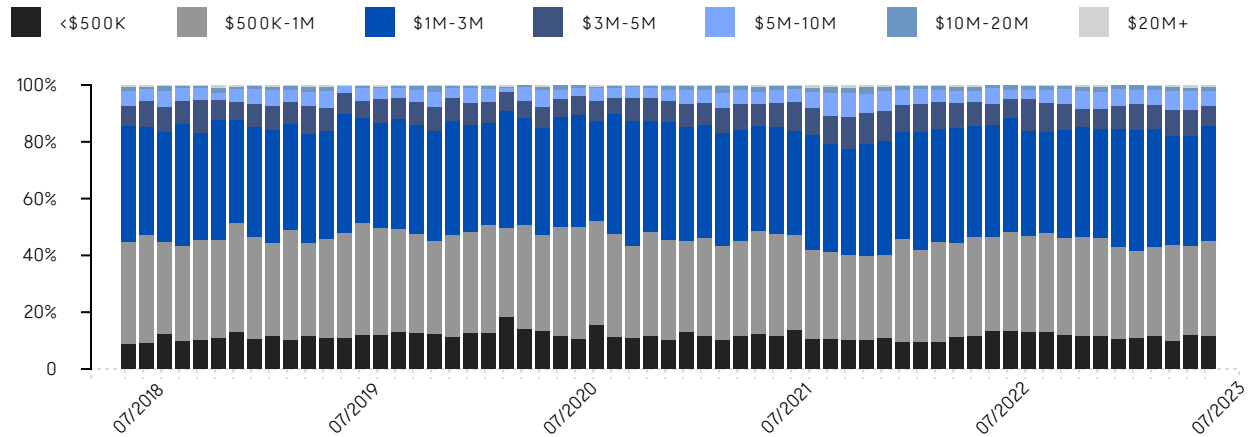


Manhattan Market Insights

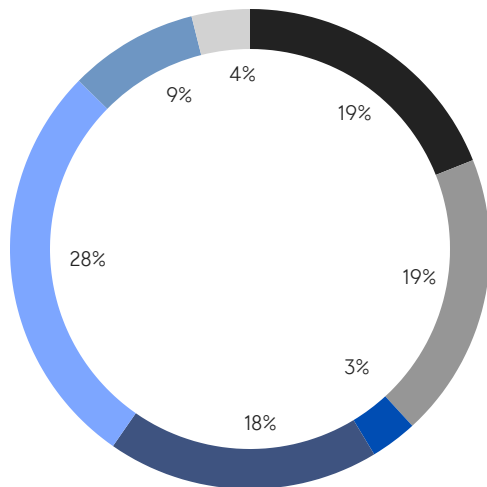
July 2023

CONTRACTS SIGNED

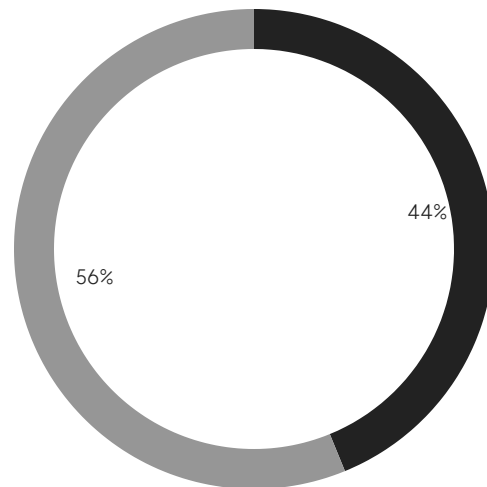
Market Share By Price (Last Ask)



By Neighborhood

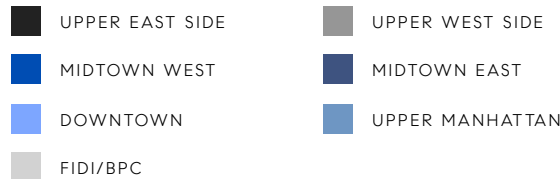


By Type



Manhattan Monthly Market Insights

Compass



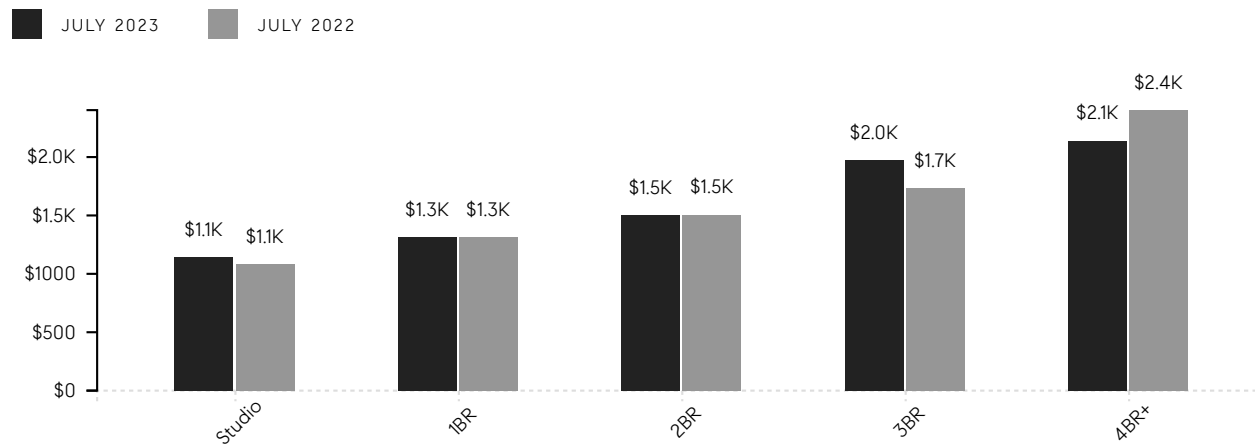
Manhattan Market Insights

July 2023

OVERALL

| | JUL 2023 | JUN 2023 | % CHANGE | JUL 2022 | % CHANGE |
|-------------------------------|-------------|-------------|----------|-------------|----------|
| AVERAGE SALE PRICE | \$1,941,795 | \$2,153,494 | -9.8% | \$1,953,169 | -0.6% |
| MEDIAN SALE PRICE | \$1,127,000 | \$1,200,000 | -6.1% | \$1,117,250 | 0.9% |
| AVERAGE PRICE PER SQUARE FOOT | \$1,525 | \$1,499 | 1.7% | \$1,457 | 4.7% |
| AVERAGE DAYS ON MARKET | 161 | 188 | -14.4% | 128 | 25.8% |
| AVERAGE DISCOUNT | 5% | 7% | | 4% | |
| INVENTORY | 6,062 | 6,300 | -3.8% | 6,826 | -11.2% |
| CONTRACTS SIGNED | 792 | 1,059 | -25.2% | 827 | -4.2% |

Average Price Per Square Foot



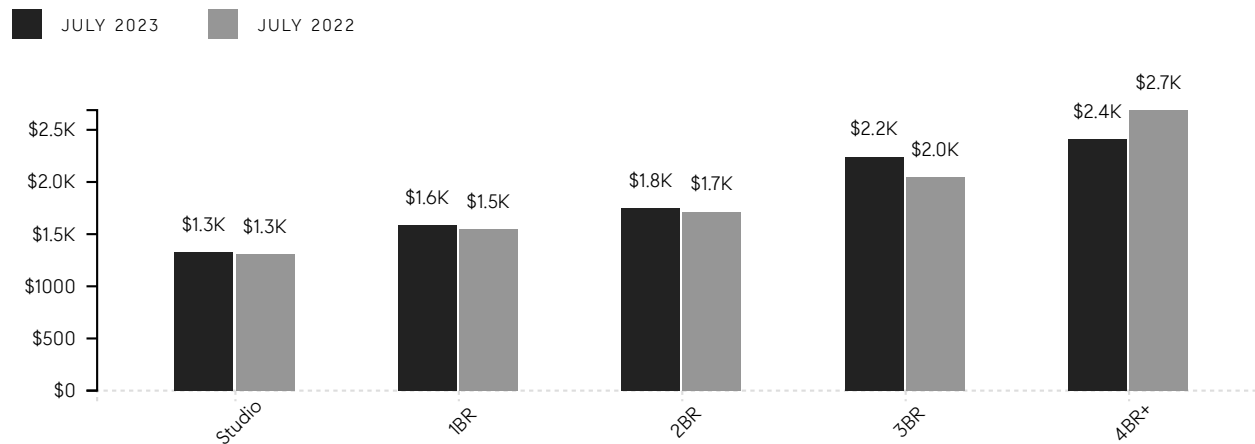
Manhattan Market Insights

July 2023

CONDOS

| | JUL 2023 | JUN 2023 | % CHANGE | JUL 2022 | % CHANGE |
|-------------------------------|-------------|-------------|----------|-------------|----------|
| AVERAGE SALE PRICE | \$2,937,088 | \$3,171,412 | -7.4% | \$2,868,078 | 2.4% |
| MEDIAN SALE PRICE | \$1,830,000 | \$1,700,000 | 7.6% | \$1,660,000 | 10.2% |
| AVERAGE PRICE PER SQUARE FOOT | \$1,829 | \$1,743 | 4.9% | \$1,728 | 5.8% |
| AVERAGE DAYS ON MARKET | 200 | 200 | 0.0% | 142 | 40.8% |
| AVERAGE DISCOUNT | 5% | 7% | | 4% | |
| INVENTORY | 3,024 | 3,142 | -3.8% | 3,516 | -14.0% |
| CONTRACTS SIGNED | 347 | 437 | -20.6% | 391 | -11.3% |

Average Price Per Square Foot



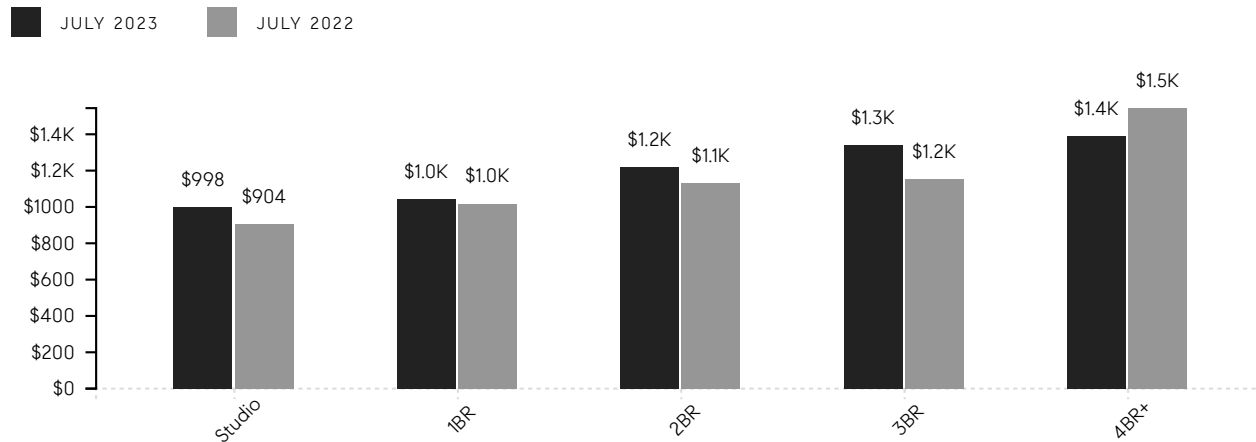
Manhattan Market Insights

July 2023

CO-OPS

| | JUL 2023 | JUN 2023 | % CHANGE | JUL 2022 | % CHANGE |
|-------------------------------|-------------|-------------|----------|-------------|----------|
| AVERAGE SALE PRICE | \$1,288,496 | \$1,346,358 | -4.3% | \$1,241,843 | 3.8% |
| MEDIAN SALE PRICE | \$880,000 | \$825,000 | 6.7% | \$840,000 | 4.8% |
| AVERAGE PRICE PER SQUARE FOOT | \$1,148 | \$1,126 | 2.0% | \$1,062 | 8.1% |
| AVERAGE DAYS ON MARKET | 137 | 179 | -23.5% | 119 | 15.1% |
| AVERAGE DISCOUNT | 4% | 7% | | 3% | |
| INVENTORY | 3,038 | 3,158 | -3.8% | 3,310 | -8.2% |
| CONTRACTS SIGNED | 445 | 622 | -28.5% | 436 | 2.1% |

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.