

Q3 2021

Manhattan Market Report

COMPASS

PRESIDENT, COMPASS TRI-STATE

Rory Golod

SENIOR MANAGING DIRECTOR

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SOURCES

REBNY RLS,
ACRIS (Automated City Register Information System)

Manhattan Market Report

Neighborhood Map



Sales surged to levels not seen since 2013,
while the average price declined unexpectedly.

\$1,956,353

Average
Sales Price

\$2,481,377

Average
Condo Price

\$1,386

Average Price
Per Square Foot

7%

Average
Discount

\$1,132,500

Median
Sales Price

\$1,292,970

Average
Co-op Price

183

Average Days
on the Market

35%

of Properties Took
More Than 180 Days
to Enter Contract

Methodology

Geography covered in this report is Manhattan.

Inventory is calculated based on all properties actively listed during the quarter at the time the report is prepared.

Contract Signed figures for the current quarter are based on publicly reported transactions at the time the report is prepared. The signed price reflects the latest available asking price.

Recorded Sales figures for the quarter are based on known closings recorded at the time the report is prepared.

Median Price is the middle price of a given dataset.

Average Price is the sum of all prices divided by the total number of properties.

Months of Supply is an estimated time it would take to sell all current active listings based on the trailing 12-month sales rate.

Time on Market is calculated by how many properties entered contract during the quarter in the given period.

Discount is the percentage difference between the initial list and recorded sale price.

Current Quarter is reflective of the initial day of the quarter until the 20th day of the quarter's closing month. These numbers will be updated in subsequent reports to reflect the dataset of the entire quarter.

Quarters

Q1: January 1 - March 31

Q2: April 1 - June 30

Q3: July 1 - September 30

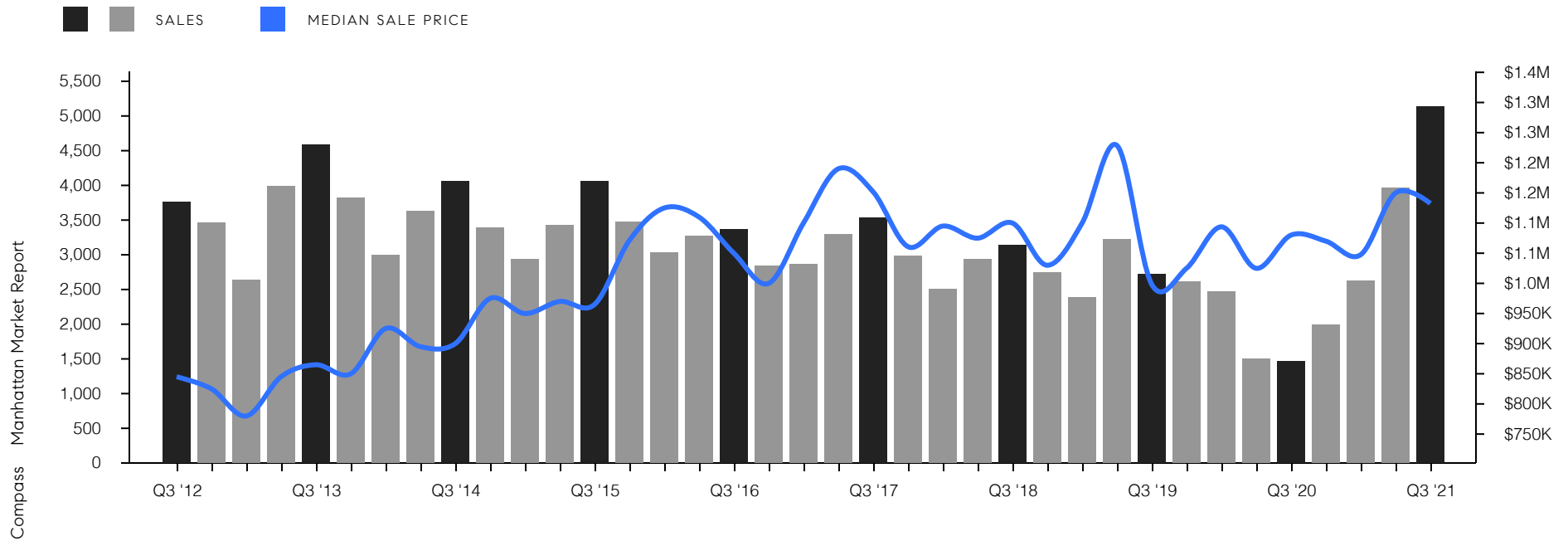
Q4: October 1 - December 31

Recorded Sales

SUMMARY

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	Q3 '21	Q2 '21	%Δ	Q3 '20	%Δ
# SALES	5,130	3,961	29.5%	1,459	251.6%
AVG. DISCOUNT	7%	9%	-	10%	-
MEDIAN PRICE	\$1,132,500	\$1,150,000	-1.5%	\$1,080,000	4.9%
AVERAGE PRICE	\$1,956,353	\$1,999,674	-2.2%	\$2,268,780	-13.8%
AVERAGE PPSF	\$1,386	\$1,369	1.2%	\$1,349	2.7%
AVERAGE SF	1,531	1,405	9.0%	1,669	-8.3%

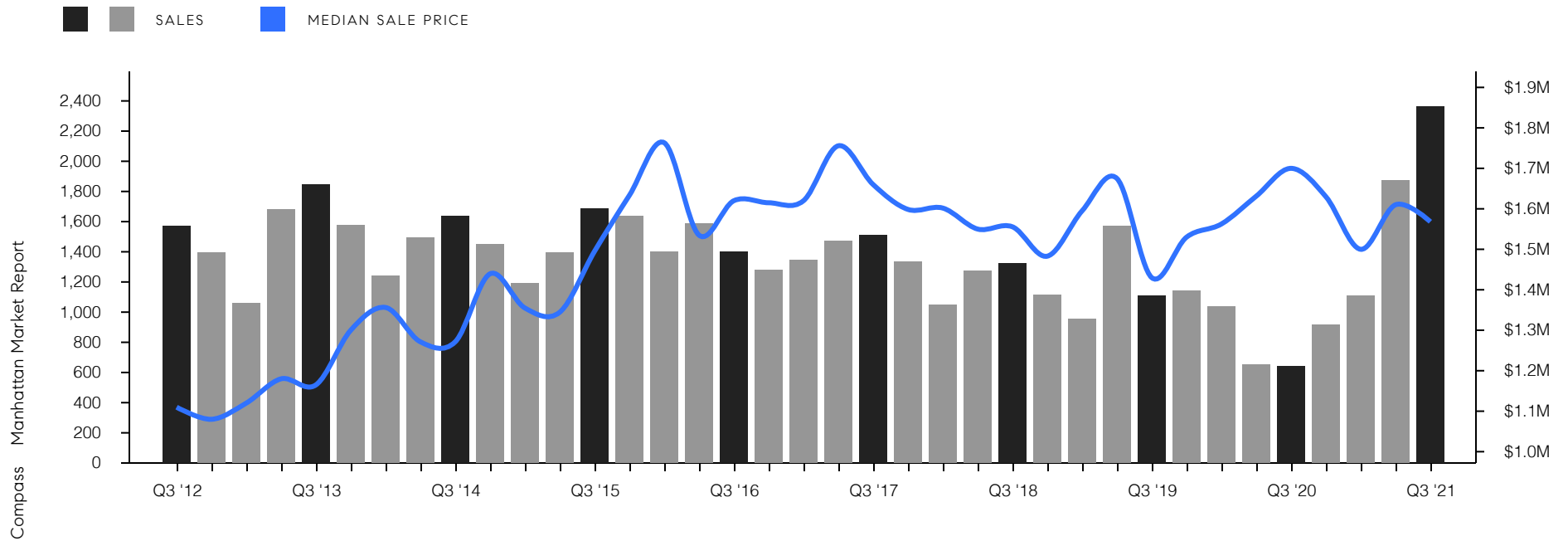


Recorded Sales

CONDOS

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Condos	Q3 '21	Q2 '21	%Δ	Q3 '20	%Δ
# SALES	2,360	1,873	26.0%	643	267.0%
AVG. DISCOUNT	7%	10%	-	11%	-
MEDIAN PRICE	\$1,568,034	\$1,610,000	-2.6%	\$1,700,000	-7.8%
AVERAGE PRICE	\$2,481,377	\$2,643,570	-6.1%	\$3,413,499	-27.3%
AVERAGE PPSF	\$1,612	\$1,600	0.8%	\$1,599	0.8%
AVERAGE SF	1,344	1,330	1.1%	1,926	-30.2%

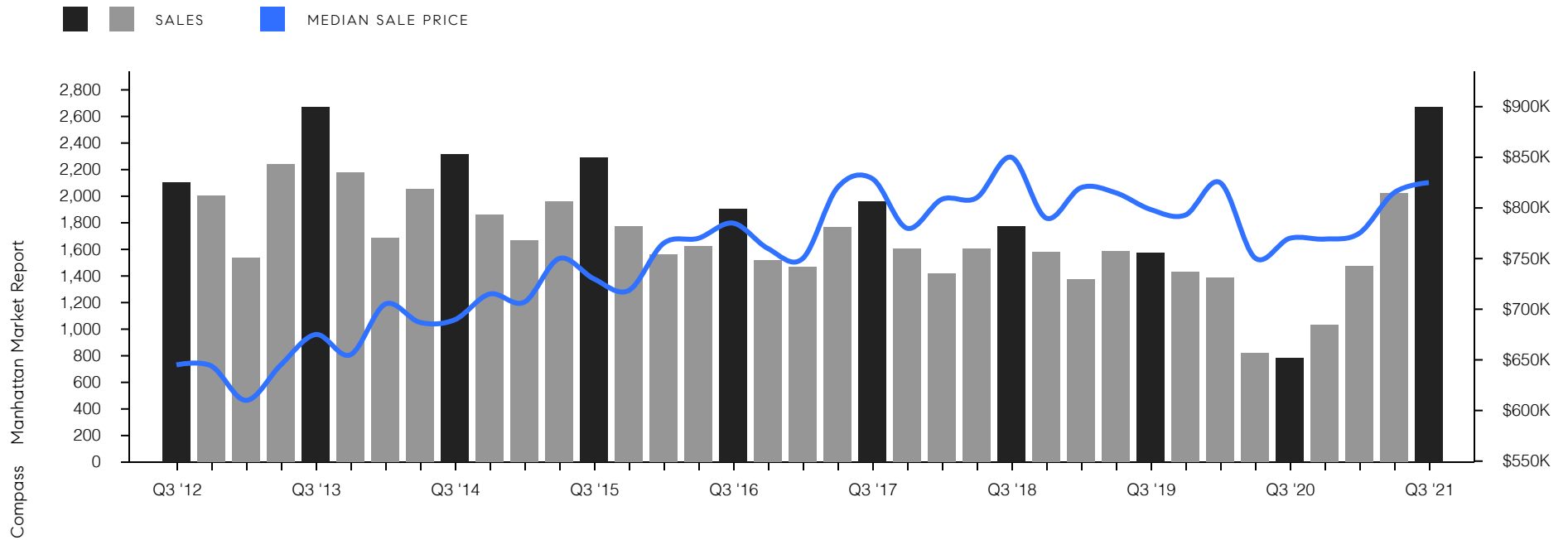


Recorded Sales

CO-OPS

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Co-ops	Q3 '21	Q2 '21	%Δ	Q3 '20	%Δ
# SALES	2,671	2,022	32.1%	784	240.7%
AVG. DISCOUNT	6%	9%	-	9%	-
MEDIAN PRICE	\$825,000	\$815,000	1.2%	\$770,000	7.1%
AVERAGE PRICE	\$1,292,970	\$1,242,253	4.1%	\$1,152,175	12.2%
AVERAGE PPSF	\$1,034	\$1,021	1.3%	\$981	5.4%
AVERAGE SF	1,593	1,324	20.3%	1,009	57.9%

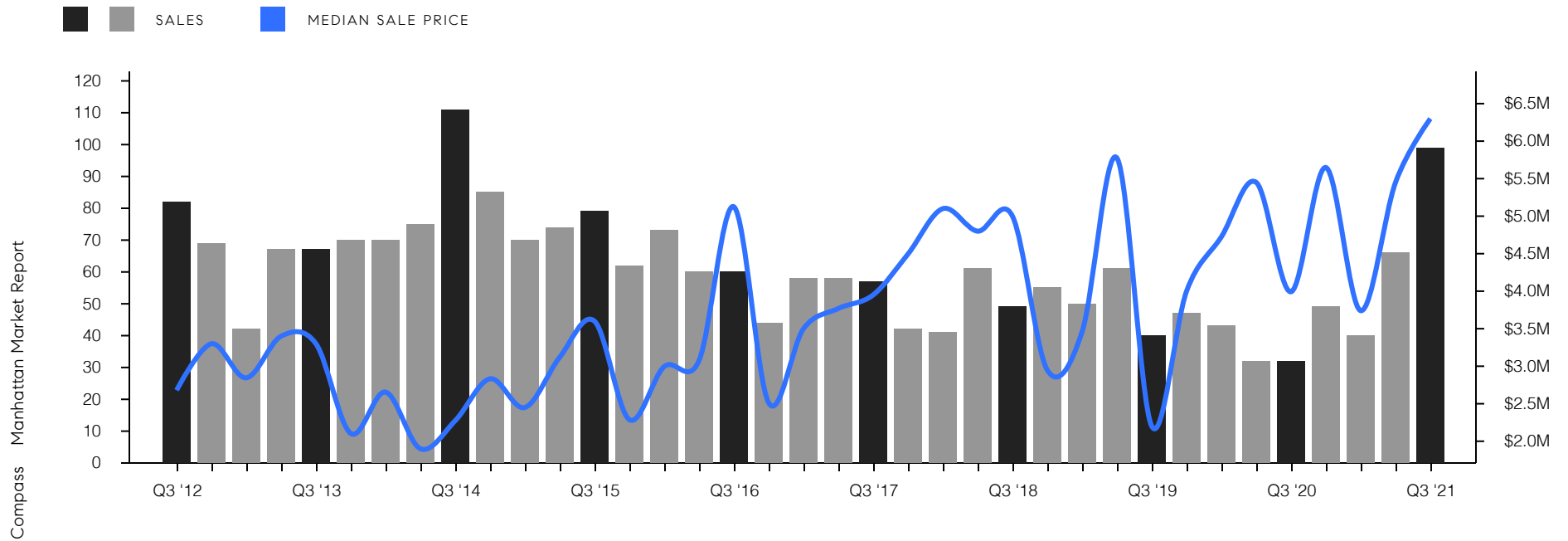


Recorded Sales

TOWNHOUSES

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Townhouses	Q3 '21	Q2 '21	%Δ	Q3 '20	%Δ
# SALES	99	66	50.0%	32	209.4%
AVG. DISCOUNT	11%	15%	-	19%	-
MEDIAN PRICE	\$6,300,000	\$5,450,000	15.6%	\$3,992,897	57.8%
AVERAGE PRICE	\$7,338,574	\$6,931,342	5.9%	\$6,623,905	10.8%
AVERAGE PPSF	\$1,565	\$1,257	24.5%	\$1,156	35.4%
AVERAGE SF	4,844	4,837	0.1%	5,019	-3.5%



Recorded Sales

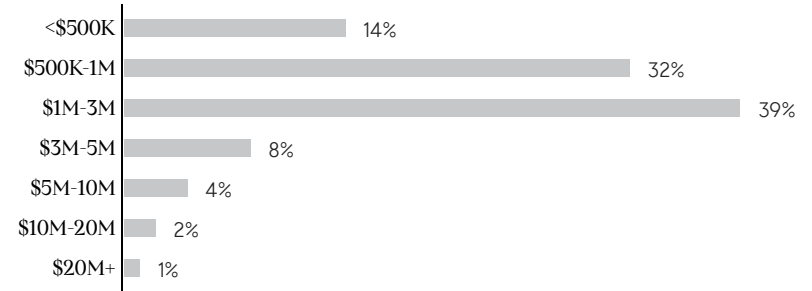
BY PRICE POINT

- Properties sold between \$1M and \$3M account for 39.5% of sales, the most of any group, and saw limited difference in price from last year
- The \$3M-5M bracket had the most sales growth, climbing 20.4% year-over-year
- Sales in the \$5M-10M range were the only group to see a decrease in sales, down 2% compared to last year
- Ultra-luxury properties sold for \$20M+ saw a 50% increase in sales, though their median and average prices were down 45.8% and 38.4%, respectively, due to price distribution changes in the bracket
- Condos saw the most sales in the \$1M-3M range, while co-ops saw the most from \$500K-1M
- Luxury co-ops saw a resurgence after limited activity since the first quarter of 2019

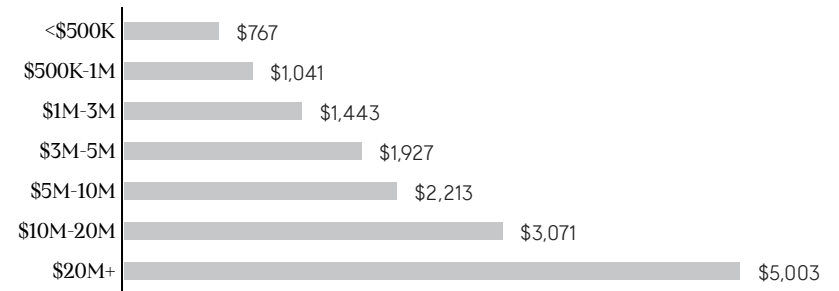
Downtown continued to have the most market share, with 28.2% of sales, followed by the Upper East Side with 20.9%

Properties on the Upper East Side and in Upper Manhattan saw the largest increases in average price, up 16.3% and 15.9% year-over-year, respectively

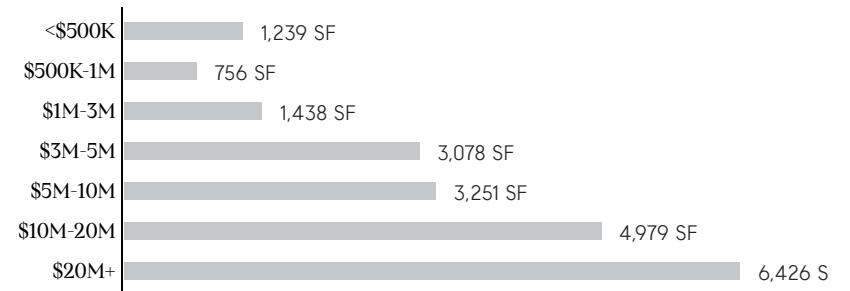
Q3 2021 Percentage of Units



Q3 2021 Average PPSF



Q3 2021 Average Size



Recorded Sales

BY PRICE POINT

Summary	<\$500K	\$500K-1M	\$1M-3M	\$3M-5M	\$5M-10M	\$10M-20M	\$20M+
# Actives	707	1,663	2,021	414	216	83	26
Q2 '21	468	1,319	1,576	323	196	66	13
%Δ	51.1%	26.1%	28.2%	28.2%	10.2%	25.8%	100.0%
Q3 '20	-	518	530	131	66	19	14
%Δ	290.6%	221.0%	281.3%	216.0%	227.3%	336.8%	85.7%
Average Price	\$389,699	\$743,934	\$1,770,510	\$3,758,884	\$6,675,440	\$13,518,311	\$31,735,302
Q2 '21	\$389,240	\$744,264	\$1,750,847	\$3,856,549	\$6,843,663	\$13,363,872	\$40,652,846
%Δ	0.1%	0.0%	1.1%	-2.5%	-2.5%	1.2%	-21.9%
Q3 '20	\$382,160	\$735,246	\$1,779,232	\$3,818,167	\$6,783,723	\$14,948,838	\$48,942,504
%Δ	2.0%	1.2%	-0.5%	-1.6%	-1.6%	-9.6%	-35.2%
Median Price	\$399,000	\$735,000	\$1,650,000	\$3,650,000	\$6,475,000	\$13,037,500	\$28,042,625
Q2 '21	\$399,000	\$735,000	\$1,650,000	\$3,800,000	\$6,437,500	\$12,512,500	\$30,500,000
%Δ	-	-	-	-3.9%	0.6%	4.2%	-8.1%
Q3 '20	\$390,000	\$735,500	\$1,652,110	\$3,800,000	\$6,463,179	\$15,000,000	\$51,483,625
%Δ	2.3%	-0.1%	-0.1%	-3.9%	0.2%	-13.1%	-45.5%
Average PPSF	\$767	\$1,041	\$1,443	\$1,927	\$2,213	\$3,071	\$5,003
Q2 '21	\$741	\$1,016	\$1,421	\$1,970	\$2,288	\$2,970	\$6,767
%Δ	3.5%	2.5%	1.5%	-2.2%	-3.3%	3.4%	-26.1%
Q3 '20	\$754	\$1,028	\$1,412	\$1,946	\$2,425	\$2,660	\$4,907
%Δ	1.7%	1.3%	2.2%	-1.0%	-8.7%	15.5%	2.0%
Average SF	1,239	756	1,438	3,078	3,251	4,979	6,426
Q2 '21	1,612	770	1,305	2,123	3,267	4,856	4,379
%Δ	-23.1%	-1.8%	10.2%	45.0%	-0.5%	2.5%	46.7%
Q3 '20	580	775	2,202	2,150	3,009	6,597	5,608
%Δ	113.6%	-2.5%	-34.7%	43.2%	8.0%	-24.5%	14.6%

Recorded Sales

BY PRICE POINT

Condos	<\$500K	\$500K-1M	\$1M-3M	\$3M-5M	\$5M-10M	\$10M-20M	\$20M+
# Actives	163	568	1,134	284	141	53	17
Q2 '21	61	476	910	228	139	48	11
%Δ	167.2%	19.3%	24.6%	24.6%	1.4%	10.4%	54.5%
Q3 '20	18	169	287	96	48	11	14
%Δ	805.6%	236.1%	295.1%	195.8%	193.8%	381.8%	21.4%
Average Price	\$394,697	\$776,594	\$1,836,892	\$3,785,714	\$6,521,814	\$13,437,572	\$32,980,152
Q2 '21	\$412,010	\$776,558	\$1,794,471	\$3,845,176	\$6,903,129	\$13,311,267	\$40,771,545
%Δ	-4.2%	0.0%	2.4%	-1.5%	-5.5%	0.9%	-19.1%
Q3 '20	\$376,598	\$773,211	\$1,845,278	\$3,787,520	\$6,793,832	\$13,903,001	\$48,942,504
%Δ	4.8%	0.4%	-0.5%	0.0%	-4.0%	-3.3%	-32.6%
Median Price	\$395,505	\$780,950	\$1,760,600	\$3,695,000	\$6,095,000	\$12,762,875	\$31,900,000
Q2 '21	\$420,000	\$789,500	\$1,725,000	\$3,800,000	\$6,550,000	\$12,512,500	\$30,500,000
%Δ	-5.8%	-1.1%	2.1%	-2.8%	-6.9%	2.0%	4.6%
Q3 '20	\$383,010	\$777,800	\$1,764,118	\$3,787,500	\$6,593,750	\$12,405,287	\$51,483,625
%Δ	3.3%	0.4%	-0.2%	-2.4%	-7.6%	2.9%	-38.0%
Average PPSF	\$862	\$1,159	\$1,557	\$2,024	\$2,397	\$3,382	\$5,739
Q2 '21	\$859	\$1,136	\$1,535	\$2,065	\$2,504	\$3,349	\$6,767
%Δ	0.3%	2.0%	1.4%	-2.0%	-4.3%	1.0%	-15.2%
Q3 '20	\$880	\$1,131	\$1,533	\$2,055	\$2,542	\$3,355	\$4,907
%Δ	-2.0%	2.5%	1.6%	-1.5%	-5.7%	0.8%	17.0%
Average SF	528	696	1,218	1,943	2,776	4,345	5,544
Q2 '21	524	710	1,198	1,962	2,839	4,060	4,379
%Δ	0.8%	-2.0%	1.7%	-1.0%	-2.2%	7.0%	26.6%
Q3 '20	547	727	2,440	1,948	2,751	4,368	5,608
%Δ	-3.5%	-4.3%	-50.1%	-0.3%	0.9%	-0.5%	-1.1%

Recorded Sales

BY PRICE POINT

Co-ops	<\$500K	\$500K-1M	\$1M-3M	\$3M-5M	\$5M-10M	\$10M-20M	\$20M+
# Actives	542	1,091	864	118	40	11	5
Q2 '21	403	843	648	87	35	5	1
%Δ	34.5%	29.4%	33.3%	35.6%	14.3%	120.0%	400.0%
Q3 '20	163	346	233	28	14	0	0
%Δ	232.5%	215.3%	270.8%	321.4%	185.7%	0.0%	0.0%
Average Price	\$388,107	\$726,432	\$1,670,899	\$3,666,793	\$6,886,781	\$12,620,227	\$32,000,000
Q2 '21	\$385,735	\$726,030	\$1,683,040	\$3,850,323	\$6,510,951	\$12,874,000	\$26,500,000
%Δ	0.6%	0.1%	-0.7%	-4.8%	5.8%	-2.0%	20.8%
Q3 '20	\$382,775	\$716,739	\$1,684,567	\$3,823,290	\$6,668,914	-	-
%Δ	1.4%	1.4%	-0.8%	-4.1%	3.3%	-	-
Median Price	\$399,000	\$712,500	\$1,532,500	\$3,500,000	\$6,950,000	\$11,700,000	\$25,750,000
Q2 '21	\$392,000	\$715,000	\$1,525,000	\$3,800,000	\$6,163,287	\$11,000,000	\$26,500,000
%Δ	1.8%	-0.3%	0.5%	-7.9%	12.8%	6.4%	-2.8%
Q3 '20	\$390,000	\$717,000	\$1,575,000	\$3,500,000	\$5,975,000	-	-
%Δ	2.3%	-0.6%	-2.7%	-	16.3%	-	-
Average PPSF	\$754	\$937	\$1,209	\$1,633	\$2,044	\$3,027	\$0
Q2 '21	\$720	\$908	\$1,190	\$1,698	\$1,992	\$1,840	\$0
%Δ	4.7%	3.2%	1.6%	-3.8%	2.6%	64.5%	-
Q3 '20	\$741	\$937	\$1,180	\$1,581	\$1,200	-	-
%Δ	1.8%	-	2.5%	3.3%	70.3%	-	-
Average SF	1,347	806	1,855	8,169	3,669	4,141	0
Q2 '21	1,832	823	1,463	2,512	3,375	5,500	0
%Δ	-26.5%	-2.1%	26.8%	225.2%	8.7%	-24.7%	-
Q3 '20	583	814	1,459	2,730	5,000	-	-
%Δ	131.0%	-1.0%	27.1%	199.2%	-26.6%	-	-

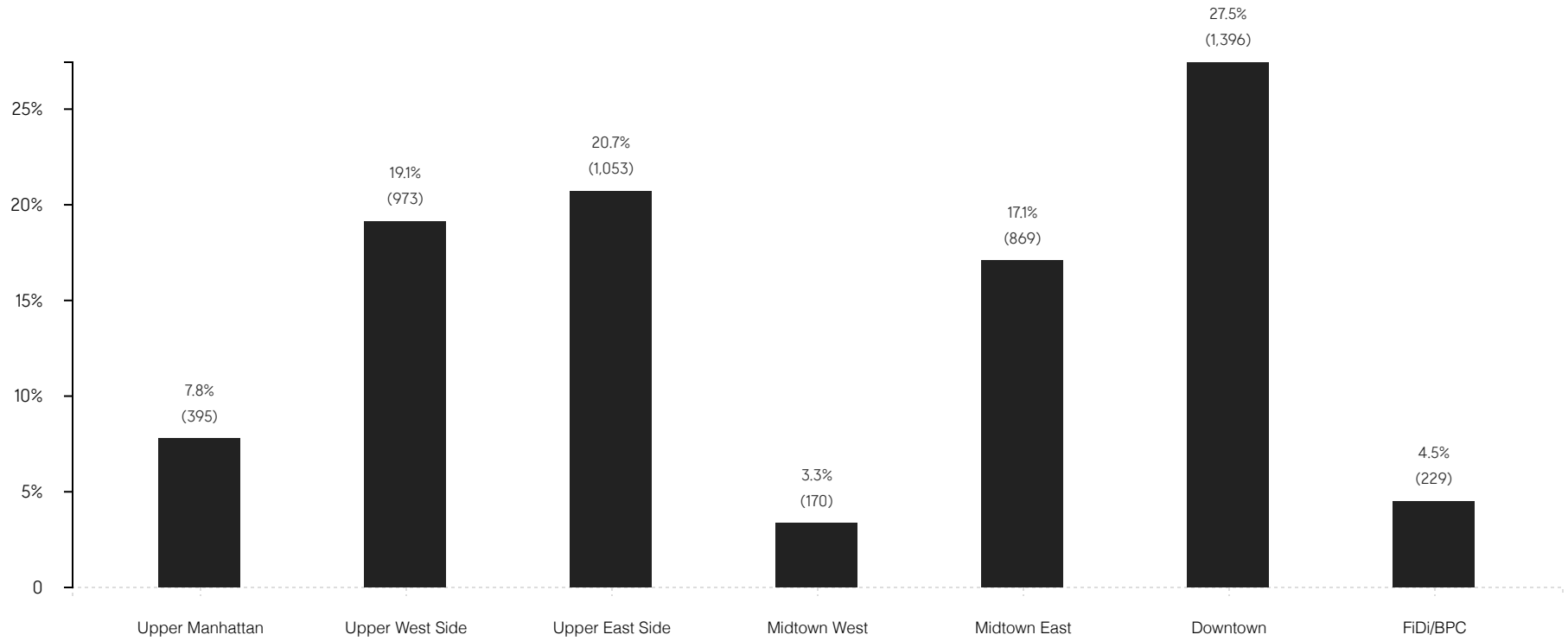
Recorded Sales

BY PRICE POINT

Townhouses	<\$500K	\$500K-1M	\$1M-3M	\$3M-5M	\$5M-10M	\$10M-20M	\$20M+
# Actives	2	4	23	12	35	19	4
Q2 '21	4	0	18	8	22	13	1
%Δ	-50.0%	0.0%	27.8%	50.0%	59.1%	46.2%	300.0%
Q3 '20	0	3	10	7	4	8	0
%Δ	0.0%	33.3%	130.0%	71.4%	775.0%	137.5%	0.0%
Average Price	\$413,990	\$880,000	\$2,239,473	\$4,029,479	\$7,052,800	\$14,263,474	\$26,113,815
Q2 '21	\$395,175	-	\$1,986,472	\$4,248,359	\$6,997,264	\$13,746,514	\$53,500,000
%Δ	4.8%	-	12.7%	-5.2%	0.8%	3.8%	-51.2%
Q3 '20	-	\$731,000	\$2,089,427	\$4,217,970	\$7,064,250	\$16,386,863	-
%Δ	-	20.4%	7.2%	-4.5%	-0.2%	-13.0%	-
Median Price	\$413,990	\$865,000	\$2,278,000	\$3,900,000	\$6,900,000	\$13,500,000	\$26,227,630
Q2 '21	\$420,000	-	\$1,923,750	\$4,375,000	\$6,550,000	\$13,000,000	\$53,500,000
%Δ	-1.4%	-	18.4%	-10.9%	5.3%	3.8%	-51.0%
Q3 '20	-	\$788,000	\$2,350,000	\$4,035,793	\$6,750,000	\$16,900,000	-
%Δ	-	9.8%	-3.1%	-3.4%	2.2%	-20.1%	-
Average PPSF	\$680	\$301	\$761	\$1,205	\$1,579	\$2,419	\$2,978
Q2 '21	\$502	-	\$635	\$1,060	\$1,317	\$2,181	\$0
%Δ	35.5%	-	19.8%	13.7%	19.9%	10.9%	-
Q3 '20	-	\$824	\$589	\$1,178	\$1,461	\$1,850	-
%Δ	-	-63.5%	29.2%	2.3%	8.1%	30.8%	-
Average SF	500	2,887	3,529	3,526	4,899	6,419	8,851
Q2 '21	1,411	-	3,267	4,065	5,570	6,659	0
%Δ	-64.6%	-	8.0%	-13.3%	-12.0%	-3.6%	-
Q3 '20	-	1,150	3,721	3,697	5,349	9,196	-
%Δ	-	151.0%	-5.2%	-4.6%	-8.4%	-30.2%	-

Recorded Sales

BY SUBMARKET



Recorded Sales

BY SUBMARKET

Condos	Upper West Side	Upper East Side	Midtown West	Midtown East	Downtown	FiDi/BPC	Upper Manhattan
# Sales	427	291	108	373	730	206	195
Q2 '21	285	263	126	221	660	163	133
%Δ	49.8%	10.6%	-14.3%	68.8%	10.6%	26.4%	46.6%
Q3 '20	133	78	33	115	166	64	50
%Δ	221.1%	273.1%	227.3%	224.3%	339.8%	221.9%	290.0%
Average Price	\$1,846,969	\$2,512,466	\$1,717,915	\$3,065,626	\$3,205,197	\$1,763,986	\$1,256,471
Q2 '21	\$2,675,888	\$2,779,107	\$1,542,322	\$3,456,328	\$3,106,317	\$1,514,036	\$1,158,452
%Δ	-31.0%	-9.6%	11.4%	-11.3%	3.2%	16.5%	8.5%
Q3 '20	\$2,427,314	\$2,290,925	\$2,427,168	\$7,323,632	\$3,583,552	\$1,847,980	\$1,040,331
%Δ	-23.9%	9.7%	-29.2%	-58.1%	-10.6%	-4.5%	20.8%
Median Price	\$1,151,500	\$1,695,000	\$1,262,500	\$1,300,000	\$2,237,500	\$1,378,750	\$975,000
Q2 '21	\$1,600,000	\$1,600,000	\$1,010,000	\$1,190,000	\$2,289,637	\$1,120,000	\$885,000
%Δ	-28.0%	5.9%	25.0%	9.2%	-2.3%	23.1%	10.2%
Q3 '20	\$1,951,500	\$1,555,000	\$1,250,000	\$1,415,000	\$2,497,500	\$1,881,250	\$847,000
%Δ	-41.0%	9.0%	1.0%	-8.1%	-10.4%	-26.7%	15.1%
Average PPSF	\$1,579	\$1,478	\$1,519	\$1,596	\$1,879	\$1,497	\$1,129
Q2 '21	\$1,500	\$1,496	\$1,418	\$1,474	\$1,920	\$1,344	\$1,054
%Δ	5.3%	-1.2%	7.1%	8.3%	-2.1%	11.4%	7.1%
Q3 '20	\$1,625	\$1,415	\$1,648	\$1,564	\$1,850	\$1,590	\$1,002
%Δ	-2.8%	4.5%	-7.8%	2.0%	1.6%	-5.8%	12.7%
Average SF	1,307	1,397	1,085	1,211	1,594	1,166	1,061
Q2 '21	1,224	1,471	991	1,130	1,537	1,162	1,095
%Δ	6.8%	-5.0%	9.5%	7.2%	3.7%	0.3%	-3.1%
Q3 '20	1,327	5,492	1,142	1,254	1,696	1,142	1,090
%Δ	-1.5%	-74.6%	-5.0%	-3.4%	-6.0%	2.1%	-2.7%

Recorded Sales

BY SUBMARKET

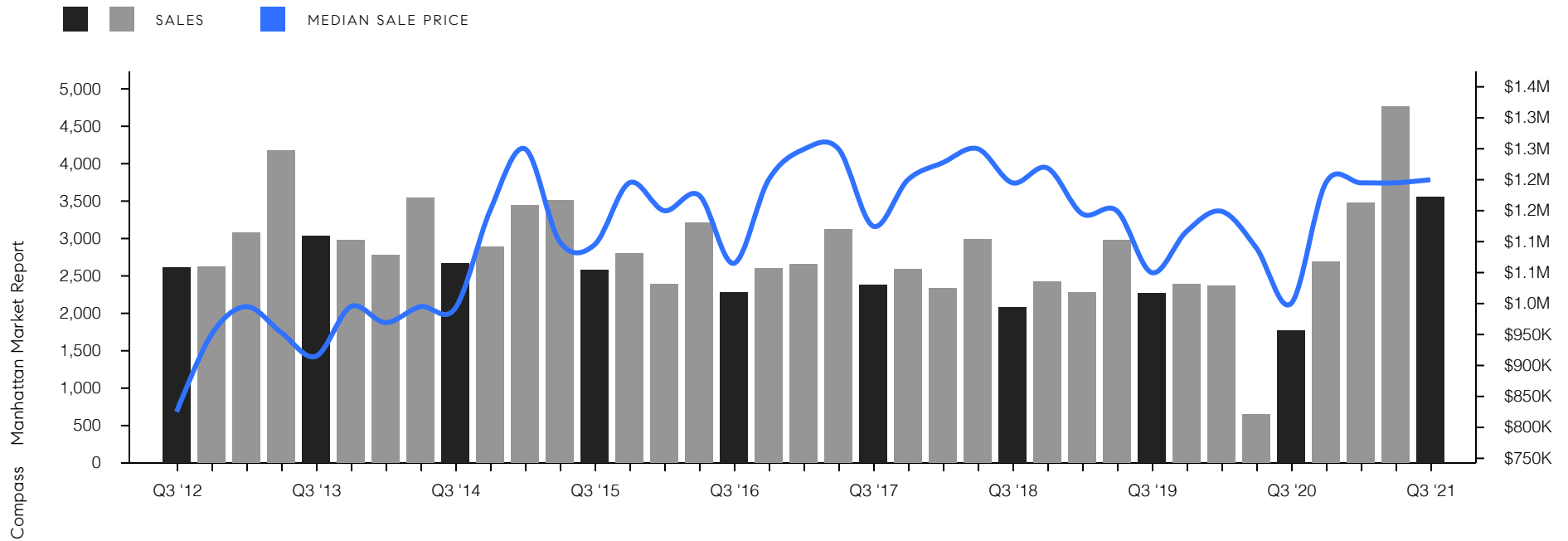
Co-ops	Upper West Side	Upper East Side	Midtown West	Midtown East	Downtown	FiDi/BPC	Upper Manhattan
# Sales	528	740	62	490	641	23	174
Q2 '21	410	491	46	379	527	9	149
%Δ	28.8%	50.7%	34.8%	29.3%	21.6%	155.6%	16.8%
Q3 '20	146	231	20	119	188	11	62
%Δ	261.6%	220.3%	210.0%	311.8%	241.0%	109.1%	180.6%
Average Price	\$1,457,333	\$1,717,265	\$595,226	\$816,684	\$1,294,319	\$942,217	\$618,340
Q2 '21	\$1,300,682	\$1,462,255	\$657,304	\$923,699	\$1,451,209	\$902,185	\$624,960
%Δ	12.0%	17.4%	-9.4%	-11.6%	-10.8%	4.4%	-1.1%
Q3 '20	\$1,191,203	\$1,523,444	\$539,800	\$753,137	\$1,169,787	\$925,755	\$648,413
%Δ	22.3%	12.7%	10.3%	8.4%	10.6%	1.8%	-4.6%
Median Price	\$990,500	\$965,000	\$514,000	\$640,000	\$920,000	\$730,000	\$540,000
Q2 '21	\$862,500	\$915,000	\$559,500	\$670,000	\$970,000	\$900,000	\$550,000
%Δ	14.8%	5.5%	-8.1%	-4.5%	-5.2%	-18.9%	-1.8%
Q3 '20	\$750,000	\$1,040,000	\$537,500	\$625,000	\$825,000	\$850,000	\$488,000
%Δ	32.1%	-7.2%	-4.4%	2.4%	11.5%	-14.1%	10.7%
Average PPSF	\$1,117	\$1,020	\$882	\$857	\$1,309	\$927	\$661
Q2 '21	\$1,094	\$983	\$879	\$851	\$1,264	\$793	\$628
%Δ	2.1%	3.8%	0.3%	0.7%	3.6%	16.9%	5.3%
Q3 '20	\$1,026	\$988	\$812	\$817	\$1,210	\$1,028	\$631
%Δ	8.9%	3.2%	8.6%	4.9%	8.2%	-9.8%	4.8%
Average SF	3,355	1,215	822	952	1,035	1,084	2,758
Q2 '21	1,090	1,335	865	1,913	1,189	1,541	921
%Δ	207.8%	-9.0%	-5.0%	-50.2%	-13.0%	-29.7%	199.5%
Q3 '20	896	1,168	720	962	1,026	1,051	819
%Δ	274.4%	4.0%	14.2%	-1.0%	0.9%	3.1%	236.8%

Contracts Signed

SUMMARY

-

	Q3 '21	Q2 '21	%Δ	Q3 '20	%Δ
# CONTRACTS	3,556	4,758	-25.3%	1,770	100.9%
AVG. DISCOUNT	3%	4%	-	5%	-
MEDIAN PRICE	\$1,200,000	\$1,195,000	0.4%	\$999,999	20.0%
AVERAGE PRICE	\$2,170,914	\$2,118,028	2.5%	\$1,716,501	26.5%
AVERAGE PPSF	\$1,507	\$1,457	3.4%	\$1,339	12.5%
AVERAGE SF	1,402	1,576	-11.0%	1,402	-

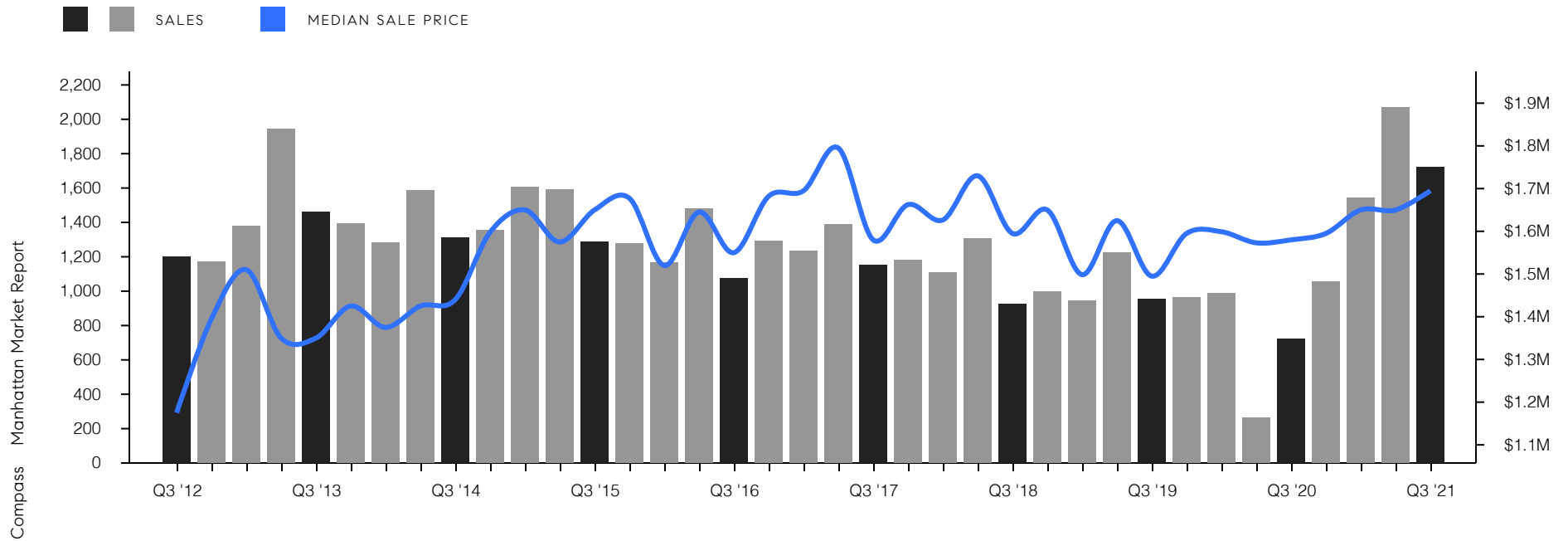


Contracts Signed

CONDOS

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Condos	Q3 '21	Q2 '21	%Δ	Q3 '20	%Δ
# CONTRACTS	1,722	2,071	-16.9%	722	138.5%
AVG. DISCOUNT	3%	3%	-	5%	-
MEDIAN PRICE	\$1,695,000	\$1,650,000	2.7%	\$1,580,000	7.3%
AVERAGE PRICE	\$2,730,512	\$2,735,266	-0.2%	\$2,231,237	22.4%
AVERAGE PPSF	\$1,736	\$1,725	0.6%	\$1,587	9.4%
AVERAGE SF	1,396	1,417	-1.5%	1,298	7.6%

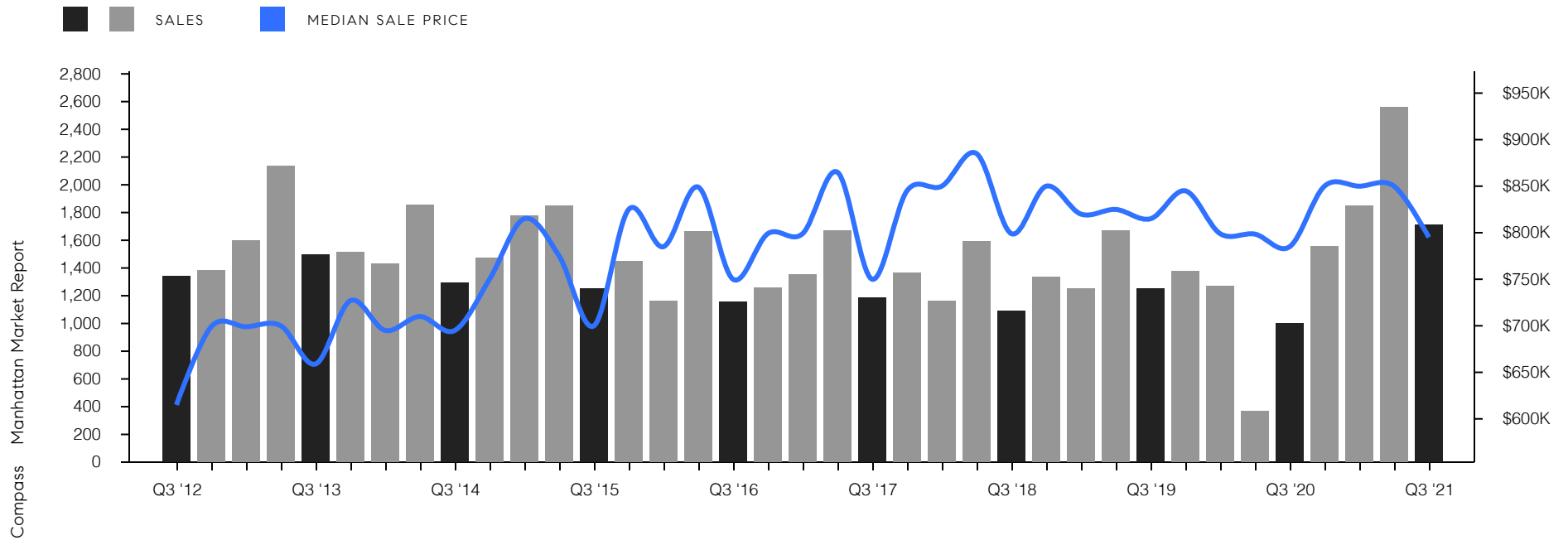


Contracts Signed

CO-OPS

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Co-ops	Q3 '21	Q2 '21	%Δ	Q3 '20	%Δ
# CONTRACTS	1,714	2,562	-33.1%	1,003	70.9%
AVG. DISCOUNT	4%	4%	-	5%	-
MEDIAN PRICE	\$795,000	\$850,000	-6.5%	\$785,000	1.3%
AVERAGE PRICE	\$1,227,136	\$1,395,085	-12.0%	\$1,159,561	5.8%
AVERAGE PPSF	\$1,062	\$1,046	1.5%	\$991	7.2%
AVERAGE SF	1,072	1,577	-32.0%	1,342	-20.1%



Contracts Signed

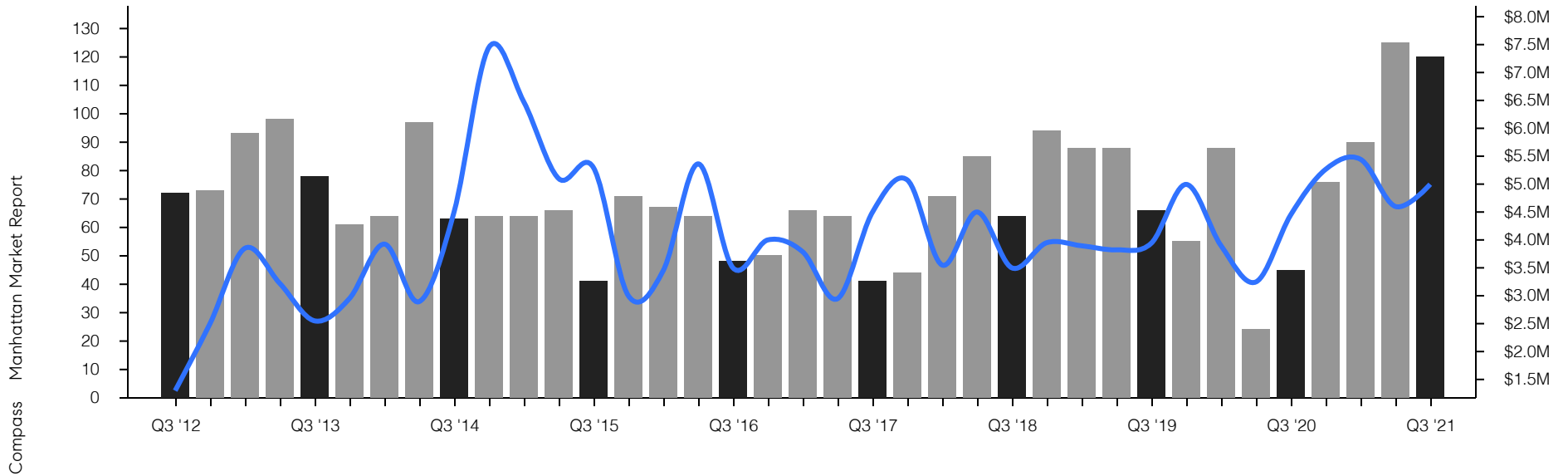
TOWNHOUSES

-

Townhouses	Q3 '21	Q2 '21	%Δ	Q3 '20	%Δ
# CONTRACTS	120	125	-4.0%	45	166.7%
AVG. DISCOUNT	6%	7%	-	10%	-
MEDIAN PRICE	\$4,997,500	\$4,600,000	8.6%	\$4,450,000	12.3%
AVERAGE PRICE	\$7,620,967	\$6,709,072	13.6%	\$5,871,440	29.8%
AVERAGE PPSF	\$1,736	\$1,623	7.0%	\$1,418	22.4%
AVERAGE SF	4,344	4,624	-6.1%	4,090	6.2%

CONTRACTS SIGNED

 MEDIAN SALE PRICE

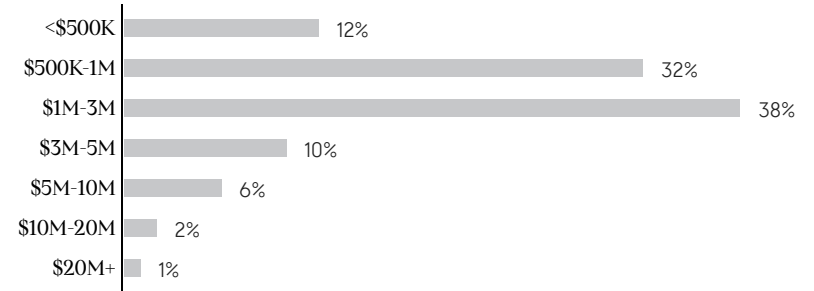


Contracts Signed

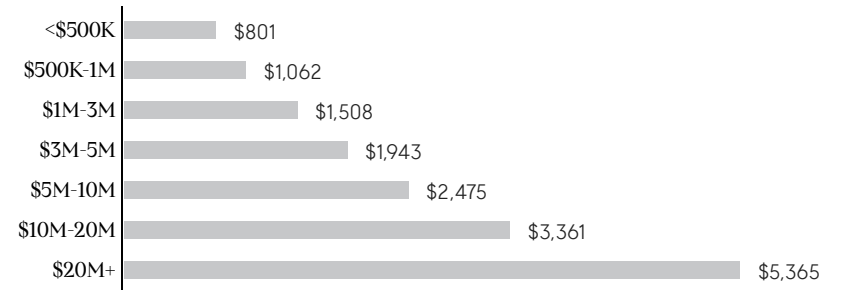
BY PRICE POINT

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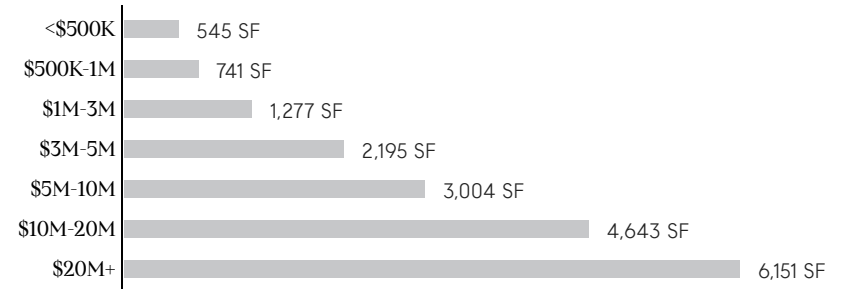
Q3 2021 Percentage of Units



Q3 2021 Average PPSF



Q3 2021 Average Size



Contracts Signed

BY PRICE POINT

Summary	<\$500K	\$500K-1M	\$1M-3M	\$3M-5M	\$5M-10M	\$10M-20M	\$20M+
# Actives	416	1,154	1,342	354	203	67	20
Q2 '21	533	1,595	1,827	421	252	107	23
%Δ	-22.0%	-27.6%	-26.5%	-15.9%	-19.4%	-37.4%	-13.0%
Q3 '20	-	675	672	117	71	19	3
%Δ	95.3%	71.0%	99.7%	202.6%	185.9%	252.6%	566.7%
Average Price	\$400,111	\$744,755	\$1,773,979	\$3,864,719	\$6,804,911	\$14,014,463	\$31,236,000
Q2 '21	\$407,689	\$746,665	\$1,767,663	\$3,835,756	\$7,026,839	\$13,395,953	\$26,993,261
%Δ	-1.9%	-0.3%	0.4%	0.8%	-3.2%	4.6%	15.7%
Q3 '20	\$400,765	\$744,504	\$1,779,509	\$3,837,983	\$6,769,085	\$13,502,632	\$22,758,333
%Δ	-0.2%	0.0%	-0.3%	0.7%	0.5%	3.8%	37.3%
Median Price	\$405,503	\$739,500	\$1,650,000	\$3,812,500	\$6,500,000	\$13,500,000	\$27,750,000
Q2 '21	\$420,000	\$740,000	\$1,625,000	\$3,750,000	\$6,625,000	\$12,750,000	\$25,750,000
%Δ	-3.5%	-0.1%	1.5%	1.7%	-1.9%	5.9%	7.8%
Q3 '20	\$415,000	\$730,000	\$1,690,000	\$3,725,000	\$6,350,000	\$12,800,000	\$21,800,000
%Δ	-2.3%	1.3%	-2.4%	2.3%	2.4%	5.5%	27.3%
Average PPSF	\$801	\$1,062	\$1,508	\$1,943	\$2,475	\$3,361	\$5,365
Q2 '21	\$771	\$1,051	\$1,458	\$1,994	\$2,430	\$3,052	\$4,506
%Δ	3.9%	1.0%	3.4%	-2.6%	1.9%	10.1%	19.1%
Q3 '20	\$740	\$1,032	\$1,459	\$1,841	\$2,273	\$3,036	\$3,319
%Δ	8.2%	2.9%	3.4%	5.5%	8.9%	10.7%	61.6%
Average SF	545	741	1,277	2,195	3,004	4,643	6,151
Q2 '21	583	757	1,500	2,914	3,095	4,958	7,004
%Δ	-6.5%	-2.1%	-14.9%	-24.7%	-2.9%	-6.4%	-12.2%
Q3 '20	592	783	1,579	2,315	3,254	4,660	7,067
%Δ	-7.9%	-5.4%	-19.1%	-5.2%	-7.7%	-0.4%	-13.0%

Contracts Signed

BY PRICE POINT

Condos	<\$500K	\$500K-1M	\$1M-3M	\$3M-5M	\$5M-10M	\$10M-20M	\$20M+
# Actives	32	438	812	245	140	42	13
Q2 '21	52	553	943	275	170	64	14
%Δ	-38.5%	-20.8%	-13.9%	-10.9%	-17.6%	-34.4%	-7.1%
Q3 '20	13	211	366	75	43	13	1
%Δ	146.2%	107.6%	121.9%	226.7%	225.6%	223.1%	1,200.0%
Average Price	\$439,278	\$775,549	\$1,809,482	\$3,870,112	\$6,599,414	\$13,757,738	\$32,998,076
Q2 '21	\$441,846	\$777,044	\$1,821,487	\$3,844,520	\$6,991,209	\$13,445,297	\$27,724,643
%Δ	-0.6%	-0.2%	-0.7%	0.7%	-5.6%	2.3%	19.0%
Q3 '20	\$442,154	\$783,735	\$1,826,304	\$3,830,333	\$6,701,279	\$13,154,231	\$24,975,000
%Δ	-0.7%	-1.0%	-0.9%	1.0%	-1.5%	4.6%	32.1%
Median Price	\$457,000	\$785,000	\$1,699,000	\$3,800,000	\$6,395,000	\$12,997,500	\$32,274,000
Q2 '21	\$454,500	\$774,000	\$1,700,000	\$3,780,000	\$6,592,500	\$12,850,000	\$25,475,000
%Δ	0.6%	1.4%	-0.1%	0.5%	-3.0%	1.1%	26.7%
Q3 '20	\$450,000	\$799,900	\$1,750,000	\$3,725,000	\$6,350,000	\$12,495,000	\$24,975,000
%Δ	1.6%	-1.9%	-2.9%	2.0%	0.7%	4.0%	29.2%
Average PPSF	\$860	\$1,161	\$1,613	\$2,073	\$2,647	\$3,686	\$5,720
Q2 '21	\$889	\$1,184	\$1,587	\$2,112	\$2,613	\$3,384	\$5,221
%Δ	-3.3%	-1.9%	1.6%	-1.8%	1.3%	8.9%	9.6%
Q3 '20	\$940	\$1,169	\$1,560	\$2,017	\$2,545	\$3,316	\$3,644
%Δ	-8.5%	-0.7%	3.4%	2.8%	4.0%	11.2%	57.0%
Average SF	535	697	1,166	1,981	2,584	3,980	5,913
Q2 '21	561	688	1,177	1,889	2,772	4,115	5,700
%Δ	-4.6%	1.3%	-0.9%	4.9%	-6.8%	-3.3%	3.7%
Q3 '20	514	710	1,208	1,977	2,740	4,132	6,853
%Δ	4.1%	-1.8%	-3.5%	0.2%	-5.7%	-3.7%	-13.7%

Contracts Signed

BY PRICE POINT

Co-ops	<\$500K	\$500K-1M	\$1M-3M	\$3M-5M	\$5M-10M	\$10M-20M	\$20M+
# Actives	384	709	505	81	31	4	0
Q2 '21	479	1,034	843	131	52	19	4
%Δ	-19.8%	-31.4%	-40.1%	-38.2%	-40.4%	-78.9%	0.0%
Q3 '20	200	462	293	32	13	3	0
%Δ	92.0%	53.5%	72.4%	153.1%	138.5%	33.3%	0.0%
Average Price	\$396,847	\$725,846	\$1,691,402	\$3,827,012	\$6,989,226	\$13,871,250	-
Q2 '21	\$403,900	\$730,359	\$1,687,557	\$3,805,466	\$7,123,615	\$12,178,632	\$25,650,000
%Δ	-1.7%	-0.6%	0.2%	0.6%	-1.9%	13.9%	-
Q3 '20	\$398,075	\$725,600	\$1,711,205	\$3,787,156	\$6,294,615	\$14,598,333	-
%Δ	-0.3%	0.0%	-1.2%	1.1%	11.0%	-5.0%	-
Median Price	\$400,000	\$700,000	\$1,595,000	\$3,749,000	\$7,200,000	\$14,500,000	-
Q2 '21	\$415,000	\$718,944	\$1,500,000	\$3,675,000	\$6,812,500	\$11,500,000	\$25,750,000
%Δ	-3.6%	-2.6%	6.3%	2.0%	5.7%	26.1%	-
Q3 '20	\$409,500	\$699,000	\$1,595,000	\$3,687,500	\$5,995,000	\$13,495,000	-
%Δ	-2.3%	0.1%	-	1.7%	20.1%	7.4%	-
Average PPSF	\$795	\$960	\$1,234	\$1,585	\$2,175	\$2,909	-
Q2 '21	\$752	\$935	\$1,219	\$1,537	\$1,776	\$2,805	\$3,290
%Δ	5.7%	2.7%	1.2%	3.1%	22.5%	3.7%	-
Q3 '20	\$718	\$928	\$1,212	\$1,500	\$1,392	\$2,207	-
%Δ	10.7%	3.4%	1.8%	5.7%	56.3%	31.8%	-
Average SF	547	785	1,450	2,513	3,639	4,262	-
Q2 '21	587	816	2,087	7,017	3,993	4,240	6,566
%Δ	-6.8%	-3.8%	-30.5%	-64.2%	-8.9%	0.5%	-
Q3 '20	600	826	2,461	2,598	4,677	5,800	-
%Δ	-8.8%	-5.0%	-41.1%	-3.3%	-22.2%	-26.5%	-

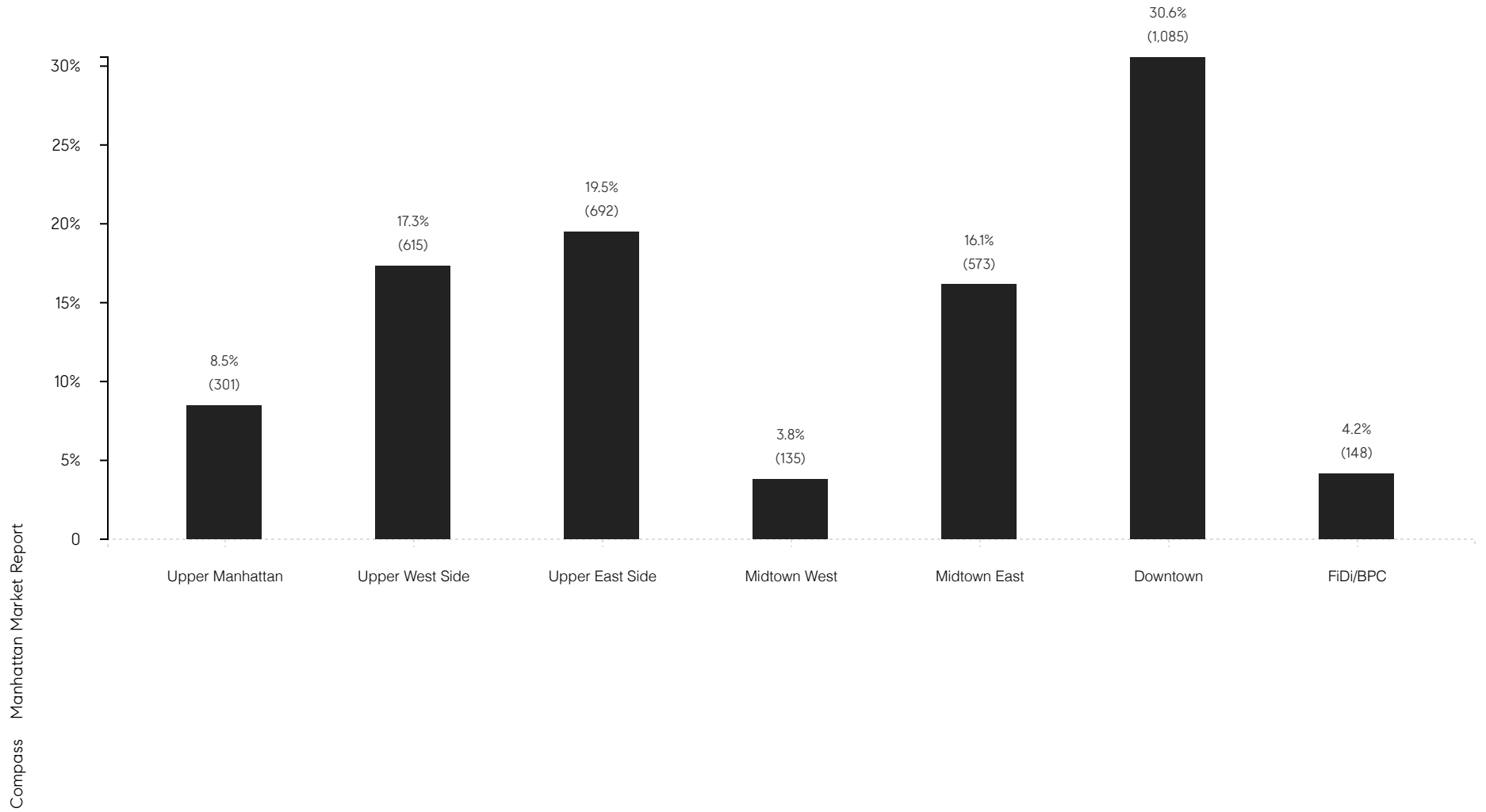
Contracts Signed

BY PRICE POINT

Townhouses	<\$500K	\$500K-1M	\$1M-3M	\$3M-5M	\$5M-10M	\$10M-20M	\$20M+
# Actives	0	7	25	28	32	21	7
Q2 '21	2	8	41	15	30	24	5
%Δ	0.0%	-12.5%	-39.0%	86.7%	6.7%	-12.5%	40.0%
Q3 '20	0	2	13	10	15	3	2
%Δ	0.0%	250.0%	92.3%	180.0%	113.3%	600.0%	250.0%
Average Price	-	\$733,143	\$2,288,880	\$3,926,607	\$7,525,406	\$14,555,190	\$27,963,571
Q2 '21	\$427,000	\$754,375	\$2,176,756	\$3,939,600	\$7,061,000	\$14,228,083	\$26,020,000
%Δ	-	-2.8%	5.2%	-0.3%	6.6%	2.3%	7.5%
Q3 '20	-	\$972,500	\$2,001,523	\$4,058,000	\$7,374,667	\$13,916,667	\$21,650,000
%Δ	-	-24.6%	14.4%	-3.2%	2.0%	4.6%	29.2%
Median Price	-	\$649,000	\$2,200,000	\$3,975,000	\$7,500,000	\$13,750,000	\$24,500,000
Q2 '21	\$427,000	\$724,000	\$2,000,000	\$3,945,000	\$7,150,000	\$14,125,000	\$27,500,000
%Δ	-	-10.4%	10.0%	0.8%	4.9%	-2.7%	-10.9%
Q3 '20	-	\$972,500	\$1,895,000	\$4,172,500	\$6,950,000	\$13,500,000	\$21,650,000
%Δ	-	-33.3%	16.1%	-4.7%	7.9%	1.9%	13.2%
Average PPSF	-	\$721	\$935	\$1,248	\$1,894	\$2,609	\$4,440
Q2 '21	\$856	\$1,412	\$900	\$1,977	\$1,689	\$2,100	\$2,747
%Δ	-	-48.9%	3.9%	-36.9%	12.1%	24.2%	61.6%
Q3 '20	-	\$431	\$1,259	\$925	\$1,785	\$2,097	\$2,994
%Δ	-	67.3%	-25.7%	34.9%	6.1%	24.4%	48.3%
Average SF	-	1,380	3,048	3,728	4,492	6,325	6,767
Q2 '21	485	617	3,035	2,385	4,566	7,700	10,742
%Δ	-	123.7%	0.4%	56.3%	-1.6%	-17.9%	-37.0%
Q3 '20	-	2,554	2,577	4,652	4,300	6,564	7,281
%Δ	-	-46.0%	18.3%	-19.9%	4.5%	-3.6%	-7.1%

Contracts Signed

BY SUBMARKET



Contracts Signed

BY SUBMARKET

Summary	Upper West Side	Upper East Side	Midtown West	Midtown East	Downtown	FiDi/BPC	Upper Manhattan
# Sales	615	692	135	573	1,085	148	301
Q2 '21	836	1,031	151	809	1,330	147	433
%Δ	-26.4%	-32.9%	-10.6%	-29.2%	-18.4%	0.7%	-30.5%
Q3 '20	317	405	64	240	509	54	171
%Δ	94.0%	70.9%	110.9%	138.8%	113.2%	174.1%	76.0%
Average Price	\$2,125,423	\$2,240,626	\$1,866,905	\$1,447,808	\$2,944,111	\$1,719,388	\$1,031,596
Q2 '21	\$2,365,567	\$2,351,504	\$1,799,769	\$1,459,584	\$2,609,886	\$1,672,018	\$1,094,309
%Δ	-10.2%	-4.7%	3.7%	-0.8%	12.8%	2.8%	-5.7%
Q3 '20	\$1,711,245	\$1,742,753	\$1,446,622	\$1,268,755	\$2,243,035	\$1,383,185	\$932,786
%Δ	24.2%	28.6%	29.1%	14.1%	31.3%	24.3%	10.6%
Median Price	\$1,350,000	\$1,249,750	\$1,175,000	\$889,000	\$1,711,500	\$1,220,000	\$698,500
Q2 '21	\$1,390,000	\$1,248,000	\$999,000	\$895,000	\$1,649,500	\$1,325,000	\$730,000
%Δ	-2.9%	0.1%	17.6%	-0.7%	3.8%	-7.9%	-4.3%
Q3 '20	\$1,200,000	\$975,000	\$937,450	\$792,000	\$1,475,000	\$846,500	\$699,000
%Δ	12.5%	28.2%	25.3%	12.2%	16.0%	44.1%	-0.1%
Average PPSF	\$1,565	\$1,353	\$1,620	\$1,267	\$1,875	\$1,322	\$885
Q2 '21	\$1,538	\$1,329	\$1,539	\$1,222	\$1,812	\$1,390	\$955
%Δ	1.8%	1.8%	5.3%	3.7%	3.5%	-4.9%	-7.3%
Q3 '20	\$1,326	\$1,227	\$1,361	\$1,112	\$1,708	\$1,237	\$851
%Δ	18.0%	10.3%	19.0%	13.9%	9.8%	6.9%	4.0%
Average SF	1,429	1,546	1,090	1,108	1,581	1,155	1,286
Q2 '21	2,083	1,999	1,105	1,127	1,567	1,177	1,170
%Δ	-31.4%	-22.7%	-1.4%	-1.7%	0.9%	-1.9%	9.9%
Q3 '20	1,307	1,279	1,198	1,216	1,770	1,096	1,180
%Δ	9.3%	20.9%	-9.0%	-8.9%	-10.7%	5.4%	9.0%

Contracts Signed

BY SUBMARKET

Condos	Upper West Side	Upper East Side	Midtown West	Midtown East	Downtown	FiDi/BPC	Upper Manhattan
# Sales	281	224	100	249	598	130	136
Q2 '21	318	295	105	311	701	123	211
%Δ	-11.6%	-24.1%	-4.8%	-19.9%	-14.7%	5.7%	-35.5%
Q3 '20	121	128	41	72	239	41	75
%Δ	132.2%	75.0%	143.9%	245.8%	150.2%	217.1%	81.3%
Average Price	\$2,732,584	\$2,669,187	\$2,203,995	\$1,983,062	\$3,749,483	\$1,656,487	\$1,170,309
Q2 '21	\$3,373,848	\$2,832,903	\$2,279,316	\$2,213,075	\$3,329,020	\$1,796,682	\$1,234,857
%Δ	-19.0%	-5.8%	-3.3%	-10.4%	12.6%	-7.8%	-5.2%
Q3 '20	\$2,151,835	\$2,247,126	\$1,609,068	\$2,019,886	\$2,888,235	\$1,557,561	\$1,166,365
%Δ	27.0%	18.8%	37.0%	-1.8%	29.8%	6.4%	0.3%
Median Price	\$1,785,000	\$1,695,000	\$1,332,000	\$1,217,000	\$2,511,750	\$1,220,000	\$865,000
Q2 '21	\$1,995,000	\$1,550,000	\$1,200,000	\$1,129,000	\$2,375,000	\$1,410,000	\$1,075,000
%Δ	-10.5%	9.4%	11.0%	7.8%	5.8%	-13.5%	-19.5%
Q3 '20	\$1,675,000	\$1,422,500	\$1,100,000	\$1,197,000	\$2,225,000	\$999,000	\$950,000
%Δ	6.6%	19.2%	21.1%	1.7%	12.9%	22.1%	-8.9%
Average PPSF	\$1,795	\$1,560	\$1,730	\$1,551	\$2,100	\$1,346	\$1,058
Q2 '21	\$1,844	\$1,612	\$1,682	\$1,571	\$2,024	\$1,453	\$1,149
%Δ	-2.7%	-3.2%	2.9%	-1.3%	3.8%	-7.4%	-7.9%
Q3 '20	\$1,546	\$1,484	\$1,534	\$1,464	\$1,924	\$1,261	\$1,063
%Δ	16.1%	5.1%	12.8%	5.9%	9.1%	6.7%	-0.5%
Average SF	1,393	1,520	1,103	1,103	1,654	1,138	1,084
Q2 '21	1,607	1,537	1,150	1,177	1,595	1,158	1,049
%Δ	-13.3%	-1.1%	-4.1%	-6.3%	3.7%	-1.7%	3.3%
Q3 '20	1,301	1,342	996	1,340	1,422	1,106	1,077
%Δ	7.1%	13.3%	10.7%	-17.7%	16.3%	2.9%	0.6%

Contracts Signed

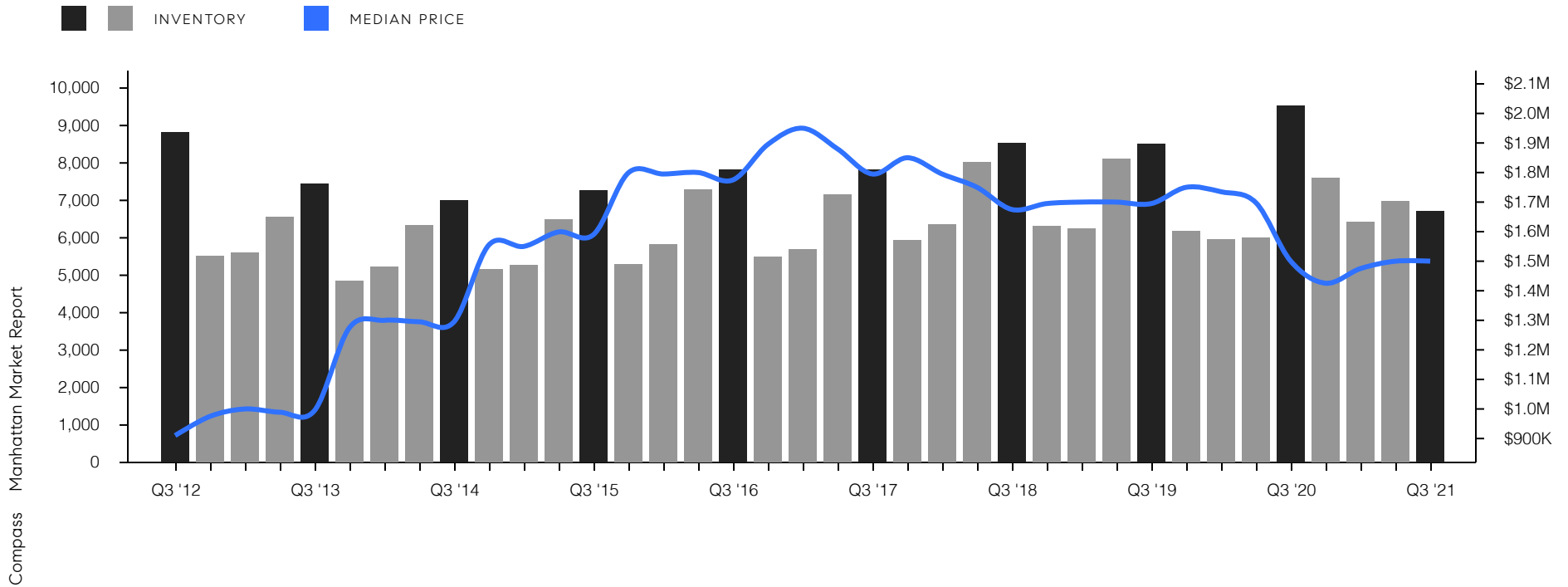
BY SUBMARKET

Co-ops	Upper West Side	Upper East Side	Midtown West	Midtown East	Downtown	FiDi/BPC	Upper Manhattan
# Contracts	310	447	34	313	446	15	147
Q2 '21	497	708	44	487	597	23	193
%Δ	-37.6%	-36.9%	-22.7%	-35.7%	-25.3%	-34.8%	-23.8%
Q3 '20	188	267	22	167	254	13	87
%Δ	64.9%	67.4%	54.5%	87.4%	75.6%	15.4%	69.0%
Average Price	\$1,316,785	\$1,543,414	\$812,873	\$943,012	\$1,268,551	\$1,045,400	\$667,357
Q2 '21	\$1,560,055	\$1,835,299	\$661,182	\$883,522	\$1,433,957	\$1,051,990	\$754,750
%Δ	-15.6%	-15.9%	22.9%	6.7%	-11.5%	-0.6%	-11.6%
q3 '20	\$1,300,015	\$1,375,094	\$800,773	\$916,584	\$1,240,153	\$833,229	\$551,150
%Δ	1.3%	12.2%	1.5%	2.9%	2.3%	25.5%	21.1%
Median Price	\$925,000	\$895,000	\$557,500	\$699,000	\$844,500	\$949,000	\$475,000
Q2 '21	\$1,075,000	\$1,032,500	\$526,500	\$729,000	\$915,000	\$875,000	\$535,000
%Δ	-14.0%	-13.3%	5.9%	-4.1%	-7.7%	8.5%	-11.2%
Q3 '20	\$897,000	\$799,000	\$612,500	\$669,000	\$872,475	\$715,000	\$469,000
%Δ	3.1%	12.0%	-9.0%	4.5%	-3.2%	32.7%	1.3%
Average PPSF	\$1,151	\$1,077	\$1,097	\$924	\$1,255	\$981	\$669
Q2 '21	\$1,135	\$1,064	\$887	\$876	\$1,301	\$874	\$651
%Δ	1.4%	1.2%	23.7%	5.5%	-3.5%	12.2%	2.8%
Q3 '20	\$1,059	\$974	\$792	\$852	\$1,258	\$995	\$610
%Δ	8.7%	10.6%	38.5%	8.5%	-0.2%	-1.4%	9.7%
Average SF	986	1,223	927	1,019	1,069	1,233	993
Q2 '21	2,488	2,098	898	1,018	1,213	1,383	893
%Δ	-60.4%	-41.7%	3.2%	0.1%	-11.9%	-10.8%	11.2%
Q3 '20	984	1,148	1,388	1,124	2,180	1,000	883
%Δ	0.2%	6.5%	-33.2%	-9.3%	-51.0%	23.3%	12.5%

Inventory

SUMMARY

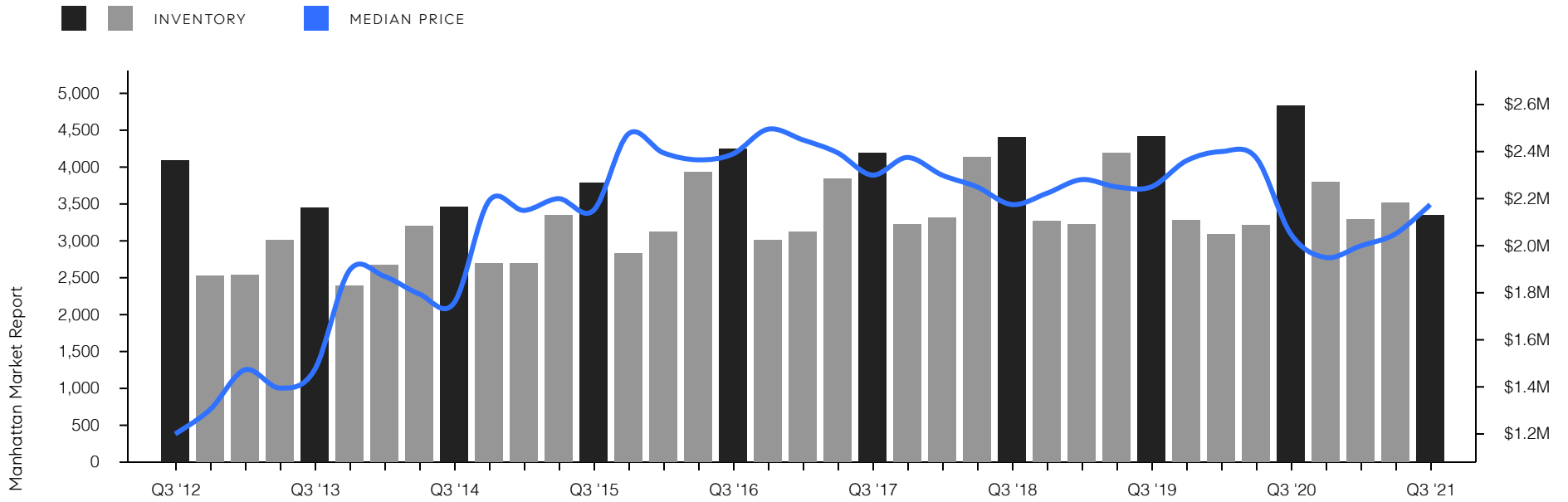
	Q3 '21	Q2 '21	%Δ	Q3 '20	%Δ
# ACTIVES	6,715	6,977	-3.8%	9,515	-29.4%
MEDIAN PRICE	\$1,500,000	\$1,500,000	-	\$1,500,000	-
AVERAGE PRICE	\$3,453,897	\$3,351,674	3.0%	\$3,086,805	11.9%
AVERAGE PPSF	\$1,747	\$1,718	1.7%	\$1,689	3.4%
AVERAGE SF	2,102	1,892	11.1%	1,870	12.4%



Inventory

CONDOS

Condos	Q3 '21	Q2 '21	%Δ	Q3 '20	%Δ
# ACTIVES	3,351	3,516	-4.7%	4,826	-30.6%
MEDIAN PRICE	\$2,175,000	\$2,050,000	6.1%	\$2,050,000	6.1%
AVERAGE PRICE	\$4,184,662	\$3,961,787	5.6%	\$3,733,188	12.1%
AVERAGE PPSF	\$2,033	\$1,988	2.3%	\$1,945	4.5%
AVERAGE SF	1,877	1,659	13.1%	1,758	6.8%



Inventory

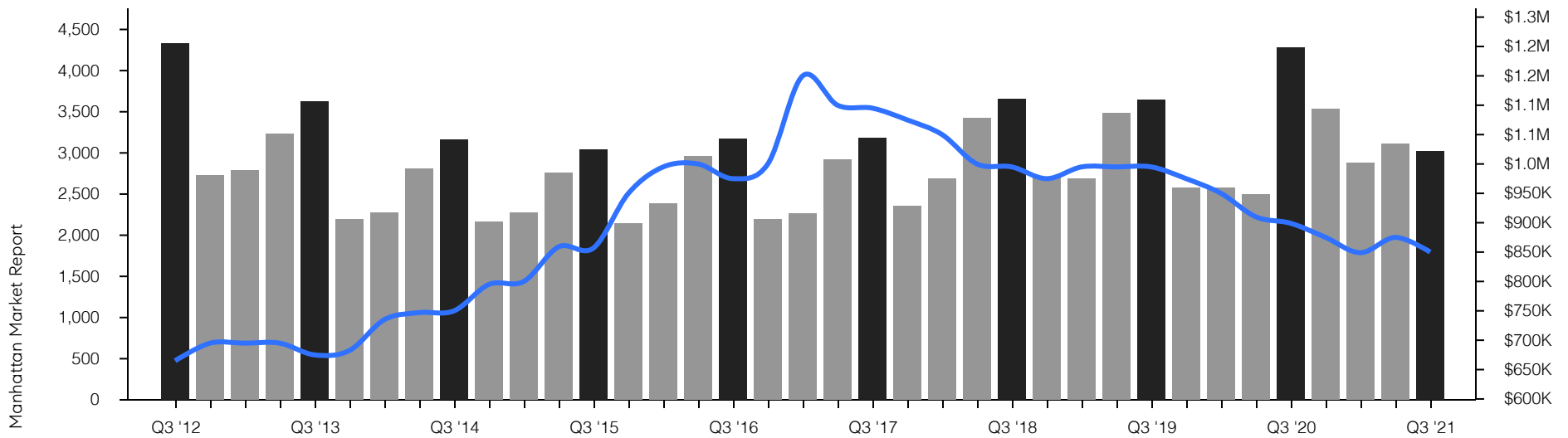
CO-OPS

-

Co-ops	Q3 '21	Q2 '21	%Δ	Q3 '20	%Δ
# ACTIVES	3,016	3,111	-3.1%	4,276	-29.5%
MEDIAN PRICE	\$850,000	\$875,000	-2.9%	\$899,000	-5.5%
AVERAGE PRICE	\$1,878,546	\$1,878,472	0.0%	\$1,763,823	6.5%
AVERAGE PPSF	\$1,154	\$1,163	-0.8%	\$1,173	-1.6%
AVERAGE SF	1,622	1,580	2.7%	1,375	18.0%

INVENTORY

 MEDIAN SALE PRICE



Inventory

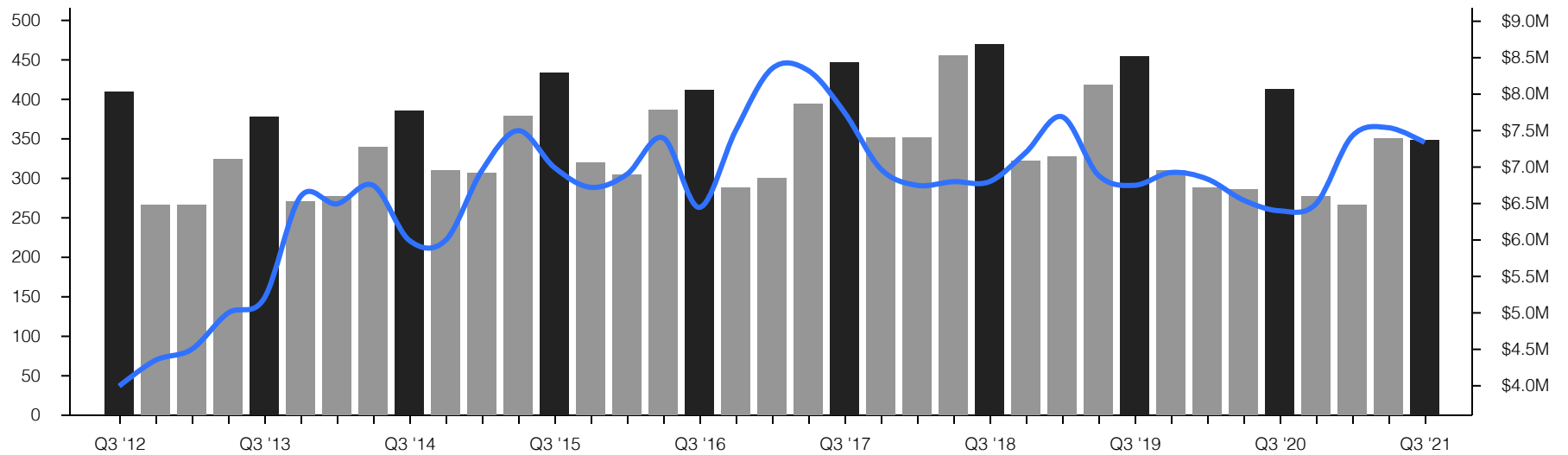
TOWNHOUSES

-

Townhouses	Q3 '21	Q2 '21	%Δ	Q3 '20	%Δ
# ACTIVES	348	350	-0.6%	413	-15.7%
MEDIAN PRICE	\$7,337,500	\$7,540,000	-2.7%	\$6,400,000	14.6%
AVERAGE PRICE	\$10,070,167	\$10,317,317	-2.4%	\$9,231,181	9.1%
AVERAGE PPSF	\$1,775	\$1,747	1.6%	\$1,680	5.7%
AVERAGE SF	6,836	6,050	13.0%	6,549	4.4%

INVENTORY

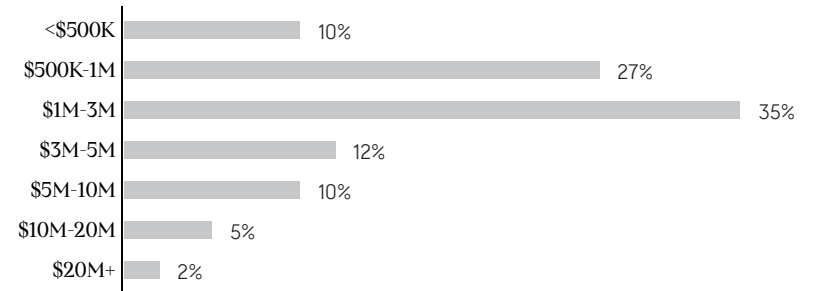
 MEDIAN PRICE



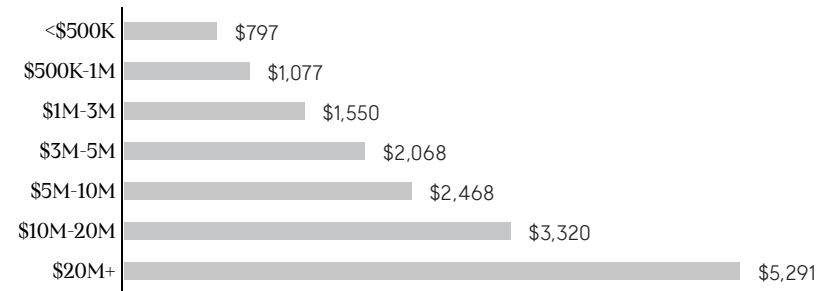
Inventory

BY PRICE POINT

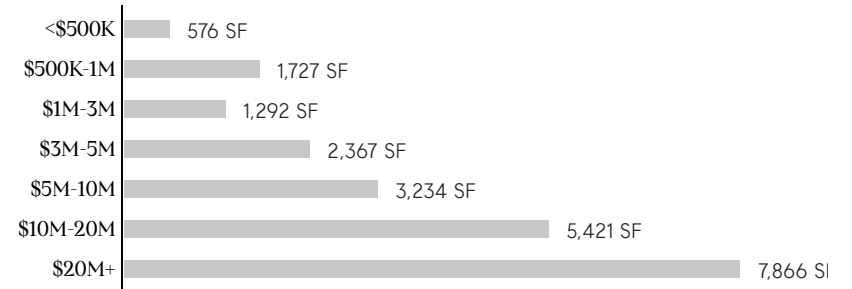
Q3 2021 Percentage of Units



Q3 2021 Average PPSF



Q3 2021 Average Size



Inventory

BY PRICE POINT

Summary	<\$500K	\$500K-1M	\$1M-3M	\$3M-5M	\$5M-10M	\$10M-20M	\$20M+
# Actives	666	1,828	2,324	794	643	314	146
Q2 '21	655	1,917	2,489	798	661	310	147
%Δ	1.7%	-4.6%	-6.6%	-0.5%	-2.7%	1.3%	-0.7%
Q3 '20	739	2,676	3,642	1,069	897	348	144
%Δ	-9.9%	-31.7%	-36.2%	-25.7%	-28.3%	-9.8%	1.4%
Average Price	\$404,503	\$748,789	\$1,846,290	\$3,905,254	\$7,117,470	\$13,794,452	\$35,994,452
Q2 '21	\$404,492	\$750,354	\$1,847,604	\$3,904,329	\$7,111,690	\$13,984,368	\$33,543,789
%Δ	0.0%	-0.2%	-0.1%	0.0%	0.1%	-1.4%	7.3%
Q3 '20	\$410,972	\$752,253	\$1,853,362	\$3,907,123	\$7,015,881	\$13,722,122	\$35,132,063
%Δ	-1.6%	-0.5%	-0.4%	0.0%	1.4%	0.5%	2.5%
Median Price	\$410,000	\$749,000	\$1,747,000	\$3,850,000	\$6,900,000	\$12,962,500	\$29,000,000
Q2 '21	\$410,000	\$749,999	\$1,750,000	\$3,850,000	\$6,900,000	\$13,100,000	\$29,000,000
%Δ	-	-0.1%	-0.2%	-	-	-1.0%	-
Q3 '20	\$420,000	\$749,000	\$1,750,000	\$3,850,000	\$6,750,990	\$12,950,000	\$29,375,000
%Δ	-2.4%	-	-0.2%	-	2.2%	0.1%	-1.3%
Average PPSF	\$797	\$1,077	\$1,550	\$2,068	\$2,468	\$3,320	\$5,291
Q2 '21	\$815	\$1,076	\$1,540	\$2,003	\$2,449	\$3,359	\$5,108
%Δ	-2.2%	0.1%	0.6%	3.2%	0.8%	-1.2%	3.6%
Q3 '20	\$810	\$1,095	\$1,538	\$2,039	\$2,485	\$3,215	\$5,477
%Δ	-1.6%	-1.6%	0.8%	1.4%	-0.7%	3.3%	-3.4%
Average SF	576	1,727	1,292	2,367	3,234	5,421	7,866
Q2 '21	559	995	1,391	2,135	3,238	5,441	7,453
%Δ	3.0%	73.6%	-7.1%	10.9%	-0.1%	-0.4%	5.5%
Q3 '20	793	1,087	1,393	2,355	3,118	5,562	7,490
%Δ	-27.4%	58.9%	-7.3%	0.5%	3.7%	-2.5%	5.0%

Inventory

BY PRICE POINT

Condos	<\$500K	\$500K-1M	\$1M-3M	\$3M-5M	\$5M-10M	\$10M-20M	\$20M+
# Actives	50	696	1,369	549	424	180	83
Q2 '21	48	734	1,513	537	422	181	81
%Δ	4.2%	-5.2%	-9.5%	2.2%	0.5%	-0.6%	2.5%
Q3 '20	74	974	2,129	750	604	203	92
%Δ	-32.4%	-28.5%	-35.7%	-26.8%	-29.8%	-11.3%	-9.8%
Average Price	\$420,812	\$788,436	\$1,871,614	\$3,899,703	\$7,082,524	\$13,818,889	\$39,270,422
Q2 '21	\$431,054	\$788,393	\$1,866,704	\$3,897,698	\$7,045,122	\$13,979,840	\$35,919,654
%Δ	-2.4%	0.0%	0.3%	0.1%	0.5%	-1.2%	9.3%
Q3 '20	\$409,620	\$799,964	\$1,882,540	\$3,917,695	\$6,944,667	\$13,879,233	\$35,311,163
%Δ	2.7%	-1.4%	-0.6%	-0.5%	2.0%	-0.4%	11.2%
Median Price	\$450,000	\$799,000	\$1,758,750	\$3,850,000	\$6,850,000	\$12,972,500	\$29,850,000
Q2 '21	\$450,000	\$799,000	\$1,788,888	\$3,850,000	\$6,800,000	\$13,250,000	\$30,000,000
%Δ	-	-	-1.7%	-	0.7%	-2.1%	-0.5%
Q3 '20	\$450,000	\$806,500	\$1,795,000	\$3,850,000	\$6,750,000	\$12,990,000	\$29,987,000
%Δ	-	-0.9%	-2.0%	-	1.5%	-0.1%	-0.5%
Average PPSF	\$811	\$1,213	\$1,678	\$2,183	\$2,663	\$3,757	\$6,326
Q2 '21	\$834	\$1,195	\$1,664	\$2,137	\$2,668	\$3,805	\$6,135
%Δ	-2.8%	1.5%	0.8%	2.2%	-0.2%	-1.3%	3.1%
Q3 '20	\$690	\$1,230	\$1,649	\$2,157	\$2,677	\$3,611	\$6,116
%Δ	17.5%	-1.4%	1.8%	1.2%	-0.5%	4.0%	3.4%
Average SF	613	1,645	1,155	1,873	2,832	3,903	6,284
Q2 '21	582	693	1,164	1,912	2,797	3,934	6,119
%Δ	5.3%	137.4%	-0.8%	-2.0%	1.3%	-0.8%	2.7%
Q3 '20	750	1,355	1,192	1,908	2,708	4,220	6,123
%Δ	-18.3%	21.4%	-3.1%	-1.8%	4.6%	-7.5%	2.6%

Inventory

BY PRICE POINT

Co-ops	<\$500K	\$500K-1M	\$1M-3M	\$3M-5M	\$5M-10M	\$10M-20M	\$20M+
# Actives	612	1,122	884	202	118	51	27
Q2 '21	605	1,172	913	216	134	47	24
%Δ	1.2%	-4.3%	-3.2%	-6.5%	-11.9%	8.5%	12.5%
Q3 '20	662	1,685	1,426	262	161	60	20
%Δ	-7.6%	-33.4%	-38.0%	-22.9%	-26.7%	-15.0%	35.0%
Average Price	\$403,259	\$724,075	\$1,783,381	\$3,880,614	\$6,851,551	\$12,758,961	\$29,144,630
Q2 '21	\$402,459	\$726,805	\$1,793,207	\$3,916,162	\$6,962,728	\$13,162,170	\$29,746,042
%Δ	0.2%	-0.4%	-0.5%	-0.9%	-1.6%	-3.1%	-2.0%
Q3 '20	\$411,070	\$724,132	\$1,787,241	\$3,859,538	\$6,927,789	\$13,337,733	\$28,718,750
%Δ	-1.9%	0.0%	-0.2%	0.5%	-1.1%	-4.3%	1.5%
Median Price	\$410,000	\$710,000	\$1,652,500	\$3,850,000	\$6,500,000	\$12,000,000	\$25,000,000
Q2 '21	\$400,000	\$719,000	\$1,695,000	\$3,895,000	\$6,750,000	\$12,500,000	\$27,950,000
%Δ	2.5%	-1.3%	-2.5%	-1.2%	-3.7%	-4.0%	-10.6%
Q3 '20	\$419,450	\$700,000	\$1,650,000	\$3,725,000	\$6,500,000	\$12,800,000	\$25,000,000
%Δ	-2.3%	1.4%	0.2%	3.4%	-	-6.2%	-
Average PPSF	\$798	\$929	\$1,278	\$1,720	\$2,077	\$3,300	\$4,117
Q2 '21	\$816	\$952	\$1,262	\$1,641	\$2,090	\$2,935	\$4,308
%Δ	-2.2%	-2.4%	1.3%	4.8%	-0.6%	12.4%	-4.4%
Q3 '20	\$831	\$967	\$1,300	\$1,729	\$2,091	\$3,298	\$4,044
%Δ	-4.0%	-3.9%	-1.7%	-0.5%	-0.7%	0.1%	1.8%
Average SF	567	1,830	1,439	2,488	3,438	4,087	6,797
Q2 '21	551	1,307	1,836	2,539	3,504	4,585	6,654
%Δ	2.9%	40.0%	-21.6%	-2.0%	-1.9%	-10.9%	2.1%
Q3 '20	801	831	1,785	2,356	3,470	4,352	6,514
%Δ	-29.2%	120.2%	-19.4%	5.6%	-0.9%	-6.1%	4.3%

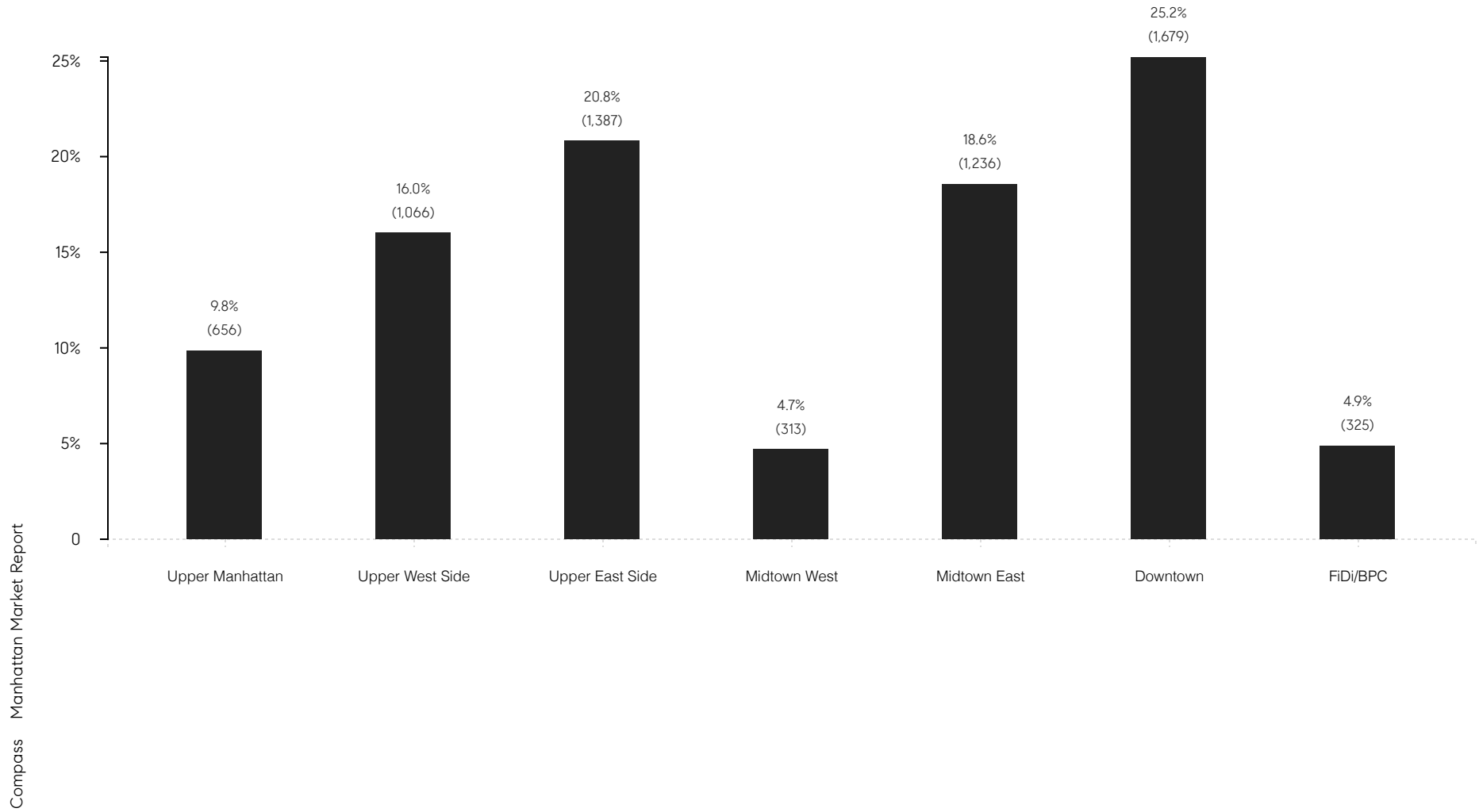
Inventory

BY PRICE POINT

Townhouses	<\$500K	\$500K-1M	\$1M-3M	\$3M-5M	\$5M-10M	\$10M-20M	\$20M+
# Actives	4	10	71	43	101	83	36
Q2 '21	2	11	63	45	105	82	42
%Δ	100.0%	-9.1%	12.7%	-4.4%	-3.8%	1.2%	-14.3%
Q3 '20	3	17	87	57	132	85	32
%Δ	33.3%	-41.2%	-18.4%	-24.6%	-23.5%	-2.4%	12.5%
Average Price	\$391,000	\$762,200	\$2,141,268	\$4,091,884	\$7,574,851	\$14,377,723	\$33,578,889
Q2 '21	\$382,000	\$721,091	\$2,177,206	\$3,926,667	\$7,569,333	\$14,465,622	\$31,131,905
%Δ	2.4%	5.7%	-1.7%	4.2%	0.1%	-0.6%	7.9%
Q3 '20	\$422,667	\$805,882	\$2,223,092	\$3,986,737	\$7,449,181	\$13,618,235	\$38,625,469
%Δ	-7.5%	-5.4%	-3.7%	2.6%	1.7%	5.6%	-13.1%
Median Price	\$384,500	\$792,000	\$2,200,000	\$4,250,000	\$7,500,000	\$14,000,000	\$28,700,000
Q2 '21	\$382,000	\$699,000	\$2,200,000	\$3,750,000	\$7,500,000	\$14,100,000	\$27,750,000
%Δ	0.7%	13.3%	-	13.3%	-	-0.7%	3.4%
Q3 '20	\$389,000	\$825,000	\$2,300,000	\$3,950,000	\$7,122,500	\$12,800,000	\$30,972,500
%Δ	-1.2%	-4.0%	-4.3%	7.6%	5.3%	9.4%	-7.3%
Average PPSF	\$424	\$1,399	\$825	\$1,303	\$1,840	\$2,269	\$2,936
Q2 '21	\$424	\$1,112	\$849	\$1,151	\$1,785	\$2,334	\$2,959
%Δ	-	25.8%	-2.8%	13.2%	3.1%	-2.8%	-0.8%
Q3 '20	\$677	\$994	\$910	\$1,089	\$1,736	\$2,089	\$3,761
%Δ	-37.4%	40.7%	-9.3%	19.7%	6.0%	8.6%	-21.9%
Average SF	1,388	588	3,226	8,654	4,925	9,543	12,272
Q2 '21	1,388	1,041	3,224	3,977	4,941	9,709	10,769
%Δ	-	-43.5%	0.1%	117.6%	-0.3%	-1.7%	14.0%
Q3 '20	575	1,158	2,965	8,902	5,032	9,739	12,180
%Δ	141.4%	-49.2%	8.8%	-2.8%	-2.1%	-2.0%	0.8%

Inventory

BY SUBMARKET



Inventory

BY SUBMARKET

Summary	Upper West Side	Upper East Side	Midtown West	Midtown East	Downtown	FiDi/BPC	Upper Manhattan
# Actives	1,066	1,387	313	1,236	1,679	325	656
Q2 '21	1,109	1,500	316	1,277	1,720	345	648
%Δ	-3.9%	-7.5%	-0.9%	-3.2%	-2.4%	-5.8%	1.2%
Q3 '20	1,473	1,983	456	1,560	2,603	539	825
%Δ	-27.6%	-30.1%	-31.4%	-20.8%	-35.5%	-39.7%	-20.5%
Average Price	\$3,777,895	\$4,208,250	\$3,014,711	\$3,366,261	\$3,824,810	\$2,488,003	\$1,205,563
Q2 '21	\$3,704,881	\$4,066,843	\$2,824,318	\$2,996,298	\$3,885,680	\$2,178,630	\$1,205,847
%Δ	2.0%	3.5%	6.7%	12.3%	-1.6%	14.2%	0.0%
Q3 '20	\$3,068,845	\$3,582,341	\$2,991,650	\$2,813,672	\$3,635,067	\$2,059,896	\$1,343,311
%Δ	23.1%	17.5%	0.8%	19.6%	5.2%	20.8%	-10.3%
Median Price	\$1,695,000	\$1,749,000	\$1,395,000	\$1,150,000	\$2,375,000	\$1,399,000	\$745,000
Q2 '21	\$1,750,000	\$1,750,000	\$1,250,000	\$1,100,000	\$2,300,000	\$1,300,000	\$750,000
%Δ	-3.1%	-0.1%	11.6%	4.5%	3.3%	7.6%	-0.7%
Q3 '20	\$1,525,000	\$1,750,000	\$1,285,000	\$1,084,500	\$2,200,000	\$1,495,000	\$799,000
%Δ	11.1%	-0.1%	8.6%	6.0%	8.0%	-6.4%	-6.8%
Average PPSF	\$1,931	\$1,696	\$1,882	\$1,727	\$2,014	\$1,525	\$937
Q2 '21	\$1,885	\$1,681	\$1,806	\$1,664	\$1,998	\$1,494	\$945
%Δ	2.4%	0.9%	4.2%	3.8%	0.8%	2.1%	-0.8%
Q3 '20	\$1,746	\$1,600	\$1,905	\$1,627	\$1,973	\$1,552	\$962
%Δ	10.6%	6.0%	-1.2%	6.1%	2.1%	-1.7%	-2.6%
Average SF	1,966	2,359	3,474	1,509	2,523	1,411	1,519
Q2 '21	2,172	2,096	1,291	1,494	2,287	1,284	1,500
%Δ	-9.5%	12.5%	169.1%	1.0%	10.3%	9.9%	1.3%
Q3 '20	1,706	2,280	2,862	1,479	1,976	1,250	1,598
%Δ	15.2%	3.5%	21.4%	2.0%	27.7%	12.9%	-4.9%

Inventory

BY SUBMARKET

Condos	Upper West Side	Upper East Side	Midtown West	Midtown East	Downtown	FiDi/BPC	Upper Manhattan
# Actives	488	425	253	599	965	297	292
Q2 '21	508	467	238	630	1,006	311	317
%Δ	-3.9%	-9.0%	6.3%	-4.9%	-4.1%	-4.5%	-7.9%
Q3 '20	620	675	342	775	1,487	496	391
%Δ	-21.3%	-37.0%	-26.0%	-22.7%	-35.1%	-40.1%	-25.3%
Average Price	\$4,806,743	\$4,737,787	\$3,446,371	\$5,344,571	\$4,443,105	\$2,602,182	\$1,376,744
Q2 '21	\$4,680,634	\$4,674,583	\$3,398,807	\$4,557,363	\$4,395,971	\$2,221,111	\$1,333,100
%Δ	2.7%	1.4%	1.4%	17.3%	1.1%	17.2%	3.3%
Q3 '20	\$4,024,665	\$3,906,576	\$3,543,625	\$4,389,700	\$4,348,245	\$2,143,164	\$1,393,662
%Δ	19.4%	21.3%	-2.7%	21.8%	2.2%	21.4%	-1.2%
Median Price	\$2,725,000	\$2,495,000	\$1,665,000	\$1,695,000	\$3,200,000	\$1,495,000	\$950,000
Q2 '21	\$2,612,500	\$2,495,000	\$1,512,500	\$1,675,000	\$2,995,000	\$1,355,000	\$930,000
%Δ	4.3%	-	10.1%	1.2%	6.8%	10.3%	2.2%
Q3 '20	\$2,038,000	\$2,375,000	\$1,695,000	\$1,675,000	\$2,995,000	\$1,596,500	\$990,000
%Δ	33.7%	5.1%	-1.8%	1.2%	6.8%	-6.4%	-4.0%
Average PPSF	\$2,253	\$2,007	\$2,002	\$2,206	\$2,224	\$1,558	\$1,152
Q2 '21	\$2,229	\$1,990	\$1,961	\$2,097	\$2,199	\$1,525	\$1,129
%Δ	1.1%	0.9%	2.1%	5.2%	1.1%	2.2%	2.0%
Q3 '20	\$2,052	\$1,876	\$2,039	\$2,049	\$2,184	\$1,573	\$1,128
%Δ	9.8%	7.0%	-1.8%	7.7%	1.8%	-1.0%	2.1%
Average SF	1,836	1,974	3,871	1,628	1,884	1,415	1,106
Q2 '21	1,818	1,943	1,327	1,597	1,869	1,279	1,112
%Δ	1.0%	1.6%	191.7%	1.9%	0.8%	10.6%	-0.5%
Q3 '20	1,615	1,814	3,213	1,563	1,888	1,259	1,189
%Δ	13.7%	8.8%	20.5%	4.2%	-0.2%	12.4%	-7.0%

Inventory

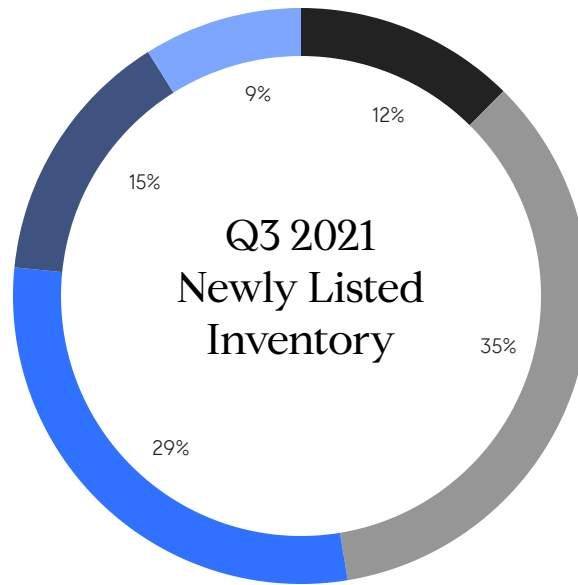
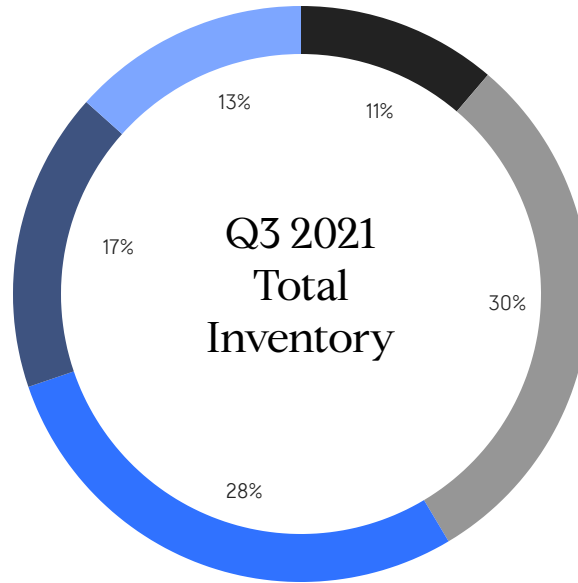
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Co-ops	Upper West Side	Upper East Side	Midtown West	Midtown East	Downtown	FiDi/BPC	Upper Manhattan
# Actives	519	884	56	610	615	25	292
Q2 '21	539	952	75	621	613	30	264
%Δ	-3.7%	-7.1%	-25.3%	-1.8%	0.3%	-16.7%	10.6%
Q3 '20	790	1,215	106	764	993	41	336
%Δ	-34.3%	-27.2%	-47.2%	-20.2%	-38.1%	-39.0%	-13.1%
Average Price	\$2,021,147	\$2,974,028	\$786,477	\$1,169,431	\$1,626,693	\$1,218,560	\$584,654
Q2 '21	\$2,110,121	\$2,802,743	\$768,311	\$1,123,052	\$1,710,025	\$1,160,767	\$605,216
%Δ	-4.2%	6.1%	2.4%	4.1%	-4.9%	5.0%	-3.4%
q3 '20	\$1,837,068	\$2,644,813	\$672,099	\$1,122,722	\$1,569,349	\$1,093,317	\$743,420
%Δ	10.0%	12.4%	17.0%	4.2%	3.7%	11.5%	-21.4%
Median Price	\$965,000	\$1,295,000	\$654,500	\$722,000	\$970,000	\$899,000	\$499,000
Q2 '21	\$1,075,000	\$1,300,000	\$567,000	\$699,000	\$949,000	\$980,000	\$510,000
%Δ	-10.2%	-0.4%	15.4%	3.3%	2.2%	-8.3%	-2.2%
Q3 '20	\$1,150,000	\$1,390,000	\$567,500	\$725,000	\$960,000	\$899,000	\$589,000
%Δ	-16.1%	-6.8%	15.3%	-0.4%	1.0%	-	-15.3%
Average PPSF	\$1,273	\$1,305	\$1,069	\$996	\$1,327	\$995	\$667
Q2 '21	\$1,293	\$1,282	\$1,000	\$987	\$1,362	\$991	\$665
%Δ	-1.5%	1.8%	6.9%	0.9%	-2.6%	0.4%	0.3%
Q3 '20	\$1,278	\$1,230	\$1,022	\$978	\$1,391	\$1,052	\$712
%Δ	-0.4%	6.1%	4.6%	1.8%	-4.6%	-5.4%	-6.3%
Average SF	1,219	1,513	845	1,063	3,253	1,385	865
Q2 '21	2,020	1,571	886	1,062	2,282	1,392	910
%Δ	-39.7%	-3.7%	-4.6%	0.1%	42.6%	-0.5%	-4.9%
Q3 '20	1,211	1,942	733	1,219	1,189	1,067	987
%Δ	0.7%	-22.1%	15.3%	-12.8%	173.6%	29.8%	-12.4%

Inventory

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Townhouses	Upper West Side	Upper East Side	Midtown West	Midtown East	Downtown	FiDi/BPC	Upper Manhattan
# Actives	59	78	4	27	99	3	72
Q2 '21	62	81	3	26	101	4	67
%Δ	-4.8%	-3.7%	33.3%	3.8%	-2.0%	-25.0%	7.5%
Q3 '20	63	93	8	21	123	2	98
%Δ	-6.3%	-16.1%	-50.0%	28.6%	-19.5%	50.0%	-26.5%
Average Price	\$10,721,525	\$15,310,795	\$6,907,500	\$9,109,185	\$11,452,960	\$1,763,000	\$3,029,458
Q2 '21	\$9,574,129	\$15,420,037	\$8,648,333	\$9,912,231	\$12,007,683	\$6,509,750	\$2,970,433
%Δ	12.0%	-0.7%	-20.1%	-8.1%	-4.6%	-72.9%	2.0%
q3 '20	\$9,108,444	\$13,477,366	\$10,128,750	\$6,169,095	\$11,690,048	\$1,224,500	\$3,199,194
%Δ	17.7%	13.6%	-31.8%	47.7%	-2.0%	44.0%	-5.3%
Median Price	\$8,000,000	\$10,000,000	\$3,402,500	\$6,490,000	\$9,500,000	\$1,750,000	\$2,499,500
Q2 '21	\$7,372,500	\$11,995,000	\$4,395,000	\$5,747,500	\$9,500,000	\$2,295,000	\$2,575,000
%Δ	8.5%	-16.6%	-22.6%	12.9%	-	-23.7%	-2.9%
Q3 '20	\$7,700,000	\$8,995,000	\$6,375,000	\$5,980,000	\$9,350,000	\$1,224,500	\$2,795,000
%Δ	3.9%	11.2%	-46.6%	8.5%	1.6%	42.9%	-10.6%
Average PPSF	\$1,811	\$2,347	\$1,947	\$1,379	\$2,175	\$1,518	\$745
Q2 '21	\$1,528	\$2,402	\$1,577	\$1,377	\$2,175	\$1,518	\$769
%Δ	18.5%	-2.3%	23.5%	0.1%	-	-	-3.1%
Q3 '20	\$1,573	\$2,190	\$2,404	\$1,155	\$2,113	\$1,354	\$838
%Δ	15.1%	7.2%	-19.0%	19.4%	2.9%	12.1%	-11.1%
Average SF	5,965	9,704	3,201	5,540	6,934	1,088	5,083
Q2 '21	5,977	6,447	4,348	6,157	6,822	1,088	4,821
%Δ	-0.2%	50.5%	-26.4%	-10.0%	1.6%	-	5.4%
Q3 '20	6,135	8,061	2,718	5,013	7,740	863	4,736
%Δ	-2.8%	20.4%	17.8%	10.5%	-10.4%	26.1%	7.3%



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