



COMPASS

# Manhattan Market Insights

DECEMBER 2021

# Manhattan Market Insights

## December 2021

### NEIGHBORHOOD MAP

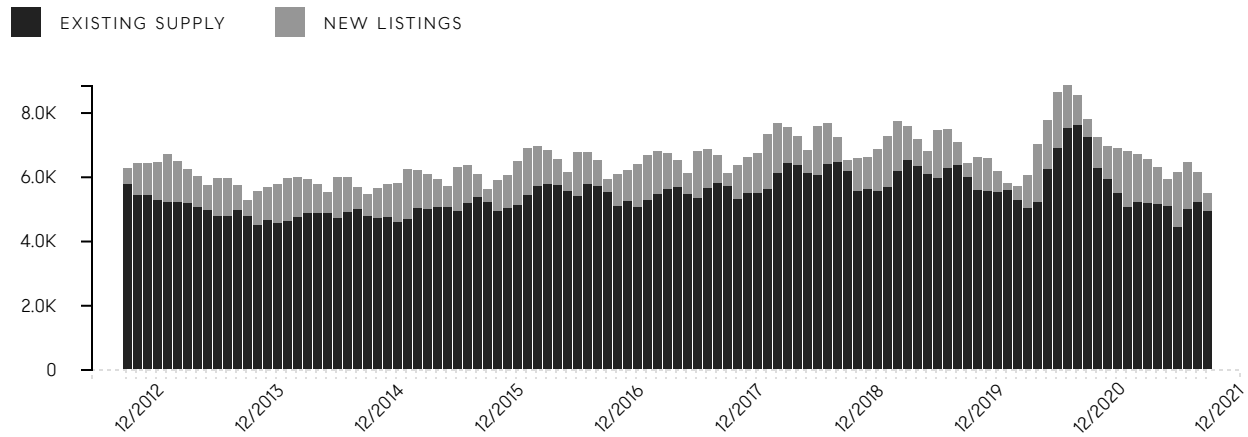


# Manhattan Market Insights

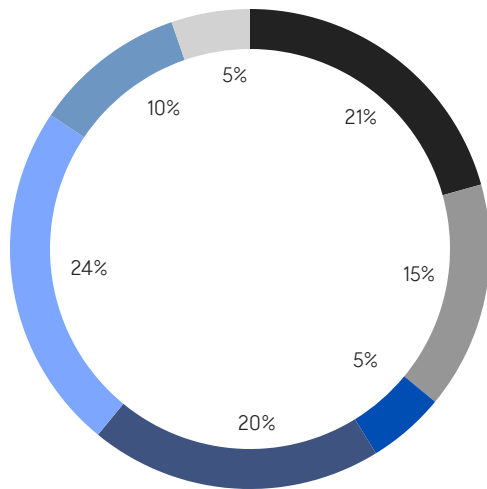
## December 2021

### INVENTORY

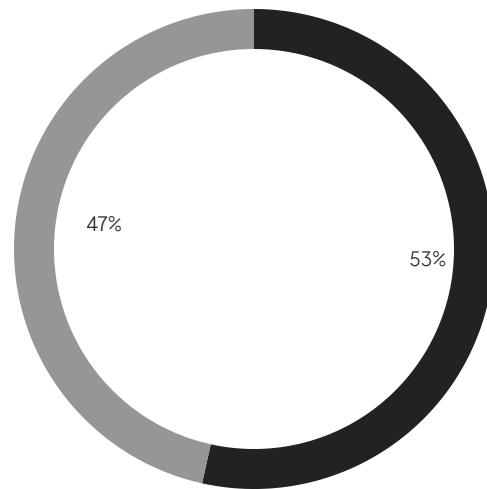
#### Total Inventory



#### By Neighborhood



#### By Type

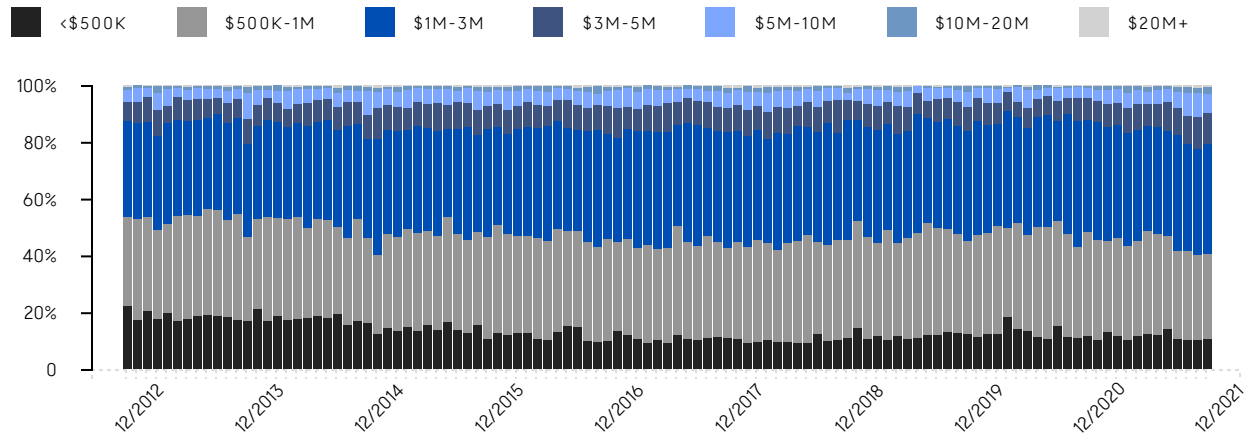


# Manhattan Market Insights

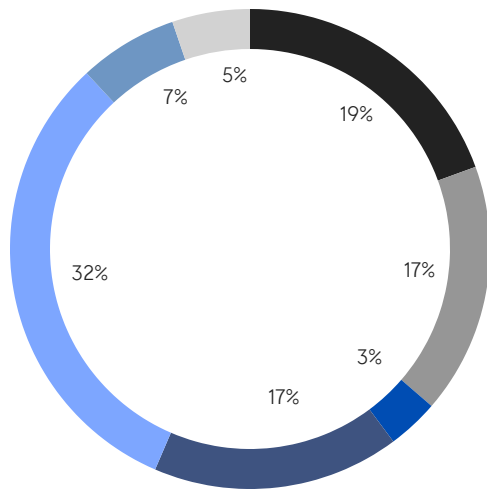
## December 2021

CONTRACTS SIGNED

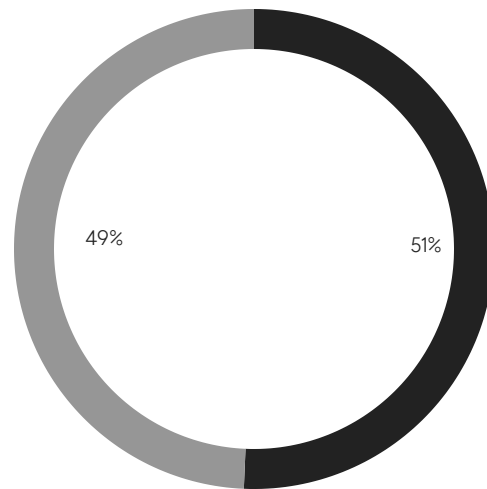
### Market Share By Price (Last Ask)



### By Neighborhood

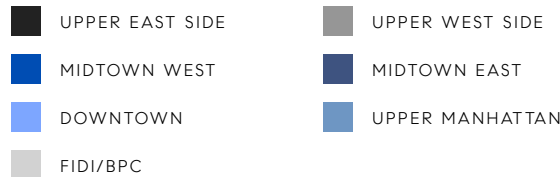


### By Type



Manhattan Monthly Market Insights

Compass



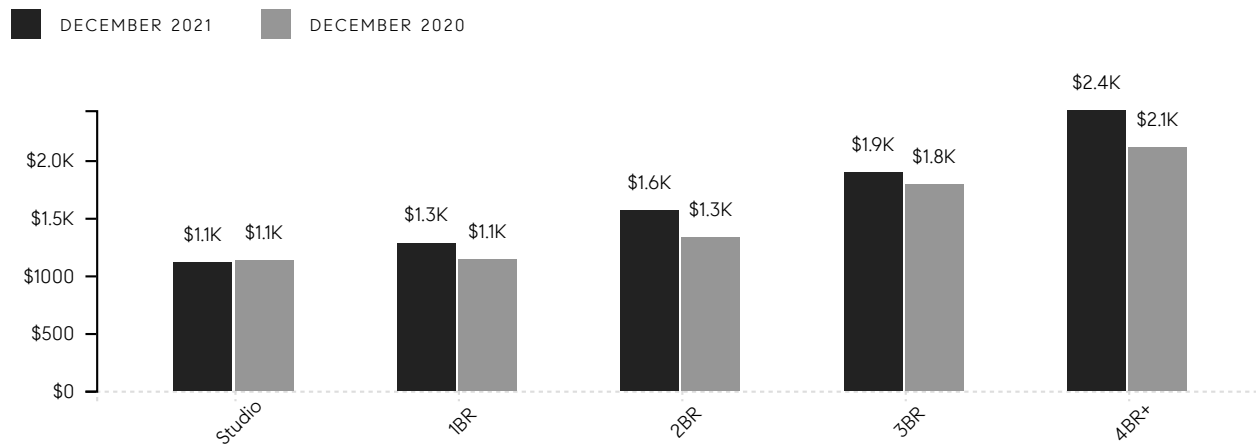
# Manhattan Market Insights

## December 2021

### OVERALL

	DEC 2021	NOV 2021	% CHANGE	DEC 2020	% CHANGE
AVERAGE SALE PRICE	\$2,054,407	\$1,889,799	8.7%	\$1,986,824	3.4%
MEDIAN SALE PRICE	\$1,200,000	\$1,080,000	11.1%	\$1,085,000	10.6%
AVERAGE PRICE PER SQUARE FOOT	\$1,516	\$1,407	7.7%	\$1,375	10.3%
AVERAGE DAYS ON MARKET	166	178	-6.7%	173	-4.0%
AVERAGE DISCOUNT	4%	6%		10%	
INVENTORY	5,461	6,121	-10.8%	7,760	-29.6%
CONTRACTS SIGNED	1,188	1,353	-12.2%	1,043	13.9%

### Average Price Per Square Foot



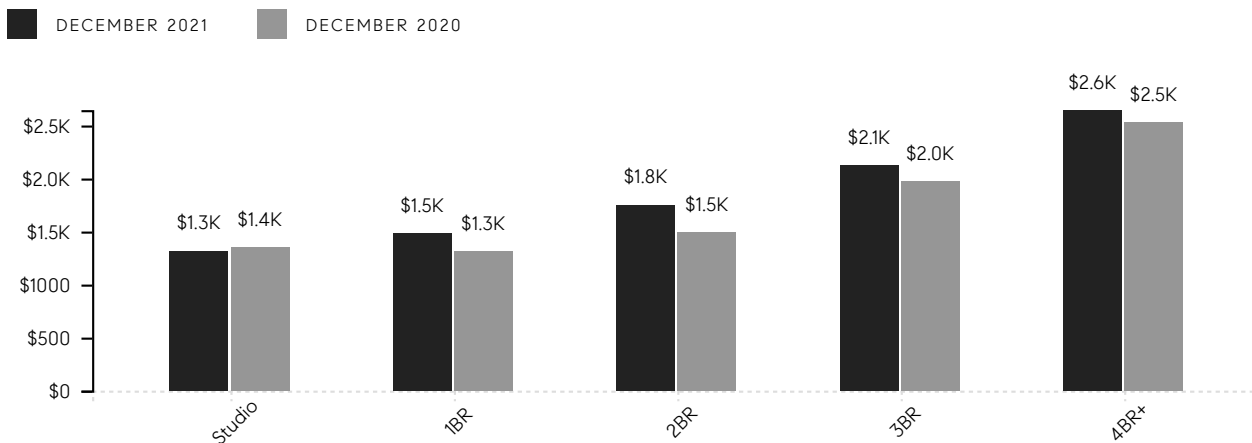
# Manhattan Market Insights

## December 2021

### CONDOS

	DEC 2021	NOV 2021	% CHANGE	DEC 2020	% CHANGE
AVERAGE SALE PRICE	\$2,770,538	\$2,804,786	-1.2%	\$2,766,904	0.1%
MEDIAN SALE PRICE	\$1,795,000	\$1,665,000	7.8%	\$1,652,500	8.6%
AVERAGE PRICE PER SQUARE FOOT	\$1,757	\$1,695	3.7%	\$1,604	9.5%
AVERAGE DAYS ON MARKET	192	212	-9.4%	189	1.6%
AVERAGE DISCOUNT	4%	7%		11%	
INVENTORY	2,920	3,215	-9.2%	4,121	-29.1%
CONTRACTS SIGNED	602	660	-8.8%	405	48.6%

### Average Price Per Square Foot



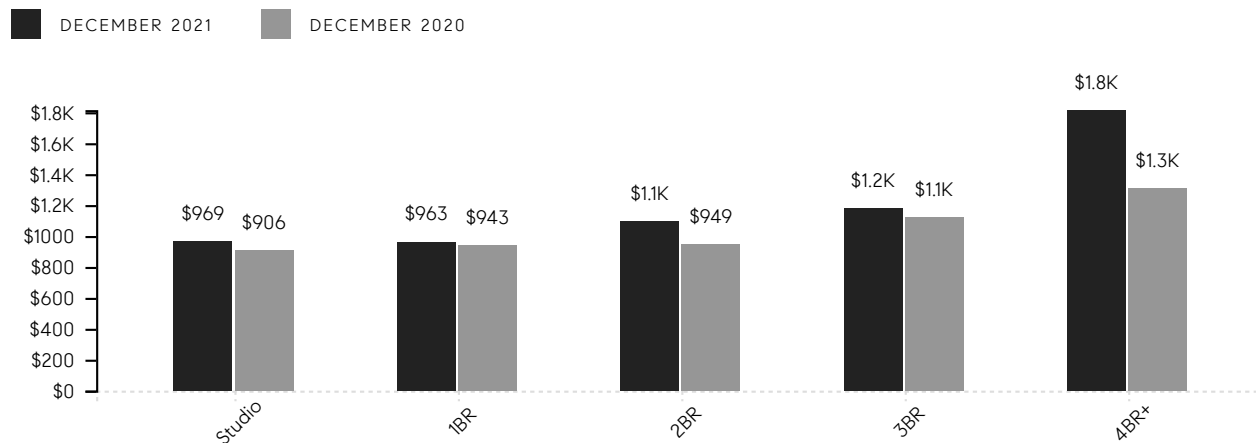
# Manhattan Market Insights

## December 2021

### CO-OPS

	DEC 2021	NOV 2021	% CHANGE	DEC 2020	% CHANGE
AVERAGE SALE PRICE	\$1,351,087	\$1,160,227	16.5%	\$1,295,727	4.3%
MEDIAN SALE PRICE	\$799,000	\$765,000	4.4%	\$785,000	1.8%
AVERAGE PRICE PER SQUARE FOOT	\$1,060	\$1,014	4.5%	\$981	8.1%
AVERAGE DAYS ON MARKET	143	156	-8.3%	161	-11.2%
AVERAGE DISCOUNT	4%	6%		10%	
INVENTORY	2,541	2,906	-12.6%	3,639	-30.2%
CONTRACTS SIGNED	586	693	-15.4%	638	-8.2%

### 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.