

COMPASS

Manhattan Market Insights

JULY 2022

Manhattan Market Insights

July 2022

NEIGHBORHOOD MAP

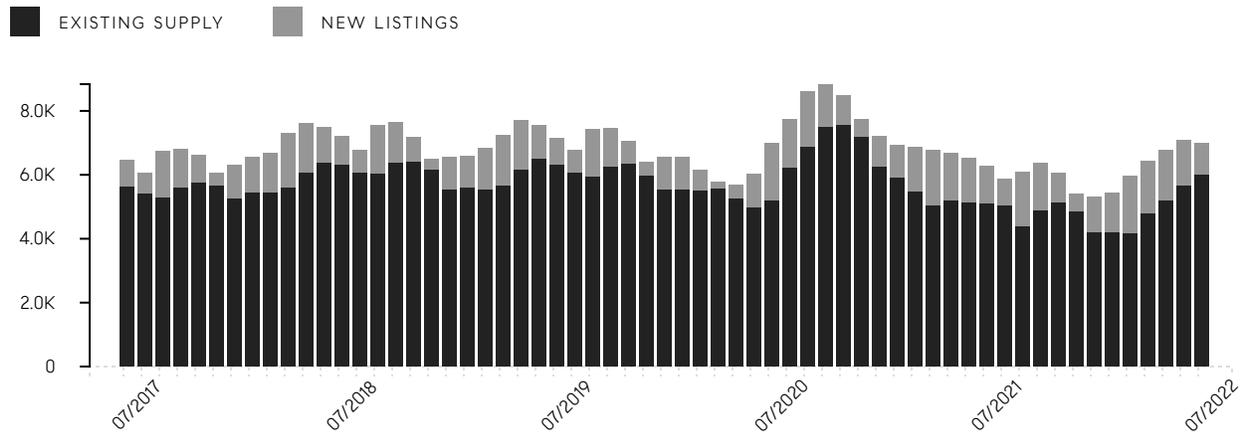


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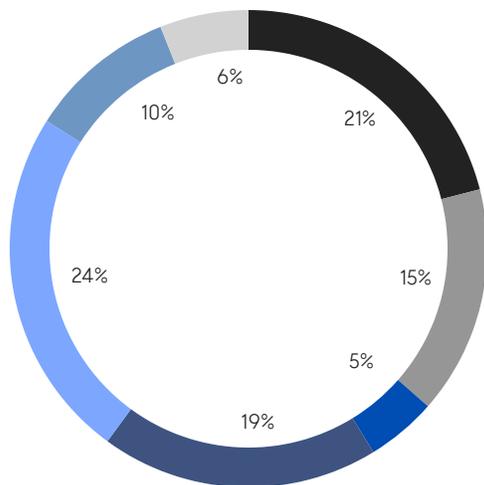
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INVENTORY

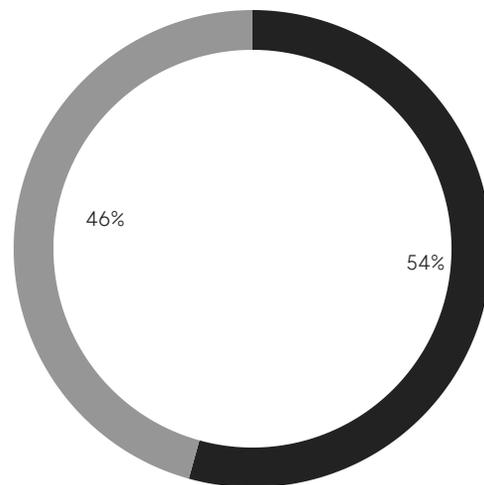
Total Inventory



By Neighborhood



By Type



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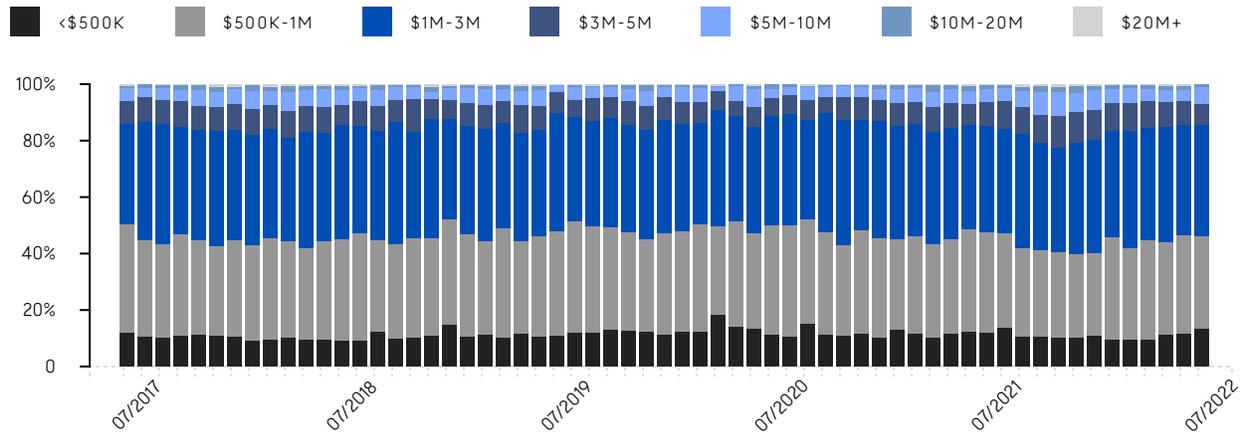


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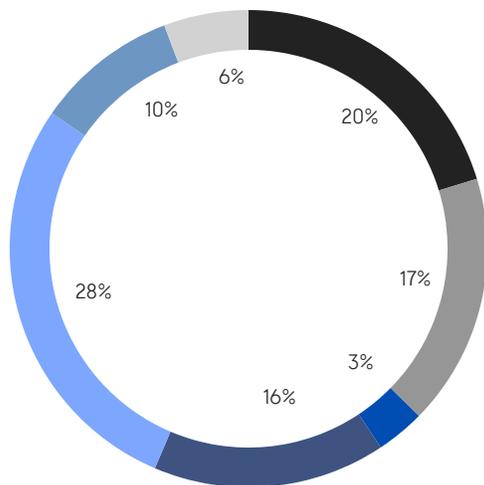
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CONTRACTS SIGNED

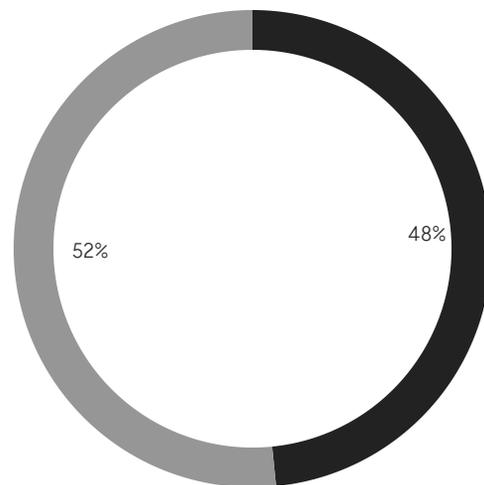
Market Share By Price (Last Ask)



By Neighborhood

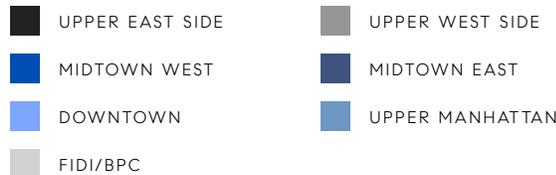


By Type



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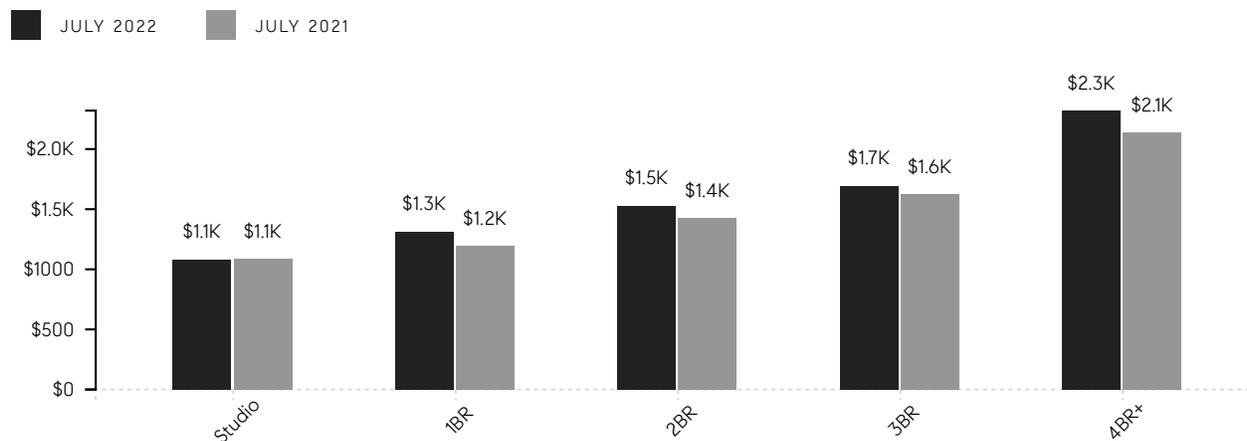
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July 2022

OVERALL

| | JUL 2022 | JUN 2022 | % CHANGE | JUL 2021 | % CHANGE |
|-------------------------------|-------------|-------------|----------|-------------|----------|
| AVERAGE SALE PRICE | \$1,939,702 | \$2,061,430 | -5.9% | \$1,854,975 | 4.6% |
| MEDIAN SALE PRICE | \$1,180,000 | \$1,221,500 | -3.4% | \$1,200,000 | -1.7% |
| AVERAGE PRICE PER SQUARE FOOT | \$1,468 | \$1,494 | -1.7% | \$1,376 | 6.7% |
| AVERAGE DAYS ON MARKET | 134 | 157 | -14.6% | 197 | -32.0% |
| AVERAGE DISCOUNT | 3% | 4% | | 7% | |
| INVENTORY | 7,006 | 7,092 | -1.2% | 6,283 | 11.5% |
| CONTRACTS SIGNED | 824 | 1,105 | -25.4% | 1,459 | -43.5% |

Average Price Per Square Foot



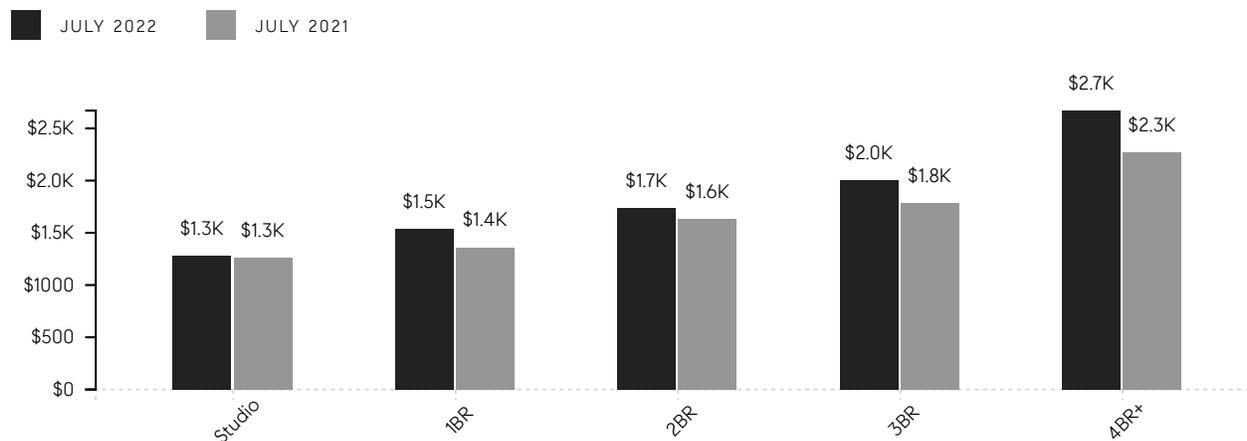
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July 2022

CONDOS

| | JUL 2022 | JUN 2022 | % CHANGE | JUL 2021 | % CHANGE |
|-------------------------------|-------------|-------------|----------|-------------|----------|
| AVERAGE SALE PRICE | \$2,797,687 | \$2,910,089 | -3.9% | \$2,456,321 | 13.9% |
| MEDIAN SALE PRICE | \$1,720,000 | \$1,800,000 | -4.4% | \$1,650,000 | 4.2% |
| AVERAGE PRICE PER SQUARE FOOT | \$1,733 | \$1,794 | -3.4% | \$1,583 | 9.5% |
| AVERAGE DAYS ON MARKET | 150 | 181 | -17.1% | 221 | -32.1% |
| AVERAGE DISCOUNT | 3% | 4% | | 8% | |
| INVENTORY | 3,804 | 3,854 | -1.3% | 3,400 | 11.9% |
| CONTRACTS SIGNED | 399 | 506 | -21.1% | 683 | -41.6% |

Average Price Per Square Foot



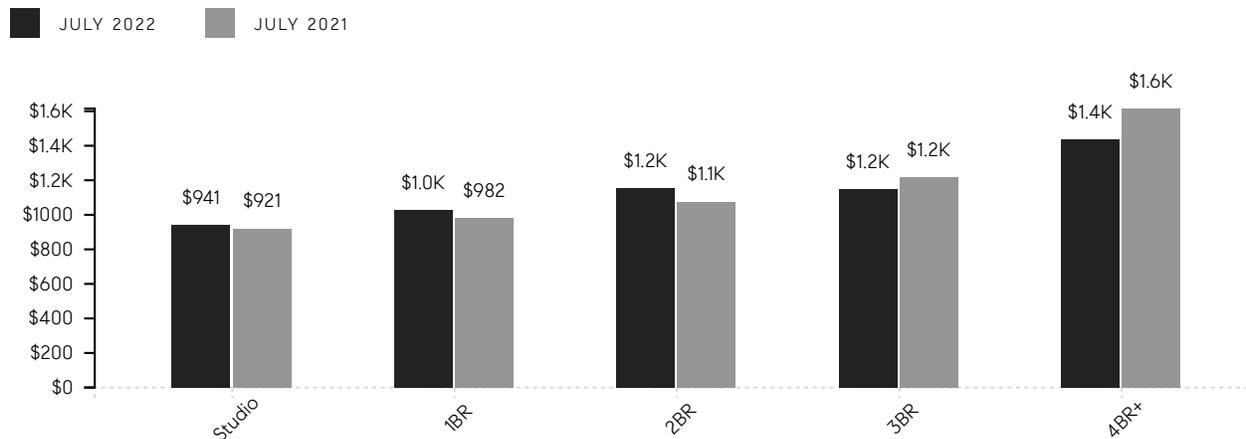
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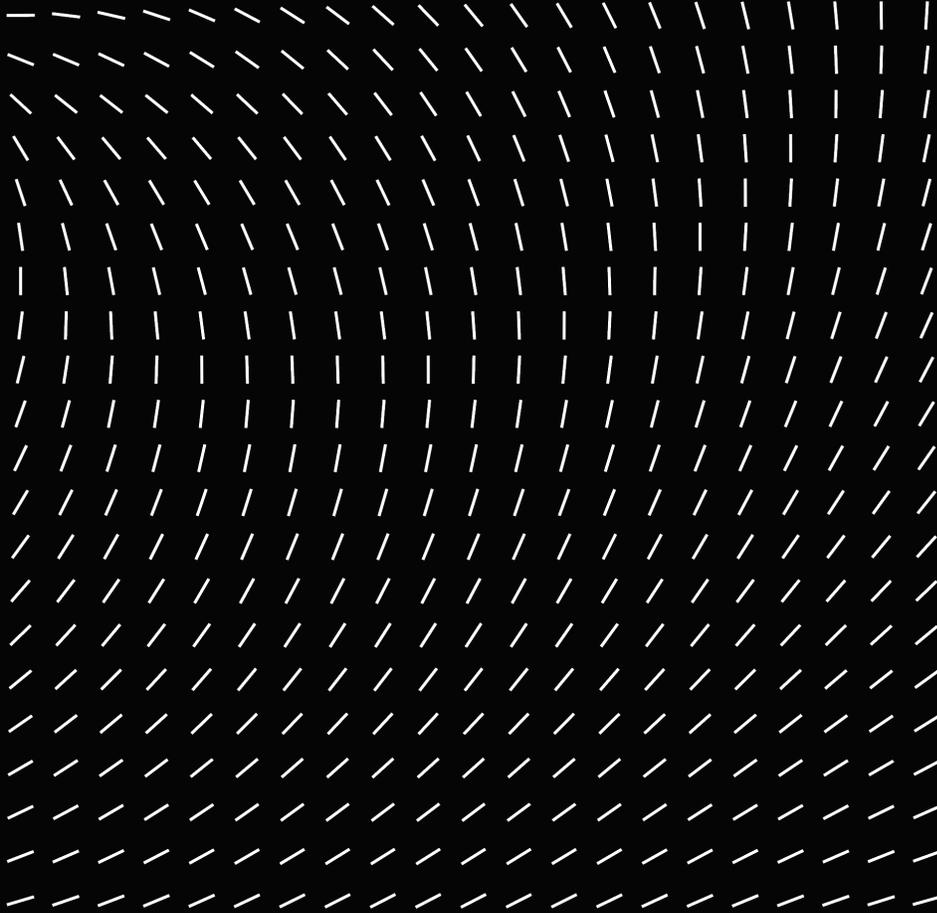
July 2022

CO-OPS

| | JUL 2022 | JUN 2022 | % CHANGE | JUL 2021 | % CHANGE |
|-------------------------------|-------------|-------------|----------|-------------|----------|
| AVERAGE SALE PRICE | \$1,287,565 | \$1,423,780 | -9.6% | \$1,315,372 | -2.1% |
| MEDIAN SALE PRICE | \$865,000 | \$849,000 | 1.9% | \$870,000 | -0.6% |
| AVERAGE PRICE PER SQUARE FOOT | \$1,077 | \$1,106 | -2.6% | \$1,048 | 2.8% |
| AVERAGE DAYS ON MARKET | 122 | 141 | -13.5% | 178 | -31.5% |
| AVERAGE DISCOUNT | 3% | 4% | | 7% | |
| INVENTORY | 3,202 | 3,238 | -1.1% | 2,883 | 11.1% |
| CONTRACTS SIGNED | 425 | 599 | -29.0% | 776 | -45.2% |

Average Price Per Square Foot





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