

COMPASS

Manhattan Market Insights

APRIL 2021

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April 2021

NEIGHBORHOOD MAP

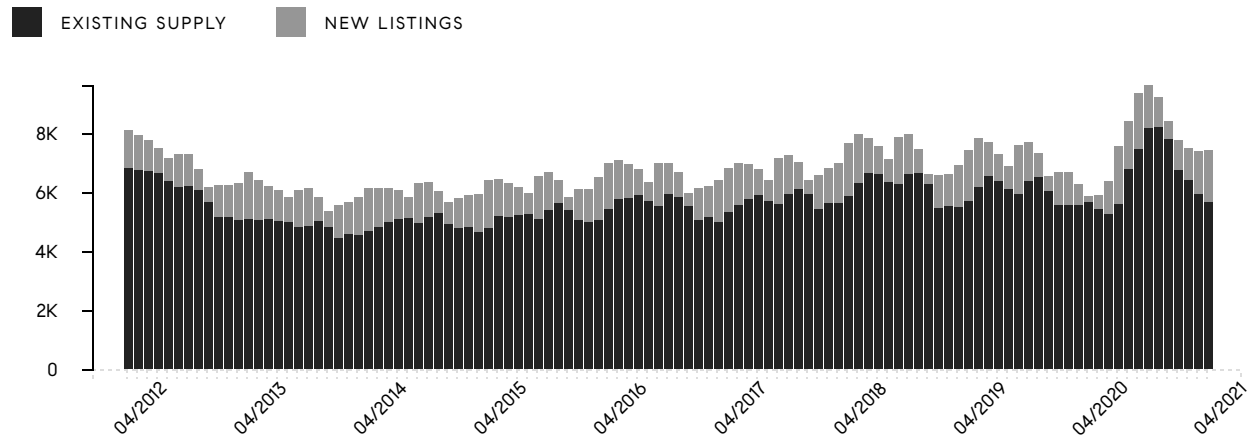


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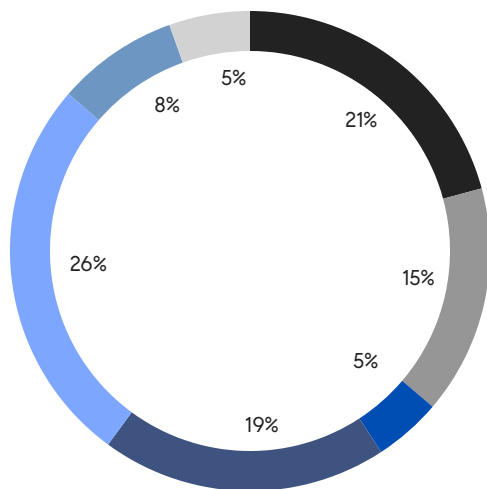
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INVENTORY

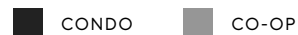
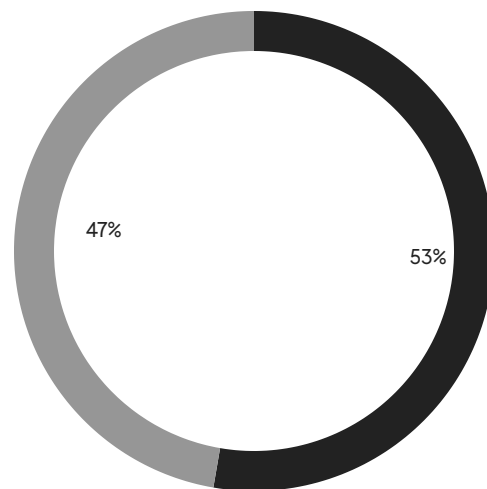
Total Inventory



By Neighborhood



By Type

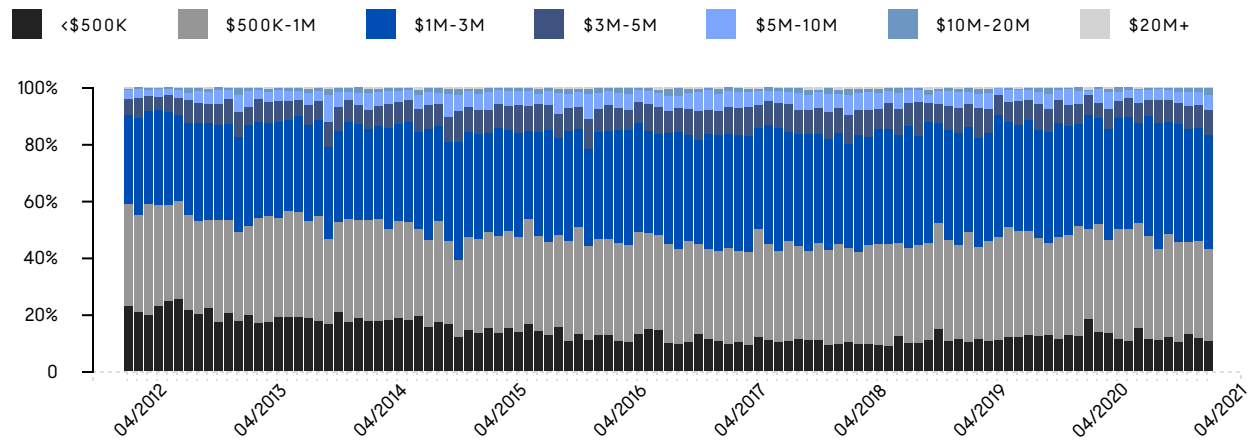


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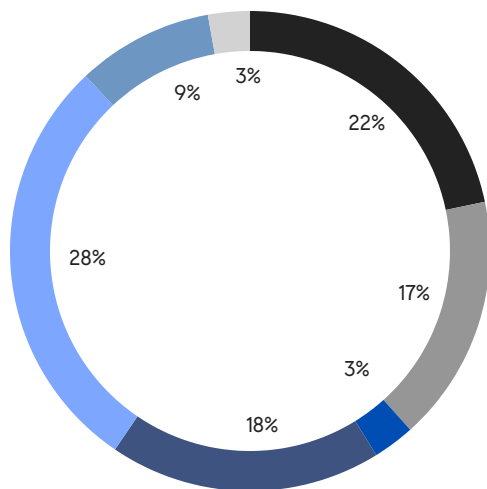
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CONTRACTS SIGNED

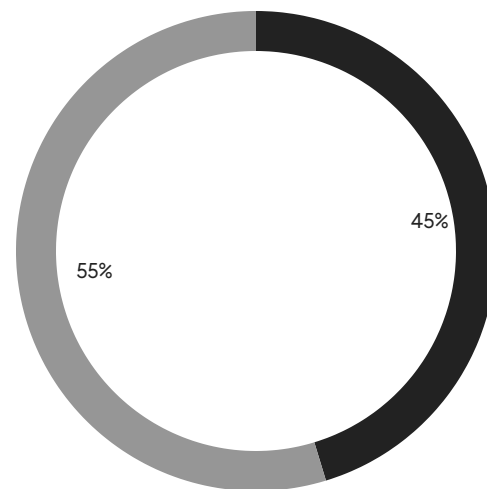
Market Share By Price (Last Ask)



By Neighborhood



By Type



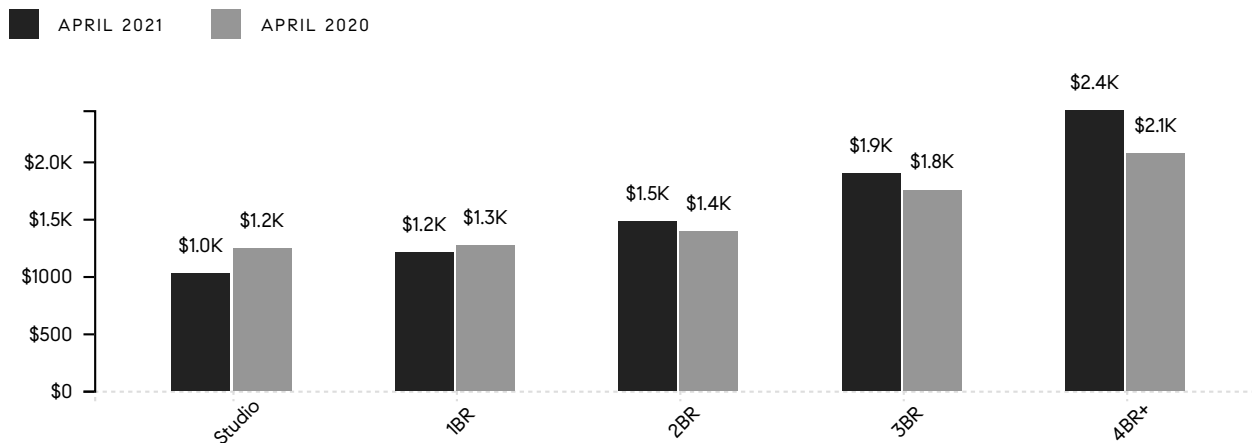
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OVERALL

	APR 2021	MAR 2021	% CHANGE	APR 2020	% CHANGE
AVERAGE SALE PRICE	\$2,198,780	\$1,900,590	15.7%	\$2,214,549	-0.7%
MEDIAN SALE PRICE	\$1,250,000	\$1,150,000	8.7%	\$1,162,500	7.5%
AVERAGE PRICE PER SQUARE FOOT	\$1,493	\$1,380	8.2%	\$1,423	5.0%
AVERAGE DAYS ON MARKET	221	205	8.0%	187	18.0%
AVERAGE DISCOUNT	6%	8%		9%	
INVENTORY	7,403	7,380	0.3%	5,866	26.2%
CONTRACTS SIGNED	1,773	1,572	12.8%	253	600.8%

Average Price Per Square Foot



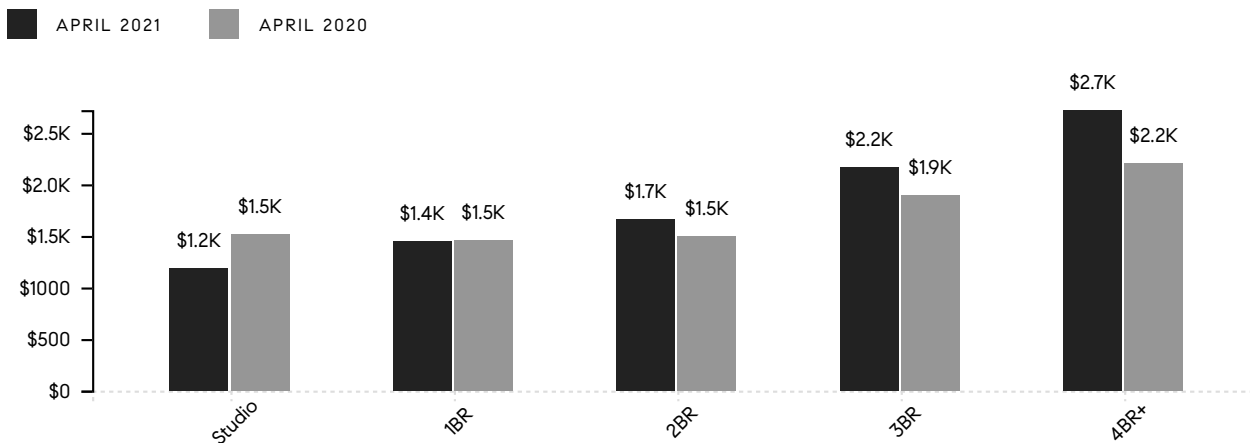
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CONDOS

	APR 2021	MAR 2021	% CHANGE	APR 2020	% CHANGE
AVERAGE SALE PRICE	\$3,128,592	\$2,520,731	24.1%	\$3,219,712	-2.8%
MEDIAN SALE PRICE	\$1,892,500	\$1,585,000	19.4%	\$1,756,660	7.7%
AVERAGE PRICE PER SQUARE FOOT	\$1,770	\$1,581	11.9%	\$1,612	9.8%
AVERAGE DAYS ON MARKET	250	233	7.3%	205	22.0%
AVERAGE DISCOUNT	6%	8%		10%	
INVENTORY	3,902	3,925	-0.6%	3,186	22.5%
CONTRACTS SIGNED	803	708	13.4%	105	664.8%

Average Price Per Square Foot



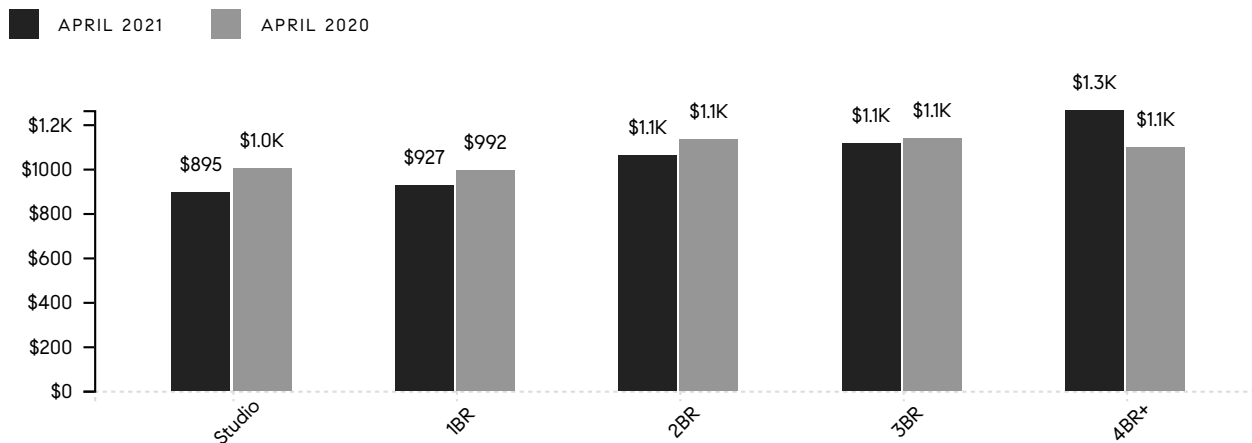
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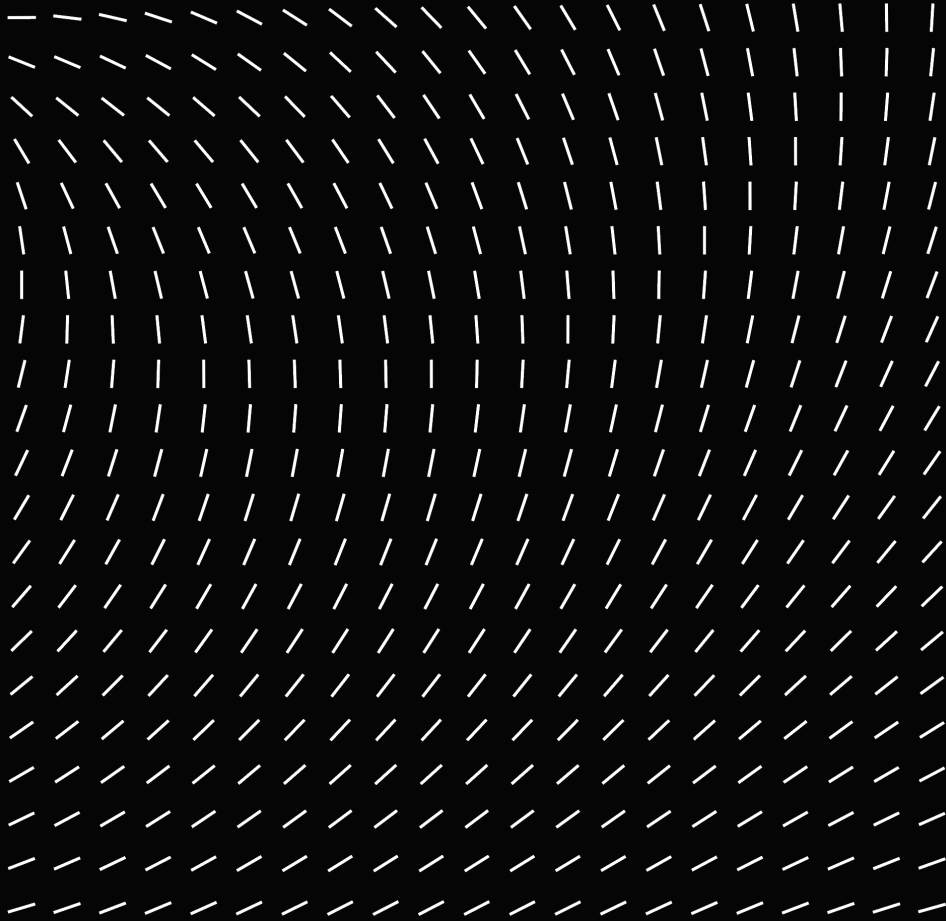
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CO-OPS

	APR 2021	MAR 2021	% CHANGE	APR 2020	% CHANGE
AVERAGE SALE PRICE	\$1,332,558	\$1,391,706	-4.3%	\$1,081,902	23.2%
MEDIAN SALE PRICE	\$835,000	\$899,000	-7.1%	\$750,000	11.3%
AVERAGE PRICE PER SQUARE FOOT	\$999	\$1,070	-6.7%	\$1,049	-4.8%
AVERAGE DAYS ON MARKET	197	186	6.1%	172	14.8%
AVERAGE DISCOUNT	7%	7%		9%	
INVENTORY	3,501	3,455	1.3%	2,680	30.6%
CONTRACTS SIGNED	970	864	12.3%	148	555.4%

Average Price Per Square Foot





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