



COMPASS

# Manhattan Market Insights

JULY 2021

14 E 33rd Street, Unit 7N, Avi Alkotzer (Photo: Rise Media)

# Manhattan Market Insights

## July 2021

### NEIGHBORHOOD MAP

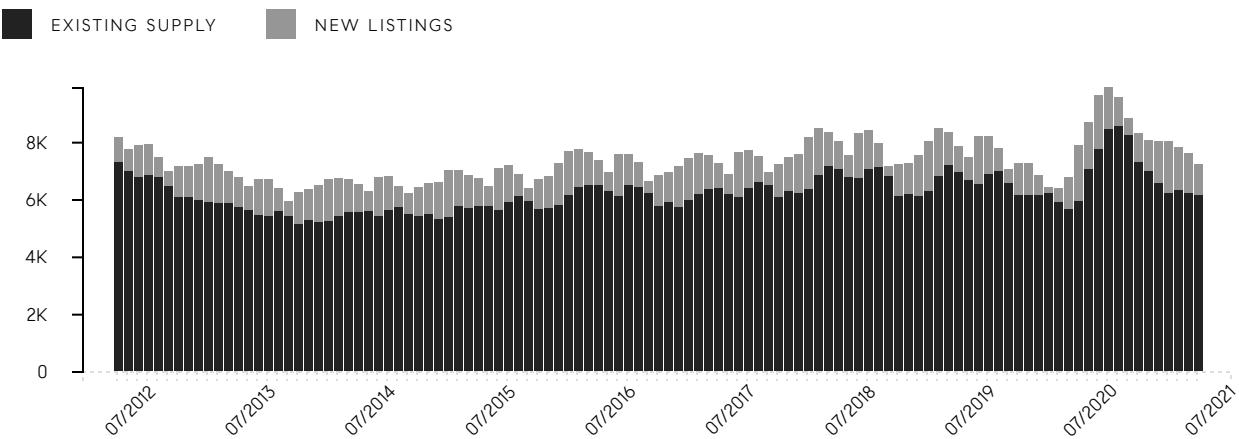


# Manhattan Market Insights

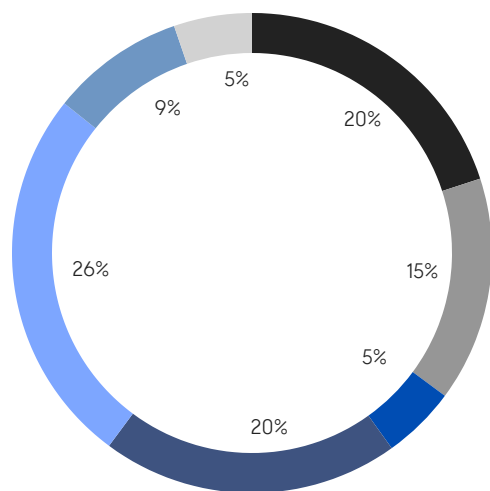
## July 2021

### INVENTORY

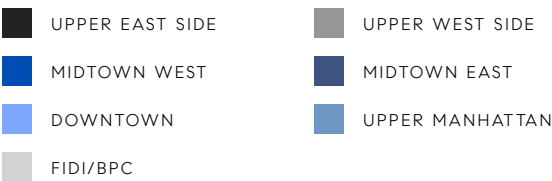
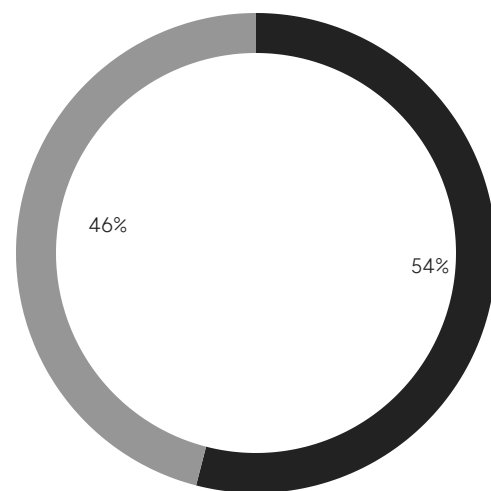
#### Total Inventory



#### By Neighborhood



#### By Type

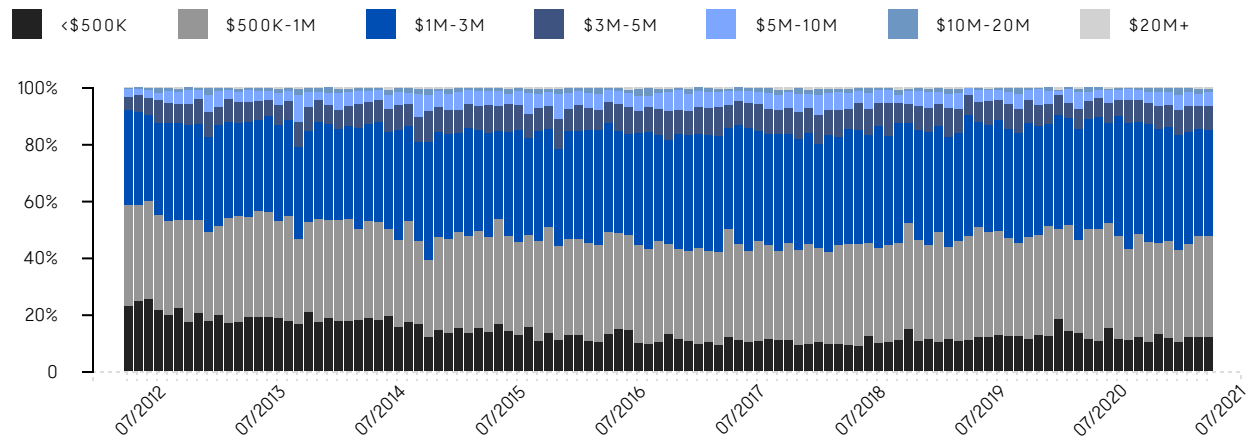


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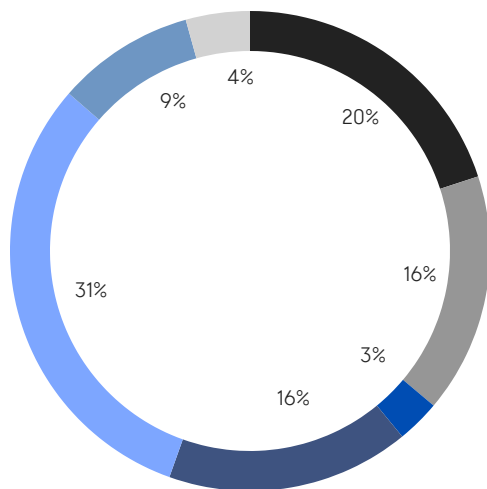
## July 2021

### CONTRACTS SIGNED

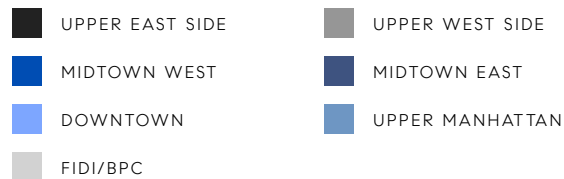
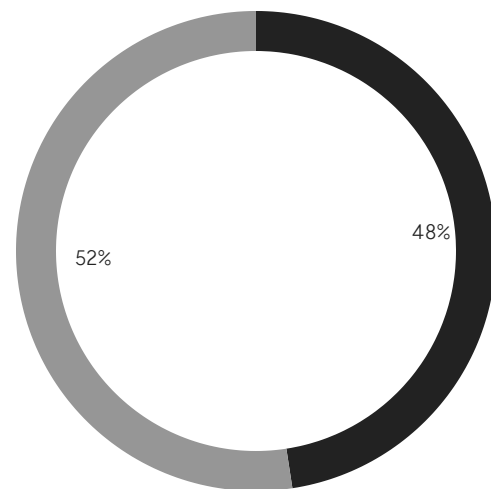
#### Market Share By Price (Last Ask)



#### By Neighborhood



#### By Type



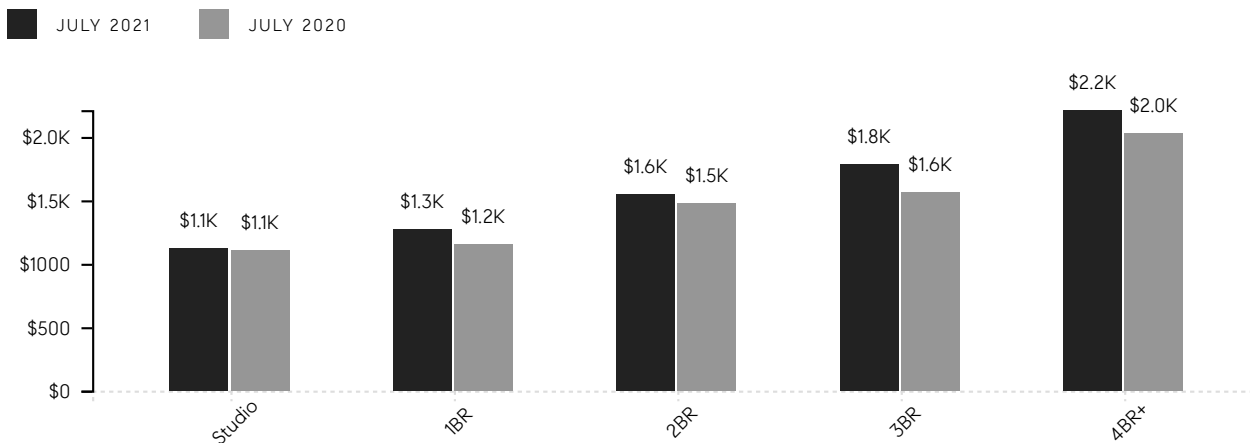
# Manhattan Market Insights

## July 2021

### OVERALL

	JUL 2021	JUN 2021	% CHANGE	JUL 2020	% CHANGE
AVERAGE SALE PRICE	\$1,976,984	\$2,030,010	-2.6%	\$2,157,562	-8.4%
MEDIAN SALE PRICE	\$1,195,000	\$1,200,000	-0.4%	\$1,075,000	11.2%
AVERAGE PRICE PER SQUARE FOOT	\$1,529	\$1,538	-0.6%	\$1,347	13.5%
AVERAGE DAYS ON MARKET	190	192	-1.0%	198	-4.0%
AVERAGE DISCOUNT	6%	8%		10%	
INVENTORY	7,211	7,593	-5.0%	7,870	-8.4%
CONTRACTS SIGNED	1,381	1,619	-14.7%	567	143.6%

### Average Price Per Square Foot



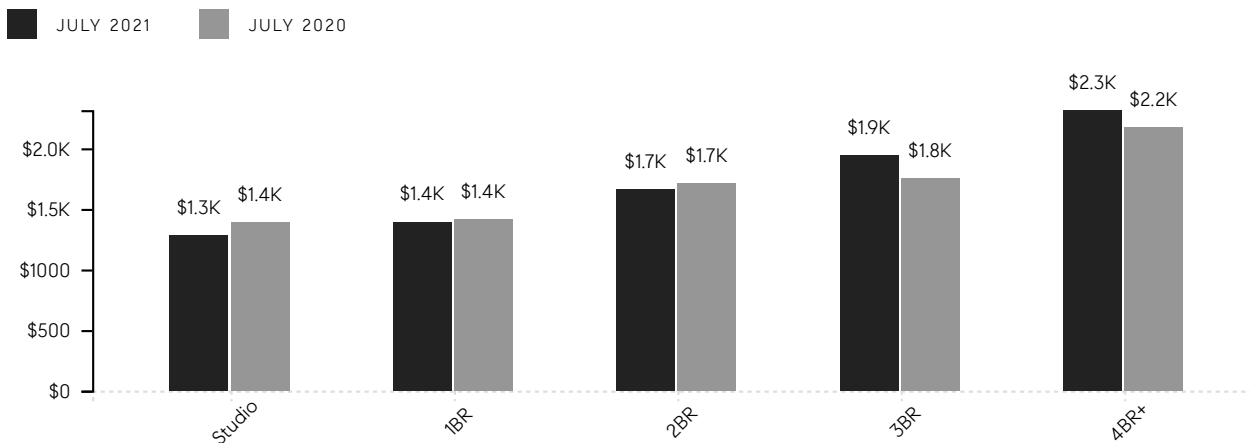
# Manhattan Market Insights

## July 2021

### CONDOS

	JUL 2021	JUN 2021	% CHANGE	JUL 2020	% CHANGE
AVERAGE SALE PRICE	\$2,637,022	\$2,684,857	-1.8%	\$3,468,067	-24.0%
MEDIAN SALE PRICE	\$1,650,000	\$1,675,000	-1.5%	\$1,866,500	-11.6%
AVERAGE PRICE PER SQUARE FOOT	\$1,677	\$1,736	-3.4%	\$1,630	2.9%
AVERAGE DAYS ON MARKET	206	206	0.0%	247	-16.6%
AVERAGE DISCOUNT	6%	8%		12%	
INVENTORY	3,895	4,034	-3.4%	4,198	-7.2%
CONTRACTS SIGNED	657	726	-9.5%	262	150.8%

### Average Price Per Square Foot



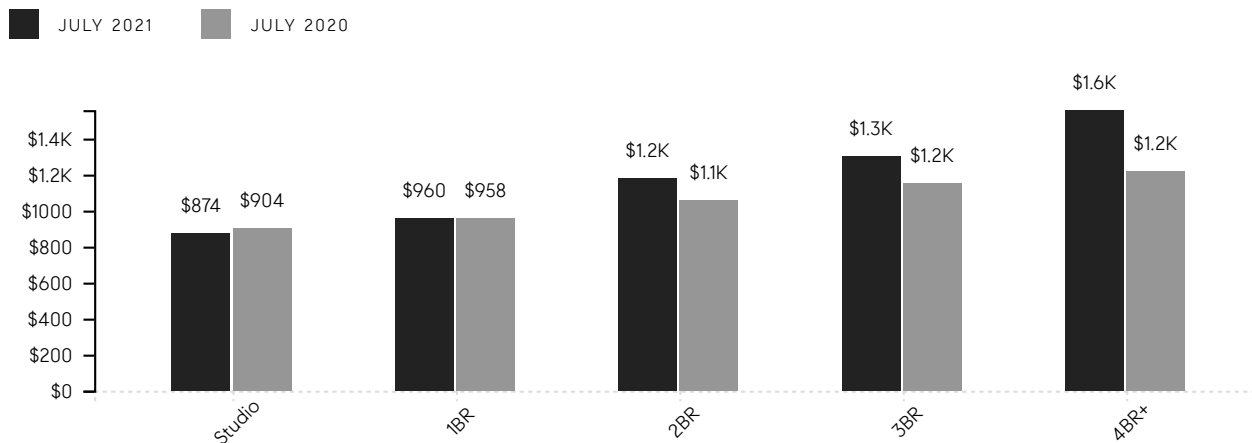
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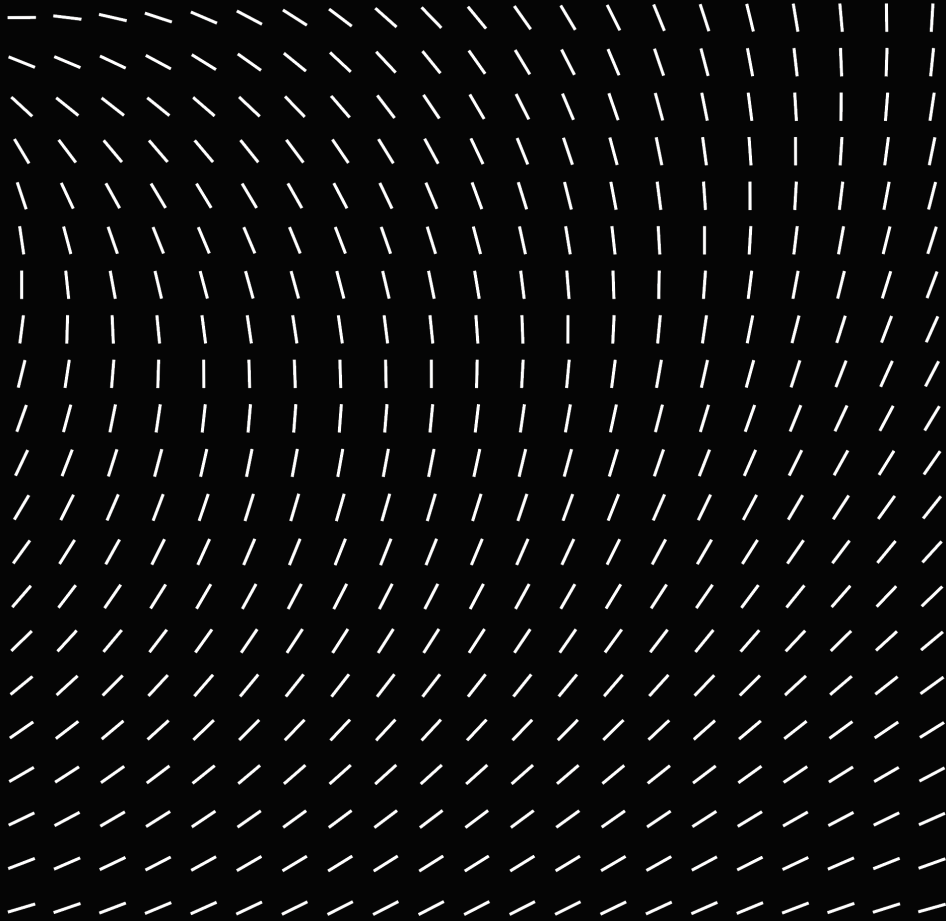
## July 2021

### CO-OPS

	JUL 2021	JUN 2021	% CHANGE	JUL 2020	% CHANGE
AVERAGE SALE PRICE	\$1,390,850	\$1,438,297	-3.3%	\$1,225,875	13.5%
MEDIAN SALE PRICE	\$865,000	\$857,750	0.8%	\$810,000	6.8%
AVERAGE PRICE PER SQUARE FOOT	\$1,102	\$1,020	8.0%	\$999	10.3%
AVERAGE DAYS ON MARKET	176	182	-3.3%	174	1.1%
AVERAGE DISCOUNT	6%	8%		9%	
INVENTORY	3,316	3,559	-6.8%	3,672	-9.7%
CONTRACTS SIGNED	724	893	-18.9%	305	137.4%

### Average Price Per Square Foot





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