



COMPASS

Manhattan Market Insights

JUNE 2021

Manhattan Market Insights

June 2021

NEIGHBORHOOD MAP

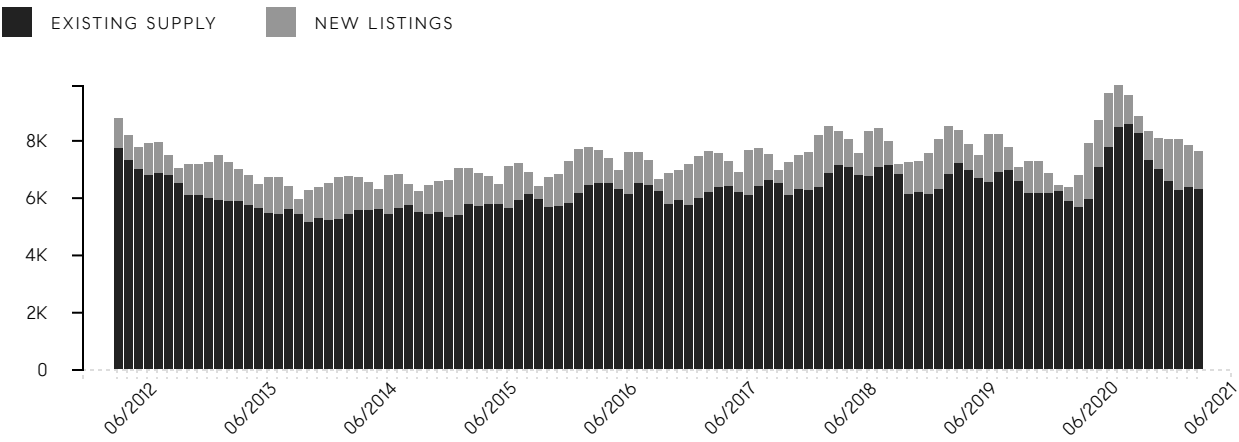


Manhattan Market Insights

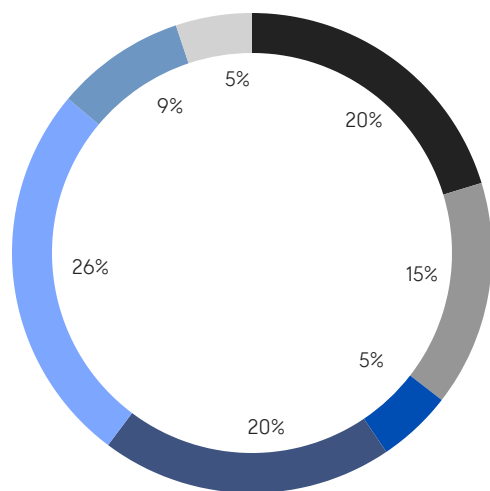
June 2021

INVENTORY

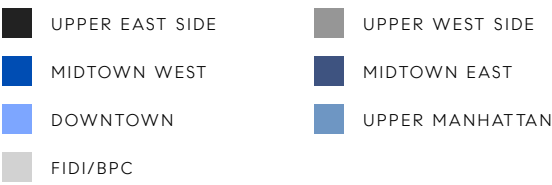
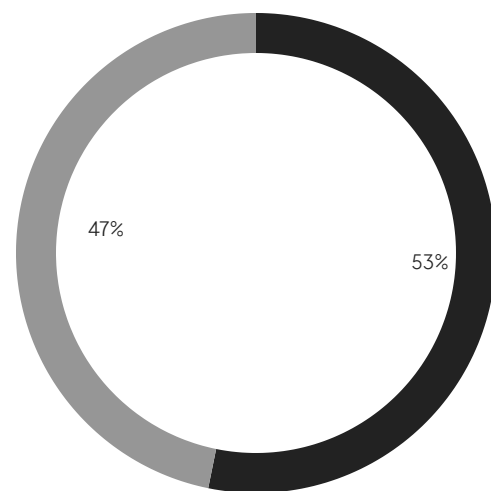
Total Inventory



By Neighborhood



By Type

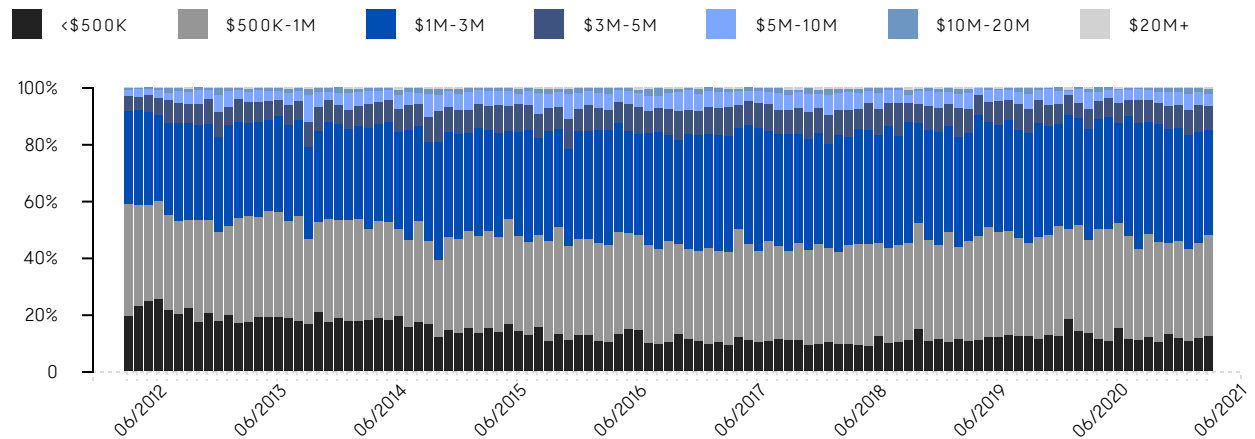


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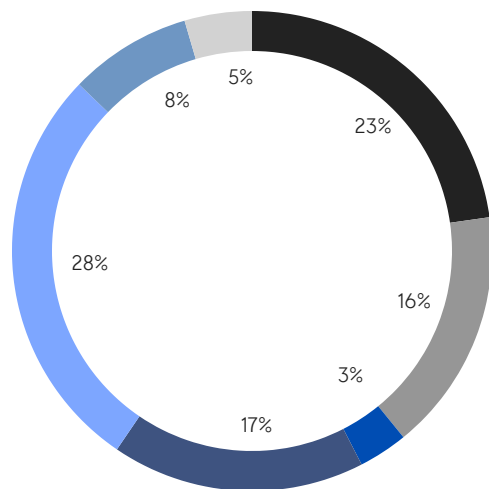
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CONTRACTS SIGNED

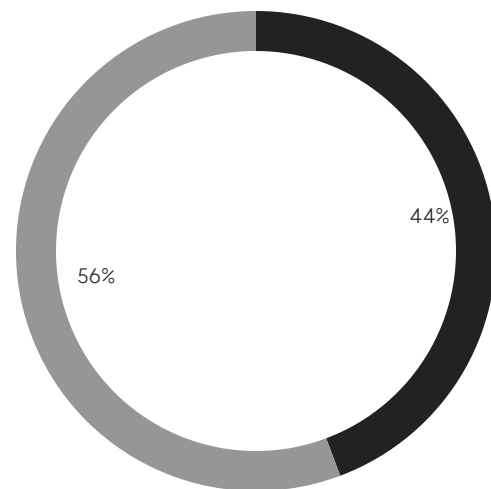
Market Share By Price (Last Ask)



By Neighborhood



By Type



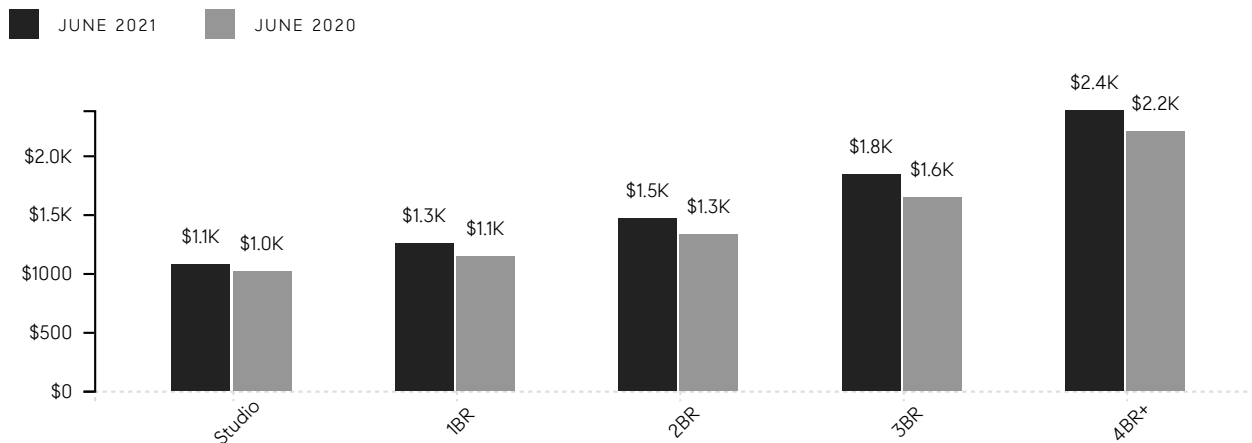
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OVERALL

	JUN 2021	MAY 2021	% CHANGE	JUN 2020	% CHANGE
AVERAGE SALE PRICE	\$2,005,033	\$1,959,056	2.3%	\$1,502,879	33.4%
MEDIAN SALE PRICE	\$1,149,500	\$1,115,000	3.1%	\$950,000	21.0%
AVERAGE PRICE PER SQUARE FOOT	\$1,489	\$1,375	8.3%	\$1,280	16.3%
AVERAGE DAYS ON MARKET	187	209	-10.5%	199	-6.0%
AVERAGE DISCOUNT	7%	10%		9%	
INVENTORY	7,599	7,804	-2.6%	6,771	12.2%
CONTRACTS SIGNED	1,481	1,622	-8.7%	272	444.5%

Average Price Per Square Foot



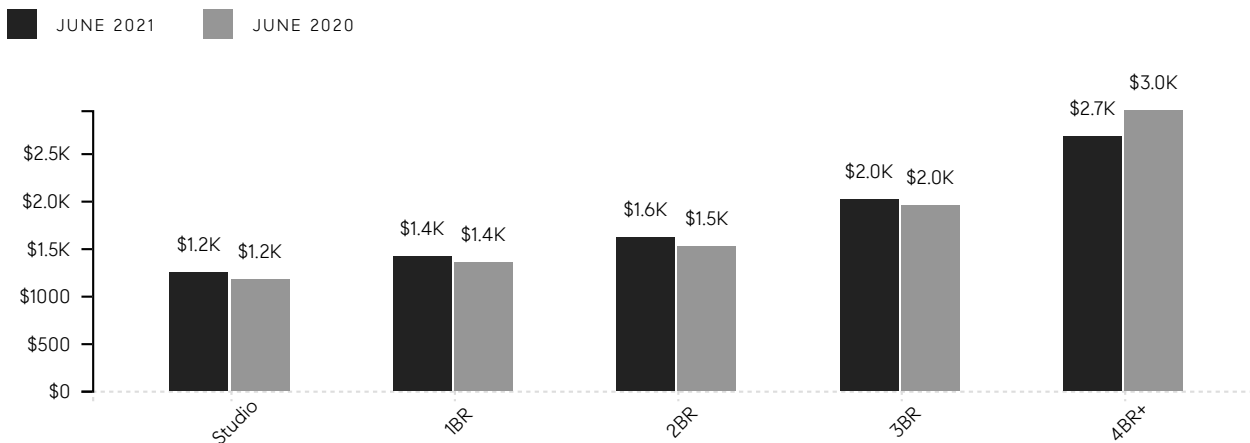
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CONDOS

	JUN 2021	MAY 2021	% CHANGE	JUN 2020	% CHANGE
AVERAGE SALE PRICE	\$2,696,459	\$2,824,912	-4.5%	\$2,035,490	32.5%
MEDIAN SALE PRICE	\$1,650,000	\$1,600,000	3.1%	\$1,475,000	11.9%
AVERAGE PRICE PER SQUARE FOOT	\$1,679	\$1,628	3.1%	\$1,517	10.7%
AVERAGE DAYS ON MARKET	203	228	-11.0%	224	-9.4%
AVERAGE DISCOUNT	7%	10%		10%	
INVENTORY	4,042	4,148	-2.6%	3,704	9.1%
CONTRACTS SIGNED	656	736	-10.9%	130	404.6%

Average Price Per Square Foot



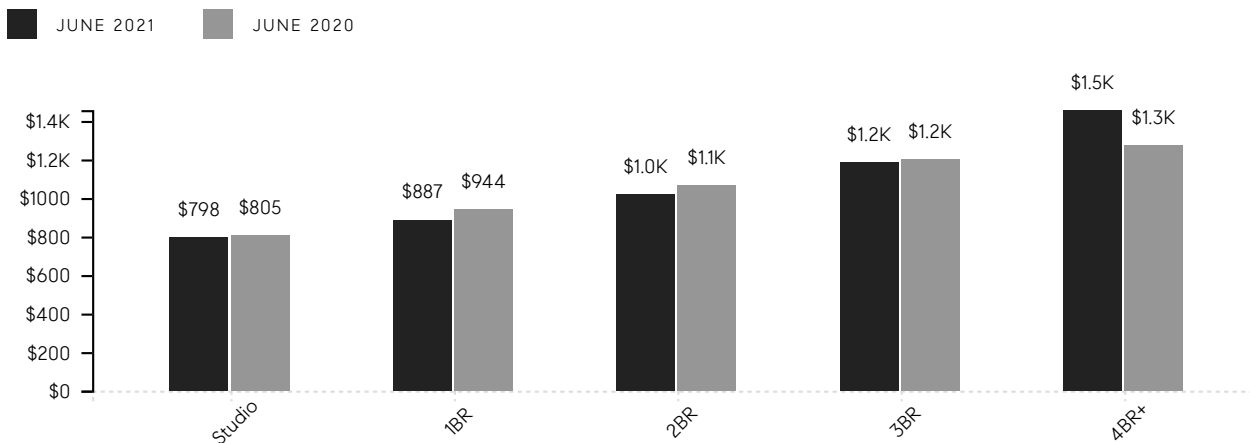
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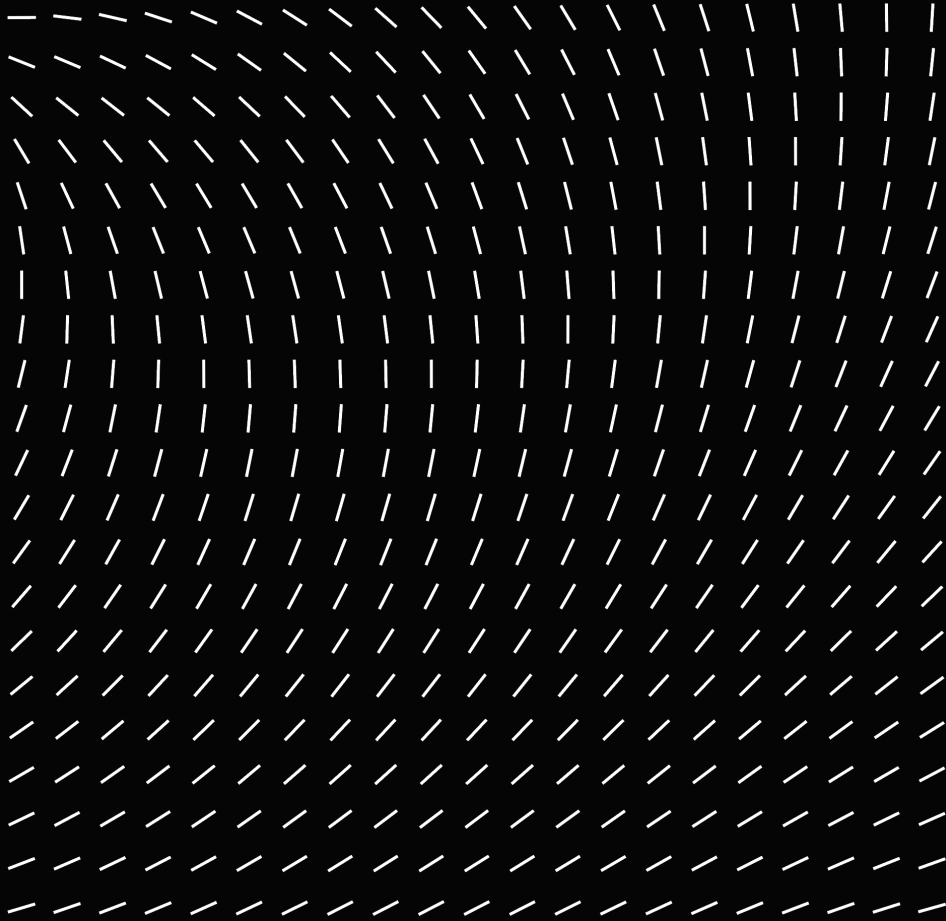
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CO-OPS

	JUN 2021	MAY 2021	% CHANGE	JUN 2020	% CHANGE
AVERAGE SALE PRICE	\$1,409,413	\$1,170,835	20.4%	\$1,171,146	20.3%
MEDIAN SALE PRICE	\$850,000	\$760,000	11.8%	\$787,500	7.9%
AVERAGE PRICE PER SQUARE FOOT	\$994	\$965	3.0%	\$1,008	-1.4%
AVERAGE DAYS ON MARKET	175	195	-10.3%	188	-6.9%
AVERAGE DISCOUNT	7%	11%		9%	
INVENTORY	3,557	3,656	-2.7%	3,067	16.0%
CONTRACTS SIGNED	825	886	-6.9%	142	481.0%

Average Price Per Square Foot





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