

UPPER WEST SIDE

Lincoln SquareManhattan ValleyUpper West Side

NEIGHBORHOOD MAP

MIDTOWN WEST

- Clinton/Hell's Kitchen

- Hudson Yards

UPPER MANHATTAN

- East Harlem
- Hamilton Heights
- Harlem
- Inwood
- Manhattanville
- Marble Hill
- Morningside Heights
- Washington Heights

UPPER EAST SIDE

- Carnegie Hill
- Lenox Hill
- Upper East Side
- Yorkville

MIDTOWN EAST

- Garment District
- Kips Bay Tudor City

- Noho

- Nolita

- Soho

- NoMad

- Tribeca

- Stuyvesant Town

- Turtle Bay

- Sutton Place

- Midtown - Murray Hill

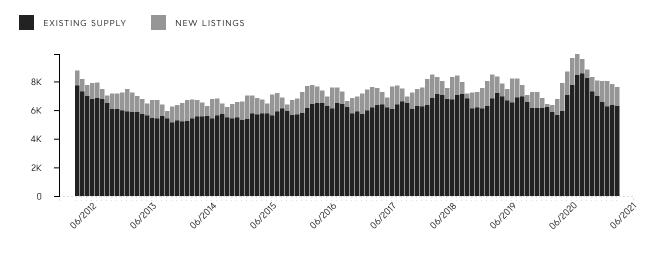
DOWNTOWN

- Chelsea
- Chinatown
- East Village
- Gramercy
- Greenwich Village
- Little Italy
- Lower East Side West Village

- FIDI/BPC
- Battery Park
- Financial District

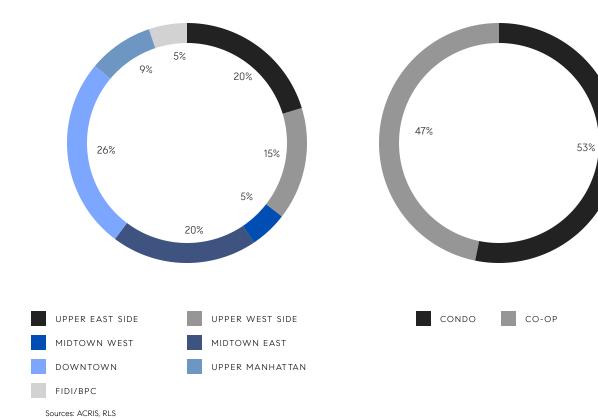
INVENTORY

Total Inventory

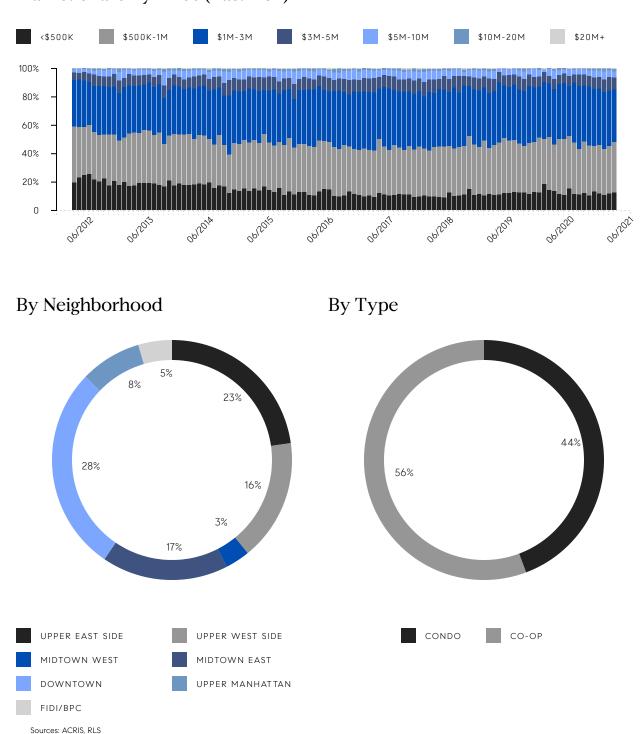








CONTRACTS SIGNED



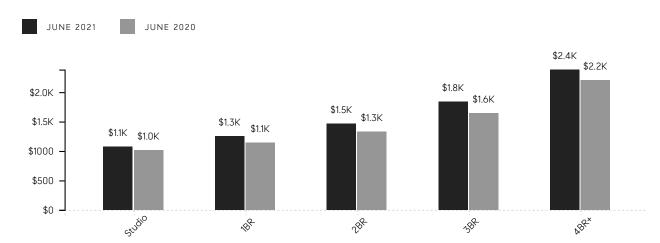
Market Share By Price (Last Ask)

Compass

Manhattan Monthly Market Insights

OVERALL

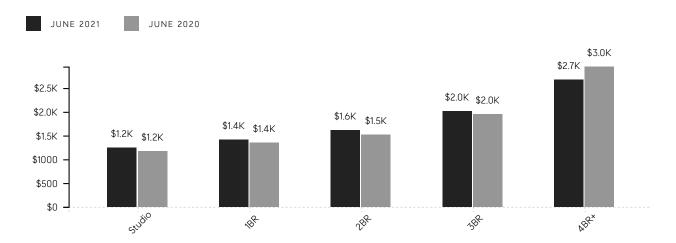
	JUN 2021	MAY 2021	% CHANGE	JUN 2020	% CHANGE
AVERAGE SALE PRICE	\$2,005,033	\$1,959,056	2.3%	\$1,502,879	33.4%
MEDIAN SALE PRICE	\$1,149,500	\$1,115,000	3.1%	\$950,000	21.0%
AVERAGE PRICE PER SQUARE FOOT	\$1,489	\$1,375	8.3%	\$1,280	16.3%
AVERAGE DAYS ON MARKET	187	209	-10.5%	199	-6.0%
AVERAGE DISCOUNT	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

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%

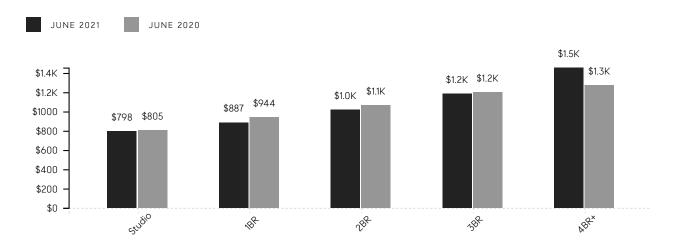


Average Price Per Square Foot

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



COMPASS

 \sim \sim \sim \sim \sim / / / / / / / //// | | | | | / ------

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.