

COMPASS

Manhattan Market Insights

MAY 2021

Manhattan Market Insights

May 2021

NEIGHBORHOOD MAP

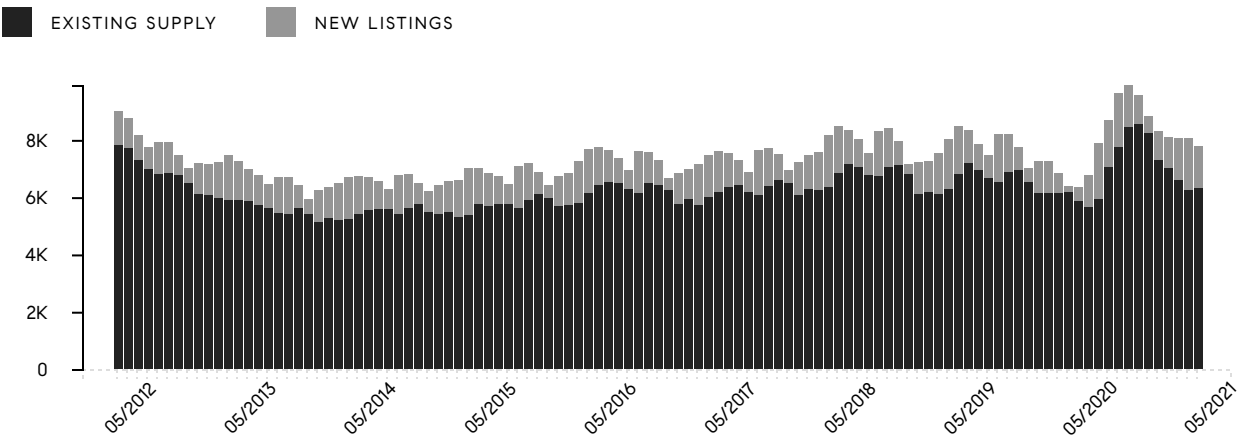


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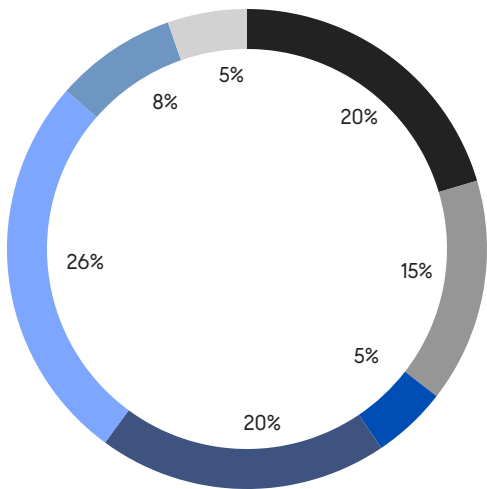
May 2021

INVENTORY

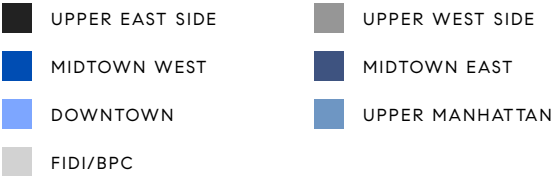
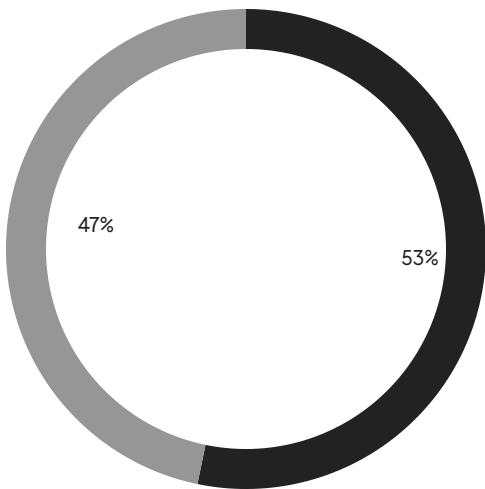
Total Inventory



By Neighborhood



By Type

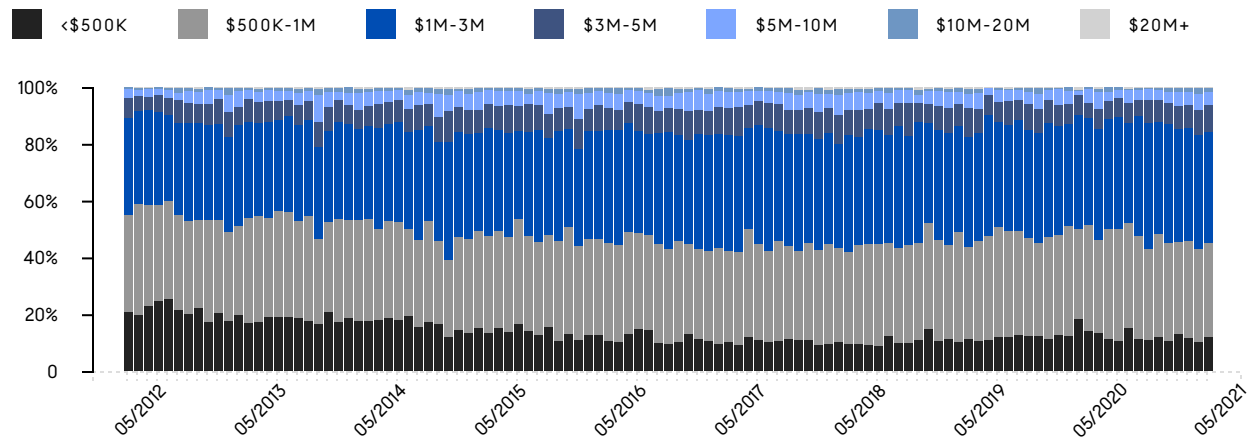


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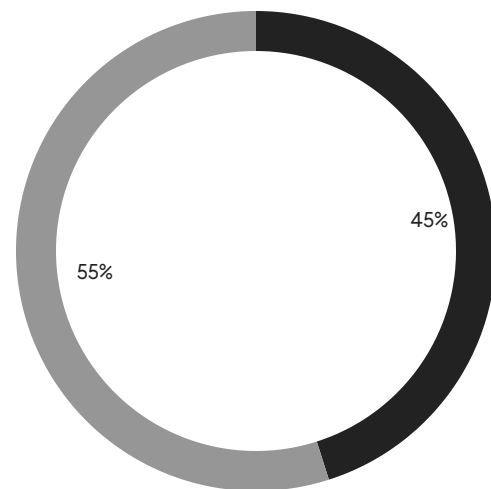
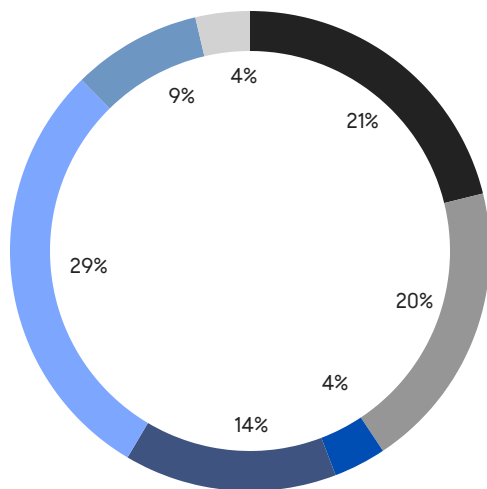
CONTRACTS SIGNED

Market Share By Price (Last Ask)



By Neighborhood

By Type



Sources: ACRIS, RLS

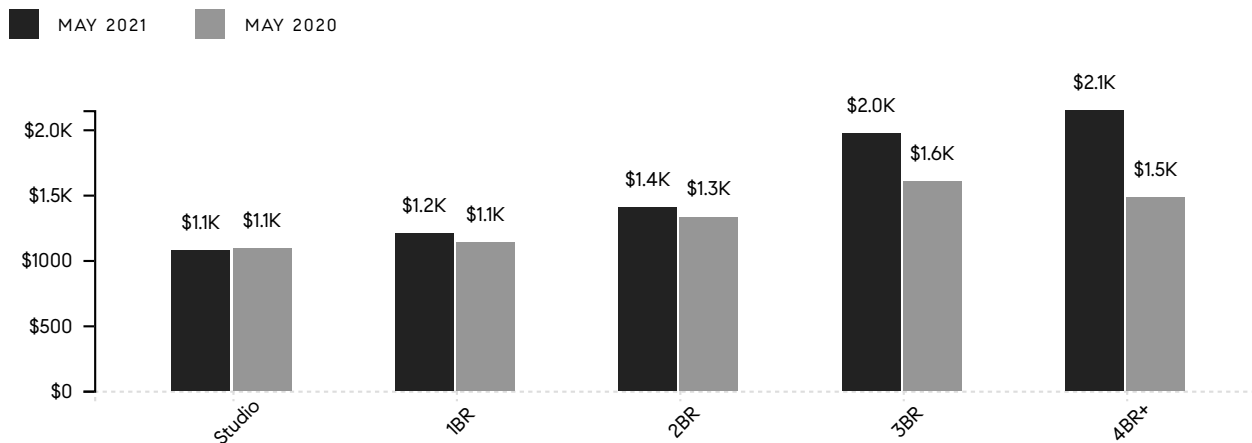
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OVERALL

	MAY 2021	APR 2021	% CHANGE	MAY 2020	% CHANGE
AVERAGE SALE PRICE	\$1,845,925	\$2,145,177	-13.9%	\$1,741,888	6.0%
MEDIAN SALE PRICE	\$1,067,000	\$1,200,007	-11.1%	\$990,000	7.8%
AVERAGE PRICE PER SQUARE FOOT	\$1,453	\$1,426	1.9%	\$1,266	14.8%
AVERAGE DAYS ON MARKET	200	226	-11.3%	179	12.1%
AVERAGE DISCOUNT	10%	9%		9%	
INVENTORY	7,783	8,031	-3.1%	6,346	22.6%
CONTRACTS SIGNED	1,608	1,779	-9.6%	192	737.5%

Average Price Per Square Foot



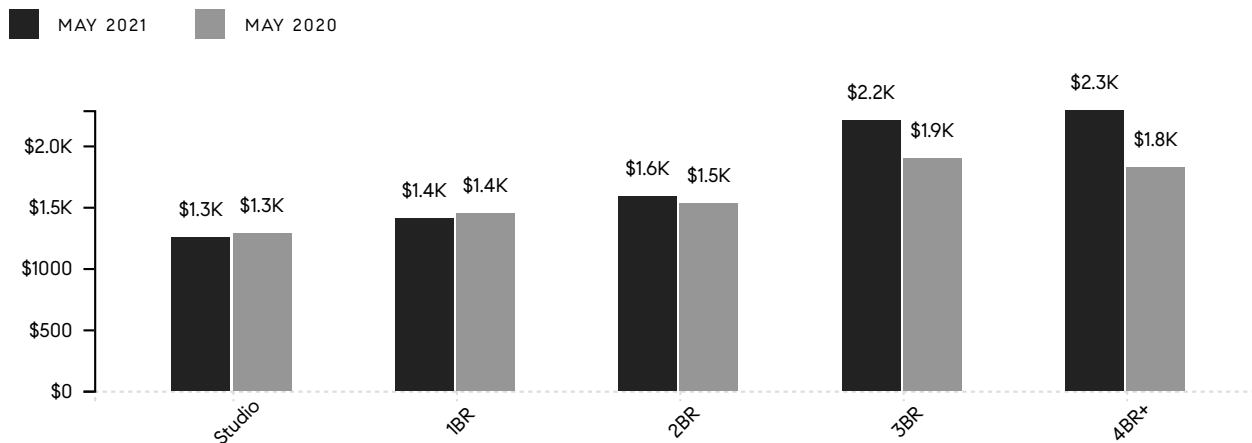
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CONDOS

	MAY 2021	APR 2021	% CHANGE	MAY 2020	% CHANGE
AVERAGE SALE PRICE	\$2,625,968	\$2,915,534	-9.9%	\$2,396,078	9.6%
MEDIAN SALE PRICE	\$1,598,000	\$1,750,000	-8.7%	\$1,630,254	-2.0%
AVERAGE PRICE PER SQUARE FOOT	\$1,684	\$1,667	1.0%	\$1,538	9.5%
AVERAGE DAYS ON MARKET	216	254	-15.0%	206	4.9%
AVERAGE DISCOUNT	9%	10%		9%	
INVENTORY	4,144	4,243	-2.3%	3,488	18.8%
CONTRACTS SIGNED	725	807	-10.2%	81	795.1%

Average Price Per Square Foot



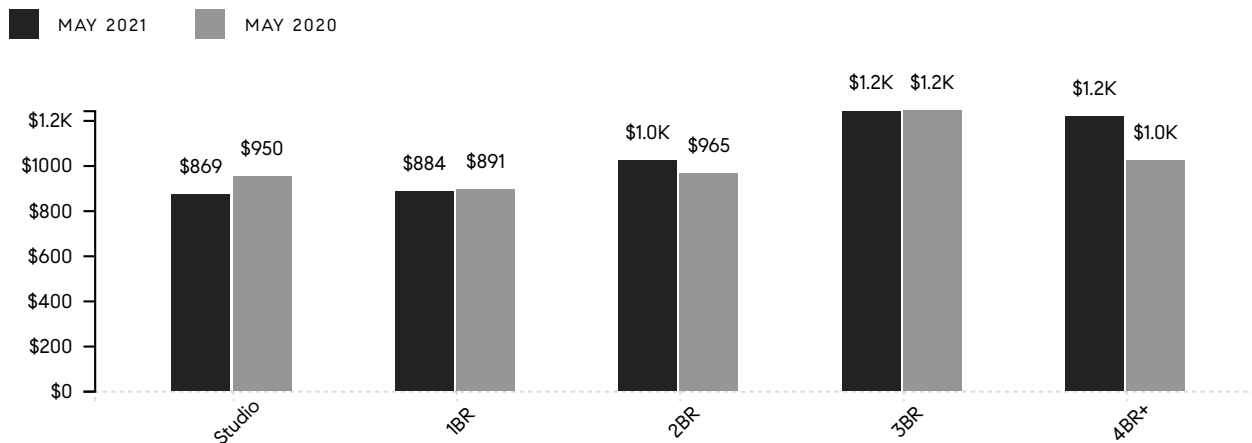
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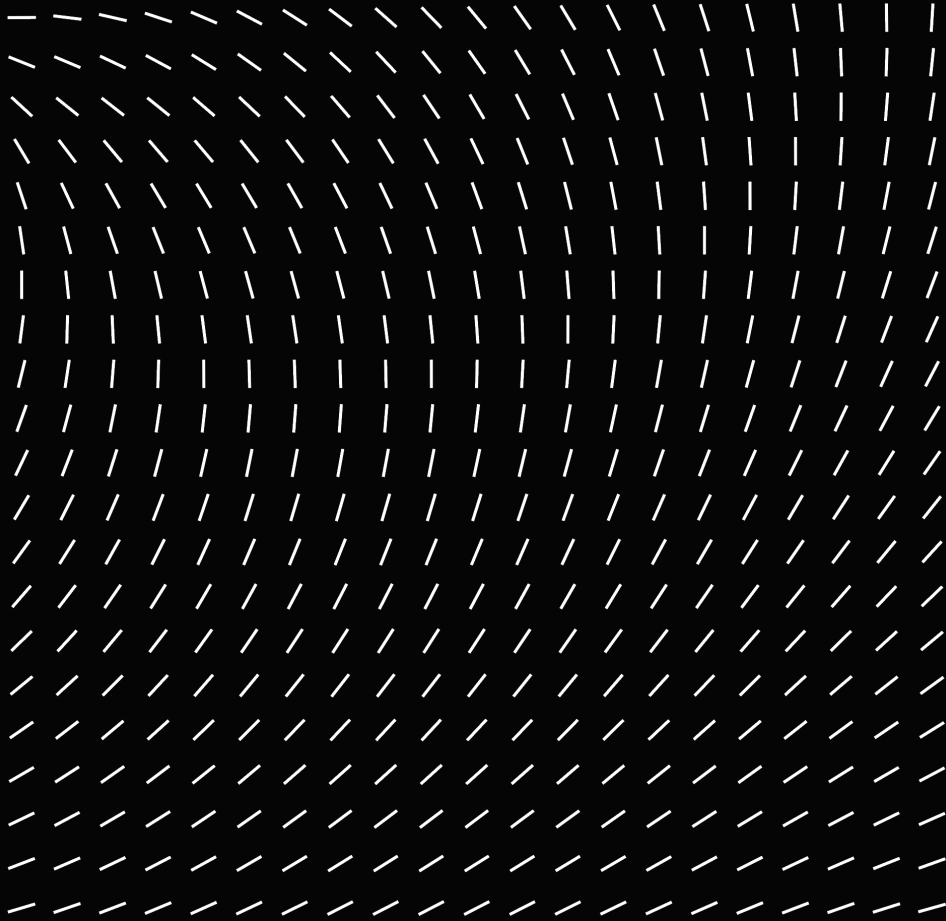
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CO-OPS

	MAY 2021	APR 2021	% CHANGE	MAY 2020	% CHANGE
AVERAGE SALE PRICE	\$1,169,435	\$1,334,561	-12.4%	\$1,289,438	-9.3%
MEDIAN SALE PRICE	\$750,000	\$800,000	-6.2%	\$755,000	-0.7%
AVERAGE PRICE PER SQUARE FOOT	\$986	\$1,007	-2.0%	\$960	2.8%
AVERAGE DAYS ON MARKET	189	204	-7.3%	162	16.5%
AVERAGE DISCOUNT	11%	9%		9%	
INVENTORY	3,639	3,788	-3.9%	2,858	27.3%
CONTRACTS SIGNED	883	972	-9.2%	111	695.5%

Average Price Per Square Foot





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