



COMPASS

January 2021

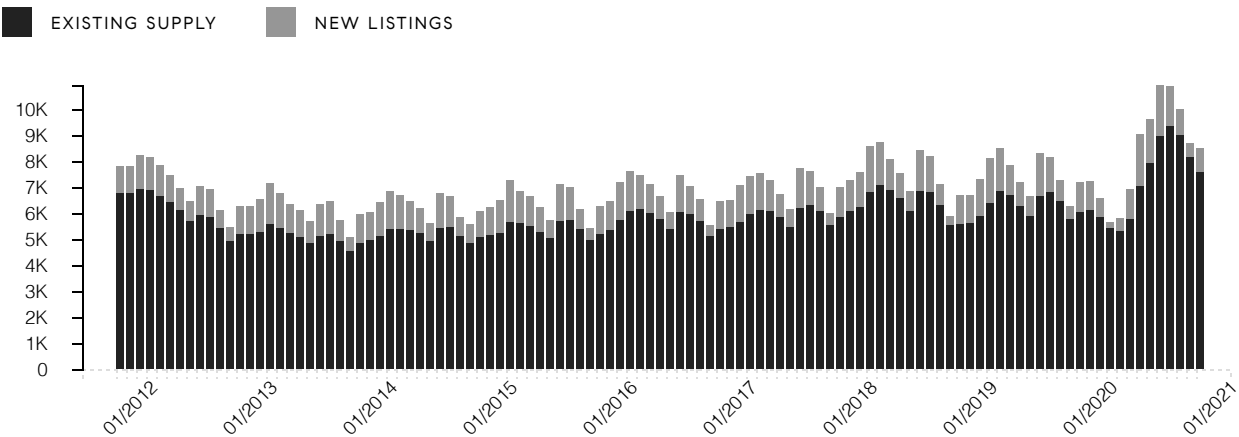
Manhattan Market Insights

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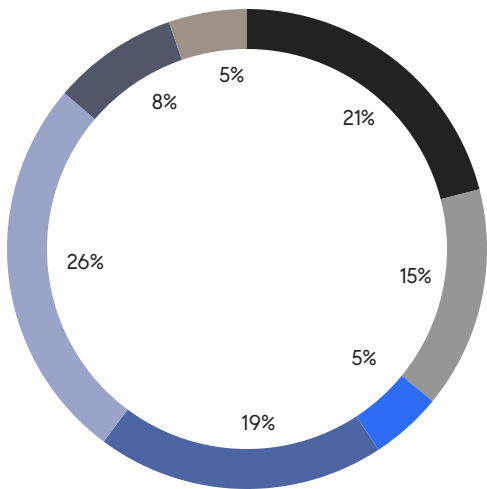
January 2021

INVENTORY

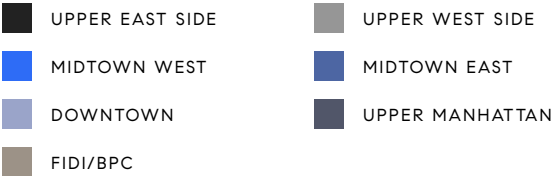
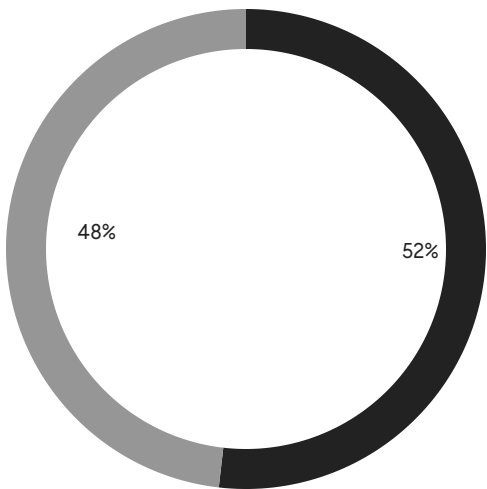
Total Inventory



By Neighborhood



By Type

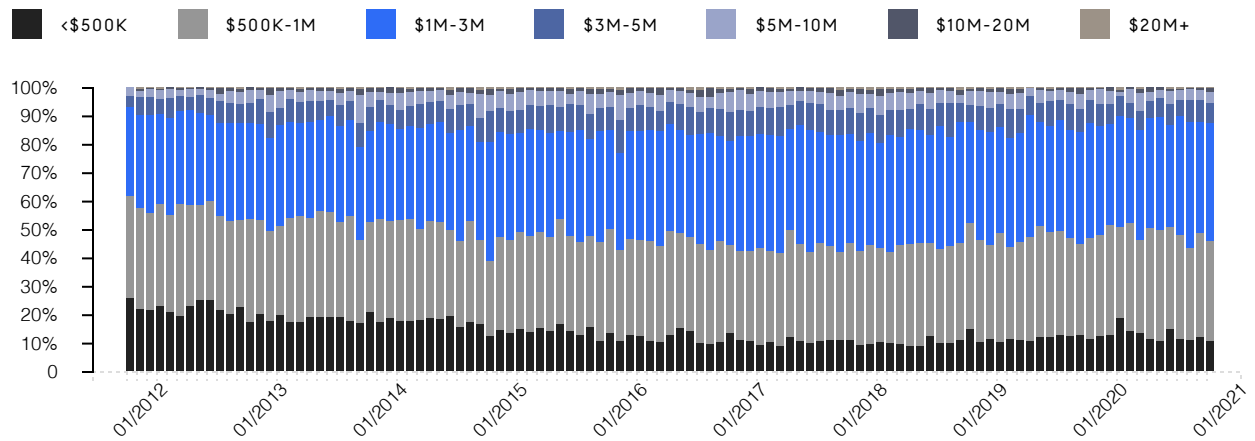


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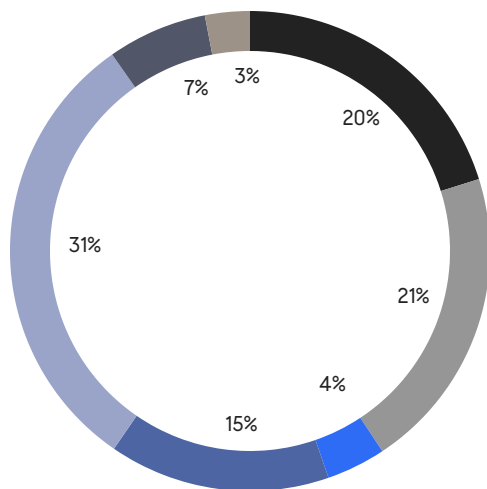
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CONTRACTS SIGNED

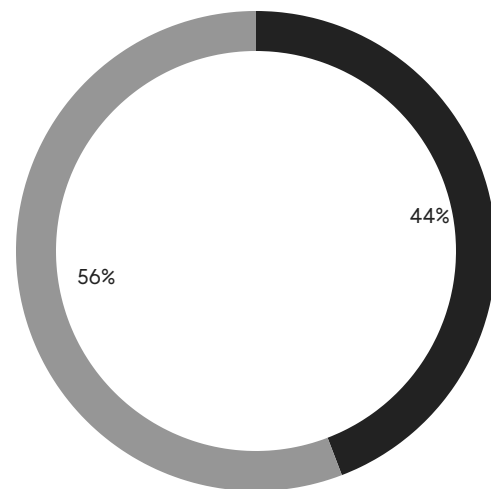
Market Share By Price (Last Ask)



By Neighborhood



By Type



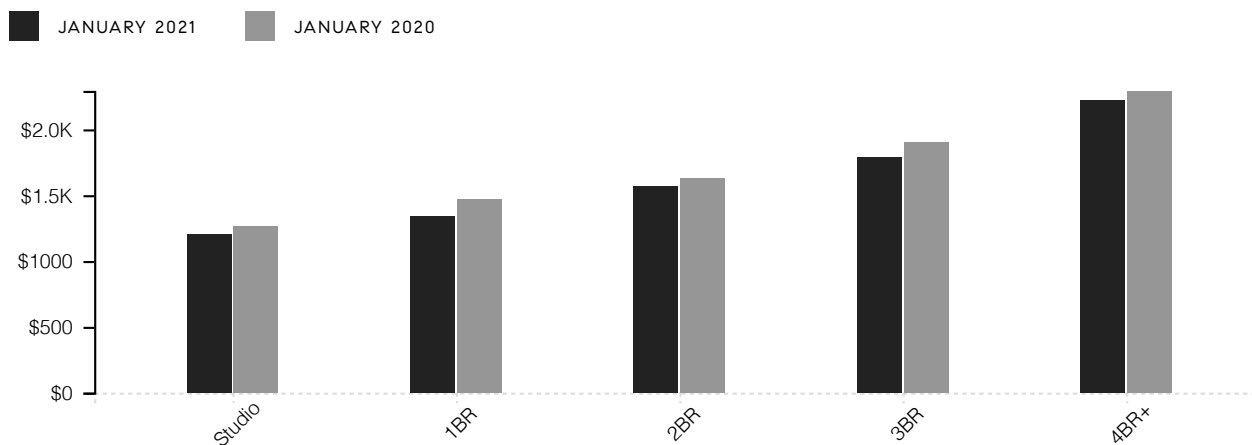
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January 2021

CONDOS

	JAN 2021	DEC 2020	% CHANGE	JAN 2020	% CHANGE
AVERAGE SALE PRICE	\$2,317,859	\$2,838,827	-18.4%	\$2,242,228	3.4%
MEDIAN SALE PRICE	\$1,455,990	\$1,825,000	-20.2%	\$1,495,000	-2.6%
AVERAGE PRICE PER SQUARE FOOT	\$1,534	\$1,638	-6.3%	\$1,599	-4.1%
AVERAGE DAYS ON MARKET	202	197	2.7%	214	-5.7%
AVERAGE DISCOUNT	12%	10%		10%	
INVENTORY	3,924	4,190	-6.3%	3,231	21.4%
CONTRACTS SIGNED	455	411	10.7%	358	27.1%

Average Price Per Square Foot



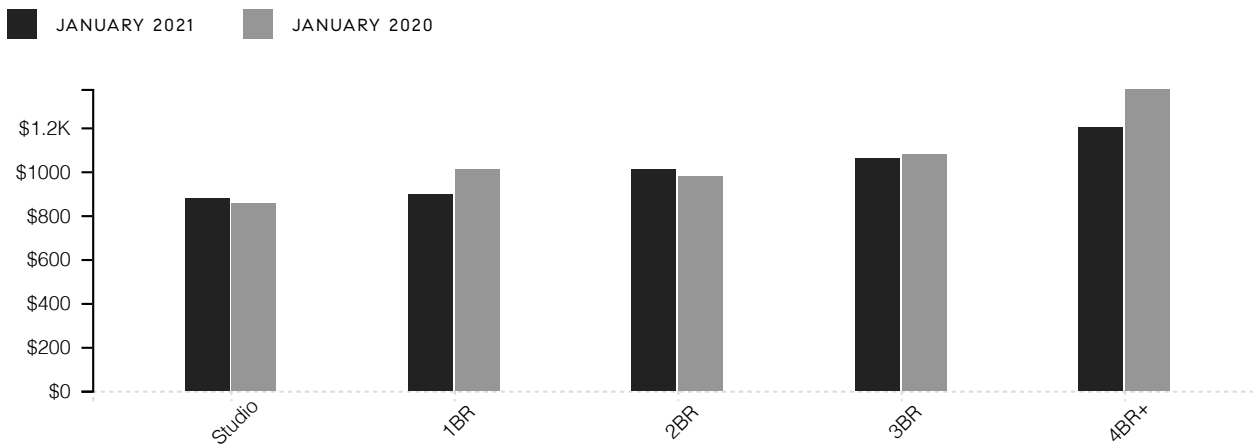
Manhattan Market Insights

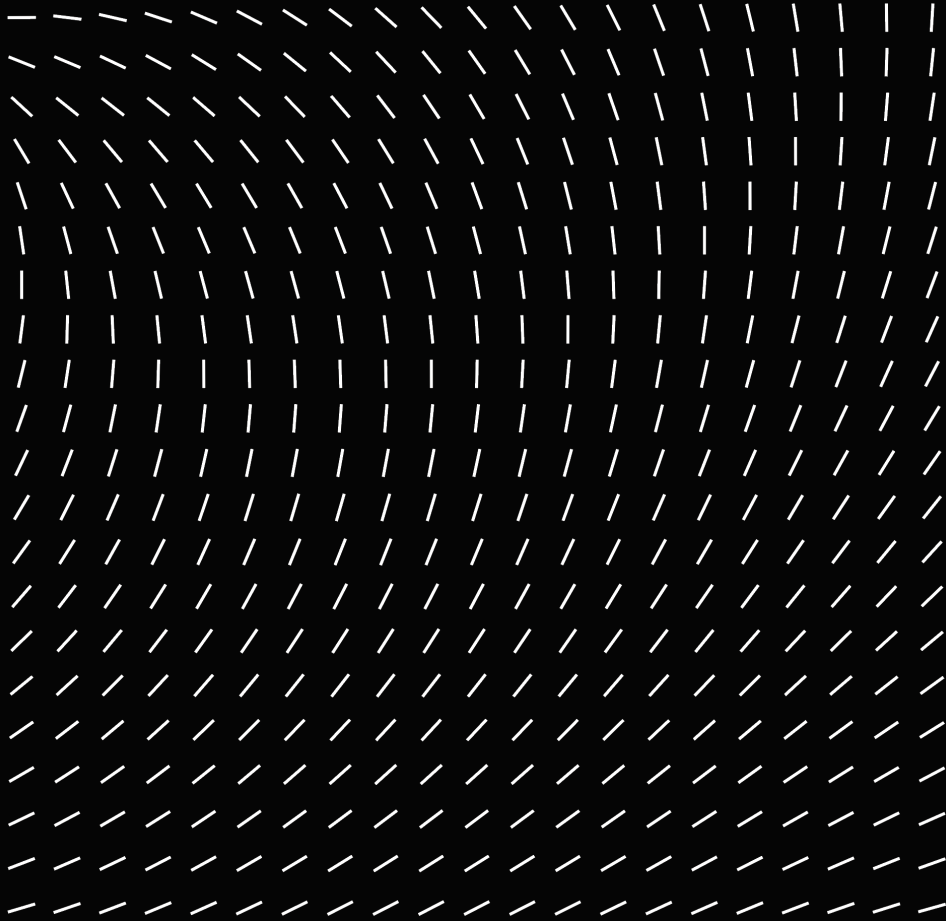
January 2021

CO-OPS

	JAN 2021	DEC 2020	% CHANGE	JAN 2020	% CHANGE
AVERAGE SALE PRICE	\$1,131,512	\$1,295,969	-12.7%	\$1,206,106	-6.2%
MEDIAN SALE PRICE	\$779,000	\$793,500	-1.8%	\$812,300	-4.1%
AVERAGE PRICE PER SQUARE FOOT	\$958	\$1,039	-7.7%	\$993	-3.5%
AVERAGE DAYS ON MARKET	173	167	3.4%	166	4.3%
AVERAGE DISCOUNT	12%	8%		8%	
INVENTORY	3,650	3,986	-8.4%	2,825	29.2%
CONTRACTS SIGNED	575	652	-11.8%	456	26.1%

Average Price Per Square Foot





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