

Q4 2020

MANHATTAN MARKET

\$500K - \$1.99M

The number of sales in Q4 had positive growth rising nearly 40% from Q3. Despite this, compared to last year, sales remain on the decline. Of inventory sold, the median sales price YOY has slightly increased. While days on market has increased from Q4 2019, compared to Q3 2020, there is about a 20 day decrease.

Inventory has increased by 25% year over year. There was a 17.6% difference between listed and closed sales prices. Total transactions were down -20% for the second straight quarter.

Manhattan	Q4 2020	% (QTR)	Q3 2020	% (YR)	Q4 2019
Median Sales Price	\$1,868,994	-14.3%	\$2,179,777	2.9%	\$1,815,700
Number of Sales (Closed)	1,909	38.8%	1,375	-20.6%	2,404
Days on Market (from Last List Date)	122	-14.7%	143	23.2%	99
Listing Inventory	8,277	-11.2%	9,319	24.6%	6,643
Year-to-date	Q4 2020	% (QTR)	Q3 2020	% (YR)	Q4 2019
Number of Sales (YTD)	7,048	N/A	N/A	-29.9%	10,048

Co-ops	January 2021	January 2020	% (YR)
New Signed Contracts (all)	518	194	167.0%
\$500K-\$999K	207	87	137.9%
\$1M-\$1.99M	145	45	222.2%

Condos	January 2021	January 2020	% (YR)
New Signed Contracts (all)	360	239	50.6%
\$500K-\$999K	92	52	76.9%
\$1M-\$1.99M	109	65	67.7%

SNAPSHOT

8,277 ↓

+24.6% YOY
total listings on
market

-29.9 ↓

of sales (YTD)
7,048

-14.7% ↓

total days on market

+2.9% ↑

Median sales price
(YOY)

Key Indicators

+24.6%

inventory (YOY)

-20.6%

transactions (YOY)

Signed Contracts

January signed contracts for co-ops in Manhattan have substantially increased year over year having nearly tripled. Condos have also seen a significant increase with a 50.6% increase from January 2020 to January 2021 in new signed contracts.

Listing Inventory

Listing inventory remains at its highest levels in nearly 14 years.

Q4 2020

MANHATTAN MARKET

\$1M - \$3.99M

The number of sales in Q4 had positive growth rising nearly 40% from Q3. Despite this, compared to last year, sales remain on the decline. Of inventory sold, the median sales price YOY has slightly increased. While days on market has increased from Q4 2019, compared to Q3 2020, there is about a 20 day decrease.

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+24.6%*inventory (YOY)***-20.6%***transactions (YOY)*

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\$1M-\$1.99M	145	45	222.2%
\$2M-\$3.99M	61	24	154.2%

Condos	January 2021	January 2020	% (YR)
New Signed Contracts (all)	360	239	50.6%
\$1M-\$1.99M	109	65	67.7%
\$2M-\$3.99M	92	60	53.3%

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inventory (YOY)

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Co-ops	January 2021	January 2020	% (YR)
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\$500K-\$999K	207	35	162.9%
\$1M-\$1.99M	145	45	222.2%
\$2M-\$3.99M	61	24	154.2%
\$4M-\$4.99M	5	2	150.0%
\$5M-\$9.99M	5	1	400.0%

Condos	January 2021	January 2020	% (YR)
New Signed Contracts (all)	360	239	50.6%
\$500K-\$999K	92	52	76.9%
\$1M-\$1.99M	109	65	67.7%
\$2M-\$3.99M	92	60	53.3%
\$4M-\$4.99M	15	15	0.0%
\$5M-\$9.99M	34	26	30.8%

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