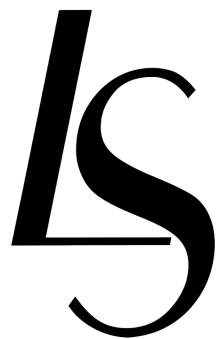
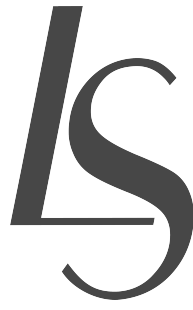


MANHATTAN

2021 REPORT



LEAHY | SASSOON



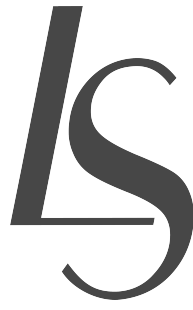
2021 | *Manhattan Report*

Before diving into the year-end numbers and consensus for this record breaking residential year, it should be noted that this report was created during the NYC Shutdown in response to the Covid-19 pandemic. The Leahy Sassoon team was shut down from operating our business like the rest of the city and most of the world. During our three month hiatus from being able to show property or enter our office, our team worked tirelessly collecting raw data in order to best summarize Covid's impact on the Manhattan and Brooklyn real estate markets. In order for us to help guide our clients through difficult times we needed to keep track of real time data in order to advise our clients on market conditions involving weekly activity. We have not missed a weekly report since April 2020 which our team has evolved into both weekly, quarterly and yearly market summaries. Our reports have evolved from a comparison between pre-pandemic market and current market activity into a weekly report served to arm our clients with market trends in order to help guide their decision making processes.

The Manhattan Luxury Market in 2021 broke an impressive record set on June 1st of 2015 which saw 30 or more Luxury contracts signed in 7 consecutive weeks. 2021 shattered that record with 22 consecutive 30 or more contract weeks spanning from Week 6 to Week 27. **2021 saw 1,888 totally Luxury contracts amounting to almost \$16 Billion Dollars in sales or \$15,973,902,324.** The entire Manhattan market saw **\$33,548,074,824** in total signed contracts with the Luxury market making up 48% of total sales, an impressive statistic considering the 1,888 yearly contracts makes up only 12% of the year's total signed contracts of 14,880. If the \$33 Billion in signed contracts was placed up against the nominal global GDP leaders for 2021, Manhattan would be place in the 42nd highest spot between South Africa and Vietnam.

Q4 2021 ended up as the strongest quarter of the year beating out our team prediction by some margin. Q4 averaged 45 signed contracts per week which represented a 165% increase from the pre-pandemic weekly average of 17 in Q1 2020. *The highest weekly tally saw 67 signed contracts which is a record setting week dating back to when Luxury data began being collected in 2006. Week 47 saw 67 signed contracts which amounted to another record of \$553,869,000 worth of deals, something also never seen before.* With Q4 beating out Q2's record breaking quarter, it has become obvious that **seasonality in the residential market place is no more.** Q4 ended 32% higher in average weekly sales activity than the first 3 quarters of the year. *Average price per square foot ended the year up 19% compared with Q1 2020 with an average of \$2,832 per ft on luxury properties entering into contract.* Luxury supply is down 11 percent compared to Q4 of 2020 and up only 9 percent compared to pre-pandemic levels of the market.

TriBeCa cemented itself as the ultra-luxury neighborhood of the year with the most weeks (10) representing the highest signed contract of the week. Upper East Side and Lenox Hill tied for 2nd place with 7 weeks as the highest sale by neighborhood with the West Village coming in 3rd with 5 appearances. While Tribeca is the top uUltra Luxury Neighborhood by this measure, the top Luxury neighborhood was Lenox Hill with 21 spots in the top three highest sale list. Its important to note that each Manhattan neighborhood has a different footprint. Lenox Hill saw 21 top three deals while, the Upper East Side saw 20 and Tribeca saw 18. Week 1 saw the highest contract of the year for \$79,000,000 at 12 East 69th Street a 20,000 square foot townhome in Lenox Hill.



2021 | *Manhattan Report Continued*

The Manhattan Base Market below \$4MM ended the year up 27% compared with Q1 2020 in weekly contracts signed and 14% off the yearly average of 241. Although the Base Market under \$4,000,000 had a record breaking year, the market has simmered after its first 3 monstrous Quarters. The quarter ended averaging 208 deals per week which was only 1 deal higher than Q3, whereas Q2 saw an average of 283 signed deals per week. To put this in perspective: Q1 2020 saw an average of 164 deals per week which was considered a very strong start to the new decade before the pandemic shut the market down for three months beginning March 23rd 2020.

Looking forward with the fed signaling at interest rates inching higher in 2022, it will be important to keep track of how this impacts the Base market which seems to have peaked in the spring and summer of 2021. While the Luxury market does not sway due to swings in interest rates pending nominal changes, there is no telling when this current Luxury wave will begin to slow down. With omicron appearing to be less dangerous than the novel virus and previous strains, a new mayor already being put on a pedestal due to his unanimously *disliked* predecessor, a wobbly stock market and unconvincing interest rate hikes would lead many in our industry to believe we have a year to come of robust residential real estate activity, and we would agree. ***The market started trending upward in Q3 2020 and we feel there is another 5 years of growth prior to another decline.***

Devin Hugh Leahy & Ariel Sassoon

575 Madison Avenue
New York, NY 10022

MANHATTAN | LUXURY MARKET



2020 - PRESENT

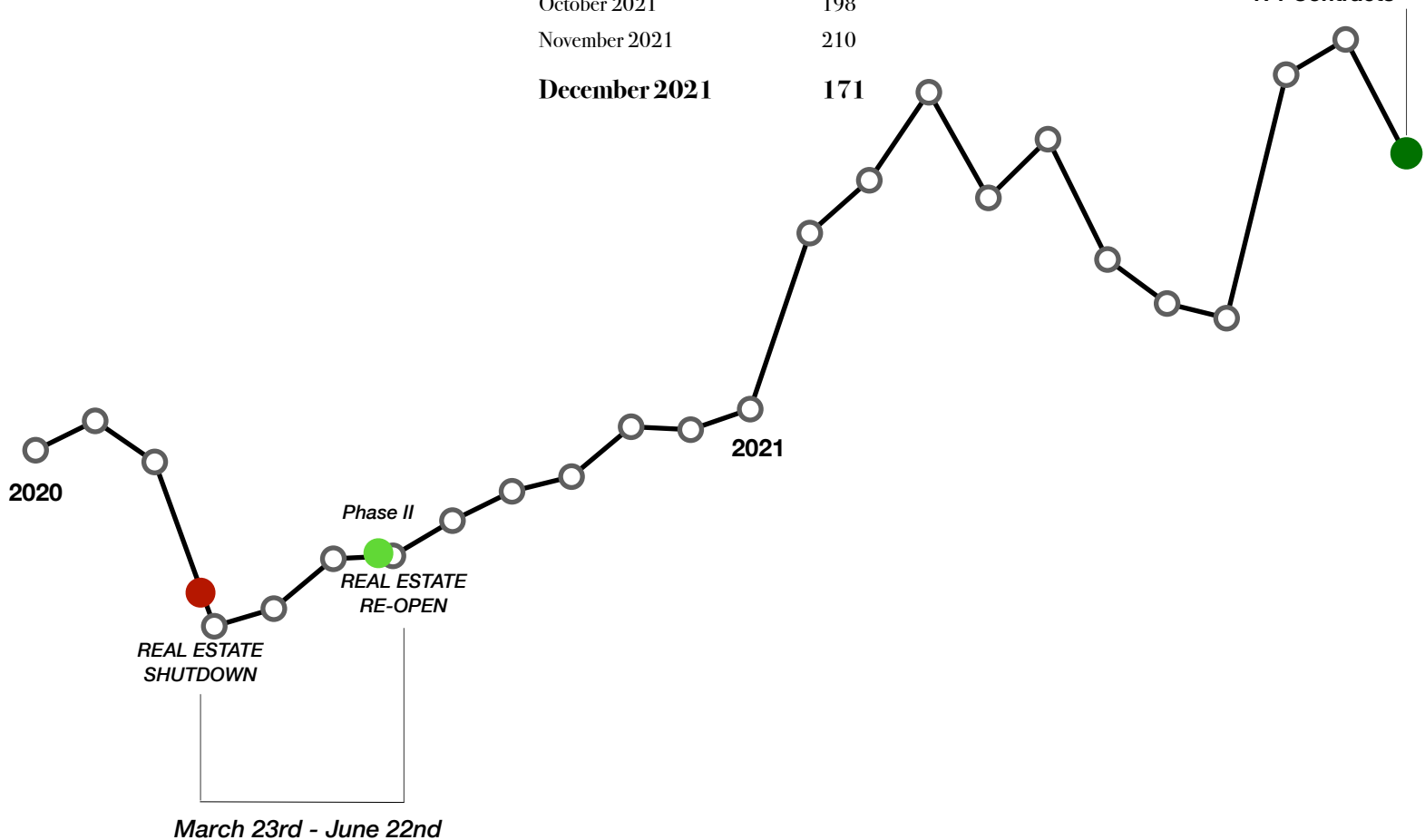
Monthly Contracts Signed above \$4,000,000

January 2020	70
February 2020	80
March 2020	66
April 2020	10
May 2020	16
June 2020	33
July 2020	34
August 2020	46
September 2020	56
October 2020	61
November 2020	78
December 2020	77
January 2021	84
February 2021	144
March 2021	162
April 2021	192
May 2021	156
June 2021	176
July 2021	135
August 2021	120
September 2021	115
October 2021	198
November 2021	210

December 2021

171

December 2021
171 Contracts



Q4 MANHATTAN | LUXURY MARKET



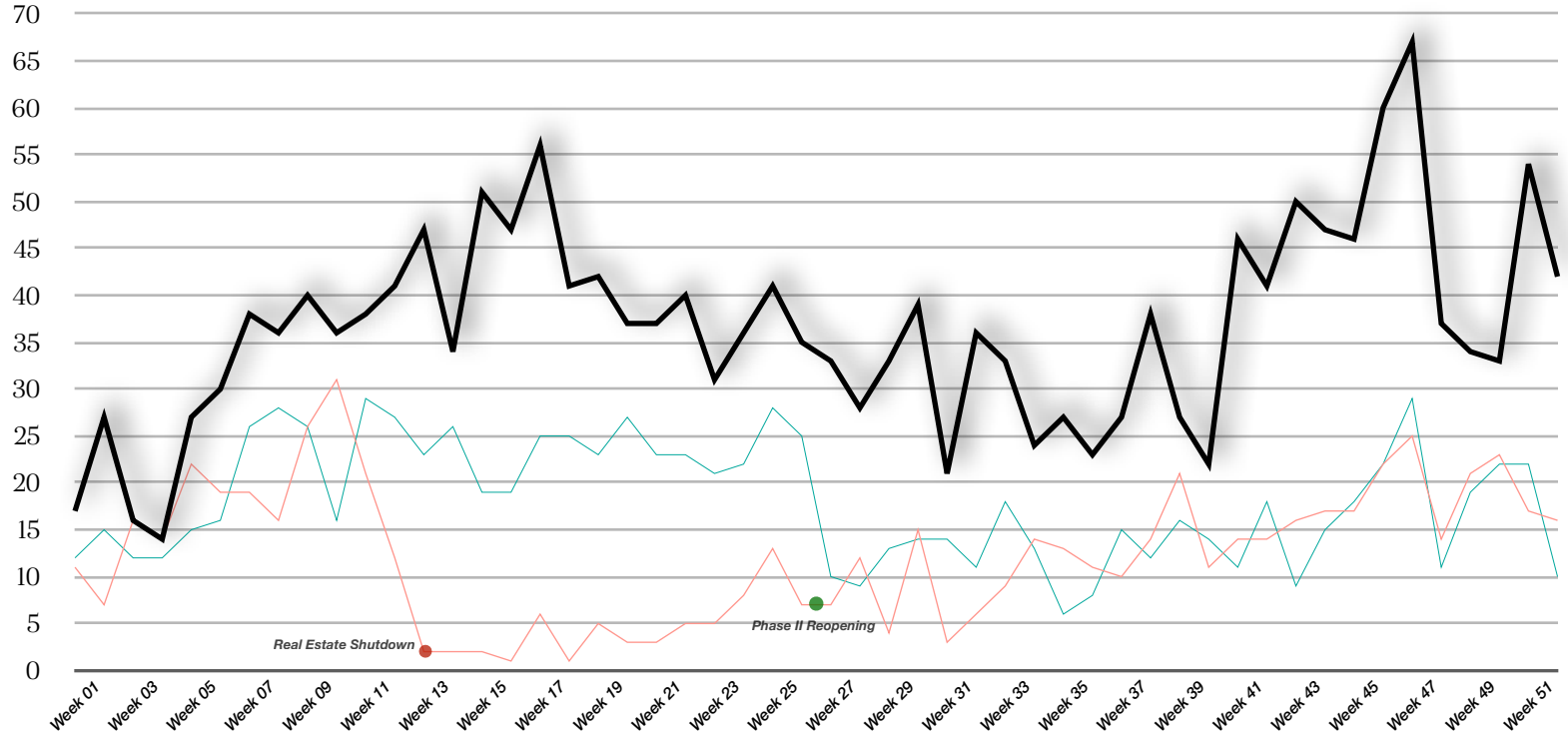
Weekly Contracts Signed Above \$4,000,000

of Contracts Signed

— 2021

— 2020

— 2019



WEEK

CONTRACTS

CONDO

CO-OP

TH

Sales Volume

Avg Price

Avg Monthlies

Avg \$PPSF

Avg Discount

Avg DOM

40	09/28 - 10/04	22	14	4	4	\$163,150,000	\$7,415,909	\$7,693	\$2,458	-5%	538
41	10/05 - 10/11	46	32	7	7	\$350,264,490	\$7,614,445	\$7,592	\$2,568	-6%	417
42	10/12 - 10/18	41	35	4	2	\$328,833,990	\$8,220,850	\$8,043	\$2,842	-5%	472
43	10/19 - 10/25	50	42	5	3	\$483,647,999	\$9,672,960	\$8,472	\$2,977	5%	400
44	10/26 - 11/01	47	31	10	6	\$381,454,000	\$8,116,043	\$8,362	\$2,765	8%	452
45	11/02 - 11/08	46	38	6	2	\$414,470,000	\$9,010,217	\$8,683	\$3,116	4%	478
46	11/09 - 11/15	60	39	16	5	\$553,869,000	\$9,231,150	\$8,845	\$3,053	6%	449
47	11/16 - 11/22	67	45	16	6	\$613,744,899	\$9,160,372	\$8,635	\$2,987	4%	530
48	11/23 - 11/29	37	33	3	1	\$315,474,000	\$8,499,297	\$8,475	\$3,055	2%	477
49	11/30 - 12/06	34	24	8	2	\$264,795,000	\$7,788,088	\$8,253	\$2,840	2%	432
50	12/07 - 12/13	33	23	5	5	\$227,985,000	\$7,124,531	\$7,893	\$2,583	5%	387
51	12/14 - 12/20	54	36	11	7	\$431,564,000	\$7,991,926	\$8,053	\$2,694	4%	679
52	12/21 - 12/27	42	28	8	6	\$368,532,000	\$8,774,571	\$7,837	\$2,876	3%	503

Q4 MANHATTAN | LUXURY MARKET



Contracts Signed Above \$4,000,000 Week-by-Week Comparison

Q4 2021	Contracts	CONDO	CO-OP	TH	Sales Volume	Avg. Price	Avg. Monthlies	Avg. (\$) PPSF	Avg. DOM	Total Supply	Luxury Supply
Week 40	22	14	4	4	\$163,150,000	\$7,415,909	\$7,693	\$2,458	538	8,006	1,638
Week 41	46	32	7	7	\$350,264,490	\$7,614,445	\$7,592	\$2,568	417	7,981	1,620
Week 42	41	35	4	2	\$328,833,990	\$8,220,850	\$8,043	\$2,842	472	8100	1642
Week 43	50	42	5	3	\$483,647,999	\$9,672,960	\$8,472	\$2,977	400	8,112	1,646
Week 44	47	31	10	6	\$381,454,000	\$8,116,043	\$8,362	\$2,765	452	8,081	1,661
Week 45	46	38	6	2	\$414,470,000	\$9,010,217	\$8,683	\$3,116	478	8,017	1,664
Week 46	60	39	16	5	\$553,869,000	\$9,231,150	\$8,845	\$3,053	449	7,897	1,668
Week 47	67	45	16	6	\$613,744,899	\$9,160,372	\$8,635	\$2,987	530	7,672	1,628
Week 48	37	33	3	1	\$315,474,000	\$8,499,297	\$8,475	\$3,055	477	7,455	1,586
Week 49	34	24	8	2	\$264,795,000	\$7,788,088	\$8,253	\$2,840	432	7,266	1,552
Week 50	33	23	5	5	\$227,985,000	\$7,124,531	\$7,893	\$2,583	387	6,995	1,523
Week 51	54	36	11	7	\$431,564,000	\$7,991,926	\$8,053	\$2,694	679	6,666	1,457
Week 52	42	28	8	6	\$368,532,000	\$8,774,571	\$7,837	\$2,876	503	6,293	1,423
Week 52 2020	16	11	3	2	\$117,184,000	\$7,324,000	\$6,421	\$2,240	611	9,229	1,667
% Change	163%	155%	167%	200%	214%	20%	22%	28%	-18%	-32%	-15%
Q4 2021 Average	45	32	8	4	\$376,752,644	\$8,355,412	\$8,218	\$2,832	482	7,580	1,593
Q4 2020 Average	17	11	4	2	\$139,709,883	\$8,026,221	\$7,172	\$2,436	501	10,320	1,796
% Change	165%	191%	100%	100%	170%	4%	15%	16%	-4%	-27%	-11%
Q4 2021 Average	45	32	8	4	\$376,752,644	\$8,355,412	\$8,218	\$2,832	482	7,580	1,593
Q1 2020 Average	17	12	4	3	\$141,123,724	\$7,725,724	\$8,375	\$2,386	449	6,311	1,459
% Change	165%	167%	100%	33%	167%	8%	-2%	19%	7%	20%	9%
Q4 2021 Average	45	32	8	4	\$376,752,644	\$8,355,412	\$8,218	\$2,832	\$482	7,580	1,593
Q1 -Q3 2021 Average	34	23	6	4	\$172,625,457	\$5,360,379	\$5,531	\$1,739	606	4,630	1,017
% Change	32%	39%	33%	0%	35%	-1%	7%	4%	-20%	-8%	-3%

MANHATTAN | LUXURY MARKET

Contracts Signed Above \$4,000,000 Monthly Market Comparison



MONTH	Contracts	CONDO	CO-OP	TH	Sales Volume by Asking Price	Avg. Asking Price	Avg. Monthlies	Avg. PPSF	Avg. DOM
January 2020	70	41	16	12	\$571,327,999	\$8,156,779	\$8,284	\$2,448	596
January 2021	84	64	11	9	\$731,919,999	\$8,942,448	\$7,186	\$2,695	797
% Change	20%	56%	-31%	-24%	28%	10%	-13%	10%	-5%
February 2020	80	51	18	11	\$658,159,200	\$7,682,981	\$9,083	\$2,412	697
February 2021	144	101	28	15	\$1,180,170,999	\$8,231,721	\$7,126	\$2,619	664
% Change	80%	98%	55%	36%	79%	7%	-21%	8%	-5%
March 2020	66	47	9	10	\$480,497,484	\$7,359,564	\$9,022	\$2,133	482
March 2021	162	107	35	20	\$1,410,196,000	\$8,846,599	\$7,602	\$2,788	598
% Change	145%	127%	288%	100%	193%	20%	-15%	31%	17%
April 2020	10	7	0	3	\$99,344,999	\$8,719,400	\$7,912	\$2,299	487
April 2021	192	128	42	22	\$1,604,120,000	\$8,360,000	\$8,705	\$2,628	568
% Change	1820%	1728%		633%	1514%	-4%	10%	14%	-13%
May 2020	16	9	6	1	\$97,749,000	\$6,120,750	\$7,417	\$2,253	556
May 2021	156	104	37	15	\$1,220,082,000	\$7,641,710	\$7,667	\$2,581	484
% Change	875%	1055%	516%	1400%	1148%	25%	3%	15%	-26%
June 2020	33	21	8	4	\$314,559,000	\$9,701,125	\$8,614	\$2,952	676
June 2021	176	92	34	17	\$1,319,975,979	\$9,242,382	\$8,202	\$2,787	499
% Change	333%	338%	325%	325%	319%	-5%	-5%	-6%	-16%
July 2020	34	19	8	7	\$278,910,000	\$8,085,000	\$8,102	\$2,475	684
July 2021	135	88	22	25	\$1,169,100,000	\$8,660,000	\$8,235	\$2,632	659
% Change	297%	363%	175%	257%	319%	7%	2%	6%	25%
August 2020	46	30	11	5	\$314,775,000	\$6,764,107	\$7,519	\$2,215	528
August 2021	120	86	18	16	\$990,412,989	\$8,167,774	\$7,893	\$2,838	608
% Change	161%	186%	63%	220%	215%	21%	5%	28%	2%
September 2020	56	43	8	5	\$441,339,000	\$7,715,718	\$7,228	\$2,538	599
September 2021	115	85	14	16	\$954,646,000	\$8,214,877	\$7,771	\$2,738	456
% Change	105%	98%	75%	220%	116%	6%	8%	8%	-12%
October 2020	61	41	9	11	\$541,156,000	\$8,779,470	\$7,610	\$2,410	517
October 2021	198	151	27	20	\$1,625,192,118	\$8,208,041	\$8,032	\$2,722	484
% Change	225%	269%	200%	82%	200%	-7%	6%	13%	-1%
November 2020	78	49	19	10	\$624,380,995	\$8,088,540	\$7,543	\$2,361	490
November 2021	210	155	41	14	\$1,897,557,899	\$8,975,259	\$8,660	\$3,053	484
% Change	170%	216%	115%	40%	204%	11%	15%	29%	-1%
December 2020	77	50	17	10	\$574,398,489	\$7,483,278	\$6,586	\$2,538	431
December 2021	171	117	32	22	\$1,345,376,000	\$7,648,323	\$8,004	\$2,797	538
% Change	122%	134%	88%	120%	134%	2%	21%	10%	25%

MANHATTAN | LUXURY MARKET



Contracts Signed Above \$4,000,000

QUARTER	Contracts	CONDO	CO-OP	TH	Sales Volume by Asking Price	Avg. Asking Price	Avg. Monthlies	Avg. PPSF	Avg. DOM
Q1 (2020)	216	139	43	33	\$1,709,984,683	\$7,733,108	\$8,796	\$2,331	165
Q1 (2021)	407	281	75	51	\$3,484,703,998	\$8,744,526	\$7,331	\$2,697	682
% Change	88%	102%	74%	55%	103%	13%	-16%	16%	313%
Q2 (2020)	76	54	9	13	\$579,842,483	\$8,039,482	\$8,467	\$2,216	223
Q2 (2021)	524	344	121	59	\$4,382,127,979	\$8,414,697	\$8,177	\$2,640	517
% Change	589%	537%	1,244%	353%	655%	5%	-3%	19%	131%
Q3 (2020)	49	30	14	5	\$412,308,000	\$7,910,938	\$8,016	\$2,603	433
Q3 (2021)	370	266	53	51	\$3,156,785,969	\$8,335,085	\$7,853	\$2,829	612
% Change	655%	786%	278%	919%	665%	5%	-2%	9%	41%
Q4 (2020)	216	140	129	89	\$1,739,935,484	\$8,117,096	\$7,246	\$2,436	479
Q4 (2021)	587	426	103	58	\$4,950,284,378	\$8,227,347	\$8,201	\$2,843	497
% Change	172%	204%	-20%	-35%	185%	1%	13%	17%	4%

2021 TOTALS	Signed Contracts	CONDO	CO-OP	TH	Sales Volume by Asking Price
Luxury	1,888 (12%)	1,317 (25%)	352 (4%)	219 (71%)	\$15,973,902,324 (48%)
Base	12,992 (88%)	4,047 (75%)	7,671 (96%)	88 (29%)	\$17,574,172,500 (52%)
Luxury + Base	14,880	5,364	8,023	307	\$33,548,074,824

Q4 MANHATTAN | HIGHEST SALE



#1

	ADDRESS	BEDROOMS	BATHROOMS	LAST LIST	SF	(\$ PPSF	TYPE	Area
Week 40	720 Park Avenue #910B	6 Bedrooms	6 Bathrooms	\$15,900,000	N/A	N/A	Co-op	Lenox Hill
Week 41	27 East 11th Street	7 Bedrooms	10 Bathrooms	\$29,995,000	9,000	\$3,332	TH	Greenwich Village
Week 42	150 East 78th Street #PH15 & PH16	8 Bedrooms	8.5 Bathrooms	\$32,750,000	7,288	\$4,493	Cond0	Lenox Hill
Week 43	443 Greenwich Street #PHH	6 Bedrooms	6 Bathrooms	\$49,500,000	8,908	\$5,556	Condo	Tribeca
Week 44	212 West 18th Street #18A	4 Bedrooms	4.5 Bathrooms	\$24,995,000	4,871	\$5,131	Condo	Chelsea
Week 45	1165 Madison Avenue #PHC/D	N/A	N/A	\$66,500,000	13,011	\$5,111	Condo	Upper East Side
Week 46	15 Central Park West #9A	4 Bedrooms	4.5 Bathrooms	\$35,000,000	4,565	\$7,667	Condo	Lincoln Square
Week 47	9 East 68th Street	10 Bedrooms	10 Bathrooms	\$29,500,000	23,450	\$1,257	TH	Lenox Hill
Week 48	17 Jane Street #TH11	5 Bedrooms	4 Bathrooms	\$31,900,000	6,378	\$5,001	TH	West Village
Week 49	111 West 57th #34	3 Bedrooms	3.5 Bathrooms	\$21,500,000	4,492	\$4,786	Condo	Billionaire's row 57th
Week 50	109 East 79th Street #PH20	4 Bedrooms	4.5 Bathrooms	\$35,000,000	5,721	\$6,117	Condo	Upper East Side
Week 51	378 West End Avenue #15A	6 Bedrooms	7.5 Bathrooms	\$25,950,000	7,485	\$3,466	Condo	Upper West Side
Week 52	248 Central Park West	6 Bedrooms	7 Bathrooms	\$30,000,000	9,151	\$3,278	TH	Upper West Side

\$33,207,500

Q4 2021 Average

#2

	ADDRESS	BEDROOMS	BATHROOMS	LAST LIST	SF	(\$ PPSF	TYPE	Area
Week 40	443 Greenwich Street #6G	4 Bedrooms	4.5 Bathrooms	\$12,995,000	3,883	\$3,346	Condo	Tribeca
Week 41	455 West 19th Street #PH1	4 Bedrooms	3 Bathrooms	\$22,750,000	3,800	\$5,986	Condo	Chelsea
Week 42	109 East 79th Street #PH19	5 Bedrooms	5.5 Bathrooms	\$25,850,000	5,561	\$4,648	Condo	Upper East Side
Week 43	217 West 57th Street #66E	3 Bedrooms	3.5 Bathrooms	\$26,070,000	3,364	\$7,749	Condo	Billionaires Row
Week 44	145 Central Park West #12C	2 Bedrooms	4.5 Bathrooms	\$22,000,000	5,000	\$4,400	Co-op	Upper West Side
Week 45	1165 Madison Avenue #PHA	6 Bedrooms	7 Bathrooms	\$27,000,000	5,835	\$4,627	Condo	Upper East Side
Week 46	1010 Park Avenue #PH	4 Bedrooms	5.5 Bathrooms	\$34,995,000	6,745	\$5,188	Condo	Upper East Side
Week 47	22 East 67th Street	7 Bedrooms	7 Bathrooms	\$27,500,000	13,300	\$2,067	TH	Lenox Hill
Week 48	960 Fifth Avenue #5A	4 Bedrooms	5.5 Bathrooms	\$28,000,000	N/A	N/A	Co-op	Lenox Hill
Week 49	30 East 29th Street #PHC	4 Bedrooms	4.5 Bathrooms	\$20,000,000	4,675	\$4,294	Condo	NoMad
Week 50	551 West 21st Street #12A	4 Bedrooms	4.5 Bathrooms	\$15,870,000	4,271	\$3,715	Condo	Chelsea
Week 51	135 East 79th Street #PH19W	5 Bedrooms	4.5 Bathrooms	\$20,000,000	5,425	\$3,686	Condo	Upper East Side
Week 52	515 Park Avenue #38/39	4 Bedrooms	4.5 Bathrooms	\$27,950,000	4,916	\$5,685	Condo	Lenox Hill

\$23,585,833

Q4 2021 Average

#3

	ADDRESS	BEDROOMS	BATHROOMS	LAST LIST	SF	(\$ PPSF	TYPE	Area
Week 40	3 East 93rd Street	9 Bedrooms	8 Bathrooms	\$10,000,000	6,579	\$1,519	TH	Carnegie Hill
Week 41	15 Central Park West #38C	3 Bedrooms	3.5 Bathrooms	\$19,750,000	2,716	\$7,153	Condo	Lincoln Square
Week 42	15 East 30th Street #PH60B	4 Bedrooms	4.5 Bathrooms	\$22,500,000	4,818	\$4,669	Condo	NoMad
Week 43	334 West 20th Street	5 Bedrooms	5 Bathrooms	\$25,000,000	7,058	\$3,542	TH	Chelsea
Week 44	415 West 24th Street #PH	4 Bedrooms	5 Bathrooms	\$17,000,000	4,612	\$3,686	Condo'	Chelsea
Week 45	67 Vestry Street #9	6 Bedrooms	5.5 Bathrooms	\$27,000,000	5,794	\$4,659	Condo	Tribeca
Week 46	67 East 93rd Street	6 Bedrooms	8 Bathrooms	\$25,000,000	12,000	\$2,083	TH	Carnegie Hill
Week 47	1165 Madison Avenue	5 Bedrooms	5.5 Bathrooms	\$26,000,000	5,209	\$4,991	Condo	Upper East Side
Week 48	67 Vestry Street #6	6 Bedrooms	5.5 Bathrooms	\$24,500,000	5,749	\$4,228	Condo	Tribeca
Week 49	12 East 13th Street #PH	4 Bedrooms	4.5 Bathrooms	\$17,000,000	5,704	\$2,980	Condo	Greenwich Village
Week 50	52 East 69th Street	6 Bedrooms	5.5 Bathrooms	\$10,000,000	N/A	N/A	TH	Lenox Hill
Week 51	151 East 58th Street #PH53W	3 Bedrooms	5.5 Bathrooms	\$17,000,000	4,500	\$3,777	Condo	Sutton Place
Week 52	1059 Third Avenue #PH	4 Bedrooms	4.5 Bathrooms	\$16,500,000	3,656	\$4,513	Condo	Lenox Hill

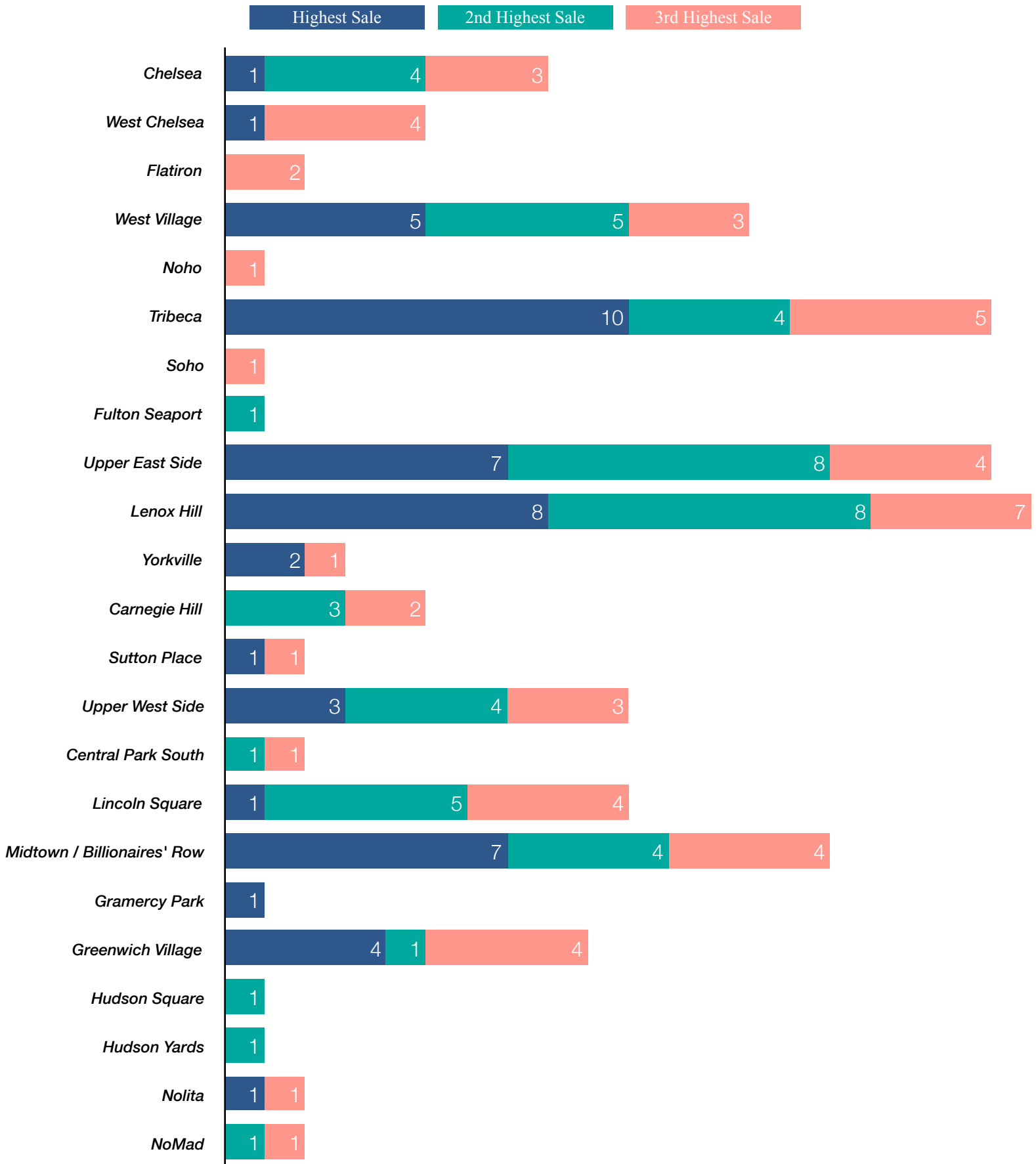
\$20,062,500

Q4 2021 Average

2021 MANHATTAN | HIGHEST SALE



Highest Sale by Neighborhood

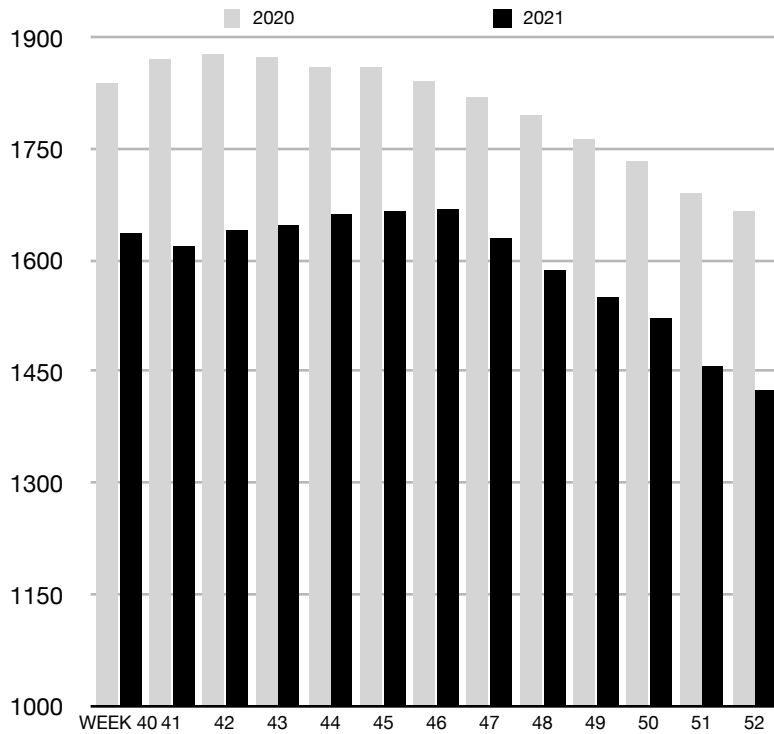


Q4 MANHATTAN | LUXURY MARKET

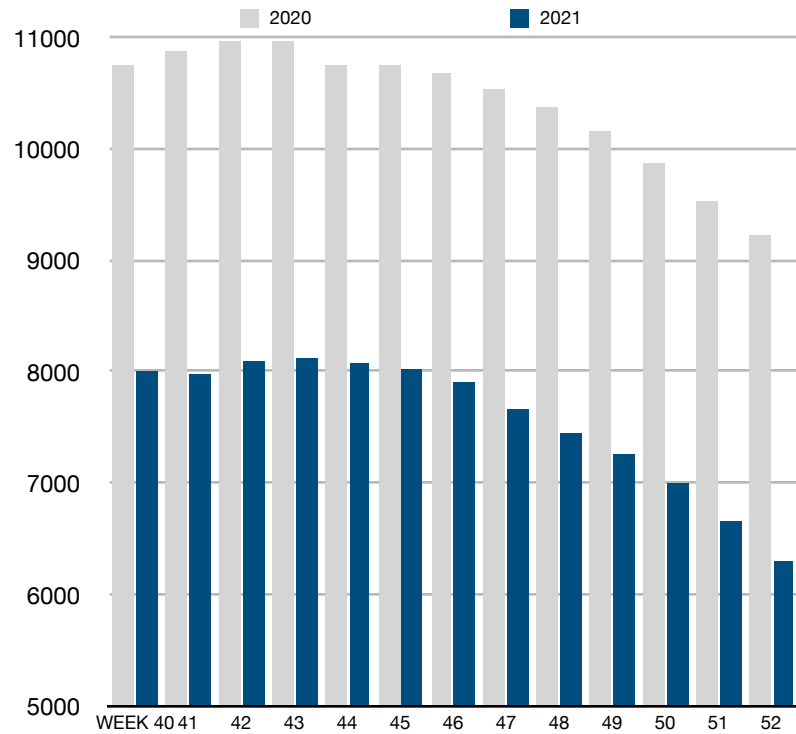


Listed Properties Above \$4,000,000 - Market Supply 2020 vs 2021

Available Above \$4,000,000



Total Market Supply



Q4 SUPPLY	2020		2021	
	Available Above \$4MM	Available All Manhattan	Available Above \$4MM	Available All Manhattan
Week 40	1,839	10,765	1,638	10,765
Week 41	1,871	10,879	1,620	7,981
Week 42	1,878	10,962	1,642	8,100
Week 43	1,872	10,970	1,646	8,112
Week 44	1,880	10,855	1,661	8,081
Week 45	1,858	10,757	1,664	8,017
Week 46	1,842	10,676	1,668	7,897
Week 47	1,820	10,537	1,628	7,672
Week 48	1,793	10,361	1,586	7,455
Week 49	1,764	10,144	1,552	7,266
Week 50	1,733	9,877	1,523	6,995
Week 51	1,691	9,537	1,457	6,666
Week 52	1,667	9,229	1,423	6,293
Q4 2020 VS Q4 2021	1,820	10,527	1,607	7,917

2021 Average Luxury Market Share (%)

20.3%

MANHATTAN | BASE MARKET

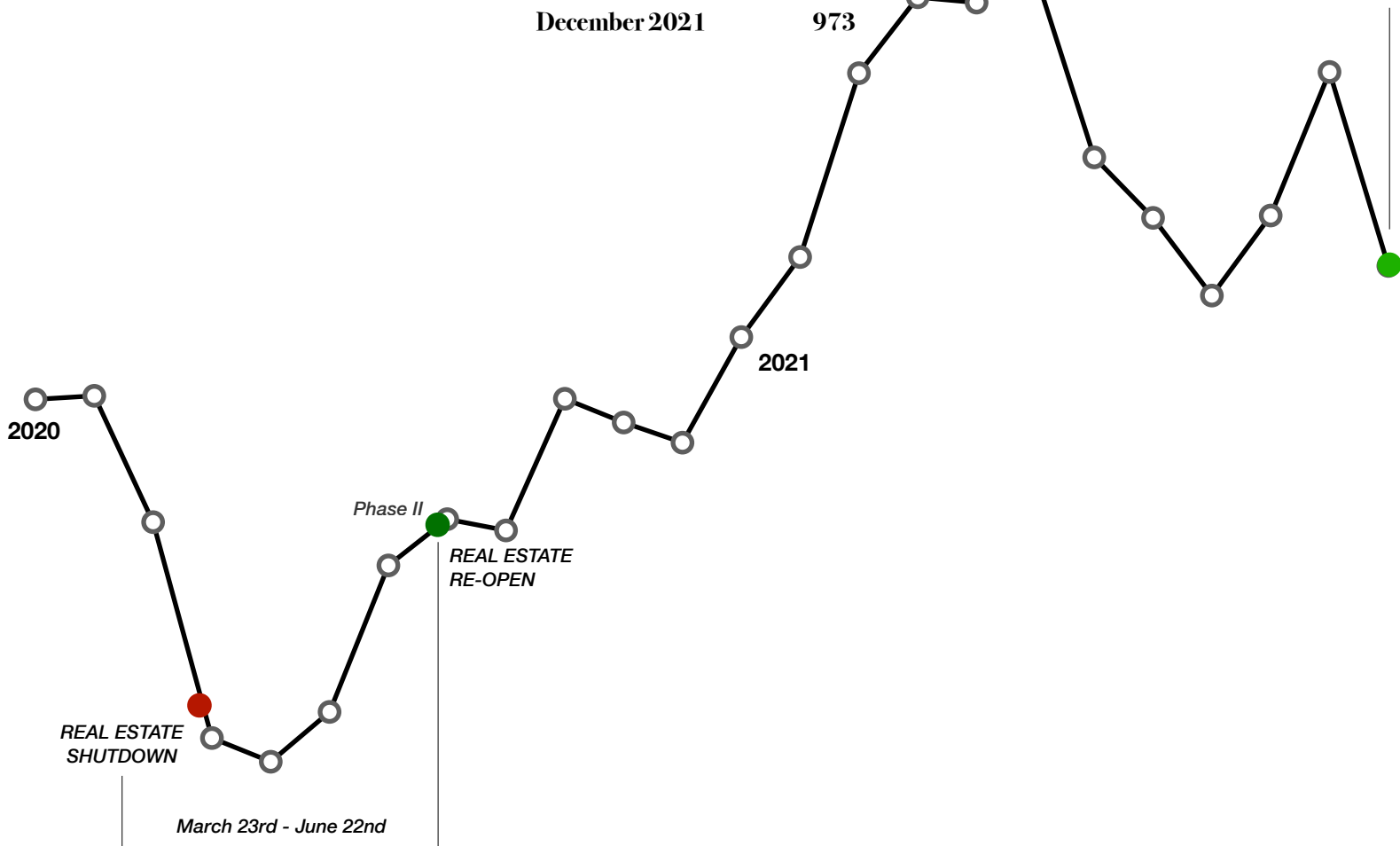


2020 - PRESENT

Monthly Contracts Signed **below \$4,000,000**

January 2020	748
February 2020	754
March 2020	541
April 2020	177
May 2020	137
June 2020	221
July 2020	468
August 2020	546
September 2020	527
October 2020	749
November 2020	709
December 2020	675
January 2021	853
February 2021	988
March 2021	1,298
April 2021	1,426
May 2021	1,417
June 2021	1,466
July 2021	1,156
August 2021	1,054
September 2021	923
October 2021	1,058
November 2021	1,300
December 2021	973

December 2021
973 Contracts



Q4 MANHATTAN | BASE MARKET

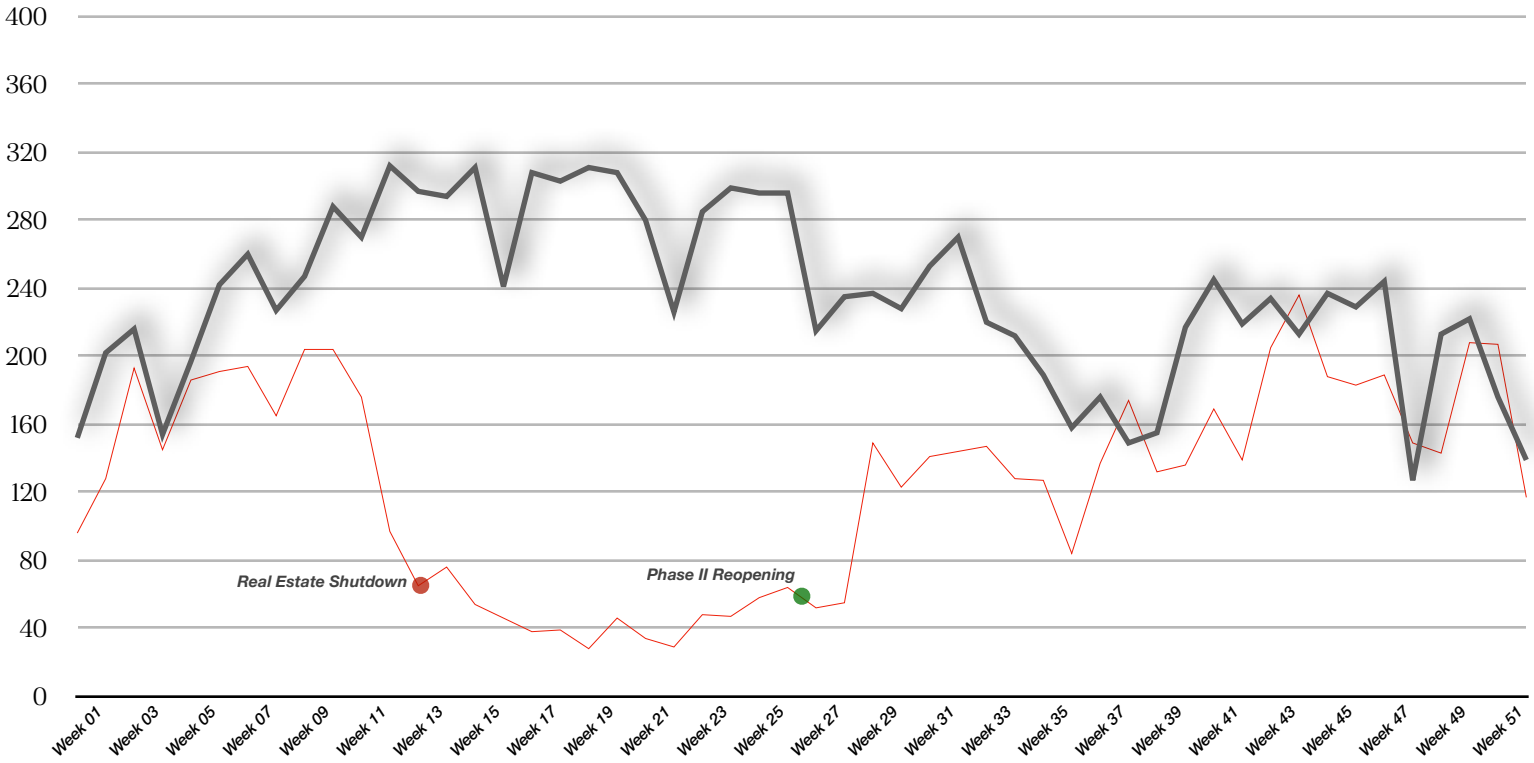


Contracts Signed Below \$4,000,000

of Contracts Signed

— 2021

— 2020



WEEK

CONTRACTS

CONDO

CO-OP

TH

Sales Volume

Avg Price

Avg Monthlies

Avg \$PPSF

Avg DOM

40	09/28 - 10/04	217	90	125	2	\$299,460,000	\$1,380,000	\$2,360	\$1,307	58
41	10/05 - 10/11	245	102	151	0	\$343,000,000	\$1,400,000	\$2,481	\$1,439	76
42	10/12 - 10/18	219	98	120	1	\$326,310,000	\$1,490,000	\$2,417	\$1,530	64
43	10/19 - 10/25	234	91	141	2	\$334,620,000	\$1,430,000	\$2,273	\$1,469	44
44	10/26 - 11/01	213	81	131	1	\$285,420,000	\$1,340,000	\$2,486	\$1,370	51
45	11/02 - 11/08	237	95	141	1	\$327,060,000	\$1,380,000	\$2,309	\$1,443	57
46	11/09 - 11/15	229	93	134	2	\$327,470,000	\$1,430,000	\$2,311	\$1,522	62
47	11/16 - 11/22	244	99	145	0	\$358,680,000	\$1,470,000	\$2,480	\$1,456	65
48	11/23 - 11/29	127	52	74	1	\$162,560,000	\$1,280,000	\$2,152	\$1,425	62
49	11/30 - 12/06	213	90	122	1	\$283,290,000	\$1,330,000	\$2,293	\$1,524	66
50	12/07 - 12/13	222	85	133	4	\$352,980,000	\$1,590,000	\$2,193	\$1,460	59
51	12/14 - 12/20	176	84	90	2	\$253,440,000	\$1,440,000	\$2,404	\$1,497	75
52	12/21 - 12/27	139	57	81	1	\$182,090,000	\$1,310,000	\$2,346	\$1,336	85

Q4 MANHATTAN | BASE MARKET



Contracts Signed Below \$4,000,000 Week by Week Comparison

Q4 2021	Contracts	CONDO	CO-OP	TH	Sales Volume	Avg. Price	Avg. Monthlies	Avg. (\$) PPSF	Avg. DOM	Total Supply	Base Supply
Week 40	217	90	125	2	\$299,460,000	\$1,380,000	\$2,360	\$1,307	58	8,006	6,381
Week 41	245	102	151	0	\$343,000,000	\$1,400,000	\$2,481	\$1,439	76	7,981	6,373
Week 42	219	98	120	1	\$326,310,000	\$1,490,000	\$2,417	\$1,530	64	8,100	6,471
Week 43	234	91	141	2	\$334,620,000	\$1,430,000	\$2,273	\$1,469	44	8,112	6,480
Week 44	213	81	131	1	\$285,420,000	\$1,340,000	\$2,486	\$1,370	51	8,081	6,436
Week 45	237	95	141	1	\$327,060,000	\$1,380,000	\$2,309	\$1,443	57	8,017	6,369
Week 46	229	93	134	2	\$327,470,000	\$1,430,000	\$2,311	\$1,522	62	7,897	6,245
Week 47	244	99	145	0	\$358,680,000	\$1,470,000	\$2,480	\$1,456	65	7,672	6,060
Week 48	127	52	74	1	\$162,560,000	\$1,280,000	\$2,152	\$1,425	62	7,455	5,875
Week 49	213	90	122	1	\$283,290,000	\$1,330,000	\$2,293	\$1,524	66	7,266	5,731
Week 50	222	85	133	4	\$352,980,000	\$1,590,000	\$2,193	\$1,460	59	6,995	5,488
Week 51	176	84	90	2	\$253,440,000	\$1,440,000	\$2,404	\$1,497	75	6,666	5,207
Week 52	139	57	81	1	\$182,090,000	\$1,310,000	\$2,346	\$1,336	85	6,293	4,883
Week 52 2020	117	51	66	0	\$162,630,000	\$1,390,000	\$2,331	\$1,438	101	8,948	7,318
% Change	19%	12%	23%	N/A	12%	-6%	1%	-7%	-16%	-30%	-33%
Q4 2021 Average	208	86	122	1	\$295,106,154	\$1,405,385	\$2,347	\$1,444	62	7,580	6,000
Q4 2020 Average	174	63	110	2	\$230,270,000	\$1,317,500	\$2,287	\$1,304	94	10,320	8,632
% Change	20%	37%	11%	-50%	28%	7%	3%	11%	-34%	-27%	-30%
Q4 2021 Average	208	86	122	1	\$295,106,154	\$1,405,385	\$2,347	\$1,444	62	7,580	6,000
Q1 2020 Average	164	60	103	1	\$222,010,833	\$1,314,550	\$2,359	\$1,313	114	N/A	N/A
% Change	27%	43%	18%	0%	33%	7%	-1%	10%	-46%	N/A	N/A
Q4 2021 Average	208	86	122	1	\$295,106,154	\$1,405,385	\$2,347	\$1,444	62	7,580	6,000
Q1 - Q3 2021 Average	241	97	144	1	\$323,759,548	\$1,355,655	\$2,306	\$1,355	83	N/A	N/A
% Change	-14%	-11%	-15%	0%	-9%	4%	2%	7%	-25%	N/A	N/A

MANHATTAN | BASE MARKET

Contracts Signed Above \$4,000,000 Monthly Market Comparison



MONTH	Contracts	CONDO	CO-OP	TH	Sales Volume by Asking Price	Avg. Asking Price	Avg. Monthlies	Avg. PPSF	Avg. DOM
January 2020	687	272	411	3	\$923,135,640	\$1,343,720	\$2,214	\$1,398	119
January 2021	853	310	540	3	\$1,126,429,150	\$1,320,555	\$2,312	\$1,394	124
% Change	24%	14%	13%	0%	22%	-2%	4%	0%	4%
February 2020	768	266	497	5	\$1,036,800,000	\$1,350,000	\$2,258	\$1,317	113
February 2021	988	406	574	7	\$1,329,848,000	\$1,346,000	\$2,349	\$1,332	121
% Change	29%	52%	15%	40%	28%	0%	4%	1%	7%
March 2020	577	203	366	8	\$721,250,000	\$1,250,000	\$2,124	\$1,292	123
March 2021	1,298	491	799	8	\$1,749,055,000	\$1,347,500	\$2,382	\$1,266	115
% Change	124%	141%	118%	0%	142%	8%	12%	-2%	-6%
April 2020	177	65	111	1	\$205,961,000	\$1,159,750	\$1,934	\$1,310	92
April 2021	1,426	533	888	5	\$1,939,360,000	\$1,360,000	\$2,341	\$1,351	75
% Change	705%	720%	700%	400%	841%	17%	21%	3%	-18%
May 2020	137	47	88	2	\$179,970,000	\$1,325,000	\$2,012	\$1,256	130
May 2021	1417	548	861	8	\$1,930,552,500	\$1,362,500	\$2,321	\$1,359	62
% Change	934%	1065%	878%	300%	972%	3%	15%	8%	-52%
June 2020	221	97	123	1	\$281,438,000	\$1,320,000	\$2,162	\$1,318	98
June 2021	1,466	561	897	8	\$1,891,140,000	\$1,290,000	\$2,219	\$1,371	59
% Change	563%	478%	629%	700%	571%	-2%	-3%	4%	-40%
July 2020	468	199	266	3	\$612,070,000	\$1,322,500	\$2,285	\$1,339	113
July 2021	1,156	456	692	8	\$1,514,360,000	\$1,310,000	\$2,250	\$1,370	70
% Change	147%	129%	160%	167%	147%	-1%	-2%	2%	-38%
August 2020	546	191	351	3	\$636,500,000	\$1,240,000	\$2,225	\$1,245	67
August 2021	1,054	455	586	13	\$1,475,600,000	\$1,400,000	\$2,323	\$1,412	74
% Change	93%	138%	67%	333%	132%	13%	4%	13%	10%
September 2020	527	186	335	6	\$626,952,000	\$1,190,250	\$2,105	\$1,322	72
September 2021	923	433	476	13	\$1,273,740,000	\$1,380,000	\$2,316	\$1,429	76
% Change	75%	132%	42%	117%	103%	16%	10%	8%	6%
October 2020	749	261	482	6	\$919,280,000	\$1,220,000	\$2,180	\$1,291	75
October 2021	1,058	419	633	5	\$1,470,620,000	\$1,390,000	\$2,389	\$1,459	58
% Change	41%	61%	31%	-16%	60%	14%	10%	13%	-23%
November 2020	709	255	448	6	\$978,960,000	\$1,380,000	\$2,331	\$1,269	94
November 2021	1,300	525	758	17	\$1,833,000,000	\$1,410,000	\$2,368	\$1,473	60
% Change	83%	106%	69%	183%	87%	2%	-6%	16%	-36%
December 2020	675	250	418	7	\$911,670,000	\$1,352,500	\$2,351	\$1,353	113
December 2021	973	421	543	9	\$1,391,390,000	\$1,430,000	\$2,304	\$1,470	70
% Change	44%	68%	30%	29%	53%	6%	-2%	9%	-38%

MANHATTAN | BASE MARKET



Contracts Signed Above \$4,000,000 Quarterly Market Comparison

QUARTER	Contracts	CONDO	CO-OP	TH	Sales Volume by Asking Price	Avg. Asking Price	Avg. Monthlies	Avg. PPSF	Avg. DOM
Q1 (2020)	2,043	752	1,375	17	\$2,613,961,000	\$1,318,740	\$2,315	\$1,318	113
Q1 (2021)	3,064	1,181	1,865	18	\$4,099,650,000	\$1,333,077	\$2,323	\$1,320	121
% Change	50%	57%	36%	6%	56%	2%	0%	0%	7%
Q2 (2020)	754	268	477	9	\$927,211,000	\$1,204,875	\$2,029	\$1,301	108
Q2 (2021)	4,309	547	2,646	21	\$5,761,052,500	\$1,337,500	\$2,293	\$1,360	65
% Change	471%	104%	454%	133%	521%	11%	13%	5%	-40%
Q3 (2020)	1,541	576	952	12	\$1,875,522,000	\$1,250,917	\$2,205	\$1,302	84
Q3 (2021)	2,663	1,152	1,481	29	\$3,634,250,000	\$1,369,231	\$2,310	\$1,403	75
% Change	79%	100%	56%	142%	94%%	9%	5%	8%	-11%
Q4 (2020)	2,133	766	1,348	19	\$2,809,920,000	\$1,317,500	\$2,287	\$1,304	94
Q4 (2021)	2,886 (35%)	1,195 (56%)	1,679 (25%)	20 (5%)	\$4,079,220,000 (45%)	\$1,406,425 (7%)	\$2,334 (2%)	\$1,448 (11%)	64 (-32%)
% Change	35%	56%	25%	5%	45%	7%	2%	11%	-32%

2021 TOTALS	Signed Contracts	CONDO	CO-OP	TH	Sales Volume by Asking Price
Luxury	1,888 (12%)	1,317 (25%)	352 (4%)	219 (71%)	\$15,973,902,324 (48%)
Base	12,992 (88%)	4,047 (75%)	7,671 (96%)	88 (29%)	\$17,574,172,500 (52%)
Luxury + Base	14,880	5,364	8,023	307	\$33,548,074,824

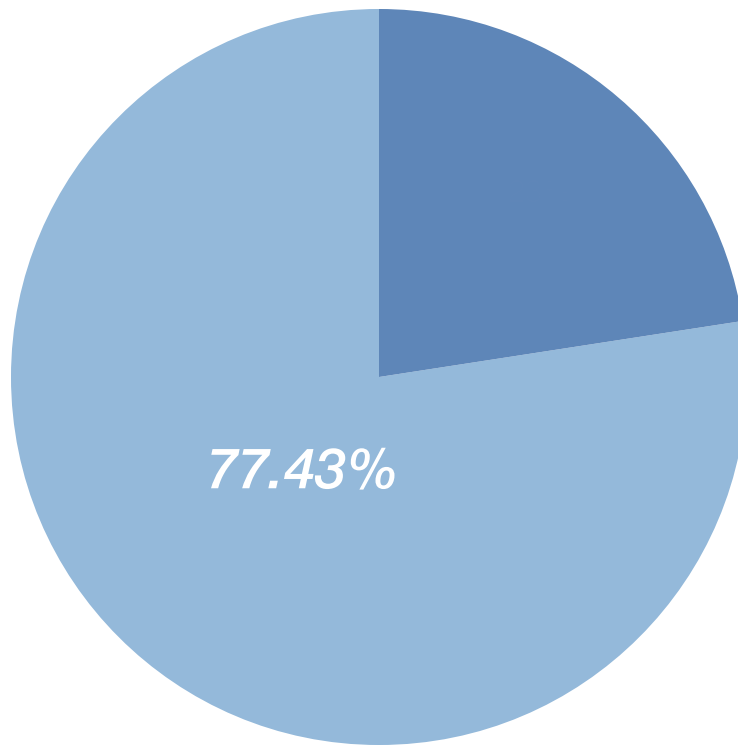
Q4 MANHATTAN | BASE MARKET

Contracts Signed Below \$4,000,000 - Total Supply

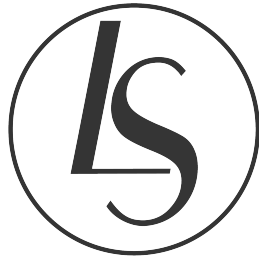


● Luxury Market [Above \$4,000,000]

● Base Market [Below \$4,000,000]



Q4 SUPPLY	2021	
	<i>Available Below \$4MM</i>	<i>Available All Manhattan</i>
Week 40	6,381	8,006
Week 41	6,373	7,981
Week 41	6,471	8,100
Week 42	6,471	8,100
Week 43	6,480	8,112
Week 44	6,436	8,081
Week 45	6,369	8,017
Week 46	6,245	7,897
Week 47	6,060	7,672
Week 48	5,875	7,455
Week 49	5,731	7,266
Week 50	5,488	6,995
Week 51	5,207	6,666
Week 52	4,883	6,293
Average	6,122	7,182



THE LEAHY | SASSOON TEAM
at Douglas Elliman Real Estate

The Information in our data reports is sourced from;

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- The Olshan Report
- Streeteasy.com
- Elliman.com



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