

The Burkhardt Group

All Manhattan Market Snapshot

Exclusively Prepared by: **Keith Burkhardt-President**

Supply
7,087

Listings On Market As Of Yesterday

7.3% from
prior month

19.4% from
prior year

Pending Sales
2,471

Listings In Contract As Of Yesterday

3% from prior
month

12.8% from
prior year

Volatility Index
2.87

Active-To-Pending Ratio As Of
Yesterday

4.4% from
prior month

5.9% from
prior year

Days On Market
81

Median Days On Market As Of
Yesterday

12.5% from
prior month

19.1% from
prior year

Median Sale Price
1,137,450

July Median Sale Price

3.5% from
prior month

-8.6% from
prior year

Monthly New Supply
2,346

New Listings In September

160.7% from
prior month

19.4% from
prior year

Monthly Contract Activity
587

Contracts Signed In September

-19.1% from
prior month

-14.6%
from prior
year

Monthly Closed Sales
1,106

July Sales Volume

-2% from prior
month

0.9% from
prior year

Off Market
4,454

Off-Market Listings As Of Oct 09

-2% from prior
month

54.6% from
prior year



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Price / Square Foot

1,318

July Median Price Per Sft

-1% from prior month

-5.4% from prior year

Re-Supply Pace

1,759

New Supply Vs Contracts Signed In September

910.9% from prior month

37.6% from prior year

Median Listing Discount

3.8 %

July Median Discount

-2.6% from prior month

35.7% from prior year

Monthly Absorption Rate

6.4

Absorption Rate As Of July

-5.9% from prior month

28% from prior year

Sales Over Asking Price

19 %

Sold Above Ask In Q3

-5% from prior month

-24% from prior year

Discount To Dom

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Median Discount Under 30 Days In Q3

0% from prior month

0% from prior year



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