

All Upper East Side Market Snapshot [🔗](#)

Exclusively Prepared by: **Jared Antin**

Monthly Price Cuts

Number Of Price Cuts In Nov

★ PREMIUM
164
-30.8% vs prior month
-3.5% vs prior year

Listing Success

Listings With Buyer In Oct

★ PREMIUM
13%
-1 pts vs prior month
+2 pts vs prior year

Climate Index

Contracts Signed To Off Mkt Ratio In Nov

★ PREMIUM
Challenging

Pricing Penalty

Median Discount >120 Days In October

★ PREMIUM
7%
-6 pts vs prior month
-6 pts vs prior year

Supply

Listings On Market As Of Yesterday

1,197
-9.1% vs prior month
-2.5% vs prior year

Liquidity Pace Chart

Liquidity Of The Market As Of Yesterday

166
-21% vs prior month
-17% vs prior year

Market Pulse

Market Is Above Seasonal Averages

1.0
-3.5 pts vs prior month
-4.2 pts vs prior year

Price Per Square Foot

November Median Price Per Sft

\$1,324
+2.2% vs prior month
+1.8% vs prior year

Days On Market

Median Days On Market As Of Yesterday

76
-6.2% vs prior month
-9.5% vs prior year

Monthly New Supply

New Listings In November

157
-50.8% vs prior month
-14.2% vs prior year



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Monthly Contract Activity

Contracts Signed In November

153

-35.7%
vs prior month

-31.1%
vs prior year

Pending Sales

Listings In Contract As Of Yesterday

642

-4.5%
vs prior month

-4.6%
vs prior year

Median Sale Price

November Median Sale Price

\$1.57M

+10.4%
vs prior month

+25.8%
vs prior year

Median Listing Discount

November Median Discount

3.9%

-0.5 pts
vs prior month

-0.6 pts
vs prior year

Off Market

Off-Market Listings As Of Nov 30

662

-%
vs prior month

-%
vs prior year

Monthly Closed Sales

November Sales Volume

181

-20.3%
vs prior month

-3.7%
vs prior year

Months Of Inventory

Absorption Rate As Of November

5.7

-3.4%
vs prior month

-13.6%
vs prior year

Sales Over Asking Price

Sold Above Ask In September

12.9%

-1.5 pts
vs prior month

+4.2 pts
vs prior year



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