

October 2021
Inventory Report

Mallatran

Brown Harris Stevens

October 2021

Highlights

Over the past year, the months' supply of apartments for sale in Manhattan has fallen from 19.2 months to just 5.0 months.

With supply below a 6-month level for the past two months, Manhattan can now be categorized as a **seller's market**.

The West Side has the lowest inventory level of any market, with a 4.2-month supply of apartments for sale.

Definitions

Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

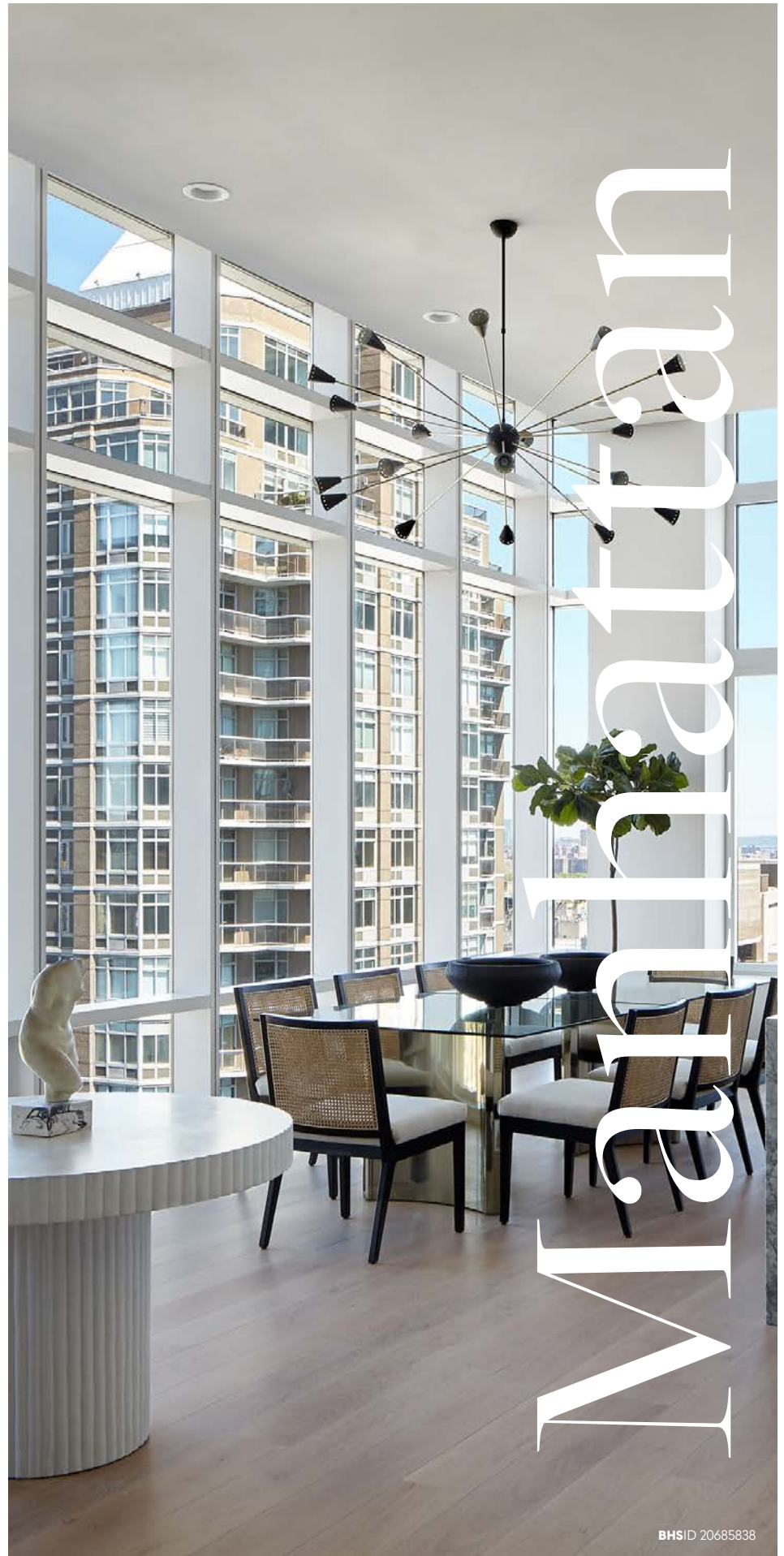
Months' Supply: How many months it would take to sell all active listings in a given market. We calculate it by dividing the number of listings by the average number of closings over the prior 6 months. Historically, a months' supply between 6-7 months indicates a balanced market.



BHSID 21385328

October 2021

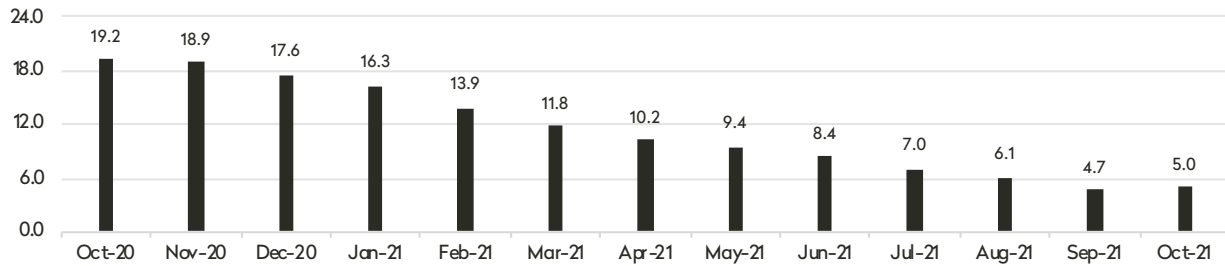
Inventory Report



BHSID 20685838



Months' Supply: All Apartments



Condominiums

	October 2021		September 2021		October 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	272	4.7	275	4.5	311	16.1
1-Bedroom	1,029	4.6	967	4.5	1,236	18.0
2-Bedroom	1,106	4.4	1,071	4.4	1,517	18.4
3+Bedroom	1,192	7.7	1,151	7.7	1,445	30.7
Loft	126	4.8	109	4.4	191	28.7
All	3,725	5.2	3,573	5.2	4,700	21.0

Cooperatives

	October 2021		September 2021		October 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	623	5.2	576	5.0	799	16.7
1-Bedroom	1,315	4.5	1,101	3.9	1,657	14.8
2-Bedroom	969	4.2	830	3.8	1,403	18.5
3+Bedroom	847	6.7	715	6.0	981	25.3
Loft	107	4.4	85	3.8	171	21.8
All	3,861	4.9	3,307	4.4	5,011	17.7

October 2021

Inventory Report

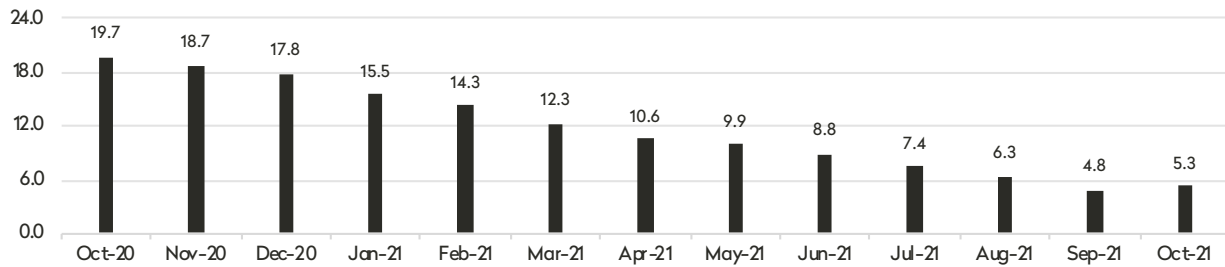
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



BHSID 21343751



Months' Supply: All Apartments



Condominiums

	October 2021		September 2021		October 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	3.1	32	3.8	26	14.2
1-Bedroom	112	4.0	102	3.8	131	12.7
2-Bedroom	131	4.3	125	4.3	187	18.7
3+Bedroom	217	6.2	217	6.6	289	40.3
All	486	4.8	476	4.9	633	21.6

Cooperatives

	October 2021		September 2021		October 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	155	6.3	145	6.0	172	18.8
1-Bedroom	334	4.6	287	4.1	412	15.2
2-Bedroom	337	4.6	273	3.9	465	18.5
3+Bedroom	404	7.7	318	6.4	467	25.2
All	1,230	5.5	1,023	4.8	1,516	19.0

October 2021

Inventory Report

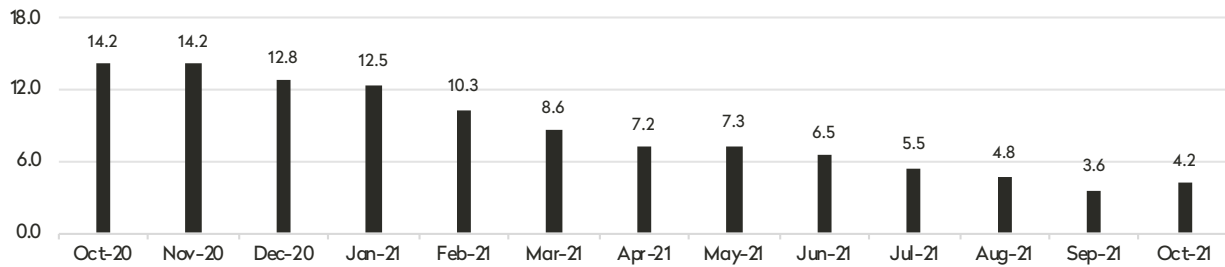
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Ave.



BHSID 21275109



Months' Supply: All Apartments



Condominiums

	October 2021		September 2021		October 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	30	3.5	24	1.5	36	14.4
1-Bedroom	134	4.2	117	3.4	158	11.9
2-Bedroom	122	3.8	115	3.3	172	10.1
3+Bedroom	188	7.0	201	7.4	236	17.1
All	474	4.8	457	4.1	602	12.9

Cooperatives

	October 2021		September 2021		October 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	84	4.1	69	3.5	116	13.1
1-Bedroom	218	4.1	164	3.3	264	12.8
2-Bedroom	146	2.6	129	2.5	265	15.4
3+Bedroom	170	5.0	133	4.2	215	22.2
All	618	3.8	495	3.2	860	15.3

October 2021

Inventory Report

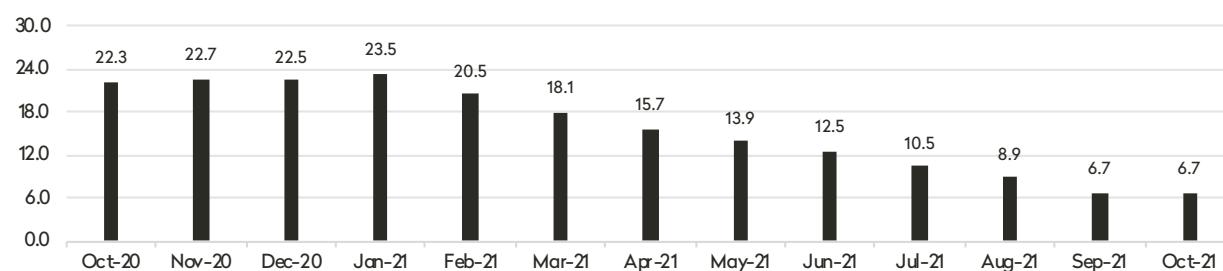
Generally 34th to 59th Street,
Fifth Avenue to the East River



BHSID 21316882



Months' Supply: All Apartments



Condominiums

	October 2021		September 2021		October 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	3.2	29	4.1	48	16.0
1-Bedroom	123	4.9	127	5.6	157	16.5
2-Bedroom	145	6.4	135	6.4	170	18.5
3+Bedroom	101	18.9	93	18.6	99	59.4
All	393	6.5	384	6.9	474	20.3

Cooperatives

	October 2021		September 2021		October 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	159	5.9	154	6.1	180	20.0
1-Bedroom	283	7.4	247	6.8	310	20.2
2-Bedroom	163	6.0	143	5.6	234	25.5
3+Bedroom	100	10.3	99	10.2	107	64.2
All	705	6.9	643	6.6	831	23.6

October 2021

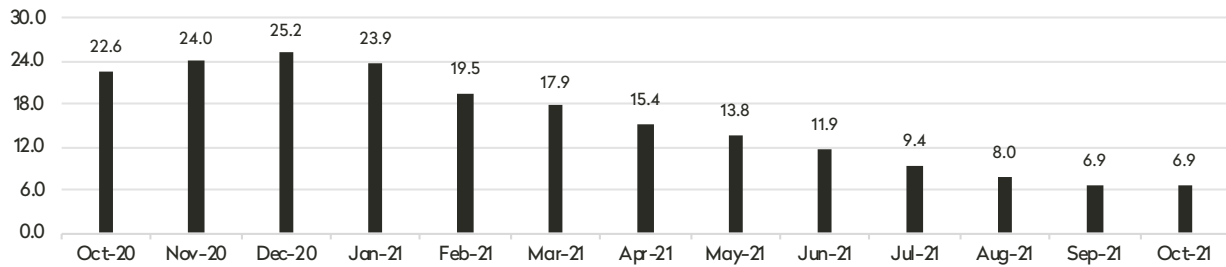
Inventory Report

Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue





Months' Supply: All Apartments



Condominiums

	October 2021		September 2021		October 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	43	7.0	50	9.4	40	9.6
1-Bedroom	163	6.5	163	6.6	201	26.8
2-Bedroom	145	7.3	138	7.1	179	21.1
3+Bedroom	133	10.6	128	11.6	143	34.3
All	484	7.6	479	7.9	563	23.1

Cooperatives

	October 2021		September 2021		October 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	4.3	24	4.4	40	18.5
1-Bedroom	80	6.1	58	4.7	92	17.8
2-Bedroom	27	3.9	24	3.5	50	27.3
3+Bedroom	13	13.0	10	10.0	18	54.0
All	145	5.4	116	4.5	200	21.1

October 2021

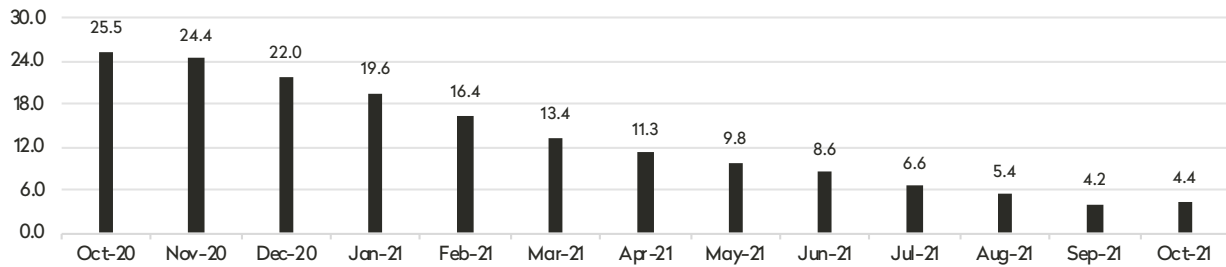
Inventory Report

34th St. to 14th St.





Months' Supply: All Apartments



Condominiums

	October 2021		September 2021		October 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	29	4.1	28	4.4	39	13.8
1-Bedroom	140	3.9	121	3.7	181	25.3
2-Bedroom	179	4.2	167	4.1	227	27.8
3+Bedroom	179	8.5	175	8.8	229	59.7
Loft	25	5.4	22	4.6	40	80.0
All	552	5.0	513	4.9	716	31.8

Cooperatives

	October 2021		September 2021		October 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	104	4.7	89	4.3	151	21.6
1-Bedroom	138	3.1	119	2.8	227	15.7
2-Bedroom	57	3.5	46	3.0	103	18.7
3+Bedroom	35	7.2	31	7.2	45	270.0
Loft	28	3.6	29	4.0	65	39.0
All	362	3.8	314	3.4	591	20.5

October 2021

Inventory Report

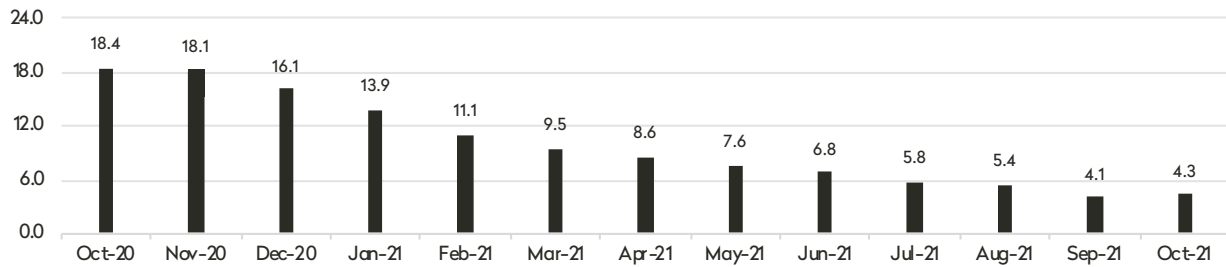
South of 14th St.



BHSID 21317484



Months' Supply: All Apartments



Condominiums

	October 2021		September 2021		October 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	95	6.2	88	6.1	100	23.1
1-Bedroom	261	4.2	247	4.2	315	20.5
2-Bedroom	279	3.6	282	3.8	426	20.3
3+Bedroom	284	6.7	257	6.3	351	27.4
Loft	97	5.0	83	4.5	140	22.7
All	1,016	4.7	957	4.6	1,332	22.3

Cooperatives

	October 2021		September 2021		October 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	80	4.2	80	4.1	135	12.9
1-Bedroom	171	3.1	142	2.7	252	12.3
2-Bedroom	117	3.6	98	3.1	164	16.1
3+Bedroom	63	4.8	64	5.0	70	15.6
Loft	67	4.8	50	3.8	92	15.8
All	498	3.7	434	3.4	713	13.8

October 2021

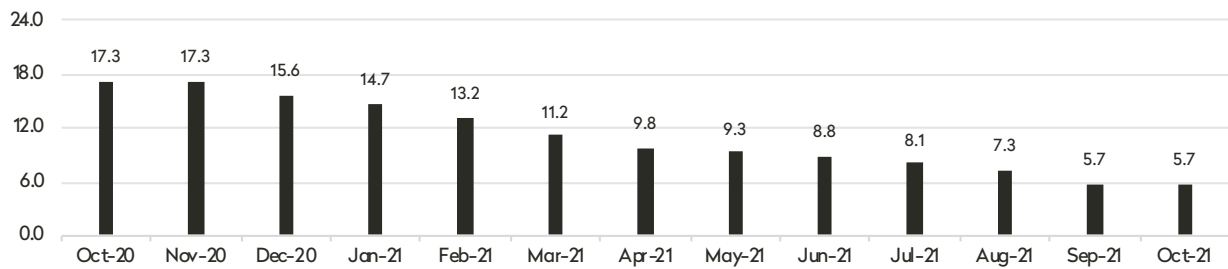
Inventory Report

Generally North of 96th Street on the
East Side, and 110th St. on the West Side





Months' Supply: All Apartments



Condominiums

	October 2021		September 2021		October 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	5.6	24	6.5	23	34.5
1-Bedroom	97	6.7	91	6.6	97	17.1
2-Bedroom	106	3.9	110	4.3	160	18.8
3+Bedroom	92	7.2	82	6.8	100	28.6
All	320	5.4	307	5.6	380	20.7

Cooperatives

	October 2021		September 2021		October 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	16	9.6	15	10.0	6	4.5
1-Bedroom	100	5.8	88	5.3	108	12.5
2-Bedroom	125	6.0	119	5.9	126	18.0
3+Bedroom	62	5.6	60	5.9	60	15.0
All	303	5.9	282	5.8	300	14.3

October 2021

Inventory Report Manhattan Apartments

East Side

445 Park Avenue
New York, NY 10022
212.906.9200

West Side

1926 Broadway
New York, NY 10023
212.588.5600

West Side/Columbus

408 Columbus Avenue
New York, NY 10024
212.769.3000

Downtown

130 Fifth Avenue
New York, NY 10011
212.906.0500

Village

831 Broadway
New York, NY 10003
212.381.6500

Midtown

770 Lexington Avenue, 10th Floor
New York, NY 10065
212.508.7200

SoHo

451 West Broadway
New York, NY 10012
212.381.4200

Tribeca

43 North Moore Street
New York, NY 10013
212.452.4500

Harlem

2169 Frederick Douglass Boulevard
New York, NY 10026
212.381.2570

Development Marketing

451 West Broadway
New York, NY 10012
212.521.5757

Contact Us

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