

OCTOBER 2022

Inventory Report

Marmattan

BHSID 22075522

BHS THE Craft OF Research

OCTOBER 2022

Highlights

After falling for the last 3 months, the supply of apartments for sale in Manhattan **climbed 30%** to 5.8 months.

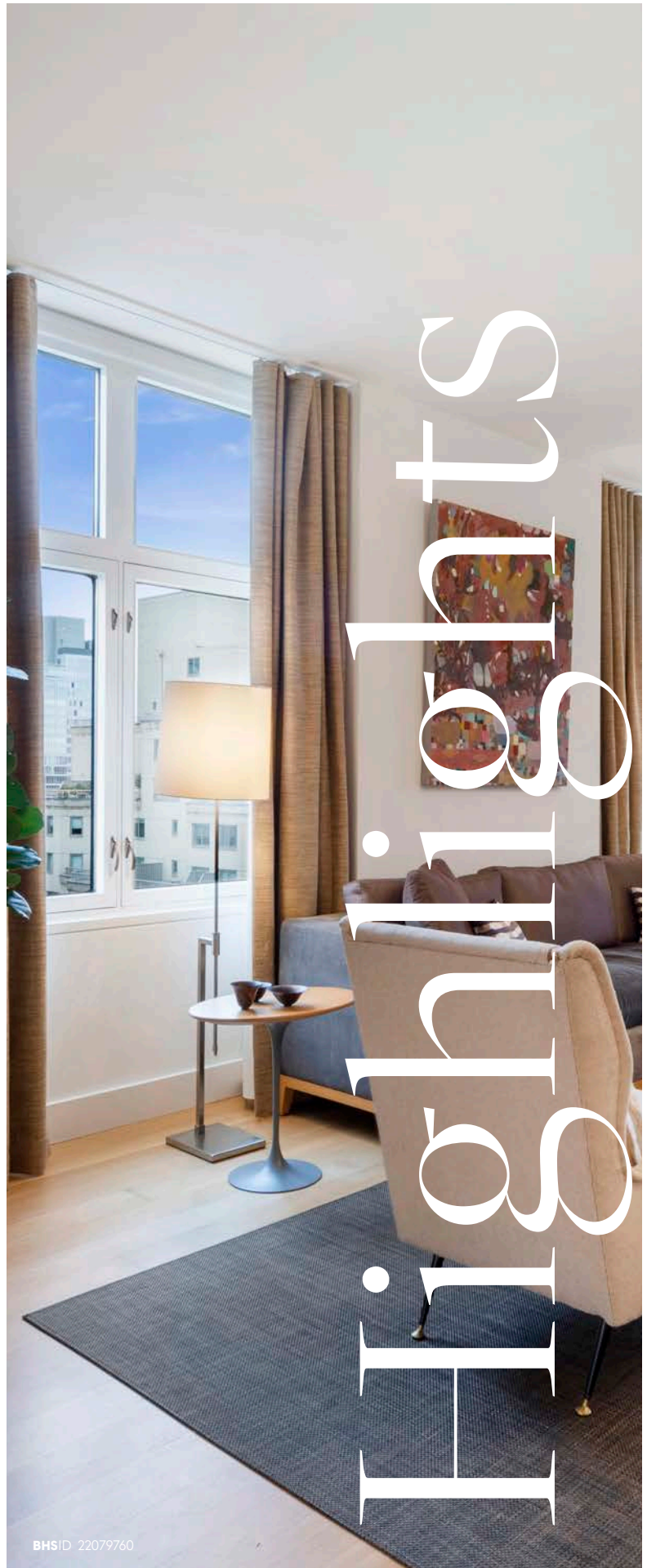
October's supply was 6.3 months for condominiums, and 5.3 months for cooperatives.

Downtown between 14th and 34th Street saw the **tightest market**, with a supply of 4.7 months.

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 22079760

OCTOBER 2022

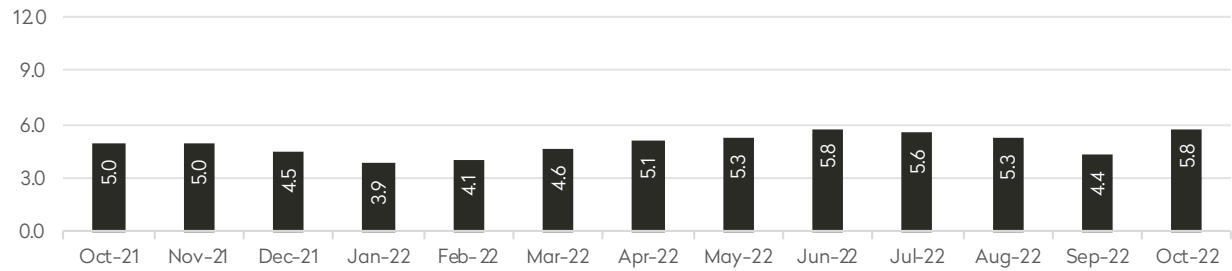
Inventory Report



BHSID 22058613



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2022		SEPTEMBER 2022		OCTOBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	227	4.8	226	4.2	272	4.7
1-Bedroom	975	5.0	899	4.1	1,029	4.6
2-Bedroom	1,178	5.9	1,035	4.7	1,106	4.4
3+Bedroom	1,186	9.4	1,024	6.9	1,192	7.7
Loft	105	6.4	80	4.1	126	4.8
All	3,671	6.3	3,264	5.0	3,725	5.2

COOPERATIVES

	OCTOBER 2022		SEPTEMBER 2022		OCTOBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	522	4.7	453	3.7	623	5.2
1-Bedroom	1,305	4.8	1,089	3.7	1,315	4.5
2-Bedroom	1,060	5.4	835	4.0	969	4.2
3+Bedroom	804	6.9	619	4.9	847	6.7
Loft	114	6.2	70	3.4	107	4.4
All	3,805	5.3	3,066	4.0	3,861	4.9

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Inventory Report

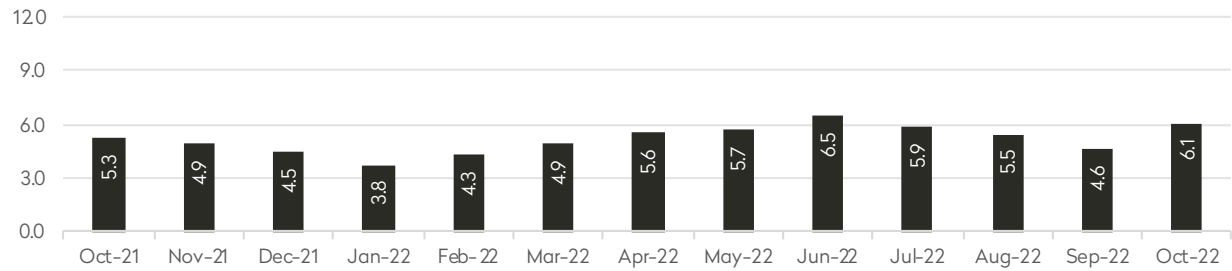
Generally 59th Street to 96th Street,
Fifth Avenue to the East River



BHSID 22061290



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2022		SEPTEMBER 2022		OCTOBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	22	4.1	25	4.3	26	3.1
1-Bedroom	85	5.0	78	4.0	112	4.0
2-Bedroom	139	5.9	101	3.7	131	4.3
3+Bedroom	198	8.5	179	6.5	217	6.2
All	444	6.4	383	4.8	486	4.8

COOPERATIVES

	OCTOBER 2022		SEPTEMBER 2022		OCTOBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	113	4.6	88	3.4	155	6.3
1-Bedroom	372	6.1	322	4.7	334	4.6
2-Bedroom	337	5.8	278	4.5	337	4.6
3+Bedroom	375	6.9	282	4.8	404	7.7
All	1,197	6.0	970	4.5	1,230	5.5

OCTOBER 2022

Inventory Report

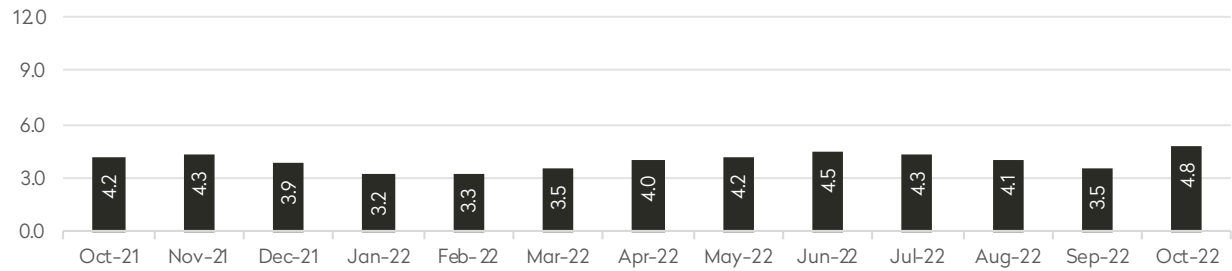
Generally 59th Street to 110th Street,
Hudson River to West of Fifth Avenue



BHSID 22043571



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2022		SEPTEMBER 2022		OCTOBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	23	3.3	21	2.7	30	3.5
1-Bedroom	104	3.6	87	2.8	134	4.2
2-Bedroom	151	5.7	135	4.7	122	3.8
3+Bedroom	237	7.7	189	6.0	188	7.0
All	515	5.5	432	4.3	474	4.8

COOPERATIVES

	OCTOBER 2022		SEPTEMBER 2022		OCTOBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	79	4.2	62	3.2	84	4.1
1-Bedroom	188	3.6	152	2.8	218	4.1
2-Bedroom	179	3.9	128	2.7	146	2.6
3+Bedroom	161	6.0	110	3.8	170	5.0
All	607	4.3	452	3.0	618	3.8

OCTOBER 2022

Inventory Report

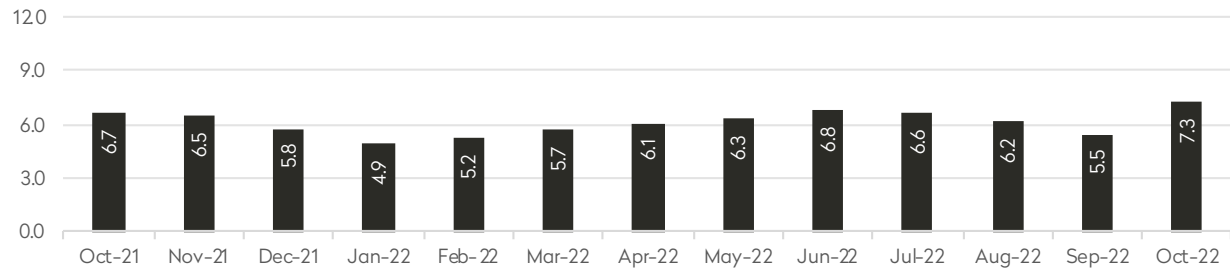
Generally 34th to 59th Street,
Fifth Avenue to the East River



BHS/D 22059341



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2022		SEPTEMBER 2022		OCTOBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	20	3.8	17	2.9	24	3.2
1-Bedroom	136	6.0	109	4.6	123	4.9
2-Bedroom	144	7.9	139	7.3	145	6.4
3+Bedroom	98	21.8	79	13.9	101	18.9
All	398	7.8	344	6.3	393	6.5

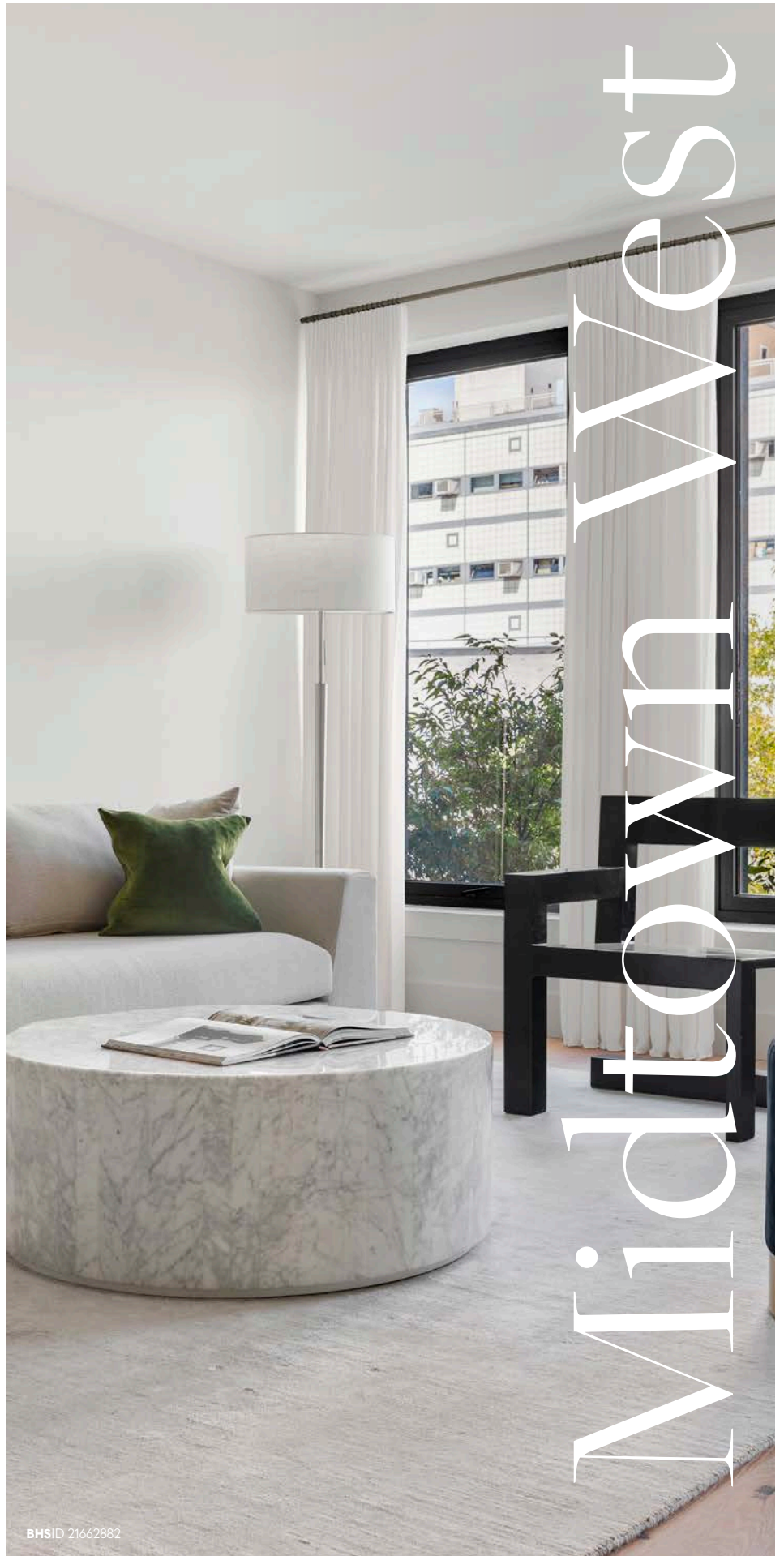
COOPERATIVES

	OCTOBER 2022		SEPTEMBER 2022		OCTOBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	128	6.3	124	4.8	159	5.9
1-Bedroom	239	5.7	206	4.4	283	7.4
2-Bedroom	190	8.8	134	5.5	163	6.0
3+Bedroom	84	9.7	73	7.3	100	10.3
All	641	6.9	537	5.0	705	6.9

OCTOBER 2022

Inventory Report

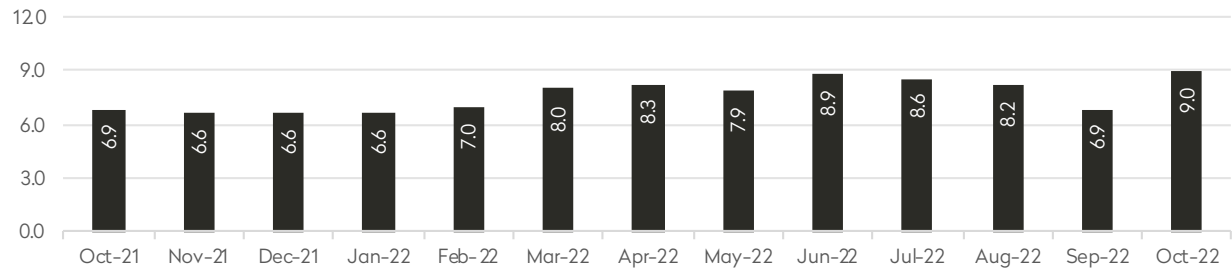
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 21662882



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2022		SEPTEMBER 2022		OCTOBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	36	6.0	39	6.5	43	7.0
1-Bedroom	183	9.7	160	7.1	163	6.5
2-Bedroom	168	10.7	144	7.9	145	7.3
3+Bedroom	136	12.4	122	8.5	133	10.6
All	523	10.2	465	7.6	484	7.6

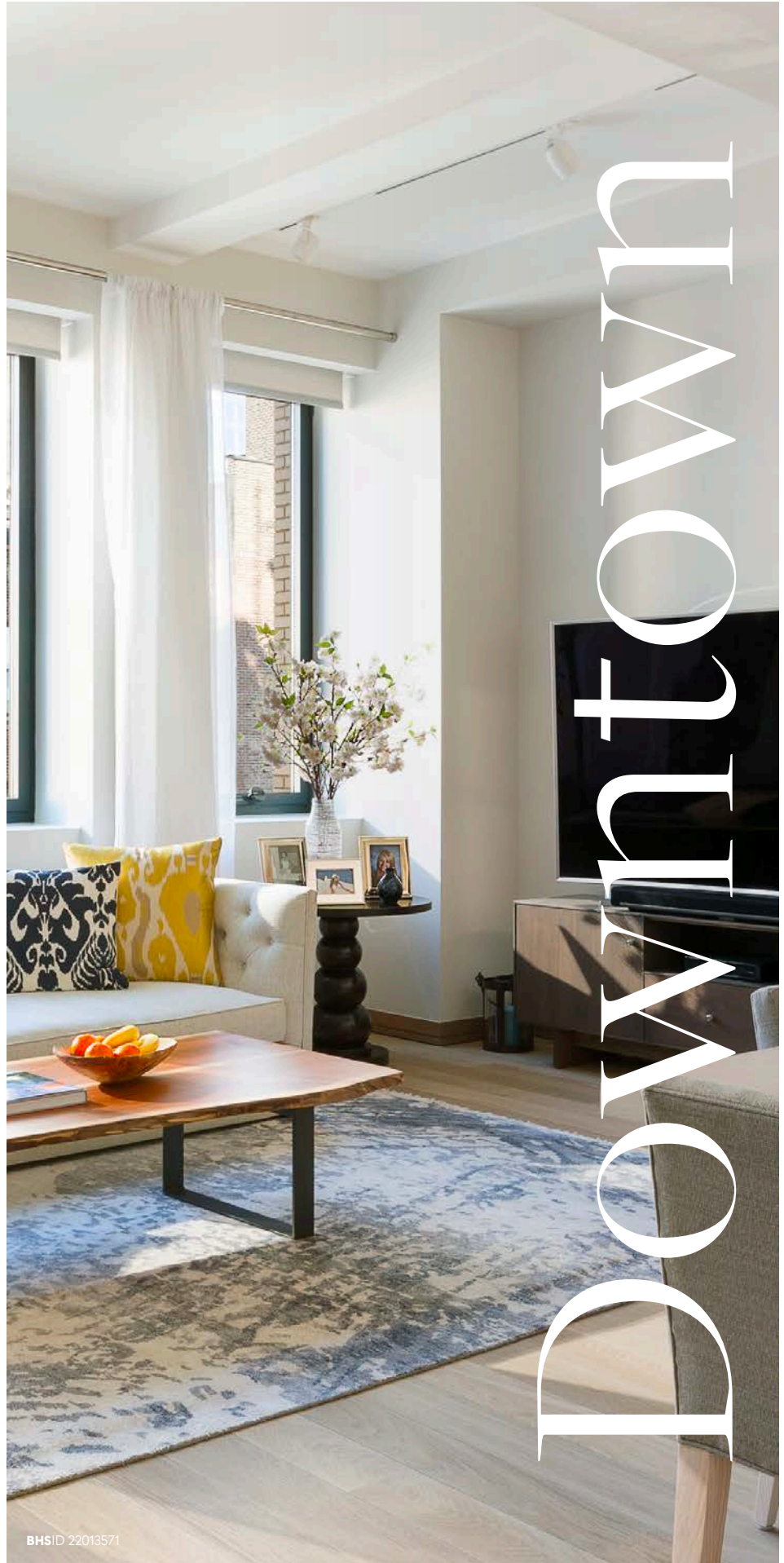
COOPERATIVES

	OCTOBER 2022		SEPTEMBER 2022		OCTOBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	4.2	26	4.7	25	4.3
1-Bedroom	56	6.6	51	5.2	80	6.1
2-Bedroom	33	6.2	23	3.9	27	3.9
3+Bedroom	16	9.6	12	7.2	13	13.0
All	126	6.1	112	4.9	145	5.4

OCTOBER 2022

Inventory Report

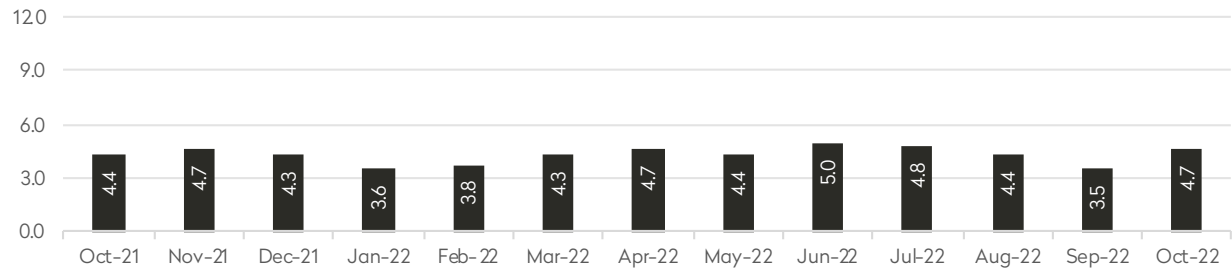
34th Street to 14th Street



BHSID 22013571



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2022		SEPTEMBER 2022		OCTOBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	4.1	19	2.6	29	4.1
1-Bedroom	137	3.0	136	2.8	140	3.9
2-Bedroom	220	5.1	186	4.0	179	4.2
3+Bedroom	183	10.5	150	6.9	179	8.5
Loft	26	8.2	22	5.3	25	5.4
All	594	5.1	513	4.0	552	5.0

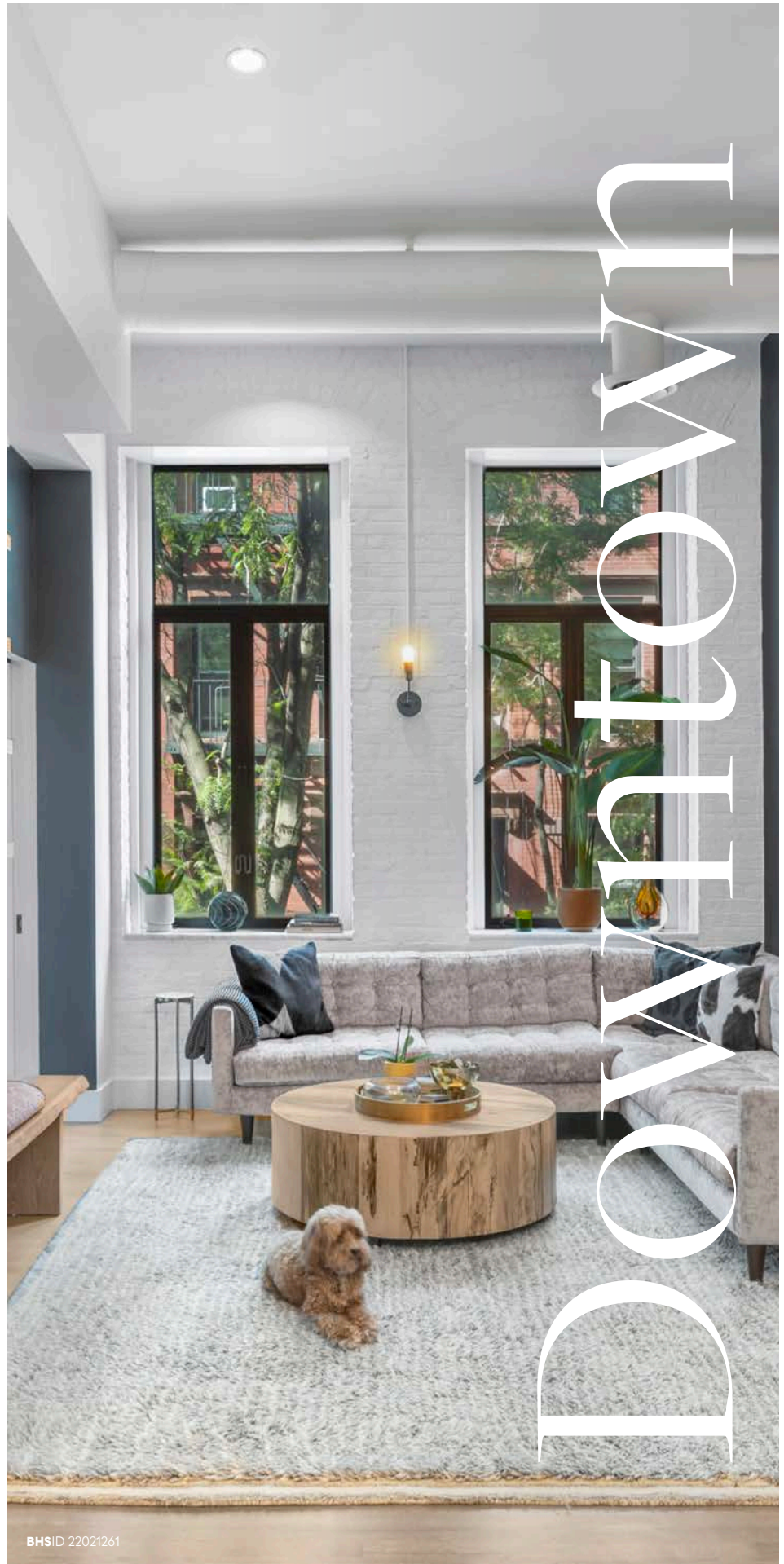
COOPERATIVES

	OCTOBER 2022		SEPTEMBER 2022		OCTOBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	81	3.7	64	2.8	104	4.7
1-Bedroom	147	3.7	109	2.5	138	3.1
2-Bedroom	71	4.5	59	3.5	57	3.5
3+Bedroom	27	5.2	20	3.2	35	7.2
Loft	40	6.9	25	3.8	28	3.6
All	366	4.2	277	2.9	362	3.8

OCTOBER 2022

Inventory Report

South of 14th Street

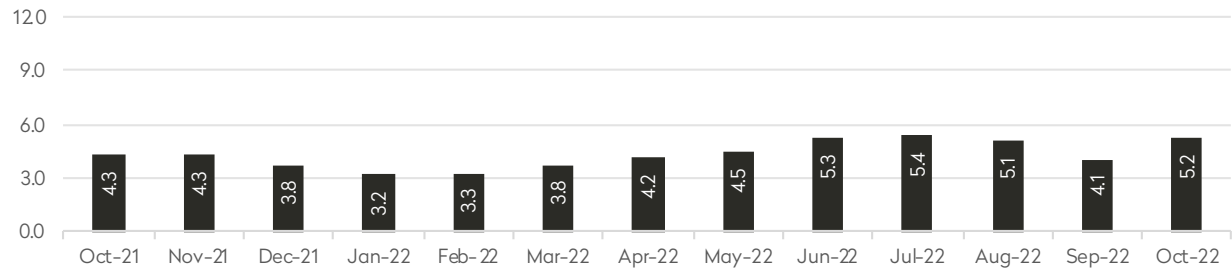


DownTown

BHSID 22021261



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2022		SEPTEMBER 2022		OCTOBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	74	5.8	80	5.6	95	6.2
1-Bedroom	240	5.2	235	4.6	261	4.2
2-Bedroom	244	4.7	233	4.1	279	3.6
3+Bedroom	264	9.7	228	6.9	284	6.7
Loft	77	5.8	56	3.7	97	5.0
All	899	6.0	832	4.9	1,016	4.7

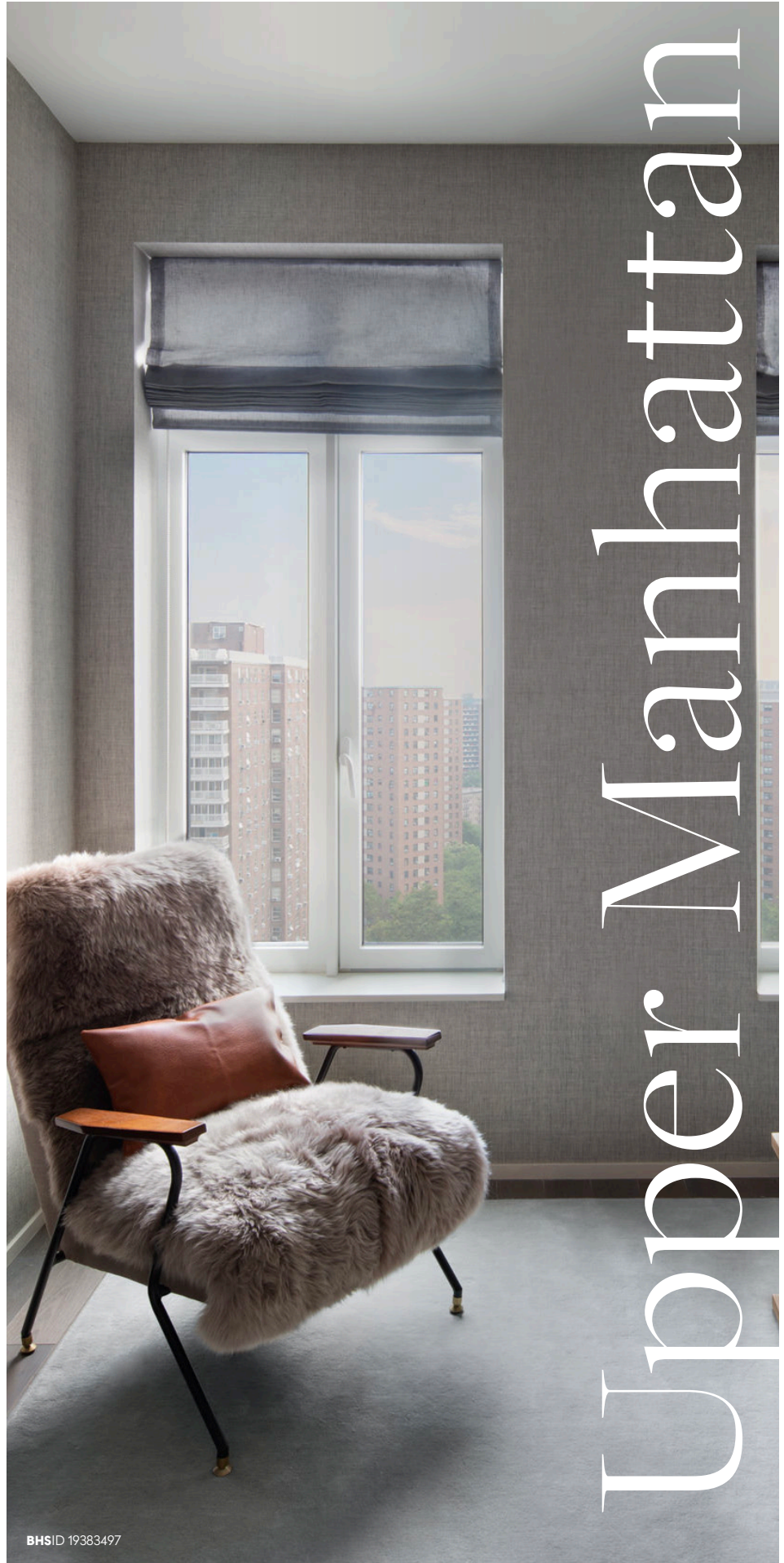
COOPERATIVES

	OCTOBER 2022		SEPTEMBER 2022		OCTOBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	79	4.3	68	3.1	80	4.2
1-Bedroom	206	4.0	161	3.0	171	3.1
2-Bedroom	100	3.4	83	2.7	117	3.6
3+Bedroom	74	6.7	59	4.9	63	4.8
Loft	67	6.0	40	3.2	67	4.8
All	526	4.3	411	3.1	498	3.7

OCTOBER 2022

Inventory Report

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

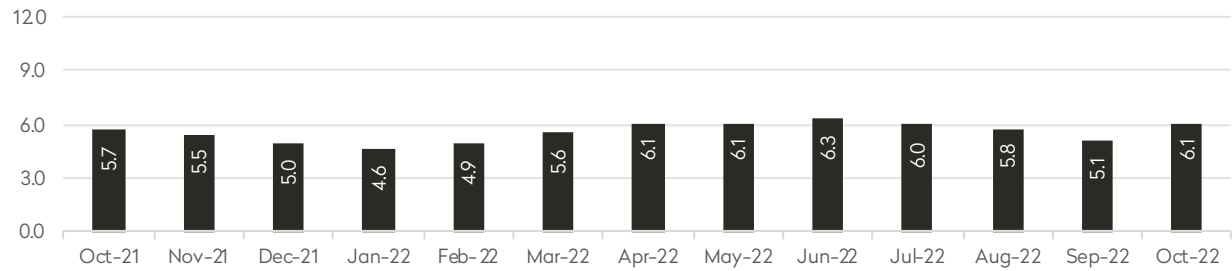


Upper Manhattan

BHSID 19383497



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2022		SEPTEMBER 2022		OCTOBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	5.3	25	3.8	25	5.6
1-Bedroom	90	5.8	94	4.7	97	6.7
2-Bedroom	113	5.3	97	4.0	106	3.9
3+Bedroom	71	5.7	79	5.5	92	7.2
All	298	5.5	295	4.5	320	5.4

COOPERATIVES

	OCTOBER 2022		SEPTEMBER 2022		OCTOBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	7.4	21	7.4	16	9.6
1-Bedroom	100	6.1	90	5.0	100	5.8
2-Bedroom	154	6.9	131	5.7	125	6.0
3+Bedroom	67	7.6	65	6.8	62	5.6
All	342	6.8	307	5.8	303	5.9

Contact Us

OCTOBER 2022

Manhattan Inventory Report

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