

November 2021
Inventory Report

Manhattan

Brown Harris Stevens

November 2021

Highlights

Manhattan had a 5.0-month supply of apartments for sale at the beginning of November, unchanged from last month.

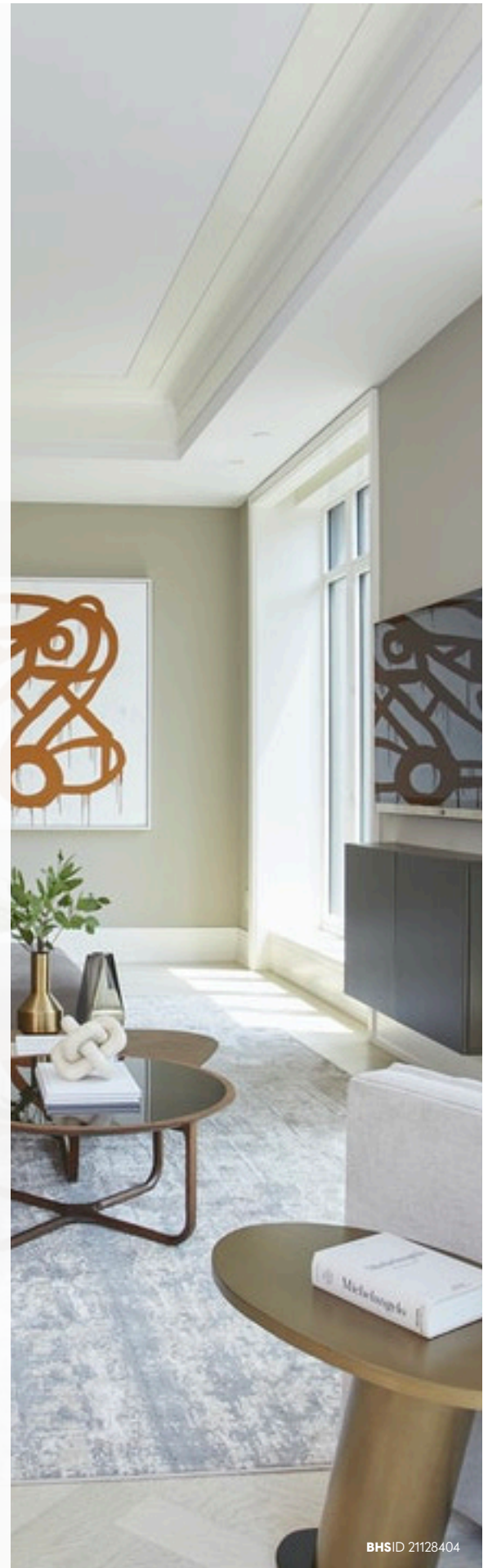
Condos posted a slight rise from last month to 5.3 months' supply, while co-ops dipped 4% to 4.7 months.

At 4.3 months, the West Side and Downtown south of 14th Street were the tightest markets.

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 21128404

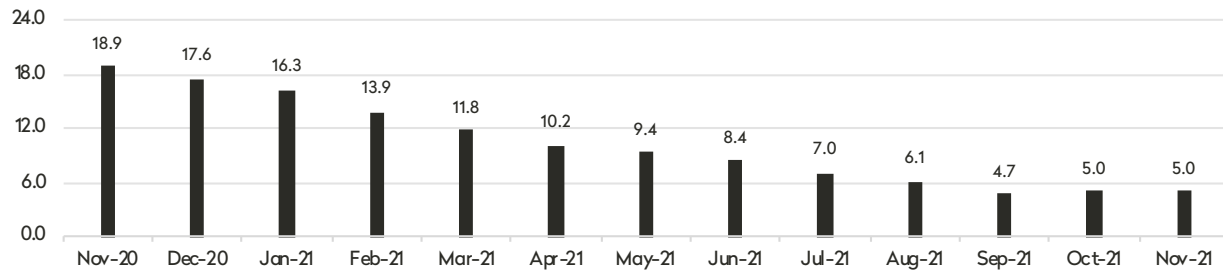
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Months' Supply: All Apartments



Condominiums

	November 2021		October 2021		November 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	262	4.5	272	4.7	346	16.5
1-Bedroom	1,006	4.8	1,029	4.6	1,333	17.5
2-Bedroom	1,115	4.6	1,106	4.4	1,587	18.4
3+Bedroom	1,149	7.4	1,192	7.7	1,484	31.5
Loft	125	5.2	126	4.8	198	28.3
All	3,657	5.3	3,725	5.2	4,948	20.8

Cooperatives

	November 2021		October 2021		November 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	597	4.5	623	5.2	860	16.6
1-Bedroom	1,334	4.3	1,315	4.5	1,741	14.4
2-Bedroom	990	4.1	969	4.2	1,484	18.0
3+Bedroom	837	6.5	847	6.7	1,050	25.3
Loft	124	5.8	107	4.4	193	22.3
All	3,882	4.7	3,861	4.9	5,328	17.4

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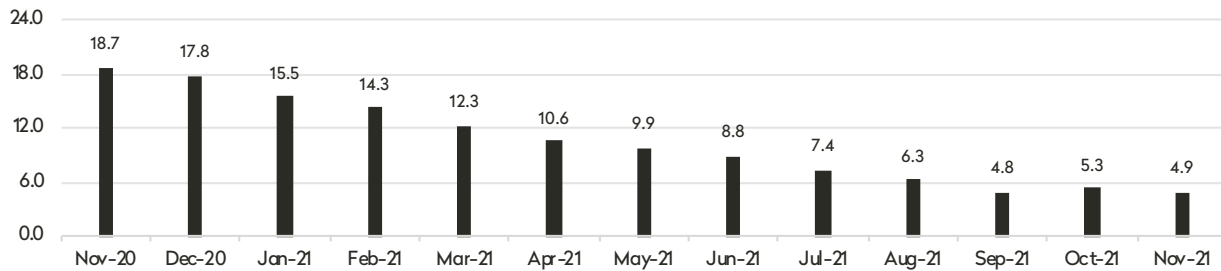
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



BHSID 21333513



Months' Supply: All Apartments



Condominiums

	November 2021		October 2021		November 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	3.5	26	3.1	27	11.6
1-Bedroom	115	4.1	112	4.0	137	11.3
2-Bedroom	126	4.6	131	4.3	197	16.2
3+Bedroom	198	5.7	217	6.2	315	43.0
All	467	4.8	486	4.8	676	19.9

Cooperatives

	November 2021		October 2021		November 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	145	4.7	155	6.3	184	16.5
1-Bedroom	332	4.3	334	4.6	438	14.4
2-Bedroom	337	4.1	337	4.6	484	18.7
3+Bedroom	393	7.3	404	7.7	482	24.1
All	1,207	5.0	1,230	5.5	1,588	18.2

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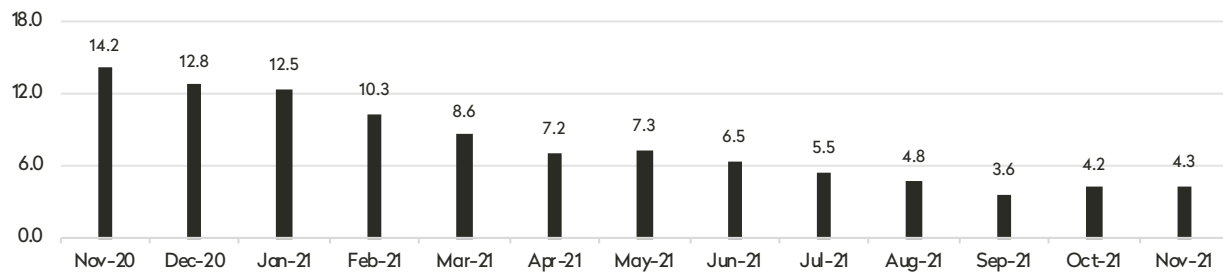
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Ave.



BHSID 21423369



Months' Supply: All Apartments



Condominiums

	November 2021		October 2021		November 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	33	4.7	30	3.5	46	15.3
1-Bedroom	142	5.0	134	4.2	187	12.6
2-Bedroom	130	3.9	122	3.8	180	9.8
3+Bedroom	184	6.6	188	7.0	239	17.5
All	489	5.1	474	4.8	652	13.1

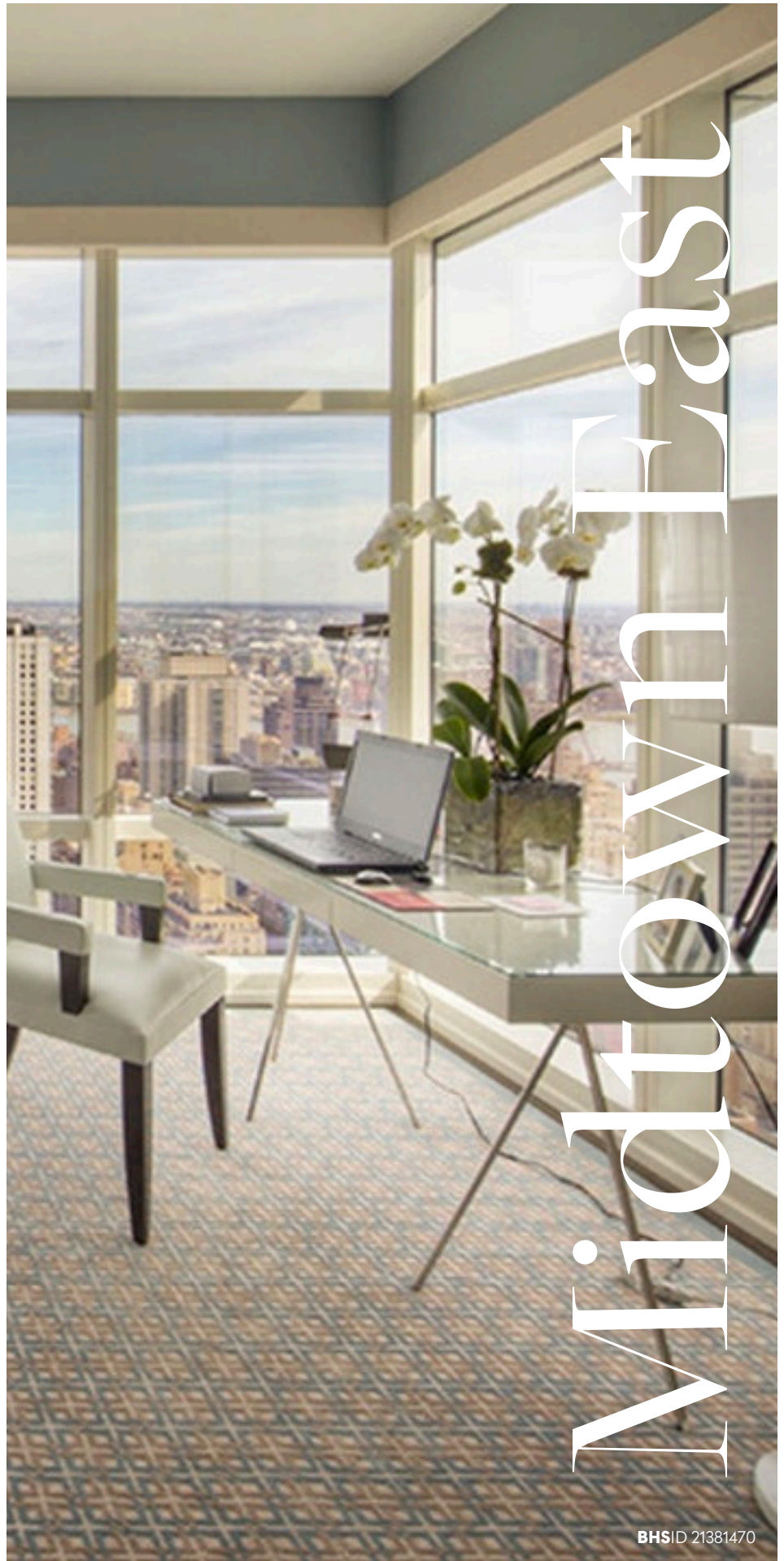
Cooperatives

	November 2021		October 2021		November 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	92	4.3	84	4.1	122	12.2
1-Bedroom	221	4.0	218	4.1	280	13.0
2-Bedroom	156	3.0	146	2.6	287	14.8
3+Bedroom	163	4.8	170	5.0	226	23.4
All	632	3.9	618	3.8	915	15.1

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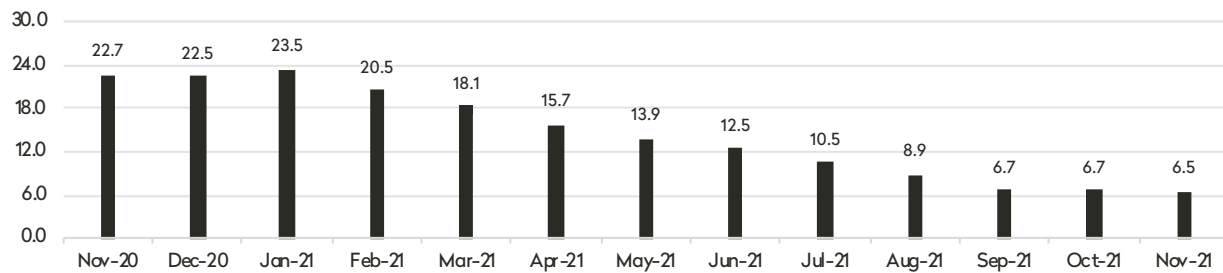
Generally 34th to 59th Street,
Fifth Avenue to the East River



BHSID 21381470



Months' Supply: All Apartments



Condominiums

	November 2021		October 2021		November 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	23	3.0	24	3.2	50	20.0
1-Bedroom	111	4.3	123	4.9	159	14.7
2-Bedroom	135	6.0	145	6.4	175	21.4
3+Bedroom	96	17.5	101	18.9	98	58.8
All	365	6.0	393	6.5	482	20.8

Cooperatives

	November 2021		October 2021		November 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	149	5.4	159	5.9	206	23.3
1-Bedroom	309	7.4	283	7.4	337	20.2
2-Bedroom	176	6.3	163	6.0	250	22.7
3+Bedroom	103	8.7	100	10.3	122	61.0
All	737	6.7	705	6.9	915	23.8

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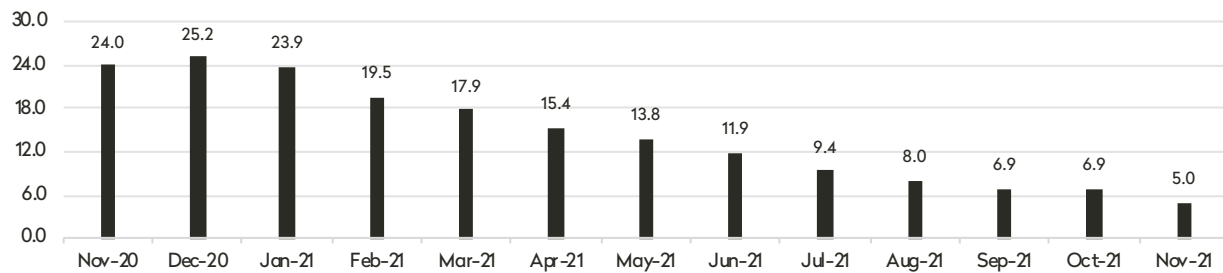
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 21415335



Months' Supply: All Apartments



Condominiums

	November 2021		October 2021		November 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	42	6.0	43	7.0	51	10.9
1-Bedroom	155	6.6	163	6.5	223	29.7
2-Bedroom	135	6.9	145	7.3	193	22.7
3+Bedroom	132	10.4	133	10.6	144	33.2
All	464	7.4	484	7.6	611	24.4

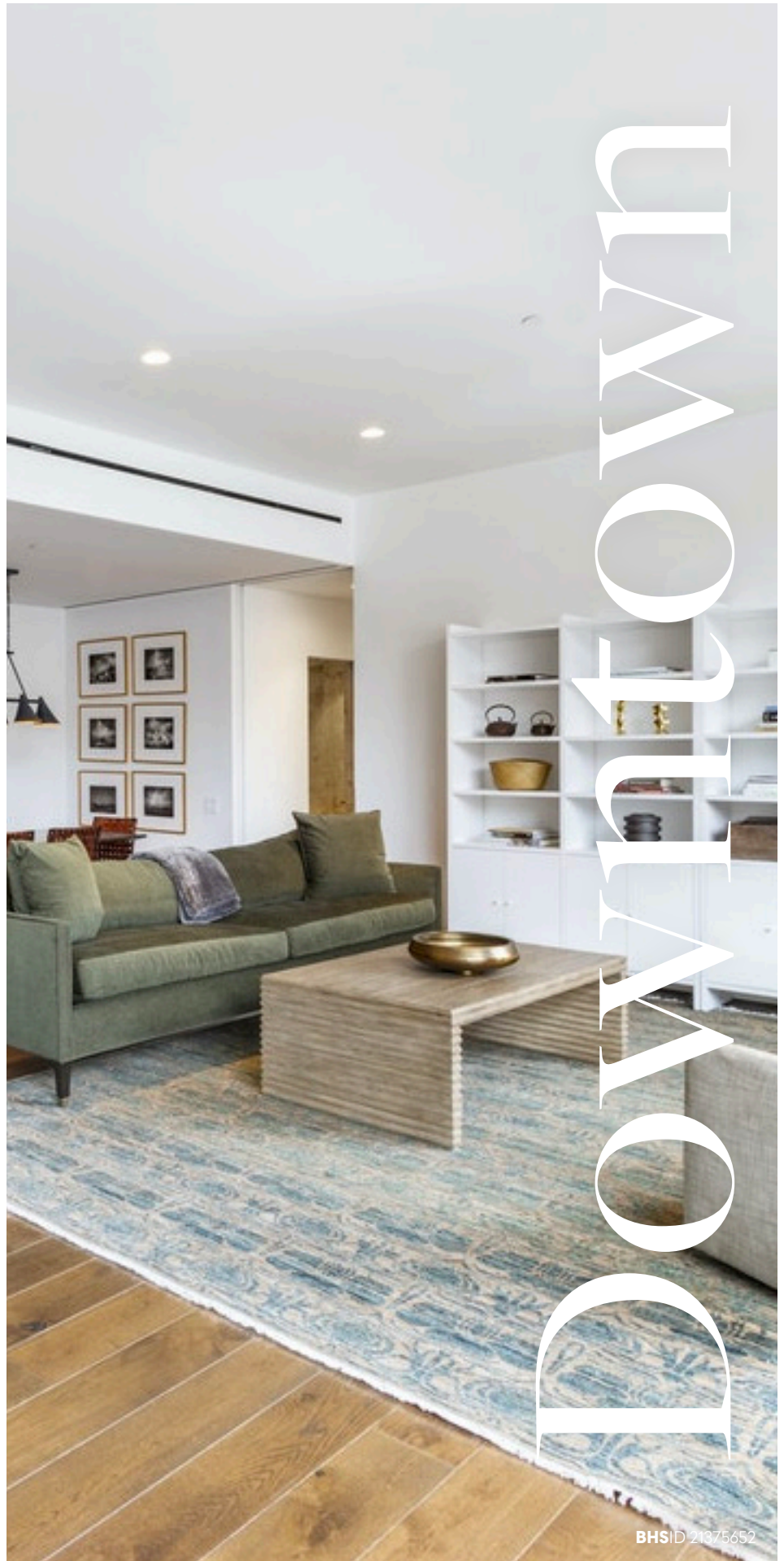
Cooperatives

	November 2021		October 2021		November 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	4.0	25	4.3	42	21.0
1-Bedroom	67	4.7	80	6.1	95	17.8
2-Bedroom	32	4.8	27	3.9	52	34.7
3+Bedroom	14	42.0	13	13.0	20	60.0
All	141	5.0	145	5.4	209	22.8

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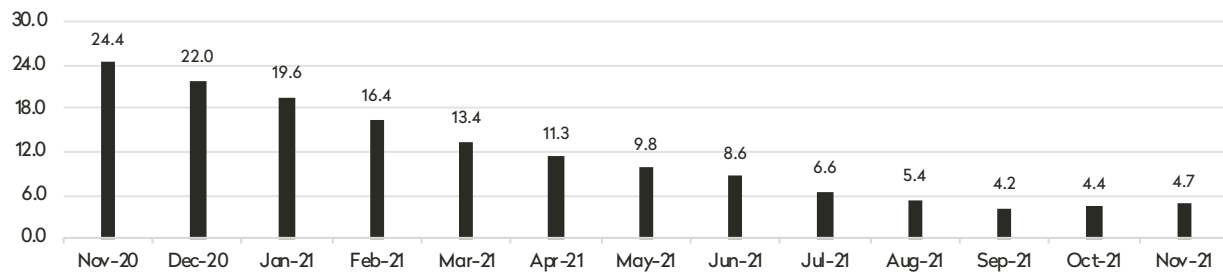
34th St. to 14th St.



BHSID 21375652



Months' Supply: All Apartments



Condominiums

	November 2021		October 2021		November 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	32	4.3	29	4.1	37	13.9
1-Bedroom	142	4.1	140	3.9	207	27.6
2-Bedroom	217	5.4	179	4.2	241	24.9
3+Bedroom	171	8.4	179	8.5	234	50.1
Loft	29	6.4	25	5.4	44	88.0
All	591	5.5	552	5.0	763	30.5

Cooperatives

	November 2021		October 2021		November 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	87	3.6	104	4.7	156	19.5
1-Bedroom	141	3.1	138	3.1	234	15.4
2-Bedroom	63	4.3	57	3.5	108	18.5
3+Bedroom	38	7.6	35	7.2	48	144.0
Loft	36	4.9	28	3.6	71	32.8
All	365	3.8	362	3.8	617	19.6

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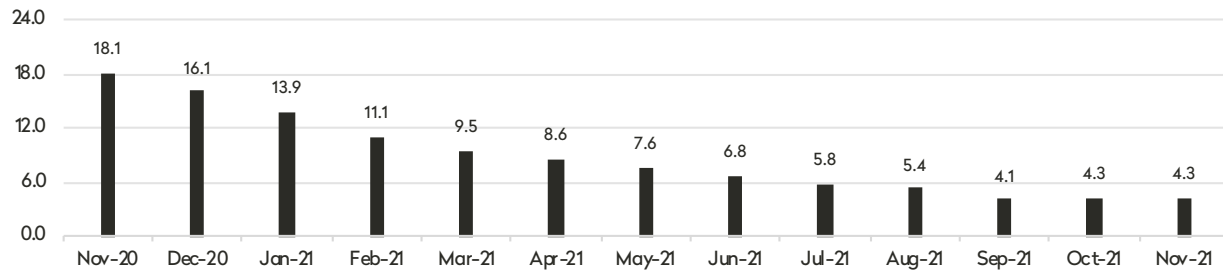
South of 14th St.



BHSID 21349057



Months' Supply: All Apartments



Condominiums

	November 2021		October 2021		November 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	77	4.3	95	6.2	112	23.2
1-Bedroom	252	4.5	261	4.2	324	18.3
2-Bedroom	274	3.7	279	3.6	439	21.4
3+Bedroom	279	6.7	284	6.7	362	29.8
Loft	93	5.2	97	5.0	142	21.8
All	975	4.7	1,016	4.7	1,379	22.4

Cooperatives

	November 2021		October 2021		November 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	80	4.0	80	4.2	142	13.5
1-Bedroom	174	3.1	171	3.1	261	11.3
2-Bedroom	107	3.1	117	3.6	169	14.7
3+Bedroom	67	4.3	63	4.8	81	17.4
Loft	74	6.0	67	4.8	102	16.5
All	502	3.6	498	3.7	755	13.5

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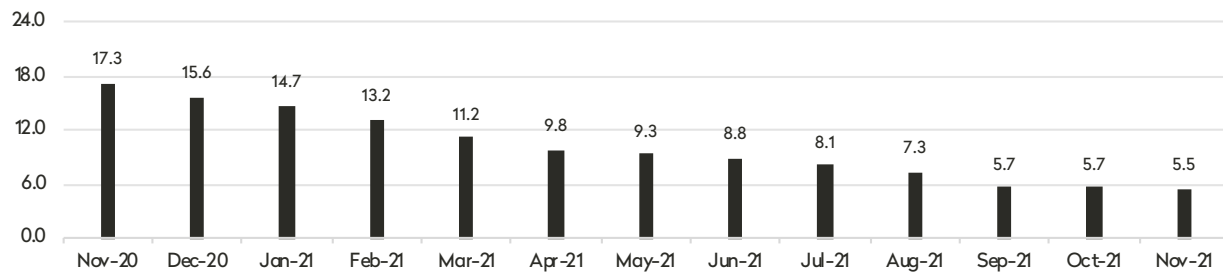
Generally North of 96th Street on the
East Side, and 110th St. on the West Side



BHSID 21191489



Months' Supply: All Apartments



Condominiums

	November 2021		October 2021		November 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	27	8.1	25	5.6	24	24.0
1-Bedroom	90	5.9	97	6.7	99	17.0
2-Bedroom	98	3.7	106	3.9	167	18.9
3+Bedroom	91	7.5	92	7.2	95	28.5
All	306	5.3	320	5.4	385	20.3

Cooperatives

	November 2021		October 2021		November 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	16	6.9	16	9.6	9	6.0
1-Bedroom	98	5.1	100	5.8	107	12.6
2-Bedroom	124	5.6	125	6.0	139	17.7
3+Bedroom	60	6.4	62	5.6	74	16.4
All	298	5.6	303	5.9	329	14.7

November 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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