

NOVEMBER 2022

Inventory Report

Manhattan



BHSID 22120104

BHS THE Craft OF Research

NOVEMBER 2022

Highlights

The months' supply of apartments for sale in Manhattan **rose** for the third straight month to 6.0.

Condo inventory rose 7% from last month, while co-ops **ticked up 3%**.

With just a 4.8-month supply of apartments for sale, Downtown between 14th and 34th Street remained Manhattan's tightest market.

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 22104614

NOVEMBER 2022

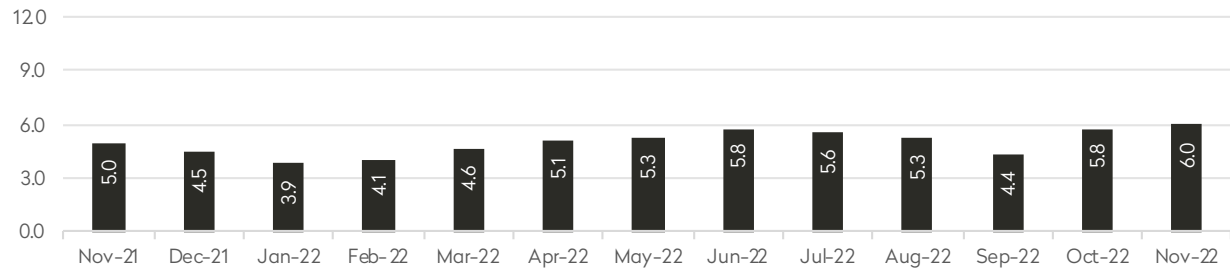
Inventory Report



BHSID 22049639



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2022		OCTOBER 2022		NOVEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	237	5.0	227	4.8	262	4.5
1-Bedroom	967	5.2	975	5.0	1,006	4.8
2-Bedroom	1,204	6.4	1,178	5.9	1,115	4.6
3+Bedroom	1,202	10.1	1,186	9.4	1,149	7.4
Loft	113	7.5	105	6.4	125	5.2
All	3,723	6.7	3,671	6.3	3,657	5.3

COOPERATIVES

	NOVEMBER 2022		OCTOBER 2022		NOVEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	531	4.6	522	4.7	597	4.5
1-Bedroom	1,314	4.9	1,305	4.8	1,334	4.3
2-Bedroom	1,083	5.5	1,060	5.4	990	4.1
3+Bedroom	849	7.4	804	6.9	837	6.5
Loft	126	7.1	114	6.2	124	5.8
All	3,903	5.5	3,805	5.3	3,882	4.7

NOVEMBER 2022

Inventory Report

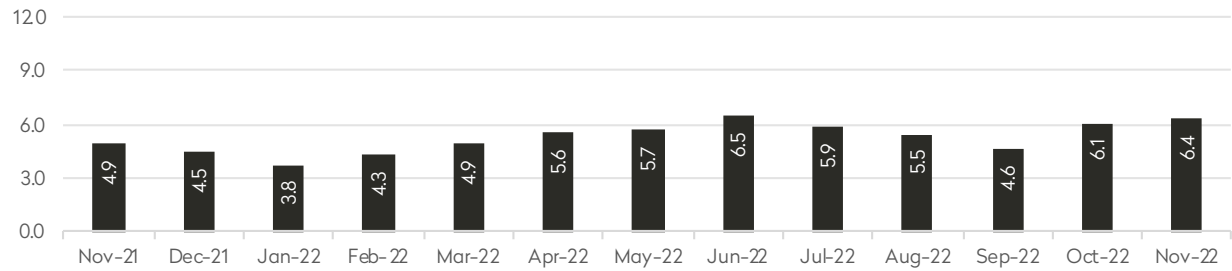
Generally 59th Street to 96th Street,
Fifth Avenue to the East River



BHSID 22119932



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2022		OCTOBER 2022		NOVEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	22	3.8	22	4.1	28	3.5
1-Bedroom	89	5.1	85	5.0	115	4.1
2-Bedroom	134	6.4	139	5.9	126	4.6
3+Bedroom	214	9.1	198	8.5	198	5.7
All	459	6.8	444	6.4	467	4.8

COOPERATIVES

	NOVEMBER 2022		OCTOBER 2022		NOVEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	116	4.8	113	4.6	145	4.7
1-Bedroom	372	6.4	372	6.1	332	4.3
2-Bedroom	346	6.1	337	5.8	337	4.1
3+Bedroom	380	7.0	375	6.9	393	7.3
All	1,214	6.3	1,197	6.0	1,207	5.0

NOVEMBER 2022

Inventory Report

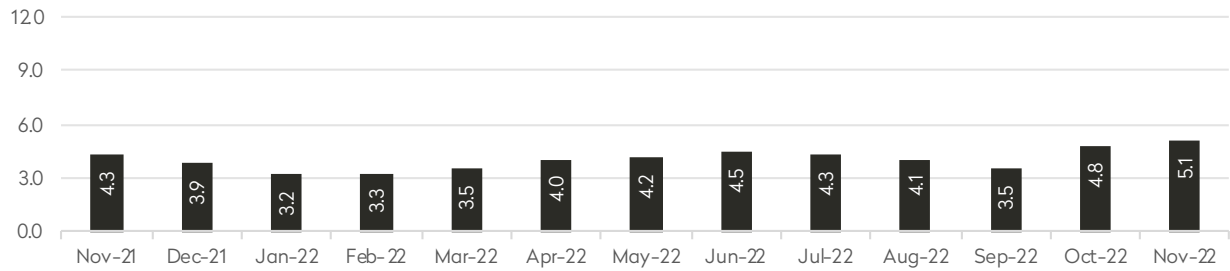
Generally 59th Street to 110th Street,
Hudson River to West of Fifth Avenue



BHS 22126856



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2022		OCTOBER 2022		NOVEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	4.5	23	3.3	33	4.7
1-Bedroom	115	3.8	104	3.6	142	5.0
2-Bedroom	157	5.9	151	5.7	130	3.9
3+Bedroom	238	8.4	237	7.7	184	6.6
All	536	5.9	515	5.5	489	5.1

COOPERATIVES

	NOVEMBER 2022		OCTOBER 2022		NOVEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	82	4.4	79	4.2	92	4.3
1-Bedroom	196	3.9	188	3.6	221	4.0
2-Bedroom	182	4.1	179	3.9	156	3.0
3+Bedroom	183	7.2	161	6.0	163	4.8
All	643	4.6	607	4.3	632	3.9

NOVEMBER 2022

Inventory Report

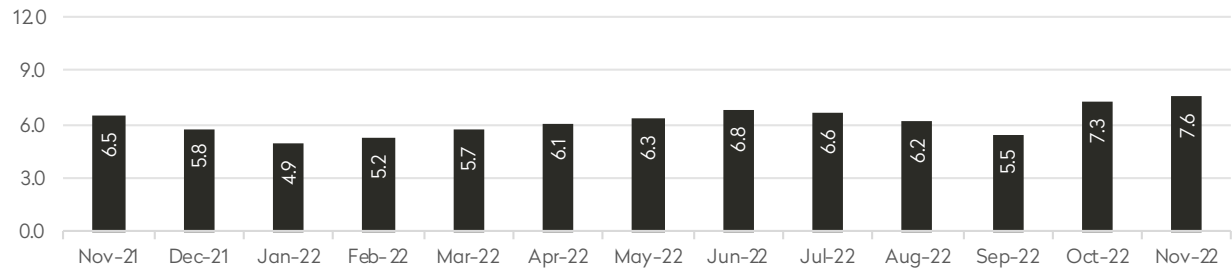
Generally 34th to 59th Street,
Fifth Avenue to the East River



BHSID 22121346



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2022		OCTOBER 2022		NOVEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	22	3.7	20	3.8	23	3.0
1-Bedroom	122	5.4	136	6.0	111	4.3
2-Bedroom	155	9.6	144	7.9	135	6.0
3+Bedroom	98	32.7	98	21.8	96	17.5
All	397	8.3	398	7.8	365	6.0

COOPERATIVES

	NOVEMBER 2022		OCTOBER 2022		NOVEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	129	5.7	128	6.3	149	5.4
1-Bedroom	257	6.2	239	5.7	309	7.4
2-Bedroom	186	9.2	190	8.8	176	6.3
3+Bedroom	93	13.6	84	9.7	103	8.7
All	665	7.3	641	6.9	737	6.7

NOVEMBER 2022

Inventory Report

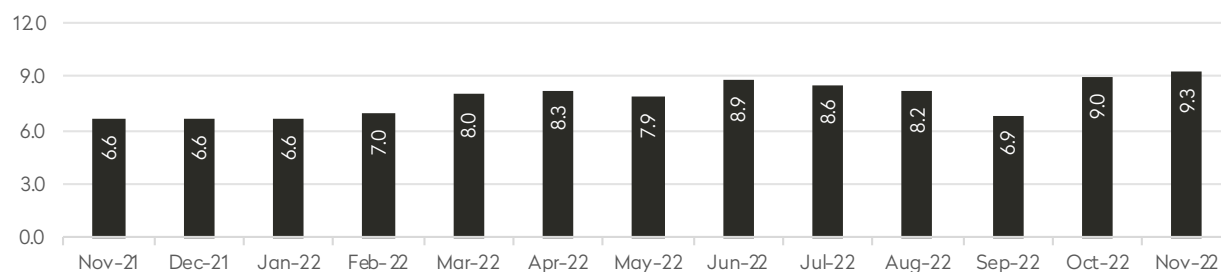
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 21992694



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2022		OCTOBER 2022		NOVEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	43	6.0	36	6.0	42	6.0
1-Bedroom	180	10.4	183	9.7	155	6.6
2-Bedroom	182	11.7	168	10.7	135	6.9
3+Bedroom	137	12.1	136	12.4	132	10.4
All	542	10.6	523	10.2	464	7.4

COOPERATIVES

	NOVEMBER 2022		OCTOBER 2022		NOVEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	20	3.9	21	4.2	28	4.0
1-Bedroom	57	6.3	56	6.6	67	4.7
2-Bedroom	33	6.6	33	6.2	32	4.8
3+Bedroom	13	9.8	16	9.6	14	42.0
All	123	6.0	126	6.1	141	5.0

NOVEMBER 2022

Inventory Report

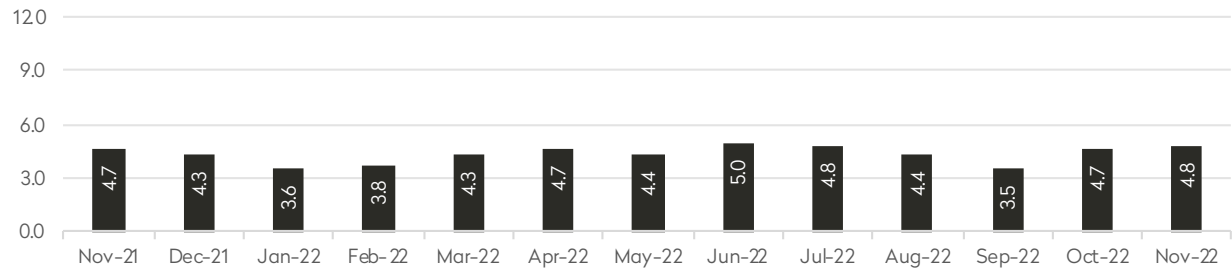
34th Street to 14th Street



BHSID 22079462



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2022		OCTOBER 2022		NOVEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	19	2.7	28	4.1	32	4.3
1-Bedroom	136	3.2	137	3.0	142	4.1
2-Bedroom	212	5.3	220	5.1	217	5.4
3+Bedroom	182	10.7	183	10.5	171	8.4
Loft	32	11.3	26	8.2	29	6.4
All	581	5.3	594	5.1	591	5.5

COOPERATIVES

	NOVEMBER 2022		OCTOBER 2022		NOVEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	75	3.3	81	3.7	87	3.6
1-Bedroom	142	3.6	147	3.7	141	3.1
2-Bedroom	65	4.8	71	4.5	63	4.3
3+Bedroom	33	6.8	27	5.2	38	7.6
Loft	42	7.4	40	6.9	36	4.9
All	357	4.1	366	4.2	365	3.8

NOVEMBER 2022

Inventory Report

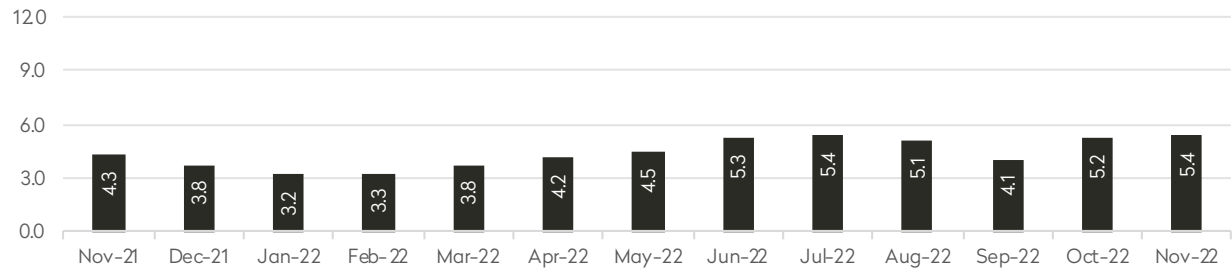
South of 14th Street



BHSID 21737078



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2022		OCTOBER 2022		NOVEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	81	6.6	74	5.8	77	4.3
1-Bedroom	234	5.5	240	5.2	252	4.5
2-Bedroom	252	5.1	244	4.7	274	3.7
3+Bedroom	267	10.1	264	9.7	279	6.7
Loft	80	6.6	77	5.8	93	5.2
All	914	6.4	899	6.0	975	4.7

COOPERATIVES

	NOVEMBER 2022		OCTOBER 2022		NOVEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	91	4.6	79	4.3	80	4.0
1-Bedroom	199	3.6	206	4.0	174	3.1
2-Bedroom	121	3.7	100	3.4	107	3.1
3+Bedroom	80	6.7	74	6.7	67	4.3
Loft	75	7.0	67	6.0	74	6.0
All	566	4.4	526	4.3	502	3.6

NOVEMBER 2022

Inventory Report

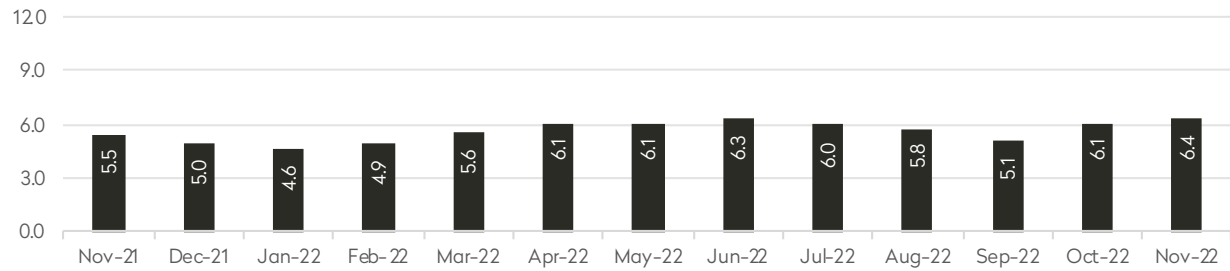
Generally North of 96th Street on the East Side, and 110th Street on the West Side



BHSID 19699513



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2022		OCTOBER 2022		NOVEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	8.0	24	5.3	27	8.1
1-Bedroom	91	6.7	90	5.8	90	5.9
2-Bedroom	113	5.5	113	5.3	98	3.7
3+Bedroom	66	6.4	71	5.7	91	7.5
All	294	6.2	298	5.5	306	5.3

COOPERATIVES

	NOVEMBER 2022		OCTOBER 2022		NOVEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	6.8	21	7.4	16	6.9
1-Bedroom	96	6.1	100	6.1	98	5.1
2-Bedroom	154	6.7	154	6.9	124	5.6
3+Bedroom	67	6.9	67	7.6	60	6.4
All	335	6.6	342	6.8	298	5.6

Contact Us

NOVEMBER 2022

Manhattan Inventory Report

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

Flatiron

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

BHS Relocation Services

445 Park Avenue, 10th Floor
New York, NY 10022
212-381-6521

BHS THE Craft OF Research

Prepared by Lisa Rae Castrigno, SVP of Research, Brown Harris Stevens.

©2022 by Brown Harris Stevens. All Rights Reserved. This information may not be copied, used or distributed without Brown Harris Stevens' consent. While information is believed true, no guaranty is made of accuracy.