

DECEMBER 2022

Inventory Report

Mattan



BHSID 22021261

BHS THE Craft OF Research

DECEMBER 2022

Highlights

The beginning of December saw an 8% drop in inventory. This led to a months' supply of 5.7, a **6% decline**.

The months' supply of apartments **fell 6%** for condos and co-ops compared to last month.

At 4.6 months, Downtown between 14th and 34th Street was the tightest market in December.

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 22138855

DECEMBER 2022

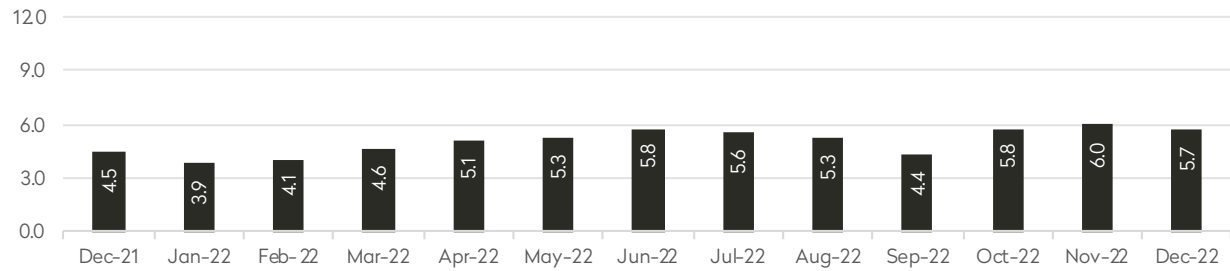
Inventory Report



BHSID 22049639



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2022		NOVEMBER 2022		DECEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	216	4.5	237	5.0	230	3.9
1-Bedroom	882	4.6	967	5.2	916	4.2
2-Bedroom	1,135	6.3	1,204	6.4	1,037	4.3
3+Bedroom	1,125	9.9	1,202	10.1	1,074	6.9
Loft	99	6.8	113	7.5	110	4.6
All	3,457	6.3	3,723	6.7	3,367	4.8

COOPERATIVES

	DECEMBER 2022		NOVEMBER 2022		DECEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	463	4.0	531	4.6	552	4.1
1-Bedroom	1,213	4.6	1,314	4.9	1,194	3.8
2-Bedroom	992	5.3	1,083	5.5	938	3.9
3+Bedroom	795	7.1	849	7.4	770	5.9
Loft	115	7.3	126	7.1	113	5.4
All	3,578	5.1	3,903	5.5	3,567	4.3

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Inventory Report

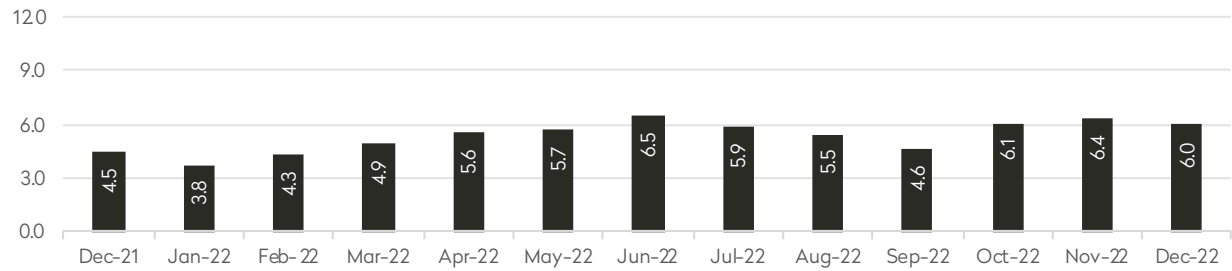
Generally 59th Street to 96th Street,
Fifth Avenue to the East River



BHSID 22119932



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2022		NOVEMBER 2022		DECEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	17	2.8	22	3.8	24	3.1
1-Bedroom	81	4.2	89	5.1	96	3.6
2-Bedroom	127	6.1	134	6.4	118	4.4
3+Bedroom	203	9.5	214	9.1	174	5.2
All	428	6.3	459	6.8	412	4.4

COOPERATIVES

	DECEMBER 2022		NOVEMBER 2022		DECEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	93	4.0	116	4.8	140	4.6
1-Bedroom	340	5.7	372	6.4	304	3.9
2-Bedroom	335	5.8	346	6.1	326	4.0
3+Bedroom	366	7.2	380	7.0	358	6.6
All	1,134	5.9	1,214	6.3	1,128	4.6

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Inventory Report

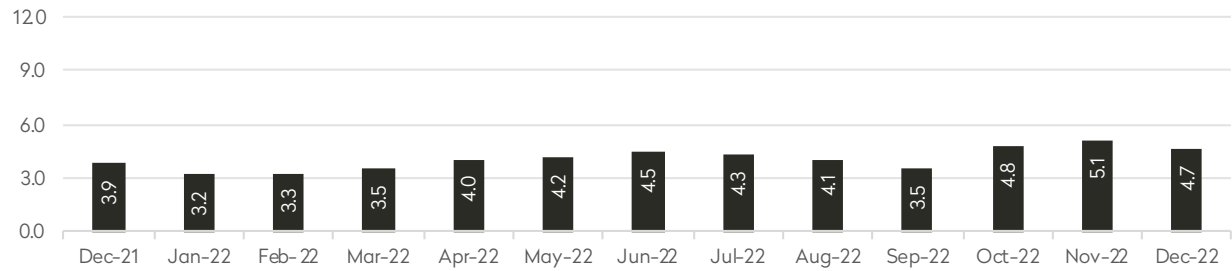
Generally 59th Street to 110th Street,
Hudson River to West of Fifth Avenue



BHSID 22134248



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2022		NOVEMBER 2022		DECEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	22	3.7	26	4.5	25	3.5
1-Bedroom	103	3.3	115	3.8	128	4.5
2-Bedroom	143	5.8	157	5.9	125	3.7
3+Bedroom	228	8.7	238	8.4	197	7.0
All	496	5.6	536	5.9	475	4.8

COOPERATIVES

	DECEMBER 2022		NOVEMBER 2022		DECEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	61	3.3	82	4.4	79	3.8
1-Bedroom	172	3.5	196	3.9	187	3.4
2-Bedroom	161	3.9	182	4.1	137	2.6
3+Bedroom	151	5.7	183	7.2	143	4.0
All	545	4.0	643	4.6	546	3.3

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Inventory Report

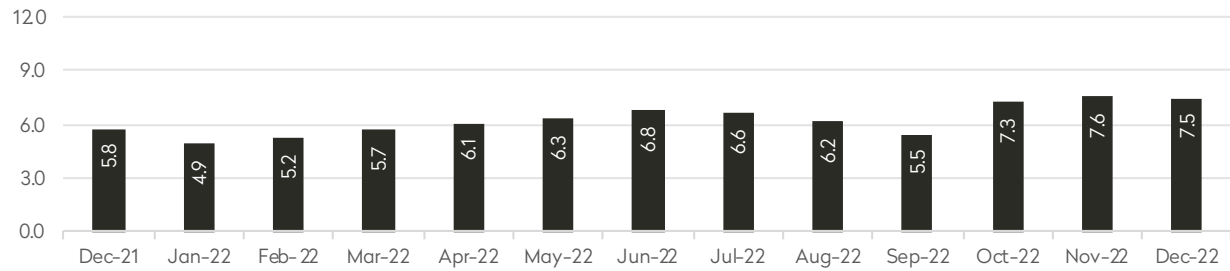
Generally 34th to 59th Street,
Fifth Avenue to the East River



BHSID 22139024



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2022		NOVEMBER 2022		DECEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	4.2	22	3.7	25	3.1
1-Bedroom	108	4.9	122	5.4	115	4.2
2-Bedroom	149	9.8	155	9.6	123	5.2
3+Bedroom	96	20.6	98	32.7	97	14.6
All	378	7.9	397	8.3	360	5.5

COOPERATIVES

	DECEMBER 2022		NOVEMBER 2022		DECEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	127	5.2	129	5.7	126	4.5
1-Bedroom	246	6.4	257	6.2	272	6.2
2-Bedroom	168	10.1	186	9.2	170	5.7
3+Bedroom	88	12.9	93	13.6	101	9.3
All	629	7.3	665	7.3	669	5.9

DECEMBER 2022

Inventory Report

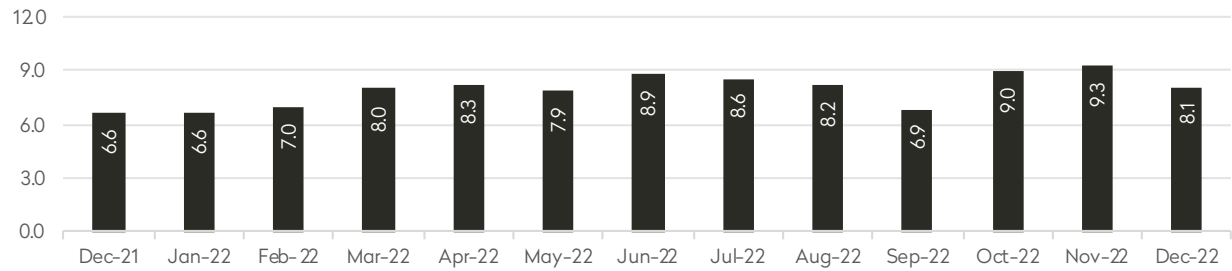
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 21799435



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2022		NOVEMBER 2022		DECEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	34	4.3	43	6.0	41	5.2
1-Bedroom	154	8.1	180	10.4	141	6.0
2-Bedroom	166	9.0	182	11.7	124	7.0
3+Bedroom	120	12.0	137	12.1	129	11.1
All	474	8.6	542	10.6	435	7.2

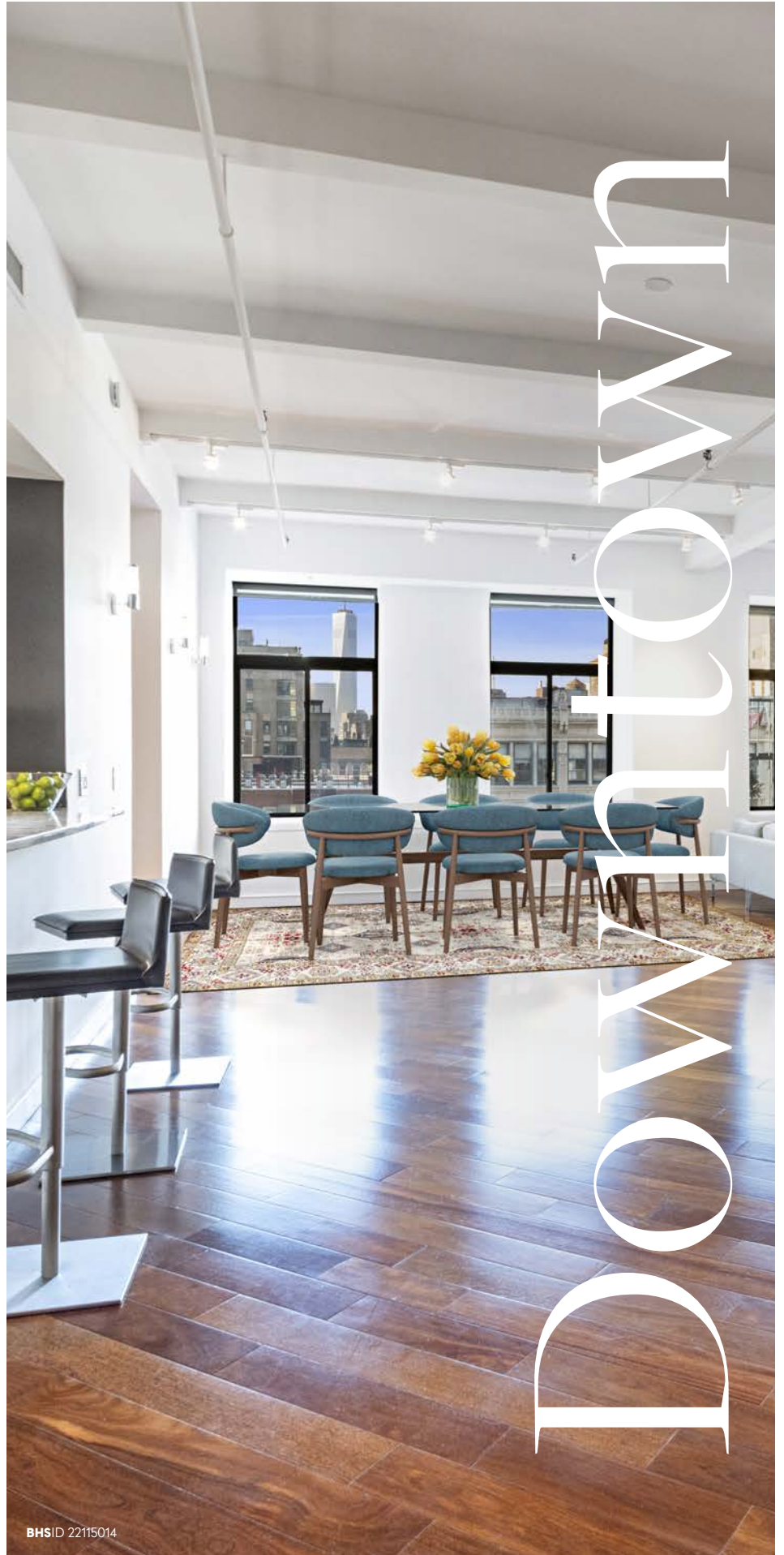
COOPERATIVES

	DECEMBER 2022		NOVEMBER 2022		DECEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	3.9	20	3.9	34	5.0
1-Bedroom	55	6.3	57	6.3	57	4.6
2-Bedroom	32	9.1	33	6.6	30	4.6
3+Bedroom	13	11.1	13	9.8	17	25.5
All	118	6.6	123	6.0	138	5.2

DECEMBER 2022

Inventory Report

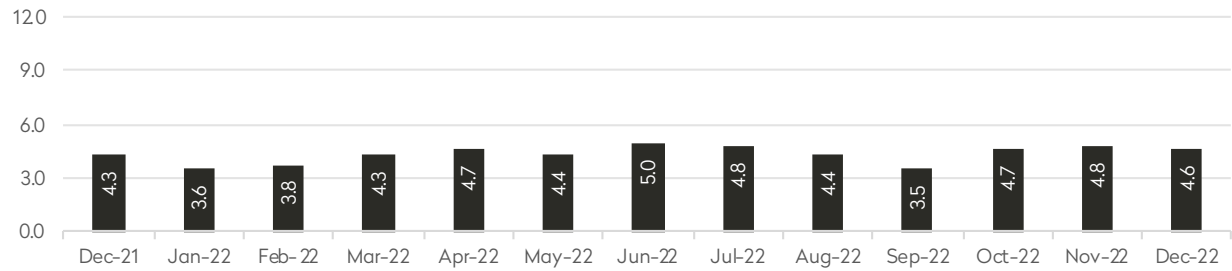
34th Street to 14th Street



BHSID 22115014



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2022		NOVEMBER 2022		DECEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	19	2.8	19	2.7	24	3.7
1-Bedroom	133	3.3	136	3.2	126	3.6
2-Bedroom	189	5.2	212	5.3	199	5.1
3+Bedroom	162	10.1	182	10.7	155	7.1
Loft	30	10.6	32	11.3	25	5.6
All	533	5.2	581	5.3	529	5.0

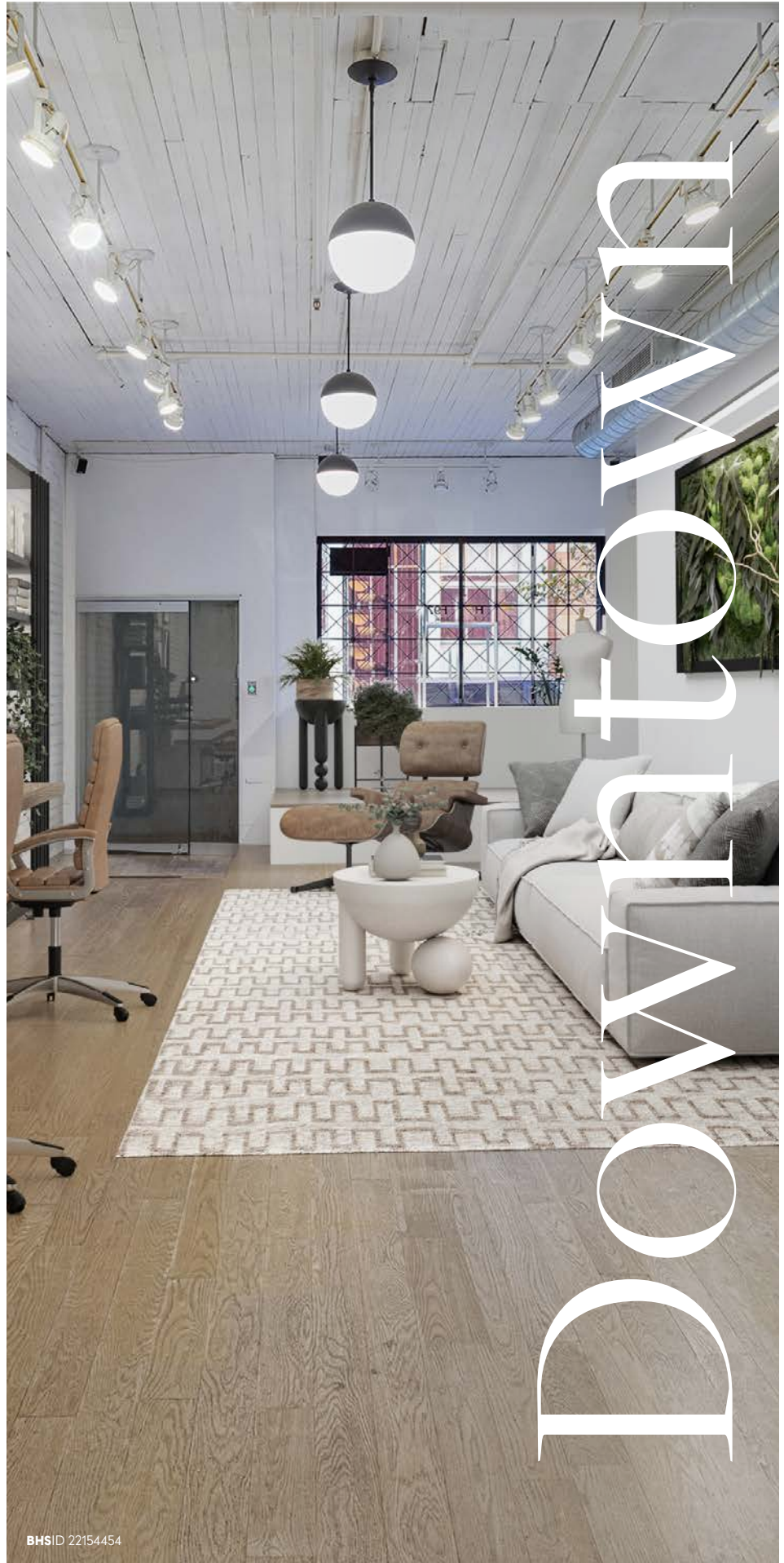
COOPERATIVES

	DECEMBER 2022		NOVEMBER 2022		DECEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	62	3.1	75	3.3	79	3.3
1-Bedroom	132	3.3	142	3.6	121	2.7
2-Bedroom	54	3.9	65	4.8	62	4.1
3+Bedroom	33	6.6	33	6.8	35	7.5
Loft	42	9.0	42	7.4	40	5.3
All	323	3.9	357	4.1	337	3.5

DECEMBER 2022

Inventory Report

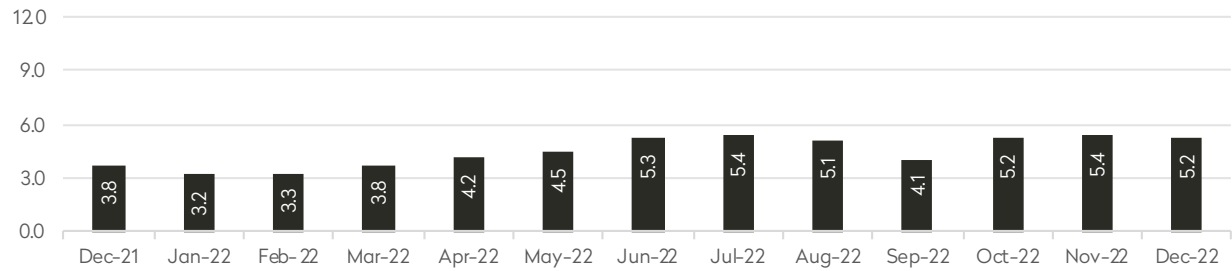
South of 14th Street



BHSID 22154454



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2022		NOVEMBER 2022		DECEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	80	6.2	81	6.6	64	3.5
1-Bedroom	212	4.6	234	5.5	225	3.8
2-Bedroom	251	5.4	252	5.1	253	3.4
3+Bedroom	250	9.9	267	10.1	240	5.8
Loft	67	5.8	80	6.6	84	4.7
All	860	6.0	914	6.4	866	4.1

COOPERATIVES

	DECEMBER 2022		NOVEMBER 2022		DECEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	90	4.2	91	4.6	79	3.8
1-Bedroom	190	3.6	199	3.6	161	2.8
2-Bedroom	128	4.1	121	3.7	99	2.9
3+Bedroom	81	6.4	80	6.7	65	4.4
Loft	64	6.3	75	7.0	61	5.2
All	553	4.3	566	4.4	465	3.3

DECEMBER 2022

Inventory Report

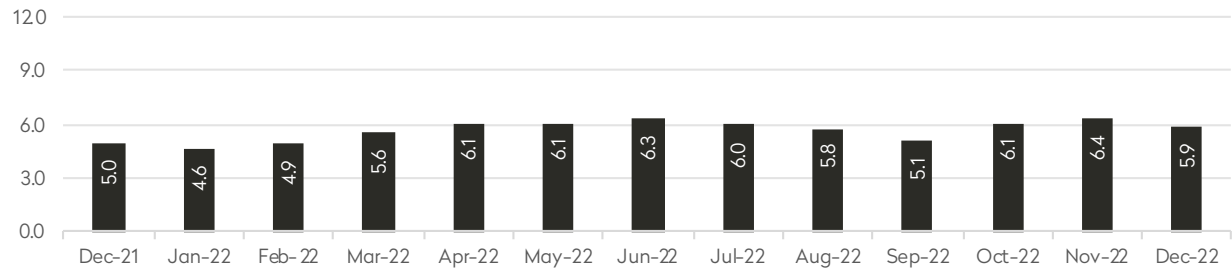
Generally North of 96th Street on the East Side, and 110th Street on the West Side



BHSID 22157750



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2022		NOVEMBER 2022		DECEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	20	8.6	24	8.0	27	7.4
1-Bedroom	91	7.5	91	6.7	85	4.9
2-Bedroom	111	5.8	113	5.5	95	3.7
3+Bedroom	66	6.6	66	6.4	83	6.2
All	288	6.6	294	6.2	290	4.8

COOPERATIVES

	DECEMBER 2022		NOVEMBER 2022		DECEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	12	3.8	18	6.8	15	5.0
1-Bedroom	82	5.0	96	6.1	97	4.9
2-Bedroom	119	5.0	154	6.7	119	5.3
3+Bedroom	63	6.9	67	6.9	53	5.9
All	276	5.3	335	6.6	284	5.2

Contact Us

DECEMBER 2022

Manhattan Inventory Report

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