

Manhattan

JANUARY 2022 INVENTORY REPORT



BHS THE Craft of Research

January 2022

Highlights

Manhattan had a 3.9-month supply of apartments for sale at the beginning of January, the lowest figure since February 2016.

The months' supply for condos dropped 12% from last month, while co-ops decreased 17%.

The West Side, and Downtown south of 14th Street were the tightest markets in January, each with a 3.2-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 21536682

January 2022

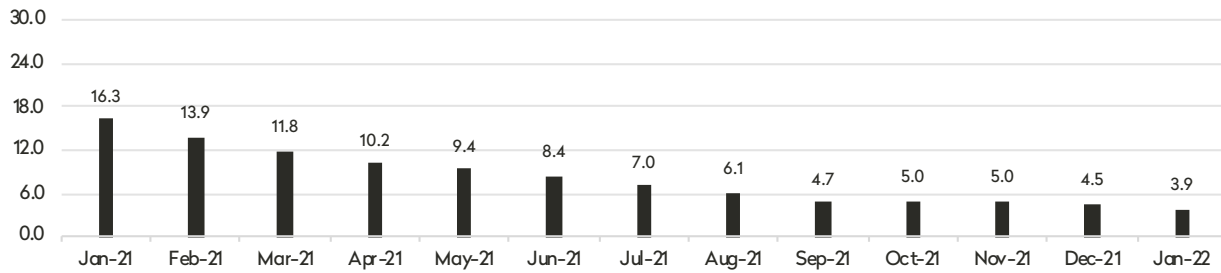
Inventory Report



BHSID 19483411



Months' Supply: All Apartments



Condominiums

	January 2022		December 2021		January 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	196	3.4	230	3.9	292	14.8
1-Bedroom	752	3.5	916	4.2	1,147	15.7
2-Bedroom	877	3.8	1,037	4.3	1,314	15.0
3+Bedroom	942	6.3	1,074	6.9	1,281	23.1
Loft	84	3.5	110	4.6	154	18.5
All	2,851	4.2	3,367	4.8	4,188	17.2

Cooperatives

	January 2022		December 2021		January 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	446	3.3	552	4.1	717	15.7
1-Bedroom	935	3.1	1,194	3.8	1,424	12.7
2-Bedroom	723	3.2	938	3.9	1,145	15.5
3+Bedroom	635	5.2	770	5.9	843	23.2
Loft	92	4.9	113	5.4	120	17.1
All	2,831	3.5	3,567	4.3	4,249	15.5

January 2022

Inventory Report

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

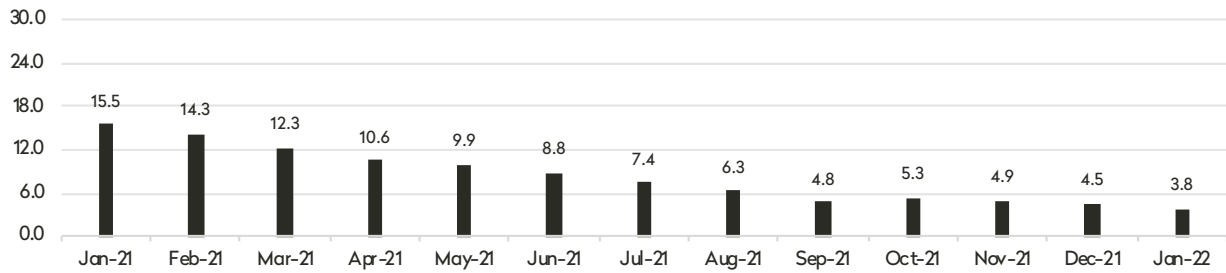


RESEARCH

BHSID 20831472



Months' Supply: All Apartments



Condominiums

	January 2022		December 2021		January 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	22	2.8	24	3.1	25	7.5
1-Bedroom	66	2.4	96	3.6	124	11.4
2-Bedroom	87	3.2	118	4.4	141	10.1
3+Bedroom	160	5.5	174	5.2	250	25.0
All	335	3.7	412	4.4	540	14.1

Cooperatives

	January 2022		December 2021		January 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	110	3.6	140	4.6	165	18.0
1-Bedroom	233	3.1	304	3.9	351	12.3
2-Bedroom	242	3.2	326	4.0	380	16.2
3+Bedroom	297	5.8	358	6.6	387	21.3
All	882	3.8	1,128	4.6	1,283	16.2

January 2022

Inventory Report

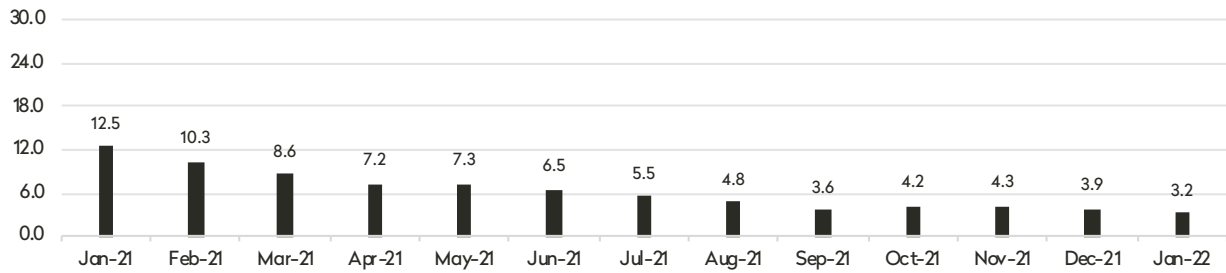
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Ave.



BHSID 20877267



Months' Supply: All Apartments



Condominiums

	January 2022		December 2021		January 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	22	3.6	25	3.5	31	10.3
1-Bedroom	92	3.2	128	4.5	164	12.8
2-Bedroom	108	3.4	125	3.7	146	9.2
3+Bedroom	179	6.1	197	7.0	212	16.1
All	401	4.2	475	4.8	553	12.3

Cooperatives

	January 2022		December 2021		January 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	68	3.5	79	3.8	103	12.4
1-Bedroom	126	2.3	187	3.4	231	12.4
2-Bedroom	98	2.1	137	2.6	180	9.8
3+Bedroom	120	3.6	143	4.0	171	19.7
All	412	2.7	546	3.3	685	12.7

January 2022

Inventory Report

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

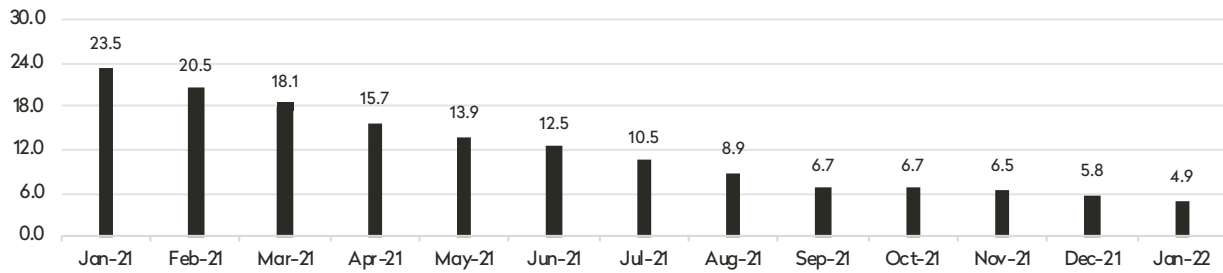


Midtown East

BHSID 20066845



Months' Supply: All Apartments



Condominiums

	January 2022		December 2021		January 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	2.2	25	3.1	46	34.5
1-Bedroom	89	3.3	115	4.2	148	17.1
2-Bedroom	110	4.8	123	5.2	146	23.7
3+Bedroom	80	12.3	97	14.6	85	39.2
All	297	4.6	360	5.5	425	23.2

Cooperatives

	January 2022		December 2021		January 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	105	3.7	126	4.5	192	20.2
1-Bedroom	232	5.7	272	6.2	300	19.8
2-Bedroom	128	4.6	170	5.7	210	28.0
3+Bedroom	77	7.2	101	9.3	111	51.2
All	542	5.0	669	5.9	813	23.7

January 2022

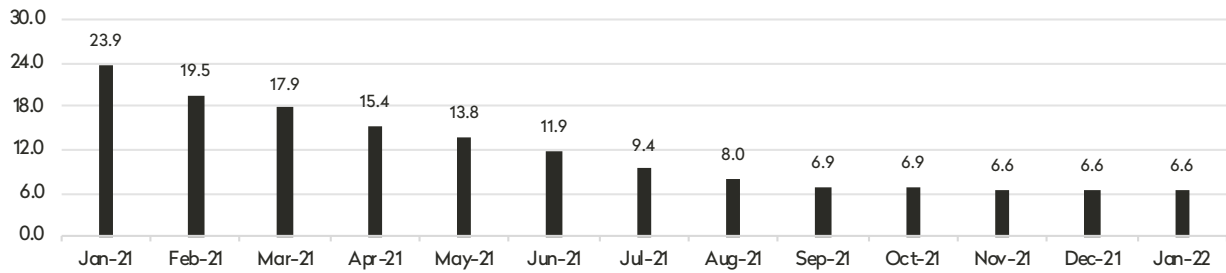
Inventory Report

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





Months' Supply: All Apartments



Condominiums

	January 2022		December 2021		January 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	34	4.6	41	5.2	49	13.4
1-Bedroom	145	7.2	141	6.0	188	22.1
2-Bedroom	117	7.0	124	7.0	179	25.6
3+Bedroom	110	9.7	129	11.1	136	29.1
All	406	7.3	435	7.2	552	23.2

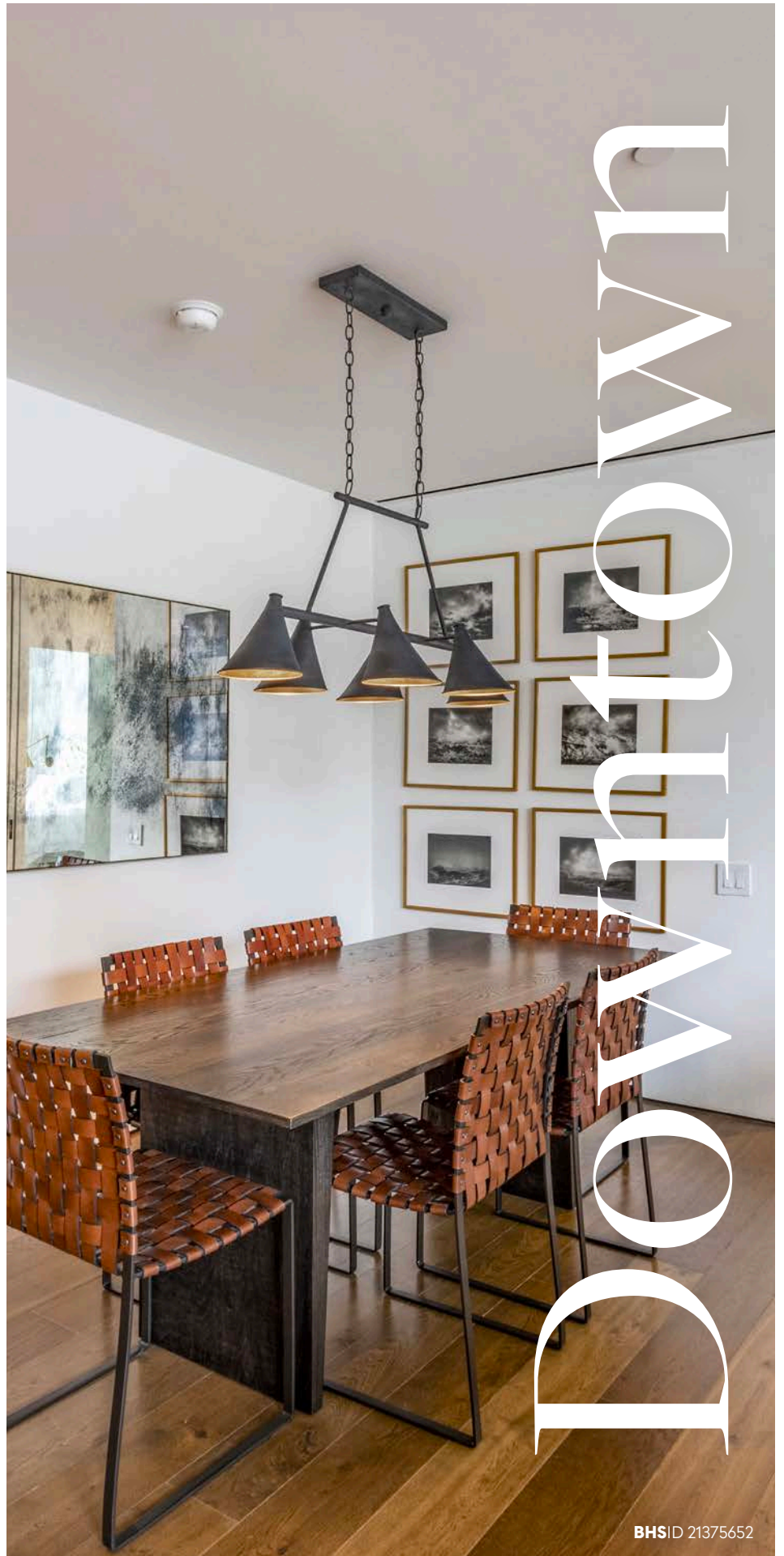
Cooperatives

	January 2022		December 2021		January 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	27	4.6	34	5.0	32	21.3
1-Bedroom	35	3.2	57	4.6	84	24.0
2-Bedroom	28	5.8	30	4.6	47	25.6
3+Bedroom	18	27.0	17	25.5	18	-
All	108	4.9	138	5.2	181	26.5

January 2022

Inventory Report

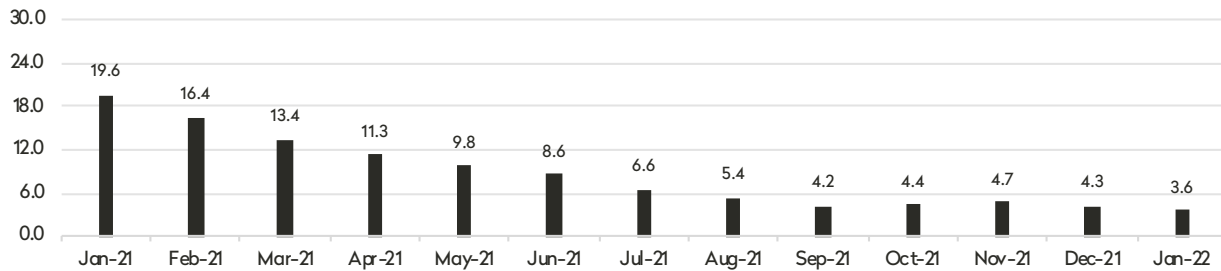
34th St. to 14th St.



BHSID 21375652



Months' Supply: All Apartments



Condominiums

	January 2022		December 2021		January 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	20	3.1	24	3.7	34	10.2
1-Bedroom	100	2.8	126	3.6	168	22.4
2-Bedroom	152	4.2	199	5.1	201	19.5
3+Bedroom	126	6.5	155	7.1	212	36.3
Loft	23	6.6	25	5.6	40	34.3
All	421	4.2	529	5.0	655	23.3

Cooperatives

	January 2022		December 2021		January 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	66	2.6	79	3.3	118	18.6
1-Bedroom	97	2.3	121	2.7	181	12.1
2-Bedroom	52	3.4	62	4.1	68	14.6
3+Bedroom	25	5.8	35	7.5	35	70.0
Loft	32	4.6	40	5.3	47	28.2
All	272	2.9	337	3.5	449	15.9

January 2022

Inventory Report

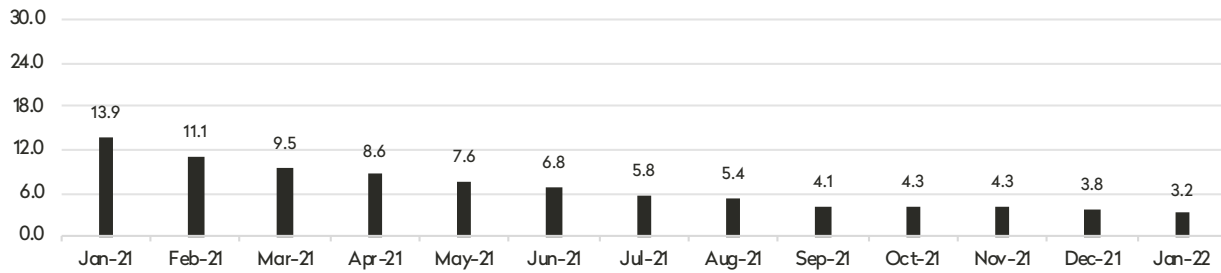
South of 14th St.



BHSID 21332890



Months' Supply: All Apartments



Condominiums

	January 2022		December 2021		January 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	57	3.1	64	3.5	90	23.5
1-Bedroom	187	3.3	225	3.8	277	14.2
2-Bedroom	217	3.0	253	3.4	358	14.4
3+Bedroom	211	5.1	240	5.8	307	20.5
Loft	61	3.2	84	4.7	106	15.5
All	733	3.5	866	4.1	1,138	16.3

Cooperatives

	January 2022		December 2021		January 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	57	2.7	79	3.8	105	10.9
1-Bedroom	120	2.1	161	2.8	200	9.1
2-Bedroom	81	2.3	99	2.9	131	11.4
3+Bedroom	54	4.3	65	4.4	64	20.2
Loft	51	5.0	61	5.2	58	10.9
All	363	2.7	465	3.3	558	10.8

January 2022

Inventory Report

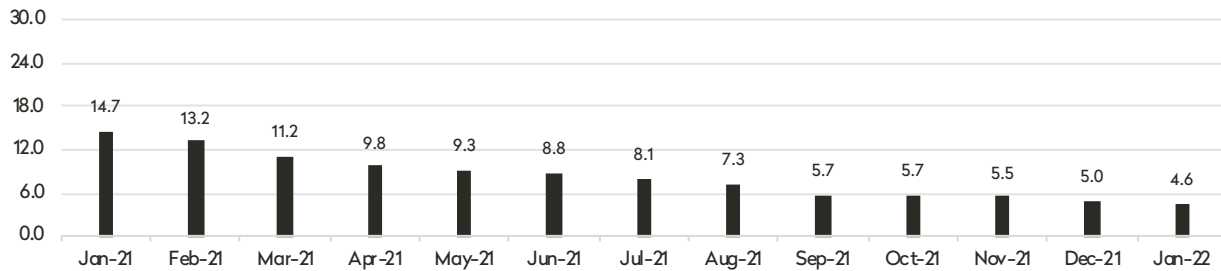
Generally North of 96th Street on the
East Side, and 110th St. on the West Side



BHSID 21552653



Months' Supply: All Apartments



Condominiums

	January 2022		December 2021		January 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	23	6.3	27	7.4	18	15.4
1-Bedroom	73	4.3	85	4.9	80	15.5
2-Bedroom	86	3.9	95	3.7	146	15.1
3+Bedroom	76	6.0	83	6.2	81	17.4
All	258	4.7	290	4.8	325	15.7

Cooperatives

	January 2022		December 2021		January 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	13	3.5	15	5.0	3	2.6
1-Bedroom	95	4.8	97	4.9	85	9.4
2-Bedroom	98	4.4	119	5.3	133	20.0
3+Bedroom	46	4.9	53	5.9	59	16.1
All	252	4.6	284	5.2	280	13.7

Contact Us

January 2022

MANHATTAN INVENTORY REPORT

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BHS THE Craft OF Research

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