

# INVENTORY REPORT

February 2022



Manhattan

BHSID 21574056

FEBRUARY 2022

# Highlights

Manhattan apartment inventory ticked up to a 4.1-month supply in February, which is still indicative of a seller's market.

The market currently has a 4.5-month supply of condos, and a 3.7-month supply of co-ops.

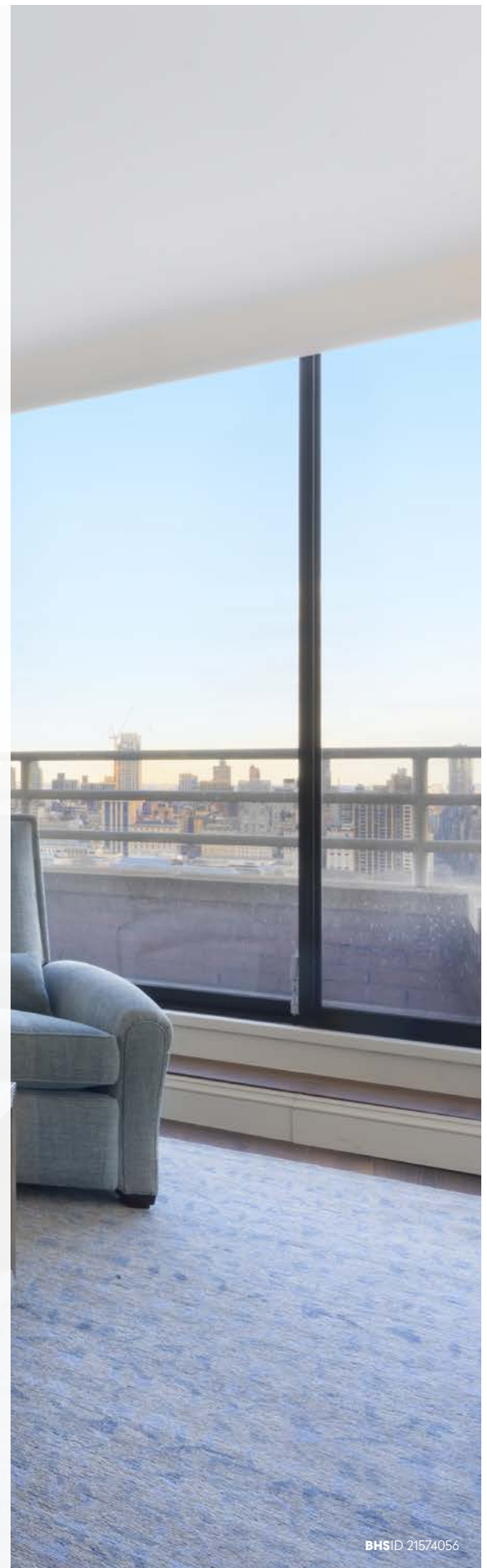
The West Side and South of 14th Street were the tightest markets in February, with just 3.3-month supply of apartments for sale.

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## 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 21574056

FEBRUARY 2022

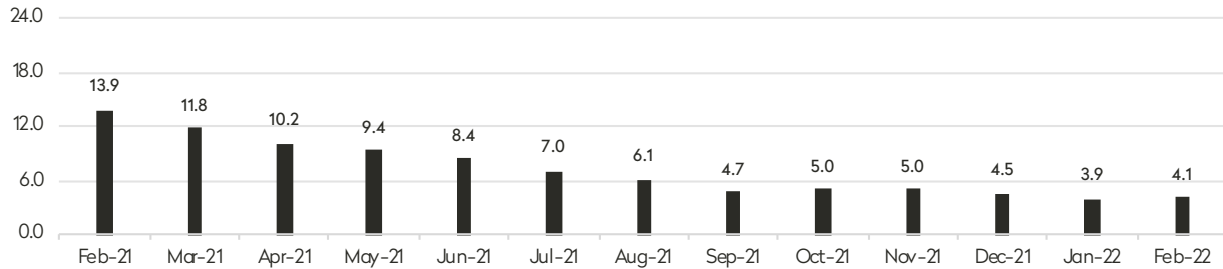
# Inventory Report



BHSID 21586804



### Months' Supply All Apartments



### Condominiums

	FEBRUARY 2022		JANUARY 2022		FEBRUARY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	199	3.7	196	3.4	302	14.2
1-Bedroom	778	3.8	752	3.5	1,107	13.3
2-Bedroom	901	4.1	877	3.8	1,279	13.1
3+Bedroom	937	6.7	942	6.3	1,289	19.6
Loft	89	4.0	84	3.5	142	13.7
All	2,904	4.5	2,851	4.2	4,119	14.8

### Cooperatives

	FEBRUARY 2022		JANUARY 2022		FEBRUARY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	443	3.3	446	3.3	683	13.2
1-Bedroom	990	3.4	935	3.1	1,381	10.8
2-Bedroom	748	3.4	723	3.2	1,094	12.9
3+Bedroom	650	5.7	635	5.2	839	19.4
Loft	76	4.3	92	4.9	110	14.7
All	2,907	3.7	2,831	3.5	4,107	13.0

FEBRUARY 2022

# Inventory Report

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

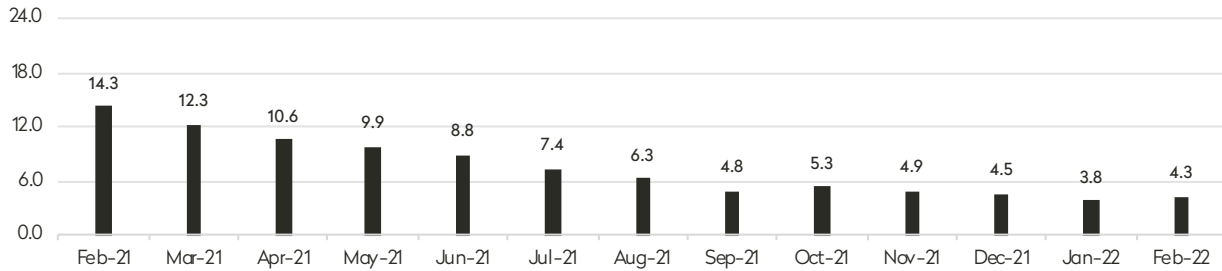


Fastlane

BHSID 21589467



### Months' Supply All Apartments



### Condominiums

	FEBRUARY 2022		JANUARY 2022		FEBRUARY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	2.8	22	2.8	27	9.0
1-Bedroom	63	2.4	66	2.4	119	9.4
2-Bedroom	94	3.8	87	3.2	143	10.6
3+Bedroom	164	5.9	160	5.5	259	23.2
All	339	4.0	335	3.7	548	13.6

### Cooperatives

	FEBRUARY 2022		JANUARY 2022		FEBRUARY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	107	3.5	110	3.6	164	15.6
1-Bedroom	265	3.6	233	3.1	360	10.7
2-Bedroom	263	3.8	242	3.2	371	16.1
3+Bedroom	328	7.0	297	5.8	393	19.2
All	963	4.4	882	3.8	1,288	14.7

FEBRUARY 2022

# Inventory Report

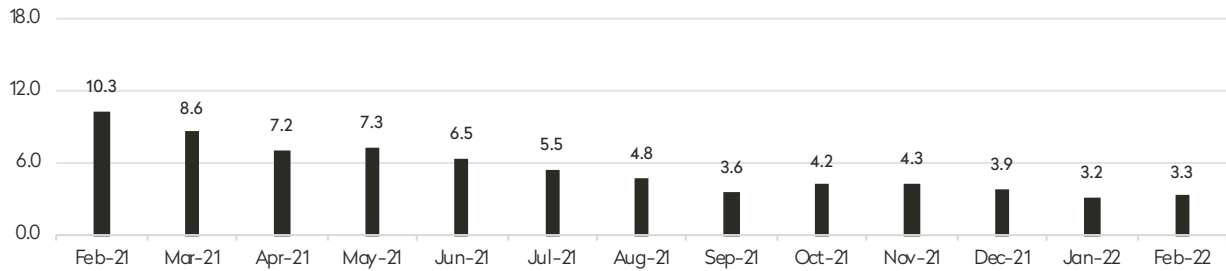
Generally 59th Street to 110th Street,  
Hudson River to West of Fifth Avenue



BHSID 21584895



### Months' Supply All Apartments



### Condominiums

	FEBRUARY 2022		JANUARY 2022		FEBRUARY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	19	3.7	22	3.6	43	12.9
<b>1-Bedroom</b>	88	3.0	92	3.2	144	10.0
<b>2-Bedroom</b>	123	3.8	108	3.4	150	8.1
<b>3+Bedroom</b>	179	6.9	179	6.1	218	15.4
<b>All</b>	409	4.4	401	4.2	555	11.0

### Cooperatives

	FEBRUARY 2022		JANUARY 2022		FEBRUARY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	59	2.9	68	3.5	92	10.4
<b>1-Bedroom</b>	124	2.2	126	2.3	222	9.9
<b>2-Bedroom</b>	108	2.4	98	2.1	159	7.3
<b>3+Bedroom</b>	104	3.3	120	3.6	154	13.4
<b>All</b>	395	2.6	412	2.7	627	9.7



FEBRUARY 2022

# Inventory Report

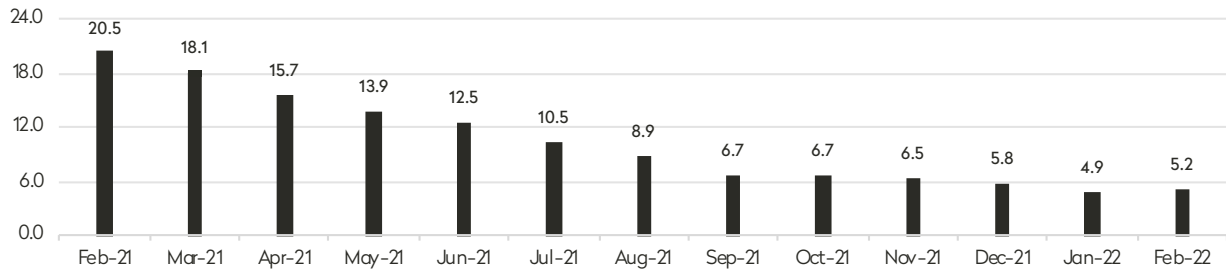
Generally 34th to 59th Street,  
Fifth Avenue to the East River



BHSID: 20066955



### Months' Supply All Apartments



### Condominiums

	FEBRUARY 2022		JANUARY 2022		FEBRUARY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	20	2.7	18	2.2	45	30.0
1-Bedroom	97	4.1	89	3.3	157	16.5
2-Bedroom	108	4.9	110	4.8	146	24.3
3+Bedroom	75	11.8	80	12.3	84	22.9
All	300	5.0	297	4.6	432	20.9

### Cooperatives

	FEBRUARY 2022		JANUARY 2022		FEBRUARY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	109	3.9	105	3.7	175	15.0
1-Bedroom	250	6.3	232	5.7	302	18.7
2-Bedroom	114	4.2	128	4.6	211	24.3
3+Bedroom	76	7.9	77	7.2	115	38.3
All	549	5.3	542	5.0	803	20.3

FEBRUARY 2022

# Inventory Report

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

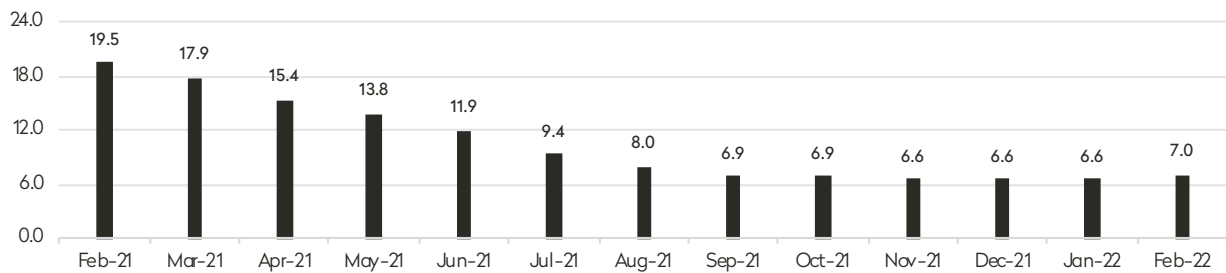


# Middletown West

BHSID 20700222



### Months' Supply All Apartments



### Condominiums

	FEBRUARY 2022		JANUARY 2022		FEBRUARY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	36	4.7	34	4.6	41	12.3
<b>1-Bedroom</b>	153	8.1	145	7.2	175	17.5
<b>2-Bedroom</b>	121	7.9	117	7.0	167	19.3
<b>3+Bedroom</b>	108	10.0	110	9.7	139	26.9
<b>All</b>	418	7.9	406	7.3	522	19.2

### Cooperatives

	FEBRUARY 2022		JANUARY 2022		FEBRUARY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	25	4.3	27	4.6	32	17.5
<b>1-Bedroom</b>	44	4.2	35	3.2	80	17.1
<b>2-Bedroom</b>	17	3.9	28	5.8	45	24.5
<b>3+Bedroom</b>	12	18.0	18	27.0	16	96.0
<b>All</b>	98	4.6	108	4.9	173	20.4

FEBRUARY 2022

# Inventory Report

34th Street to 14th Street

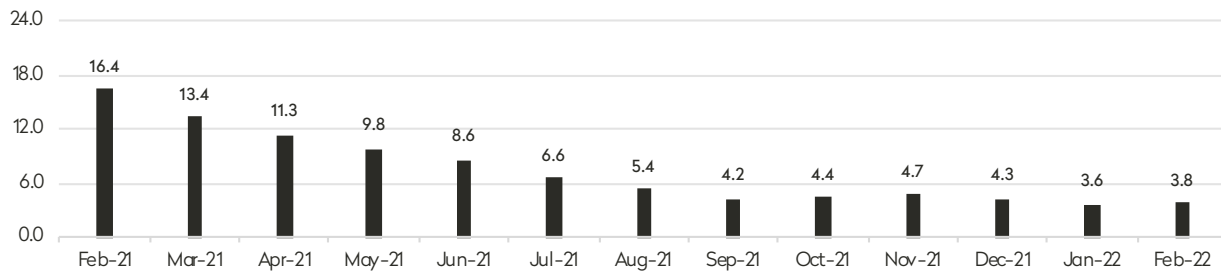


DOWN

BHSID 21586873



## Months' Supply *All Apartments*



## Condominiums

	FEBRUARY 2022		JANUARY 2022		FEBRUARY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	27	4.0	20	3.1	30	9.0
<b>1-Bedroom</b>	106	2.8	100	2.8	175	20.6
<b>2-Bedroom</b>	156	4.4	152	4.2	201	16.5
<b>3+Bedroom</b>	136	7.8	126	6.5	210	33.2
<b>Loft</b>	25	10.0	23	6.6	37	20.2
<b>All</b>	450	4.5	421	4.2	653	20.3

## Cooperatives

	FEBRUARY 2022		JANUARY 2022		FEBRUARY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	74	2.8	66	2.6	119	14.9
<b>1-Bedroom</b>	102	2.5	97	2.3	161	10.0
<b>2-Bedroom</b>	50	3.4	52	3.4	66	12.4
<b>3+Bedroom</b>	23	5.3	25	5.8	36	24.0
<b>Loft</b>	29	4.4	32	4.6	41	17.6
<b>All</b>	278	3.0	272	2.9	423	12.7

FEBRUARY 2022

# Inventory Report

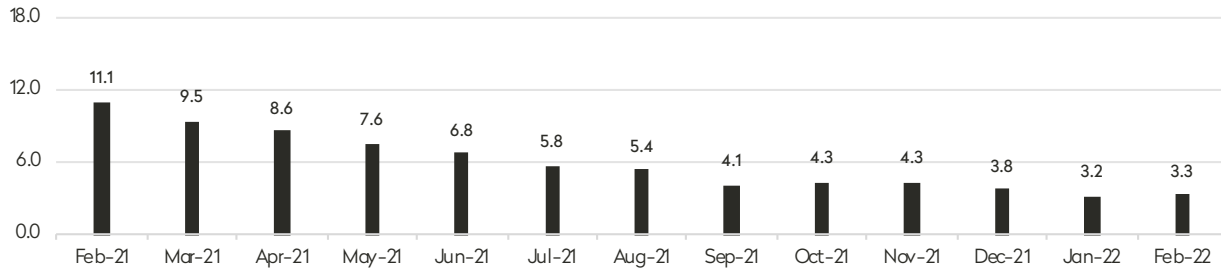
South of 14th Street



BHSID 21578934



## Months' Supply *All Apartments*



## Condominiums

	FEBRUARY 2022		JANUARY 2022		FEBRUARY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	63	3.8	57	3.1	92	17.8
<b>1-Bedroom</b>	199	3.6	187	3.3	259	11.3
<b>2-Bedroom</b>	216	3.1	217	3.0	335	12.0
<b>3+Bedroom</b>	204	5.0	211	5.1	312	15.5
<b>Loft</b>	62	3.2	61	3.2	98	12.5
<b>All</b>	744	3.7	733	3.5	1,096	13.0

## Cooperatives

	FEBRUARY 2022		JANUARY 2022		FEBRUARY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	55	2.9	57	2.7	99	10.1
<b>1-Bedroom</b>	119	2.2	120	2.1	181	6.9
<b>2-Bedroom</b>	83	2.5	81	2.3	107	6.6
<b>3+Bedroom</b>	56	4.8	54	4.3	59	20.8
<b>Loft</b>	42	4.2	51	5.0	58	12.0
<b>All</b>	355	2.8	363	2.7	504	8.4



FEBRUARY 2022

# Inventory Report

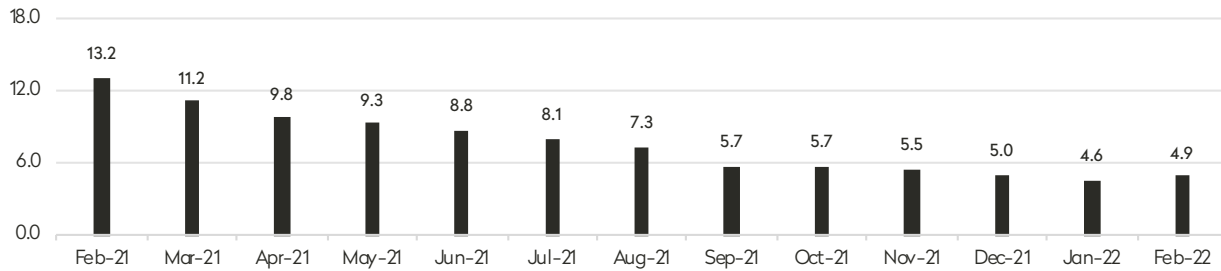
Generally North of 96th Street on the East Side, and 110th Street on the West Side



BHSID 19382903



## Months' Supply All Apartments



## Condominiums

	FEBRUARY 2022		JANUARY 2022		FEBRUARY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	16	5.1	23	6.3	25	15.0
1-Bedroom	72	4.3	73	4.3	79	13.9
2-Bedroom	84	4.2	86	3.9	141	12.3
3+Bedroom	72	6.6	76	6.0	68	13.6
All	244	4.8	258	4.7	313	13.1

## Cooperatives

	FEBRUARY 2022		JANUARY 2022		FEBRUARY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	14	4.0	13	3.5	3	3.0
1-Bedroom	89	4.7	95	4.8	81	9.3
2-Bedroom	115	5.1	98	4.4	138	16.9
3+Bedroom	51	5.3	46	4.9	67	17.5
All	269	4.9	252	4.6	289	13.3

# Contact Us

February 2022

## MANHATTAN INVENTORY REPORT

### East Side

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212.906.9200

### West Side

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### West Side/Columbus

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New York, NY 10024  
212.769.3000

### Flatiron

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New York, NY 10011  
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### Village

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New York, NY 10003  
212.381.6500

### Midtown East

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New York, NY 10065  
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### SoHo

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New York, NY 10012  
212.381.4200

### Tribeca

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New York, NY 10013  
212.452.4500

### Harlem

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New York, NY 10026  
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### Development Marketing

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New York, NY 10012  
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### BHS Relocation Services

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212.381.6521

**BHS** THE Craft OF Research

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