

INVENTORY REPORT

March 2022

Mantattan



BHSID 21631449

MARCH 2022

Highlights

Manhattan had a 4.6-month supply of apartments for sale at the beginning of March, up 13% from last month. The increase in supply is typical for this time of year, as properties are listed for the start of the spring market.

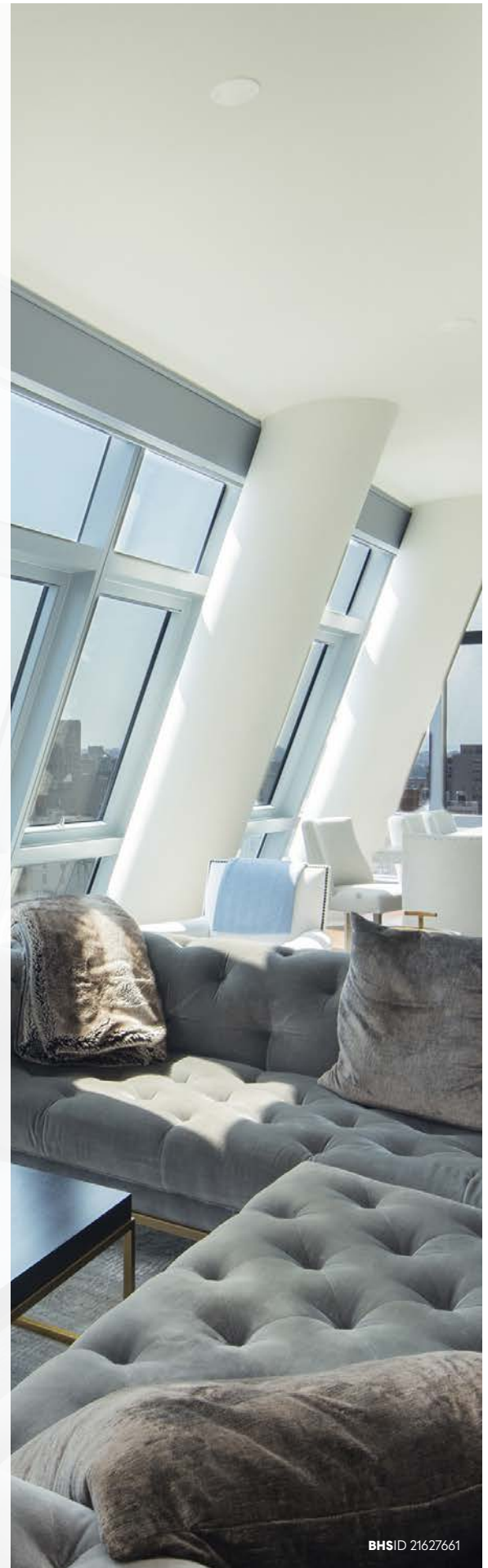
Condo inventory rose 12% from last month to a 5.1-month supply, while coops climbed 14% to 4.3 months of supply.

The West Side was the tightest market at the beginning of March, with just a 3.5-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.

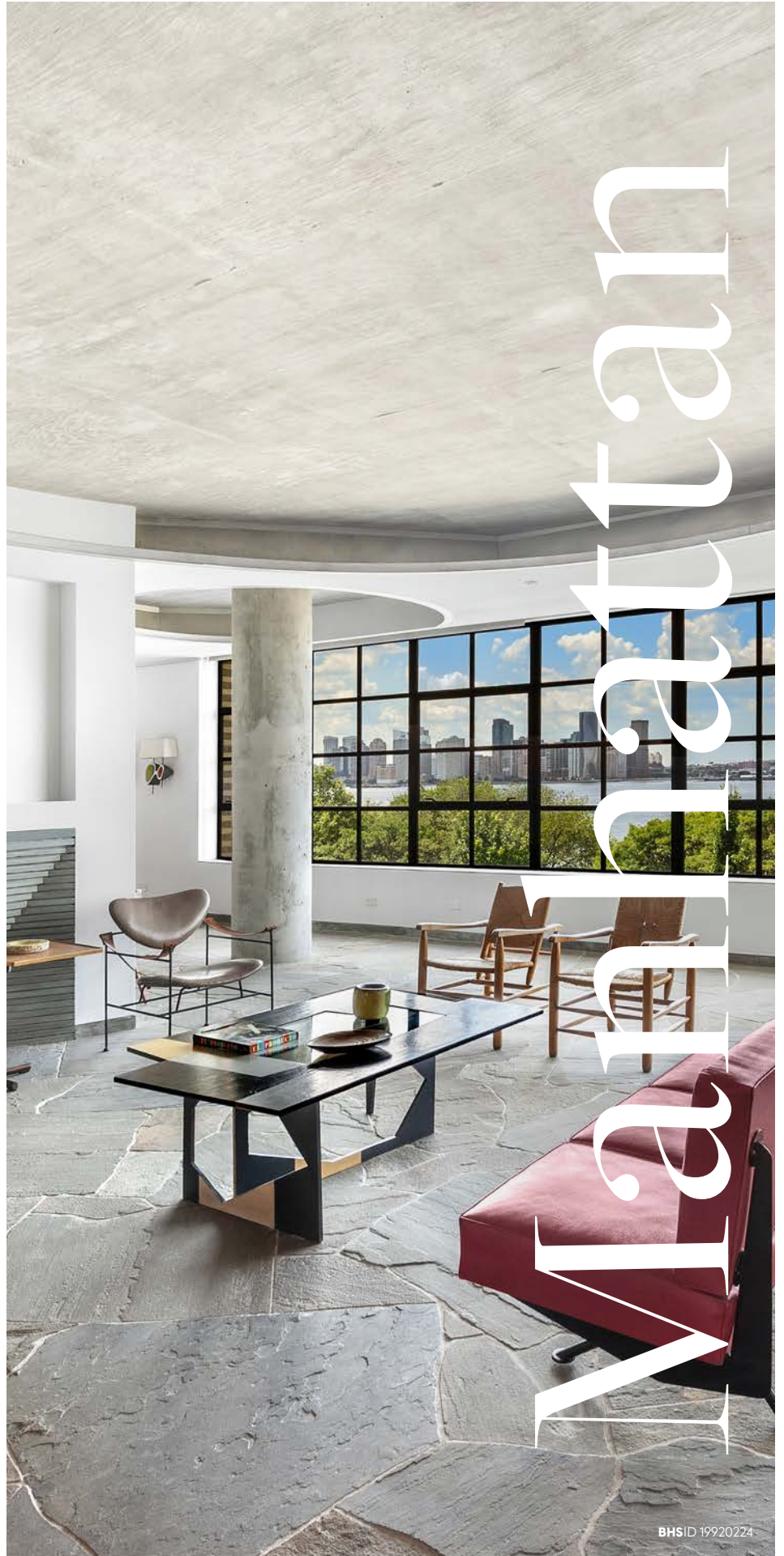
Months' Supply: How many months it would take to sell all active listings in a given market. We calculate it by dividing the number of listings by the average number of closings over the prior 6 months. Historically, a months' supply between 6-7 months indicates a balanced market.



BHSID 21627661

MARCH 2022

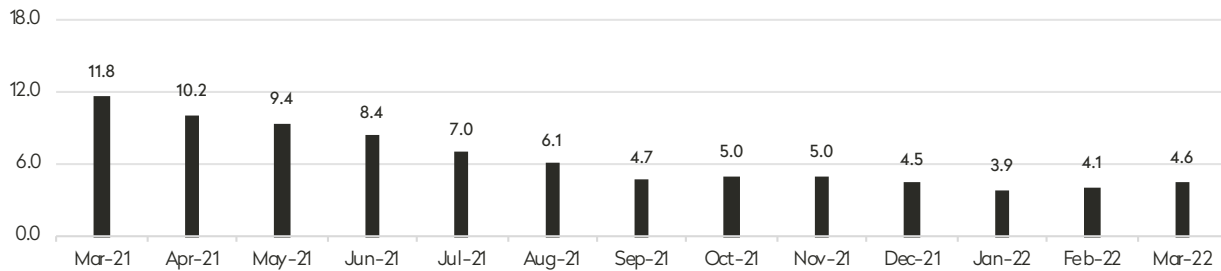
Inventory Report



BHSID 19920224



Months' Supply All Apartments



Condominiums

| | MARCH 2022 | | FEBRUARY 2022 | | MARCH 2021 | |
|-----------|------------|----------------|---------------|----------------|------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 221 | 4.5 | 199 | 3.7 | 288 | 12.8 |
| 1-Bedroom | 821 | 4.2 | 778 | 3.8 | 1,009 | 10.9 |
| 2-Bedroom | 943 | 4.7 | 901 | 4.1 | 1,182 | 11.1 |
| 3+Bedroom | 957 | 7.2 | 937 | 6.7 | 1,214 | 16.9 |
| Loft | 82 | 4.1 | 89 | 4.0 | 132 | 11.2 |
| All | 3,024 | 5.1 | 2,904 | 4.5 | 3,825 | 12.5 |

Cooperatives

| | MARCH 2022 | | FEBRUARY 2022 | | MARCH 2021 | |
|-----------|------------|----------------|---------------|----------------|------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 456 | 3.6 | 443 | 3.3 | 650 | 11.6 |
| 1-Bedroom | 1,035 | 4.0 | 990 | 3.4 | 1,322 | 9.4 |
| 2-Bedroom | 825 | 4.2 | 748 | 3.4 | 1,013 | 10.4 |
| 3+Bedroom | 634 | 5.8 | 650 | 5.7 | 828 | 17.7 |
| Loft | 80 | 4.4 | 76 | 4.3 | 112 | 12.2 |
| All | 3,030 | 4.3 | 2,907 | 3.7 | 3,925 | 11.2 |

MARCH 2022

Inventory Report

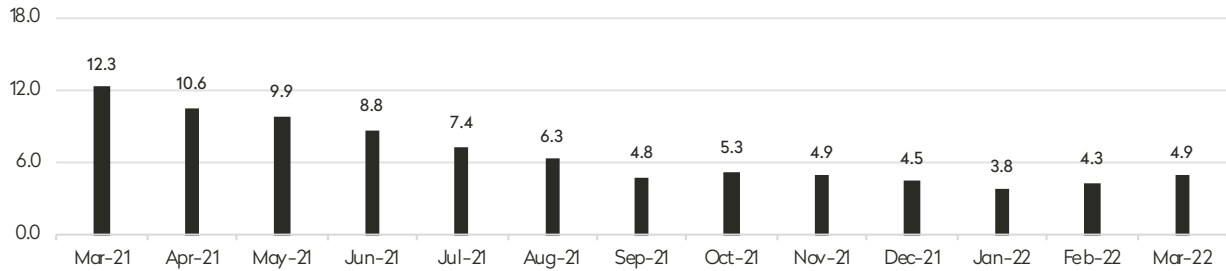
Generally 59th Street to 96th Street,
Fifth Avenue to the East River



BHSID 21625470



Months' Supply All Apartments



Condominiums

| | MARCH 2022 | | FEBRUARY 2022 | | MARCH 2021 | |
|-----------|------------|----------------|---------------|----------------|------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 22 | 3.8 | 18 | 2.8 | 29 | 8.7 |
| 1-Bedroom | 76 | 2.8 | 63 | 2.4 | 94 | 6.9 |
| 2-Bedroom | 95 | 4.0 | 94 | 3.8 | 123 | 8.7 |
| 3+Bedroom | 166 | 6.6 | 164 | 5.9 | 235 | 17.6 |
| All | 359 | 4.4 | 339 | 4.0 | 481 | 10.8 |

Cooperatives

| | MARCH 2022 | | FEBRUARY 2022 | | MARCH 2021 | |
|-----------|------------|----------------|---------------|----------------|------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 118 | 4.0 | 107 | 3.5 | 156 | 13.0 |
| 1-Bedroom | 288 | 4.5 | 265 | 3.6 | 346 | 9.4 |
| 2-Bedroom | 282 | 4.6 | 263 | 3.8 | 360 | 13.8 |
| 3+Bedroom | 323 | 7.4 | 328 | 7.0 | 394 | 18.0 |
| All | 1,011 | 5.1 | 963 | 4.4 | 1,256 | 12.9 |

MARCH 2022

Inventory Report

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

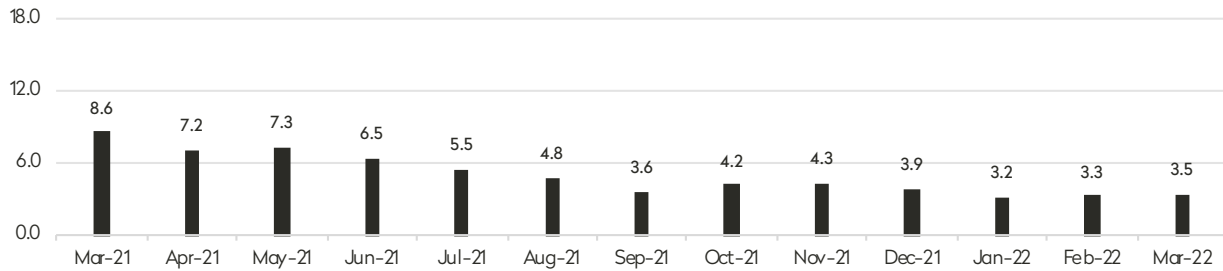


Westside

BHSID 20881810



Months' Supply All Apartments



Condominiums

| | MARCH 2022 | | FEBRUARY 2022 | | MARCH 2021 | |
|-----------|------------|----------------|---------------|----------------|------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 24 | 4.6 | 19 | 3.7 | 45 | 10.4 |
| 1-Bedroom | 92 | 3.2 | 88 | 3.0 | 129 | 7.9 |
| 2-Bedroom | 130 | 4.4 | 123 | 3.8 | 139 | 6.8 |
| 3+Bedroom | 176 | 6.7 | 179 | 6.9 | 215 | 15.2 |
| All | 422 | 4.7 | 409 | 4.4 | 528 | 9.6 |

Cooperatives

| | MARCH 2022 | | FEBRUARY 2022 | | MARCH 2021 | |
|-----------|------------|----------------|---------------|----------------|------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 50 | 2.6 | 59 | 2.9 | 76 | 7.4 |
| 1-Bedroom | 114 | 2.1 | 124 | 2.2 | 200 | 7.5 |
| 2-Bedroom | 116 | 2.9 | 108 | 2.4 | 145 | 5.8 |
| 3+Bedroom | 102 | 3.5 | 104 | 3.3 | 160 | 13.2 |
| All | 382 | 2.7 | 395 | 2.6 | 581 | 7.9 |

MARCH 2022

Inventory Report

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

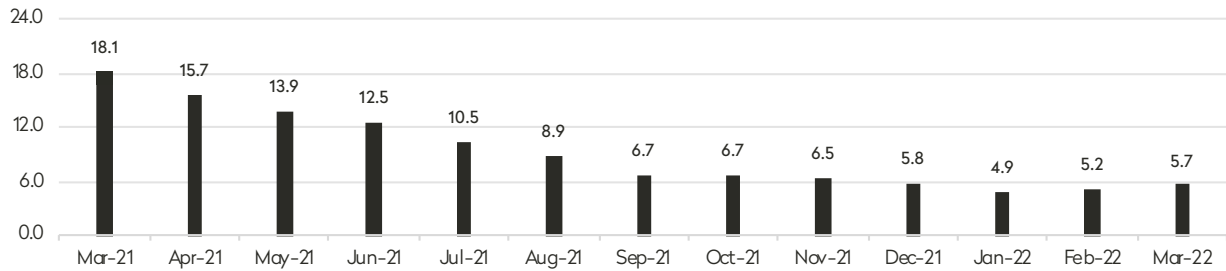


BHSID 21636065



BHSID 20067062

Months' Supply All Apartments



Condominiums

| | MARCH 2022 | | FEBRUARY 2022 | | MARCH 2021 | |
|-----------|------------|----------------|---------------|----------------|------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 20 | 3.1 | 20 | 2.7 | 45 | 27.0 |
| 1-Bedroom | 95 | 4.3 | 97 | 4.1 | 143 | 14.5 |
| 2-Bedroom | 115 | 6.4 | 108 | 4.9 | 138 | 16.2 |
| 3+Bedroom | 85 | 15.5 | 75 | 11.8 | 80 | 21.8 |
| All | 315 | 6.1 | 300 | 5.0 | 406 | 17.2 |

Cooperatives

| | MARCH 2022 | | FEBRUARY 2022 | | MARCH 2021 | |
|-----------|------------|----------------|---------------|----------------|------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 109 | 3.9 | 109 | 3.9 | 165 | 14.6 |
| 1-Bedroom | 242 | 6.7 | 250 | 6.3 | 297 | 18.0 |
| 2-Bedroom | 121 | 5.2 | 114 | 4.2 | 192 | 18.9 |
| 3+Bedroom | 66 | 6.5 | 76 | 7.9 | 115 | 34.5 |
| All | 538 | 5.5 | 549 | 5.3 | 769 | 18.6 |

MARCH 2022

Inventory Report

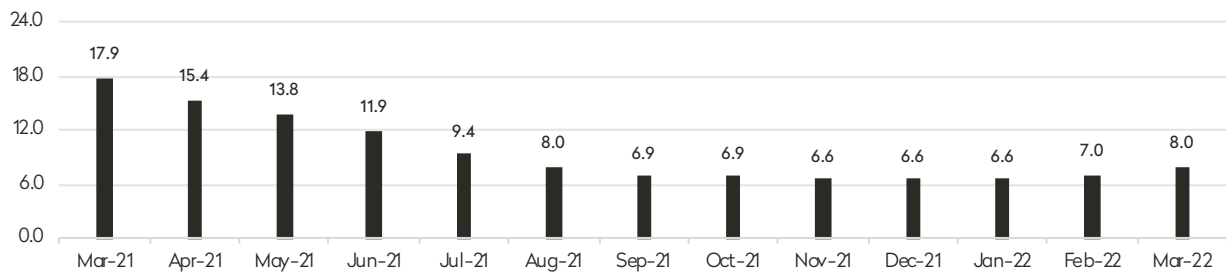
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 21354240



Months' Supply All Apartments



Condominiums

| | MARCH 2022 | | FEBRUARY 2022 | | MARCH 2021 | |
|------------------|------------|----------------|---------------|----------------|------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 51 | 7.1 | 36 | 4.7 | 39 | 15.6 |
| 1-Bedroom | 151 | 9.0 | 153 | 8.1 | 163 | 14.4 |
| 2-Bedroom | 115 | 7.7 | 121 | 7.9 | 164 | 17.0 |
| 3+Bedroom | 111 | 11.9 | 108 | 10.0 | 139 | 32.1 |
| All | 428 | 8.9 | 418 | 7.9 | 505 | 18.1 |

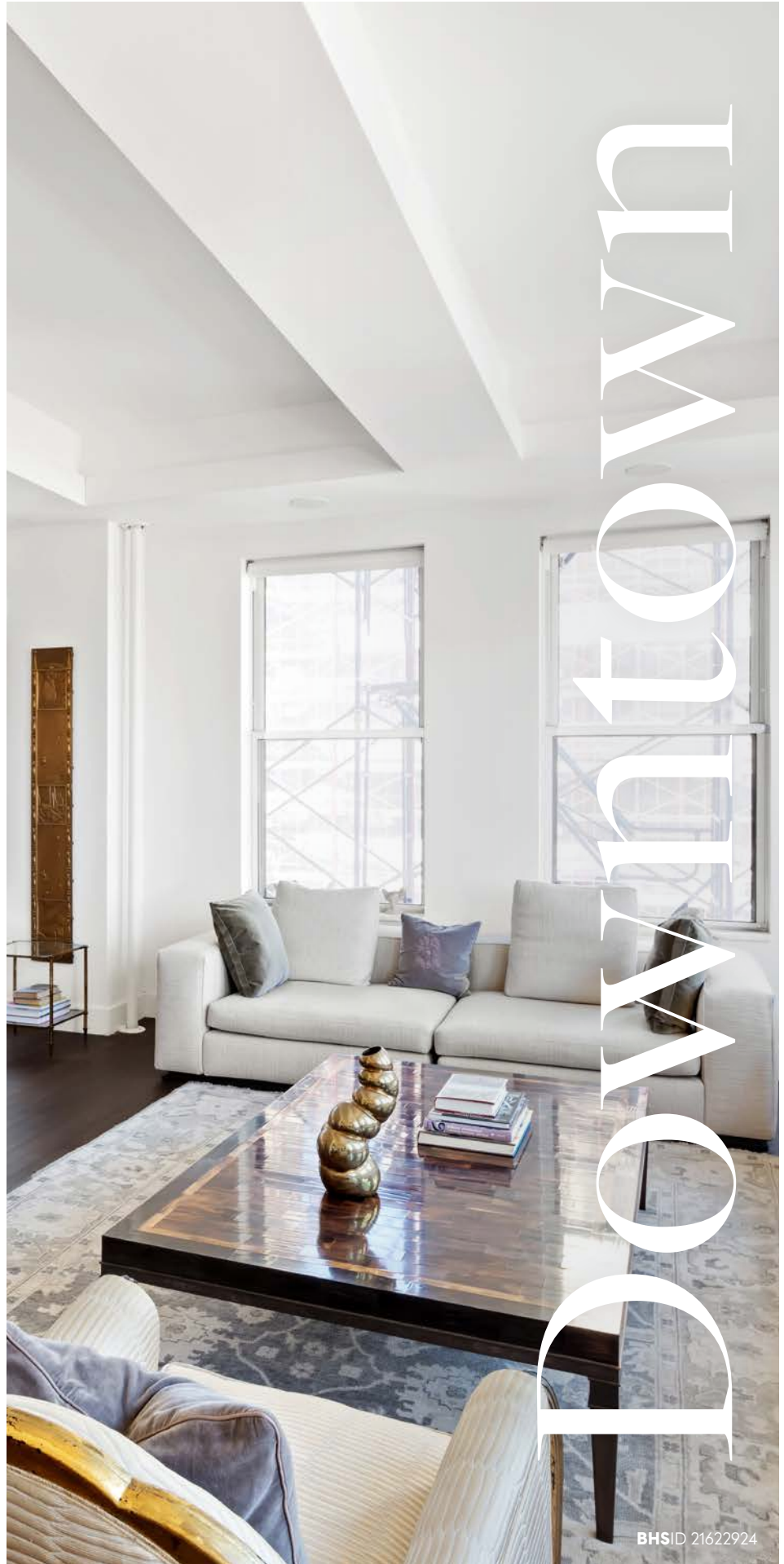
Cooperatives

| | MARCH 2022 | | FEBRUARY 2022 | | MARCH 2021 | |
|------------------|------------|----------------|---------------|----------------|------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 33 | 6.8 | 25 | 4.3 | 31 | 13.3 |
| 1-Bedroom | 50 | 4.7 | 44 | 4.2 | 72 | 14.9 |
| 2-Bedroom | 22 | 5.1 | 17 | 3.9 | 45 | 22.5 |
| 3+Bedroom | 17 | 25.5 | 12 | 18.0 | 14 | 42.0 |
| All | 122 | 6.0 | 98 | 4.6 | 162 | 17.1 |

MARCH 2022

Inventory Report

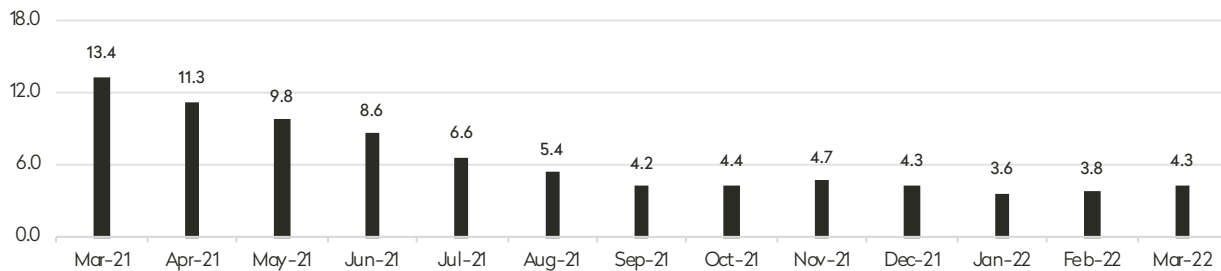
34th Street to 14th Street



BHSID 21622924



Months' Supply *All Apartments*



Condominiums

| | MARCH 2022 | | FEBRUARY 2022 | | MARCH 2021 | |
|------------------|------------|----------------|---------------|----------------|------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 25 | 4.4 | 27 | 4.0 | 21 | 6.6 |
| 1-Bedroom | 116 | 3.4 | 106 | 2.8 | 160 | 15.5 |
| 2-Bedroom | 161 | 5.0 | 156 | 4.4 | 187 | 14.2 |
| 3+Bedroom | 134 | 7.5 | 136 | 7.8 | 206 | 28.7 |
| Loft | 24 | 9.0 | 25 | 10.0 | 36 | 15.4 |
| All | 460 | 4.9 | 450 | 4.5 | 610 | 16.9 |

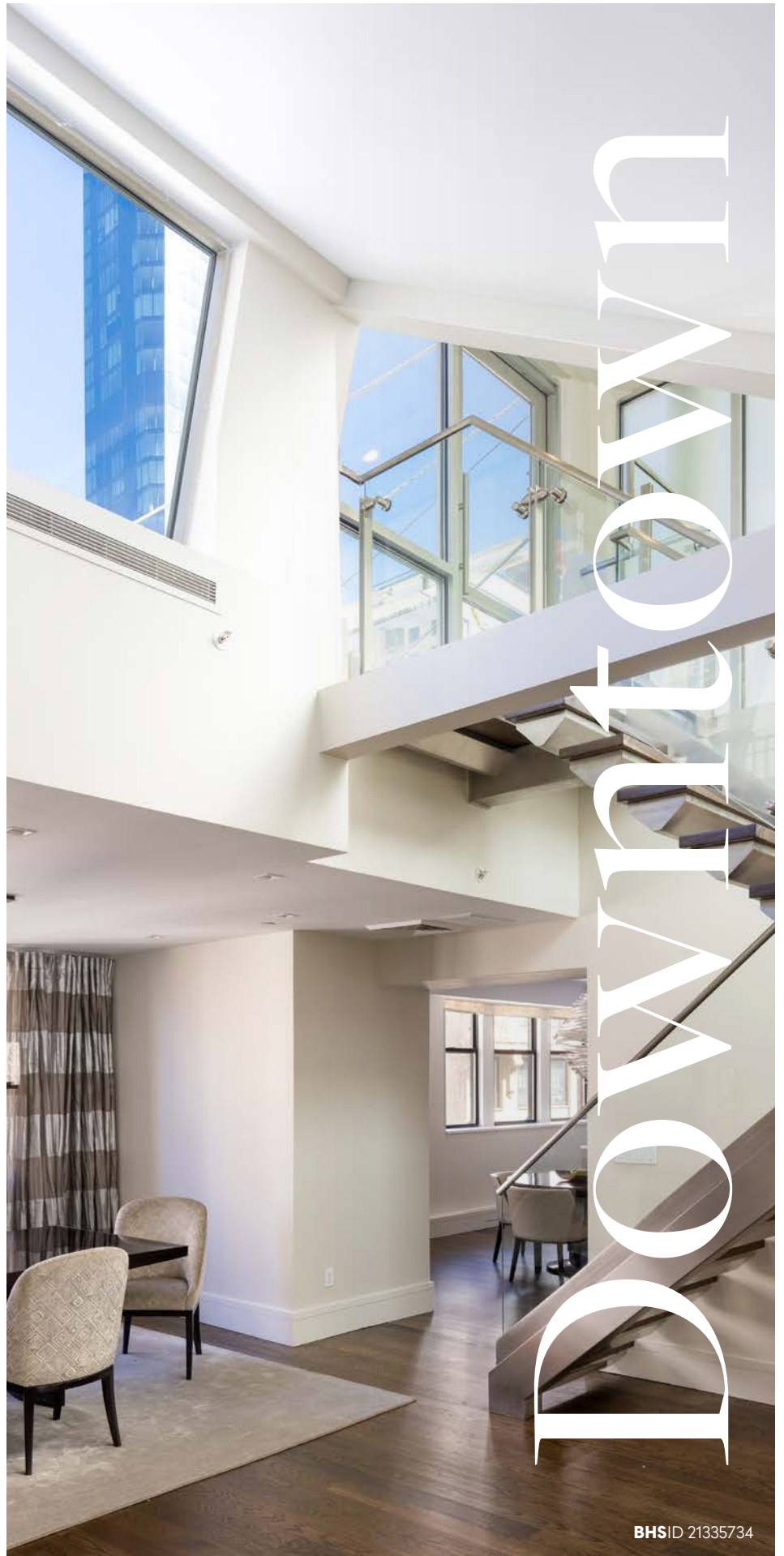
Cooperatives

| | MARCH 2022 | | FEBRUARY 2022 | | MARCH 2021 | |
|------------------|------------|----------------|---------------|----------------|------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 76 | 3.5 | 74 | 2.8 | 114 | 14.0 |
| 1-Bedroom | 115 | 3.3 | 102 | 2.5 | 140 | 7.2 |
| 2-Bedroom | 50 | 3.6 | 50 | 3.4 | 61 | 9.9 |
| 3+Bedroom | 26 | 5.8 | 23 | 5.3 | 33 | 19.8 |
| Loft | 21 | 3.1 | 29 | 4.4 | 39 | 13.8 |
| All | 288 | 3.5 | 278 | 3.0 | 387 | 10.1 |

MARCH 2022

Inventory Report

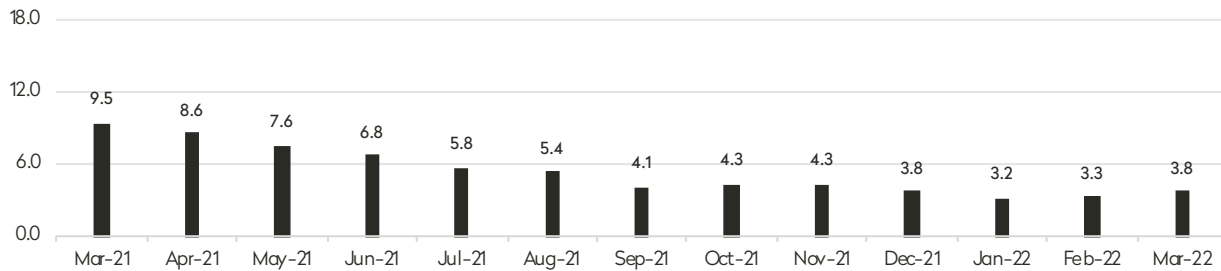
South of 14th Street



BHSID 21335734



Months' Supply *All Apartments*



Condominiums

| | MARCH 2022 | | FEBRUARY 2022 | | MARCH 2021 | |
|------------------|------------|----------------|---------------|----------------|------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 64 | 4.2 | 63 | 3.8 | 85 | 14.2 |
| 1-Bedroom | 216 | 4.3 | 199 | 3.6 | 231 | 9.7 |
| 2-Bedroom | 234 | 3.6 | 216 | 3.1 | 303 | 10.6 |
| 3+Bedroom | 215 | 5.6 | 204 | 5.0 | 276 | 11.8 |
| Loft | 56 | 3.2 | 62 | 3.2 | 91 | 10.3 |
| All | 785 | 4.2 | 744 | 3.7 | 986 | 10.9 |

Cooperatives

| | MARCH 2022 | | FEBRUARY 2022 | | MARCH 2021 | |
|------------------|------------|----------------|---------------|----------------|------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 57 | 2.9 | 55 | 2.9 | 99 | 9.3 |
| 1-Bedroom | 133 | 2.8 | 119 | 2.2 | 188 | 6.6 |
| 2-Bedroom | 105 | 3.3 | 83 | 2.5 | 107 | 5.8 |
| 3+Bedroom | 48 | 4.4 | 56 | 4.8 | 56 | 18.7 |
| Loft | 51 | 5.1 | 42 | 4.2 | 62 | 10.3 |
| All | 394 | 3.3 | 355 | 2.8 | 512 | 7.7 |

MARCH 2022

Inventory Report

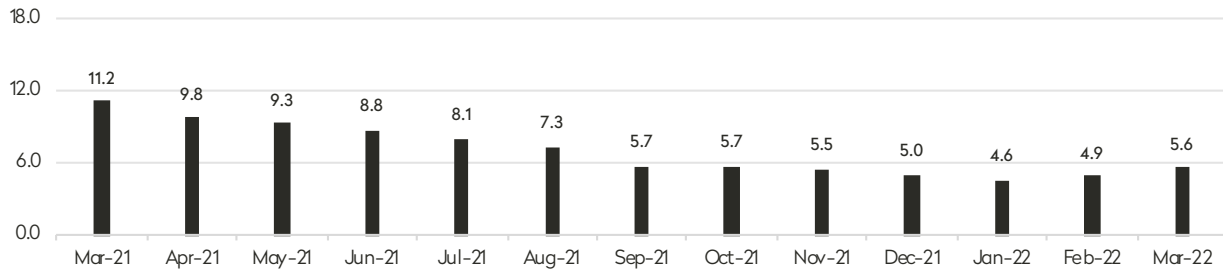
Generally North of 96th Street on the East Side, and 110th Street on the West Side



BHSID 19699423



Months' Supply All Apartments



Condominiums

| | MARCH 2022 | | FEBRUARY 2022 | | MARCH 2021 | |
|-----------|------------|----------------|---------------|----------------|------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 15 | 5.0 | 16 | 5.1 | 24 | 16.0 |
| 1-Bedroom | 76 | 4.6 | 72 | 4.3 | 90 | 12.0 |
| 2-Bedroom | 93 | 5.1 | 84 | 4.2 | 132 | 10.6 |
| 3+Bedroom | 71 | 7.5 | 72 | 6.6 | 63 | 11.1 |
| All | 255 | 5.4 | 244 | 4.8 | 309 | 11.4 |

Cooperatives

| | MARCH 2022 | | FEBRUARY 2022 | | MARCH 2021 | |
|-----------|------------|----------------|---------------|----------------|------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 14 | 4.0 | 14 | 4.0 | 9 | 6.8 |
| 1-Bedroom | 97 | 5.8 | 89 | 4.7 | 86 | 10.1 |
| 2-Bedroom | 132 | 6.5 | 115 | 5.1 | 107 | 11.5 |
| 3+Bedroom | 52 | 5.5 | 51 | 5.3 | 56 | 12.4 |
| All | 295 | 5.9 | 269 | 4.9 | 258 | 10.9 |

Contact Us

March 2022

MANHATTAN INVENTORY REPORT

East Side

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212.906.9200

West Side

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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 East

770 Lexington Avenue, 10th Floor
New York, NY 10065
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SoHo

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New York, NY 10012
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Tribeca

43 North Moore Street
New York, NY 10013
212.452.4500

Harlem

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212.521.5757

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BHS THE Craft OF Research

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