

MARCH 2023

Inventory Report

Maittman



Brown Harris Stevens THE Craft OF Research

MARCH 2023

Highlights

Manhattan had a 7.0-month supply of apartments for sale at the beginning of March, **up 19%** from February.

The months' supply was 7.9 months for condominiums and 6.2 months for cooperatives.

The West Side and Downtown North were the **tightest markets**, with a 5.9-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 22355710

MARCH 2023

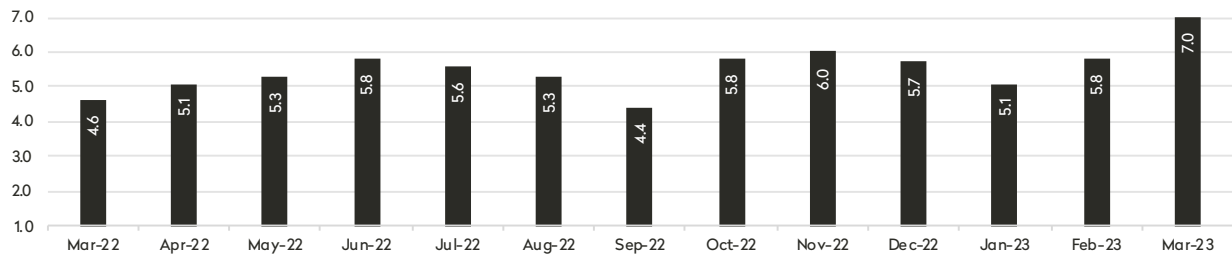
Inventory Report



BHSID 22327538



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2023		FEBRUARY 2023		MARCH 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	198	5.4	221	5.5	221	4.5
1-Bedroom	750	5.5	725	4.6	821	4.2
2-Bedroom	1,009	10.2	1,007	7.0	943	4.7
3+Bedroom	1,013	9.8	993	10.3	957	7.2
Loft	78	10.2	78	7.0	82	4.1
All	3,048	7.9	3,024	6.7	3,024	5.1

COOPERATIVES

	MARCH 2023		FEBRUARY 2023		MARCH 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	397	4.7	384	3.8	456	3.6
1-Bedroom	1,035	5.3	966	4.4	1,035	4.0
2-Bedroom	838	7.5	821	5.4	825	4.2
3+Bedroom	697	7.5	662	7.8	634	5.8
Loft	91	9.0	96	7.1	80	4.4
All	3,058	6.2	2,929	5.1	3,030	4.3

MAR 2023

Inventory Report

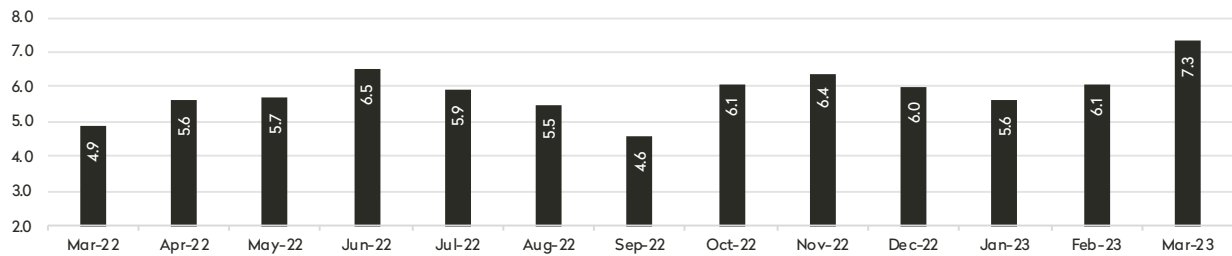
Generally 59th Street to 96th Street,
Fifth Avenue to the East River



BHSID 22320143



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2023		FEBRUARY 2023		MARCH 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	15	2.8	17	2.8	22	3.8
1-Bedroom	68	4.5	56	3.5	76	2.8
2-Bedroom	125	8.4	118	6.7	95	4.0
3+Bedroom	183	7.7	176	8.1	166	6.6
All	391	6.6	367	6.0	359	4.4

COOPERATIVES

	MARCH 2023		FEBRUARY 2023		MARCH 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	83	5.2	75	3.8	118	4.0
1-Bedroom	281	6.0	257	5.2	288	4.5
2-Bedroom	298	11.8	294	6.3	282	4.6
3+Bedroom	335	7.6	313	8.3	323	7.4
All	997	7.6	939	6.1	1,011	5.1

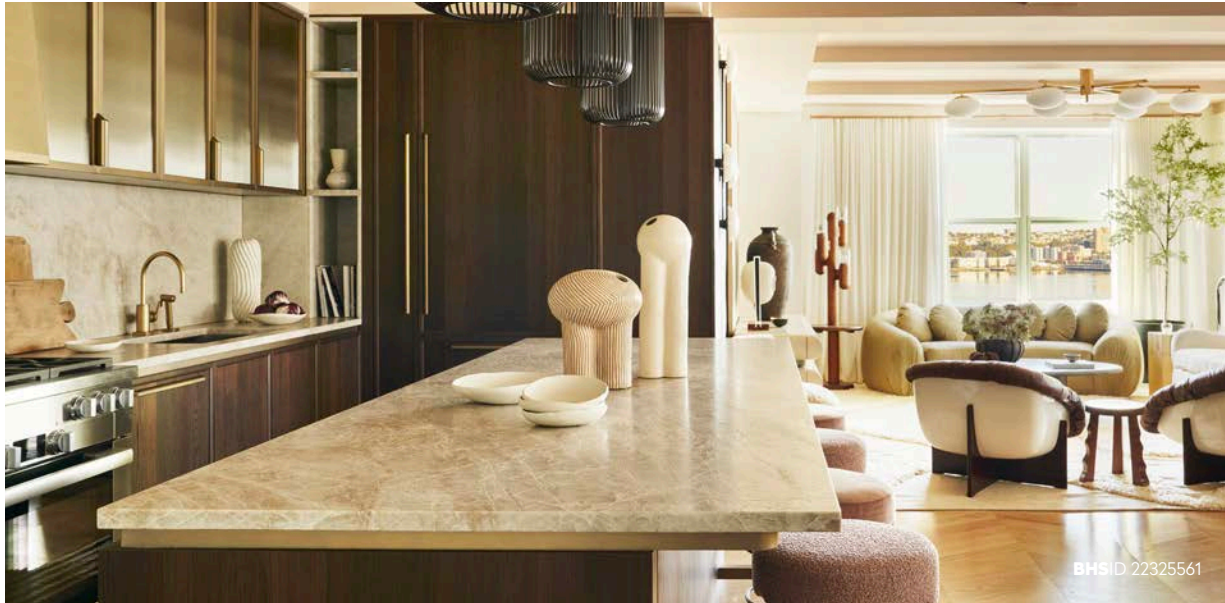
MARCH 2023

Inventory Report

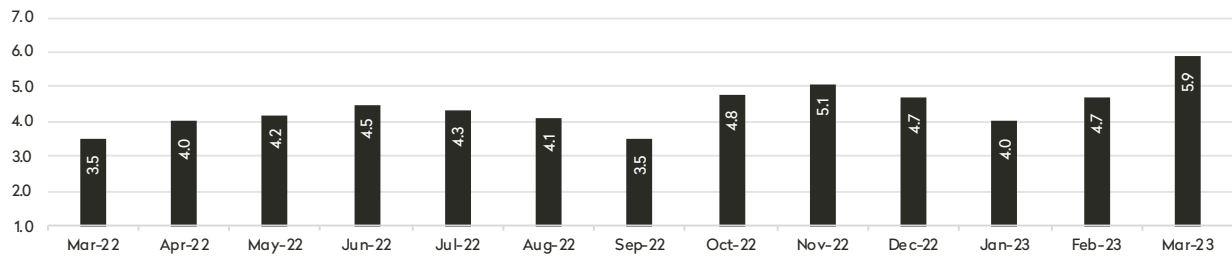
Generally 59th Street to 110th Street,
Hudson River to West of Fifth Avenue



BHSID 22339967



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2023		FEBRUARY 2023		MARCH 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	30	8.6	28	7.0	24	4.6
1-Bedroom	98	5.0	99	3.8	92	3.2
2-Bedroom	115	7.0	121	5.9	130	4.4
3+Bedroom	195	11.1	190	8.9	176	6.7
All	438	7.7	438	6.1	422	4.7

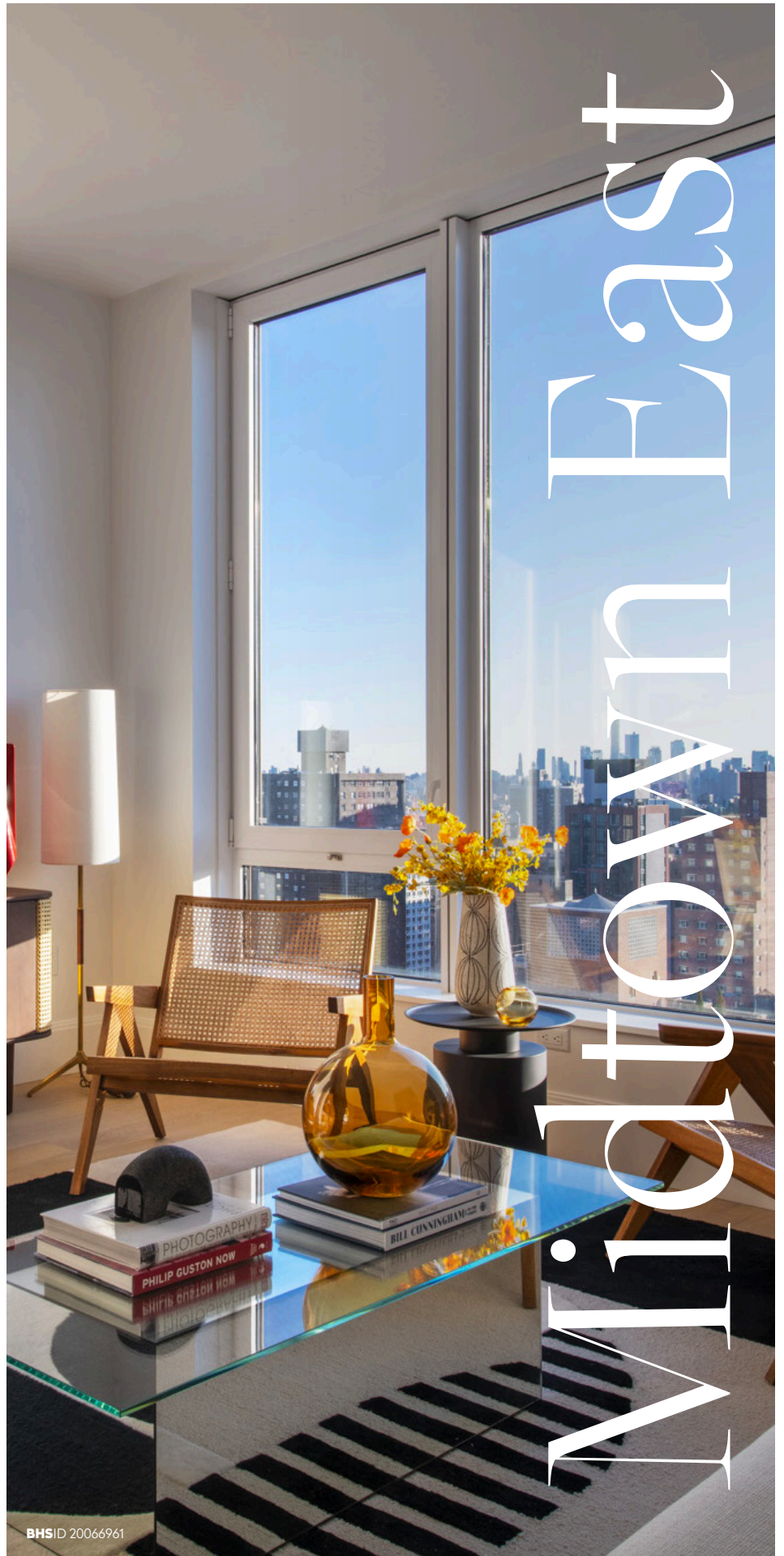
COOPERATIVES

	MARCH 2023		FEBRUARY 2023		MARCH 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	61	4.2	57	3.4	50	2.6
1-Bedroom	144	3.9	127	3.1	114	2.1
2-Bedroom	137	5.1	121	3.7	116	2.9
3+Bedroom	120	6.9	119	5.7	102	3.5
All	462	4.9	424	3.8	382	2.7

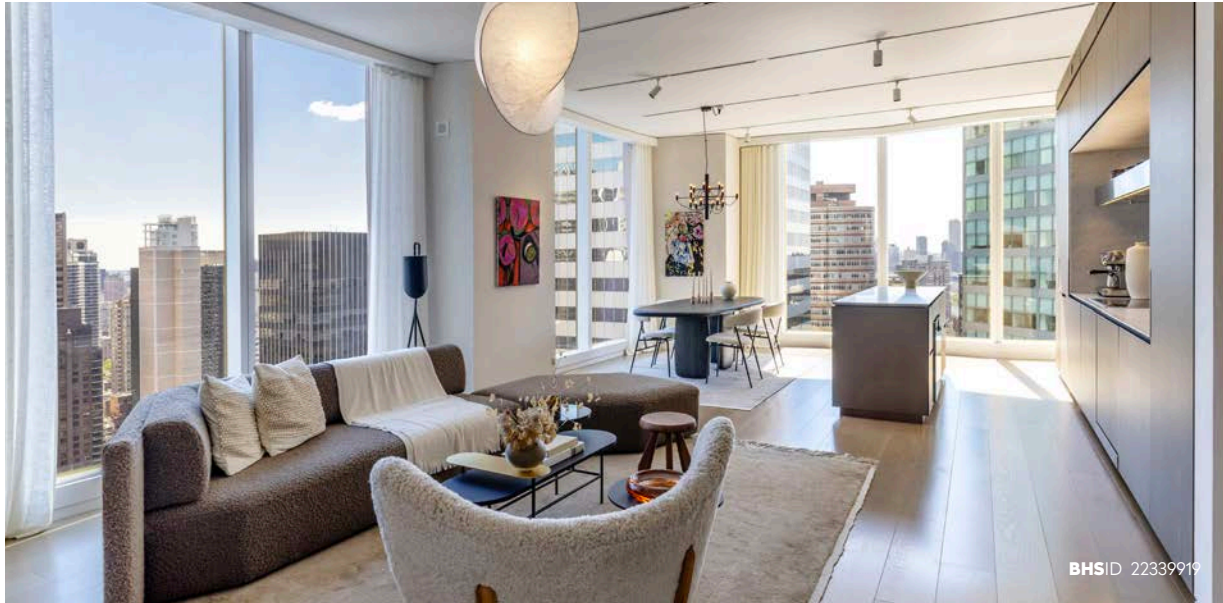
MARCH 2023

Inventory Report

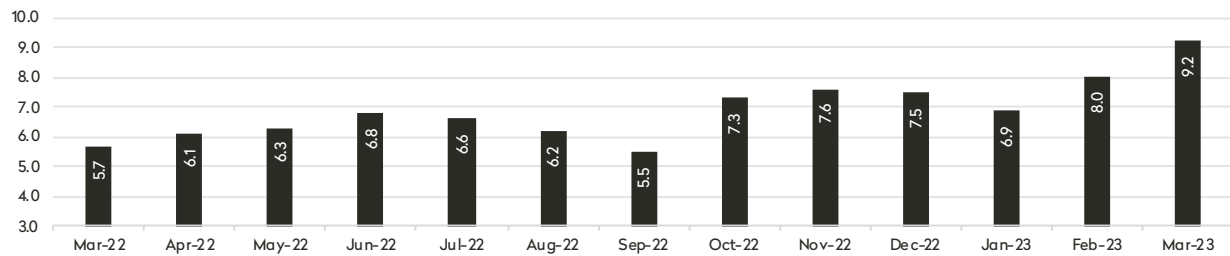
Generally 34th to 59th Street,
Fifth Avenue to the East River



BHSID 20066961



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2023		FEBRUARY 2023		MARCH 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	3.9	28	5.6	20	3.1
1-Bedroom	96	5.6	93	4.9	95	4.3
2-Bedroom	137	15.5	141	12.3	115	6.4
3+Bedroom	101	22.4	102	21.9	85	15.5
All	355	10.0	364	9.1	315	6.1

COOPERATIVES

	MARCH 2023		FEBRUARY 2023		MARCH 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	101	4.8	94	4.3	109	3.9
1-Bedroom	222	8.6	206	6.9	242	6.7
2-Bedroom	146	12.9	139	10.3	121	5.2
3+Bedroom	90	17.4	84	16.8	66	6.5
All	559	8.8	523	7.4	538	5.5

MARCH 2023

Inventory Report

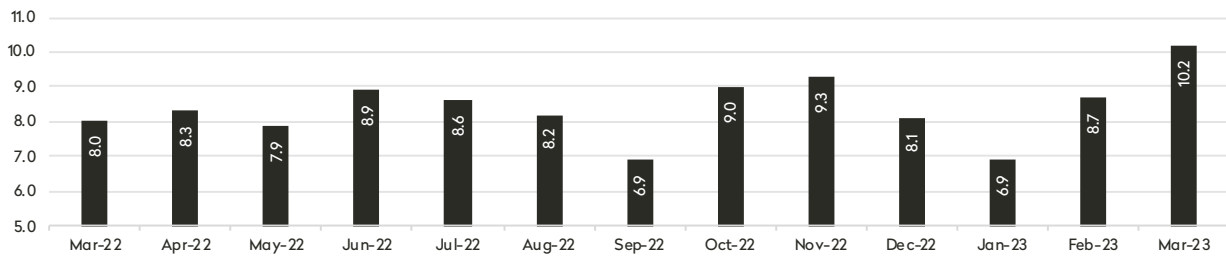
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 21992694



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2023		FEBRUARY 2023		MARCH 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	32	4.5	32	4.5	51	7.1
1-Bedroom	152	10.2	143	8.4	151	9.0
2-Bedroom	163	11.5	154	8.8	115	7.7
3+Bedroom	115	16.0	114	15.2	111	11.9
All	462	10.7	443	9.0	428	8.9

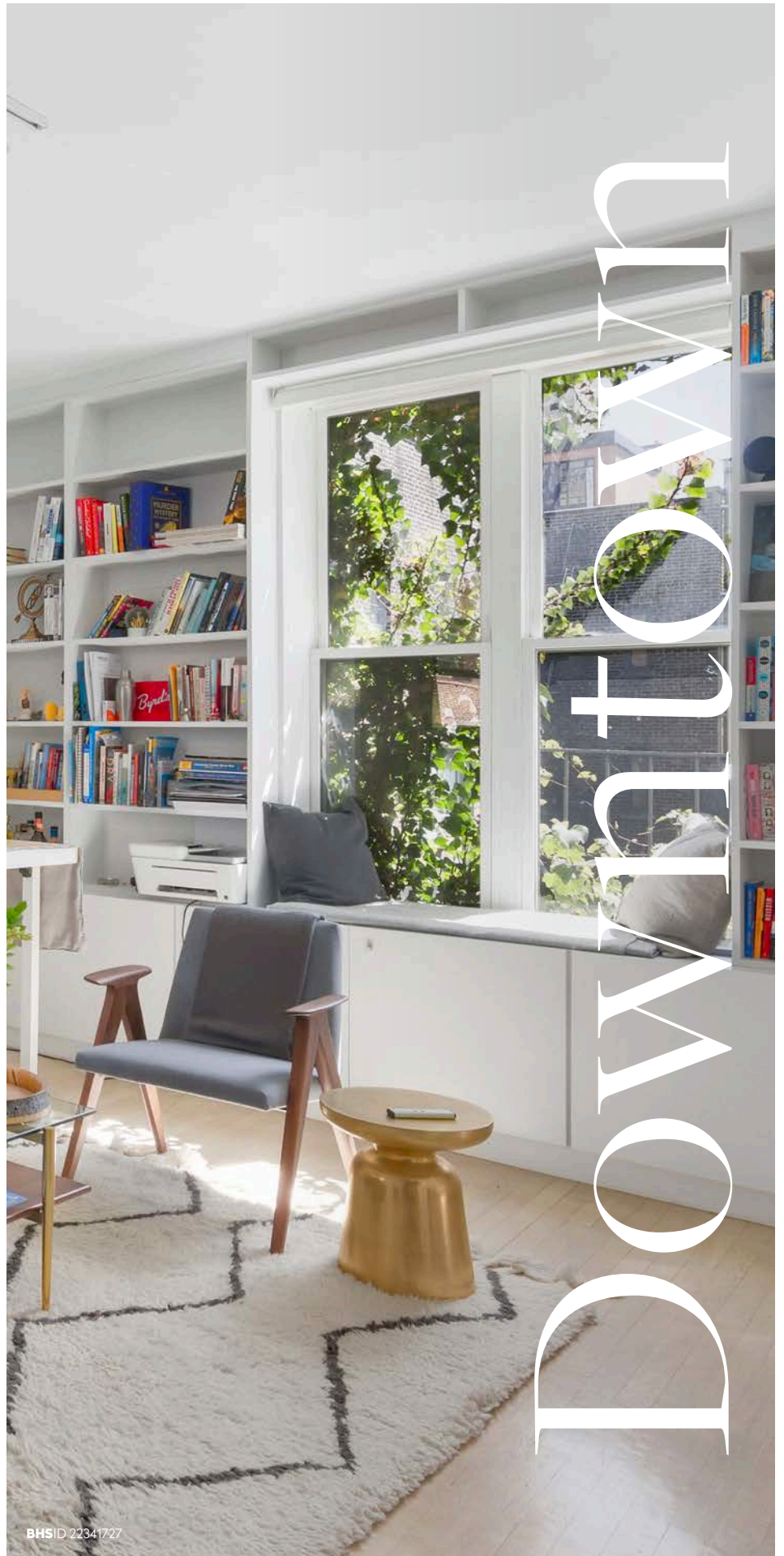
COOPERATIVES

	MARCH 2023		FEBRUARY 2023		MARCH 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	16	6.4	20	5.5	33	6.8
1-Bedroom	45	6.8	47	6.7	50	4.7
2-Bedroom	22	11.0	22	9.4	22	5.1
3+Bedroom	12	36.0	11	22.0	17	25.5
All	95	8.3	100	7.4	122	6.0

MARCH 2023

Inventory Report

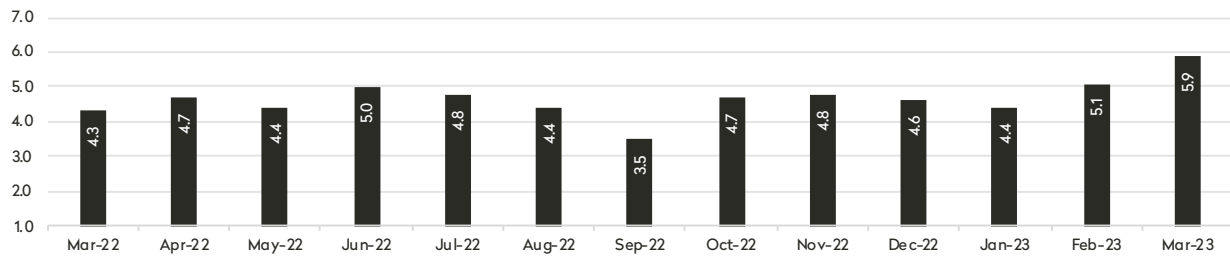
34th Street to 14th Street



BHSID 22341727



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2023		FEBRUARY 2023		MARCH 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	15	2.9	18	3.2	25	4.4
1-Bedroom	92	3.2	97	2.9	116	3.4
2-Bedroom	157	18.5	169	5.8	161	5.0
3+Bedroom	147	5.7	150	12.7	134	7.5
Loft	25	25.0	26	15.6	24	9.0
All	436	6.3	460	5.6	460	4.9

COOPERATIVES

	MARCH 2023		FEBRUARY 2023		MARCH 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	61	4.8	61	3.8	76	3.5
1-Bedroom	119	4.7	114	3.6	115	3.3
2-Bedroom	46	9.9	52	4.7	50	3.6
3+Bedroom	29	3.9	30	12.0	26	5.8
Loft	33	12.4	31	10.3	21	3.1
All	288	5.4	288	4.5	288	3.5

MARCH 2023

Inventory Report

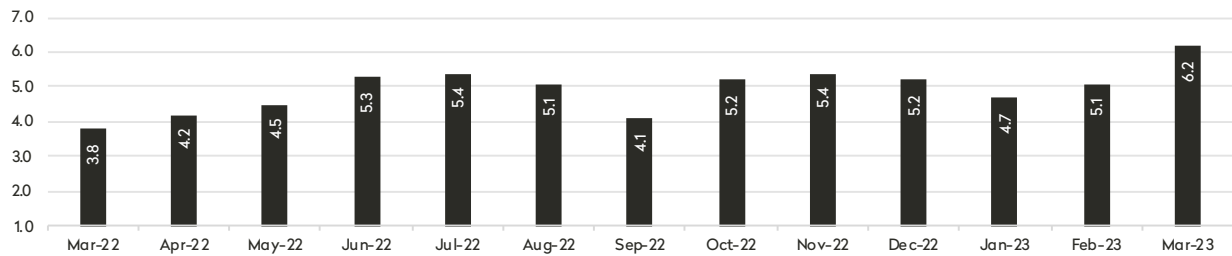
South of 14th Street



BHSID 22345067



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2023		FEBRUARY 2023		MARCH 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	68	8.0	77	8.1	64	4.2
1-Bedroom	177	5.5	168	4.7	216	4.3
2-Bedroom	224	8.5	218	6.1	234	3.6
3+Bedroom	226	12.2	209	9.3	215	5.6
Loft	51	8.1	50	5.5	56	3.2
All	746	8.1	722	6.4	785	4.2

COOPERATIVES

	MARCH 2023		FEBRUARY 2023		MARCH 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	64	4.3	68	3.5	57	2.9
1-Bedroom	158	4.0	154	3.3	133	2.8
2-Bedroom	89	3.7	99	3.6	105	3.3
3+Bedroom	67	6.1	63	5.9	48	4.4
Loft	51	7.3	56	5.7	51	5.1
All	429	4.4	440	3.9	394	3.3

MARCH 2023

Inventory Report

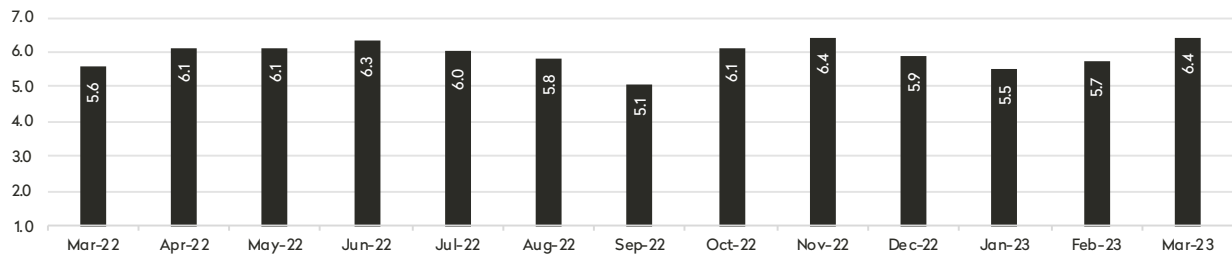
Generally North of 96th Street on the East Side, and 110th Street on the West Side



BHSID 22265632



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2023		FEBRUARY 2023		MARCH 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	17	9.3	21	9.0	15	5.0
1-Bedroom	67	7.6	69	7.0	76	4.6
2-Bedroom	89	8.8	87	6.7	93	5.1
3+Bedroom	47	7.1	53	7.6	71	7.5
All	220	8.0	230	7.2	255	5.4

COOPERATIVES

	MARCH 2023		FEBRUARY 2023		MARCH 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	12	4.2	10	3.8	14	4.0
1-Bedroom	70	4.9	66	4.1	97	5.8
2-Bedroom	101	5.7	96	5.1	132	6.5
3+Bedroom	45	5.7	43	5.3	52	5.5
All	228	5.3	215	4.7	295	5.9

Contact Us

MARCH 2023

Manhattan Inventory Report

East Side

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West Side

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212-588-5600

West Side/Columbus

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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

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212-508-7200

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212-381-4200

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BHS THE Craft OF Research

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