

APRIL 2022

Inventory Report

# Maintenance

BHSID 21631449

**BHS** THE Craft OF Research

APRIL 2022

# Highlights

The months' supply of apartments for sale in Manhattan **rose** for the third straight month to 5.1.

At 5.4 months, the supply of condominiums for sale was slightly higher than the 4.9-month level for cooperatives.

The West Side remained the tightest market, with just a 4.0-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 21718681

APRIL 2022

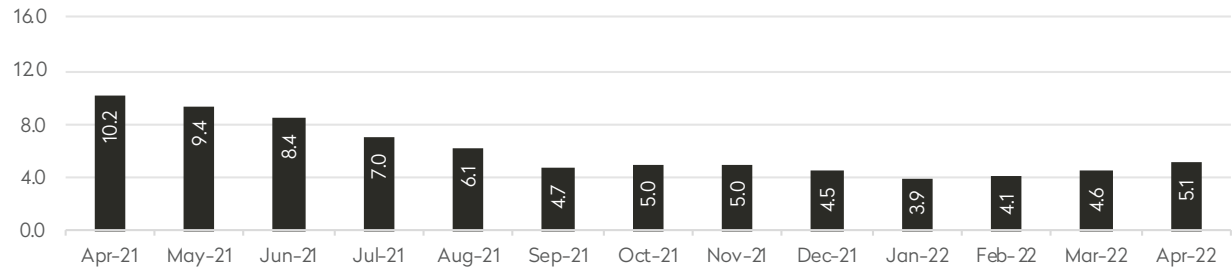
Inventory Report



BHSID 21718681



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	APRIL 2022		MARCH 2022		APRIL 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	230	4.6	221	4.5	314	11.8
1-Bedroom	925	4.5	821	4.2	1,035	9.6
2-Bedroom	1,059	5.1	943	4.7	1,166	9.6
3+Bedroom	1,015	7.4	957	7.2	1,215	15.0
Loft	102	4.8	82	4.1	127	9.5
All	3,331	5.4	3,024	5.1	3,857	11.0

**COOPERATIVES**

	APRIL 2022		MARCH 2022		APRIL 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	523	4.2	456	3.6	683	10.2
1-Bedroom	1,179	4.6	1,035	4.0	1,321	8.3
2-Bedroom	939	4.9	825	4.2	1,051	8.7
3+Bedroom	705	6.6	634	5.8	853	14.1
Loft	80	4.2	80	4.4	125	10.6
All	3,426	4.9	3,030	4.3	4,033	9.6

APRIL 2022

# Inventory Report

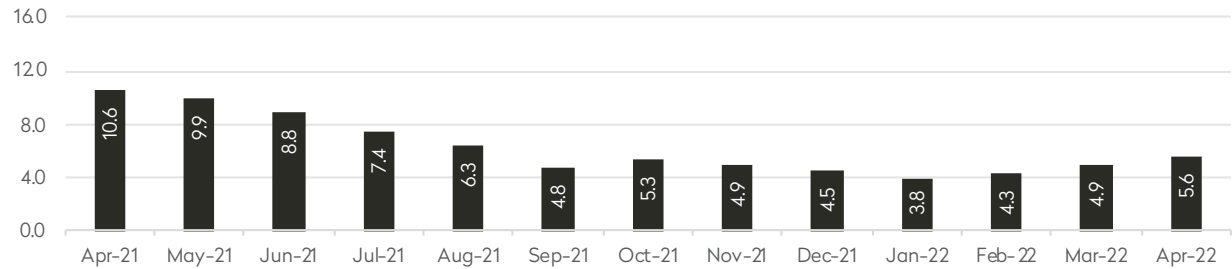
Generally 59th Street to 96th Street,  
Fifth Avenue to the East River



BHSID 21701275



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	APRIL 2022		MARCH 2022		APRIL 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	5.0	22	3.8	34	8.5
1-Bedroom	84	3.3	76	2.8	95	6.2
2-Bedroom	97	3.9	95	4.0	128	7.3
3+Bedroom	176	7.2	166	6.6	242	14.8
All	382	4.8	359	4.4	499	9.4

**COOPERATIVES**

	APRIL 2022		MARCH 2022		APRIL 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	126	4.8	118	4.0	153	10.8
1-Bedroom	333	5.3	288	4.5	350	8.8
2-Bedroom	317	5.4	282	4.6	375	11.2
3+Bedroom	350	8.2	323	7.4	400	15.2
All	1,126	5.9	1,011	5.1	1,278	11.2

APRIL 2022

# Inventory Report

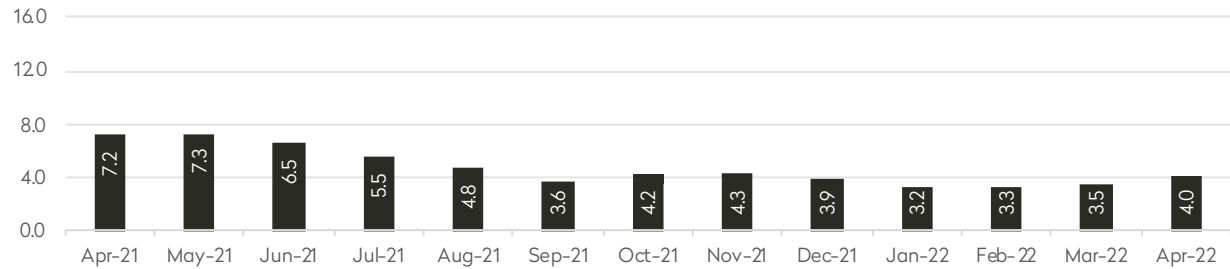
Generally 59th Street to 110th Street,  
Hudson River to West of Fifth Avenue



BHSID 21670793



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	APRIL 2022		MARCH 2022		APRIL 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	27	4.9	24	4.6	38	7.6
1-Bedroom	111	3.7	92	3.2	129	6.6
2-Bedroom	134	4.5	130	4.4	126	6.0
3+Bedroom	184	7.0	176	6.7	223	15.6
All	456	5.0	422	4.7	516	8.6

**COOPERATIVES**

	APRIL 2022		MARCH 2022		APRIL 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	51	2.8	50	2.6	75	6.7
1-Bedroom	146	2.9	114	2.1	183	5.9
2-Bedroom	136	3.4	116	2.9	136	4.5
3+Bedroom	123	4.3	102	3.5	167	9.5
All	456	3.3	382	2.7	561	6.2



APRIL 2022

# Inventory Report

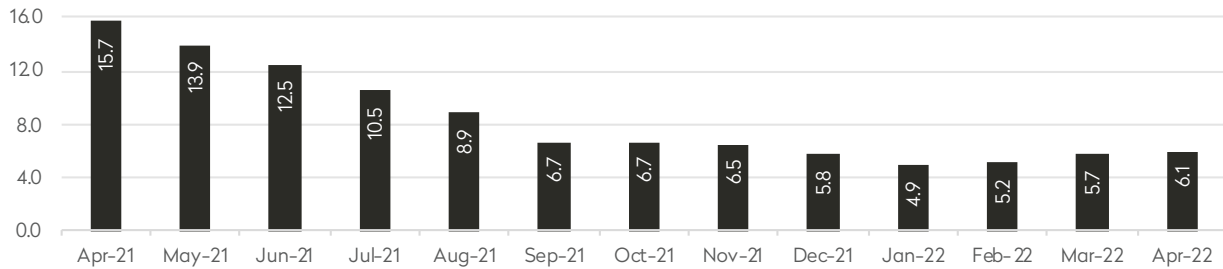
Generally 34th to 59th Street,  
Fifth Avenue to the East River



BHSID 21690823



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	APRIL 2022		MARCH 2022		APRIL 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	16	2.8	20	3.1	43	23.5
1-Bedroom	104	4.5	95	4.3	145	14.3
2-Bedroom	131	7.6	115	6.4	142	12.9
3+Bedroom	91	14.8	85	15.5	76	20.7
All	342	6.5	315	6.1	406	15.2

**COOPERATIVES**

	APRIL 2022		MARCH 2022		APRIL 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	126	4.3	109	3.9	176	12.7
1-Bedroom	238	6.3	242	6.7	280	15.3
2-Bedroom	144	5.9	121	5.2	201	16.3
3+Bedroom	79	8.2	66	6.5	115	30.0
All	587	5.8	538	5.5	772	16.0

APRIL 2022

# Inventory Report

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

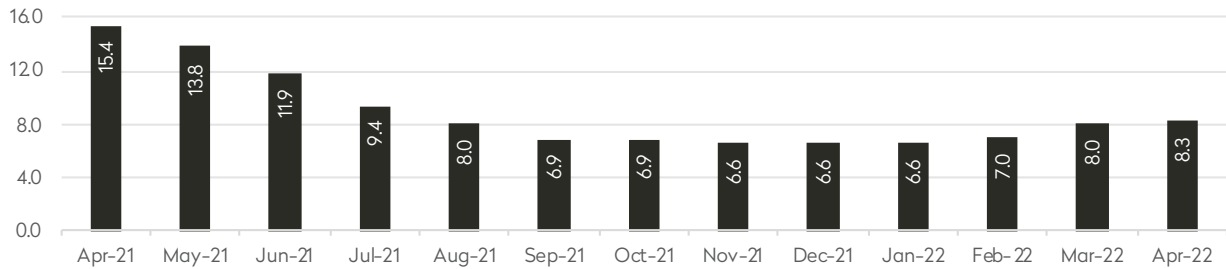


BHSID 19926561



BHSID 21660747

**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	APRIL 2022		MARCH 2022		APRIL 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	50	6.8	51	7.1	50	17.6
1-Bedroom	166	9.2	151	9.0	175	13.6
2-Bedroom	144	9.1	115	7.7	143	13.2
3+Bedroom	113	10.8	111	11.9	124	31.0
All	473	9.2	428	8.9	492	16.1

**COOPERATIVES**

	APRIL 2022		MARCH 2022		APRIL 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	29	5.8	33	6.8	33	9.9
1-Bedroom	47	4.5	50	4.7	72	14.4
2-Bedroom	25	6.5	22	5.1	44	13.9
3+Bedroom	17	25.5	17	25.5	15	30.0
All	118	5.9	122	6.0	164	13.7

APRIL 2022

# Inventory Report

34th Street to 14th Street

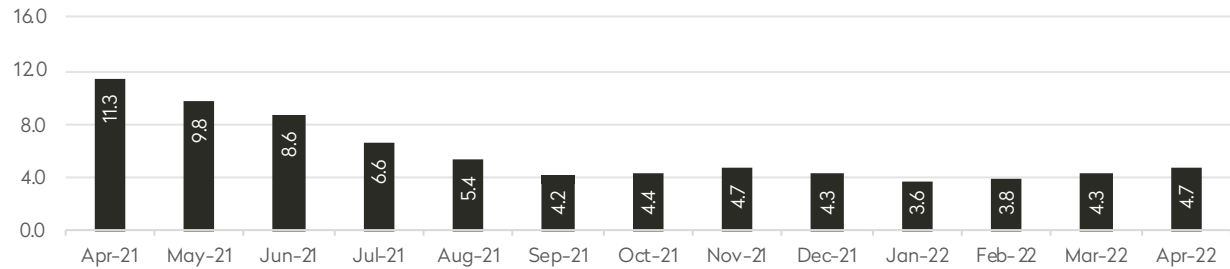


WELLTOWN

BHSID 21636065



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	APRIL 2022		MARCH 2022		APRIL 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	4.9	25	4.4	31	7.8
1-Bedroom	125	3.4	116	3.4	157	12.1
2-Bedroom	173	5.0	161	5.0	188	11.8
3+Bedroom	153	7.8	134	7.5	205	21.6
Loft	26	9.8	24	9.0	29	12.4
All	505	5.1	460	4.9	610	13.6

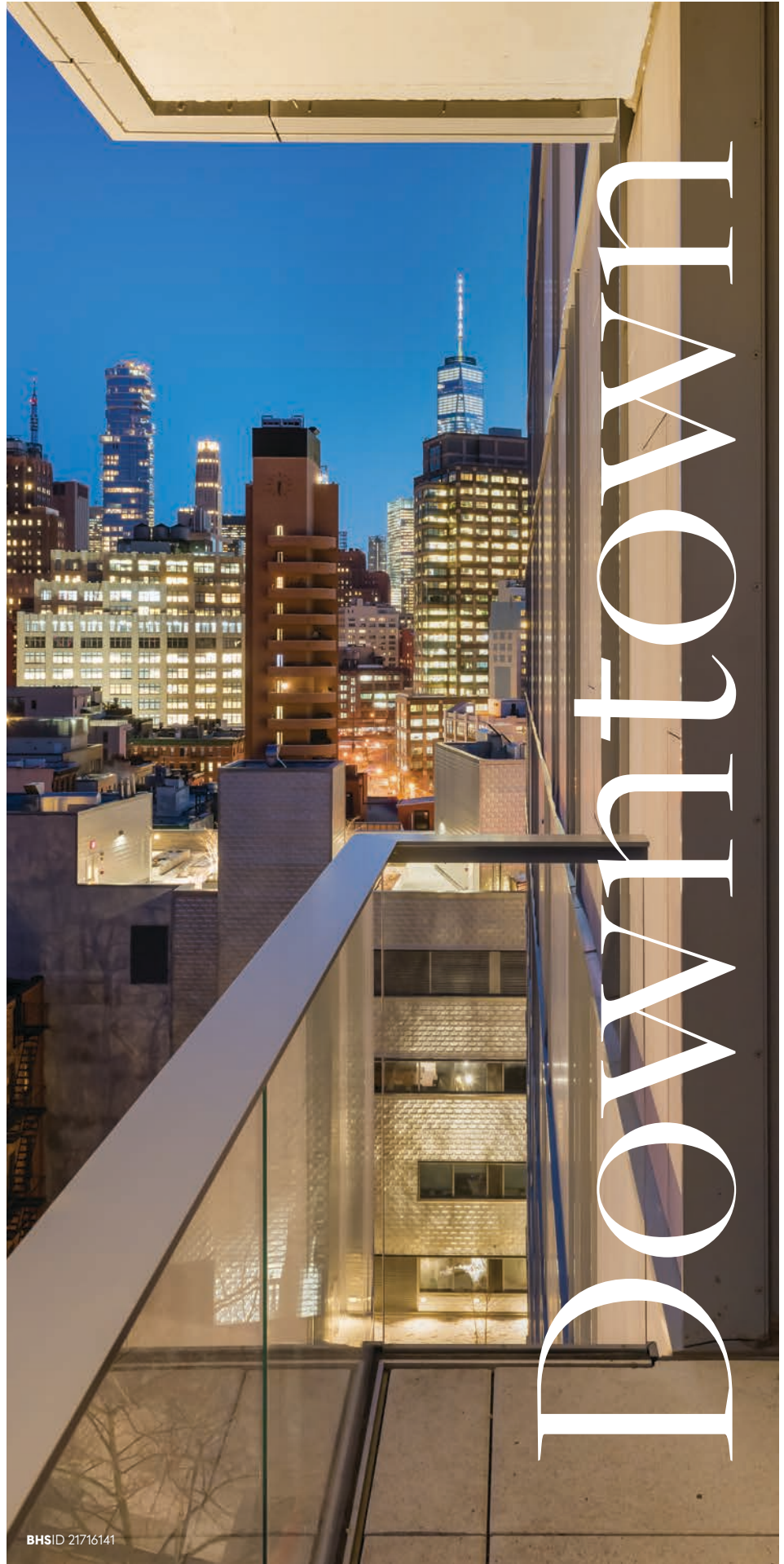
**COOPERATIVES**

	APRIL 2022		MARCH 2022		APRIL 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	94	4.5	76	3.5	133	13.1
1-Bedroom	141	4.1	115	3.3	162	7.1
2-Bedroom	68	4.5	50	3.6	67	7.4
3+Bedroom	27	5.1	26	5.8	36	15.4
Loft	23	3.8	21	3.1	46	12.0
All	353	4.3	288	3.5	444	9.2

APRIL 2022

# Inventory Report

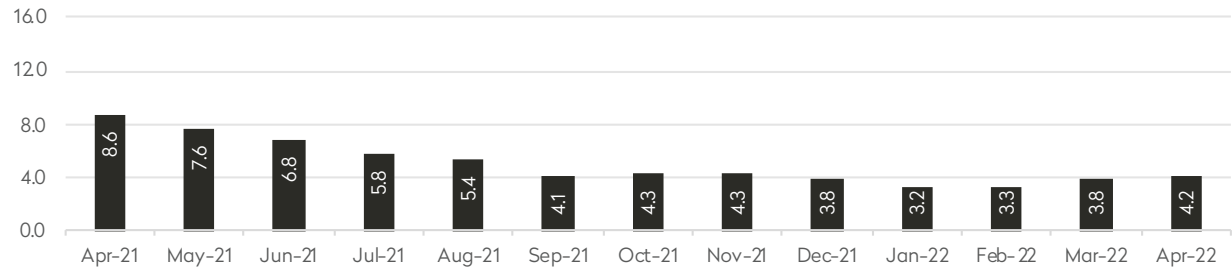
South of 14th Street



BHSID 21716141



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	APRIL 2022		MARCH 2022		APRIL 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	69	4.5	64	4.2	98	15.1
1-Bedroom	245	4.9	216	4.3	246	8.7
2-Bedroom	265	4.1	234	3.6	323	9.9
3+Bedroom	222	5.6	215	5.6	271	10.1
Loft	74	4.0	56	3.2	93	9.0
All	875	4.6	785	4.2	1,031	9.9

**COOPERATIVES**

	APRIL 2022		MARCH 2022		APRIL 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	76	3.5	57	2.9	102	8.1
1-Bedroom	162	3.5	133	2.8	191	5.7
2-Bedroom	95	3.1	105	3.3	117	5.6
3+Bedroom	58	5.4	48	4.4	62	14.9
Loft	50	4.2	51	5.1	69	9.4
All	441	3.6	394	3.3	541	6.9



APRIL 2022

# Inventory Report

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



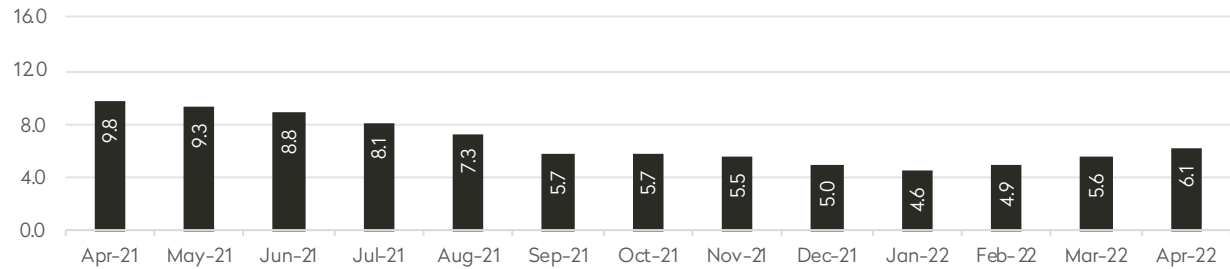
# Upper Manhattan

BHSID 19382903



BHSID 21709115

**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	APRIL 2022		MARCH 2022		APRIL 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	15	2.6	15	5.0	20	8.6
1-Bedroom	90	4.3	76	4.6	91	10.9
2-Bedroom	115	5.9	93	5.1	118	9.0
3+Bedroom	78	7.3	71	7.5	74	11.7
All	298	5.3	255	5.4	303	10.0

**COOPERATIVES**

	APRIL 2022		MARCH 2022		APRIL 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	7.0	14	4.0	12	8.0
1-Bedroom	115	7.3	97	5.8	88	9.1
2-Bedroom	157	7.9	132	6.5	115	9.9
3+Bedroom	52	5.6	52	5.5	58	9.7
All	345	7.2	295	5.9	273	9.5

# Contact Us

**APRIL 2022**

Manhattan Inventory Report

**East Side**

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New York, NY 10022  
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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**Midtown**

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**SoHo**

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**Development Marketing**

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