

APRIL 2023

Inventory Report

Manhattan



Brown Harris Stevens THE Craft OF Research

APRIL 2023

Highlights

Manhattan had an 8.1-month supply of apartments for sale in April, the **highest level** since June 2021.

The months' supply of apartments **rose 15%** for condos, and **18%** for co-ops from March.

With a 6.7-month supply of apartments for sale, Downtown from 34th to 14th Street was the tightest market in Manhattan.

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 22383913

APRIL 2023

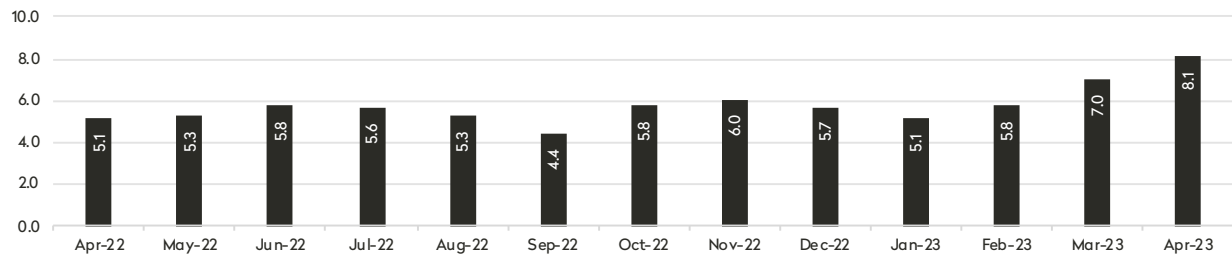
Inventory Report



BHSID 22327538



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2023		MARCH 2023		APRIL 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	249	7.0	198	5.4	230	4.6
1-Bedroom	856	6.4	750	5.5	925	4.5
2-Bedroom	1,126	10.3	1,009	10.2	1,059	5.1
3+Bedroom	1,094	12.4	1,013	9.8	1,015	7.4
Loft	94	12.3	78	10.2	102	4.8
All	3,419	9.1	3,048	7.9	3,331	5.4

COOPERATIVES

	APRIL 2023		MARCH 2023		APRIL 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	419	5.4	397	4.7	523	4.2
1-Bedroom	1,094	6.1	1,035	5.3	1,179	4.6
2-Bedroom	940	7.8	838	7.5	939	4.9
3+Bedroom	788	11.8	697	7.5	705	6.6
Loft	96	9.3	91	9.0	80	4.2
All	3,337	7.3	3,058	6.2	3,426	4.9

APRIL 2023

Inventory Report

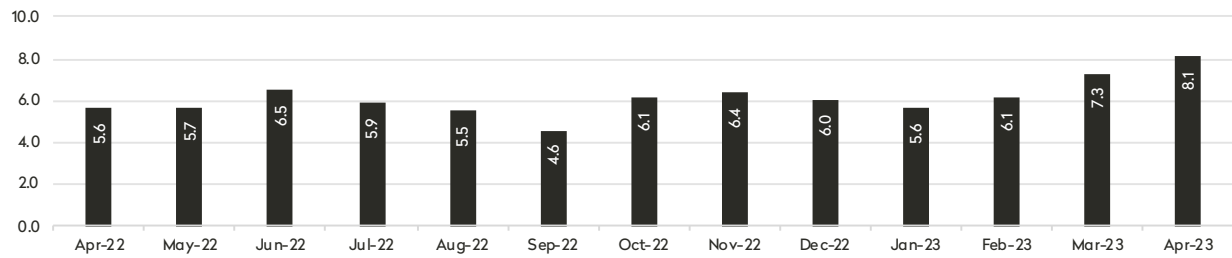
Generally 59th Street to 96th Street,
Fifth Avenue to the East River



BHSID 22396688



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2023		MARCH 2023		APRIL 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	4.8	15	2.8	25	5.0
1-Bedroom	83	5.7	68	4.5	84	3.3
2-Bedroom	134	7.5	125	8.4	97	3.9
3+Bedroom	201	9.0	183	7.7	176	7.2
All	442	7.4	391	6.6	382	4.8

COOPERATIVES

	APRIL 2023		MARCH 2023		APRIL 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	90	6.2	83	5.2	126	4.8
1-Bedroom	281	5.9	281	6.0	333	5.3
2-Bedroom	319	9.0	298	11.8	317	5.4
3+Bedroom	374	13.5	335	7.6	350	8.2
All	1,064	8.5	997	7.6	1,126	5.9

APRIL 2023

Inventory Report

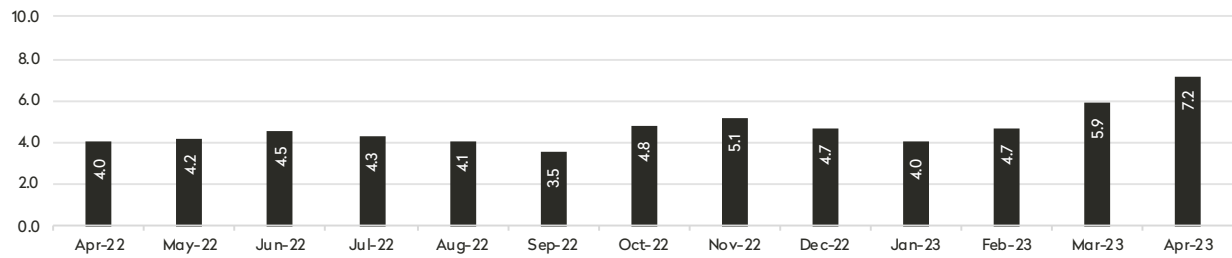
Generally 59th Street to 110th Street,
Hudson River to West of Fifth Avenue



BHSID 22156588



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2023		MARCH 2023		APRIL 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	27	6.5	30	8.6	27	4.9
1-Bedroom	107	6.4	98	5.0	111	3.7
2-Bedroom	124	8.5	115	7.0	134	4.5
3+Bedroom	198	11.5	195	11.1	184	7.0
All	456	8.6	438	7.7	456	5.0

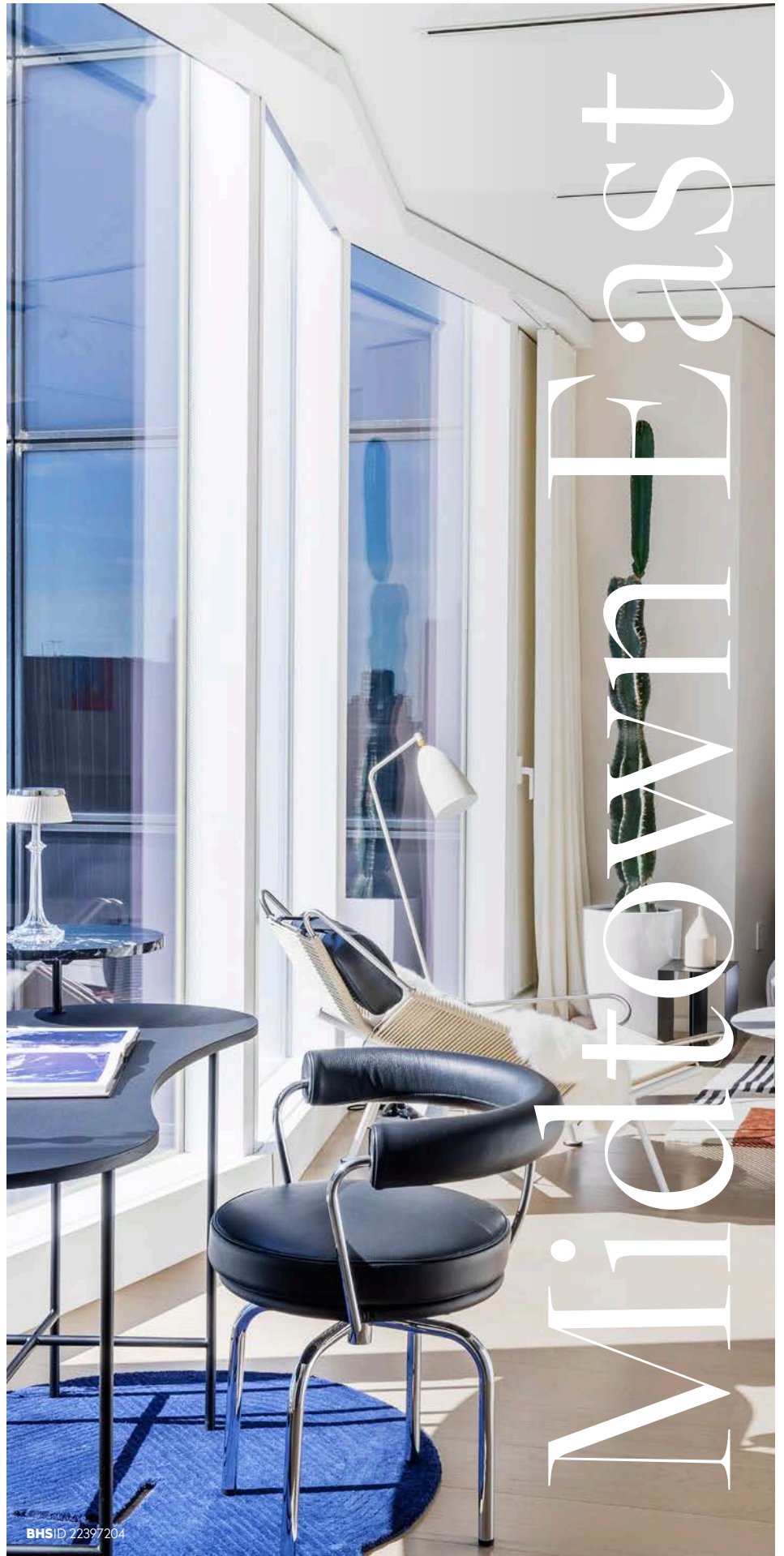
COOPERATIVES

	APRIL 2023		MARCH 2023		APRIL 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	61	4.8	61	4.2	51	2.8
1-Bedroom	160	4.7	144	3.9	146	2.9
2-Bedroom	165	6.7	137	5.1	136	3.4
3+Bedroom	150	10.3	120	6.9	123	4.3
All	536	6.2	462	4.9	456	3.3

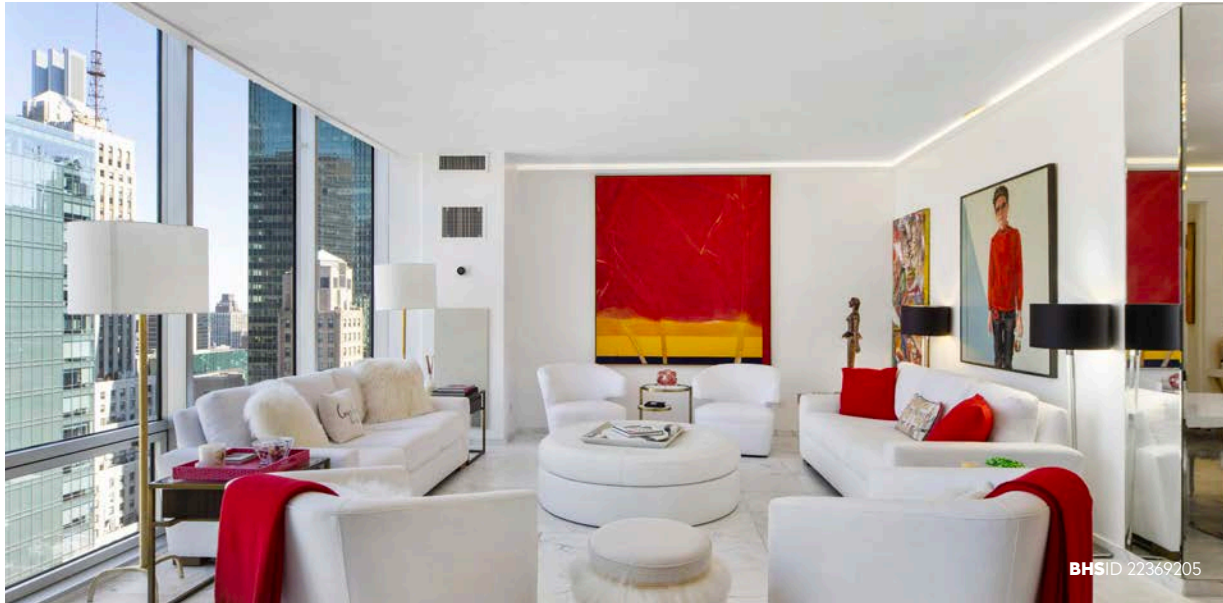
APRIL 2023

Inventory Report

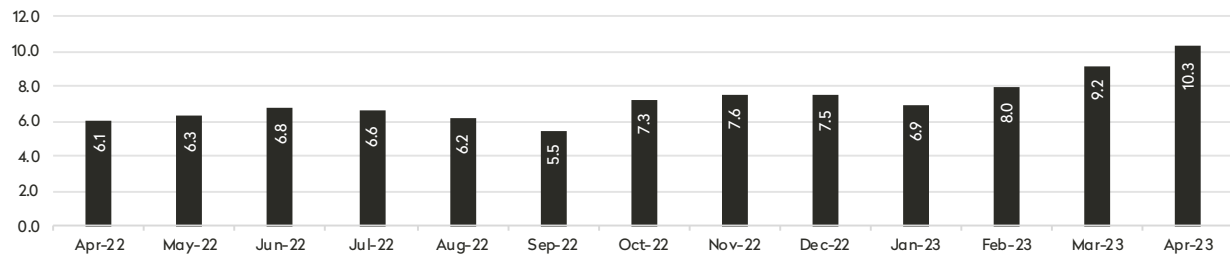
Generally 34th to 59th Street,
Fifth Avenue to the East River



BHSID 22397204



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2023		MARCH 2023		APRIL 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	31	6.2	21	3.9	16	2.8
1-Bedroom	103	6.2	96	5.6	104	4.5
2-Bedroom	142	16.1	137	15.5	131	7.6
3+Bedroom	111	23.0	101	22.4	91	14.8
All	387	11.0	355	10.0	342	6.5

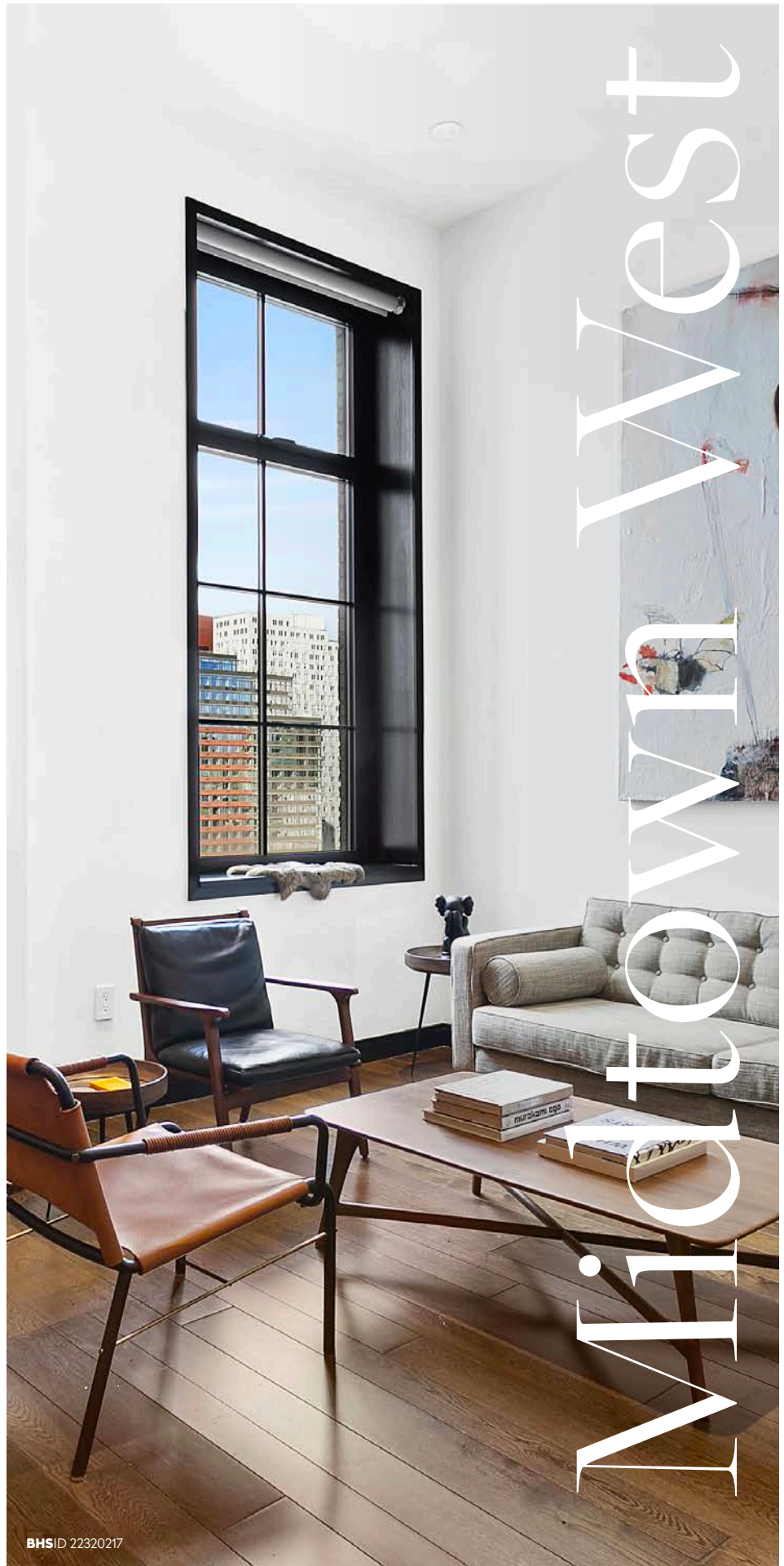
COOPERATIVES

	APRIL 2023		MARCH 2023		APRIL 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	99	4.8	101	4.8	126	4.3
1-Bedroom	236	10.6	222	8.6	238	6.3
2-Bedroom	150	13.2	146	12.9	144	5.9
3+Bedroom	95	19.7	90	17.4	79	8.2
All	580	9.8	559	8.8	587	5.8

APRIL 2023

Inventory Report

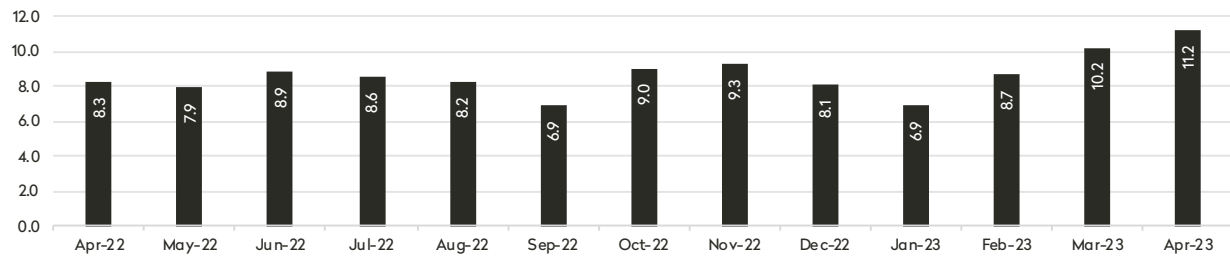
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 22320217



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2023		MARCH 2023		APRIL 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	40	6.3	32	4.5	50	6.8
1-Bedroom	177	11.3	152	10.2	166	9.2
2-Bedroom	178	13.2	163	11.5	144	9.1
3+Bedroom	113	13.8	115	16.0	113	10.8
All	508	11.6	462	10.7	473	9.2

COOPERATIVES

	APRIL 2023		MARCH 2023		APRIL 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	20	8.6	16	6.4	29	5.8
1-Bedroom	48	8.7	45	6.8	47	4.5
2-Bedroom	23	9.2	22	11.0	25	6.5
3+Bedroom	10	20.0	12	36.0	17	25.5
All	101	9.3	95	8.3	118	5.9

APRIL 2023

Inventory Report

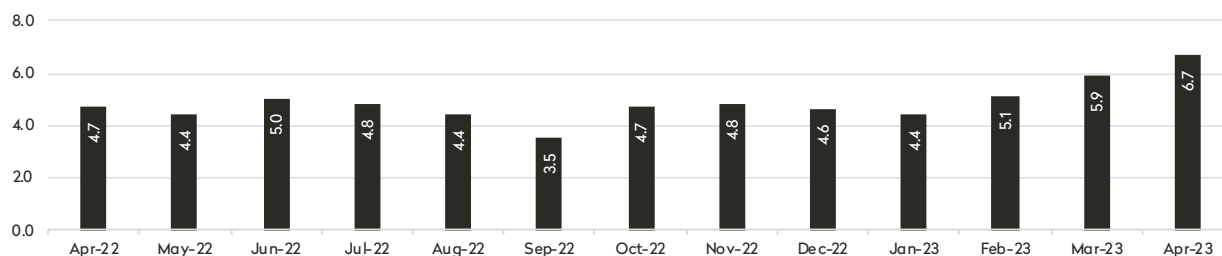
34th Street to 14th Street



BHSID 22376748



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2023		MARCH 2023		APRIL 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	4.6	15	2.9	28	4.9
1-Bedroom	87	3.1	92	3.2	125	3.4
2-Bedroom	184	8.4	157	18.5	173	5.0
3+Bedroom	148	13.9	147	5.7	153	7.8
Loft	31	37.2	25	25.0	26	9.8
All	474	7.1	436	6.3	505	5.1

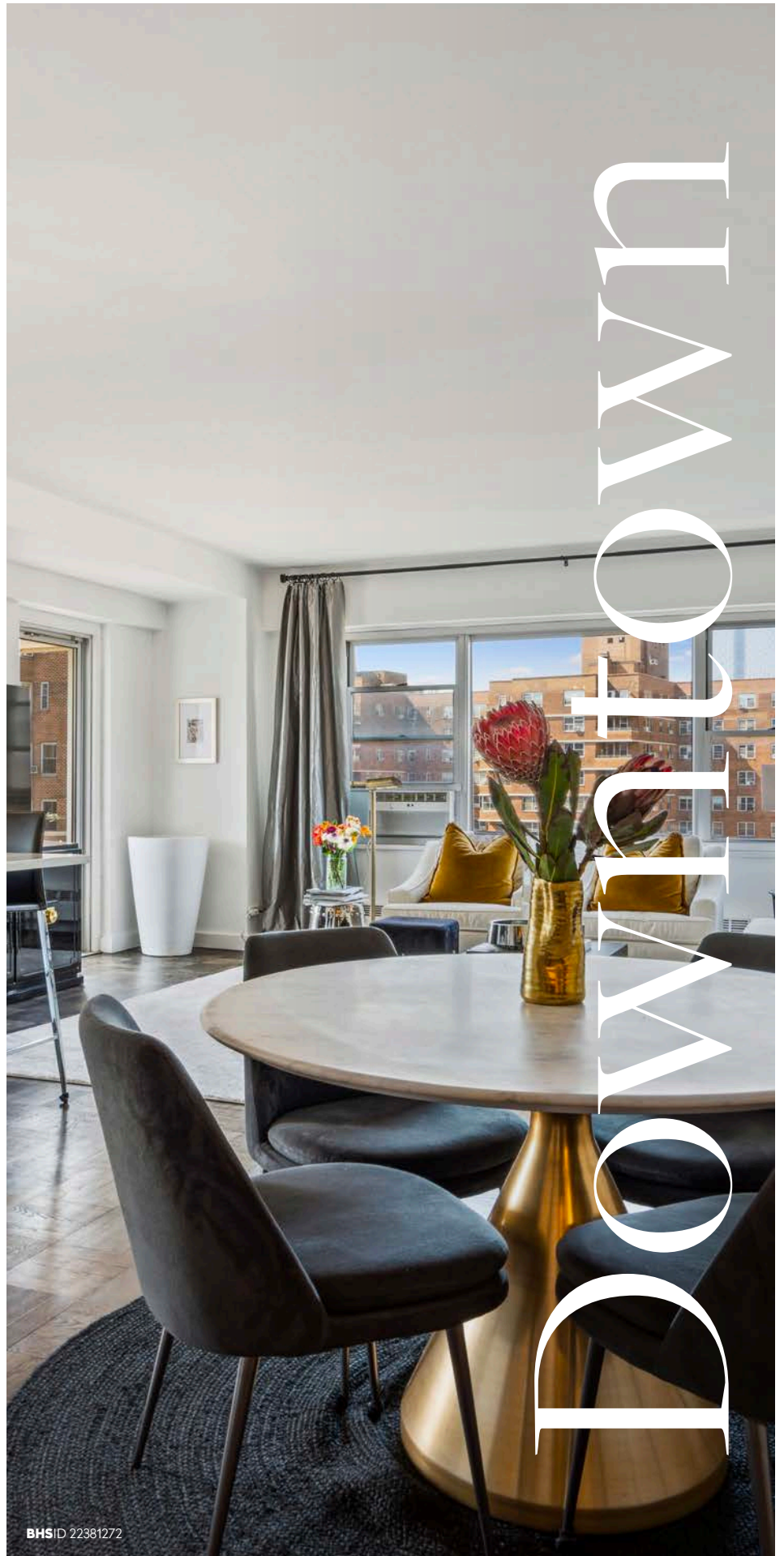
COOPERATIVES

	APRIL 2023		MARCH 2023		APRIL 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	71	6.6	61	4.8	94	4.5
1-Bedroom	124	5.3	119	4.7	141	4.1
2-Bedroom	52	4.7	46	9.9	68	4.5
3+Bedroom	33	15.2	29	3.9	27	5.1
Loft	30	11.3	33	12.4	23	3.8
All	310	6.2	288	5.4	353	4.3

APRIL 2023

Inventory Report

South of 14th Street

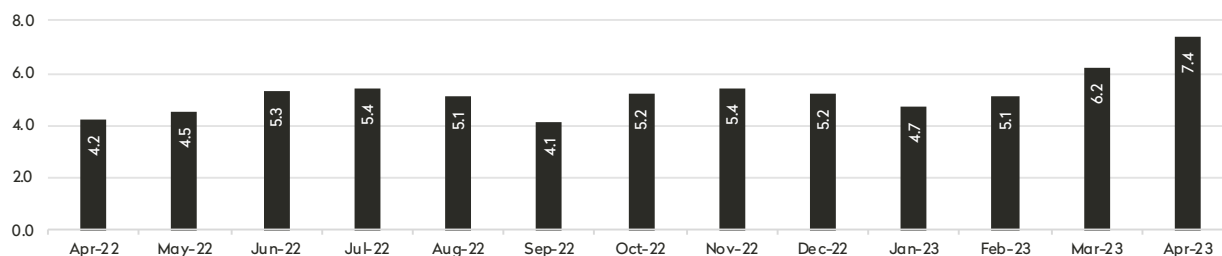


Southtown

BHSID 22381272



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2023		MARCH 2023		APRIL 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	77	9.6	68	8.0	69	4.5
1-Bedroom	207	6.3	177	5.5	245	4.9
2-Bedroom	249	10.8	224	8.5	265	4.1
3+Bedroom	245	12.3	226	12.2	222	5.6
Loft	61	9.4	51	8.1	74	4.0
All	839	9.3	746	8.1	875	4.6

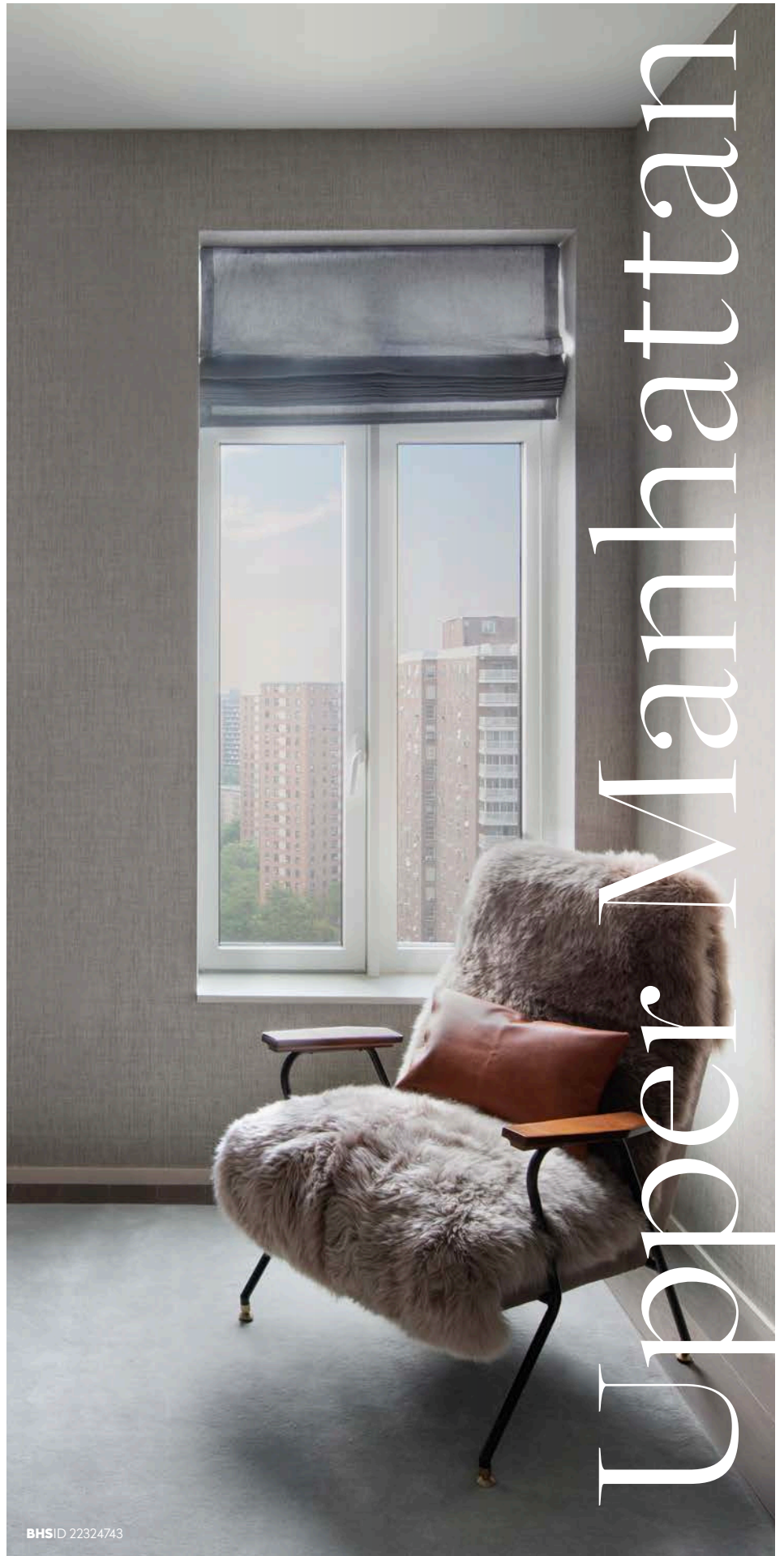
COOPERATIVES

	APRIL 2023		MARCH 2023		APRIL 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	64	4.6	64	4.3	76	3.5
1-Bedroom	158	4.6	158	4.0	162	3.5
2-Bedroom	104	5.3	89	3.7	95	3.1
3+Bedroom	58	6.7	67	6.1	58	5.4
Loft	58	8.1	51	7.3	50	4.2
All	442	5.3	429	4.4	441	3.6

APRIL 2023

Inventory Report

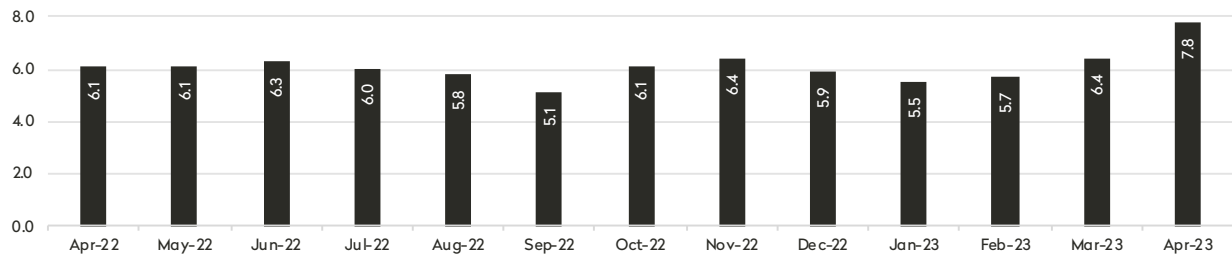
Generally North of 96th Street on the East Side, and 110th Street on the West Side



BHSID 22324743



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2023		MARCH 2023		APRIL 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	22	11.0	17	9.3	15	2.6
1-Bedroom	75	8.5	67	7.6	90	4.3
2-Bedroom	95	10.4	89	8.8	115	5.9
3+Bedroom	55	9.7	47	7.1	78	7.3
All	247	9.6	220	8.0	298	5.3

COOPERATIVES

	APRIL 2023		MARCH 2023		APRIL 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	13	4.1	12	4.2	21	7.0
1-Bedroom	84	6.2	70	4.9	115	7.3
2-Bedroom	116	7.0	101	5.7	157	7.9
3+Bedroom	64	7.4	45	5.7	52	5.6
All	277	6.6	228	5.3	345	7.2

Contact Us

APRIL 2023

Manhattan Inventory Report

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