

MAY 2022

Inventory Report

Mantattan



BHSID 21762348

BHS THE Craft OF Research

MAY 2022

Highlights

Manhattan had a 5.3-month supply of apartments for sale at the beginning of May, **up 3%** from the prior month.

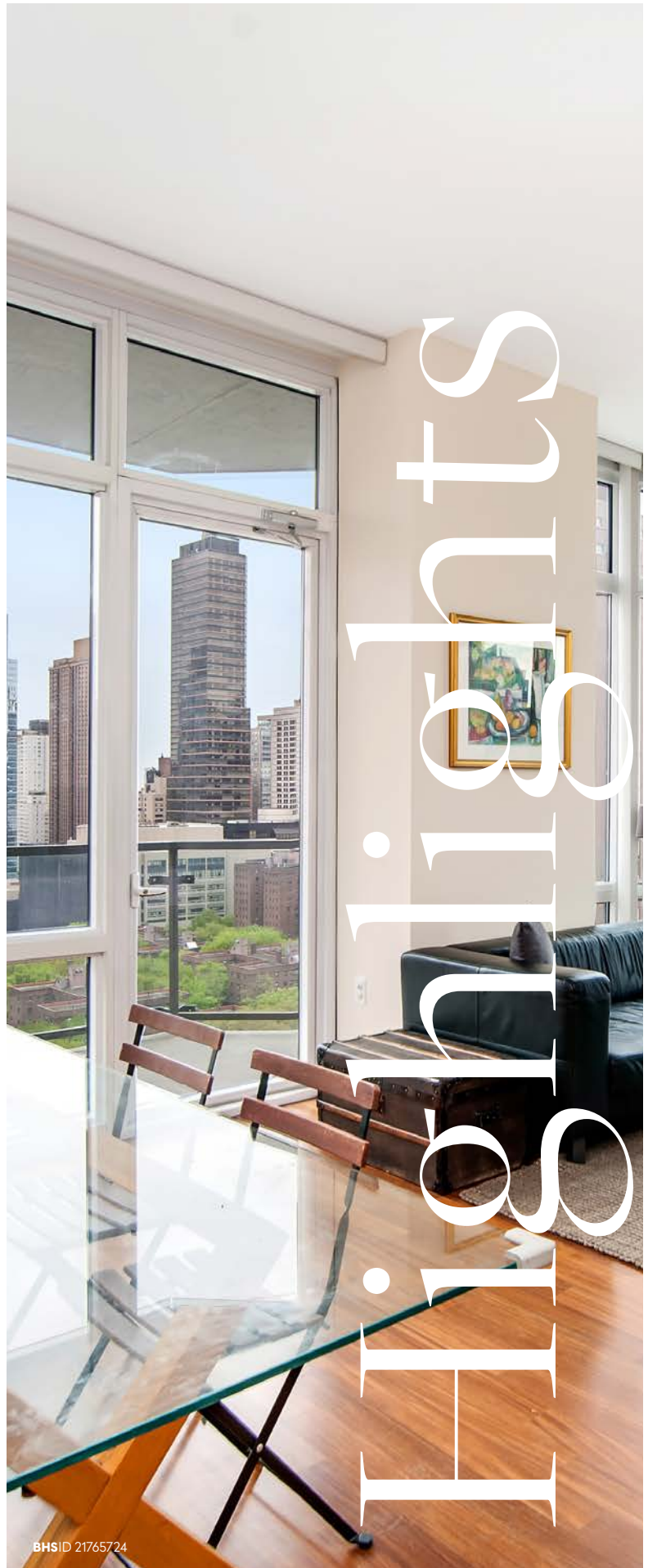
The months' supply of apartments ticked up 2% for condos and 4% for coops compared to April.

With a 4.2-month supply of apartments for sale, the West Side continues to be the tightest market.

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.



MAY 2022

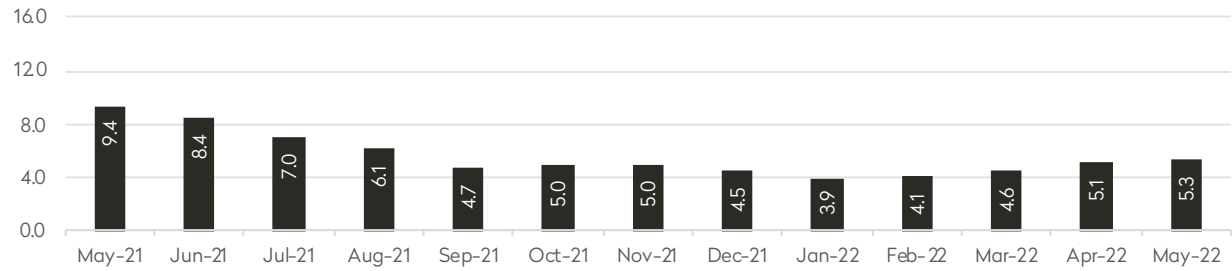
Inventory Report



BHSID 21763308



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2022		APRIL 2022		MAY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	251	4.8	230	4.6	318	10.9
1-Bedroom	975	4.6	925	4.5	1,078	8.6
2-Bedroom	1,118	5.2	1,059	5.1	1,229	8.8
3+Bedroom	1,087	7.6	1,015	7.4	1,270	13.9
Loft	101	4.5	102	4.8	129	7.9
All	3,532	5.5	3,331	5.4	4,024	10.0

COOPERATIVES

	MAY 2022		APRIL 2022		MAY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	520	4.1	523	4.2	700	9.9
1-Bedroom	1,241	4.7	1,179	4.6	1,345	7.6
2-Bedroom	995	5.1	939	4.9	1,097	7.9
3+Bedroom	784	7.2	705	6.6	890	13.1
Loft	97	5.0	80	4.2	135	9.2
All	3,637	5.1	3,426	4.9	4,167	8.9

MAY 2022

Inventory Report

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

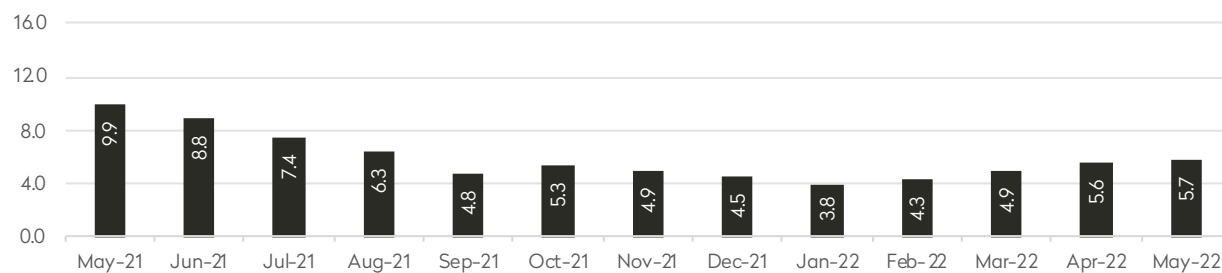


East Side

BHSID 21754817



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2022		APRIL 2022		MAY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	4.2	25	5.0	36	7.7
1-Bedroom	93	3.6	84	3.3	102	6.3
2-Bedroom	93	3.6	97	3.9	131	7.1
3+Bedroom	201	7.9	176	7.2	250	13.6
All	408	4.9	382	4.8	519	9.0

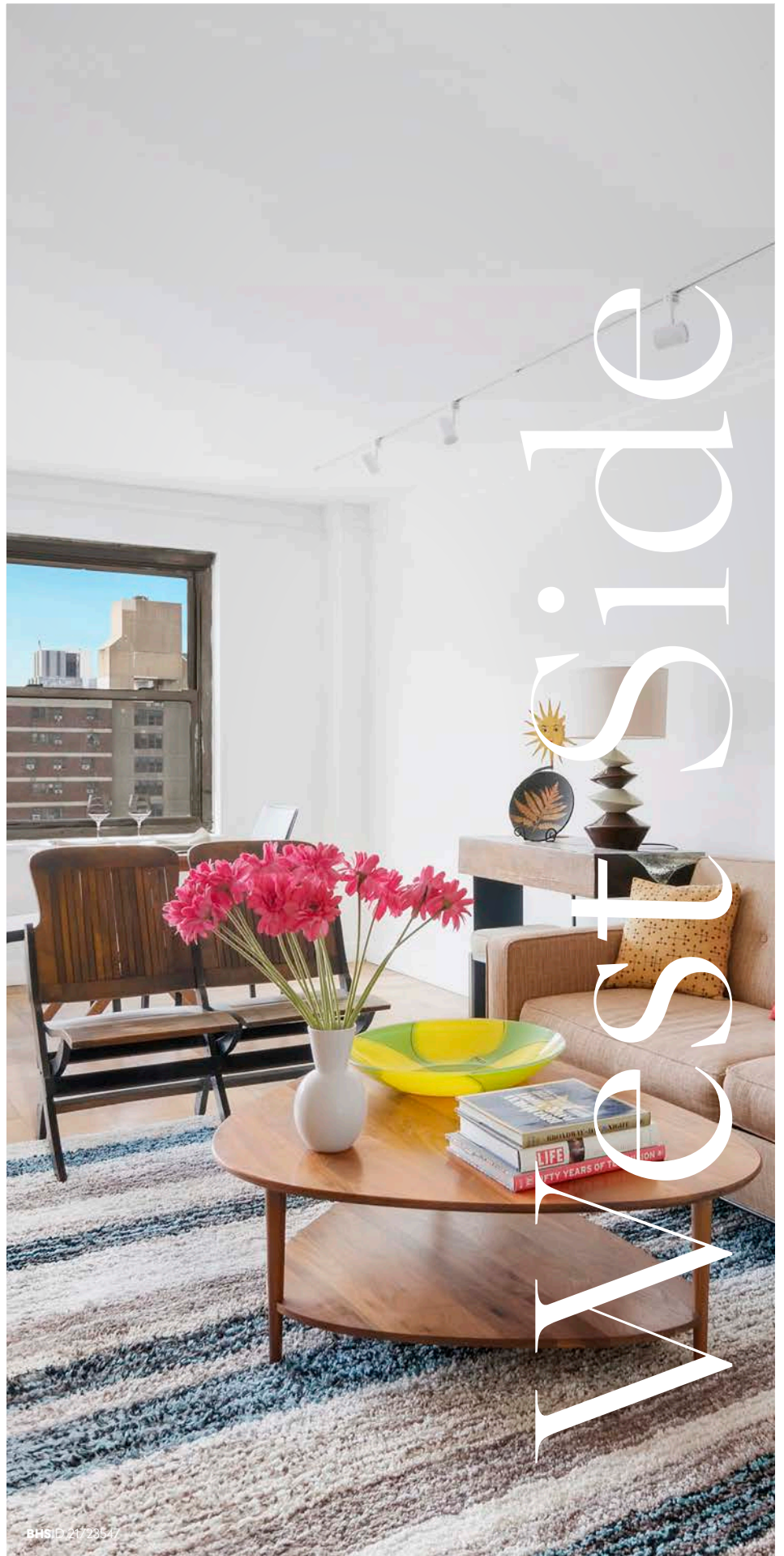
COOPERATIVES

	MAY 2022		APRIL 2022		MAY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	122	4.5	126	4.8	169	12.2
1-Bedroom	347	5.3	333	5.3	360	7.9
2-Bedroom	335	5.5	317	5.4	369	9.8
3+Bedroom	371	8.5	350	8.2	406	13.9
All	1,175	6.0	1,126	5.9	1,304	10.3

MAY 2022

Inventory Report

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

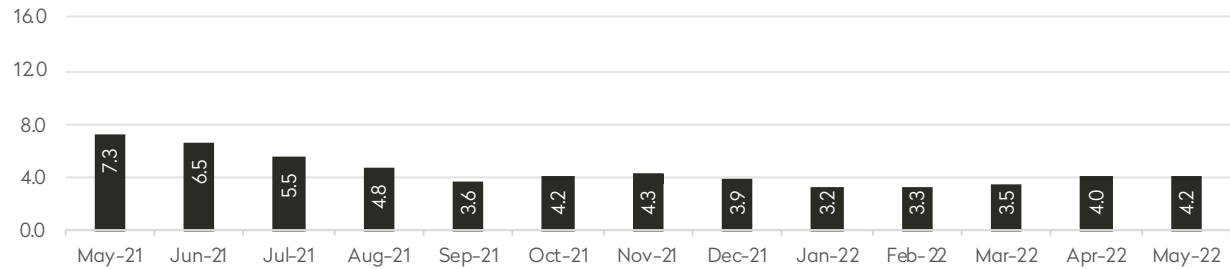


BHSID 21728547



BHSID 21757732

MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2022		APRIL 2022		MAY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	27	4.9	27	4.9	37	6.9
1-Bedroom	102	3.3	111	3.7	140	6.4
2-Bedroom	132	4.3	134	4.5	141	6.6
3+Bedroom	202	7.5	184	7.0	251	16.5
All	463	4.9	456	5.0	569	8.9

COOPERATIVES

	MAY 2022		APRIL 2022		MAY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	58	3.1	51	2.8	74	5.7
1-Bedroom	146	2.9	146	2.9	206	5.8
2-Bedroom	158	3.9	136	3.4	175	5.3
3+Bedroom	147	5.0	123	4.3	181	9.1
All	509	3.7	456	3.3	636	6.3

MAY 2022

Inventory Report

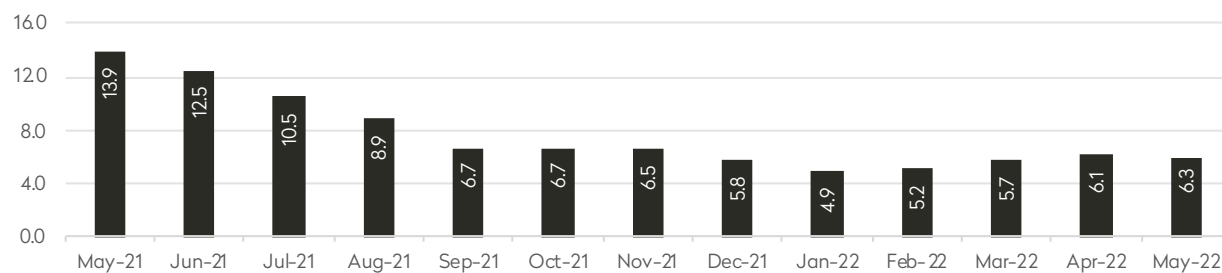
Generally 34th to 59th Street,
Fifth Avenue to the East River



Midtown East



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2022		APRIL 2022		MAY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	23	3.8	16	2.8	45	18.0
1-Bedroom	120	5.0	104	4.5	147	14.0
2-Bedroom	146	8.1	131	7.6	129	10.2
3+Bedroom	79	12.8	91	14.8	76	19.8
All	368	6.8	342	6.5	397	13.5

COOPERATIVES

	MAY 2022		APRIL 2022		MAY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	130	4.3	126	4.3	180	11.7
1-Bedroom	252	6.6	238	6.3	283	13.1
2-Bedroom	151	6.0	144	5.9	203	13.8
3+Bedroom	83	8.4	79	8.2	125	30.0
All	616	6.0	587	5.8	791	14.2

MAY 2022

Inventory Report

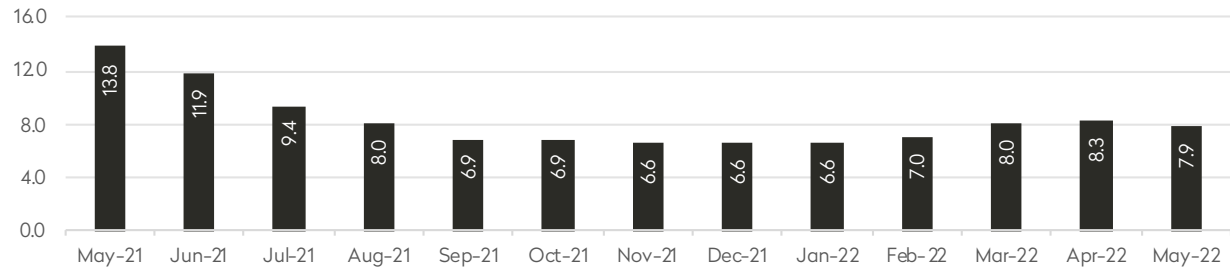
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 21646128



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2022		APRIL 2022		MAY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	51	7.0	50	6.8	54	18.0
1-Bedroom	168	8.5	166	9.2	180	13.0
2-Bedroom	151	8.9	144	9.1	147	12.1
3+Bedroom	110	9.9	113	10.8	128	26.5
All	480	8.7	473	9.2	509	15.0

COOPERATIVES

	MAY 2022		APRIL 2022		MAY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	4.6	29	5.8	31	9.3
1-Bedroom	50	4.8	47	4.5	66	11.3
2-Bedroom	28	7.0	25	6.5	40	12.0
3+Bedroom	17	25.5	17	25.5	14	10.5
All	119	5.9	118	5.9	151	10.9

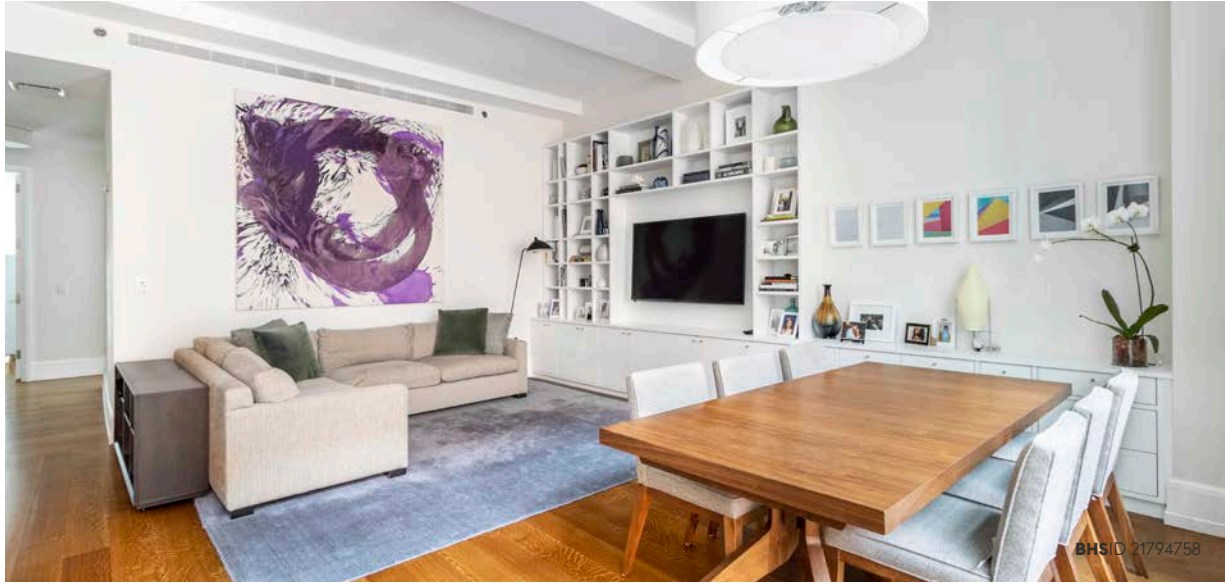
MAY 2022

Inventory Report

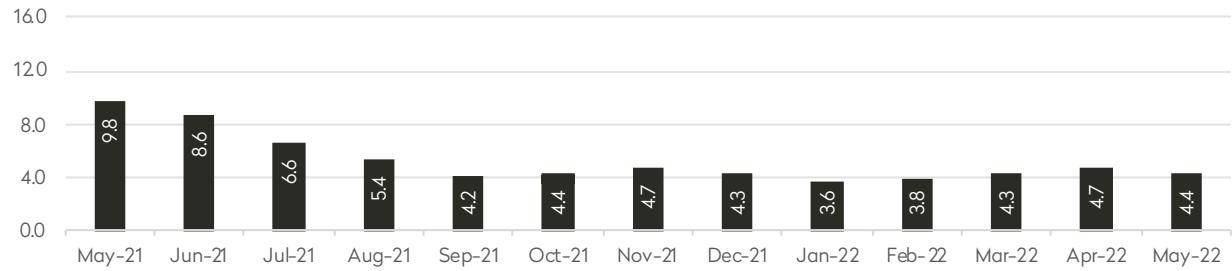
34th Street to 14th Street



BHSID 21757596



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2022		APRIL 2022		MAY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	22	3.7	28	4.9	30	8.2
1-Bedroom	137	3.5	125	3.4	160	9.0
2-Bedroom	192	5.3	173	5.0	202	9.8
3+Bedroom	166	8.0	153	7.8	200	20.0
Loft	27	8.5	26	9.8	26	8.7
All	544	5.2	505	5.1	618	11.2

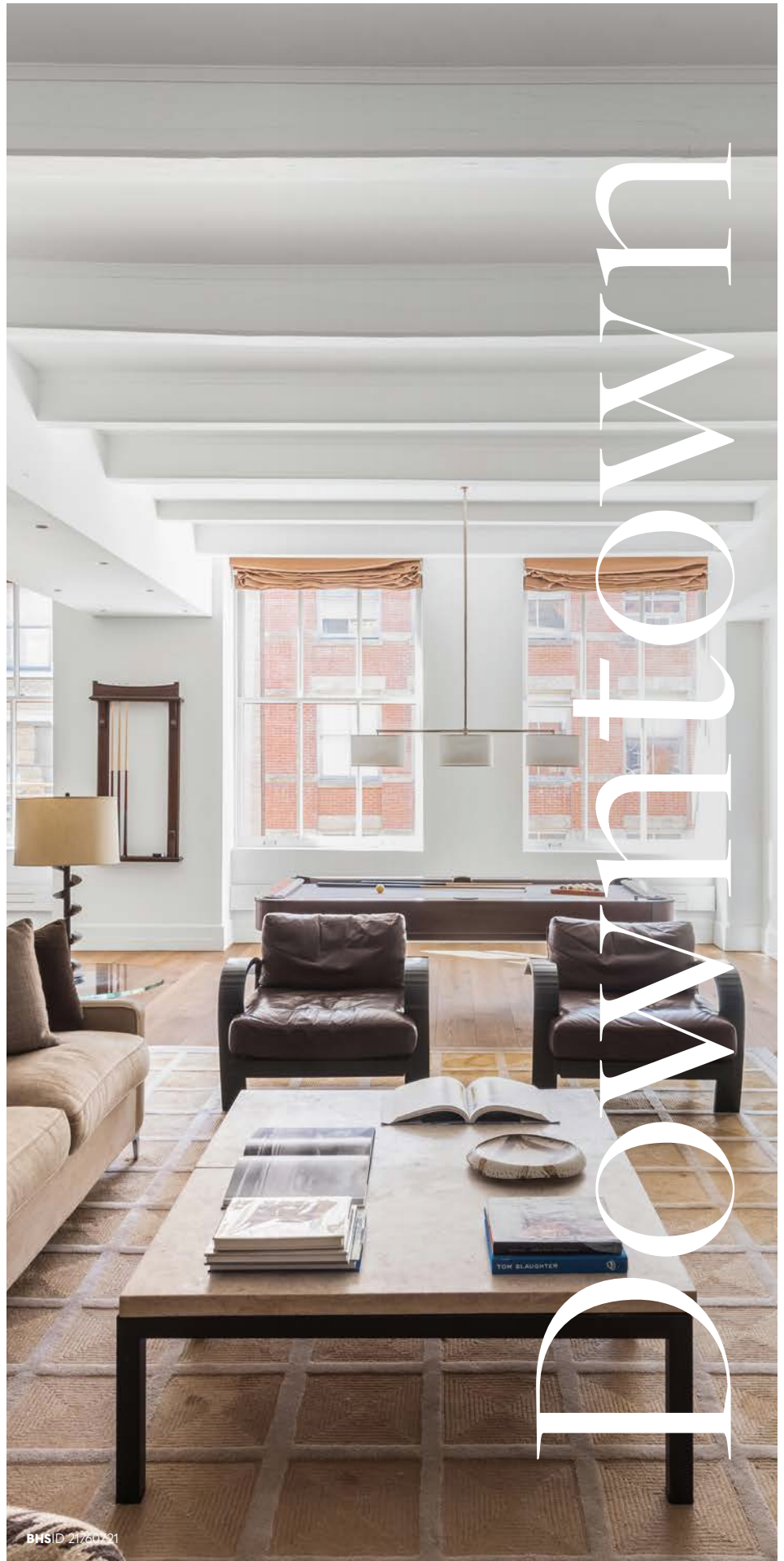
COOPERATIVES

	MAY 2022		APRIL 2022		MAY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	83	3.9	94	4.5	132	12.0
1-Bedroom	149	4.3	141	4.1	170	7.2
2-Bedroom	77	5.0	68	4.5	55	4.9
3+Bedroom	34	6.2	27	5.1	35	15.0
Loft	26	4.3	23	3.8	51	10.9
All	369	4.4	353	4.3	443	8.4

MAY 2022

Inventory Report

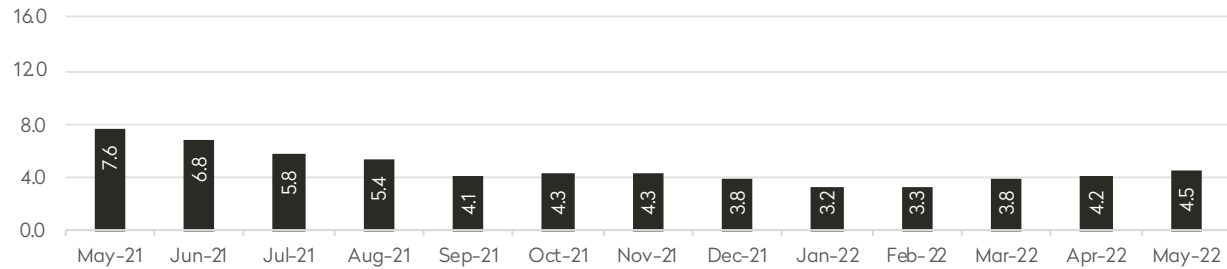
South of 14th Street



BHSID 21761121



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2022		APRIL 2022		MAY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	87	5.6	69	4.5	96	12.8
1-Bedroom	266	5.0	245	4.9	262	7.1
2-Bedroom	283	4.2	265	4.1	360	8.8
3+Bedroom	247	6.0	222	5.6	274	8.7
Loft	72	3.7	74	4.0	96	7.8
All	955	4.9	875	4.6	1,088	8.4

COOPERATIVES

	MAY 2022		APRIL 2022		MAY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	84	3.7	76	3.5	103	7.8
1-Bedroom	176	3.7	162	3.5	175	5.0
2-Bedroom	102	3.3	95	3.1	134	5.3
3+Bedroom	74	6.8	58	5.4	75	14.5
Loft	64	5.3	50	4.2	72	7.9
All	500	4.0	441	3.6	559	6.4

MAY 2022

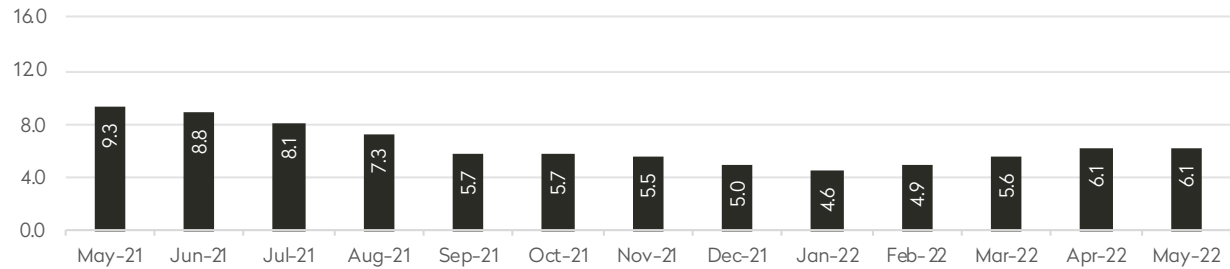
Inventory Report

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





MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2022		APRIL 2022		MAY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	20	3.0	15	2.6	20	8.0
1-Bedroom	89	4.1	90	4.3	90	10.2
2-Bedroom	121	6.2	115	5.9	123	8.6
3+Bedroom	84	7.6	78	7.3	91	11.4
All	314	5.3	298	5.3	324	9.6

COOPERATIVES

	MAY 2022		APRIL 2022		MAY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	19	6.0	21	7.0	12	10.3
1-Bedroom	125	7.7	115	7.3	90	9.0
2-Bedroom	146	7.2	157	7.9	126	9.1
3+Bedroom	59	6.3	52	5.6	55	8.5
All	349	7.1	345	7.2	283	9.0

Contact Us

MAY 2022

Manhattan Inventory Report

East Side

445 Park Avenue
New York, NY 10022
212-906-9200

West Side

1926 Broadway
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

770 Lexington Avenue, 10th Floor
New York, NY 10065
212-508-7200

SoHo

451 West Broadway
New York, NY 10012
212-381-4200

Tribeca

43 North Moore Street
New York, NY 10013
212-452-4500

Harlem

2169 Frederick Douglass Boulevard
New York, NY 10026
212-381-2570

Development Marketing

451 West Broadway
New York, NY 10012
212-521-5757

BHS Relocation Services

445 Park Avenue, 10th Floor
New York, NY 10022
212-381-6521

BHS THE Craft OF Research

Prepared by Lisa Rae Castrigno, SVP of Research, Brown Harris Stevens.

©2022 by Brown Harris Stevens. All Rights Reserved. This information may not be copied, used or distributed without Brown Harris Stevens' consent. While information is believed true, no guaranty is made of accuracy.