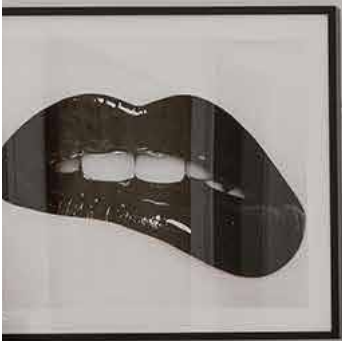


MAY 2023

Inventory Report

Malmatstan



Brown Harris Stevens THE Craft OF Research

MAY 2023

Highlights

The number of Manhattan apartments for sale **ROSE** to a 9.4-month supply in May, a **15%** increase from the prior month.

The months' supply was **10.0** months for condominiums, and **8.8** months for cooperatives.

Downtown from 34th to 14th Street remains the tightest market in Manhattan, at **7.7** months.

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 22444638

MAY 2023

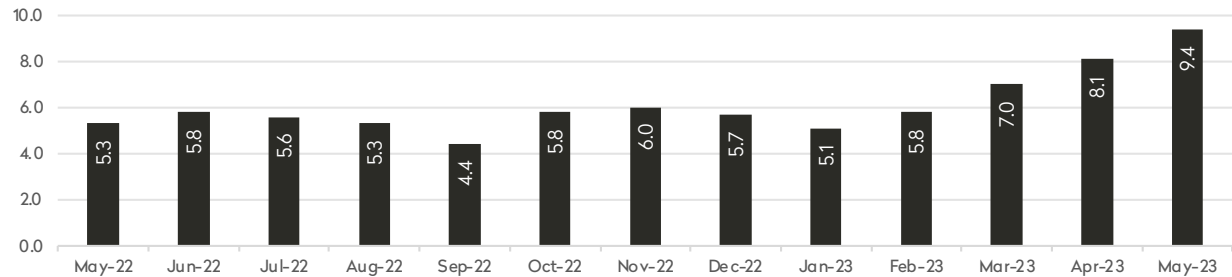
Inventory Report



BHSID 22450311



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2023		APRIL 2023		MAY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	261	6.9	249	7.0	251	4.8
1-Bedroom	960	7.6	856	6.4	975	4.6
2-Bedroom	1,195	11.0	1,126	10.3	1,118	5.2
3+Bedroom	1,202	13.3	1,094	12.4	1,087	7.6
Loft	112	14.3	94	12.3	101	4.5
All	3,730	10.0	3,419	9.1	3,532	5.5

COOPERATIVES

	MAY 2023		APRIL 2023		MAY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	469	6.5	419	5.4	520	4.1
1-Bedroom	1,241	7.3	1,094	6.1	1,241	4.7
2-Bedroom	1,061	9.2	940	7.8	995	5.1
3+Bedroom	910	14.2	788	11.8	784	7.2
Loft	115	11.3	96	9.3	97	5.0
All	3,796	8.8	3,337	7.3	3,637	5.1

MAY 2023

Inventory Report

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

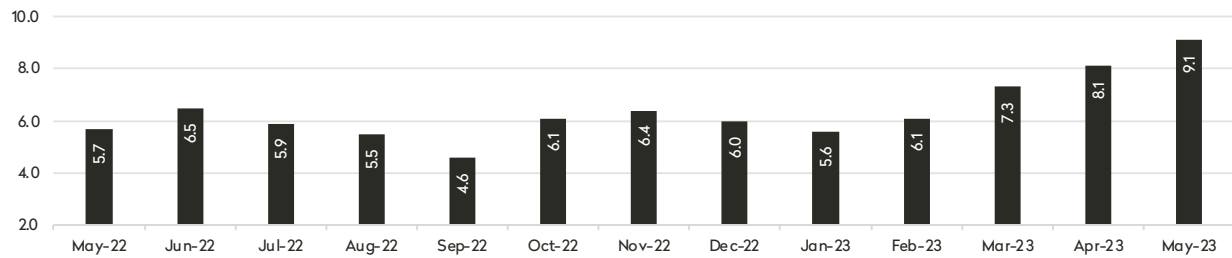


East Side

BHSID 22444423



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2023		APRIL 2023		MAY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	4.1	24	4.8	21	4.2
1-Bedroom	96	8.0	83	5.7	93	3.6
2-Bedroom	129	6.3	134	7.5	93	3.6
3+Bedroom	216	8.9	201	9.0	201	7.9
All	465	7.5	442	7.4	408	4.9

COOPERATIVES

	MAY 2023		APRIL 2023		MAY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	97	6.8	90	6.2	122	4.5
1-Bedroom	313	7.4	281	5.9	347	5.3
2-Bedroom	351	9.9	319	9.0	335	5.5
3+Bedroom	421	15.9	374	13.5	371	8.5
All	1,182	10.0	1,064	8.5	1,175	6.0

MAY 2023

Inventory Report

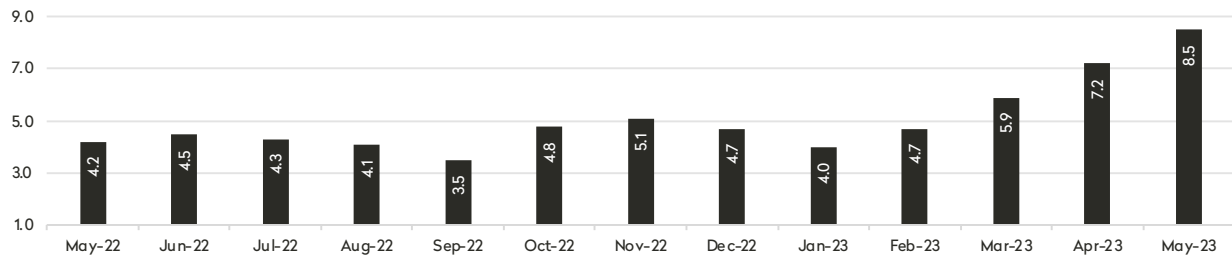
Generally 59th Street to 110th Street,
Hudson River to West of Fifth Avenue



BHSID 22432430



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2023		APRIL 2023		MAY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	29	7.3	27	6.5	27	4.9
1-Bedroom	109	7.3	107	6.4	102	3.3
2-Bedroom	146	10.6	124	8.5	132	4.3
3+Bedroom	201	11.3	198	11.5	202	7.5
All	485	9.6	456	8.6	463	4.9

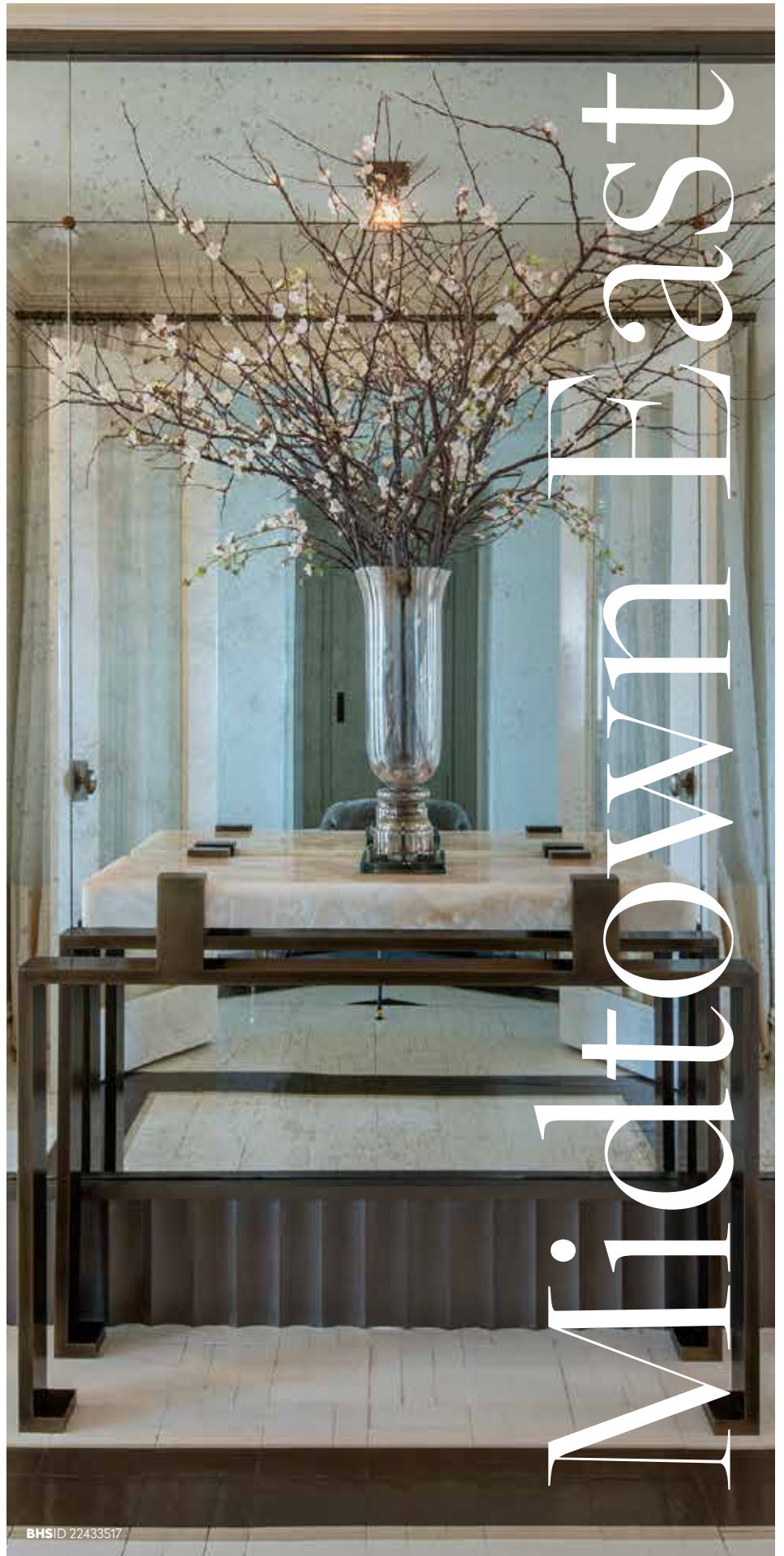
COOPERATIVES

	MAY 2023		APRIL 2023		MAY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	70	6.1	61	4.8	58	3.1
1-Bedroom	196	6.2	160	4.7	146	2.9
2-Bedroom	186	8.0	165	6.7	158	3.9
3+Bedroom	184	12.4	150	10.3	147	5.0
All	636	7.8	536	6.2	509	3.7

MAY 2023

Inventory Report

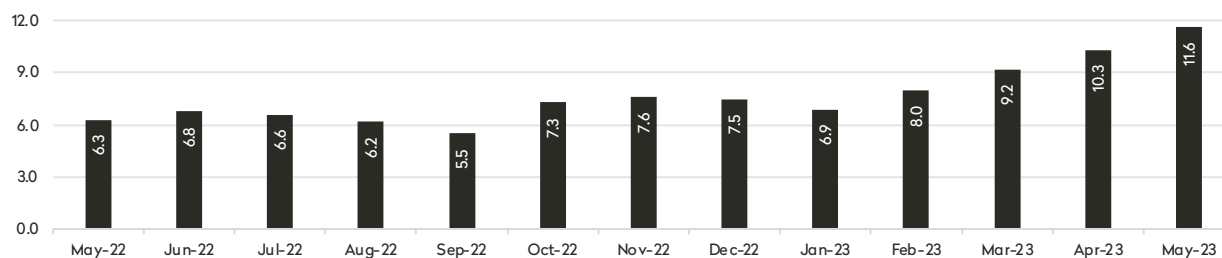
Generally 34th to 59th Street,
Fifth Avenue to the East River



BHSID 22433517



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2023		APRIL 2023		MAY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	34	9.7	31	6.2	23	3.8
1-Bedroom	121	7.4	103	6.2	120	5.0
2-Bedroom	161	18.2	142	16.1	146	8.1
3+Bedroom	119	23.0	111	23.0	79	12.8
All	435	12.9	387	11.0	368	6.8

COOPERATIVES

	MAY 2023		APRIL 2023		MAY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	108	5.8	99	4.8	130	4.3
1-Bedroom	254	10.7	236	10.6	252	6.6
2-Bedroom	164	14.5	150	13.2	151	6.0
3+Bedroom	108	22.3	95	19.7	83	8.4
All	634	10.9	580	9.8	616	6.0

MAY 2023

Inventory Report

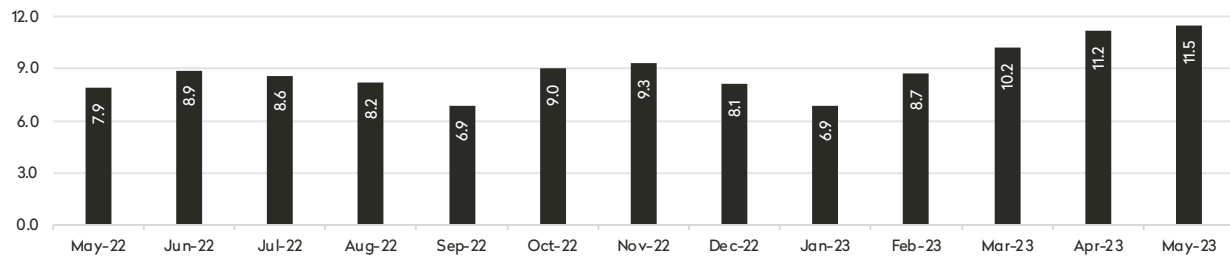
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 21992694



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2023		APRIL 2023		MAY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	42	6.5	40	6.3	51	7.0
1-Bedroom	185	11.8	177	11.3	168	8.5
2-Bedroom	181	13.1	178	13.2	151	8.9
3+Bedroom	117	14.3	113	13.8	110	9.9
All	525	11.9	508	11.6	480	8.7

COOPERATIVES

	MAY 2023		APRIL 2023		MAY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	19	8.8	20	8.6	24	4.6
1-Bedroom	50	9.1	48	8.7	50	4.8
2-Bedroom	29	11.6	23	9.2	28	7.0
3+Bedroom	12	12.0	10	20.0	17	25.5
All	110	9.9	101	9.3	119	5.9

MAY 2023

Inventory Report

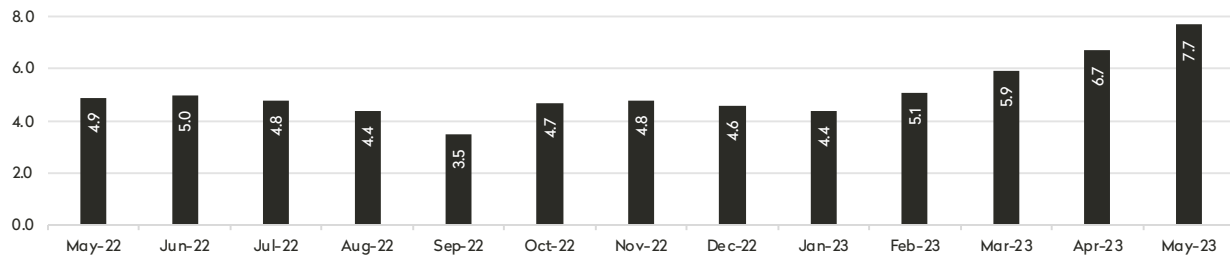
34th Street to 14th Street



BHSID 21982715



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2023		APRIL 2023		MAY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	4.7	24	4.6	22	3.7
1-Bedroom	105	3.7	87	3.1	137	3.5
2-Bedroom	183	8.8	184	8.4	192	5.3
3+Bedroom	167	15.4	148	13.9	166	8.0
Loft	37	31.7	31	37.2	27	8.5
All	518	7.8	474	7.1	544	5.2

COOPERATIVES

	MAY 2023		APRIL 2023		MAY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	79	8.3	71	6.6	83	3.9
1-Bedroom	148	6.7	124	5.3	149	4.3
2-Bedroom	58	5.4	52	4.7	77	5.0
3+Bedroom	43	16.1	33	15.2	34	6.2
Loft	37	14.8	30	11.3	26	4.3
All	365	7.7	310	6.2	369	4.4

MAY 2023

Inventory Report

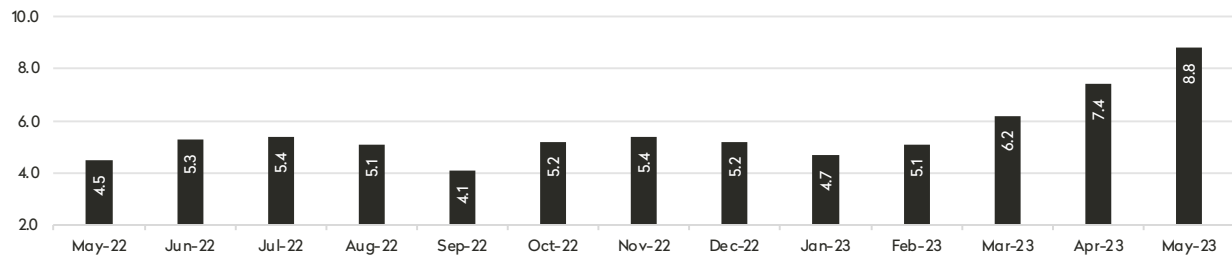
South of 14th Street



BHSID 22364124



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2023		APRIL 2023		MAY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	79	7.9	77	9.6	87	5.6
1-Bedroom	243	7.9	207	6.3	266	5.0
2-Bedroom	264	11.2	249	10.8	283	4.2
3+Bedroom	286	14.3	245	12.3	247	6.0
Loft	73	11.5	61	9.4	72	3.7
All	945	10.4	839	9.3	955	4.9

COOPERATIVES

	MAY 2023		APRIL 2023		MAY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	83	6.6	64	4.6	84	3.7
1-Bedroom	194	5.9	158	4.6	176	3.7
2-Bedroom	125	6.4	104	5.3	102	3.3
3+Bedroom	74	10.6	58	6.7	74	6.8
Loft	69	10.1	58	8.1	64	5.3
All	545	6.9	442	5.3	500	4.0

MAY 2023

Inventory Report

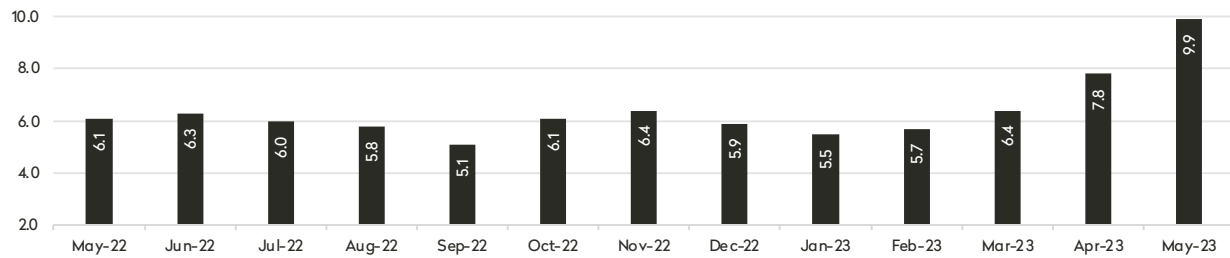
Generally North of 96th Street on the East Side, and 110th Street on the West Side



BHSID 19382904



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2023		APRIL 2023		MAY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	9.6	22	11.0	20	3.0
1-Bedroom	84	10.1	75	8.5	89	4.1
2-Bedroom	113	14.7	95	10.4	121	6.2
3+Bedroom	74	15.9	55	9.7	84	7.6
All	295	12.7	247	9.6	314	5.3

COOPERATIVES

	MAY 2023		APRIL 2023		MAY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	12	3.4	13	4.1	19	6.0
1-Bedroom	81	6.6	84	6.2	125	7.7
2-Bedroom	140	10.5	116	7.0	146	7.2
3+Bedroom	66	8.8	64	7.4	59	6.3
All	299	8.2	277	6.6	349	7.1

Contact Us

MAY 2023

Manhattan Inventory Report

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1934 Broadway
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212-588-5600

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BHS THE Craft OF Research

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