

JUNE 2023

Inventory Report

Manhattan



Brown Harris Stevens THE Craft OF Research

JUNE 2023

Highlights

After rising for the last three months, the supply of apartments for sale in Manhattan **declined 2%** to 9.2 months.

The months' supply for both co-ops and condos **dipped slightly** from May.

At 8.0-months, 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 22480906

JUNE 2023

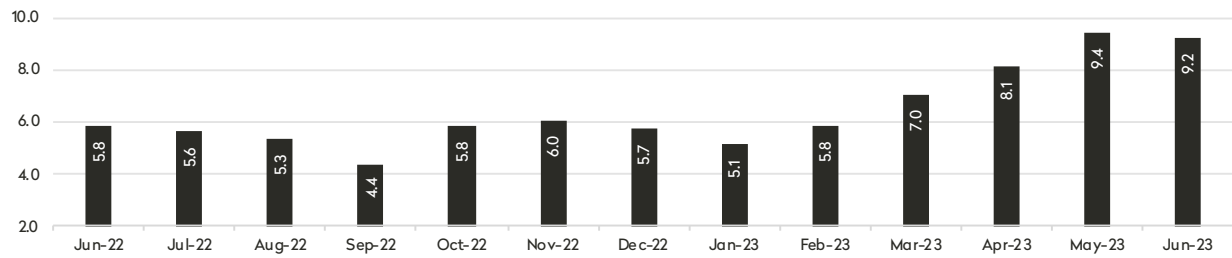
Inventory Report



BHSID 22394381



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2023		MAY 2023		JUNE 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	255	6.5	261	6.9	247	5.1
1-Bedroom	957	7.5	960	7.6	1,075	5.3
2-Bedroom	1,231	10.8	1,195	11.0	1,172	5.7
3+Bedroom	1,229	13.3	1,202	13.3	1,150	8.1
Loft	111	12.3	112	14.3	119	5.8
All	3,783	9.9	3,730	10.0	3,763	6.1

COOPERATIVES

	JUNE 2023		MAY 2023		JUNE 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	471	6.2	469	6.5	528	4.4
1-Bedroom	1,227	7.2	1,241	7.3	1,302	5.2
2-Bedroom	1,122	9.2	1,061	9.2	1,034	5.6
3+Bedroom	930	13.3	910	14.2	804	7.6
Loft	112	10.5	115	11.3	110	5.5
All	3,862	8.6	3,796	8.8	3,778	5.6

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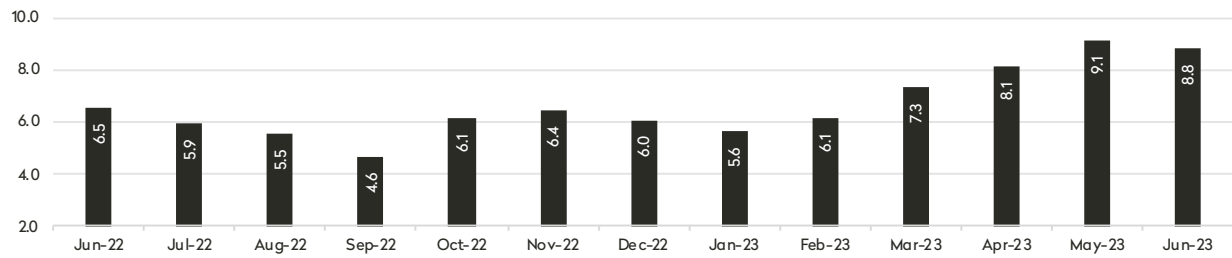
Generally 59th Street to 96th Street,
Fifth Avenue to the East River



BHSID 22537031



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2023		MAY 2023		JUNE 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	22	3.7	24	4.1	16	4.6
1-Bedroom	97	8.4	96	8.0	99	4.2
2-Bedroom	130	6.2	129	6.3	114	4.4
3+Bedroom	213	8.7	216	8.9	214	8.1
All	462	7.4	465	7.5	443	5.6

COOPERATIVES

	JUNE 2023		MAY 2023		JUNE 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	105	6.2	97	6.8	121	5.1
1-Bedroom	298	7.2	313	7.4	387	6.3
2-Bedroom	363	9.6	351	9.9	349	6.6
3+Bedroom	435	14.6	421	15.9	396	9.1
All	1,201	9.5	1,182	10.0	1,253	6.9

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Inventory Report

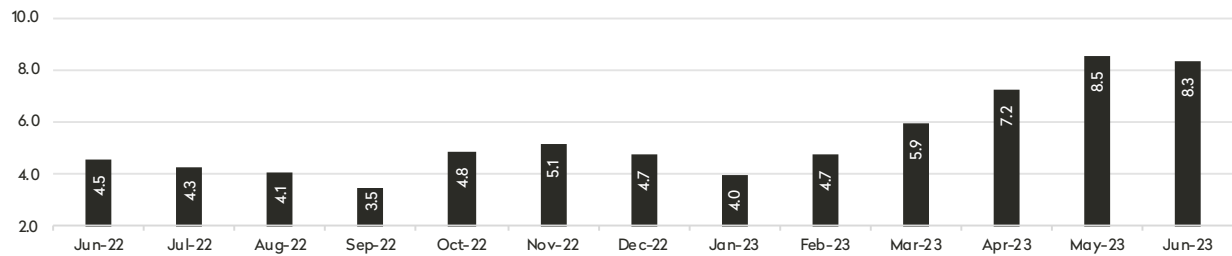
Generally 59th Street to 110th Street,
Hudson River to West of Fifth Avenue



BHSID 22437986



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2023		MAY 2023		JUNE 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	33	7.3	29	7.3	24	4.6
1-Bedroom	110	6.9	109	7.3	117	4.1
2-Bedroom	155	9.7	146	10.6	146	5.2
3+Bedroom	201	11.2	201	11.3	210	7.3
All	499	9.2	485	9.6	497	5.5

COOPERATIVES

	JUNE 2023		MAY 2023		JUNE 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	75	5.8	70	6.1	69	3.7
1-Bedroom	186	6.0	196	6.2	156	3.0
2-Bedroom	200	8.3	186	8.0	154	3.9
3+Bedroom	195	11.1	184	12.4	137	5.0
All	656	7.7	636	7.8	516	3.8

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Inventory Report

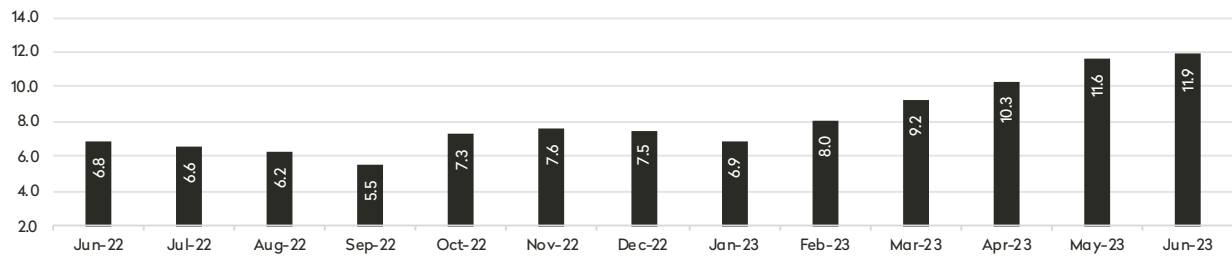
Generally 34th to 59th Street,
Fifth Avenue to the East River



BHSID 22522479



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2023		MAY 2023		JUNE 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	29	7.9	34	9.7	25	3.8
1-Bedroom	111	7.5	121	7.4	140	6.3
2-Bedroom	157	15.7	161	18.2	153	8.4
3+Bedroom	120	31.3	119	23.0	91	15.2
All	417	12.9	435	12.9	409	7.7

COOPERATIVES

	JUNE 2023		MAY 2023		JUNE 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	113	6.8	108	5.8	133	4.9
1-Bedroom	253	10.3	254	10.7	238	6.3
2-Bedroom	191	14.1	164	14.5	158	6.7
3+Bedroom	111	25.6	108	22.3	97	9.7
All	668	11.3	634	10.9	626	6.3

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Inventory Report

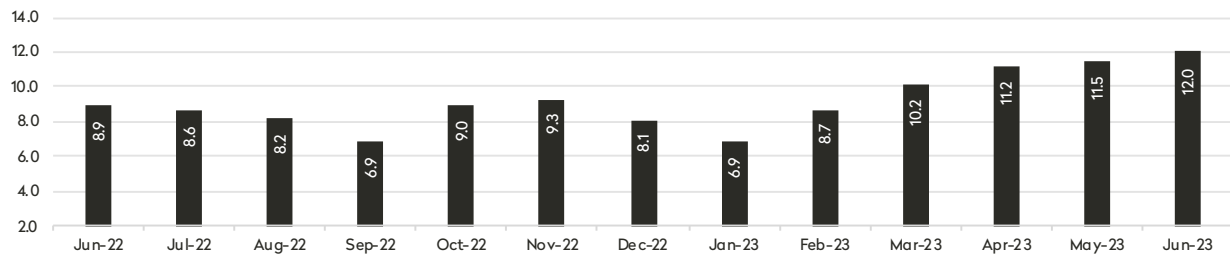
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 22478208



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2023		MAY 2023		JUNE 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	36	6.4	42	6.5	57	10.1
1-Bedroom	176	12.6	185	11.8	181	9.6
2-Bedroom	175	15.2	181	13.1	157	10.0
3+Bedroom	122	15.3	117	14.3	121	9.7
All	509	13.0	525	11.9	516	9.8

COOPERATIVES

	JUNE 2023		MAY 2023		JUNE 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	16	6.9	19	8.8	31	6.9
1-Bedroom	50	8.3	50	9.1	52	5.2
2-Bedroom	33	11.0	29	11.6	35	6.8
3+Bedroom	14	12.0	12	12.0	15	30.0
All	113	9.0	110	9.9	133	6.6

JUNE 2023

Inventory Report

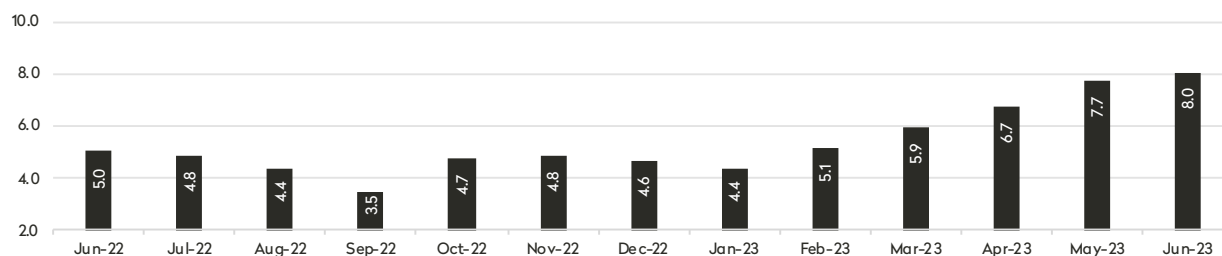
34th Street to 14th Street



BHSID 22472764



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2023		MAY 2023		JUNE 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	29	5.3	26	4.7	24	4.2
1-Bedroom	109	4.0	105	3.7	153	3.8
2-Bedroom	198	8.9	183	8.8	200	5.1
3+Bedroom	181	14.9	167	15.4	177	8.2
Loft	32	32.0	37	31.7	30	10.6
All	549	8.1	518	7.8	584	5.3

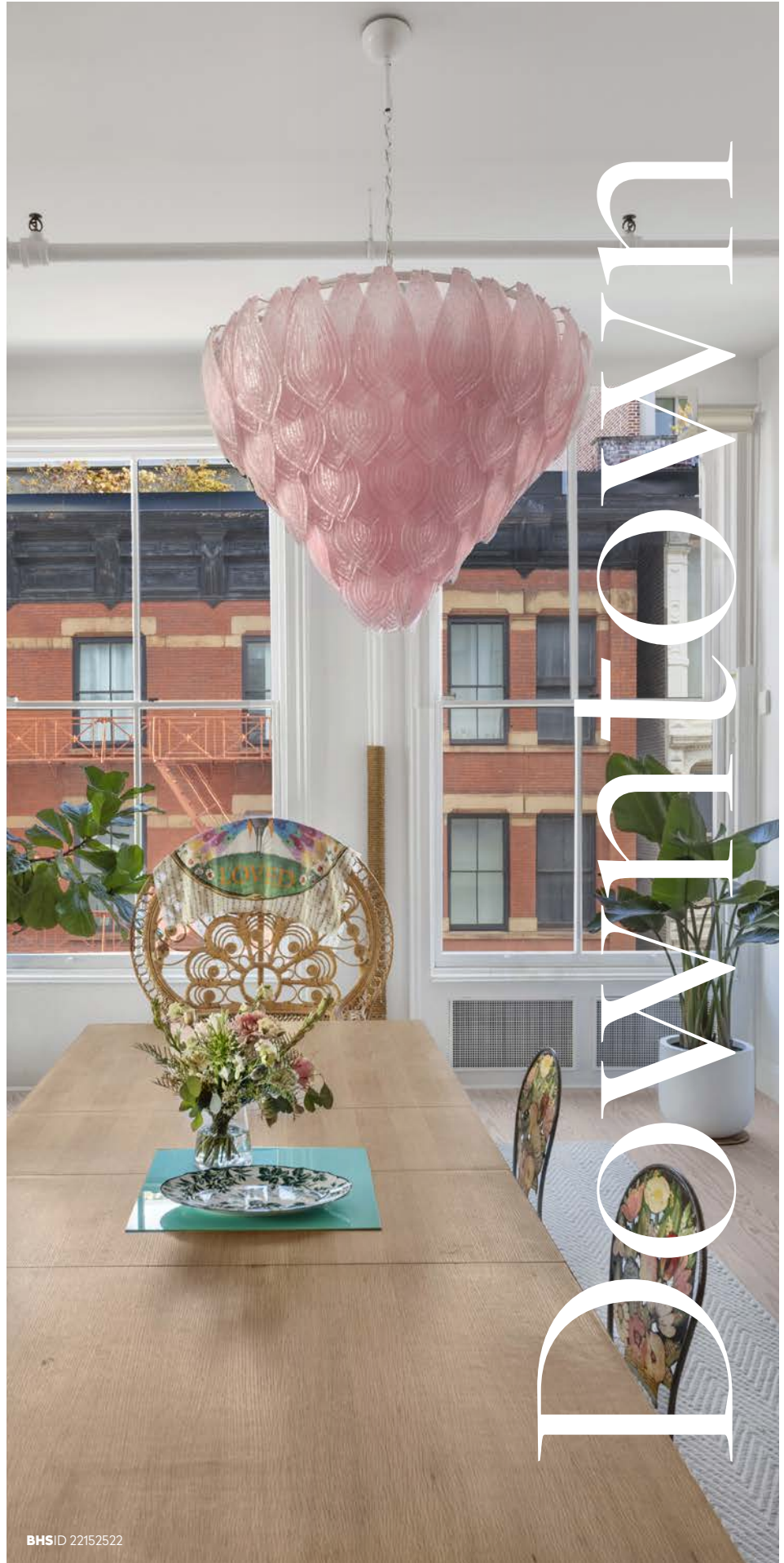
COOPERATIVES

	JUNE 2023		MAY 2023		JUNE 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	69	6.6	79	8.3	74	3.4
1-Bedroom	160	7.4	148	6.7	161	4.8
2-Bedroom	67	6.5	58	5.4	77	5.1
3+Bedroom	35	14.0	43	16.1	39	7.5
Loft	39	14.6	37	14.8	27	4.3
All	370	7.8	365	7.7	378	4.6

JUNE 2023

Inventory Report

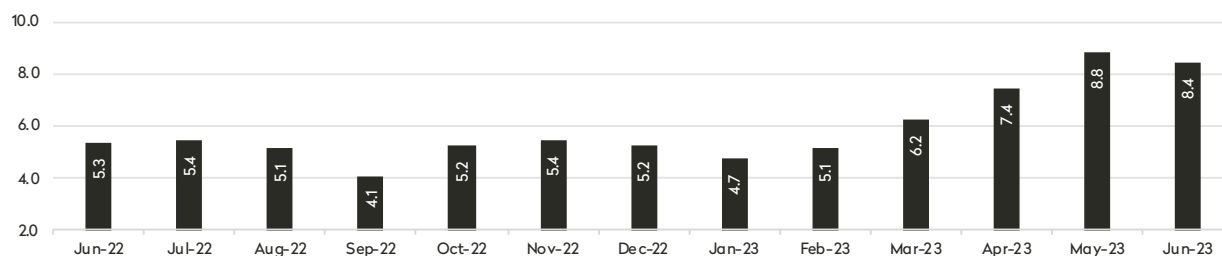
South of 14th Street



BHSID 22152522



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2023		MAY 2023		JUNE 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	81	6.8	79	7.9	83	5.9
1-Bedroom	248	7.2	243	7.9	300	6.0
2-Bedroom	288	11.4	264	11.2	284	4.8
3+Bedroom	289	13.3	286	14.3	256	7.3
Loft	77	9.8	73	11.5	87	4.9
All	983	9.7	945	10.4	1,010	5.7

COOPERATIVES

	JUNE 2023		MAY 2023		JUNE 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	79	5.9	83	6.6	79	3.8
1-Bedroom	197	5.6	194	5.9	179	4.1
2-Bedroom	130	6.6	125	6.4	114	4.0
3+Bedroom	77	10.7	74	10.6	67	7.1
Loft	65	9.8	69	10.1	77	6.4
All	548	6.7	545	6.9	516	4.5

JUNE 2023

Inventory Report

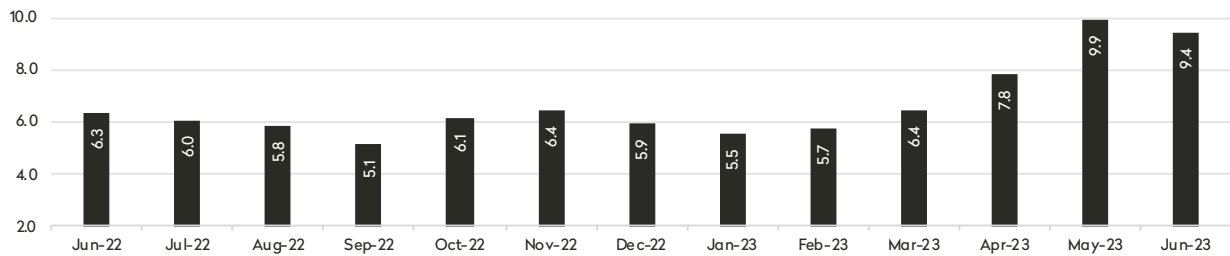
Generally North of 96th Street on the East Side, and 110th Street on the West Side



BHSID 22344643



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2023		MAY 2023		JUNE 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	22	10.2	24	9.6	18	2.3
1-Bedroom	89	9.5	84	10.1	85	4.0
2-Bedroom	109	13.1	113	14.7	118	6.1
3+Bedroom	80	17.8	74	15.9	83	6.9
All	300	12.3	295	12.7	304	5.0

COOPERATIVES

	JUNE 2023		MAY 2023		JUNE 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	13	3.3	12	3.4	21	7.0
1-Bedroom	80	6.7	81	6.6	131	9.6
2-Bedroom	128	9.3	140	10.5	150	8.2
3+Bedroom	59	7.7	66	8.8	54	5.9
All	280	7.5	299	8.2	356	8.1

Contact Us

JUNE 2023

Manhattan Inventory Report

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BHS THE Craft OF Research

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