

JULY 2022

Inventory Report

Manhattan



BHSID 21855624

JULY 2022

Highlights

Manhattan had a 5.6-month supply of apartments for sale in July, down from 5.8 months in June.

The months' supply for condos **ticked up 3%** from a year ago, while co-ops declined 8%.

With just a 4.3-month supply of apartments for sale, the West Side is Manhattan's 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.



BHSID 21861439

JULY 2022

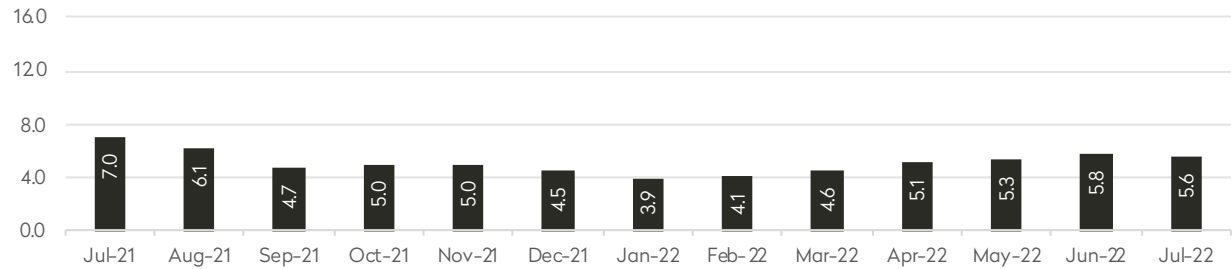
Inventory Report



BHSID 19483341



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2022		JUNE 2022		JULY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	258	5.4	247	5.1	312	8.0
1-Bedroom	1,123	5.5	1,075	5.3	1,056	6.4
2-Bedroom	1,208	5.8	1,172	5.7	1,221	6.6
3+Bedroom	1,180	8.2	1,150	8.1	1,275	11.5
Loft	113	5.8	119	5.8	127	6.5
All	3,882	6.2	3,763	6.1	3,991	7.7

COOPERATIVES

	JULY 2022		JUNE 2022		JULY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	507	4.2	528	4.4	672	7.1
1-Bedroom	1,323	4.8	1,302	5.2	1,305	5.8
2-Bedroom	1,008	5.2	1,034	5.6	1,032	5.7
3+Bedroom	763	6.7	804	7.6	841	9.4
Loft	94	4.7	110	5.5	117	5.9
All	3,695	5.1	3,778	5.6	3,967	6.5

JULY 2022

Inventory Report

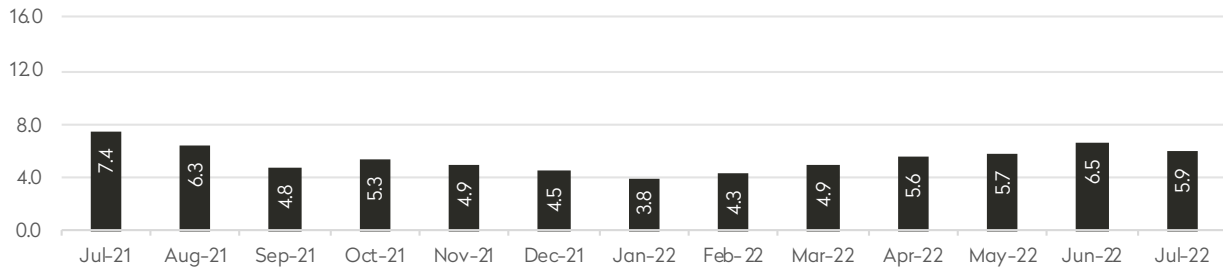
Generally 59th Street to 96th Street,
Fifth Avenue to the East River



BHSID 21912122



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2022		JUNE 2022		JULY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	5.5	16	4.6	34	5.7
1-Bedroom	102	4.6	99	4.2	100	4.8
2-Bedroom	122	4.8	114	4.4	126	5.7
3+Bedroom	217	8.0	214	8.1	260	10.3
All	462	5.9	443	5.6	520	7.0

COOPERATIVES

	JULY 2022		JUNE 2022		JULY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	108	4.3	121	5.1	174	8.7
1-Bedroom	373	5.6	387	6.3	334	6.1
2-Bedroom	336	6.0	349	6.6	338	6.5
3+Bedroom	355	7.2	396	9.1	390	10.7
All	1,172	6.0	1,253	6.9	1,236	7.6

JULY 2022

Inventory Report

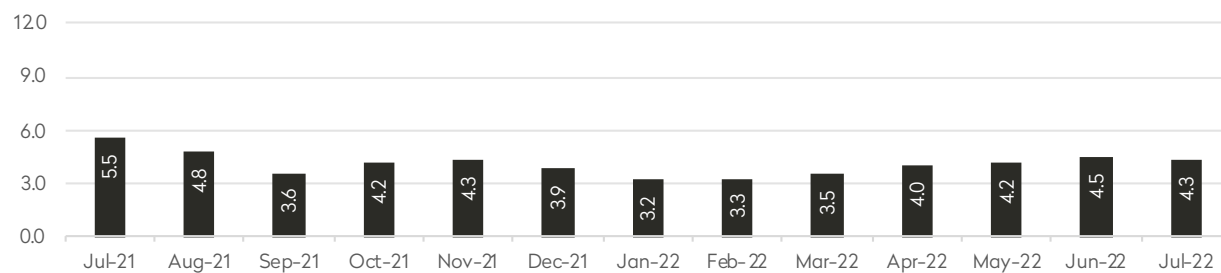
Generally 59th Street to 110th Street,
Hudson River to West of Fifth Avenue



BHSID 21545252



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2022		JUNE 2022		JULY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	19	3.0	24	4.6	33	5.1
1-Bedroom	106	3.7	117	4.1	134	4.8
2-Bedroom	148	5.6	146	5.2	141	5.3
3+Bedroom	207	7.2	210	7.3	252	14.3
All	480	5.3	497	5.5	560	7.1

COOPERATIVES

	JULY 2022		JUNE 2022		JULY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	76	4.3	69	3.7	76	4.3
1-Bedroom	170	3.0	156	3.0	189	4.3
2-Bedroom	150	3.5	154	3.9	171	3.8
3+Bedroom	134	4.8	137	5.0	151	6.2
All	530	3.7	516	3.8	587	4.5

JULY 2022

Inventory Report

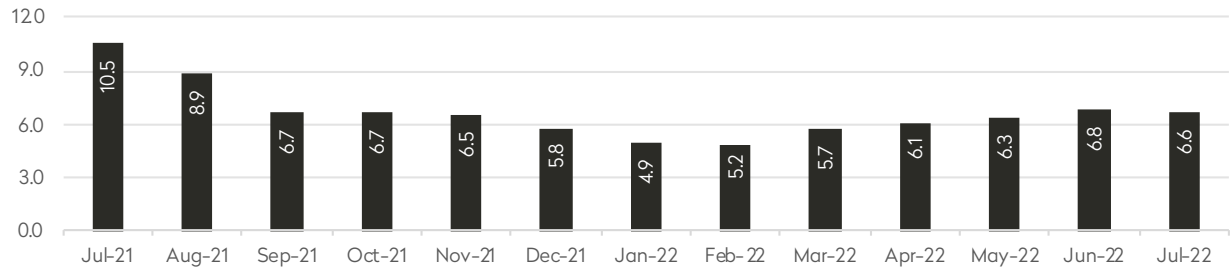
Generally 34th to 59th Street,
Fifth Avenue to the East River



BHSID 20386299



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2022		JUNE 2022		JULY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	30	5.5	25	3.8	38	9.1
1-Bedroom	142	6.5	140	6.3	141	9.6
2-Bedroom	159	8.0	153	8.4	154	9.9
3+Bedroom	91	16.1	91	15.2	80	20.0
All	422	8.0	409	7.7	413	10.8

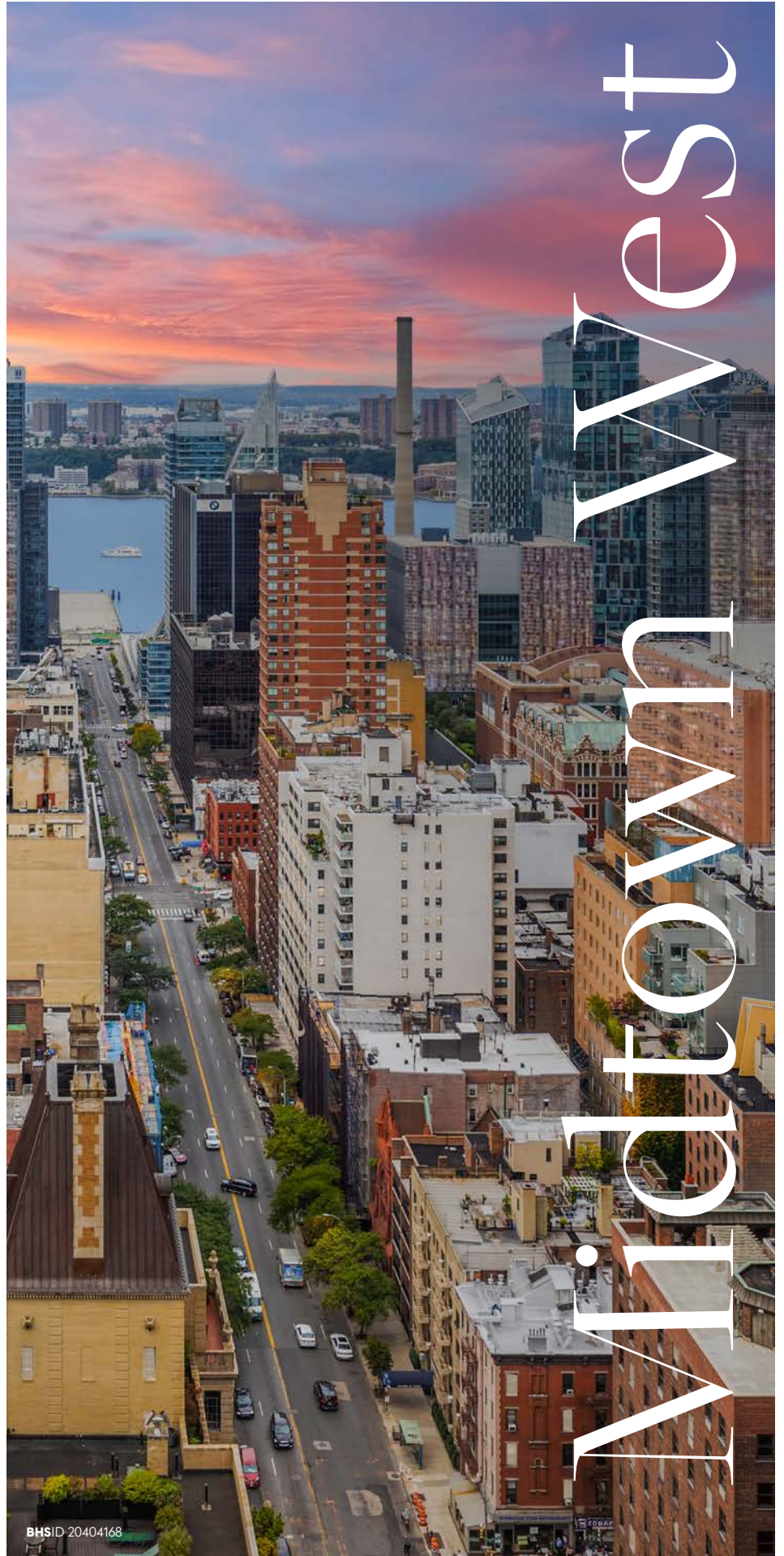
COOPERATIVES

	JULY 2022		JUNE 2022		JULY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	136	4.9	133	4.9	177	9.2
1-Bedroom	238	5.5	238	6.3	280	10.4
2-Bedroom	154	6.6	158	6.7	176	8.7
3+Bedroom	95	8.8	97	9.7	127	19.5
All	623	5.9	626	6.3	760	10.4

JULY 2022

Inventory Report

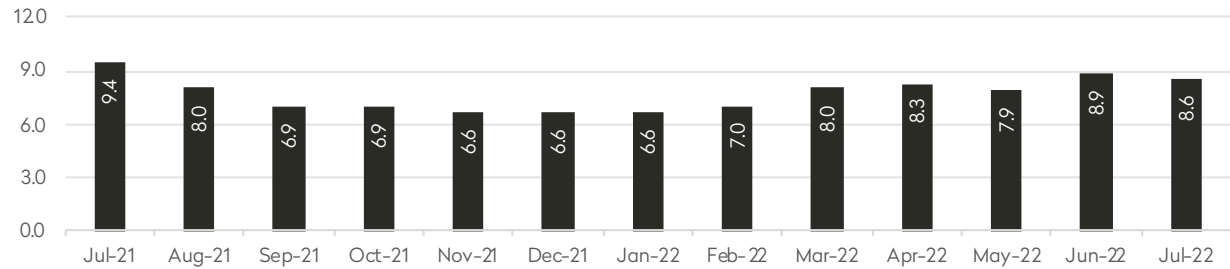
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 20404168



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2022		JUNE 2022		JULY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	63	9.9	57	10.1	53	11.8
1-Bedroom	198	9.5	181	9.6	176	9.6
2-Bedroom	167	10.4	157	10.0	152	10.2
3+Bedroom	121	8.7	121	9.7	129	17.2
All	549	9.6	516	9.8	510	11.3

COOPERATIVES

	JULY 2022		JUNE 2022		JULY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	5.6	31	6.9	27	5.2
1-Bedroom	60	5.8	52	5.2	67	6.0
2-Bedroom	39	6.0	35	6.8	37	5.6
3+Bedroom	17	12.8	15	30.0	12	10.3
All	144	6.2	133	6.6	143	5.9

JULY 2022

Inventory Report

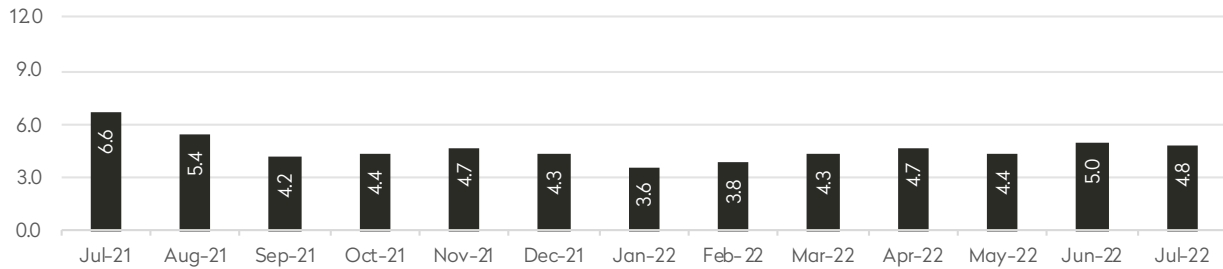
34th Street to 14th Street



BHSID 21637329



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2022		JUNE 2022		JULY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	20	3.4	24	4.2	21	4.3
1-Bedroom	157	3.8	153	3.8	152	5.8
2-Bedroom	216	5.4	200	5.1	204	6.4
3+Bedroom	175	8.1	177	8.2	187	13.4
Loft	26	8.2	30	10.6	25	6.0
All	594	5.3	584	5.3	589	7.2

COOPERATIVES

	JULY 2022		JUNE 2022		JULY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	70	3.2	74	3.4	115	7.1
1-Bedroom	162	4.4	161	4.8	170	5.2
2-Bedroom	78	4.8	77	5.1	65	4.7
3+Bedroom	33	5.8	39	7.5	30	10.0
Loft	26	3.9	27	4.3	42	6.8
All	369	4.2	378	4.6	422	5.9

JULY 2022

Inventory Report

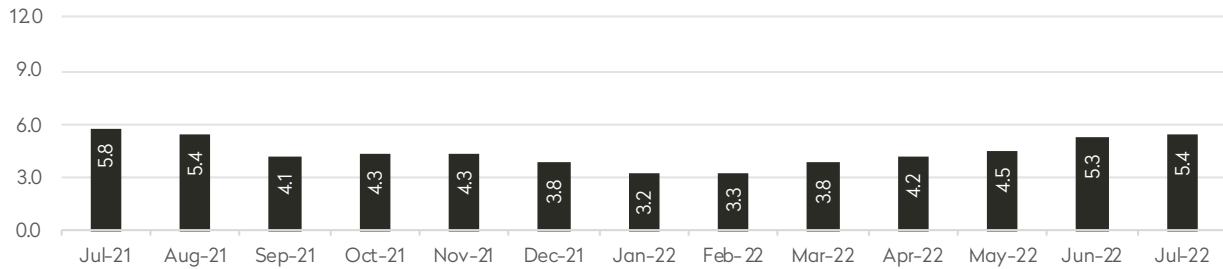
South of 14th Street



BHSID 21910128



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2022		JUNE 2022		JULY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	82	6.6	83	5.9	102	10.2
1-Bedroom	317	6.5	300	6.0	259	5.5
2-Bedroom	286	5.0	284	4.8	316	5.6
3+Bedroom	281	8.4	256	7.3	284	8.2
Loft	85	5.3	87	4.9	98	6.9
All	1,051	6.3	1,010	5.7	1,059	6.5

COOPERATIVES

	JULY 2022		JUNE 2022		JULY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	70	3.5	79	3.8	86	5.5
1-Bedroom	201	4.3	179	4.1	171	4.0
2-Bedroom	106	3.6	114	4.0	121	4.4
3+Bedroom	68	6.5	67	7.1	65	6.7
Loft	61	5.3	77	6.4	63	5.3
All	506	4.3	516	4.5	506	4.7

JULY 2022

Inventory Report

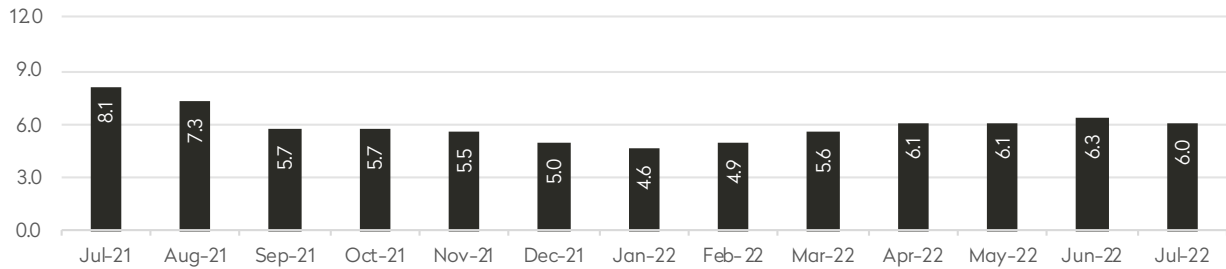
Generally North of 96th Street on the East Side, and 110th Street on the West Side



BHSID 21741821



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2022		JUNE 2022		JULY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	23	3.1	18	2.3	31	10.9
1-Bedroom	101	4.6	85	4.0	96	9.0
2-Bedroom	110	5.0	118	6.1	128	6.7
3+Bedroom	90	6.9	83	6.9	85	9.8
All	324	5.0	304	5.0	340	8.3

COOPERATIVES

	JULY 2022		JUNE 2022		JULY 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	19	6.3	21	7.0	17	12.8
1-Bedroom	122	7.5	131	9.6	100	7.7
2-Bedroom	147	7.6	150	8.2	130	7.6
3+Bedroom	63	7.3	54	5.9	66	7.9
All	351	7.4	356	8.1	313	7.9

Contact Us

JULY 2022

Manhattan Inventory Report

East Side

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New York, NY 10003
212-381-6500

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New York, NY 10013
212-452-4500

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BHS THE Craft OF Research

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