

AUGUST 2022

Inventory Report



Miamiattan

BHSID 20685736

AUGUST 2022

Highlights

Manhattan had a 5.3-month supply of apartments for sale at the beginning of August, down slightly from the prior month.

This was the **second-straight monthly decline** in supply after increases the prior five months.

With just a **4.1-month supply**, the West Side remained 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 21861304

AUGUST 2022

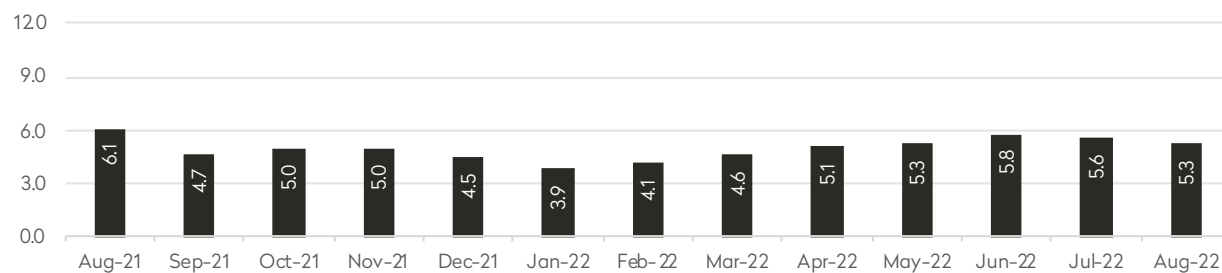
Inventory Report



BHSID 21861388



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2022		JULY 2022		AUGUST 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	265	5.2	258	5.4	330	6.9
1-Bedroom	1,049	5.0	1,123	5.5	1,063	5.6
2-Bedroom	1,164	5.5	1,208	5.8	1,259	5.9
3+Bedroom	1,150	8.0	1,180	8.2	1,261	9.4
Loft	100	5.3	113	5.8	129	5.5
All	3,728	5.9	3,882	6.2	4,042	6.6

COOPERATIVES

	AUGUST 2022		JULY 2022		AUGUST 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	490	4.1	507	4.2	649	6.1
1-Bedroom	1,261	4.5	1,323	4.8	1,291	5.2
2-Bedroom	963	4.9	1,008	5.2	995	4.9
3+Bedroom	719	6.1	763	6.7	865	8.2
Loft	81	4.1	94	4.7	116	5.2
All	3,514	4.8	3,695	5.1	3,916	5.7

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Inventory Report

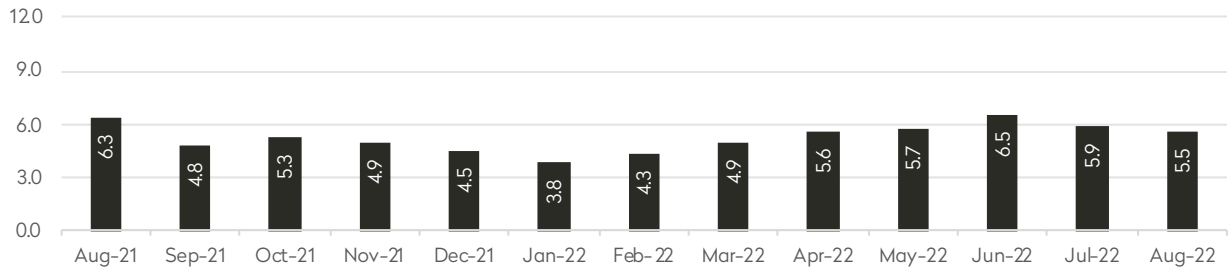
Generally 59th Street to 96th Street,
Fifth Avenue to the East River



BHSID 21969719



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2022		JULY 2022		AUGUST 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	5.0	21	5.5	37	4.9
1-Bedroom	96	4.4	102	4.6	109	4.4
2-Bedroom	113	4.3	122	4.8	134	5.0
3+Bedroom	208	7.7	217	8.0	239	7.8
All	441	5.5	462	5.9	519	5.8

COOPERATIVES

	AUGUST 2022		JULY 2022		AUGUST 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	92	3.9	108	4.3	155	7.0
1-Bedroom	372	5.3	373	5.6	332	5.5
2-Bedroom	319	5.5	336	6.0	332	5.3
3+Bedroom	335	6.4	355	7.2	427	9.7
All	1,118	5.5	1,172	6.0	1,246	6.6

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Inventory Report

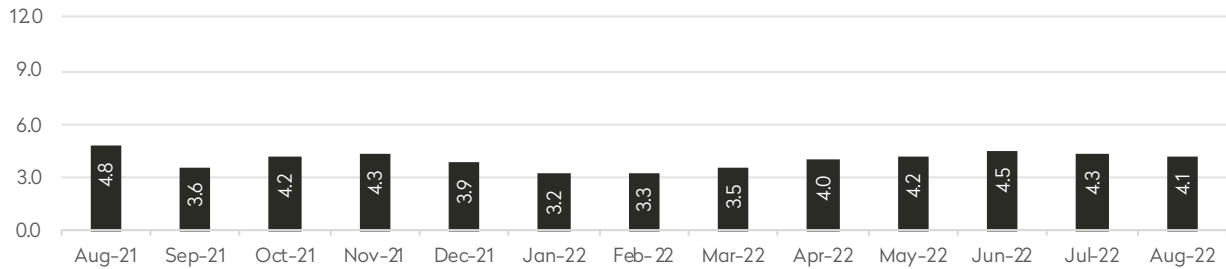
Generally 59th Street to 110th Street,
Hudson River to West of Fifth Avenue



BHSID 21817165



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2022		JULY 2022		AUGUST 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	3.6	19	3.0	36	4.2
1-Bedroom	97	3.3	106	3.7	138	4.5
2-Bedroom	146	5.2	148	5.6	155	5.5
3+Bedroom	203	7.0	207	7.2	229	10.2
All	472	5.0	480	5.3	558	6.2

COOPERATIVES

	AUGUST 2022		JULY 2022		AUGUST 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	72	3.8	76	4.3	78	4.2
1-Bedroom	167	3.1	170	3.0	176	3.8
2-Bedroom	134	3.1	150	3.5	153	3.1
3+Bedroom	132	4.9	134	4.8	145	5.2
All	505	3.5	530	3.7	552	3.9

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Inventory Report

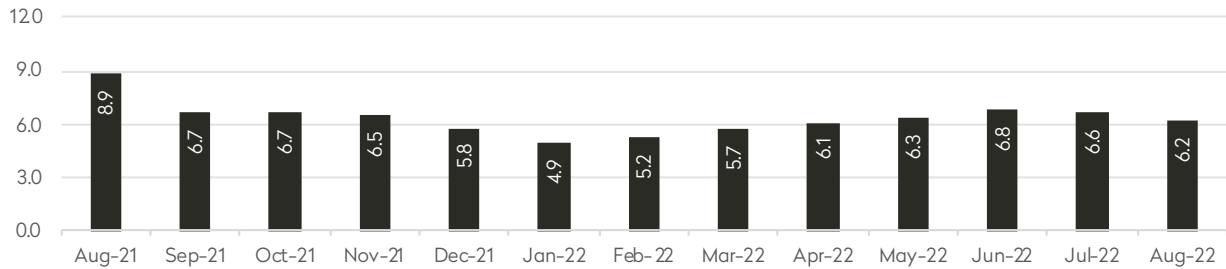
Generally 34th to 59th Street,
Fifth Avenue to the East River



BHSID 2182333



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2022		JULY 2022		AUGUST 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	23	3.9	30	5.5	36	6.4
1-Bedroom	140	6.0	142	6.5	139	7.1
2-Bedroom	147	7.7	159	8.0	160	9.2
3+Bedroom	87	16.3	91	16.1	98	24.5
All	397	7.4	422	8.0	433	9.3

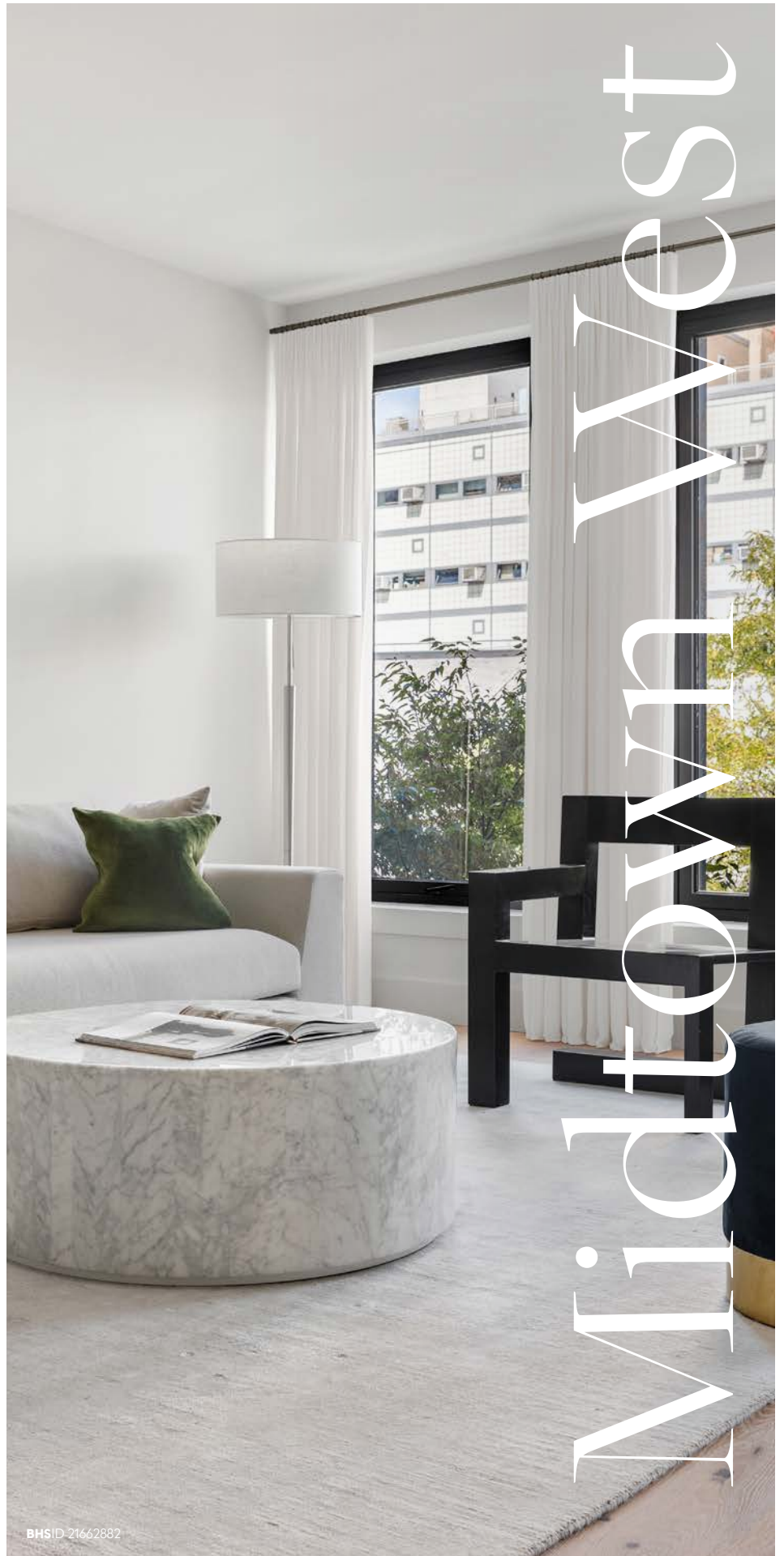
COOPERATIVES

	AUGUST 2022		JULY 2022		AUGUST 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	130	4.7	136	4.9	170	7.7
1-Bedroom	234	5.3	238	5.5	282	9.1
2-Bedroom	144	6.3	154	6.6	172	7.3
3+Bedroom	78	7.0	95	8.8	113	13.0
All	586	5.5	623	5.9	737	8.6

AUGUST 2022

Inventory Report

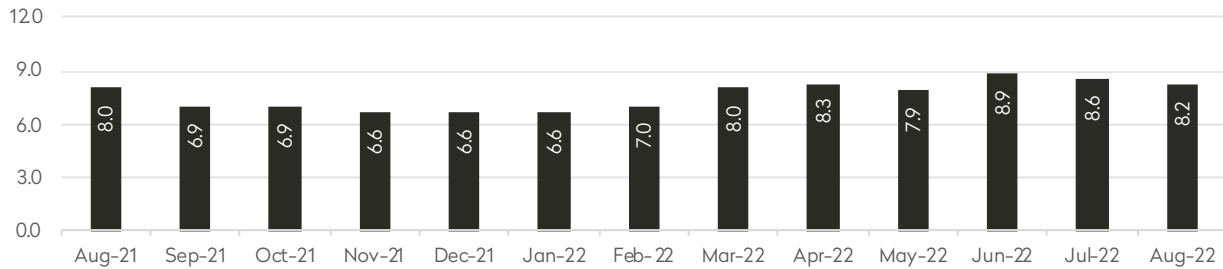
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID-21662882



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2022		JULY 2022		AUGUST 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	56	8.8	63	9.9	54	13.0
1-Bedroom	198	9.0	198	9.5	168	7.8
2-Bedroom	160	9.7	167	10.4	151	8.1
3+Bedroom	130	8.9	121	8.7	131	14.3
All	544	9.1	549	9.6	504	9.4

COOPERATIVES

	AUGUST 2022		JULY 2022		AUGUST 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	31	6.4	28	5.6	29	5.3
1-Bedroom	57	5.8	60	5.8	60	4.7
2-Bedroom	26	4.2	39	6.0	33	4.7
3+Bedroom	14	9.3	17	12.8	10	8.6
All	128	5.7	144	6.2	132	5.0

AUGUST 2022

Inventory Report

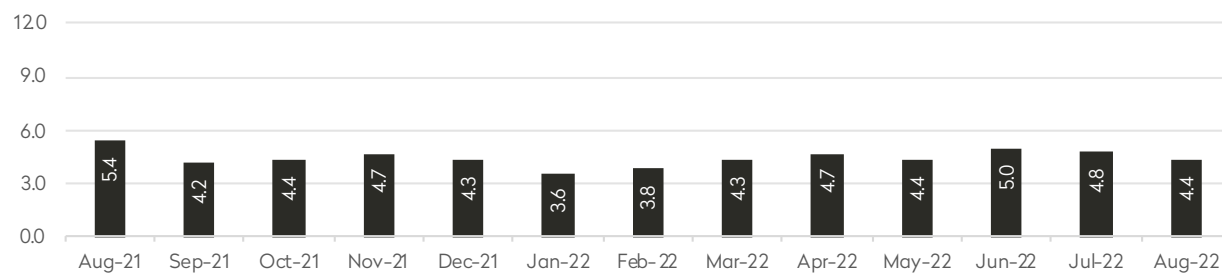
34th Street to 14th Street



BHSID 21948091



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2022		JULY 2022		AUGUST 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	4.1	20	3.4	24	4.4
1-Bedroom	144	3.4	157	3.8	137	4.4
2-Bedroom	211	5.1	216	5.4	193	5.4
3+Bedroom	169	7.7	175	8.1	186	9.8
Loft	25	6.3	26	8.2	21	4.2
All	574	4.9	594	5.3	561	5.8

COOPERATIVES

	AUGUST 2022		JULY 2022		AUGUST 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	64	3.0	70	3.2	107	6.1
1-Bedroom	142	3.6	162	4.4	148	4.1
2-Bedroom	81	4.8	78	4.8	63	4.3
3+Bedroom	29	4.5	33	5.8	33	9.4
Loft	25	3.5	26	3.9	38	6.0
All	341	3.7	369	4.2	389	5.0

AUGUST 2022

Inventory Report

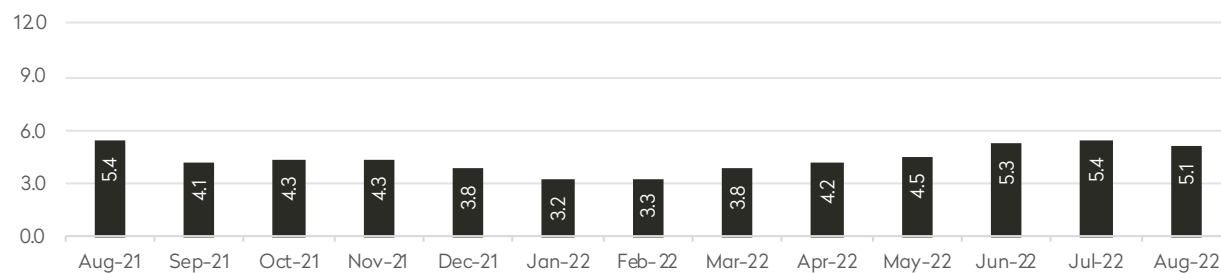
South of 14th Street



BHSID 21854054



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2022		JULY 2022		AUGUST 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	88	6.5	82	6.6	118	9.0
1-Bedroom	278	5.7	317	6.5	275	5.3
2-Bedroom	282	5.0	286	5.0	344	5.2
3+Bedroom	268	8.5	281	8.4	289	7.6
Loft	73	5.0	85	5.3	103	5.9
All	989	6.0	1,051	6.3	1,129	6.1

COOPERATIVES

	AUGUST 2022		JULY 2022		AUGUST 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	79	3.9	70	3.5	90	4.7
1-Bedroom	184	3.8	201	4.3	178	3.7
2-Bedroom	98	3.3	106	3.6	117	3.9
3+Bedroom	69	5.8	68	6.5	65	6.0
Loft	48	4.4	61	5.3	68	4.9
All	478	3.9	506	4.3	518	4.3

AUGUST 2022

Inventory Report

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

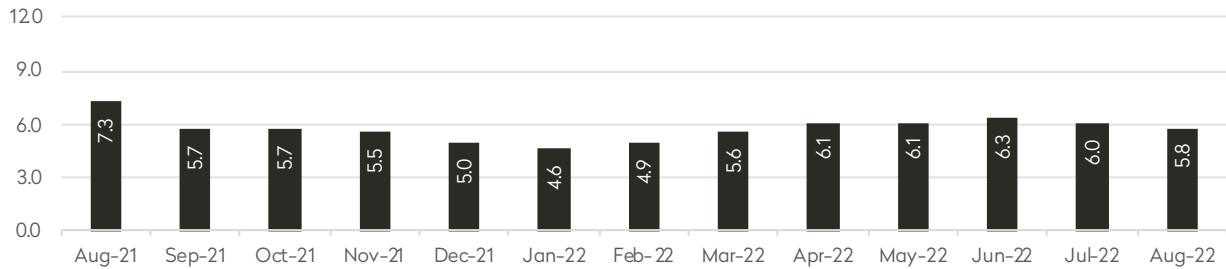


Upper Manhattan

BHSID 19342037



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2022		JULY 2022		AUGUST 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	23	3.1	23	3.1	25	7.9
1-Bedroom	96	4.3	101	4.6	99	8.1
2-Bedroom	105	4.4	110	5.0	123	5.5
3+Bedroom	87	6.1	90	6.9	91	8.1
All	311	4.6	324	5.0	338	6.9

COOPERATIVES

	AUGUST 2022		JULY 2022		AUGUST 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	22	6.9	19	6.3	21	15.8
1-Bedroom	109	7.0	122	7.5	118	8.1
2-Bedroom	162	7.9	147	7.6	131	7.1
3+Bedroom	65	7.8	63	7.3	72	7.4
All	358	7.5	351	7.4	342	7.8

Contact Us

AUGUST 2022

Manhattan Inventory Report

East Side

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212-906-9200

West Side

1926 Broadway
New York, NY 10023
212-588-5600

West Side/Columbus

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New York, NY 10024
212-769-3000

Flatiron

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Village

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New York, NY 10003
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BHS THE Craft OF Research

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