

SEPTEMBER 2022

Inventory Report



Miami

BHSID 22046232

SEPTEMBER 2022

Highlights

The number of units available for sale at the beginning of September dropped 13%, contributing to a **16% decline** in months' supply to 4.4-months.

The months' supply for condos dropped 15% from last month, while co-ops **decreased 17%.**

While all neighborhoods posted a decrease in months' supply, the West Side and Downtown between 14th and 34th Street were the tightest at 3.5-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 21975033

SEPTEMBER 2022

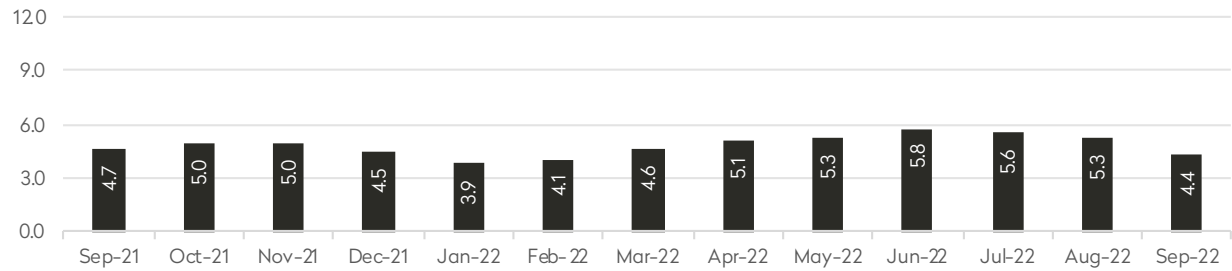
Inventory Report



BHSID 21964126



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2022		AUGUST 2022		SEPTEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	226	4.2	265	5.2	275	4.5
1-Bedroom	899	4.1	1,049	5.0	967	4.5
2-Bedroom	1,035	4.7	1,164	5.5	1,071	4.4
3+Bedroom	1,024	6.9	1,150	8.0	1,151	7.7
Loft	80	4.1	100	5.3	109	4.4
All	3,264	5.0	3,728	5.9	3,573	5.2

COOPERATIVES

	SEPTEMBER 2022		AUGUST 2022		SEPTEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	453	3.7	490	4.1	576	5.0
1-Bedroom	1,089	3.7	1,261	4.5	1,101	3.9
2-Bedroom	835	4.0	963	4.9	830	3.8
3+Bedroom	619	4.9	719	6.1	715	6.0
Loft	70	3.4	81	4.1	85	3.8
All	3,066	4.0	3,514	4.8	3,307	4.4

SEPTEMBER 2022

Inventory Report

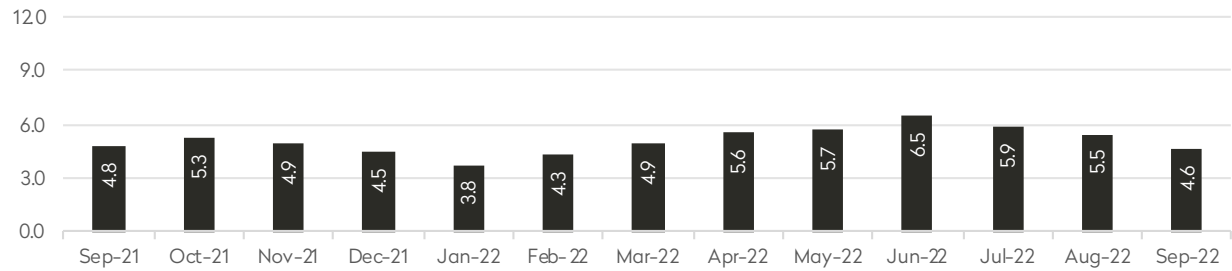
Generally 59th Street to 96th Street,
Fifth Avenue to the East River



BHSID 22044074



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2022		AUGUST 2022		SEPTEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	4.3	24	5.0	32	3.8
1-Bedroom	78	4.0	96	4.4	102	3.8
2-Bedroom	101	3.7	113	4.3	125	4.3
3+Bedroom	179	6.5	208	7.7	217	6.6
All	383	4.8	441	5.5	476	4.9

COOPERATIVES

	SEPTEMBER 2022		AUGUST 2022		SEPTEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	88	3.4	92	3.9	145	6.0
1-Bedroom	322	4.7	372	5.3	287	4.1
2-Bedroom	278	4.5	319	5.5	273	3.9
3+Bedroom	282	4.8	335	6.4	318	6.4
All	970	4.5	1,118	5.5	1,023	4.8

SEPTEMBER 2022

Inventory Report

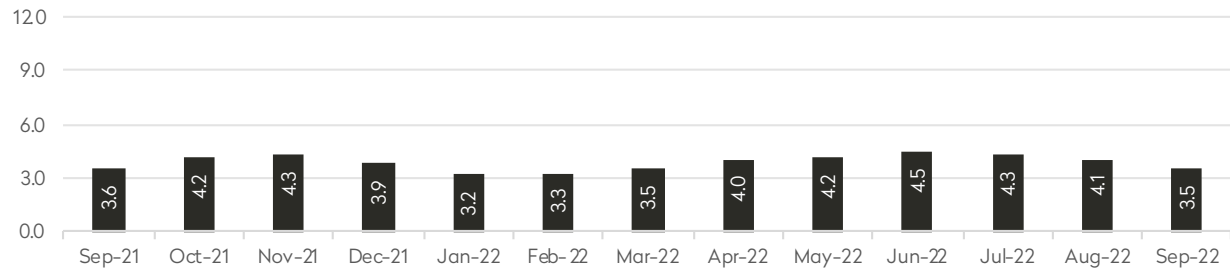
Generally 59th Street to 110th Street,
Hudson River to West of Fifth Avenue



BHSID 21993427



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2022		AUGUST 2022		SEPTEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	2.7	26	3.6	24	1.5
1-Bedroom	87	2.8	97	3.3	117	3.4
2-Bedroom	135	4.7	146	5.2	115	3.3
3+Bedroom	189	6.0	203	7.0	201	7.4
All	432	4.3	472	5.0	457	4.1

COOPERATIVES

	SEPTEMBER 2022		AUGUST 2022		SEPTEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	62	3.2	72	3.8	69	3.5
1-Bedroom	152	2.8	167	3.1	164	3.3
2-Bedroom	128	2.7	134	3.1	129	2.5
3+Bedroom	110	3.8	132	4.9	133	4.2
All	452	3.0	505	3.5	495	3.2

SEPTEMBER 2022

Inventory Report

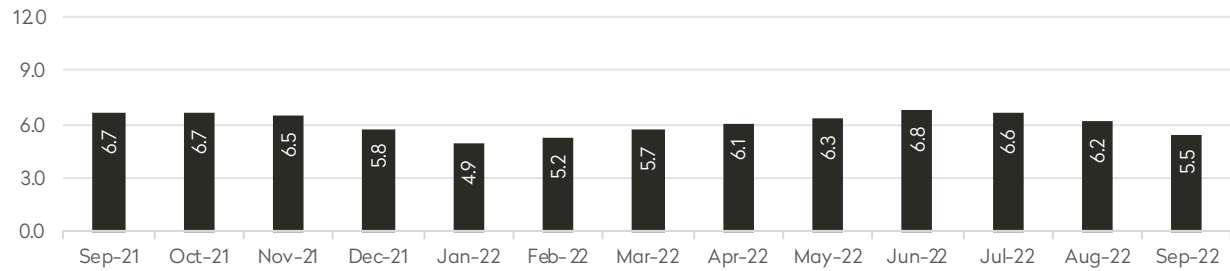
Generally 34th to 59th Street,
Fifth Avenue to the East River



BHS 1722009333



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2022		AUGUST 2022		SEPTEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	17	2.9	23	3.9	29	4.1
1-Bedroom	109	4.6	140	6.0	127	5.6
2-Bedroom	139	7.3	147	7.7	135	6.4
3+Bedroom	79	13.9	87	16.3	93	18.6
All	344	6.3	397	7.4	384	6.9

COOPERATIVES

	SEPTEMBER 2022		AUGUST 2022		SEPTEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	124	4.8	130	4.7	154	6.1
1-Bedroom	206	4.4	234	5.3	247	6.8
2-Bedroom	134	5.5	144	6.3	143	5.6
3+Bedroom	73	7.3	78	7.0	99	10.2
All	537	5.0	586	5.5	643	6.6

SEPTEMBER 2022

Inventory Report

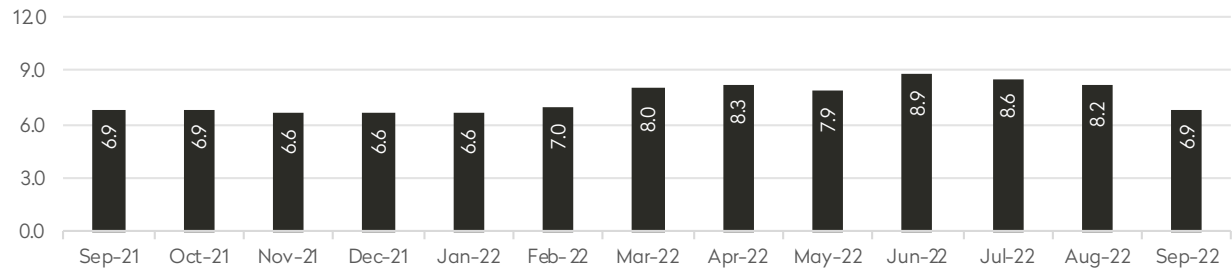
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 22027270



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2022		AUGUST 2022		SEPTEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	39	6.5	56	8.8	50	9.4
1-Bedroom	160	7.1	198	9.0	163	6.6
2-Bedroom	144	7.9	160	9.7	138	7.1
3+Bedroom	122	8.5	130	8.9	128	11.6
All	465	7.6	544	9.1	479	7.9

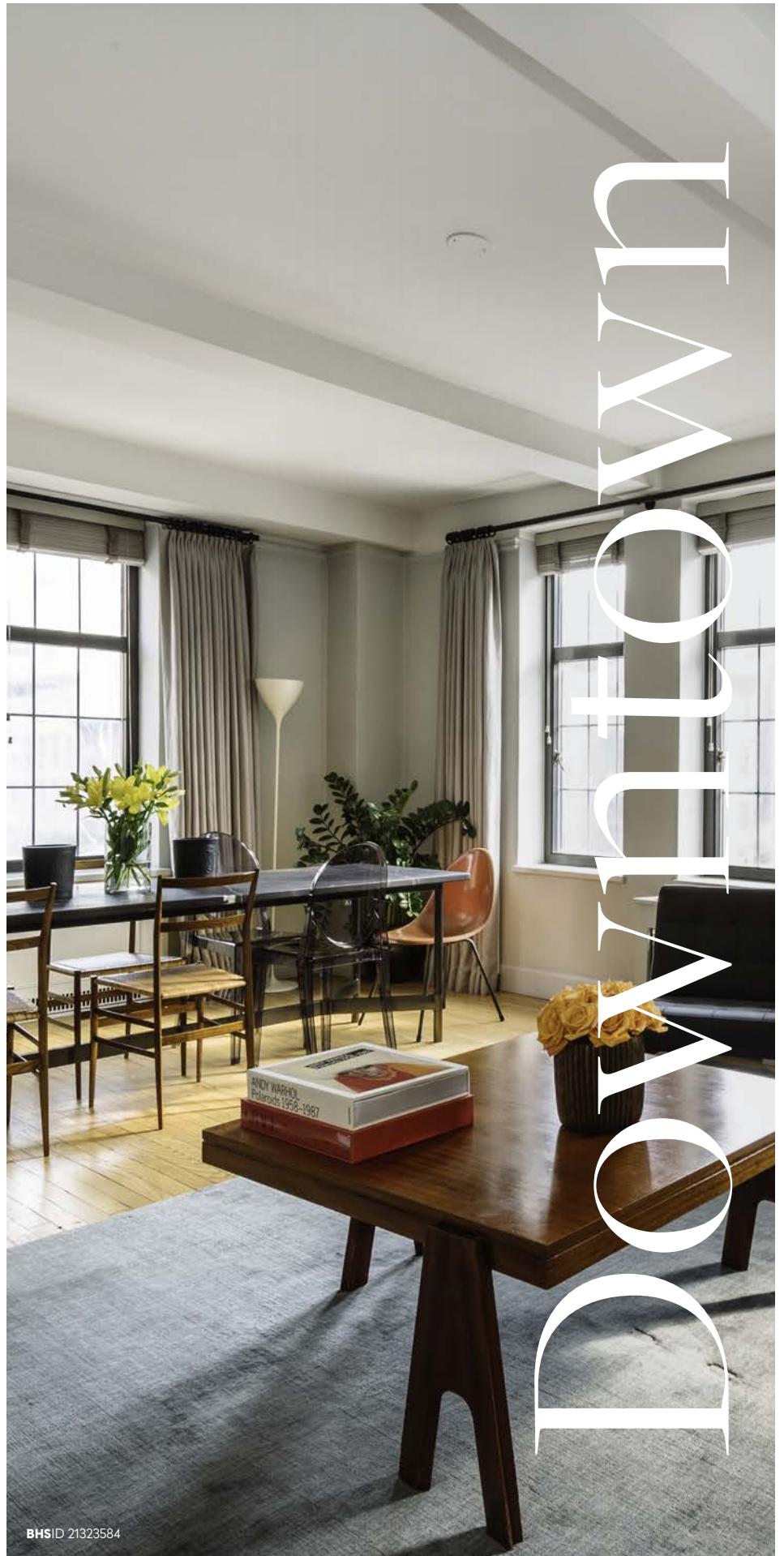
COOPERATIVES

	SEPTEMBER 2022		AUGUST 2022		SEPTEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	4.7	31	6.4	24	4.4
1-Bedroom	51	5.2	57	5.8	58	4.7
2-Bedroom	23	3.9	26	4.2	24	3.5
3+Bedroom	12	7.2	14	9.3	10	10.0
All	112	4.9	128	5.7	116	4.5

SEPTEMBER 2022

Inventory Report

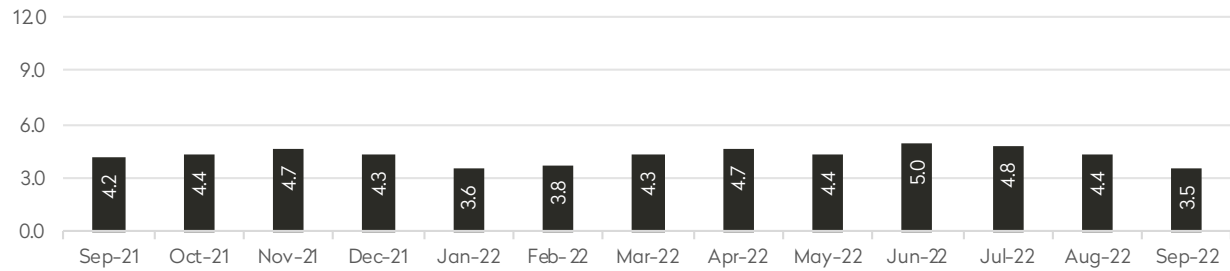
34th Street to 14th Street



BHSID 21323584



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2022		AUGUST 2022		SEPTEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	19	2.6	25	4.1	28	4.4
1-Bedroom	136	2.8	144	3.4	121	3.7
2-Bedroom	186	4.0	211	5.1	167	4.1
3+Bedroom	150	6.9	169	7.7	175	8.8
Loft	22	5.3	25	6.3	22	4.6
All	513	4.0	574	4.9	513	4.9

COOPERATIVES

	SEPTEMBER 2022		AUGUST 2022		SEPTEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	64	2.8	64	3.0	89	4.3
1-Bedroom	109	2.5	142	3.6	119	2.8
2-Bedroom	59	3.5	81	4.8	46	3.0
3+Bedroom	20	3.2	29	4.5	31	7.2
Loft	25	3.8	25	3.5	29	4.0
All	277	2.9	341	3.7	314	3.4

SEPTEMBER 2022

Inventory Report

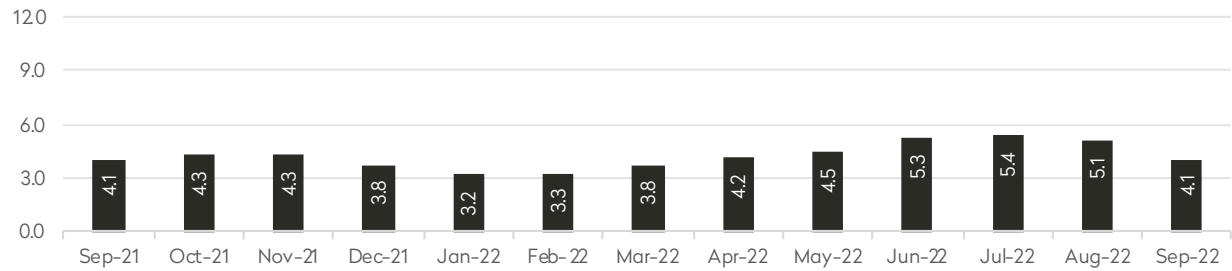
South of 14th Street



BHSID 21998822



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2022		AUGUST 2022		SEPTEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	80	5.6	88	6.5	88	6.1
1-Bedroom	235	4.6	278	5.7	247	4.2
2-Bedroom	233	4.1	282	5.0	282	3.8
3+Bedroom	228	6.9	268	8.5	257	6.3
Loft	56	3.7	73	5.0	83	4.5
All	832	4.9	989	6.0	957	4.6

COOPERATIVES

	SEPTEMBER 2022		AUGUST 2022		SEPTEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	68	3.1	79	3.9	80	4.1
1-Bedroom	161	3.0	184	3.8	142	2.7
2-Bedroom	83	2.7	98	3.3	98	3.1
3+Bedroom	59	4.9	69	5.8	64	5.0
Loft	40	3.2	48	4.4	50	3.8
All	411	3.1	478	3.9	434	3.4

SEPTEMBER 2022

Inventory Report

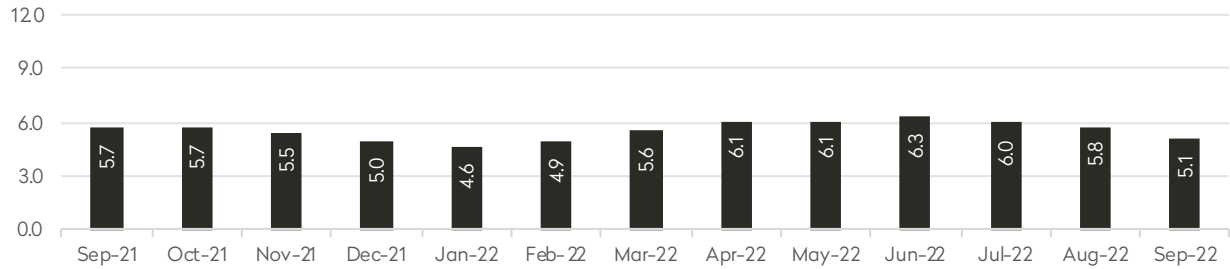
Generally North of 96th Street on the East Side, and 110th Street on the West Side



BHSID 22033839



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2022		AUGUST 2022		SEPTEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	3.8	23	3.1	24	6.5
1-Bedroom	94	4.7	96	4.3	91	6.6
2-Bedroom	97	4.0	105	4.4	110	4.3
3+Bedroom	79	5.5	87	6.1	82	6.8
All	295	4.5	311	4.6	307	5.6

COOPERATIVES

	SEPTEMBER 2022		AUGUST 2022		SEPTEMBER 2021	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	7.4	22	6.9	15	10.0
1-Bedroom	90	5.0	109	7.0	88	5.3
2-Bedroom	131	5.7	162	7.9	119	5.9
3+Bedroom	65	6.8	65	7.8	60	5.9
All	307	5.8	358	7.5	282	5.8

Contact Us

SEPTEMBER 2022

Manhattan Inventory Report

East Side

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New York, NY 10022
212-906-9200

West Side

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212-588-5600

West Side/Columbus

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212-769-3000

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New York, NY 10011
212-906-0500

Village

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New York, NY 10003
212-381-6500

Midtown

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New York, NY 10065
212-508-7200

SoHo

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212-381-4200

Tribeca

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New York, NY 10013
212-452-4500

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BHS THE Craft OF Research

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