

INVENTORY REPORT

January 2022

Maintain



BHSID 21515065

January 2022

Highlights

Manhattan had a 3.9-month supply of apartments for sale at the beginning of January, the lowest figure since February 2016.

The months' supply for condos dropped 12% from last month, while co-ops decreased 17%.

The West Side, and Downtown south of 14th Street were the tightest markets in January, each with a 3.2-month supply of apartments for sale.

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 21536682

January 2022

Inventory Report

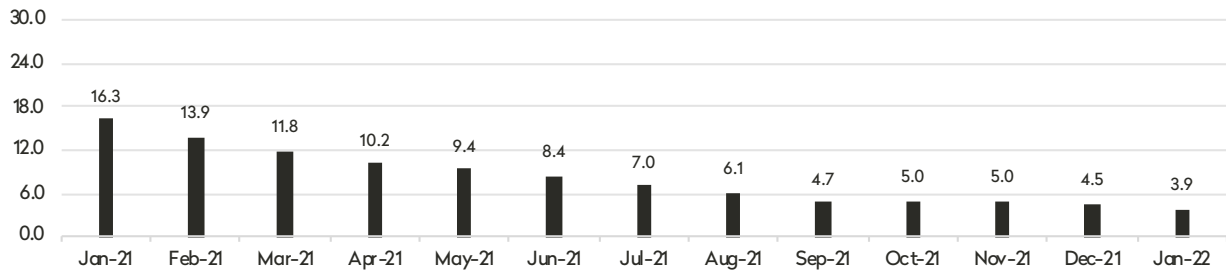


Maintain

BHSID 19483411



Months' Supply: All Apartments



Condominiums

| | January 2022 | | December 2021 | | January 2021 | |
|------------------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 196 | 3.4 | 230 | 3.9 | 292 | 14.8 |
| 1-Bedroom | 752 | 3.5 | 916 | 4.2 | 1,147 | 15.7 |
| 2-Bedroom | 877 | 3.8 | 1,037 | 4.3 | 1,314 | 15.0 |
| 3+Bedroom | 942 | 6.3 | 1,074 | 6.9 | 1,281 | 23.1 |
| Loft | 84 | 3.5 | 110 | 4.6 | 154 | 18.5 |
| All | 2,851 | 4.2 | 3,367 | 4.8 | 4,188 | 17.2 |

Cooperatives

| | January 2022 | | December 2021 | | January 2021 | |
|------------------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 446 | 3.3 | 552 | 4.1 | 717 | 15.7 |
| 1-Bedroom | 935 | 3.1 | 1,194 | 3.8 | 1,424 | 12.7 |
| 2-Bedroom | 723 | 3.2 | 938 | 3.9 | 1,145 | 15.5 |
| 3+Bedroom | 635 | 5.2 | 770 | 5.9 | 843 | 23.2 |
| Loft | 92 | 4.9 | 113 | 5.4 | 120 | 17.1 |
| All | 2,831 | 3.5 | 3,567 | 4.3 | 4,249 | 15.5 |

January 2022

Inventory Report

Generally 59th St. to 96th St.,
Fifth Ave. to the East River

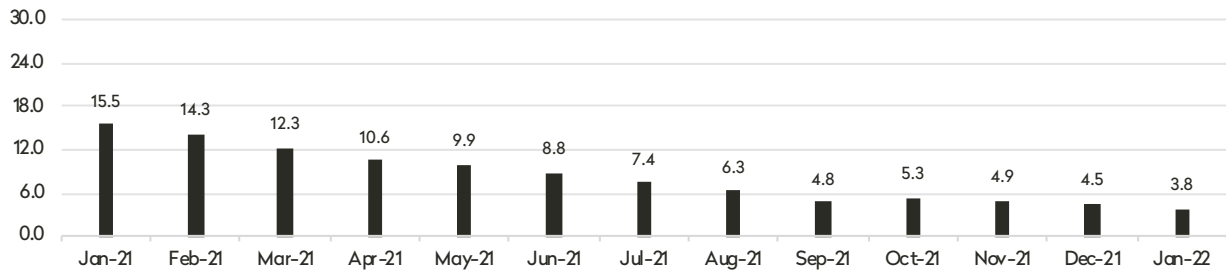


East Side

BHSID 20831472



Months' Supply: All Apartments



Condominiums

| | January 2022 | | December 2021 | | January 2021 | |
|------------------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 22 | 2.8 | 24 | 3.1 | 25 | 7.5 |
| 1-Bedroom | 66 | 2.4 | 96 | 3.6 | 124 | 11.4 |
| 2-Bedroom | 87 | 3.2 | 118 | 4.4 | 141 | 10.1 |
| 3+Bedroom | 160 | 5.5 | 174 | 5.2 | 250 | 25.0 |
| All | 335 | 3.7 | 412 | 4.4 | 540 | 14.1 |

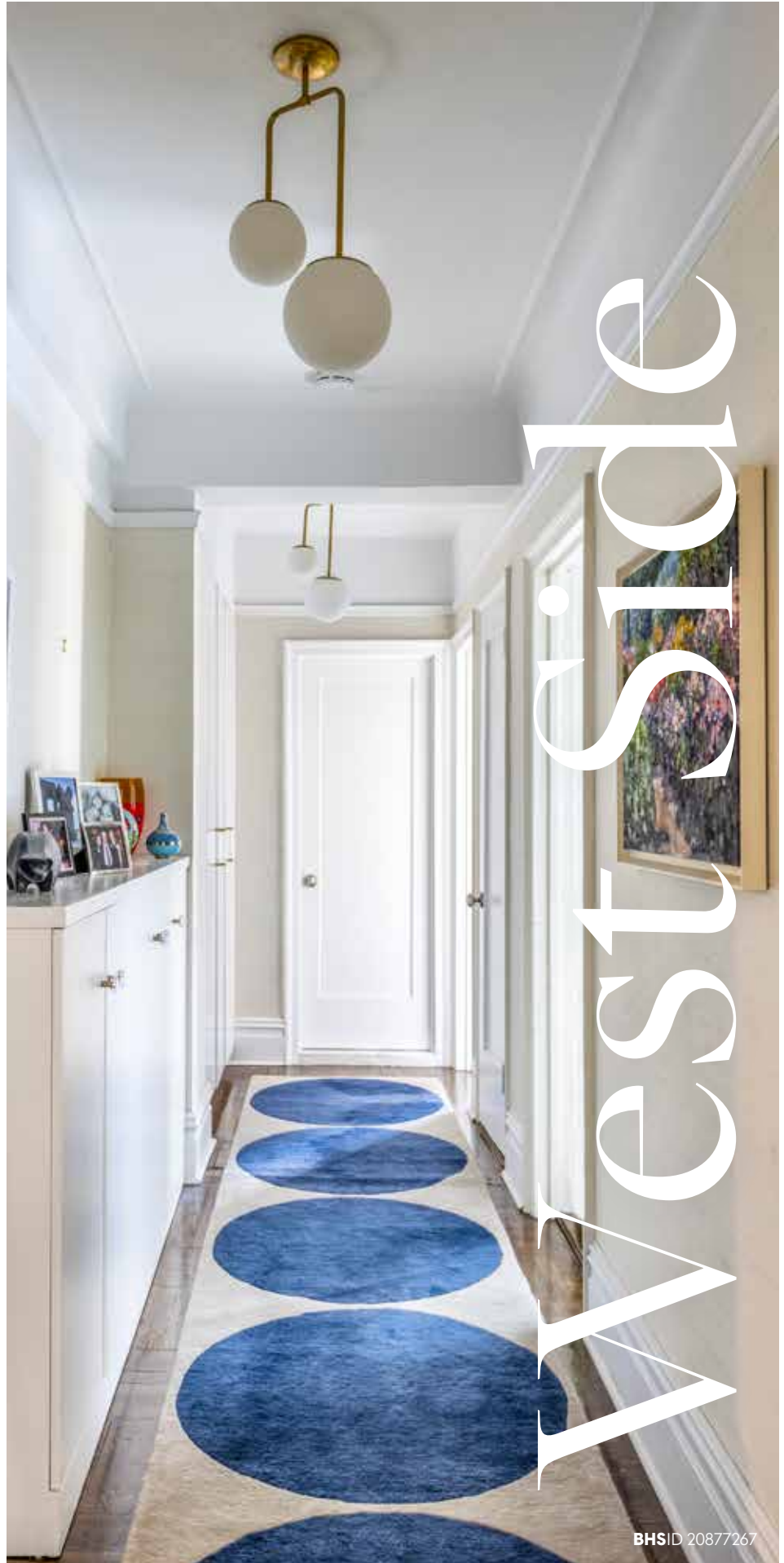
Cooperatives

| | January 2022 | | December 2021 | | January 2021 | |
|------------------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 110 | 3.6 | 140 | 4.6 | 165 | 18.0 |
| 1-Bedroom | 233 | 3.1 | 304 | 3.9 | 351 | 12.3 |
| 2-Bedroom | 242 | 3.2 | 326 | 4.0 | 380 | 16.2 |
| 3+Bedroom | 297 | 5.8 | 358 | 6.6 | 387 | 21.3 |
| All | 882 | 3.8 | 1,128 | 4.6 | 1,283 | 16.2 |

January 2022

Inventory Report

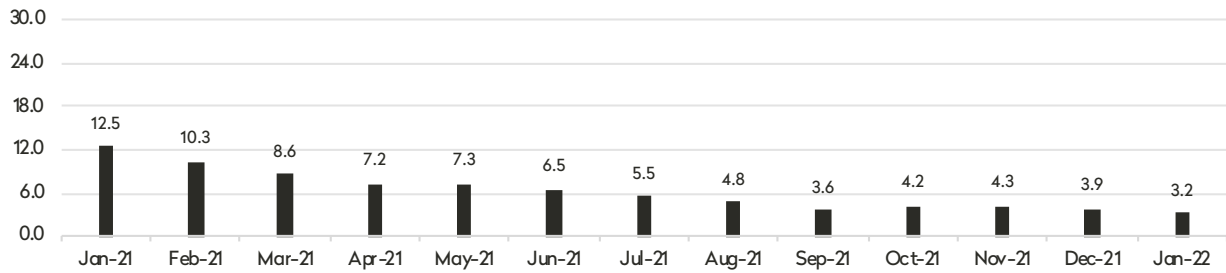
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Ave.



BHSID 20877267



Months' Supply: All Apartments



Condominiums

| | January 2022 | | December 2021 | | January 2021 | |
|------------------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 22 | 3.6 | 25 | 3.5 | 31 | 10.3 |
| 1-Bedroom | 92 | 3.2 | 128 | 4.5 | 164 | 12.8 |
| 2-Bedroom | 108 | 3.4 | 125 | 3.7 | 146 | 9.2 |
| 3+Bedroom | 179 | 6.1 | 197 | 7.0 | 212 | 16.1 |
| All | 401 | 4.2 | 475 | 4.8 | 553 | 12.3 |

Cooperatives

| | January 2022 | | December 2021 | | January 2021 | |
|------------------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 68 | 3.5 | 79 | 3.8 | 103 | 12.4 |
| 1-Bedroom | 126 | 2.3 | 187 | 3.4 | 231 | 12.4 |
| 2-Bedroom | 98 | 2.1 | 137 | 2.6 | 180 | 9.8 |
| 3+Bedroom | 120 | 3.6 | 143 | 4.0 | 171 | 19.7 |
| All | 412 | 2.7 | 546 | 3.3 | 685 | 12.7 |

January 2022

Inventory Report

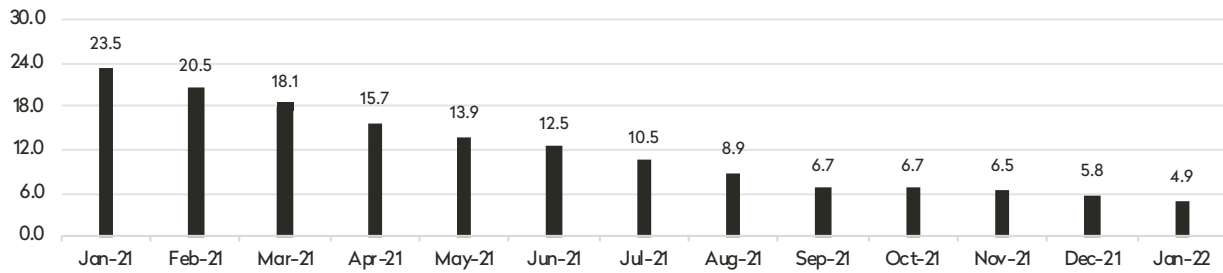
Generally 34th to 59th Street,
Fifth Avenue to the East River



BHSID 20066845



Months' Supply: All Apartments



Condominiums

| | January 2022 | | December 2021 | | January 2021 | |
|------------------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 18 | 2.2 | 25 | 3.1 | 46 | 34.5 |
| 1-Bedroom | 89 | 3.3 | 115 | 4.2 | 148 | 17.1 |
| 2-Bedroom | 110 | 4.8 | 123 | 5.2 | 146 | 23.7 |
| 3+Bedroom | 80 | 12.3 | 97 | 14.6 | 85 | 39.2 |
| All | 297 | 4.6 | 360 | 5.5 | 425 | 23.2 |

Cooperatives

| | January 2022 | | December 2021 | | January 2021 | |
|------------------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 105 | 3.7 | 126 | 4.5 | 192 | 20.2 |
| 1-Bedroom | 232 | 5.7 | 272 | 6.2 | 300 | 19.8 |
| 2-Bedroom | 128 | 4.6 | 170 | 5.7 | 210 | 28.0 |
| 3+Bedroom | 77 | 7.2 | 101 | 9.3 | 111 | 51.2 |
| All | 542 | 5.0 | 669 | 5.9 | 813 | 23.7 |

January 2022

Inventory Report

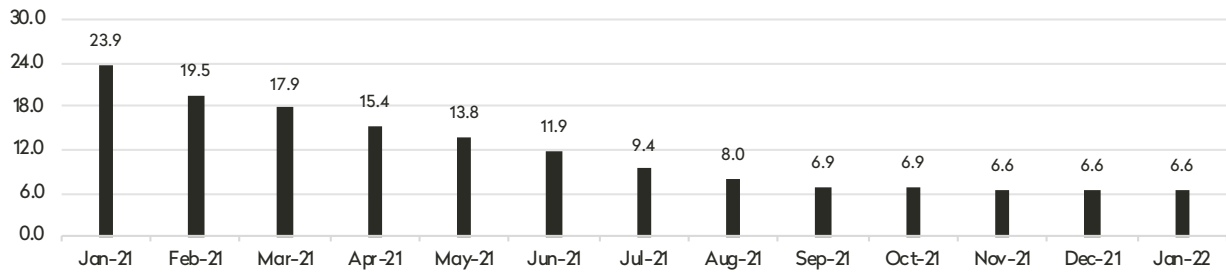
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 21323660



Months' Supply: All Apartments



Condominiums

| | January 2022 | | December 2021 | | January 2021 | |
|------------------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 34 | 4.6 | 41 | 5.2 | 49 | 13.4 |
| 1-Bedroom | 145 | 7.2 | 141 | 6.0 | 188 | 22.1 |
| 2-Bedroom | 117 | 7.0 | 124 | 7.0 | 179 | 25.6 |
| 3+Bedroom | 110 | 9.7 | 129 | 11.1 | 136 | 29.1 |
| All | 406 | 7.3 | 435 | 7.2 | 552 | 23.2 |

Cooperatives

| | January 2022 | | December 2021 | | January 2021 | |
|------------------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 27 | 4.6 | 34 | 5.0 | 32 | 21.3 |
| 1-Bedroom | 35 | 3.2 | 57 | 4.6 | 84 | 24.0 |
| 2-Bedroom | 28 | 5.8 | 30 | 4.6 | 47 | 25.6 |
| 3+Bedroom | 18 | 27.0 | 17 | 25.5 | 18 | - |
| All | 108 | 4.9 | 138 | 5.2 | 181 | 26.5 |

January 2022

Inventory Report

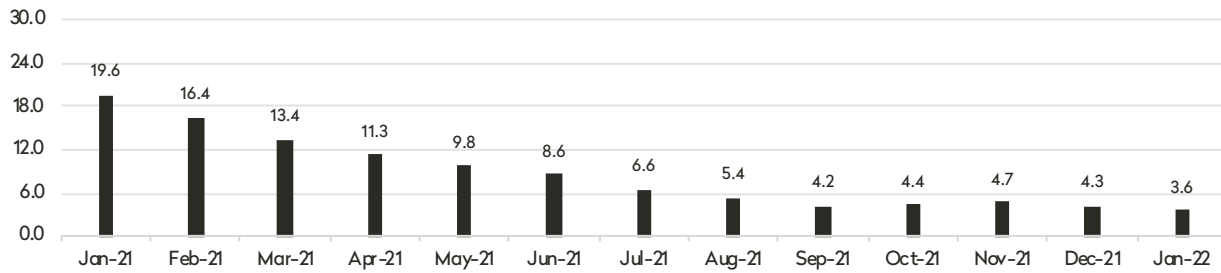
34th St. to 14th St.



BHSID 21375652



Months' Supply: All Apartments



Condominiums

| | January 2022 | | December 2021 | | January 2021 | |
|------------------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 20 | 3.1 | 24 | 3.7 | 34 | 10.2 |
| 1-Bedroom | 100 | 2.8 | 126 | 3.6 | 168 | 22.4 |
| 2-Bedroom | 152 | 4.2 | 199 | 5.1 | 201 | 19.5 |
| 3+Bedroom | 126 | 6.5 | 155 | 7.1 | 212 | 36.3 |
| Loft | 23 | 6.6 | 25 | 5.6 | 40 | 34.3 |
| All | 421 | 4.2 | 529 | 5.0 | 655 | 23.3 |

Cooperatives

| | January 2022 | | December 2021 | | January 2021 | |
|------------------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 66 | 2.6 | 79 | 3.3 | 118 | 18.6 |
| 1-Bedroom | 97 | 2.3 | 121 | 2.7 | 181 | 12.1 |
| 2-Bedroom | 52 | 3.4 | 62 | 4.1 | 68 | 14.6 |
| 3+Bedroom | 25 | 5.8 | 35 | 7.5 | 35 | 70.0 |
| Loft | 32 | 4.6 | 40 | 5.3 | 47 | 28.2 |
| All | 272 | 2.9 | 337 | 3.5 | 449 | 15.9 |

January 2022

Inventory Report

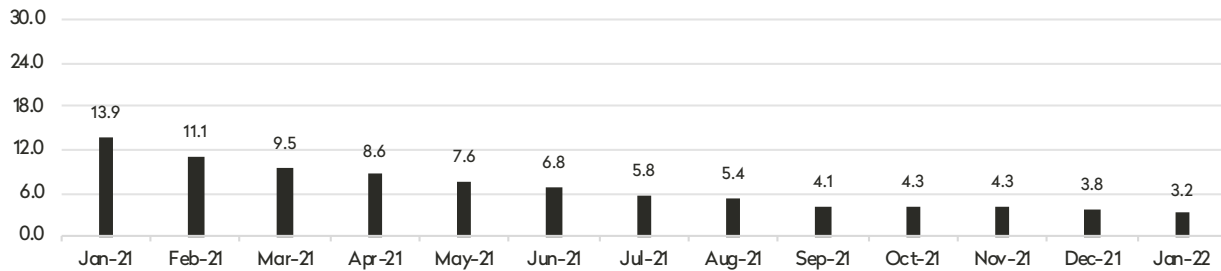
South of 14th St.



BHSID 21332890



Months' Supply: All Apartments



Condominiums

| | January 2022 | | December 2021 | | January 2021 | |
|------------------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 57 | 3.1 | 64 | 3.5 | 90 | 23.5 |
| 1-Bedroom | 187 | 3.3 | 225 | 3.8 | 277 | 14.2 |
| 2-Bedroom | 217 | 3.0 | 253 | 3.4 | 358 | 14.4 |
| 3+Bedroom | 211 | 5.1 | 240 | 5.8 | 307 | 20.5 |
| Loft | 61 | 3.2 | 84 | 4.7 | 106 | 15.5 |
| All | 733 | 3.5 | 866 | 4.1 | 1,138 | 16.3 |

Cooperatives

| | January 2022 | | December 2021 | | January 2021 | |
|------------------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 57 | 2.7 | 79 | 3.8 | 105 | 10.9 |
| 1-Bedroom | 120 | 2.1 | 161 | 2.8 | 200 | 9.1 |
| 2-Bedroom | 81 | 2.3 | 99 | 2.9 | 131 | 11.4 |
| 3+Bedroom | 54 | 4.3 | 65 | 4.4 | 64 | 20.2 |
| Loft | 51 | 5.0 | 61 | 5.2 | 58 | 10.9 |
| All | 363 | 2.7 | 465 | 3.3 | 558 | 10.8 |

January 2022

Inventory Report

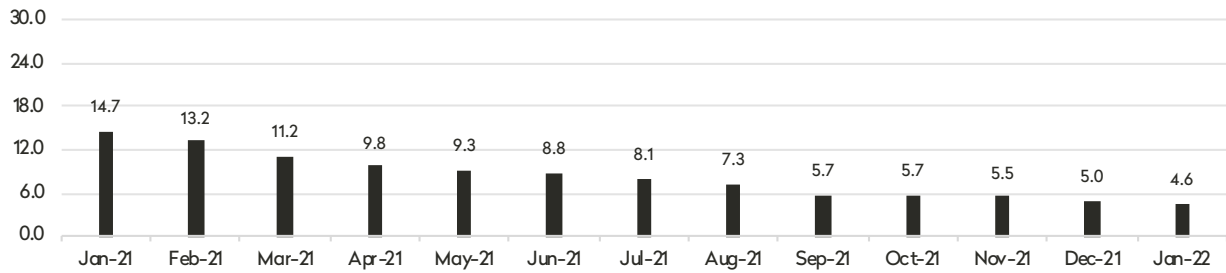
Generally North of 96th Street on the East Side, and 110th St. on the West Side



BHSID 21552653



Months' Supply: All Apartments



Condominiums

| | January 2022 | | December 2021 | | January 2021 | |
|------------------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 23 | 6.3 | 27 | 7.4 | 18 | 15.4 |
| 1-Bedroom | 73 | 4.3 | 85 | 4.9 | 80 | 15.5 |
| 2-Bedroom | 86 | 3.9 | 95 | 3.7 | 146 | 15.1 |
| 3+Bedroom | 76 | 6.0 | 83 | 6.2 | 81 | 17.4 |
| All | 258 | 4.7 | 290 | 4.8 | 325 | 15.7 |

Cooperatives

| | January 2022 | | December 2021 | | January 2021 | |
|------------------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 13 | 3.5 | 15 | 5.0 | 3 | 2.6 |
| 1-Bedroom | 95 | 4.8 | 97 | 4.9 | 85 | 9.4 |
| 2-Bedroom | 98 | 4.4 | 119 | 5.3 | 133 | 20.0 |
| 3+Bedroom | 46 | 4.9 | 53 | 5.9 | 59 | 16.1 |
| All | 252 | 4.6 | 284 | 5.2 | 280 | 13.7 |

Contact Us

January 2022

MANHATTAN INVENTORY REPORT

East Side

445 Park Avenue
New York, NY 10022
212.906.9200

West Side

1926 Broadway
New York, NY 10023
212.588.5600

West Side/Columbus

408 Columbus Avenue
New York, NY 10024
212.769.3000

Flatiron

130 Fifth Avenue
New York, NY 10011
212.906.0500

Village

831 Broadway
New York, NY 10003
212.381.6500

Midtown East

770 Lexington Avenue, 10th Floor
New York, NY 10065
212.508.7200

SoHo

451 West Broadway
New York, NY 10012
212.381.4200

Tribeca

43 North Moore Street
New York, NY 10013
212.452.4500

Harlem

2169 Frederick Douglass Boulevard
New York, NY 10026
212.381.2570

Development Marketing

451 West Broadway
New York, NY 10012
212.521.5757

BHS Relocation Services

445 Park Avenue, 10th Floor
New York, NY 10022
212.381.6521

BHS THE Craft OF Research

Prepared by Lisa Rae Castrigno, SVP of Research, Brown Harris Stevens.

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