

JANUARY 2023

Inventory Report



Manhattan

BHSID 22195770

BHS THE Craft OF Research

JANUARY 2023

# Highlights

Manhattan had a 5.1-month supply of apartments for sale at the beginning of January, down **9%** from last month.

The months' supply was **5.8** months for condominiums, and **4.6** months for cooperatives.

The West Side is Manhattan's tightest market, with just a **4.0**-month supply of apartments for sale.

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## 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.



JANUARY 2023

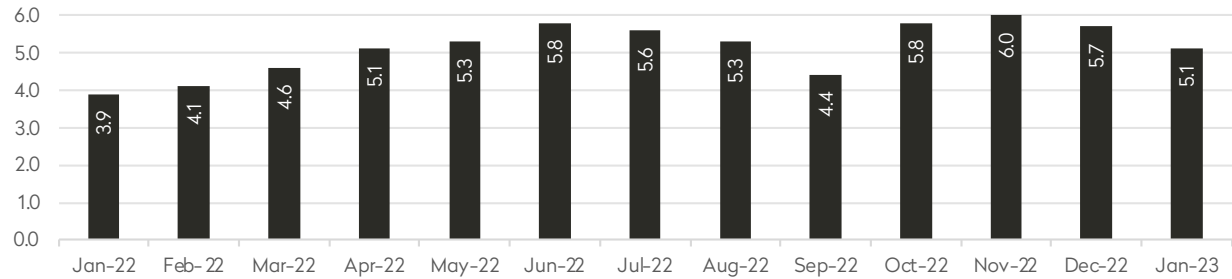
# Inventory Report



BHSID 22162696



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	JANUARY 2023		DECEMBER 2022		JANUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	198	4.6	216	4.5	196	3.4
1-Bedroom	675	4.0	882	4.6	752	3.5
2-Bedroom	947	5.9	1,135	6.3	877	3.8
3+Bedroom	976	9.3	1,125	9.9	942	6.3
Loft	80	6.0	99	6.8	84	3.5
All	2,876	5.8	3,457	6.3	2,851	4.2

**COOPERATIVES**

	JANUARY 2023		DECEMBER 2022		JANUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	374	3.5	463	4.0	446	3.3
1-Bedroom	955	4.1	1,213	4.6	935	3.1
2-Bedroom	774	4.7	992	5.3	723	3.2
3+Bedroom	637	6.6	795	7.1	635	5.2
Loft	85	6.3	115	7.3	92	4.9
All	2,825	4.6	3,578	5.1	2,831	3.5

JANUARY 2023

# Inventory Report

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

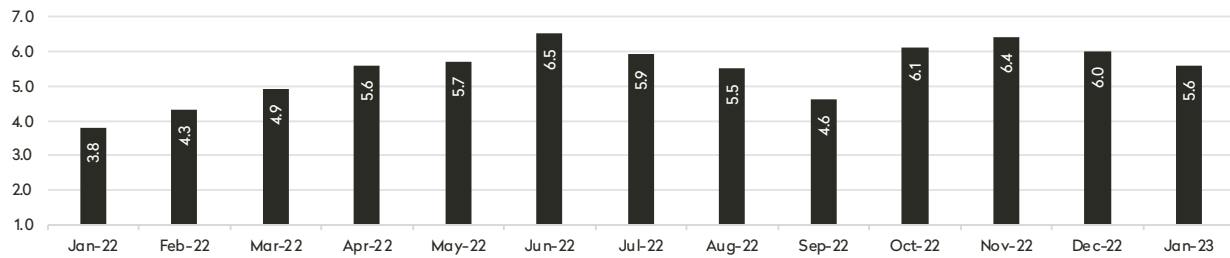


# East Side

BHSID 22123644



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	JANUARY 2023		DECEMBER 2022		JANUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	14	2.2	17	2.8	22	2.8
1-Bedroom	61	3.5	81	4.2	66	2.4
2-Bedroom	109	5.7	127	6.1	87	3.2
3+Bedroom	175	8.1	203	9.5	160	5.5
All	359	5.5	428	6.3	335	3.7

**COOPERATIVES**

	JANUARY 2023		DECEMBER 2022		JANUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	74	3.8	93	4.0	110	3.6
1-Bedroom	272	5.3	340	5.7	233	3.1
2-Bedroom	256	5.1	335	5.8	242	3.2
3+Bedroom	306	7.4	366	7.2	297	5.8
All	908	5.6	1,134	5.9	882	3.8

JANUARY 2023

# Inventory Report

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

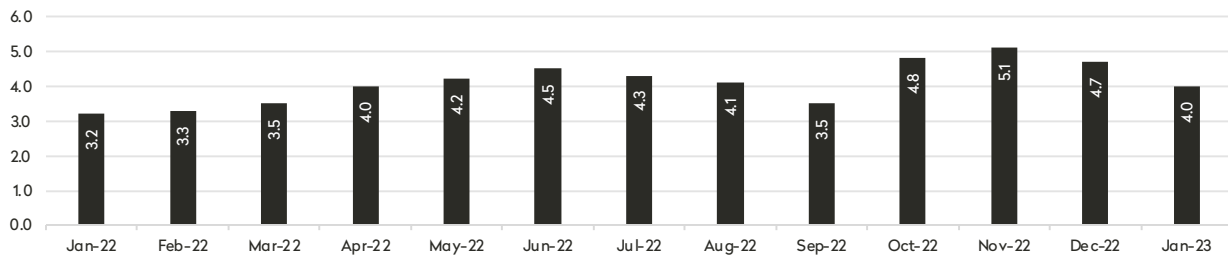


Westside

BHSID 22035707



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	JANUARY 2023		DECEMBER 2022		JANUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	4.7	22	3.7	22	3.6
1-Bedroom	79	2.8	103	3.3	92	3.2
2-Bedroom	118	5.2	143	5.8	108	3.4
3+Bedroom	191	8.0	228	8.7	179	6.1
All	409	5.2	496	5.6	401	4.2

**COOPERATIVES**

	JANUARY 2023		DECEMBER 2022		JANUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	54	3.0	61	3.3	68	3.5
1-Bedroom	123	2.8	172	3.5	126	2.3
2-Bedroom	116	3.2	161	3.9	98	2.1
3+Bedroom	106	4.4	151	5.7	120	3.6
All	399	3.3	545	4.0	412	2.7



JANUARY 2023

# Inventory Report

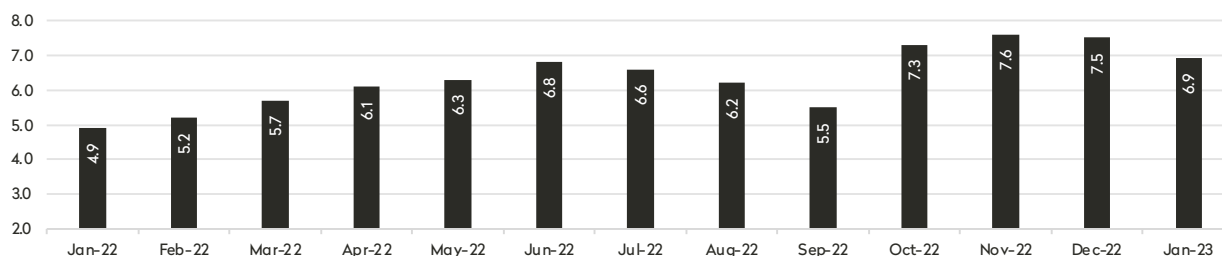
Generally 34th to 59th Street,  
Fifth Avenue to the East River



BHSID 22106828



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	JANUARY 2023		DECEMBER 2022		JANUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	20	3.5	25	4.2	18	2.2
1-Bedroom	85	4.0	108	4.9	89	3.3
2-Bedroom	140	10.9	149	9.8	110	4.8
3+Bedroom	95	18.4	96	20.6	80	12.3
All	340	7.5	378	7.9	297	4.6

**COOPERATIVES**

	JANUARY 2023		DECEMBER 2022		JANUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	97	4.4	127	5.2	105	3.7
1-Bedroom	187	5.6	246	6.4	232	5.7
2-Bedroom	135	9.2	168	10.1	128	4.6
3+Bedroom	72	12.3	88	12.9	77	7.2
All	491	6.5	629	7.3	542	5.0

JANUARY 2023

# Inventory Report

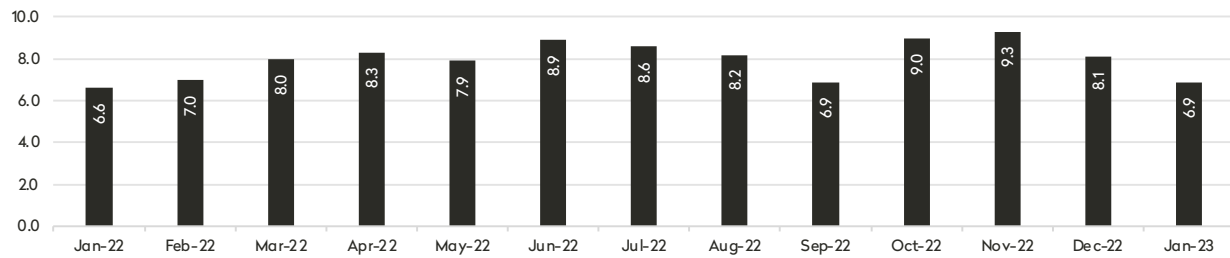
Generally 34th to 59th Street,  
Hudson River to West of Fifth Avenue



BHSID 21646128



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	JANUARY 2023		DECEMBER 2022		JANUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	34	4.4	34	4.3	34	4.6
1-Bedroom	100	5.5	154	8.1	145	7.2
2-Bedroom	135	7.6	166	9.0	117	7.0
3+Bedroom	99	11.9	120	12.0	110	9.7
All	368	7.1	474	8.6	406	7.3

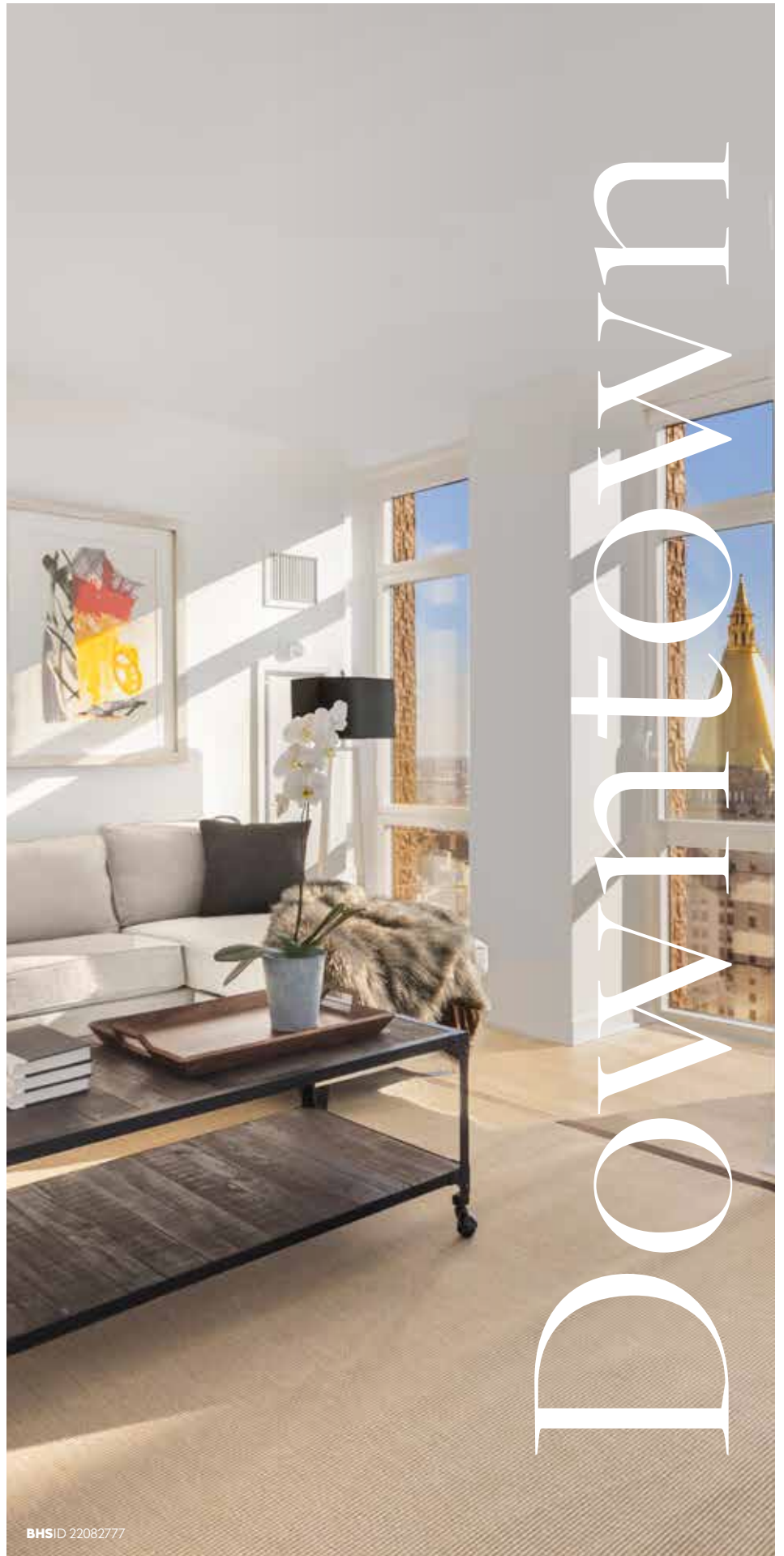
**COOPERATIVES**

	JANUARY 2023		DECEMBER 2022		JANUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	14	3.7	18	3.9	27	4.6
1-Bedroom	44	5.7	55	6.3	35	3.2
2-Bedroom	24	11.1	32	9.1	28	5.8
3+Bedroom	9	10.8	13	11.1	18	27.0
All	91	6.3	118	6.6	108	4.9

JANUARY 2023

# Inventory Report

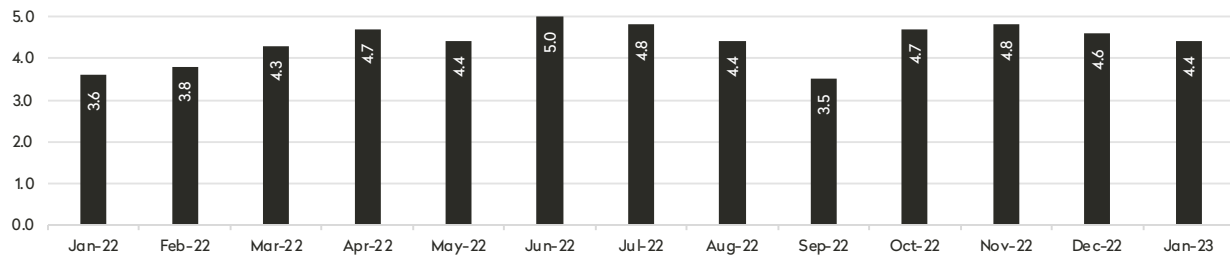
34th Street to 14th Street



BHSID 22082777



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	JANUARY 2023		DECEMBER 2022		JANUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	17	3.1	19	2.8	20	3.1
1-Bedroom	110	3.1	133	3.3	100	2.8
2-Bedroom	152	4.7	189	5.2	152	4.2
3+Bedroom	150	11.1	162	10.1	126	6.5
Loft	24	9.6	30	10.6	23	6.6
All	453	5.1	533	5.2	421	4.2

**COOPERATIVES**

	JANUARY 2023		DECEMBER 2022		JANUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	52	2.7	62	3.1	66	2.6
1-Bedroom	114	3.3	132	3.3	97	2.3
2-Bedroom	45	3.7	54	3.9	52	3.4
3+Bedroom	29	7.0	33	6.6	25	5.8
Loft	31	10.3	42	9.0	32	4.6
All	271	3.7	323	3.9	272	2.9

JANUARY 2023

# Inventory Report

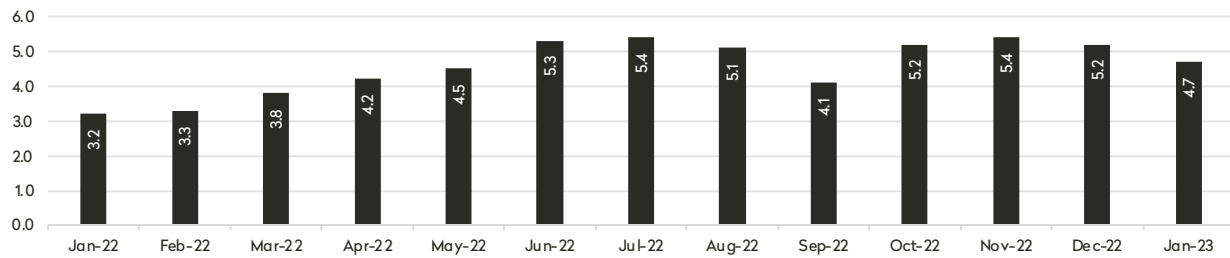
South of 14th Street



BHSID 21737078



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	JANUARY 2023		DECEMBER 2022		JANUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	72	6.4	80	6.2	57	3.1
1-Bedroom	170	4.3	212	4.6	187	3.3
2-Bedroom	205	5.1	251	5.4	217	3.0
3+Bedroom	213	8.8	250	9.9	211	5.1
Loft	53	5.1	67	5.8	61	3.2
All	713	5.7	860	6.0	733	3.5

**COOPERATIVES**

	JANUARY 2023		DECEMBER 2022		JANUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	76	3.6	90	4.2	57	2.7
1-Bedroom	150	3.0	190	3.6	120	2.1
2-Bedroom	99	3.4	128	4.1	81	2.3
3+Bedroom	67	5.8	81	6.4	54	4.3
Loft	46	4.8	64	6.3	51	5.0
All	438	3.6	553	4.3	363	2.7



JANUARY 2023

# Inventory Report

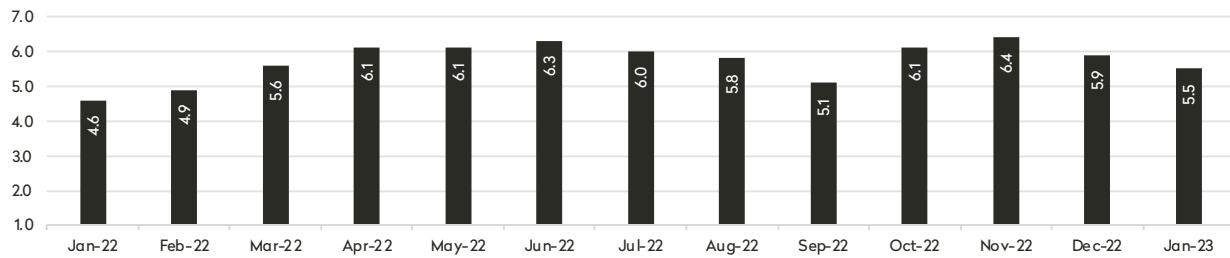
Generally North of 96th Street on the East Side, and 110th Street on the West Side



BHSID 22136298



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	JANUARY 2023		DECEMBER 2022		JANUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	9.0	20	8.6	23	6.3
1-Bedroom	70	6.6	91	7.5	73	4.3
2-Bedroom	89	5.9	111	5.8	86	3.9
3+Bedroom	54	6.6	66	6.6	76	6.0
All	234	6.4	288	6.6	258	4.7

**COOPERATIVES**

	JANUARY 2023		DECEMBER 2022		JANUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	7	2.6	12	3.8	13	3.5
1-Bedroom	70	4.6	82	5.0	95	4.8
2-Bedroom	102	4.8	119	5.0	98	4.4
3+Bedroom	48	5.6	63	6.9	46	4.9
All	227	4.8	276	5.3	252	4.6

# Contact Us

**JANUARY 2023**

Manhattan Inventory Report

**East Side**

445 Park Avenue  
New York, NY 10022  
212-906-9200

**West Side**

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New York, NY 10023  
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**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**

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  
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**BHS Relocation Services**

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