APRIL 2023
Inventory Report

Manhattan

Brown Harris Stevens  THE Craft of Research
APRIL 2023

Highlights

Manhattan had an 8.1-month supply of apartments for sale in April, the **highest level** since June 2021.

The months’ supply of apartments **rose 15%** for condos, and **18%** for co-ops from March.

With a 6.7-month supply of apartments for sale, Downtown from 34th to 14th Street was the tightest market in Manhattan.

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.
Manhattan Inventory Report
### MONTHS’ SUPPLY ALL APARTMENTS

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Inventory Report

Generally 59th Street to 96th Street,
Fifth Avenue to the East River
MONTHS' SUPPLY  ALL APARTMENTS

![Graph showing months' supply for all apartments from April 2022 to April 2023]

**CONDOMINIUMS**

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APRIL 2023

Inventory Report

Generally 59th Street to 110th Street, Hudson River to West of Fifth Avenue
MONTHS’ SUPPLY ALL APARTMENTS

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Inventory Report

Generally 34th to 59th Street, Fifth Avenue to the East River
MONTHS’ SUPPLY ALL APARTMENTS

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COOPERATIVES
April 2023

Inventory Report

Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue
## APRIL 2023 Inventory Report

**Midtown West**

### MONTHS' SUPPLY ALL APARTMENTS

![Graph showing months' supply for all apartments](image)

### CONDOMINIUMS

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### COOPERATIVES
Inventory Report
South of 14th Street
### MONTHS’ SUPPLY  ALL APARTMENTS

![MONTHS SUPPLY ALL APARTMENTS](image)

### CONDOMINIUMS

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Inventory Report

Generally North of 96th Street on the East Side, and 110th Street on the West Side
## APRIL 2023 Inventory Report Upper Manhattan

### MONTHS’ SUPPLY ALL APARTMENTS

![Image of an apartment interior]

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### COOPERATIVES

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