

FEBRUARY 2023

Inventory Report

Malmattan



**Brown Harris Stevens** THE Craft OF Research

FEBRUARY 2023

# Highlights

The supply of apartments for sale in Manhattan **rose** for the first time since November to 5.8-months.

The months' supply of apartments, when compared to January, **climbed 15%** for condos and 12% for co-ops.

While all neighborhoods posted an increase in months' supply, the West Side was the tightest at **4.7-months**.

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## DEFINITIONS

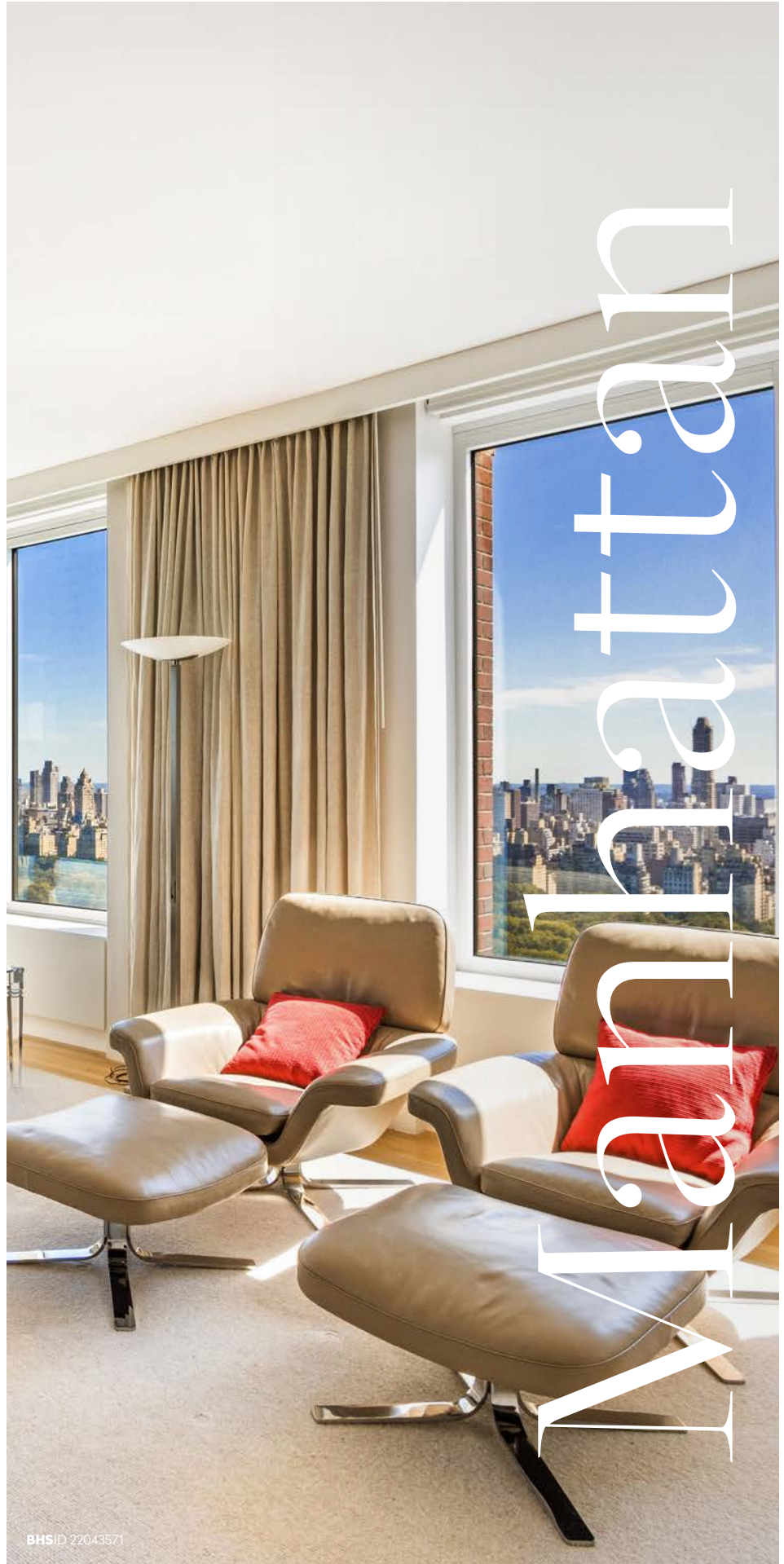
**Listings:** Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

**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.



FEBRUARY 2023

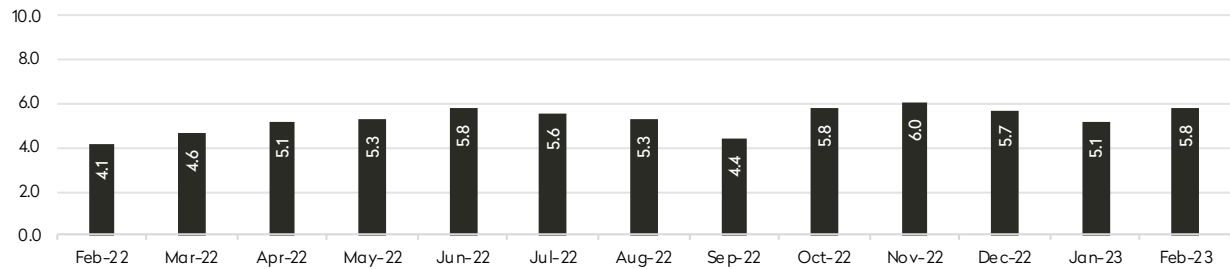
# Inventory Report



BHSID 22043571



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	FEBRUARY 2023		JANUARY 2023		FEBRUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	221	5.5	198	4.6	199	3.7
1-Bedroom	725	4.6	675	4.0	778	3.8
2-Bedroom	1,007	7.0	947	5.9	901	4.1
3+Bedroom	993	10.3	976	9.3	937	6.7
Loft	78	7.0	80	6.0	89	4.0
All	3,024	6.7	2,876	5.8	2,904	4.5

**COOPERATIVES**

	FEBRUARY 2023		JANUARY 2023		FEBRUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	384	3.8	374	3.5	443	3.3
1-Bedroom	966	4.4	955	4.1	990	3.4
2-Bedroom	821	5.4	774	4.7	748	3.4
3+Bedroom	662	7.8	637	6.6	650	5.7
Loft	96	7.1	85	6.3	76	4.3
All	2,929	5.1	2,825	4.6	2,907	3.7

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# Inventory Report

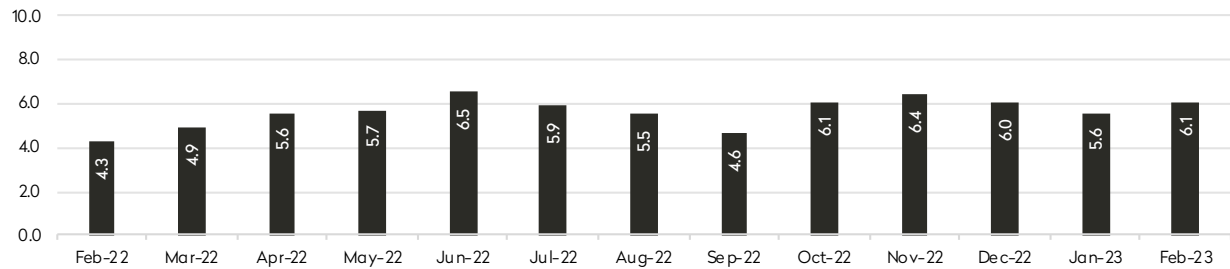
Generally 59th Street to 96th Street,  
Fifth Avenue to the East River



BHSID 22178350



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	FEBRUARY 2023		JANUARY 2023		FEBRUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	17	2.8	14	2.2	18	2.8
1-Bedroom	56	3.5	61	3.5	63	2.4
2-Bedroom	118	6.7	109	5.7	94	3.8
3+Bedroom	176	8.1	175	8.1	164	5.9
All	367	6.0	359	5.5	339	4.0

**COOPERATIVES**

	FEBRUARY 2023		JANUARY 2023		FEBRUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	75	3.8	74	3.8	107	3.5
1-Bedroom	257	5.2	272	5.3	265	3.6
2-Bedroom	294	6.3	256	5.1	263	3.8
3+Bedroom	313	8.3	306	7.4	328	7.0
All	939	6.1	908	5.6	963	4.4

FEBRUARY 2023

## Inventory Report

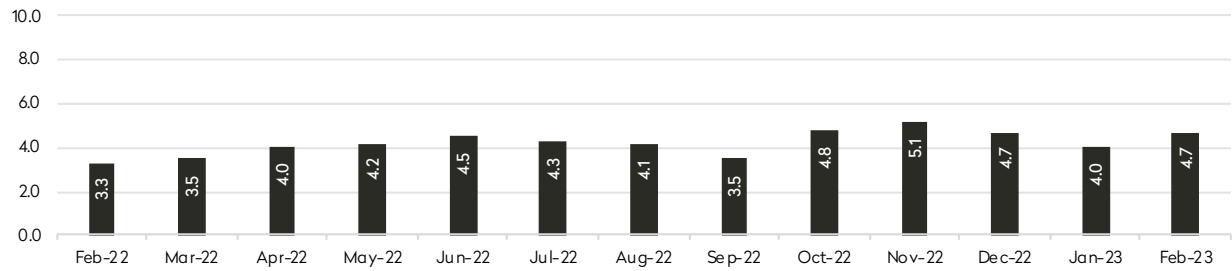
Generally 59th Street to 110th Street,  
Hudson River to West of Fifth Avenue



BHSID 22084149



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	FEBRUARY 2023		JANUARY 2023		FEBRUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	7.0	21	4.7	19	3.7
1-Bedroom	99	3.8	79	2.8	88	3.0
2-Bedroom	121	5.9	118	5.2	123	3.8
3+Bedroom	190	8.9	191	8.0	179	6.9
All	438	6.1	409	5.2	409	4.4

**COOPERATIVES**

	FEBRUARY 2023		JANUARY 2023		FEBRUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	57	3.4	54	3.0	59	2.9
1-Bedroom	127	3.1	123	2.8	124	2.2
2-Bedroom	121	3.7	116	3.2	108	2.4
3+Bedroom	119	5.7	106	4.4	104	3.3
All	424	3.8	399	3.3	395	2.6



FEBRUARY 2023

# Inventory Report

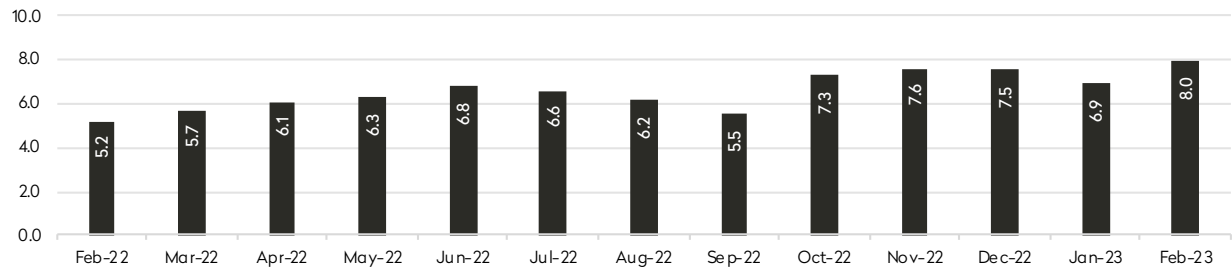
Generally 34th to 59th Street,  
Fifth Avenue to the East River



BHSID 22265638



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	FEBRUARY 2023		JANUARY 2023		FEBRUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	5.6	20	3.5	20	2.7
1-Bedroom	93	4.9	85	4.0	97	4.1
2-Bedroom	141	12.3	140	10.9	108	4.9
3+Bedroom	102	21.9	95	18.4	75	11.8
All	364	9.1	340	7.5	300	5.0

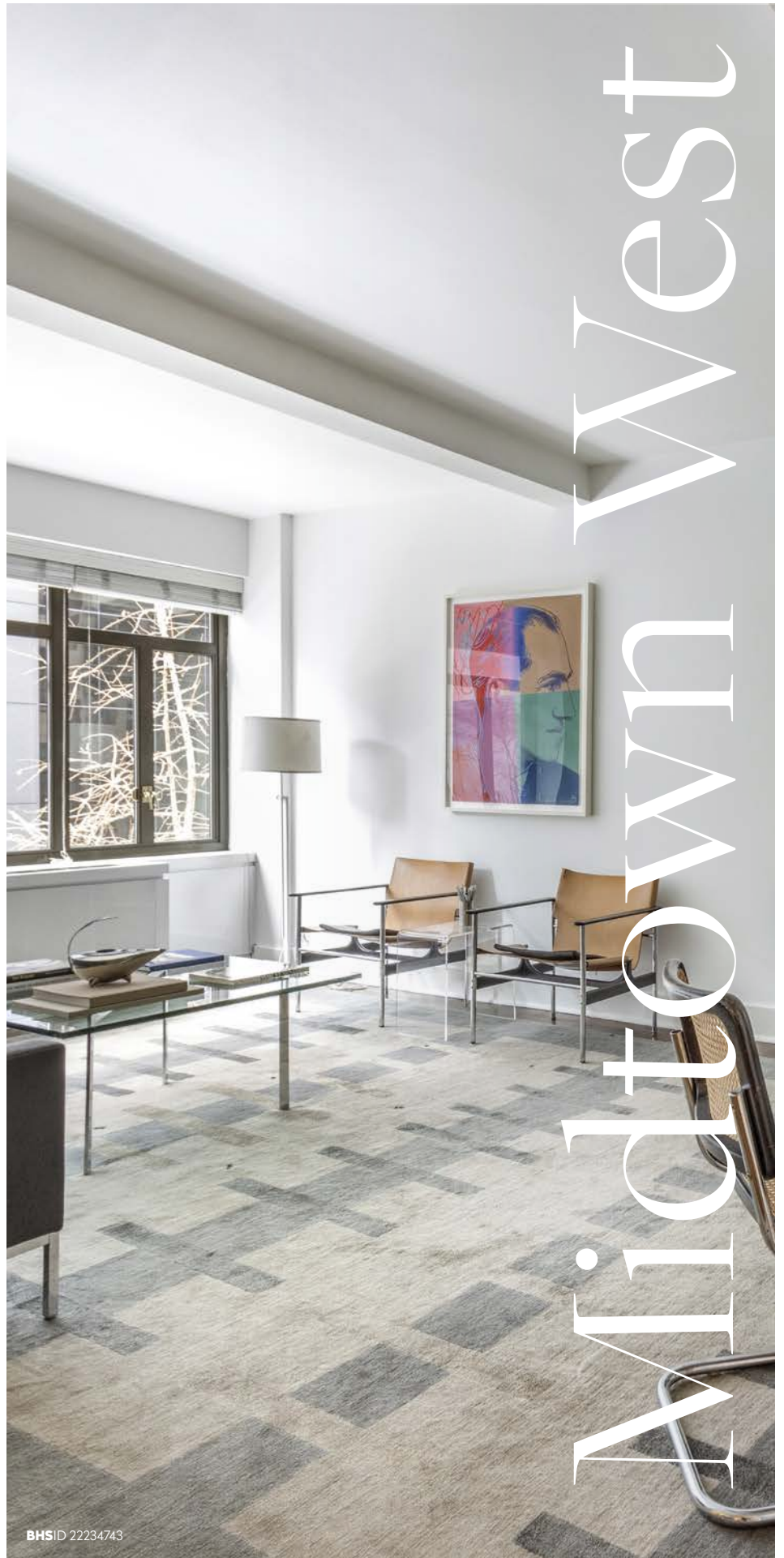
**COOPERATIVES**

	FEBRUARY 2023		JANUARY 2023		FEBRUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	94	4.3	97	4.4	109	3.9
1-Bedroom	206	6.9	187	5.6	250	6.3
2-Bedroom	139	10.3	135	9.2	114	4.2
3+Bedroom	84	16.8	72	12.3	76	7.9
All	523	7.4	491	6.5	549	5.3

FEBRUARY 2023

# Inventory Report

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

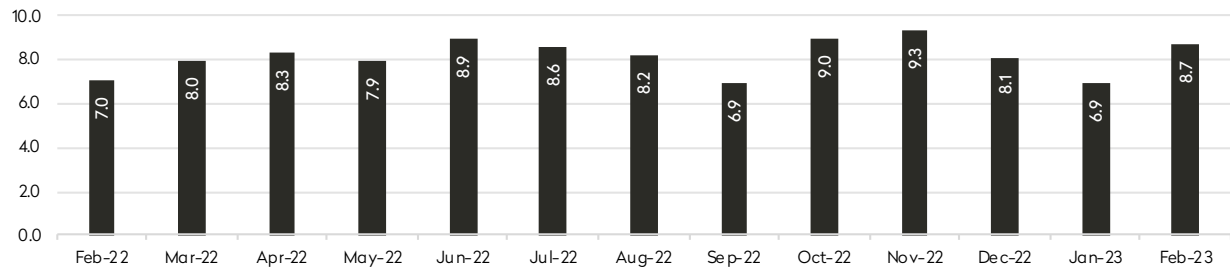


# Midtown West

BHSID 22234743



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	FEBRUARY 2023		JANUARY 2023		FEBRUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	32	4.5	34	4.4	36	4.7
1-Bedroom	143	8.4	100	5.5	153	8.1
2-Bedroom	154	8.8	135	7.6	121	7.9
3+Bedroom	114	15.2	99	11.9	108	10.0
All	443	9.0	368	7.1	418	7.9

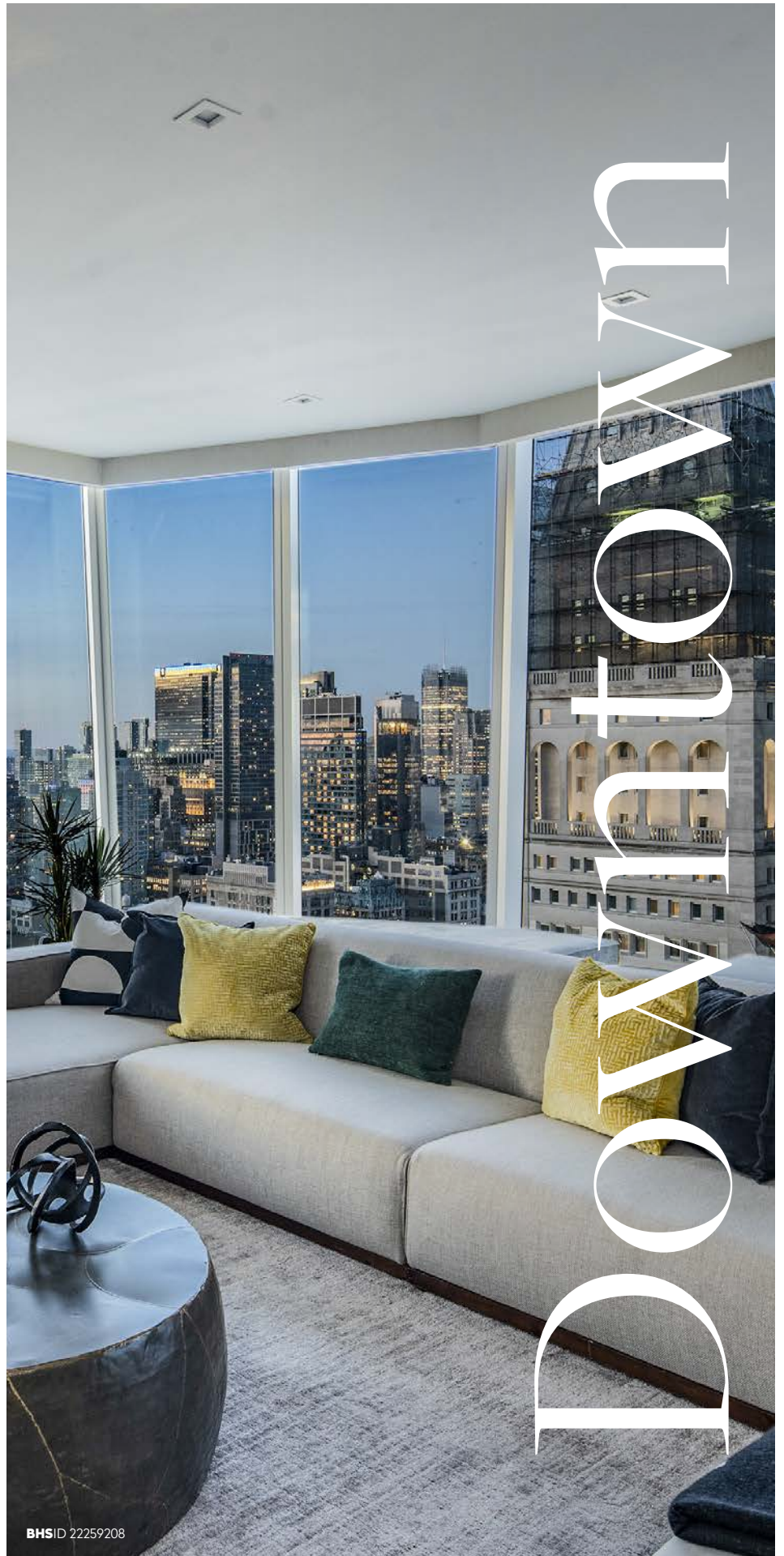
**COOPERATIVES**

	FEBRUARY 2023		JANUARY 2023		FEBRUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	20	5.5	14	3.7	25	4.3
1-Bedroom	47	6.7	44	5.7	44	4.2
2-Bedroom	22	9.4	24	11.1	17	3.9
3+Bedroom	11	22.0	9	10.8	12	18.0
All	100	7.4	91	6.3	98	4.6

FEBRUARY 2023

# Inventory Report

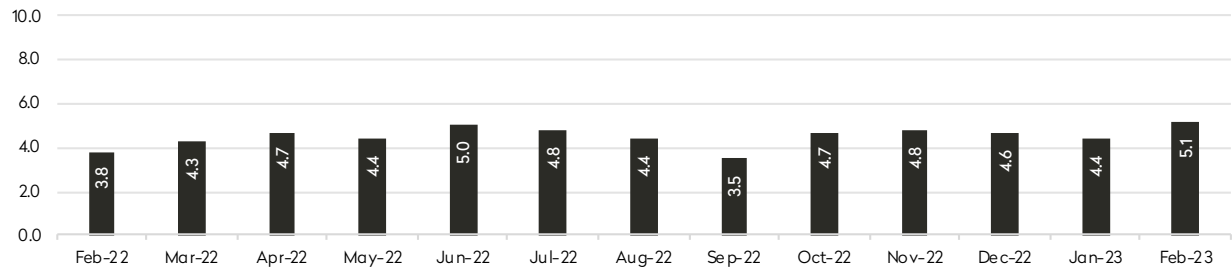
34th Street to 14th Street



BHSID 22259208



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	FEBRUARY 2023		JANUARY 2023		FEBRUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	3.2	17	3.1	27	4.0
1-Bedroom	97	2.9	110	3.1	106	2.8
2-Bedroom	169	5.8	152	4.7	156	4.4
3+Bedroom	150	12.7	150	11.1	136	7.8
Loft	26	15.6	24	9.6	25	10.0
All	460	5.6	453	5.1	450	4.5

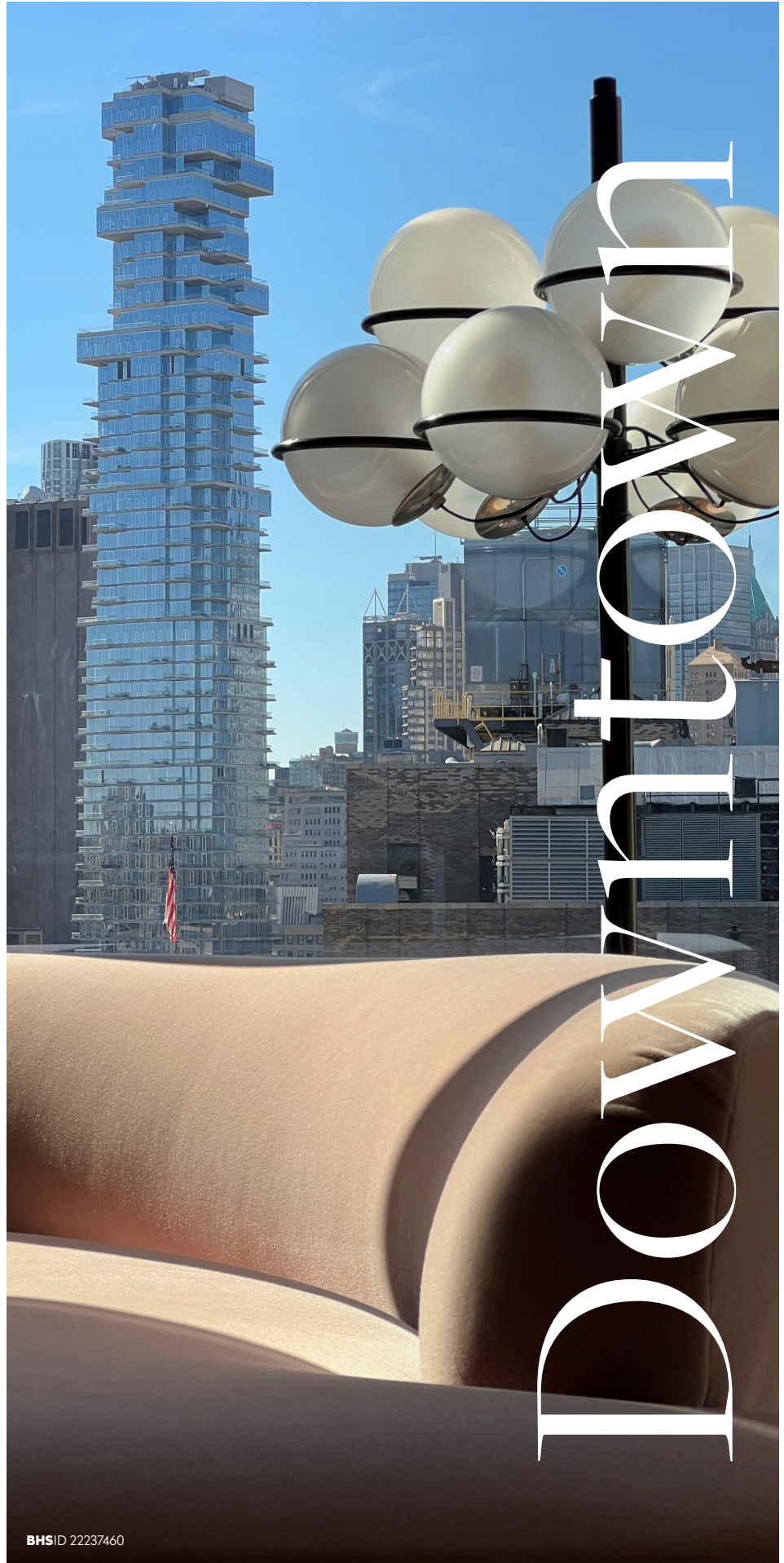
**COOPERATIVES**

	FEBRUARY 2023		JANUARY 2023		FEBRUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	61	3.8	52	2.7	74	2.8
1-Bedroom	114	3.6	114	3.3	102	2.5
2-Bedroom	52	4.7	45	3.7	50	3.4
3+Bedroom	30	12.0	29	7.0	23	5.3
Loft	31	10.3	31	10.3	29	4.4
All	288	4.5	271	3.7	278	3.0

FEBRUARY 2023

# Inventory Report

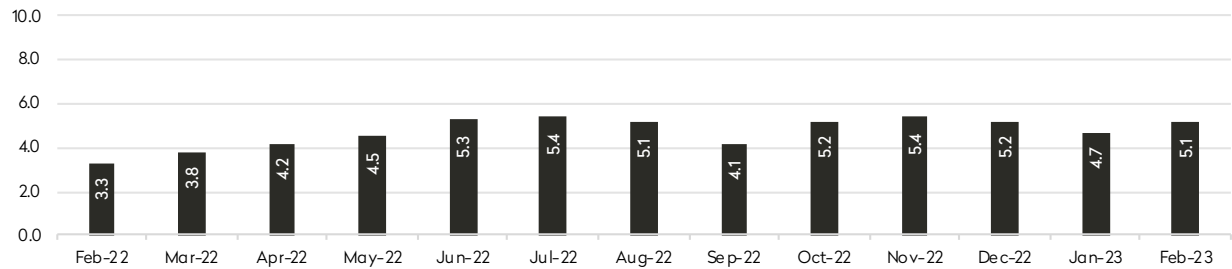
South of 14th Street



BHSID 22237460



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	FEBRUARY 2023		JANUARY 2023		FEBRUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	77	8.1	72	6.4	63	3.8
1-Bedroom	168	4.7	170	4.3	199	3.6
2-Bedroom	218	6.1	205	5.1	216	3.1
3+Bedroom	209	9.3	213	8.8	204	5.0
Loft	50	5.5	53	5.1	62	3.2
All	722	6.4	713	5.7	744	3.7

**COOPERATIVES**

	FEBRUARY 2023		JANUARY 2023		FEBRUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	68	3.5	76	3.6	55	2.9
1-Bedroom	154	3.3	150	3.0	119	2.2
2-Bedroom	99	3.6	99	3.4	83	2.5
3+Bedroom	63	5.9	67	5.8	56	4.8
Loft	56	5.7	46	4.8	42	4.2
All	440	3.9	438	3.6	355	2.8



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# Inventory Report

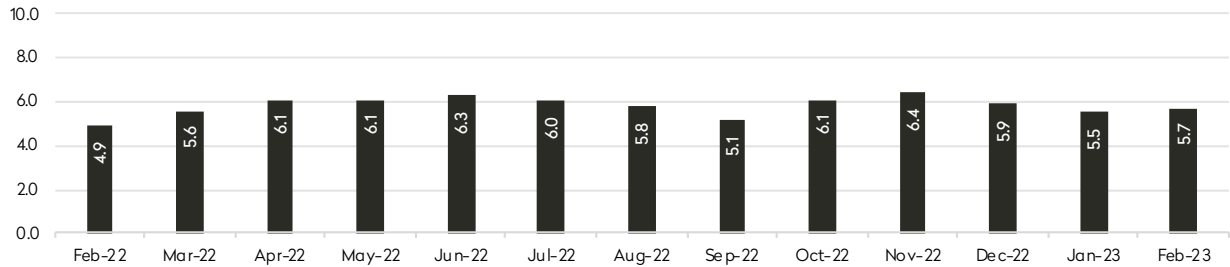
Generally North of 96th Street on the East Side, and 110th Street on the West Side



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2023		JANUARY 2023		FEBRUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	9.0	21	9.0	16	5.1
1-Bedroom	69	7.0	70	6.6	72	4.3
2-Bedroom	87	6.7	89	5.9	84	4.2
3+Bedroom	53	7.6	54	6.6	72	6.6
All	230	7.2	234	6.4	244	4.8

COOPERATIVES

	FEBRUARY 2023		JANUARY 2023		FEBRUARY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	10	3.8	7	2.6	14	4.0
1-Bedroom	66	4.1	70	4.6	89	4.7
2-Bedroom	96	5.1	102	4.8	115	5.1
3+Bedroom	43	5.3	48	5.6	51	5.3
All	215	4.7	227	4.8	269	4.9

# Contact Us

**FEBRUARY 2023**

Manhattan Inventory Report

**East Side**

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

**West Side**

1934 Broadway  
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  
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**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  
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**BHS Relocation Services**

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212-381-6521

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