

Manhattan

DECEMBER 2021 INVENTORY REPORT



BHS THE Craft of Research

December 2021

Highlights

The number of Manhattan apartments for sale fell to a 4.5-month supply in December, a 9% decline from last month.

Condo and co-op inventory dropped 8% from November, to 4.8 and 4.3 months respectively.

With a 3.8-month supply of units for sale, Downtown south of 14th Street was the tightest market in December.

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 20066956

December 2021

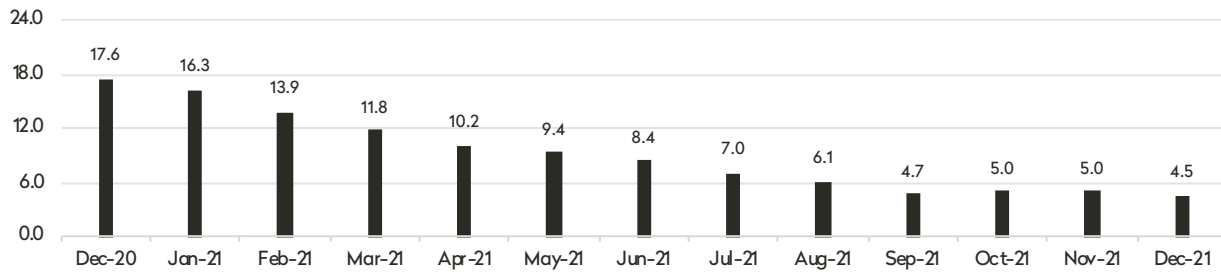
Inventory Report



BHSID 20066956



Months' Supply: All Apartments



Condominiums

	December 2021		November 2021		December 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	230	3.9	262	4.5	345	17.1
1-Bedroom	916	4.2	1,006	4.8	1,315	16.6
2-Bedroom	1,037	4.3	1,115	4.6	1,531	16.6
3+Bedroom	1,074	6.9	1,149	7.4	1,481	27.3
Loft	110	4.6	125	5.2	170	21.3
All	3,367	4.8	3,657	5.3	4,842	19.1

Cooperatives

	December 2021		November 2021		December 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	552	4.1	597	4.5	836	15.9
1-Bedroom	1,194	3.8	1,334	4.3	1,707	13.7
2-Bedroom	938	3.9	990	4.1	1,398	16.3
3+Bedroom	770	5.9	837	6.5	1,011	24.8
Loft	113	5.4	124	5.8	168	22.4
All	3,567	4.3	3,882	4.7	5,120	16.5

December 2021

Inventory Report

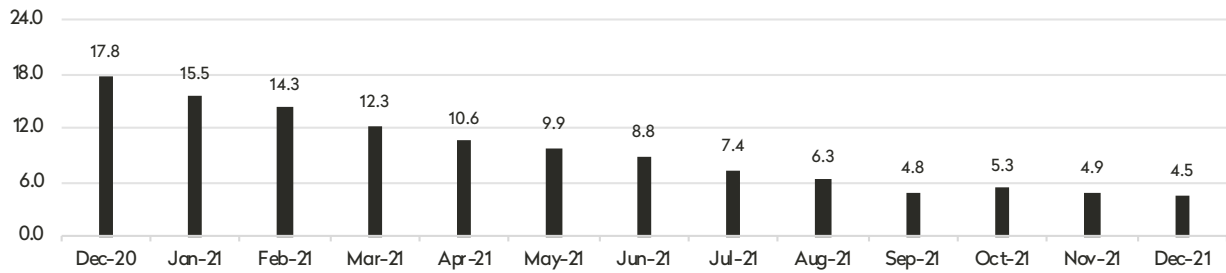
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



BHSID 20683398



Months' Supply: All Apartments



Condominiums

	December 2021		November 2021		December 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	3.1	28	3.5	32	13.7
1-Bedroom	96	3.6	115	4.1	146	11.5
2-Bedroom	118	4.4	126	4.6	188	14.8
3+Bedroom	174	5.2	198	5.7	340	36.4
All	412	4.4	467	4.8	706	19.1

Cooperatives

	December 2021		November 2021		December 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	140	4.6	145	4.7	178	16.7
1-Bedroom	304	3.9	332	4.3	421	13.7
2-Bedroom	326	4.0	337	4.1	457	17.6
3+Bedroom	358	6.6	393	7.3	457	22.9
All	1,128	4.6	1,207	5.0	1,513	17.3

December 2021

Inventory Report

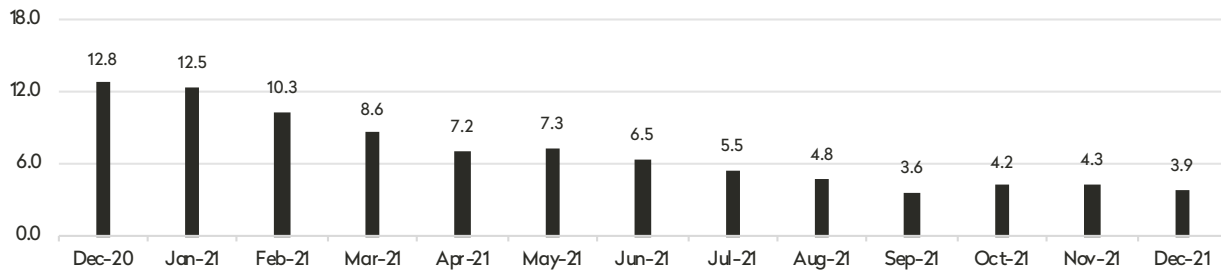
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Ave.



BHSID 21432462



Months' Supply: All Apartments



Condominiums

	December 2021		November 2021		December 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	3.5	33	4.7	42	12.6
1-Bedroom	128	4.5	142	5.0	186	12.3
2-Bedroom	125	3.7	130	3.9	169	8.8
3+Bedroom	197	7.0	184	6.6	230	16.4
All	475	4.8	489	5.1	627	12.1

Cooperatives

	December 2021		November 2021		December 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	79	3.8	92	4.3	114	11.4
1-Bedroom	187	3.4	221	4.0	268	12.8
2-Bedroom	137	2.6	156	3.0	248	11.4
3+Bedroom	143	4.0	163	4.8	212	20.9
All	546	3.3	632	3.9	842	13.4

December 2021

Inventory Report

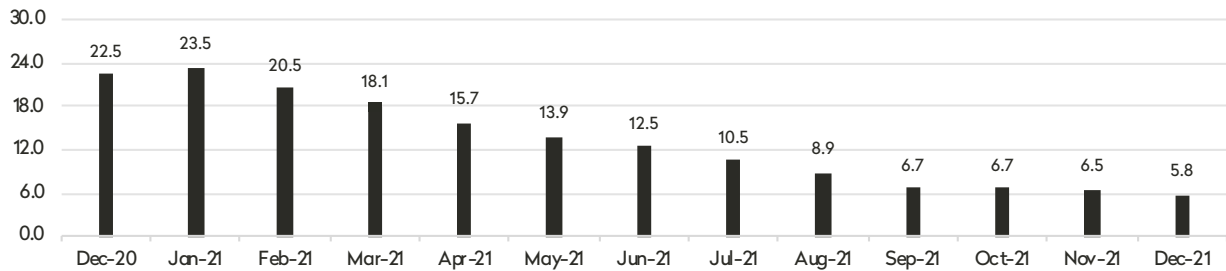
Generally 34th to 59th Street,
Fifth Avenue to the East River



BHSID 21379414



Months' Supply: All Apartments



Condominiums

	December 2021		November 2021		December 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	3.1	23	3.0	48	20.6
1-Bedroom	115	4.2	111	4.3	160	15.5
2-Bedroom	123	5.2	135	6.0	156	20.8
3+Bedroom	97	14.6	96	17.5	92	46.0
All	360	5.5	365	6.0	456	20.6

Cooperatives

	December 2021		November 2021		December 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	126	4.5	149	5.4	215	21.5
1-Bedroom	272	6.2	309	7.4	349	20.5
2-Bedroom	170	5.7	176	6.3	243	24.3
3+Bedroom	101	9.3	103	8.7	127	47.6
All	669	5.9	737	6.7	934	23.5

December 2021

Inventory Report

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

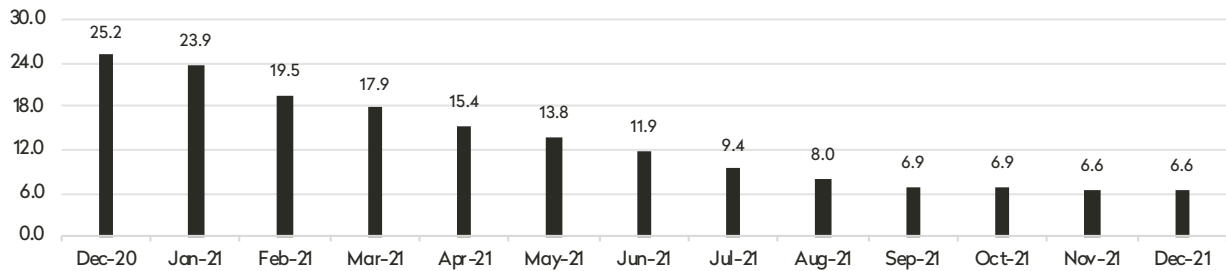


Midtown West

BHSID 20373071



Months' Supply: All Apartments



Condominiums

	December 2021		November 2021		December 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	41	5.2	42	6.0	51	12.8
1-Bedroom	141	6.0	155	6.6	222	27.2
2-Bedroom	124	7.0	135	6.9	200	25.0
3+Bedroom	129	11.1	132	10.4	142	31.6
All	435	7.2	464	7.4	615	24.9

Cooperatives

	December 2021		November 2021		December 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	34	5.0	28	4.0	41	20.5
1-Bedroom	57	4.6	67	4.7	100	23.1
2-Bedroom	30	4.6	32	4.8	55	30.0
3+Bedroom	17	25.5	14	42.0	18	-
All	138	5.2	141	5.0	214	26.2

December 2021

Inventory Report

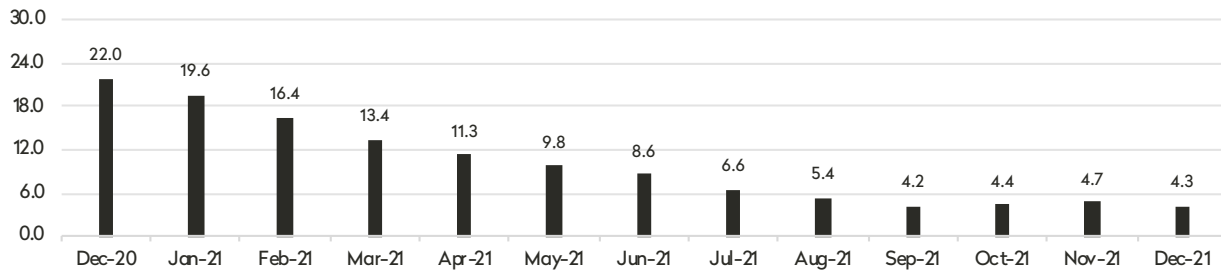
34th St. to 14th St.



BHSID 21423856



Months' Supply: All Apartments



Condominiums

	December 2021		November 2021		December 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	3.7	32	4.3	38	12.7
1-Bedroom	126	3.6	142	4.1	201	28.0
2-Bedroom	199	5.1	217	5.4	232	20.8
3+Bedroom	155	7.1	171	8.4	242	41.5
Loft	25	5.6	29	6.4	45	38.6
All	529	5.0	591	5.5	758	26.8

Cooperatives

	December 2021		November 2021		December 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	79	3.3	87	3.6	146	18.6
1-Bedroom	121	2.7	141	3.1	226	13.6
2-Bedroom	62	4.1	63	4.3	92	16.2
3+Bedroom	35	7.5	38	7.6	45	135.0
Loft	40	5.3	36	4.9	64	38.4
All	337	3.5	365	3.8	573	17.8

December 2021

Inventory Report

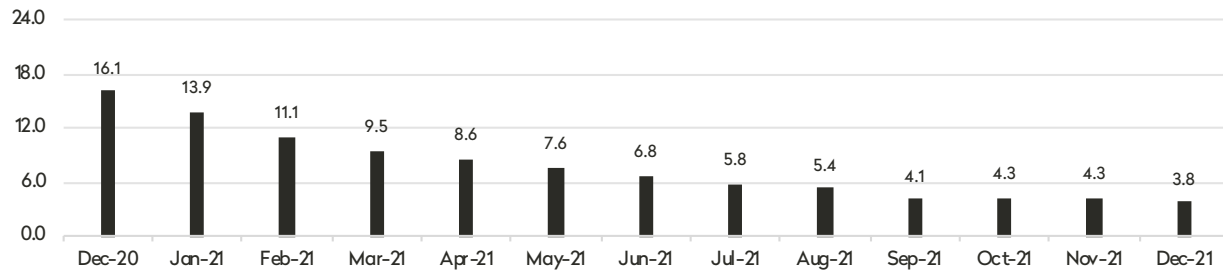
South of 14th St.



BHSID 21415018



Months' Supply: All Apartments



Condominiums

	December 2021		November 2021		December 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	64	3.5	77	4.3	110	26.4
1-Bedroom	225	3.8	252	4.5	309	16.0
2-Bedroom	253	3.4	274	3.7	425	18.0
3+Bedroom	240	5.8	279	6.7	342	23.9
Loft	84	4.7	93	5.2	114	17.1
All	866	4.1	975	4.7	1,300	19.1

Cooperatives

	December 2021		November 2021		December 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	79	3.8	80	4.0	136	13.2
1-Bedroom	161	2.8	174	3.1	247	10.0
2-Bedroom	99	2.9	107	3.1	164	13.3
3+Bedroom	65	4.4	67	4.3	81	21.1
Loft	61	5.2	74	6.0	87	14.9
All	465	3.3	502	3.6	715	12.5

December 2021

Inventory Report

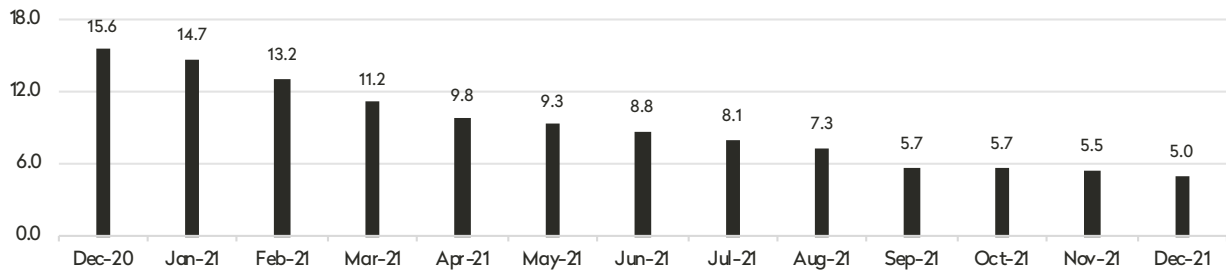
Generally North of 96th Street on the
East Side, and 110th St. on the West Side



BHSID 21420699



Months' Supply: All Apartments



Condominiums

	December 2021		November 2021		December 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	27	7.4	27	8.1	25	25.0
1-Bedroom	85	4.9	90	5.9	93	14.7
2-Bedroom	95	3.7	98	3.7	166	16.3
3+Bedroom	83	6.2	91	7.5	96	22.2
All	290	4.8	306	5.3	380	17.4

Cooperatives

	December 2021		November 2021		December 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	15	5.0	16	6.9	7	4.2
1-Bedroom	97	4.9	98	5.1	104	10.6
2-Bedroom	119	5.3	124	5.6	144	17.6
3+Bedroom	53	5.9	60	6.4	74	19.3
All	284	5.2	298	5.6	329	14.0

December 2021 Inventory Report Manhattan Apartments

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

Downtown

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
212.521.5757

Contact US

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