

April 2019
Inventory Report Manhattan Apartments

**Brown
Harris
Stevens**



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April 2019 Highlights

The months' supply of apartments for sale in Manhattan **rose** 26% from a year ago to 9.1.

The months' supply was **11.0** months for condominiums, and 7.6 months for cooperatives.

Upper Manhattan had the lowest months' supply of any market in April, with a **7.3**-month supply of apartments for sale.



BrownHarrisStevens.com WEB# 19396659



BrownHarrisStevens.com WEB# 19171769

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, an absorption rate between 6-9 months indicates a balanced market.

Cover Property: BrownHarrisStevens.com WEB# 18438756

Manhattan

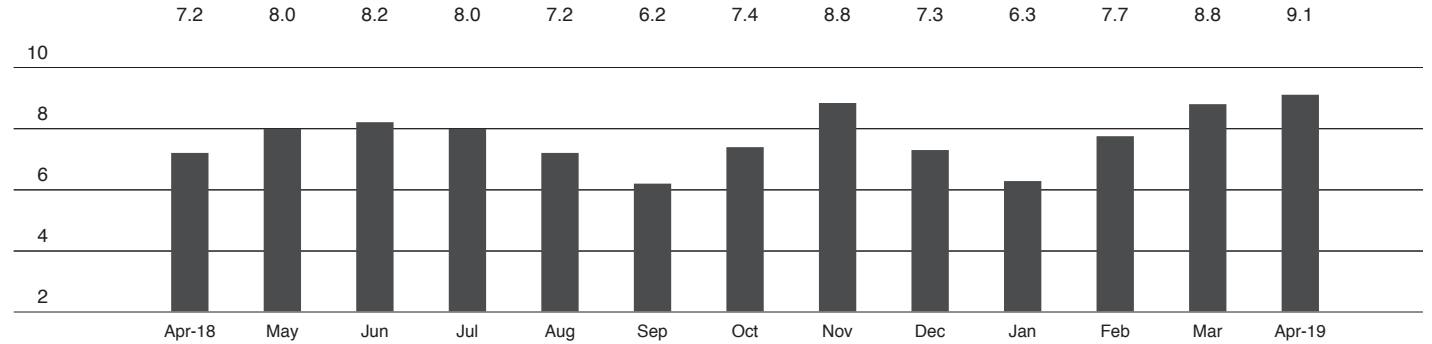


BrownHarrisStevens.com WEB# 19495429



BrownHarrisStevens.com WEB# 19284618

Months' Supply: All Apartments



Condominiums

| | APRIL 2019 | | MARCH 2019 | | APRIL 2018 | |
|-----------|------------|----------------|------------|----------------|------------|----------------|
| | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY |
| Studio | 302 | 8.8 | 295 | 8.3 | 233 | 6.9 |
| 1-Bedroom | 1,121 | 8.9 | 1,056 | 8.9 | 903 | 6.7 |
| 2-Bedroom | 1,188 | 10.9 | 1,103 | 10.9 | 1,024 | 8.4 |
| 3+Bedroom | 1,186 | 15.4 | 1,131 | 14.7 | 1,062 | 13.1 |
| Loft | 166 | 12.6 | 157 | 12.6 | 267 | 11.0 |
| All | 3,963 | 11.0 | 3,742 | 10.9 | 3,489 | 8.8 |

Cooperatives

| | APRIL 2019 | | MARCH 2019 | | APRIL 2018 | |
|-----------|------------|----------------|------------|----------------|------------|----------------|
| | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY |
| Studio | 455 | 5.6 | 471 | 6.0 | 340 | 4.2 |
| 1-Bedroom | 1,234 | 6.6 | 1,194 | 6.3 | 827 | 4.6 |
| 2-Bedroom | 1,044 | 7.9 | 959 | 7.1 | 784 | 5.8 |
| 3+Bedroom | 783 | 11.7 | 734 | 11.0 | 666 | 11.5 |
| Loft | 151 | 12.2 | 149 | 10.9 | 239 | 7.6 |
| All | 3,667 | 7.6 | 3,507 | 7.2 | 2,856 | 5.9 |

East Side

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

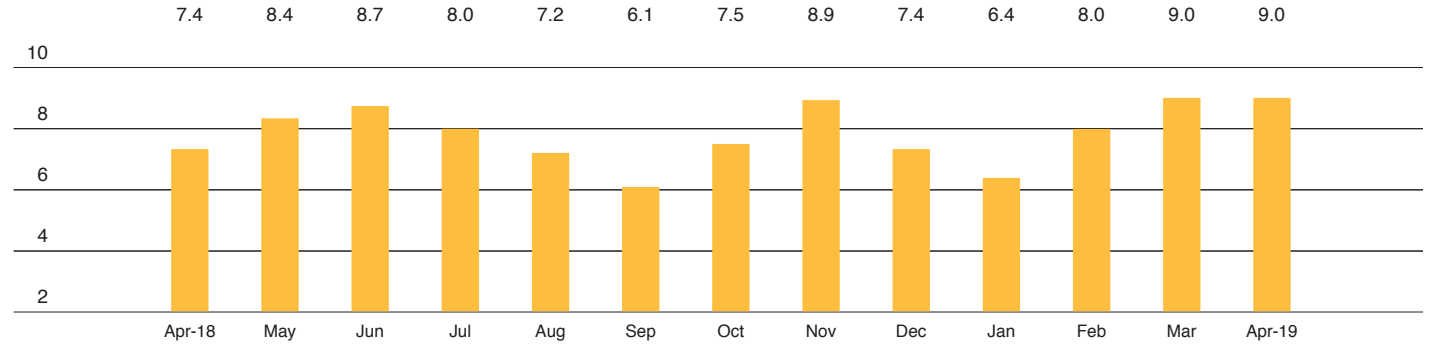


BrownHarrisStevens.com WEB# 19451936



BrownHarrisStevens.com WEB# 18460254

Months' Supply: All Apartments



Condominiums

| | APRIL 2019 | | MARCH 2019 | | APRIL 2018 | |
|-----------|------------|----------------|------------|----------------|------------|----------------|
| | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY |
| Studio | 36 | 12.7 | 32 | 9.6 | 21 | 4.2 |
| 1-Bedroom | 138 | 9.1 | 138 | 9.6 | 101 | 4.8 |
| 2-Bedroom | 142 | 9.2 | 145 | 10.4 | 135 | 6.9 |
| 3+Bedroom | 196 | 12.1 | 190 | 11.9 | 181 | 13.4 |
| All | 512 | 10.3 | 505 | 10.6 | 438 | 7.4 |

Cooperatives

| | APRIL 2019 | | MARCH 2019 | | APRIL 2018 | |
|-----------|------------|----------------|------------|----------------|------------|----------------|
| | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY |
| Studio | 105 | 6.1 | 120 | 7.7 | 82 | 4.1 |
| 1-Bedroom | 349 | 7.5 | 346 | 7.5 | 247 | 5.3 |
| 2-Bedroom | 344 | 8.5 | 311 | 7.5 | 257 | 6.8 |
| 3+Bedroom | 361 | 11.8 | 346 | 11.2 | 345 | 15.7 |
| All | 1,159 | 8.6 | 1,123 | 8.4 | 931 | 7.4 |

West Side

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

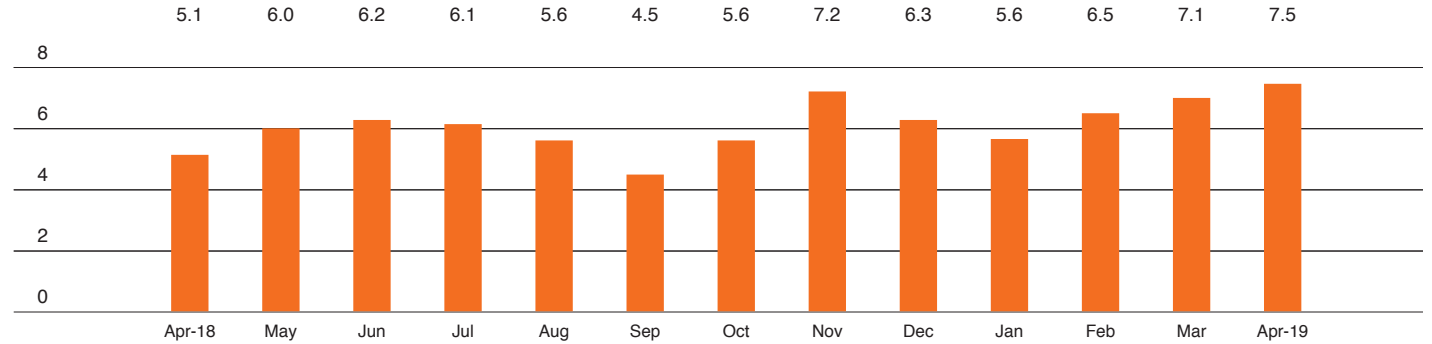


BrownHarrisStevens.com WEB# 19367699



BrownHarrisStevens.com WEB# 18620317

Months' Supply: All Apartments



Condominiums

| | APRIL 2019 | | MARCH 2019 | | APRIL 2018 | |
|-----------|------------|----------------|------------|----------------|------------|----------------|
| | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY |
| Studio | 32 | 6.4 | 29 | 6.0 | 17 | 3.8 |
| 1-Bedroom | 123 | 8.4 | 116 | 7.3 | 115 | 4.5 |
| 2-Bedroom | 162 | 12.0 | 141 | 11.4 | 125 | 5.3 |
| 3+Bedroom | 236 | 16.9 | 207 | 15.7 | 158 | 8.4 |
| All | 553 | 11.7 | 493 | 10.7 | 415 | 5.7 |

Cooperatives

| | APRIL 2019 | | MARCH 2019 | | APRIL 2018 | |
|-----------|------------|----------------|------------|----------------|------------|----------------|
| | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY |
| Studio | 50 | 3.3 | 58 | 4.1 | 50 | 4.2 |
| 1-Bedroom | 162 | 4.8 | 144 | 4.0 | 126 | 3.9 |
| 2-Bedroom | 175 | 5.7 | 170 | 6.0 | 131 | 4.2 |
| 3+Bedroom | 134 | 7.9 | 136 | 8.4 | 117 | 6.6 |
| All | 521 | 5.4 | 508 | 5.4 | 424 | 4.5 |

Midtown East

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

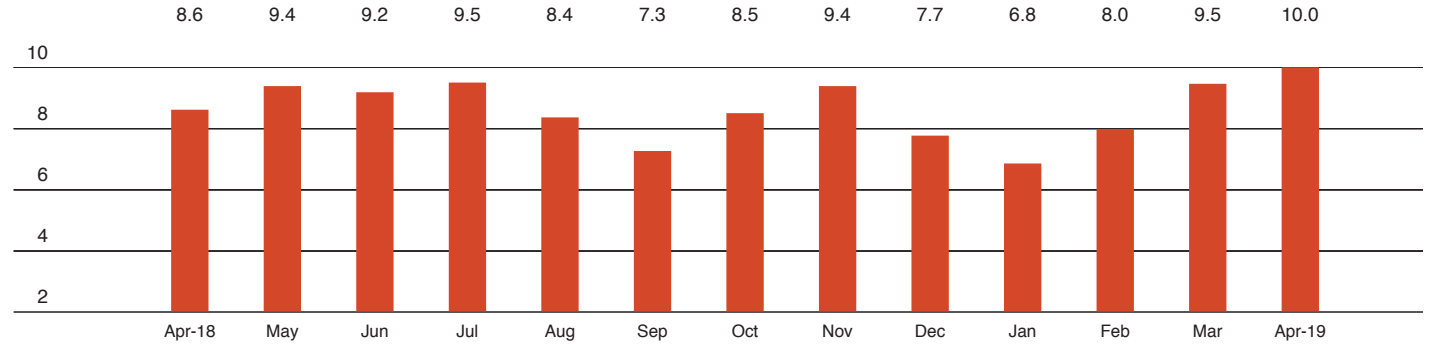


BrownHarrisStevens.com WEB# 18795685



BrownHarrisStevens.com WEB# 18597641

Months' Supply: All Apartments



Condominiums

| | APRIL 2019 | | MARCH 2019 | | APRIL 2018 | |
|-----------|------------|----------------|------------|----------------|------------|----------------|
| | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY |
| Studio | 35 | 4.7 | 40 | 5.6 | 38 | 8.4 |
| 1-Bedroom | 145 | 7.5 | 139 | 7.4 | 164 | 10.3 |
| 2-Bedroom | 149 | 9.8 | 139 | 9.6 | 144 | 13.7 |
| 3+Bedroom | 104 | 20.8 | 107 | 20.7 | 132 | 11.8 |
| All | 433 | 9.2 | 425 | 9.3 | 478 | 11.3 |

Cooperatives

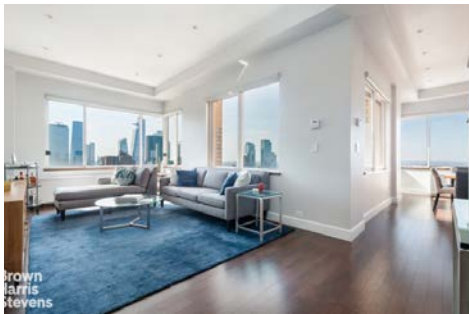
| | APRIL 2019 | | MARCH 2019 | | APRIL 2018 | |
|-----------|------------|----------------|------------|----------------|------------|----------------|
| | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY |
| Studio | 106 | 6.1 | 105 | 6.2 | 77 | 3.9 |
| 1-Bedroom | 252 | 9.7 | 237 | 9.2 | 187 | 5.9 |
| 2-Bedroom | 188 | 12.3 | 169 | 10.6 | 160 | 8.4 |
| 3+Bedroom | 108 | 30.9 | 91 | 23.7 | 98 | 23.5 |
| All | 654 | 10.5 | 602 | 9.6 | 522 | 7.0 |

Midtown West

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

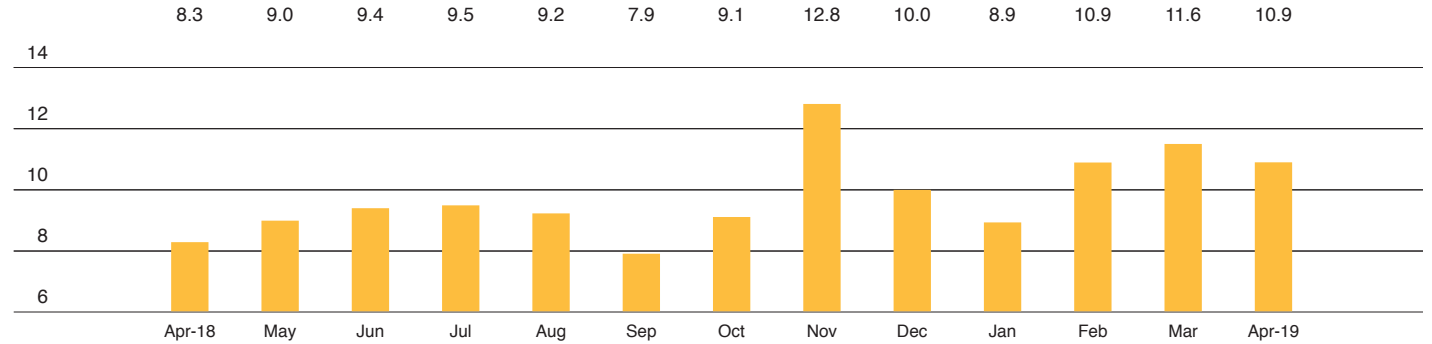


BrownHarrisStevens.com WEB# 18945496



BrownHarrisStevens.com WEB# 19487004

Months' Supply: All Apartments



Condominiums

| | APRIL 2019 | | MARCH 2019 | | APRIL 2018 | |
|-----------|------------|----------------|------------|----------------|------------|----------------|
| | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY |
| Studio | 67 | 13.0 | 70 | 13.1 | 34 | 5.1 |
| 1-Bedroom | 195 | 9.0 | 182 | 10.1 | 140 | 7.2 |
| 2-Bedroom | 140 | 11.8 | 137 | 12.6 | 106 | 8.3 |
| 3+Bedroom | 112 | 16.8 | 106 | 19.3 | 101 | 33.7 |
| All | 514 | 11.3 | 495 | 12.5 | 381 | 9.1 |

Cooperatives

| | APRIL 2019 | | MARCH 2019 | | APRIL 2018 | |
|-----------|------------|----------------|------------|----------------|------------|----------------|
| | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY |
| Studio | 32 | 7.7 | 35 | 7.8 | 20 | 3.6 |
| 1-Bedroom | 75 | 8.8 | 76 | 8.4 | 40 | 4.9 |
| 2-Bedroom | 33 | 11.0 | 38 | 12.7 | 34 | 13.6 |
| 3+Bedroom | 18 | 27.0 | 16 | 19.2 | 12 | 24.0 |
| All | 158 | 9.7 | 165 | 9.5 | 106 | 6.4 |

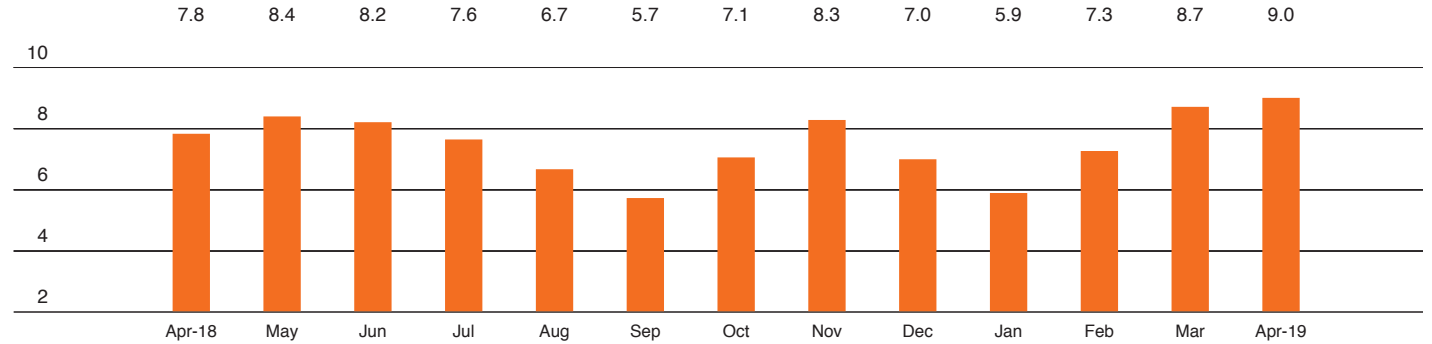
Downtown

34th - 14th Street



BrownHarrisStevens.com WEB# 18491254

Months' Supply: All Apartments



Condominiums

| | APRIL 2019 | | MARCH 2019 | | APRIL 2018 | |
|-----------|------------|----------------|------------|----------------|------------|----------------|
| | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY |
| Studio | 23 | 5.5 | 24 | 6.3 | 25 | 7.5 |
| 1-Bedroom | 143 | 7.7 | 136 | 8.0 | 102 | 5.3 |
| 2-Bedroom | 171 | 12.2 | 160 | 11.4 | 155 | 9.8 |
| 3+Bedroom | 167 | 20.9 | 162 | 21.1 | 142 | 14.7 |
| Loft | 37 | 13.9 | 35 | 12.4 | 71 | 12.5 |
| All | 541 | 11.4 | 517 | 11.4 | 495 | 9.2 |

Cooperatives

| | APRIL 2019 | | MARCH 2019 | | APRIL 2018 | |
|-----------|------------|----------------|------------|----------------|------------|----------------|
| | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY |
| Studio | 78 | 5.9 | 74 | 5.5 | 57 | 5.2 |
| 1-Bedroom | 145 | 5.9 | 143 | 6.0 | 97 | 4.6 |
| 2-Bedroom | 75 | 8.0 | 73 | 7.4 | 60 | 7.3 |
| 3+Bedroom | 34 | 12.8 | 27 | 9.5 | 26 | 9.8 |
| Loft | 40 | 9.6 | 37 | 7.9 | 75 | 10.0 |
| All | 372 | 6.9 | 354 | 6.5 | 315 | 6.2 |

Downtown

South of 14th Street

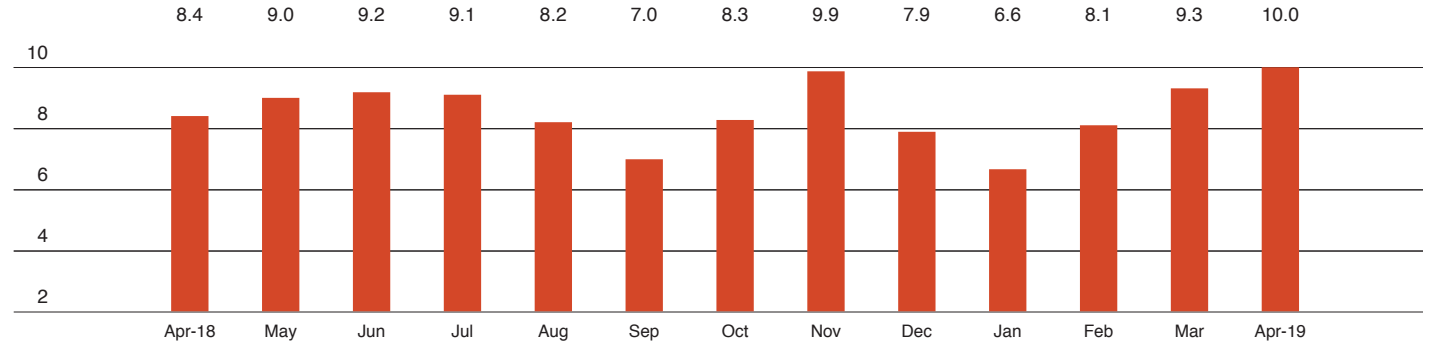


BrownHarrisStevens.com WEB# 19015339



BrownHarrisStevens.com WEB# 19341087

Months' Supply: All Apartments



Condominiums

| | APRIL 2019 | | MARCH 2019 | | APRIL 2018 | |
|-----------|------------|----------------|------------|----------------|------------|----------------|
| | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY |
| Studio | 98 | 12.5 | 87 | 9.3 | 83 | 9.4 |
| 1-Bedroom | 316 | 11.9 | 292 | 11.9 | 227 | 9.3 |
| 2-Bedroom | 329 | 13.2 | 293 | 12.7 | 278 | 9.0 |
| 3+Bedroom | 315 | 13.2 | 309 | 12.6 | 307 | 15.4 |
| Loft | 121 | 12.7 | 116 | 13.4 | 183 | 11.1 |
| All | 1,179 | 12.7 | 1,097 | 12.2 | 1,078 | 10.7 |

Cooperatives

| | APRIL 2019 | | MARCH 2019 | | APRIL 2018 | |
|-----------|------------|----------------|------------|----------------|------------|----------------|
| | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY |
| Studio | 70 | 5.5 | 69 | 5.3 | 53 | 4.5 |
| 1-Bedroom | 178 | 5.1 | 168 | 4.5 | 115 | 4.3 |
| 2-Bedroom | 130 | 7.2 | 125 | 6.4 | 90 | 5.0 |
| 3+Bedroom | 64 | 10.1 | 57 | 9.2 | 43 | 8.9 |
| Loft | 100 | 12.5 | 97 | 11.4 | 117 | 7.0 |
| All | 542 | 6.8 | 516 | 6.1 | 418 | 5.3 |

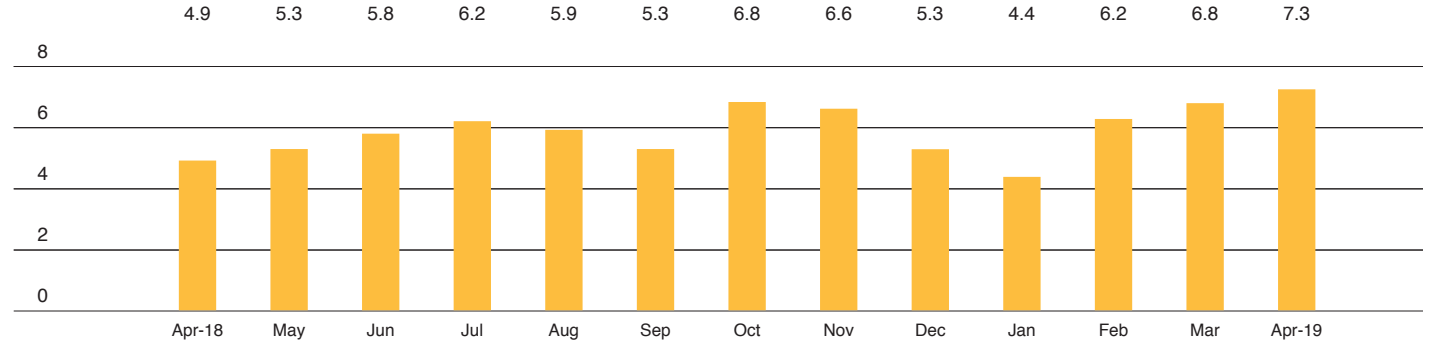
Upper Manhattan

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



BrownHarrisStevens.com WEB# 18527666

Months' Supply: All Apartments



Condominiums

| | APRIL 2019 | | MARCH 2019 | | APRIL 2018 | |
|-----------|------------|----------------|------------|----------------|------------|----------------|
| | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY |
| Studio | 12 | 6.5 | 13 | 7.8 | 17 | 11.3 |
| 1-Bedroom | 64 | 5.8 | 55 | 5.3 | 58 | 6.0 |
| 2-Bedroom | 97 | 6.7 | 89 | 7.1 | 85 | 8.4 |
| 3+Bedroom | 58 | 15.8 | 53 | 10.6 | 44 | 8.0 |
| All | 231 | 7.5 | 210 | 7.1 | 204 | 7.6 |

Cooperatives

| | APRIL 2019 | | MARCH 2019 | | APRIL 2018 | |
|-----------|------------|----------------|------------|----------------|------------|----------------|
| | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY | LISTINGS | MONTHS' SUPPLY |
| Studio | 14 | 12.0 | 10 | 6.7 | 10 | 3.3 |
| 1-Bedroom | 80 | 6.2 | 89 | 6.8 | 36 | 2.3 |
| 2-Bedroom | 100 | 6.4 | 75 | 4.6 | 59 | 3.1 |
| 3+Bedroom | 67 | 10.3 | 65 | 10.8 | 35 | 5.5 |
| All | 261 | 7.2 | 239 | 6.5 | 140 | 3.2 |

Contact us

West Side

1926 Broadway
Kevin Kovesci, EVP
Managing Director of Sales

Tribeca

43 North Moore
Stephen Klym, EVP
Managing Director of Sales



CENTRAL PARK WEST

5TH AVENUE

CENTRAL PARK

Madison Avenue

790 Madison Avenue
Caroline E. Y. Guthrie
Managing Director of Sales

East Side

445 Park Avenue
Bess Freedman, CEO
Hall F. Willkie, President
Ruth McCoy, EVP
Managing Director of Sales
Neil M. Laurine, EVP
Managing Director of Sales

BHS Residential Management

Paul J. Herman, President
Residential Management LLC

Brown Harris Stevens Development Marketing

445 Park Avenue
Stephen Kliegerman,
President, Development
Marketing

Downtown

130 Fifth Avenue
Stephen Klym, EVP
Managing Director of Sales

Brooklyn Heights

129 Montague Street
Christopher Thomas, EVP
Managing Director of Sales

Park Slope

100 Seventh Avenue
Camille Logan, EVP
Managing Director of Sales

Park Slope

244 Fifth Avenue
Camille Logan, EVP
Managing Director of Sales

Prepared by
Lisa Rae Castrigno,
SVP of Research.

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