

# August 2019 Inventory Report Manhattan Apartments

**B  
H  
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Manhattan had a **7.3**-month supply of apartments for sale in August, down from 8.3 months in July.

The months' supply for condos dropped **8%** from August 2018, while co-ops rose 11%.

With a **6.0**-month supply of units for sale, Upper Manhattan was the tightest market in August.



BrownHarrisStevens.com WEB# 19832035



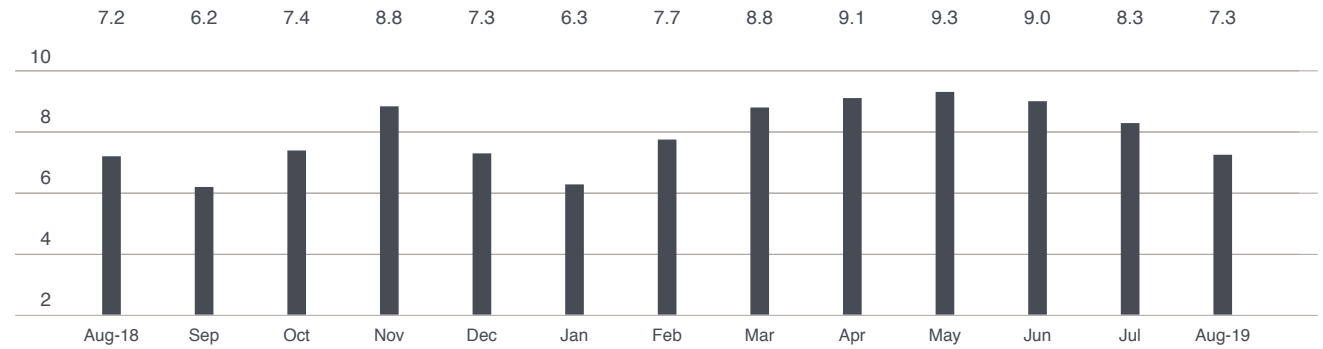
BrownHarrisStevens.com WEB# 19821252

### 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 6-9 months indicates a balanced market.

Months' Supply: All Apartments



Condominiums

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	281	9.2	300	9.9	232	6.7
1-Bedroom	1,023	6.0	1,110	7.0	1,006	7.4
2-Bedroom	1,236	8.2	1,319	9.3	1,090	8.8
3+Bedroom	1,223	11.7	1,300	12.2	1,087	12.7
Loft	157	8.6	171	9.8	280	8.8
All	3,920	8.3	4,200	9.2	3,695	9.0

Cooperatives

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	454	5.5	483	6.2	418	4.5
1-Bedroom	1,159	6.0	1,255	6.6	996	5.3
2-Bedroom	973	6.9	1,098	7.9	807	5.7
3+Bedroom	654	7.7	754	9.3	608	8.8
Loft	142	8.8	160	9.6	231	7.1
All	3,382	6.5	3,750	7.4	3,060	5.9



BrownHarrisStevens.com WEB# 19631262

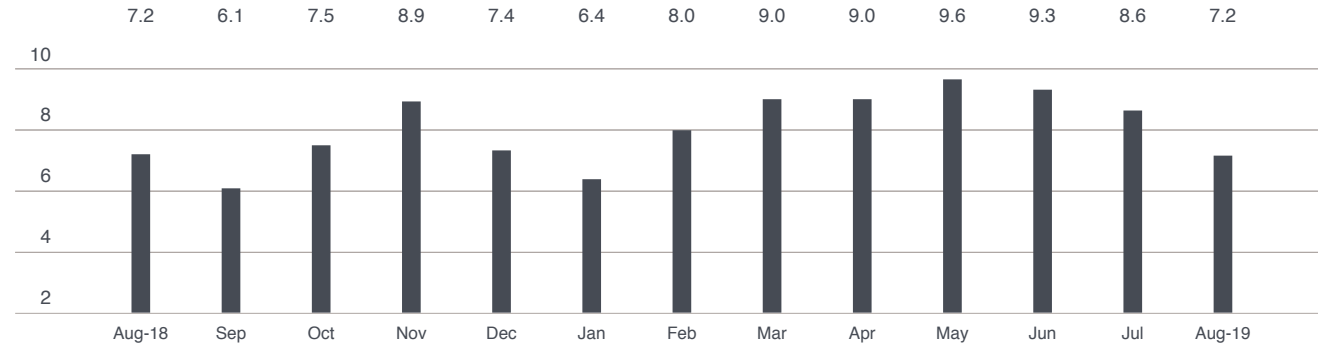


BrownHarrisStevens.com WEB# 19826067

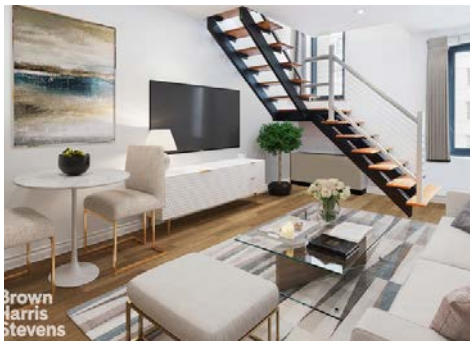
# East Side

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19799548



BrownHarrisStevens.com WEB# 19800544

## Condominiums

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	34	7.3	36	9.4	19	3.7
<b>1-Bedroom</b>	120	5.8	124	6.4	119	6.9
<b>2-Bedroom</b>	140	6.7	151	7.9	127	7.1
<b>3+Bedroom</b>	214	11.0	225	11.8	199	12.3
<b>All</b>	508	7.7	536	8.8	464	8.2

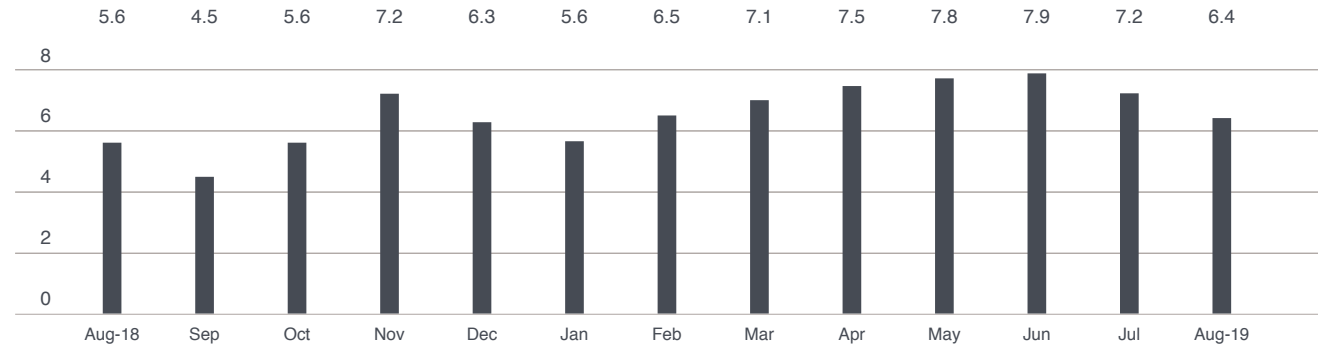
## Cooperatives

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	96	5.5	108	6.5	112	5.3
<b>1-Bedroom</b>	306	6.0	348	7.1	269	5.5
<b>2-Bedroom</b>	308	7.8	348	9.4	267	7.2
<b>3+Bedroom</b>	307	8.3	371	10.4	283	9.7
<b>All</b>	1,017	7.0	1,175	8.5	931	6.8

# West Side

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19819335



BrownHarrisStevens.com WEB# 19729314

## Condominiums

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	32	10.7	27	10.1	19	4.8
<b>1-Bedroom</b>	127	7.3	149	9.5	122	5.6
<b>2-Bedroom</b>	150	9.0	163	9.6	137	7.6
<b>3+Bedroom</b>	222	10.7	232	10.7	190	9.6
<b>All</b>	531	9.2	571	10.0	468	7.4

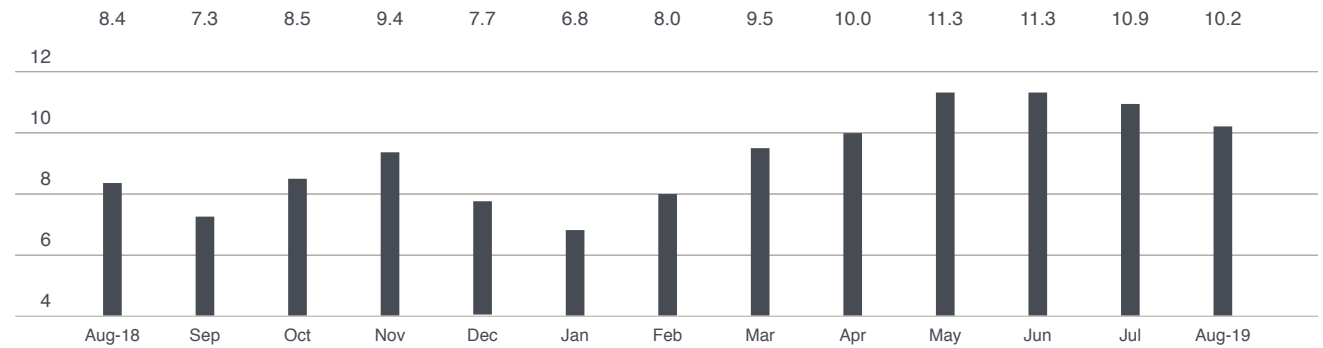
## Cooperatives

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	57	4.1	58	4.6	61	5.2
<b>1-Bedroom</b>	181	5.0	183	5.3	159	4.4
<b>2-Bedroom</b>	162	4.7	182	5.5	143	3.6
<b>3+Bedroom</b>	129	5.4	147	6.6	129	6.4
<b>All</b>	529	4.9	570	5.6	492	4.5

# Midtown East

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19812083



BrownHarrisStevens.com WEB# 19741149

## Condominiums

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	35	9.1	39	7.8	30	5.5
1-Bedroom	124	7.6	140	9.0	161	7.7
2-Bedroom	151	11.5	152	12.3	168	14.0
3+Bedroom	105	13.1	107	14.3	113	11.7
All	415	10.0	438	10.9	472	9.8

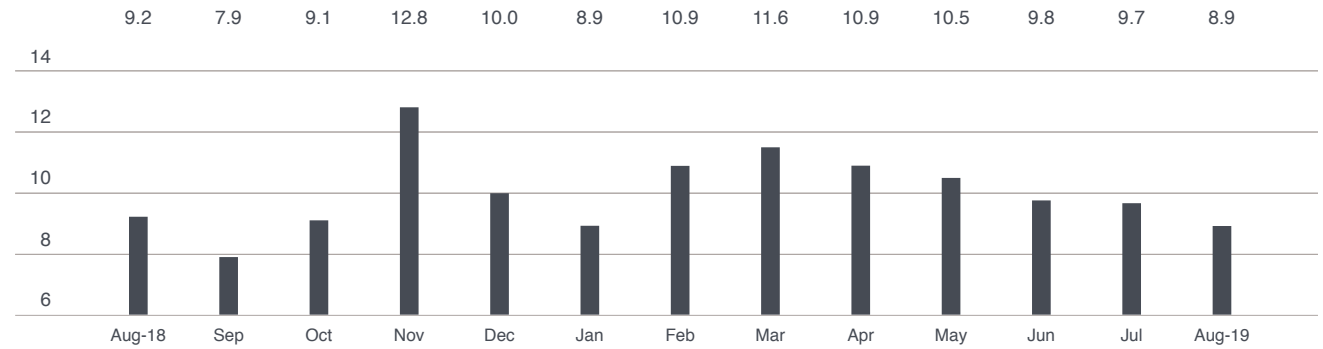
## Cooperatives

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	114	6.8	120	7.9	85	4.8
1-Bedroom	242	9.9	255	10.1	221	7.4
2-Bedroom	194	12.7	213	13.3	142	7.6
3+Bedroom	86	16.6	83	17.8	88	14.3
All	636	10.3	671	11.0	536	7.4

# Midtown West

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

## Months' Supply: All Apartments

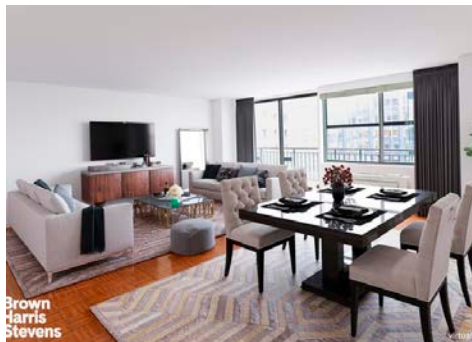


## Condominiums

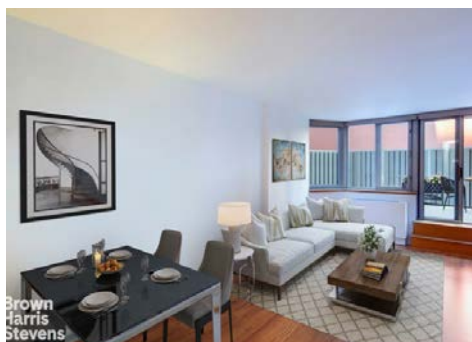
	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	46	8.1	54	10.1	39	7.3
1-Bedroom	173	7.4	182	7.7	156	9.4
2-Bedroom	153	8.6	164	9.8	131	8.8
3+Bedroom	125	18.8	137	19.6	102	26.6
All	497	9.3	537	10.2	428	10.5

## Cooperatives

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	29	6.4	32	8.3	31	4.3
1-Bedroom	68	7.8	71	7.7	50	6.8
2-Bedroom	34	7.8	36	9.0	32	8.3
3+Bedroom	17	11.3	14	9.3	9	13.5
All	148	7.8	153	8.3	122	6.4



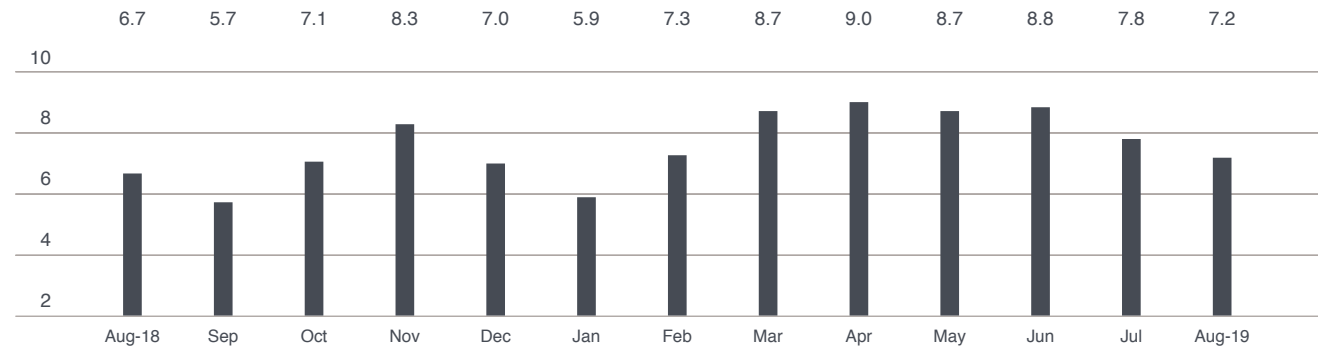
BrownHarrisStevens.com WEB# 19827958



BrownHarrisStevens.com WEB# 19774622

34th St. to 14th St.

Months' Supply: All Apartments



Condominiums

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	21	6.0	27	6.2	25	6.8
1-Bedroom	132	4.4	142	5.1	125	5.6
2-Bedroom	203	8.5	209	9.4	152	7.2
3+Bedroom	186	14.7	188	14.1	137	13.3
Loft	34	18.5	33	16.5	68	8.3
All	576	8.0	599	8.6	507	7.7

Cooperatives

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	83	5.3	87	5.9	71	4.4
1-Bedroom	155	5.5	150	5.8	110	4.9
2-Bedroom	78	8.4	89	9.2	56	8.0
3+Bedroom	22	6.0	32	10.7	21	21.0
Loft	37	10.1	37	8.2	50	5.8
All	375	6.2	395	6.8	308	5.5



BrownHarrisStevens.com WEB# 19806900

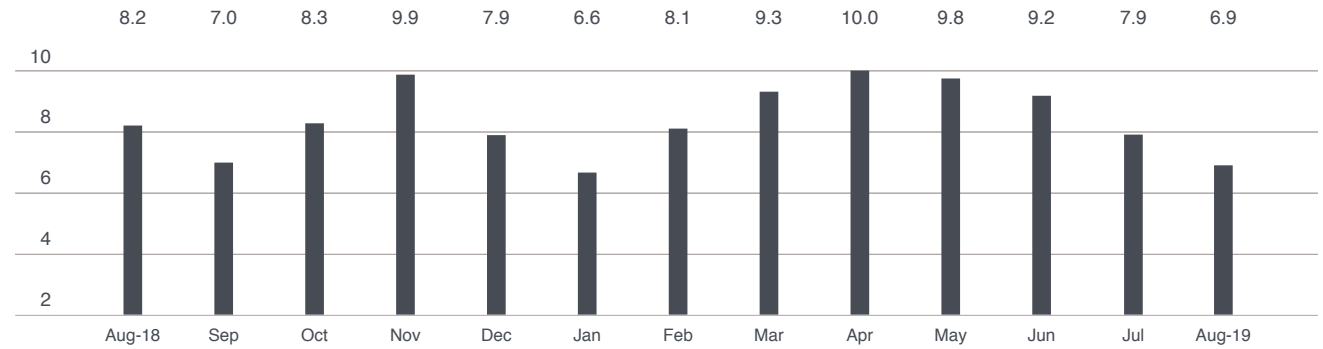


BrownHarrisStevens.com WEB# 19617198



South of 14th St.

Months' Supply: All Apartments



Condominiums

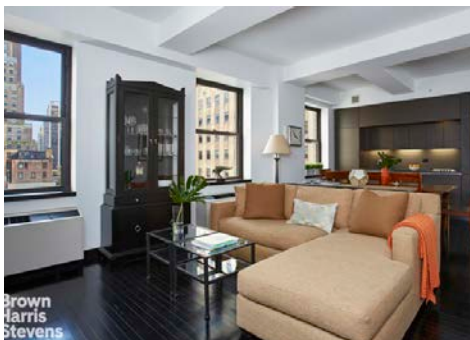
	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	101	13.5	105	14.3	84	8.8
1-Bedroom	279	5.3	304	6.5	246	9.1
2-Bedroom	351	8.4	388	9.9	295	10.2
3+Bedroom	322	9.7	352	10.5	299	13.4
Loft	115	7.7	129	9.2	190	8.8
All	1,168	7.8	1,278	9.1	1,114	10.2

Cooperatives

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	63	4.9	63	4.7	58	3.9
1-Bedroom	151	4.4	178	5.1	148	5.4
2-Bedroom	116	5.3	133	5.8	102	5.1
3+Bedroom	52	6.9	64	8.5	48	9.6
Loft	94	8.2	111	10.1	129	7.2
All	476	5.4	549	6.1	485	5.7



BrownHarrisStevens.com WEB# 19807631

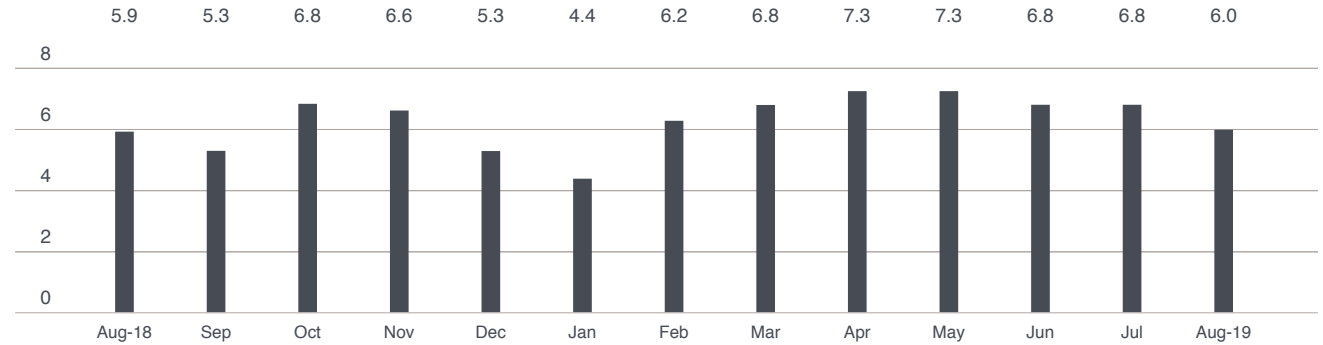


BrownHarrisStevens.com WEB# 19740015

# Upper Manhattan

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19606643



BrownHarrisStevens.com WEB# 19645881

## Condominiums

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	16	6.9	16	8.0	16	9.6
<b>1-Bedroom</b>	71	6.5	72	7.0	79	7.4
<b>2-Bedroom</b>	88	5.4	93	5.7	88	7.4
<b>3+Bedroom</b>	50	10.3	60	10.6	59	14.2
<b>All</b>	225	6.5	241	7.0	242	8.5

## Cooperatives

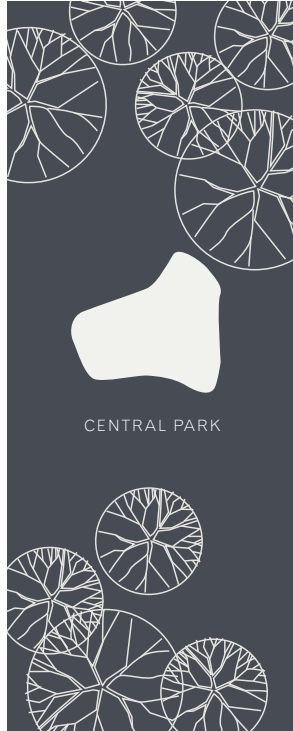
	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	14	8.4	17	12.8	11	2.8
<b>1-Bedroom</b>	60	5.4	75	6.2	62	3.8
<b>2-Bedroom</b>	82	4.9	98	6.1	75	4.8
<b>3+Bedroom</b>	45	6.8	47	7.1	38	5.0
<b>All</b>	201	5.6	237	6.5	186	4.3

# Contact us

## West Side

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Kevin Kovesci, EVP  
Managing Director of Sales

CENTRAL PARK WEST



5TH AVENUE

## Madison Avenue

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Caroline E. Y. Guthrie  
Managing Director of Sales

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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  
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## Downtown

130 Fifth Avenue  
Stephen Klym, EVP  
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Stephen Klym, EVP  
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## Park Slope

100 Seventh Avenue  
Camille Logan, EVP  
Managing Director of Sales

## Park Slope

244 Fifth Avenue  
Camille Logan, EVP  
Managing Director of Sales

## Brooklyn Heights

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Christopher Thomas, EVP  
Managing Director of Sales