

# December 2019 Inventory Report Manhattan Apartments



BHS

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The monthly supply for Manhattan apartments was 7.6 months in December, **10%** higher than a year ago.

At 6.5 months, the supply for coops was well below the **8.9**-month rate for condos.

Upper Manhattan was the tightest market with a **5.8**-month supply of units for sale.



BrownHarrisStevens.com WEB# 19968934



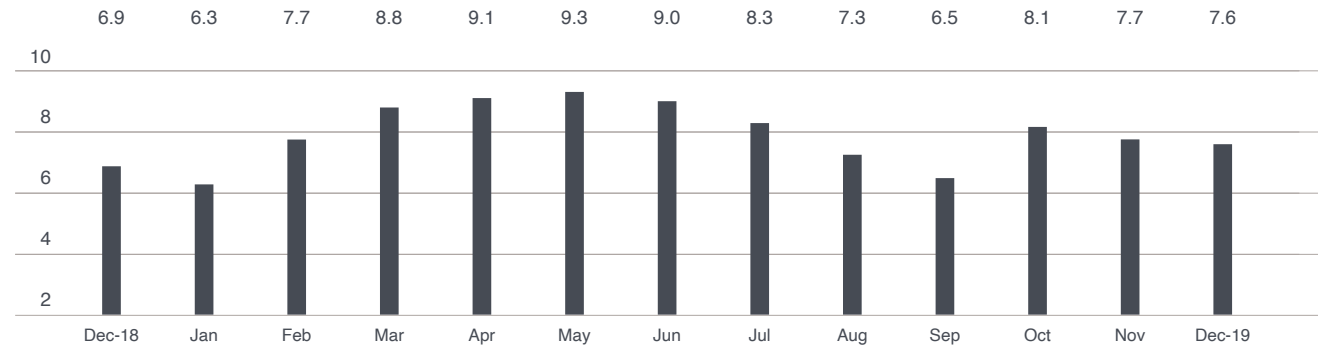
BrownHarrisStevens.com WEB# 19964177

### 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

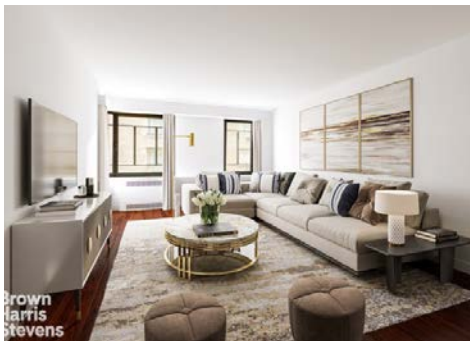
	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	270	7.0	287	7.3	229	5.4
1-Bedroom	983	6.4	1,057	6.3	970	6.6
2-Bedroom	1,260	8.9	1,323	8.5	1,063	8.1
3+Bedroom	1,272	13.4	1,308	13.1	1,129	12.5
Loft	156	12.3	170	10.9	165	11.9
All	3,941	8.9	4,145	8.7	3,556	8.4

Cooperatives

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	481	5.3	534	5.7	408	4.3
1-Bedroom	1,181	5.7	1,277	6.1	1,125	5.2
2-Bedroom	970	6.5	1,074	7.0	908	5.8
3+Bedroom	751	9.1	823	9.7	676	8.7
Loft	157	10.1	159	9.3	153	8.3
All	3,540	6.5	3,867	6.9	3,270	5.8



BrownHarrisStevens.com WEB# 19963169

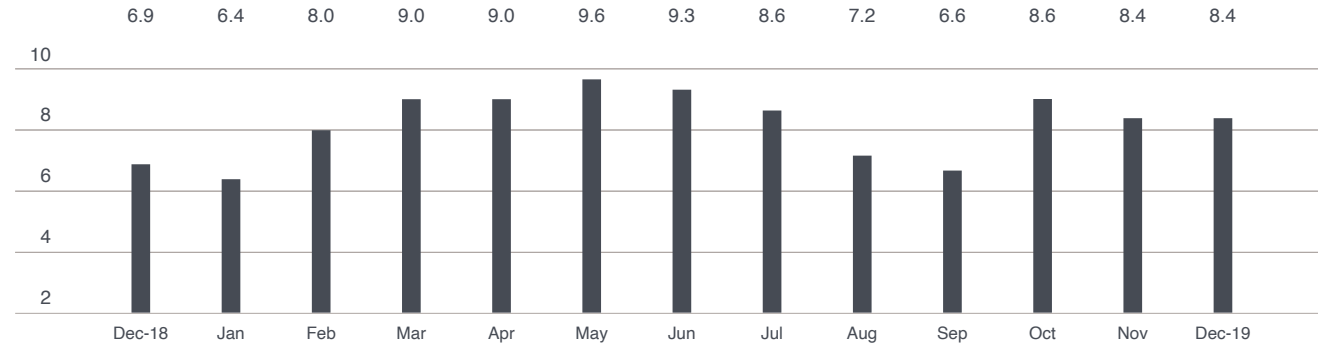


BrownHarrisStevens.com WEB# 19833882

# East Side

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19968862



BrownHarrisStevens.com WEB# 19929813

## Condominiums

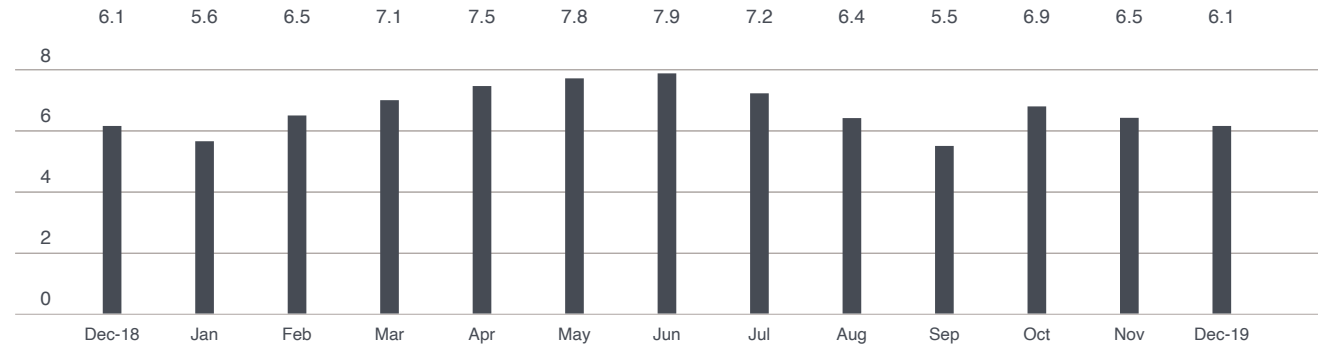
	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	37	7.9	38	8.1	25	4.7
<b>1-Bedroom</b>	109	5.6	117	5.8	131	7.2
<b>2-Bedroom</b>	151	7.9	154	7.6	124	7.0
<b>3+Bedroom</b>	250	15.0	237	14.1	190	10.4
<b>All</b>	547	9.1	546	8.8	470	7.9

## Cooperatives

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	131	8.2	127	7.5	99	5.2
<b>1-Bedroom</b>	310	6.7	332	6.6	304	5.6
<b>2-Bedroom</b>	329	7.9	363	8.4	309	6.7
<b>3+Bedroom</b>	368	10.2	393	10.3	312	8.6
<b>All</b>	1,138	8.1	1,215	8.2	1,024	6.6

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19943726



BrownHarrisStevens.com WEB# 19985757

## Condominiums

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	19	3.3	18	3.5	26	4.9
<b>1-Bedroom</b>	113	6.6	130	7.6	116	5.8
<b>2-Bedroom</b>	146	8.5	157	8.3	136	8.5
<b>3+Bedroom</b>	221	13.8	222	12.3	217	13.2
<b>All</b>	499	8.9	527	8.9	495	8.6

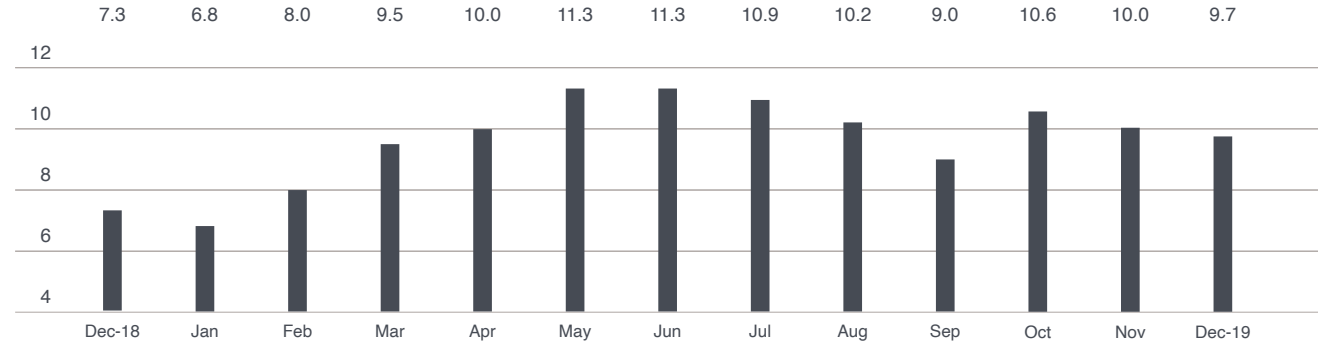
## Cooperatives

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	58	4.1	60	4.4	53	3.6
<b>1-Bedroom</b>	179	4.2	189	4.5	151	3.7
<b>2-Bedroom</b>	165	4.3	179	4.7	177	4.9
<b>3+Bedroom</b>	156	6.8	182	8.2	141	7.4
<b>All</b>	558	4.8	610	5.3	522	4.7

# Midtown East

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19969349



BrownHarrisStevens.com WEB# 19984446

## Condominiums

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	37	9.7	39	8.7	25	3.3
<b>1-Bedroom</b>	108	6.9	118	6.8	142	5.6
<b>2-Bedroom</b>	165	14.1	160	11.9	160	11.3
<b>3+Bedroom</b>	116	20.5	112	16.4	97	11.9
<b>All</b>	426	11.6	429	10.2	424	7.7

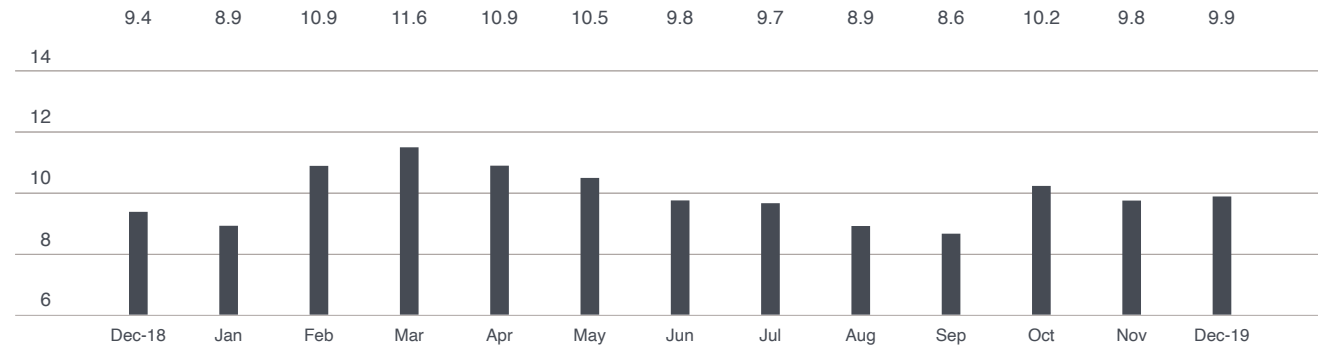
## Cooperatives

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	113	5.4	135	6.7	96	4.3
<b>1-Bedroom</b>	256	9.4	277	10.3	242	6.9
<b>2-Bedroom</b>	171	9.1	199	10.8	144	7.8
<b>3+Bedroom</b>	93	16.4	100	16.7	89	14.8
<b>All</b>	633	8.7	711	9.9	571	7.0

# Midtown West

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19954833



BrownHarrisStevens.com WEB# 19947133

## Condominiums

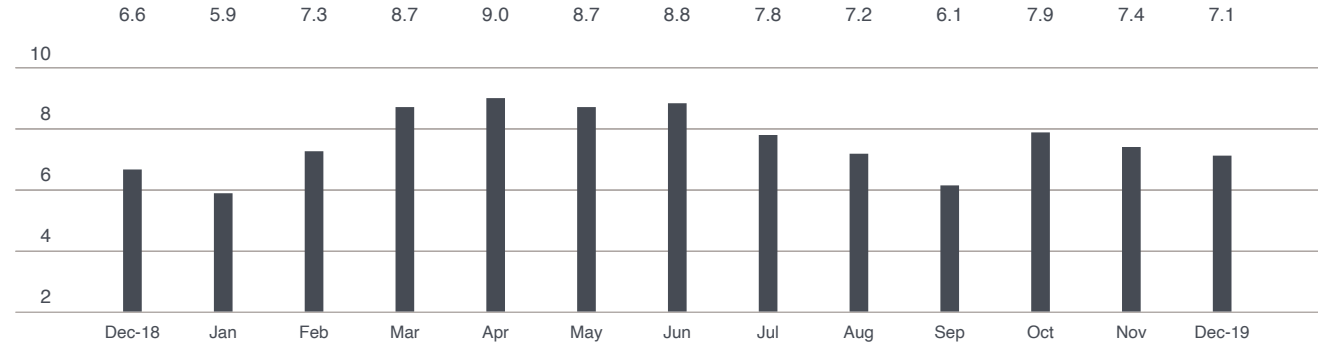
	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	37	4.8	44	5.6	44	7.5
1-Bedroom	176	10.6	180	10.4	151	8.5
2-Bedroom	158	10.8	166	10.3	136	10.3
3+Bedroom	123	15.1	125	18.3	119	31.0
All	494	10.5	515	10.7	450	11.1

## Cooperatives

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	25	4.7	25	4.2	28	4.4
1-Bedroom	65	8.5	68	8.2	52	5.7
2-Bedroom	34	12.0	37	11.1	33	7.1
3+Bedroom	15	18.0	15	11.3	14	28.0
All	139	8.3	145	7.6	127	6.1

34th St. to 14th St.

Months' Supply: All Apartments



Condominiums

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	26	7.8	27	6.8	24	6.9
1-Bedroom	132	6.1	145	5.9	119	5.3
2-Bedroom	182	8.5	205	9.0	157	7.6
3+Bedroom	186	13.4	193	13.5	145	15.5
Loft	32	19.2	34	17.0	28	8.8
All	558	9.0	604	8.9	473	8.0

Cooperatives

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	72	4.0	94	4.9	73	4.6
1-Bedroom	141	4.9	162	5.4	134	4.9
2-Bedroom	77	6.6	81	7.1	71	5.5
3+Bedroom	21	6.3	28	8.4	31	11.6
Loft	37	11.1	38	9.5	34	5.7
All	348	5.3	403	5.9	343	5.3



BrownHarrisStevens.com WEB# 19975929

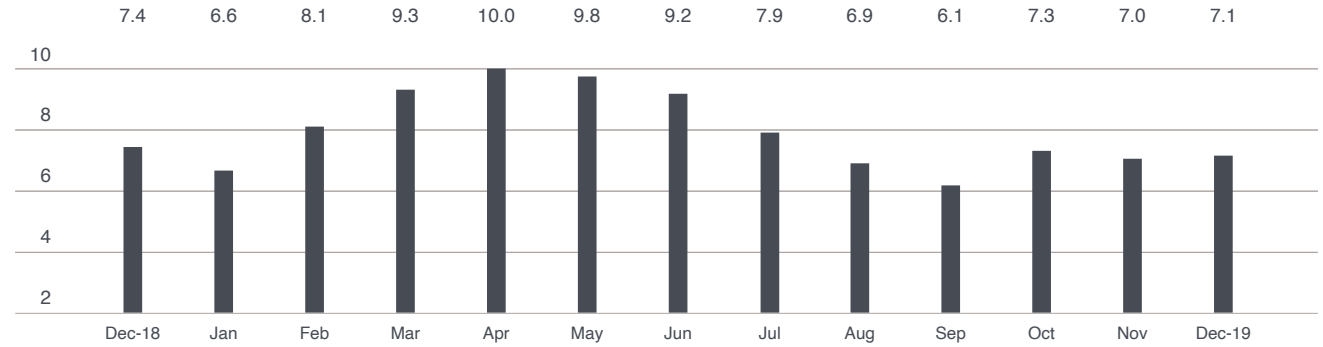


BrownHarrisStevens.com WEB# 19860471



South of 14th St.

Months' Supply: All Apartments



Condominiums

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	100	9.1	109	10.5	80	6.9
1-Bedroom	269	5.1	289	4.8	264	8.5
2-Bedroom	362	8.5	373	8.0	269	7.8
3+Bedroom	312	10.7	345	10.8	307	10.3
Loft	118	11.4	126	9.9	130	12.8
All	1,161	7.9	1,242	7.7	1,050	9.0

Cooperatives

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	71	5.2	78	5.5	53	3.5
1-Bedroom	156	4.3	169	4.6	175	4.4
2-Bedroom	118	5.7	131	5.7	110	5.0
3+Bedroom	57	9.2	55	7.9	64	10.1
Loft	110	10.3	108	9.5	108	9.5
All	512	5.8	541	5.8	510	5.4



BrownHarrisStevens.com WEB# 19984492

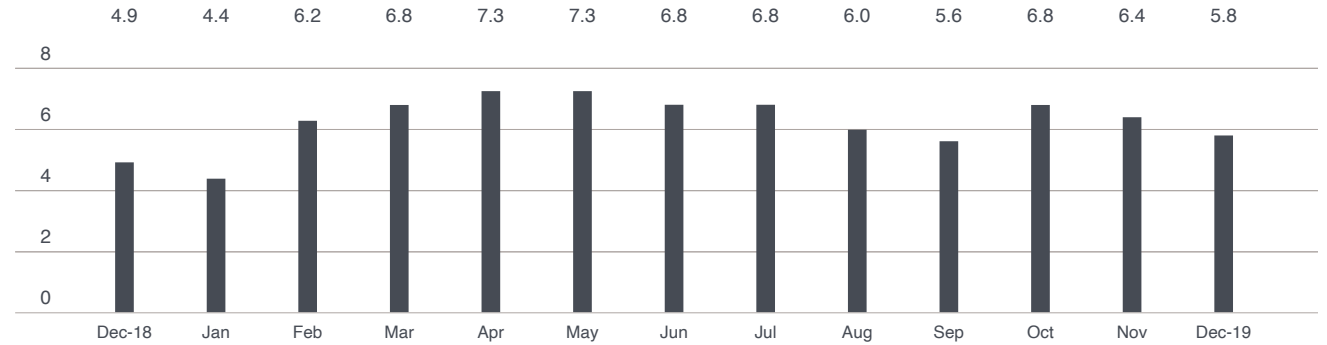


BrownHarrisStevens.com WEB# 19989534

# Upper Manhattan

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

## Months' Supply: All Apartments



## Condominiums

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	14	7.0	14	5.3	6	1.9
<b>1-Bedroom</b>	77	6.9	82	7.0	49	3.9
<b>2-Bedroom</b>	100	6.5	111	6.2	83	5.7
<b>3+Bedroom</b>	65	11.1	75	13.2	56	10.8
<b>All</b>	256	7.4	282	7.5	194	5.4

## Cooperatives

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	13	4.1	16	5.1	6	3.0
<b>1-Bedroom</b>	78	4.4	85	5.2	71	5.7
<b>2-Bedroom</b>	78	4.7	88	5.1	67	3.8
<b>3+Bedroom</b>	43	5.4	53	7.2	29	4.2
<b>All</b>	212	4.6	242	5.5	173	4.4



BrownHarrisStevens.com WEB# 19882781



BrownHarrisStevens.com WEB# 19948446

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## Park Slope

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