

February 2020 Inventory Report Manhattan Apartments

B
H
S

BHS PARTNERING
WORLDWIDE



LUXURY
PORTFOLIO
INTERNATIONAL

Leading
REAL ESTATE COMPANIES
OF THE WORLD

The monthly supply for Manhattan apartments was 7.7 months in February, **3%** lower than a year ago.

While the month's supply for coops was unchanged from a year ago, the comparable condo figure fell **7%**.

Upper Manhattan was the tightest market with a **5.1**-month supply of units for sale.



BrownHarrisStevens.com WEB# 20055638



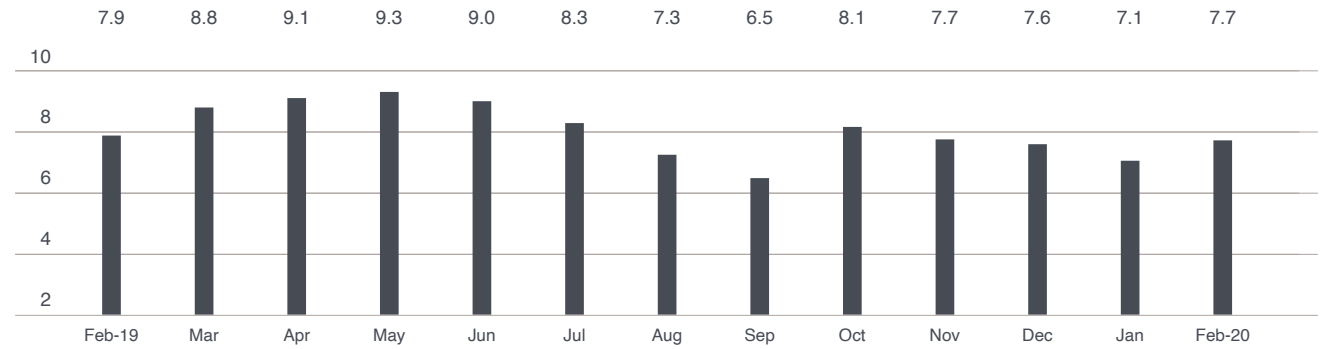
BrownHarrisStevens.com WEB# 20058732

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

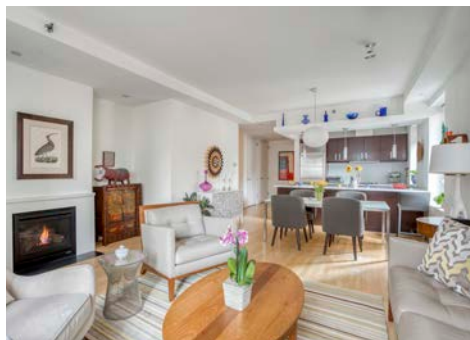
	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	241	6.8	235	6.4	280	7.1
1-Bedroom	863	6.1	822	5.7	1,049	8.0
2-Bedroom	1,159	8.6	1,127	8.7	1,112	9.8
3+Bedroom	1,199	16.7	1,132	16.9	1,113	13.3
Loft	122	10.6	116	10.7	157	15.2
All	3,584	9.1	3,432	8.9	3,711	9.8

Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	476	5.7	429	5.0	446	5.3
1-Bedroom	1,057	5.5	981	4.9	1,163	5.6
2-Bedroom	868	6.3	797	5.5	923	6.4
3+Bedroom	694	10.4	620	9.4	733	10.5
Loft	128	8.7	132	8.3	144	9.0
All	3,223	6.5	2,959	5.8	3,409	6.5



BrownHarrisStevens.com WEB# 20028176

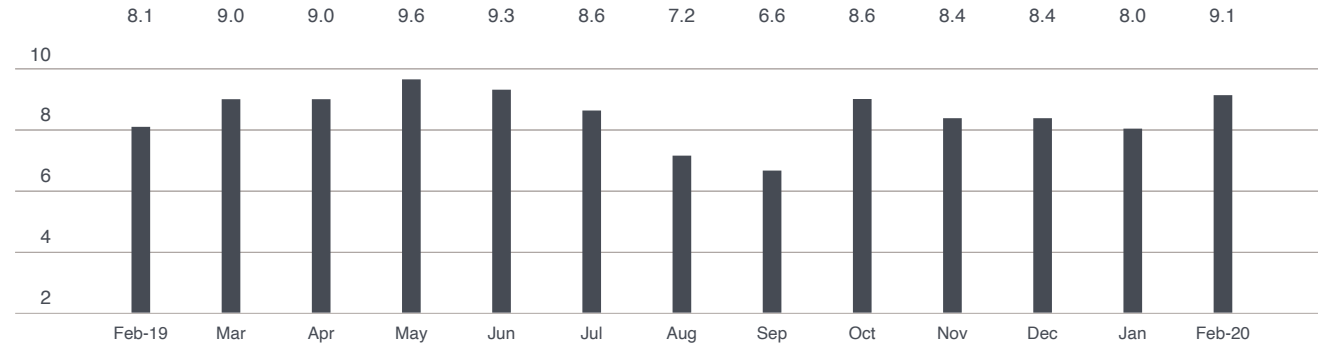


BrownHarrisStevens.com WEB# 20037018

East Side

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19596638



BrownHarrisStevens.com WEB# 20054262

Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	35	10.5	37	9.7	30	6.9
1-Bedroom	100	5.8	92	5.0	133	8.1
2-Bedroom	143	9.5	138	8.4	142	9.6
3+Bedroom	243	22.8	225	22.1	186	10.7
All	521	11.3	492	10.1	491	9.3

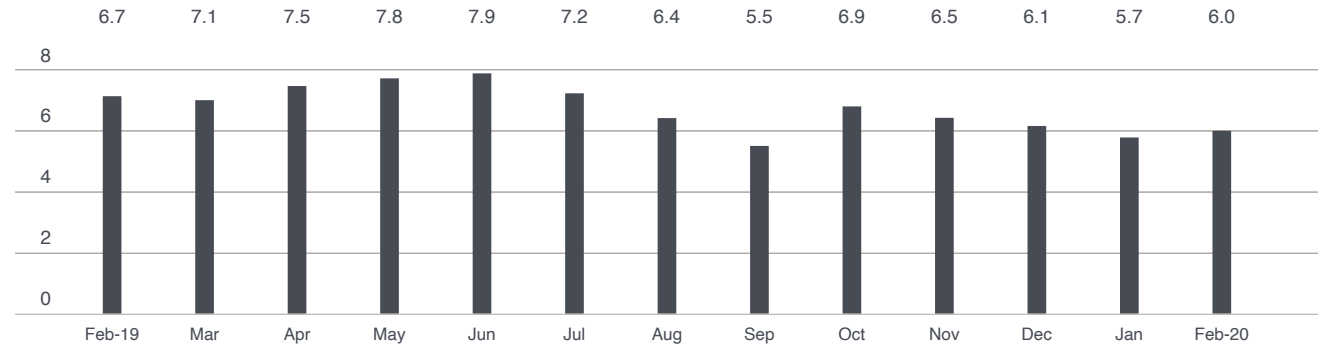
Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	117	7.9	118	7.6	112	6.7
1-Bedroom	276	6.3	249	5.3	344	6.9
2-Bedroom	303	7.7	274	6.5	305	6.8
3+Bedroom	350	12.6	301	11.1	342	10.8
All	1,046	8.3	942	7.2	1,103	7.7

West Side

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 20061670



BrownHarrisStevens.com WEB# 20035225

Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	15	3.0	17	2.8	29	5.8
1-Bedroom	96	6.1	93	5.9	119	6.9
2-Bedroom	135	7.4	131	8.3	143	10.5
3+Bedroom	194	13.9	192	15.0	210	14.5
All	440	8.3	433	8.6	501	10.0

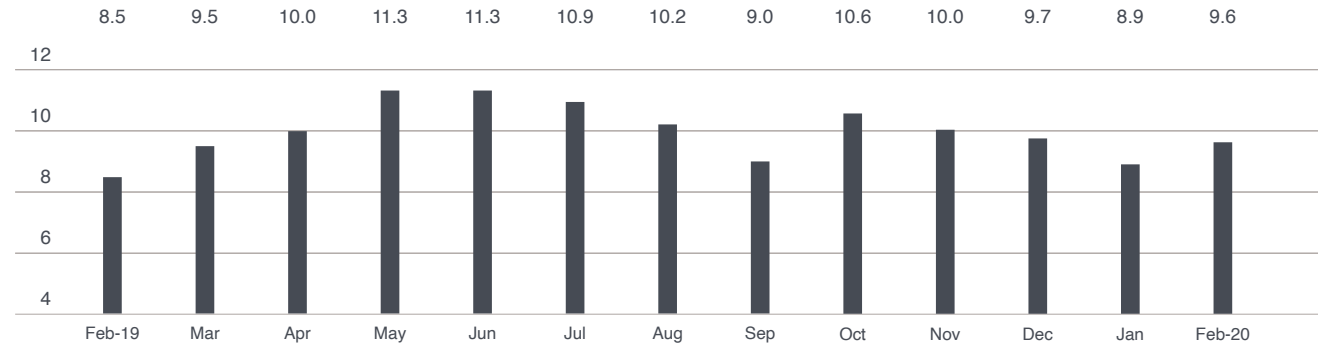
Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	61	4.6	52	3.5	58	4.0
1-Bedroom	160	4.2	157	3.9	143	3.7
2-Bedroom	150	4.4	144	3.9	165	5.5
3+Bedroom	130	7.1	122	6.7	138	8.3
All	501	4.8	475	4.4	504	5.0

Midtown East

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 20056702



BrownHarrisStevens.com WEB# 20062254

Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	25	5.2	32	8.7	35	4.4
1-Bedroom	102	7.5	96	6.5	148	7.0
2-Bedroom	167	16.2	154	14.0	149	9.8
3+Bedroom	106	30.3	99	31.3	104	16.0
All	400	12.4	381	11.7	436	8.6

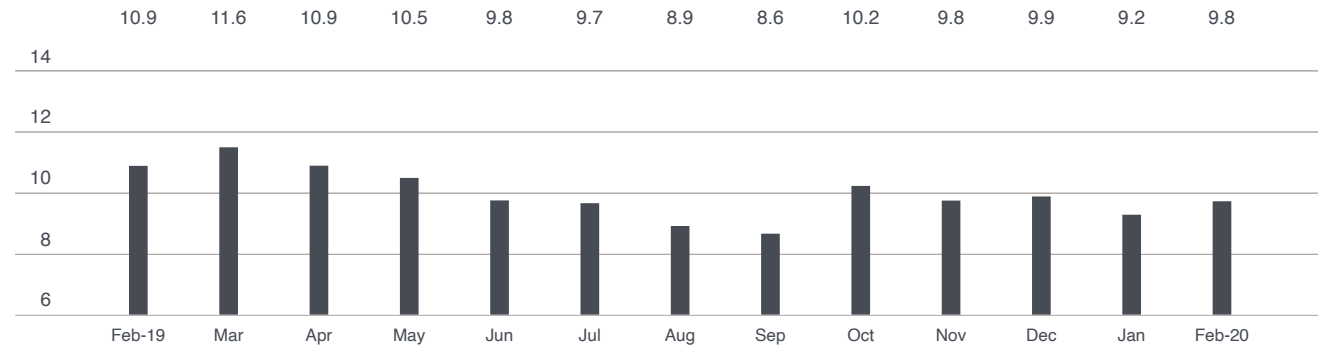
Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	118	6.2	99	5.3	108	6.0
1-Bedroom	226	8.1	214	7.7	230	7.8
2-Bedroom	152	8.5	141	7.8	151	9.0
3+Bedroom	87	15.8	79	14.8	94	22.6
All	583	8.3	533	7.6	583	8.5

Midtown West

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 20026657

Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	35	4.8	34	4.3	61	10.8
1-Bedroom	161	8.5	153	9.1	172	9.6
2-Bedroom	159	12.1	142	10.7	139	12.8
3+Bedroom	123	12.1	116	12.4	111	22.2
All	478	9.7	445	9.4	483	12.2



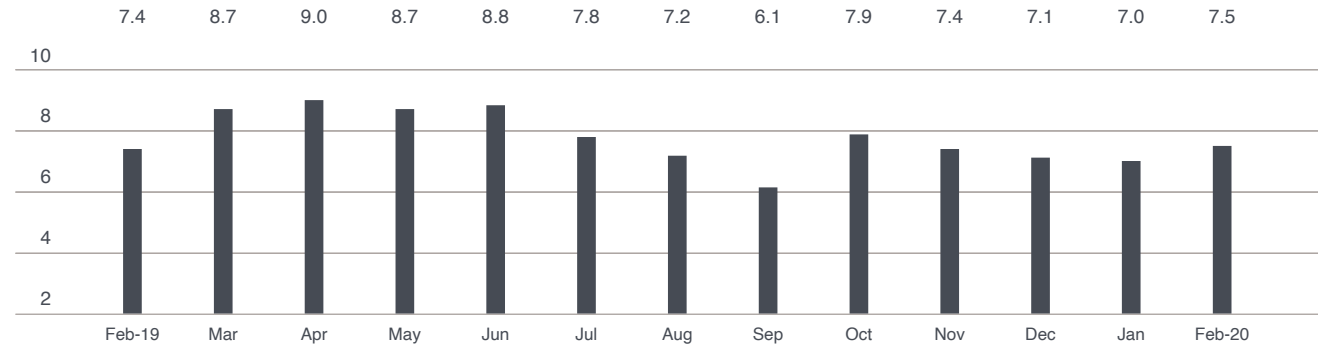
BrownHarrisStevens.com WEB# 19965426

Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	23	6.0	22	4.7	36	7.2
1-Bedroom	56	9.1	54	8.3	69	7.1
2-Bedroom	36	19.6	30	13.8	35	10.5
3+Bedroom	16	24.0	15	22.5	10	20.0
All	131	10.5	121	8.6	150	8.1

34th St. to 14th St.

Months' Supply: All Apartments



Condominiums

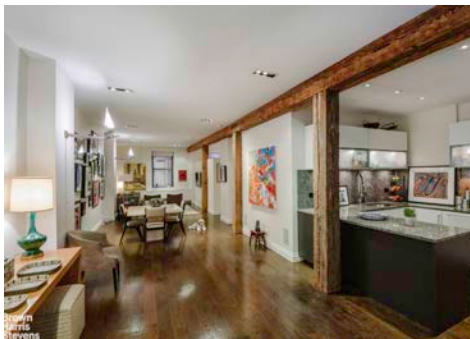
	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	25	6.8	21	6.6	25	7.1
1-Bedroom	113	6.2	114	6.1	124	6.5
2-Bedroom	165	8.5	167	8.9	159	8.6
3+Bedroom	183	21.1	168	19.8	152	17.5
Loft	21	10.5	19	11.4	32	12.0
All	507	9.7	489	9.6	492	9.4

Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	68	4.3	61	3.8	73	5.2
1-Bedroom	121	5.3	112	4.3	132	5.1
2-Bedroom	60	5.7	61	5.8	70	6.0
3+Bedroom	23	7.7	18	6.8	27	11.6
Loft	37	8.9	32	6.6	41	6.8
All	309	5.5	284	4.7	343	5.7



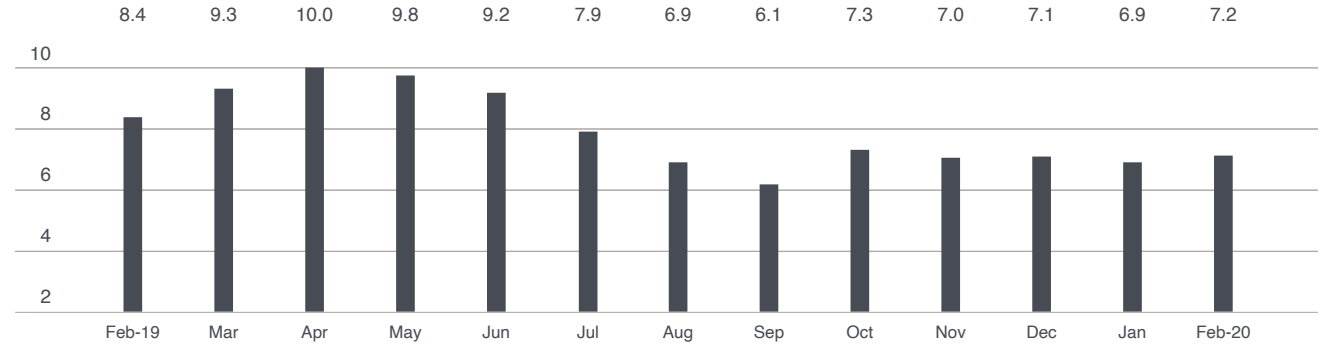
BrownHarrisStevens.com WEB# 20030825



BrownHarrisStevens.com WEB# 20027747

South of 14th St.

Months' Supply: All Apartments



Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	94	10.1	83	7.8	90	8.4
1-Bedroom	235	5.4	214	4.7	299	11.1
2-Bedroom	315	7.7	322	8.1	294	10.7
3+Bedroom	292	14.8	281	15.3	301	11.5
Loft	95	10.6	92	11.0	119	17.4
All	1,031	8.4	992	8.1	1,103	11.3

Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	76	5.4	63	4.7	51	3.8
1-Bedroom	151	4.1	136	3.7	174	4.4
2-Bedroom	104	5.5	90	4.6	116	5.6
3+Bedroom	44	8.5	47	10.4	56	7.5
Loft	83	8.9	93	9.6	91	9.9
All	458	5.5	429	5.1	488	5.4



BrownHarrisStevens.com WEB# 19917066

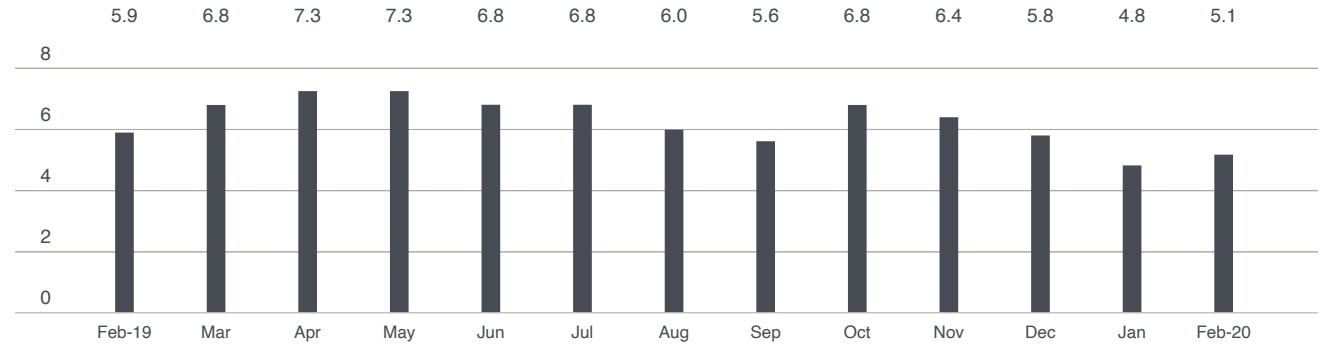


BrownHarrisStevens.com WEB# 20016758

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# 19894047



BrownHarrisStevens.com WEB# 19948446

Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	12	6.0	11	6.0	10	4.0
1-Bedroom	57	3.9	61	4.8	56	4.6
2-Bedroom	79	4.6	76	5.0	87	6.4
3+Bedroom	59	11.4	52	10.8	52	8.7
All	207	5.4	200	5.7	205	6.0

Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	14	4.7	15	4.7	8	5.3
1-Bedroom	69	4.3	61	3.6	82	5.6
2-Bedroom	66	4.7	59	3.6	82	4.7
3+Bedroom	46	6.7	40	5.1	66	9.2
All	195	4.9	175	4.0	238	5.8

Contact us

West Side

1926 Broadway
Kevin Kovesci, EVP
Managing Director of Sales

CENTRAL PARK WEST



5TH AVENUE

Madison Avenue

790 Madison Avenue
Caroline E. Y. Guthrie, EVP
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

Tribeca

43 North Moore
Stephen Klym, EVP
Managing Director of Sales

Prepared by
Lisa Rae Castrigno,
SVP of Research.

©2020 by Brown Harris Stevens.
All Rights Reserved. This
information may not be
copied, used or distributed
without Brown Harris Stevens'
consent. While information is
believed true, no guaranty is
made of accuracy.



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

129 Montague Street
Christopher Thomas, EVP
Managing Director of Sales