

January 2020 Inventory Report Manhattan Apartments



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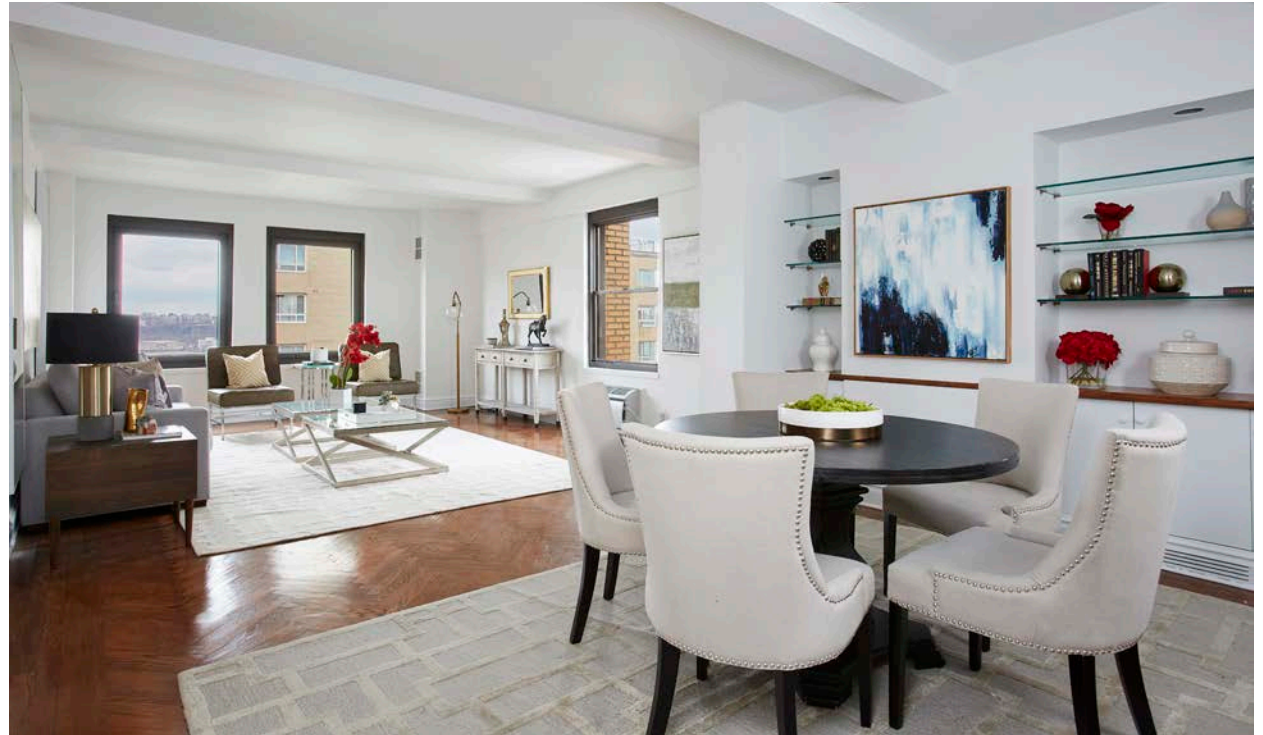
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There were 6,391 apartments for sale at the beginning of January, which represents a 7.1-month supply. One year ago, the supply was **17%** lower, at 6.1 months.

The supply of condos (8.9 months) continues to remain well above the **5.8**-month level of co-ops.

The tightest market continues to be Northern Manhattan, which has only a **4.8** months' supply of available units.



BrownHarrisStevens.com WEB# 19896279



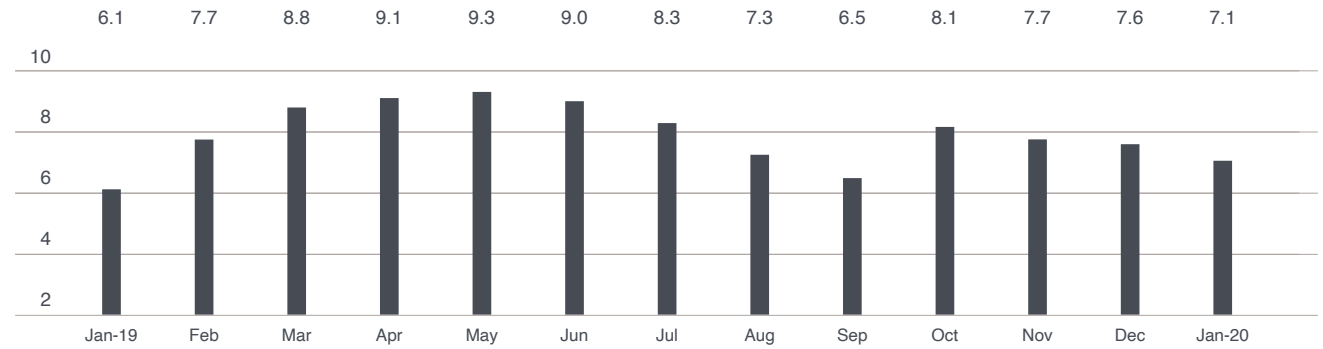
BrownHarrisStevens.com WEB# 20003521

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

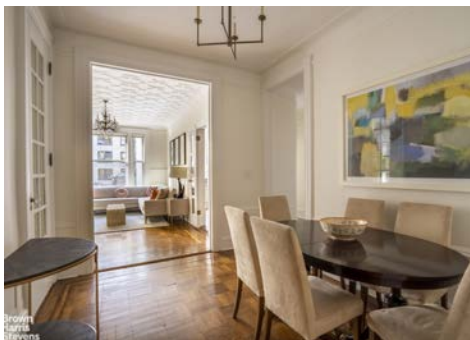
	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	235	6.4	270	7.0	208	4.8
1-Bedroom	822	5.7	983	6.4	865	6.0
2-Bedroom	1,127	8.7	1,260	8.9	957	7.5
3+Bedroom	1,132	16.9	1,272	13.4	985	10.7
Loft	116	10.7	156	12.3	133	10.2
All	3,432	8.9	3,941	8.9	3,148	7.5

Cooperatives

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	429	5.0	481	5.3	376	4.1
1-Bedroom	981	4.9	1,181	5.7	928	4.3
2-Bedroom	797	5.5	970	6.5	757	4.9
3+Bedroom	620	9.4	751	9.1	557	7.4
Loft	132	8.3	157	10.1	126	7.2
All	2,959	5.8	3,540	6.5	2,744	5.0



BrownHarrisStevens.com WEB# 20009206

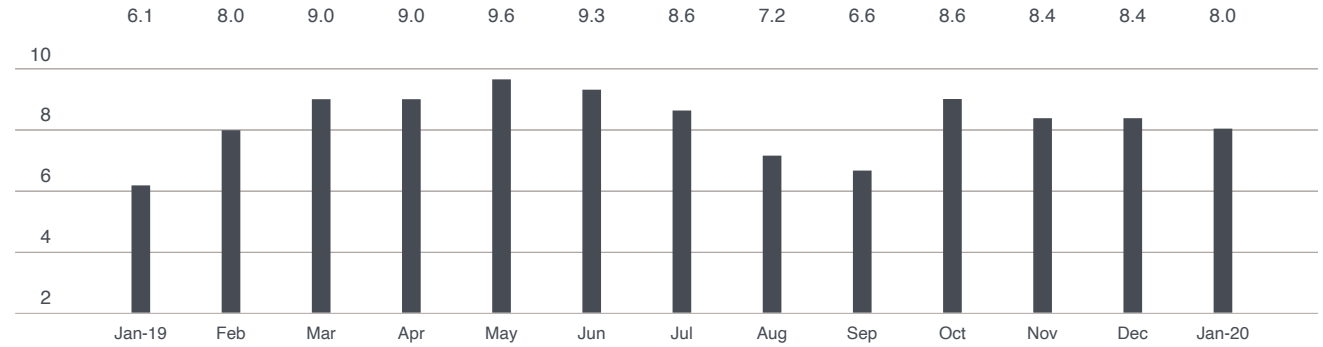


BrownHarrisStevens.com WEB# 19965426

East Side

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 20019800



BrownHarrisStevens.com WEB# 20018869

Condominiums

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	37	9.7	37	7.9	21	3.9
1-Bedroom	92	5.0	109	5.6	112	6.8
2-Bedroom	138	8.4	151	7.9	113	6.5
3+Bedroom	225	22.1	250	15.0	170	8.8
All	492	10.1	547	9.1	416	7.1

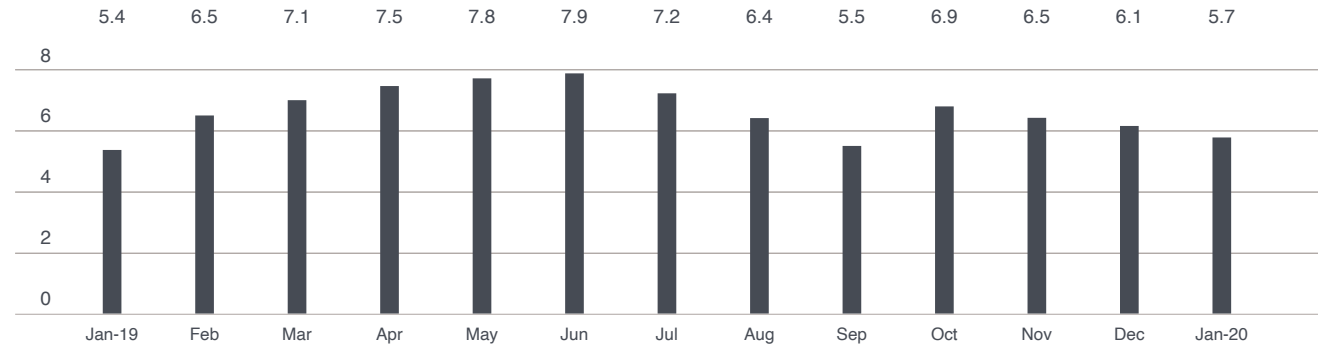
Cooperatives

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	118	7.6	131	8.2	93	5.2
1-Bedroom	249	5.3	310	6.7	264	5.2
2-Bedroom	274	6.5	329	7.9	256	5.2
3+Bedroom	301	11.1	368	10.2	264	7.5
All	942	7.2	1,138	8.1	877	5.7

West Side

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19991915



BrownHarrisStevens.com WEB# 20015186

Condominiums

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	17	2.8	19	3.3	24	4.8
1-Bedroom	93	5.9	113	6.6	104	5.6
2-Bedroom	131	8.3	146	8.5	113	7.5
3+Bedroom	192	15.0	221	13.8	192	12.1
All	433	8.6	499	8.9	433	7.9

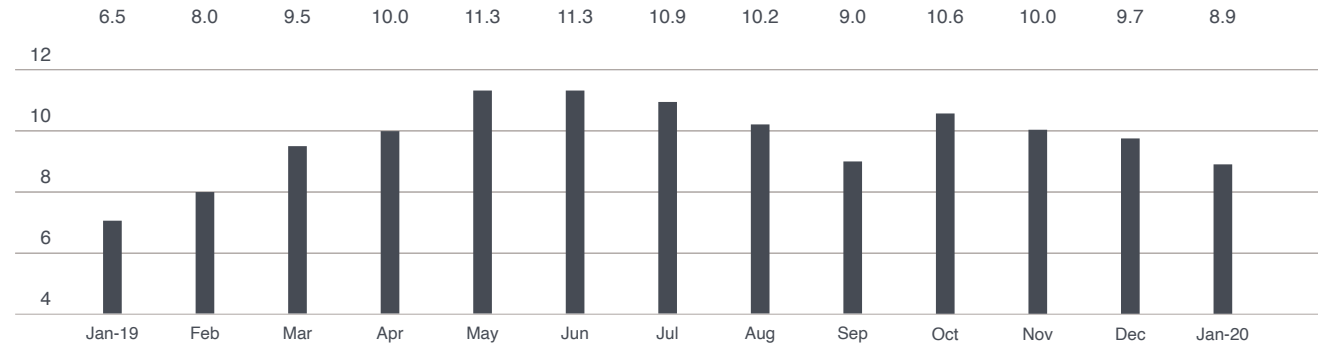
Cooperatives

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	52	3.5	58	4.1	52	3.6
1-Bedroom	157	3.9	179	4.2	129	3.2
2-Bedroom	144	3.9	165	4.3	152	4.5
3+Bedroom	122	6.7	156	6.8	108	6.1
All	475	4.4	558	4.8	441	4.1

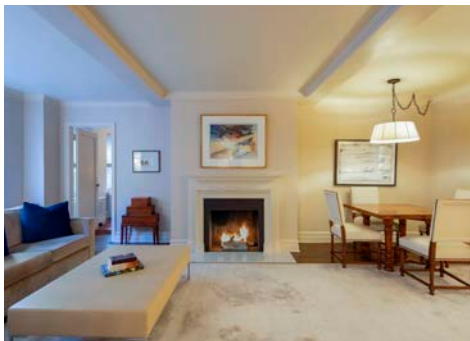
Midtown East

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 20021673



BrownHarrisStevens.com WEB# 19988955

Condominiums

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	32	8.7	37	9.7	24	2.8
1-Bedroom	96	6.5	108	6.9	129	5.3
2-Bedroom	154	14.0	165	14.1	150	9.2
3+Bedroom	99	31.3	116	20.5	90	11.5
All	381	11.7	426	11.6	393	6.9

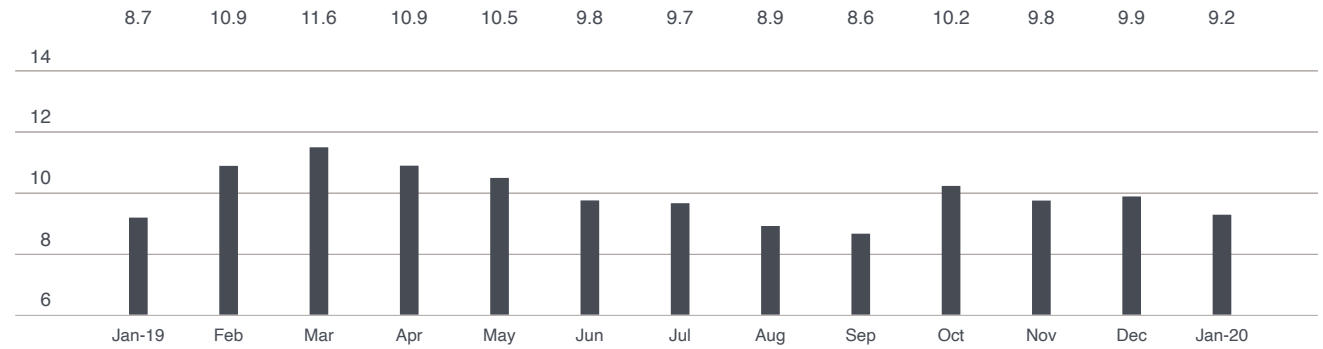
Cooperatives

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	99	5.3	113	5.4	88	4.2
1-Bedroom	214	7.7	256	9.4	201	6.0
2-Bedroom	141	7.8	171	9.1	119	6.4
3+Bedroom	79	14.8	93	16.4	78	13.8
All	533	7.6	633	8.7	486	6.2

Midtown West

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19960077



BrownHarrisStevens.com WEB# 20001644

Condominiums

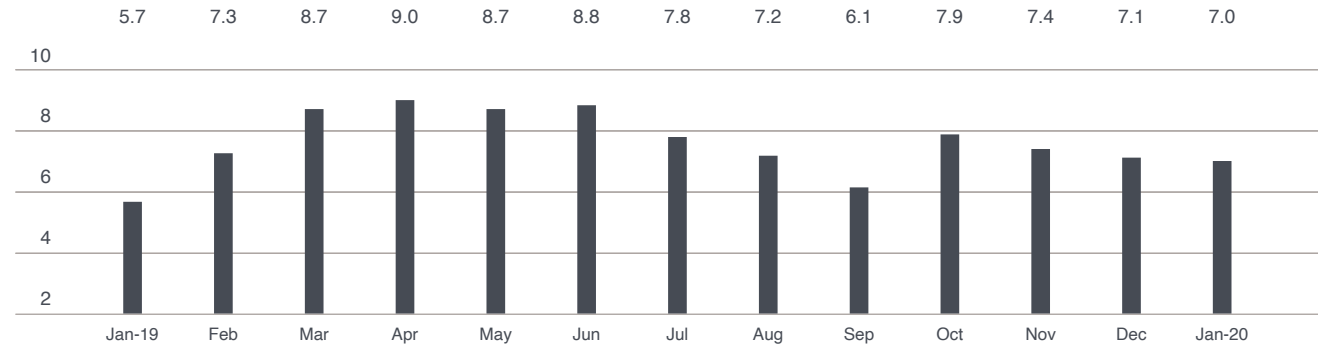
	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	34	4.3	37	4.8	43	8.1
1-Bedroom	153	9.1	176	10.6	136	7.2
2-Bedroom	142	10.7	158	10.8	134	11.3
3+Bedroom	116	12.4	123	15.1	107	22.1
All	445	9.4	494	10.5	420	10.2

Cooperatives

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	22	4.7	25	4.7	28	4.7
1-Bedroom	54	8.3	65	8.5	48	5.0
2-Bedroom	30	13.8	34	12.0	30	7.5
3+Bedroom	15	22.5	15	18.0	9	18.0
All	121	8.6	139	8.3	115	5.7

34th St. to 14th St.

Months' Supply: All Apartments



Condominiums

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	21	6.6	26	7.8	21	6.0
1-Bedroom	114	6.1	132	6.1	102	5.0
2-Bedroom	167	8.9	182	8.5	133	6.5
3+Bedroom	168	19.8	186	13.4	132	14.7
Loft	19	11.4	32	19.2	27	9.5
All	489	9.6	558	9.0	415	7.4

Cooperatives

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	61	3.8	72	4.0	66	4.1
1-Bedroom	112	4.3	141	4.9	94	3.5
2-Bedroom	61	5.8	77	6.6	56	4.8
3+Bedroom	18	6.8	21	6.3	22	8.8
Loft	32	6.6	37	11.1	28	4.9
All	284	4.7	348	5.3	266	4.2



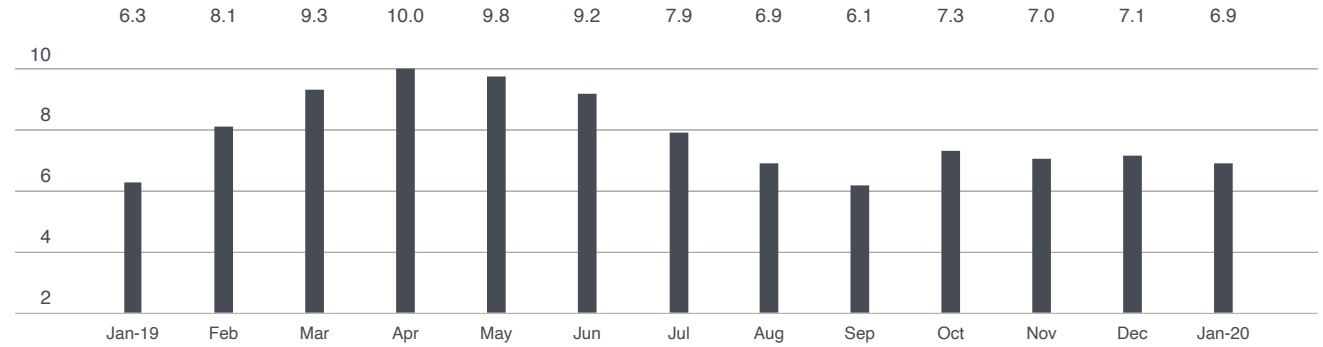
BrownHarrisStevens.com WEB# 19993298



BrownHarrisStevens.com WEB# 20018522

South of 14th St.

Months' Supply: All Apartments



Condominiums

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	83	7.8	100	9.1	69	5.7
1-Bedroom	214	4.7	269	5.1	235	7.5
2-Bedroom	322	8.1	362	8.5	247	7.6
3+Bedroom	281	15.3	312	10.7	254	8.3
Loft	92	11.0	118	11.4	99	10.6
All	992	8.1	1,161	7.9	904	7.8

Cooperatives

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	63	4.7	71	5.2	42	2.9
1-Bedroom	136	3.7	156	4.3	137	3.3
2-Bedroom	90	4.6	118	5.7	89	4.4
3+Bedroom	47	10.4	57	9.2	51	7.1
Loft	93	9.6	110	10.3	92	8.5
All	429	5.1	512	5.8	411	4.4



BrownHarrisStevens.com WEB# 20010376

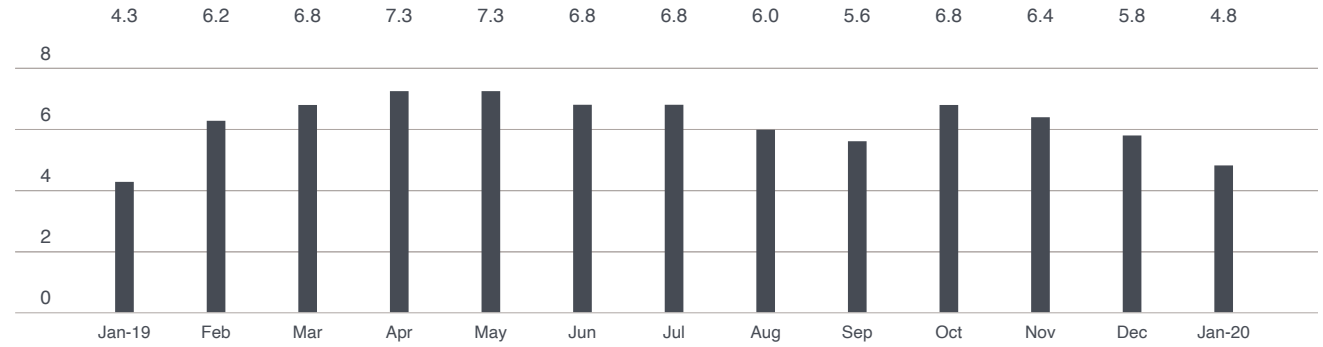


BrownHarrisStevens.com WEB# 19965555

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# 19989624



BrownHarrisStevens.com WEB# 19988941

Condominiums

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	11	6.0	14	7.0	7	2.2
1-Bedroom	61	4.8	77	6.9	49	3.5
2-Bedroom	76	5.0	100	6.5	68	5.0
3+Bedroom	52	10.8	65	11.1	43	8.3
All	200	5.7	256	7.4	167	4.7

Cooperatives

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	15	4.7	13	4.1	7	4.2
1-Bedroom	61	3.6	78	4.4	58	4.5
2-Bedroom	59	3.6	78	4.7	57	3.4
3+Bedroom	40	5.1	43	5.4	26	4.0
All	175	4.0	212	4.6	148	3.9

Contact us

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CENTRAL PARK

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