

# July 2019 Inventory Report Manhattan Apartments

**BHS**

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The months' supply for Manhattan apartments dipped from June to **8.3**-months in July.

At 9.2 months, the months' supply for condos remained above the co-op level of **7.4** months.

Upper Manhattan had a **6.8** months' supply of units for sale, Manhattan's lowest.



BrownHarrisStevens.com WEB# 19737172



BrownHarrisStevens.com WEB# 19741765

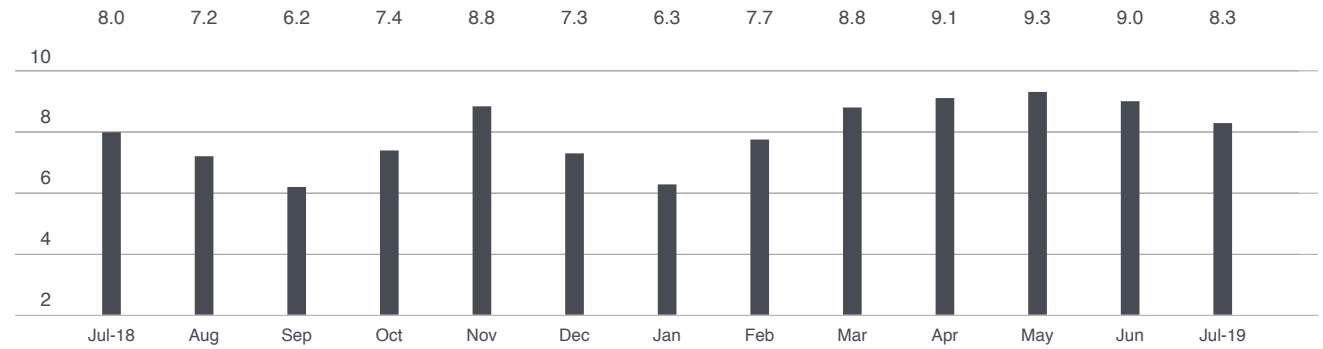
### Definitions

**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.



Months' Supply: All Apartments



Condominiums

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	300	9.9	302	10.0	250	8.2
1-Bedroom	1,110	7.0	1,095	7.3	1,014	7.7
2-Bedroom	1,319	9.3	1,321	10.0	1,153	9.6
3+Bedroom	1,300	12.2	1,329	16.0	1,144	14.5
Loft	171	9.8	168	10.5	311	11.4
All	4,200	9.2	4,215	10.2	3,872	10.0

Cooperatives

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	483	6.2	476	6.2	408	4.8
1-Bedroom	1,255	6.6	1,325	6.9	1,019	5.5
2-Bedroom	1,098	7.9	1,114	8.3	864	6.3
3+Bedroom	754	9.3	813	12.0	690	10.6
Loft	160	9.6	169	11.7	258	8.1
All	3,750	7.4	3,897	8.0	3,239	6.4



BrownHarrisStevens.com WEB# 19751618

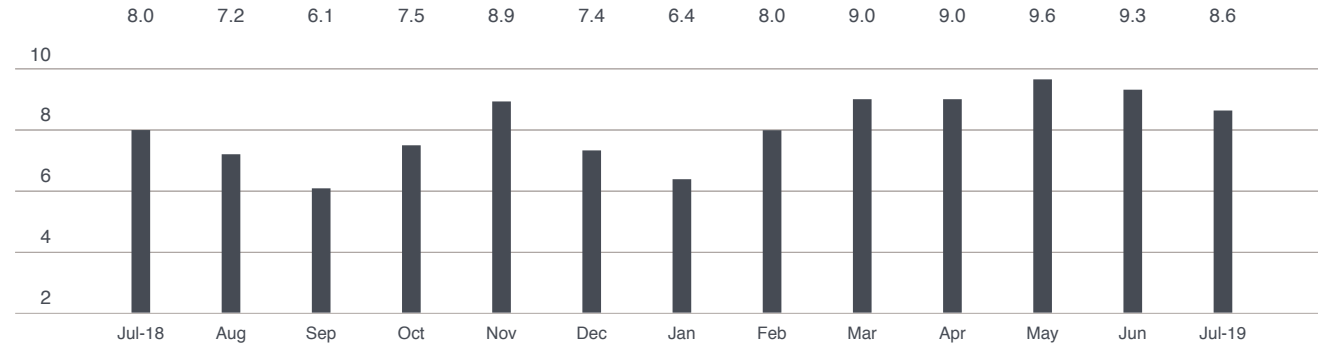


BrownHarrisStevens.com WEB# 19707299

# East Side

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19668515



BrownHarrisStevens.com WEB# 19675210

## Condominiums

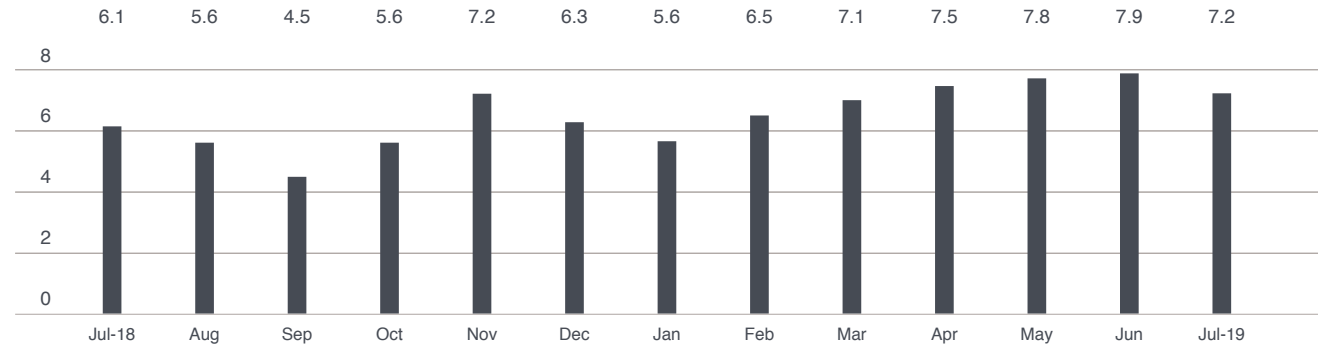
	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	36	9.4	30	9.5	22	4.4
<b>1-Bedroom</b>	124	6.4	117	6.1	110	6.2
<b>2-Bedroom</b>	151	7.9	154	9.1	134	7.7
<b>3+Bedroom</b>	225	11.8	228	15.0	207	14.4
<b>All</b>	536	8.8	529	9.7	473	8.7

## Cooperatives

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	108	6.5	102	6.0	102	5.2
<b>1-Bedroom</b>	348	7.1	386	7.5	284	5.7
<b>2-Bedroom</b>	348	9.4	365	9.3	303	8.0
<b>3+Bedroom</b>	371	10.4	394	14.0	339	12.7
<b>All</b>	1,175	8.5	1,247	9.2	1,028	7.7

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19647724



BrownHarrisStevens.com WEB# 19718173

Condominiums

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	27	10.1	36	14.4	27	7.0
1-Bedroom	149	9.5	136	8.9	123	5.7
2-Bedroom	163	9.6	166	10.6	156	8.6
3+Bedroom	232	10.7	242	13.7	195	9.9
All	571	10.0	580	11.3	501	7.9

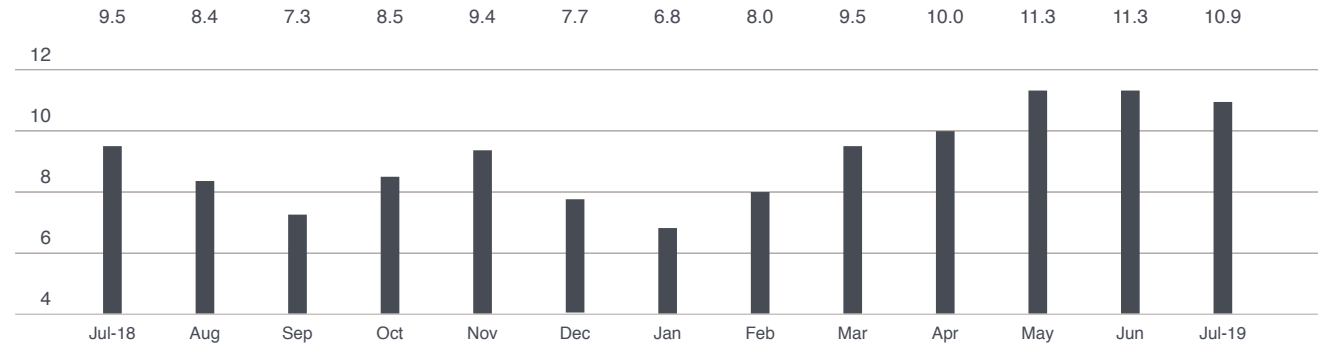
Cooperatives

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	58	4.6	54	4.0	59	4.8
1-Bedroom	183	5.3	182	5.4	163	4.3
2-Bedroom	182	5.5	195	6.1	150	4.2
3+Bedroom	147	6.6	160	8.9	145	7.6
All	570	5.6	591	6.1	517	4.9

# Midtown East

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19674468



BrownHarrisStevens.com WEB# 19585437

## Condominiums

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	39	7.8	39	6.9	37	9.3
<b>1-Bedroom</b>	140	9.0	145	9.1	167	9.5
<b>2-Bedroom</b>	152	12.3	169	12.8	175	14.4
<b>3+Bedroom</b>	107	14.3	112	17.7	119	13.0
<b>All</b>	438	10.9	465	11.3	498	11.6

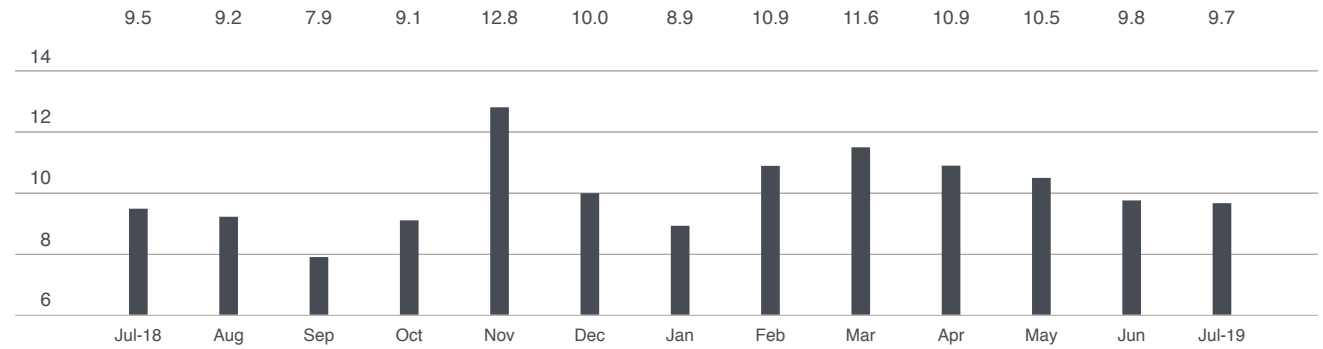
## Cooperatives

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	120	7.9	123	8.3	92	5.4
<b>1-Bedroom</b>	255	10.1	259	10.2	215	7.8
<b>2-Bedroom</b>	213	13.3	204	12.4	149	9.1
<b>3+Bedroom</b>	83	17.8	97	25.3	84	15.8
<b>All</b>	671	11.0	683	11.3	540	8.2

# Midtown West

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19747743



BrownHarrisStevens.com WEB# 19590208

## Condominiums

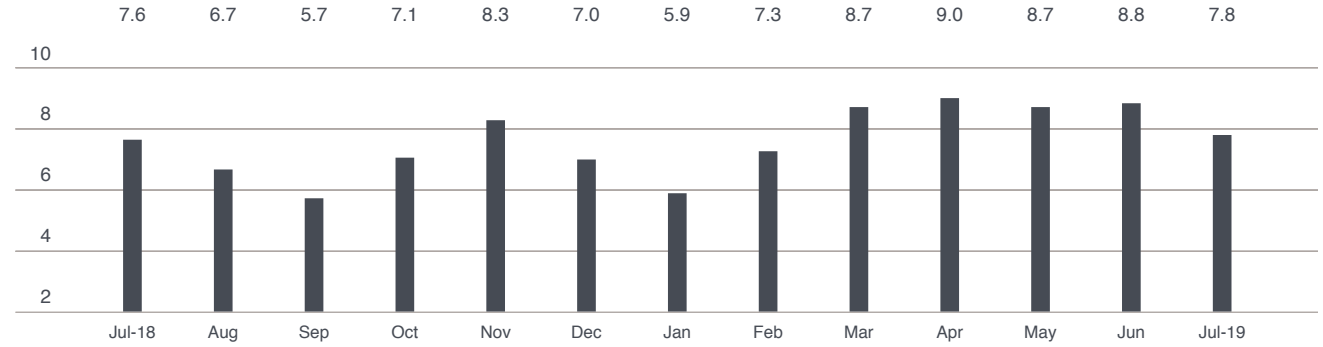
	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	54	10.1	58	12.0	36	6.0
<b>1-Bedroom</b>	182	7.7	176	7.0	157	9.7
<b>2-Bedroom</b>	164	9.8	157	10.0	135	9.5
<b>3+Bedroom</b>	137	19.6	133	19.5	109	28.4
<b>All</b>	537	10.2	524	10.0	437	10.9

## Cooperatives

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	32	8.3	34	9.7	28	4.5
<b>1-Bedroom</b>	71	7.7	71	8.2	48	6.0
<b>2-Bedroom</b>	36	9.0	40	10.4	34	9.3
<b>3+Bedroom</b>	14	9.3	16	12.0	12	18.0
<b>All</b>	153	8.3	161	9.3	122	6.6

34th St. to 14th St.

Months' Supply: All Apartments



Condominiums

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	27	6.2	25	5.6	24	7.6
1-Bedroom	142	5.1	144	5.7	129	5.6
2-Bedroom	209	9.4	202	11.2	169	8.8
3+Bedroom	188	14.1	202	22.0	146	16.2
Loft	33	16.5	32	14.8	78	12.3
All	599	8.6	605	10.2	546	9.0

Cooperatives

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	87	5.9	80	5.8	68	5.0
1-Bedroom	150	5.8	154	6.0	115	4.9
2-Bedroom	89	9.2	83	10.0	55	7.0
3+Bedroom	32	10.7	33	14.1	24	20.6
Loft	37	8.2	44	9.4	64	8.2
All	395	6.8	394	7.2	326	6.0



BrownHarrisStevens.com WEB# 19707284

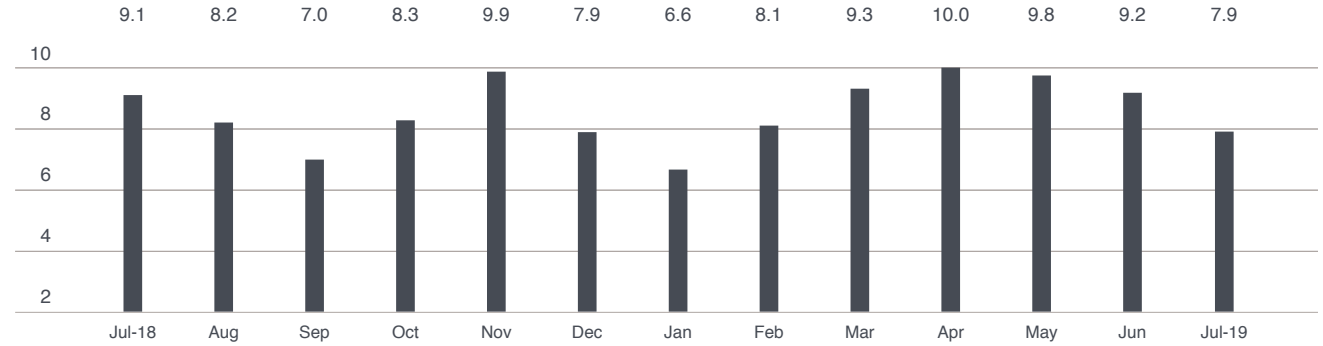


BrownHarrisStevens.com WEB# 19693117



South of 14th St.

Months' Supply: All Apartments



Condominiums

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	105	14.3	104	13.0	90	11.3
1-Bedroom	304	6.5	316	8.1	253	9.7
2-Bedroom	388	9.9	382	10.5	310	10.6
3+Bedroom	352	10.5	357	14.7	317	16.4
Loft	129	9.2	128	10.4	210	11.0
All	1,278	9.1	1,287	10.7	1,180	11.6

Cooperatives

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	63	4.7	67	5.2	63	4.4
1-Bedroom	178	5.1	196	5.6	152	5.7
2-Bedroom	133	5.8	131	6.6	105	5.5
3+Bedroom	64	8.5	72	10.5	50	10.0
Loft	111	10.1	115	12.5	140	7.6
All	549	6.1	581	6.9	510	6.1



BrownHarrisStevens.com WEB# 19565325

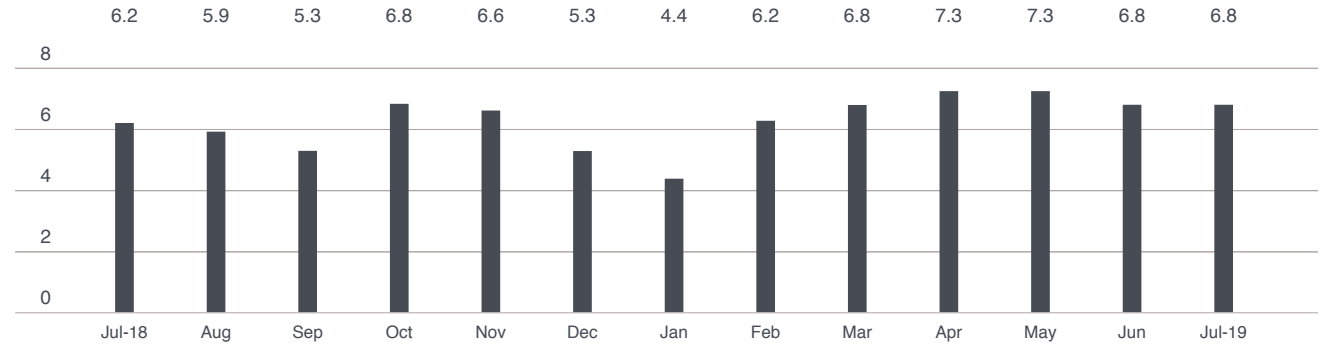


BrownHarrisStevens.com WEB# 19618584

# Upper Manhattan

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

## Months' Supply: All Apartments



## Condominiums

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	16	8.0	13	7.8	14	14.0
<b>1-Bedroom</b>	72	7.0	63	5.5	77	8.6
<b>2-Bedroom</b>	93	5.7	93	5.8	84	7.6
<b>3+Bedroom</b>	60	10.6	56	12.9	62	15.5
<b>All</b>	241	7.0	225	6.7	237	9.5

## Cooperatives

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	17	12.8	18	15.4	9	2.3
<b>1-Bedroom</b>	75	6.2	81	6.7	66	4.0
<b>2-Bedroom</b>	98	6.1	97	6.6	77	4.6
<b>3+Bedroom</b>	47	7.1	44	6.3	44	5.9
<b>All</b>	237	6.5	240	6.9	196	4.4



BrownHarrisStevens.com WEB# 19689158



BrownHarrisStevens.com WEB# 19588234

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## Park Slope

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