

June 2019

Inventory Report Manhattan Apartments

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June 2019 Highlights

The months' supply for Manhattan apartments edged down from May to **9.0** months.

At 8.0 months, the months' supply for coops remains below the **10.2**-month rate for condos.

With a **6.8**-month supply of units for sale, Upper Manhattan remained the tightest market in June.



BrownHarrisStevens.com WEB# 19385607



BrownHarrisStevens.com WEB# 19266666

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.

Cover Property: BrownHarrisStevens.com WEB# 19629155

Manhattan

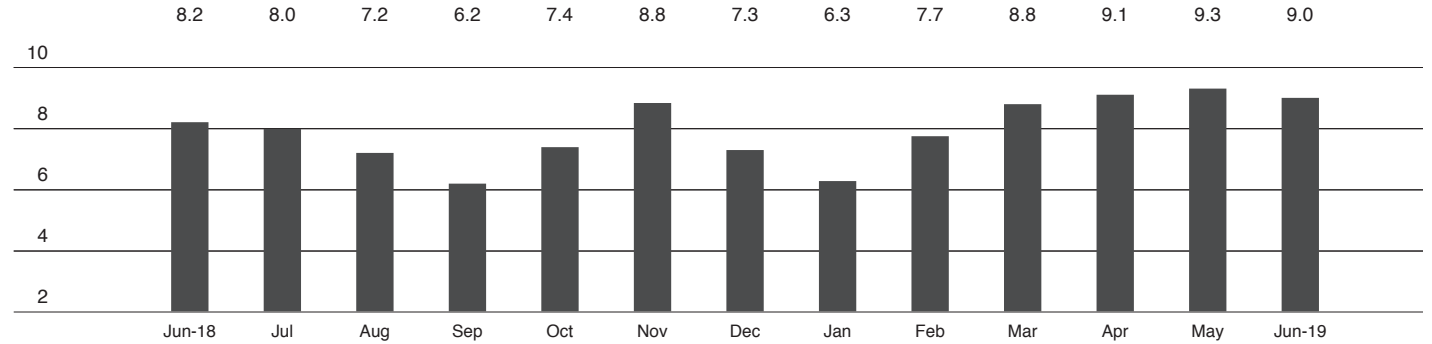


BrownHarrisStevens.com WEB# 19653865



BrownHarrisStevens.com WEB# 19689545

Months' Supply: All Apartments



Condominiums

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	302	10.0	289	9.9	258	7.9
1-Bedroom	1,095	7.3	1,091	8.1	1,018	7.6
2-Bedroom	1,321	10.0	1,076	9.4	1,153	9.5
3+Bedroom	1,329	16.0	1,436	18.0	1,185	13.7
Loft	168	10.5	164	10.4	301	11.1
All	4,215	10.2	4,056	10.8	3,915	9.8

Cooperatives

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	476	6.2	460	6.0	390	4.9
1-Bedroom	1,325	6.9	1,280	6.8	1,038	5.7
2-Bedroom	1,114	8.3	949	7.4	928	6.8
3+Bedroom	813	12.0	976	15.0	732	11.7
Loft	169	11.7	156	11.6	287	9.7
All	3,897	8.0	3,821	8.1	3,375	6.9

East Side

Generally 59th Street to 96th Street,
Fifth Avenue to the East River

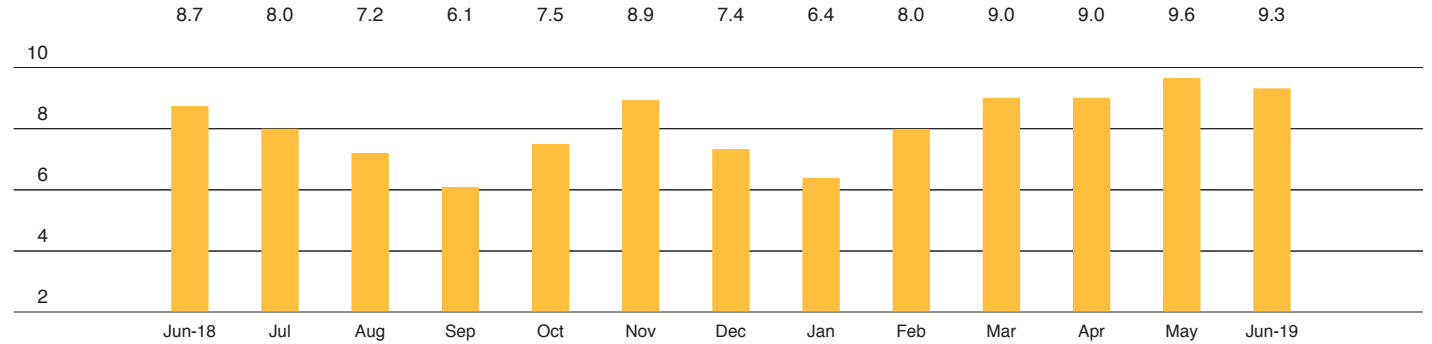


BrownHarrisStevens.com WEB# 19363711



BrownHarrisStevens.com WEB# 18975630

Months' Supply: All Apartments



Condominiums

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	30	9.5	25	7.9	25	5.6
1-Bedroom	117	6.1	137	7.6	124	7.0
2-Bedroom	154	9.1	124	7.6	145	8.1
3+Bedroom	228	15.0	229	14.6	216	13.5
All	529	9.7	515	9.7	510	9.1

Cooperatives

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	102	6.0	100	5.9	97	5.2
1-Bedroom	386	7.5	383	7.8	289	6.3
2-Bedroom	365	9.3	327	8.6	332	8.8
3+Bedroom	394	14.0	436	16.1	373	14.7
All	1,247	9.2	1,246	9.5	1,091	8.6

West Side

Generally 59th to 110th Street,
Hudson River to West of Fifth Avenue

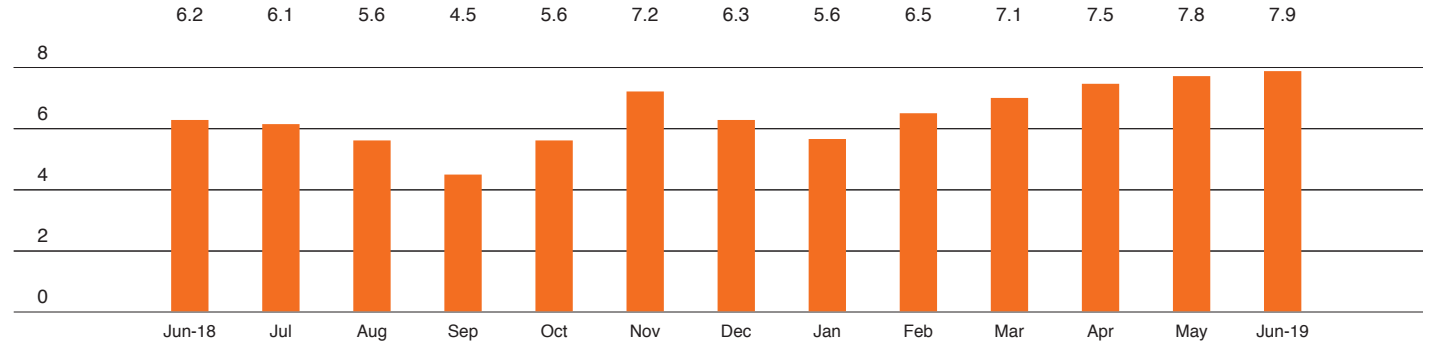


BrownHarrisStevens.com WEB# 19467041



BrownHarrisStevens.com WEB# 19420165

Months' Supply: All Apartments



Condominiums

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	36	14.4	34	9.7	22	4.9
1-Bedroom	136	8.9	125	9.0	132	6.1
2-Bedroom	166	10.6	145	10.6	147	7.9
3+Bedroom	242	13.7	255	15.9	196	9.1
All	580	11.3	559	11.9	497	7.5

Cooperatives

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	54	4.0	59	4.1	52	4.3
1-Bedroom	182	5.4	163	4.9	176	5.0
2-Bedroom	195	6.1	165	5.4	163	4.8
3+Bedroom	160	8.9	172	9.6	150	7.9
All	591	6.1	559	5.8	541	5.4

Midtown East

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

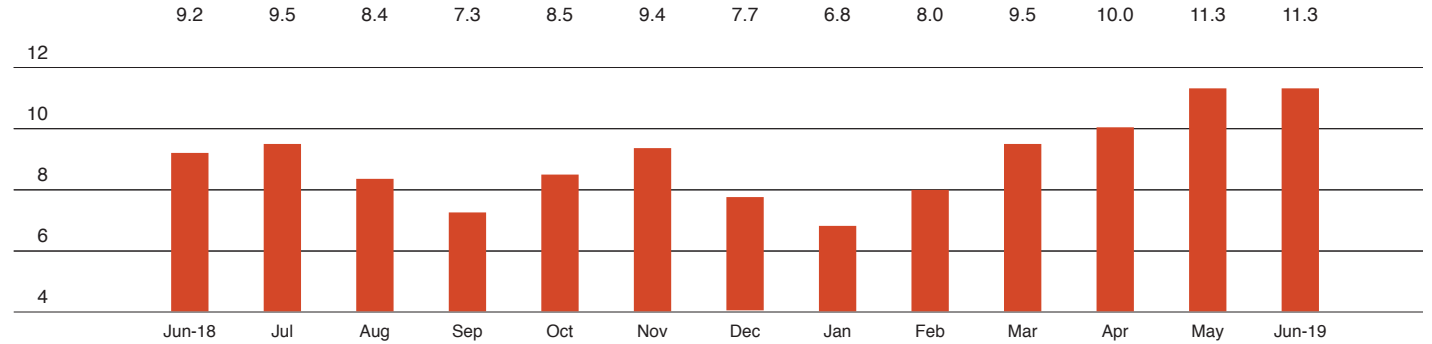


BrownHarrisStevens.com WEB# 19445347



BrownHarrisStevens.com WEB# 19606656

Months' Supply: All Apartments



Condominiums

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	39	6.9	33	5.8	36	8.0
1-Bedroom	145	9.1	145	8.8	162	8.9
2-Bedroom	169	12.8	147	10.3	169	13.5
3+Bedroom	112	17.7	121	20.7	123	12.9
All	465	11.3	446	10.5	490	11.0

Cooperatives

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	123	8.3	113	8.0	86	5.5
1-Bedroom	259	10.2	262	10.7	221	7.7
2-Bedroom	204	12.4	174	11.5	155	8.5
3+Bedroom	97	25.3	129	35.2	87	17.4
All	683	11.3	678	11.8	549	8.1

Midtown West

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

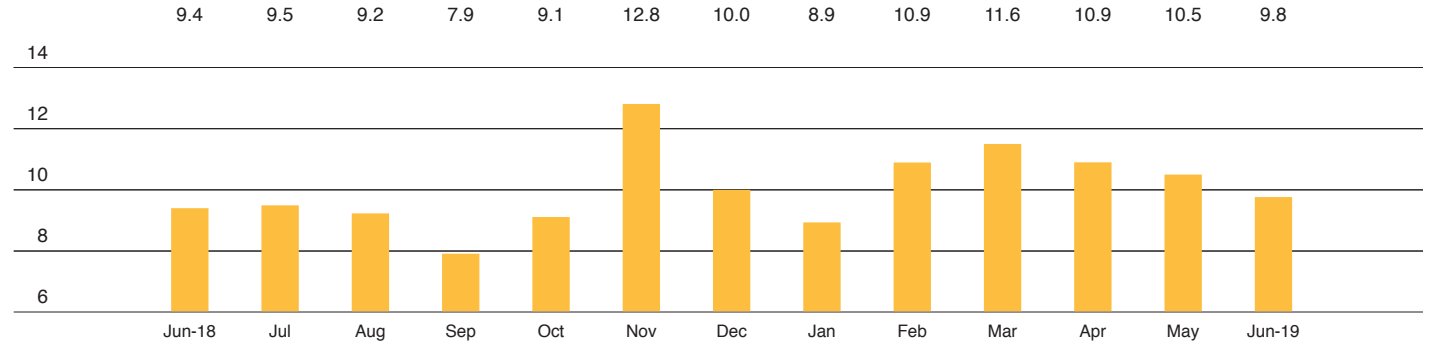


BrownHarrisStevens.com WEB# 19587379



BrownHarrisStevens.com WEB# 18879601

Months' Supply: All Apartments



Condominiums

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	58	12.0	67	14.9	38	5.8
1-Bedroom	176	7.0	178	7.4	157	9.1
2-Bedroom	157	10.0	137	11.3	126	9.7
3+Bedroom	133	19.5	145	21.8	109	26.2
All	524	10.0	527	11.1	430	10.5

Cooperatives

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	34	9.7	36	9.0	28	5.1
1-Bedroom	71	8.2	67	7.2	45	5.7
2-Bedroom	40	10.4	25	7.9	33	10.4
3+Bedroom	16	12.0	21	25.2	11	16.5
All	161	9.3	149	8.6	117	6.8

Downtown

34th - 14th Street

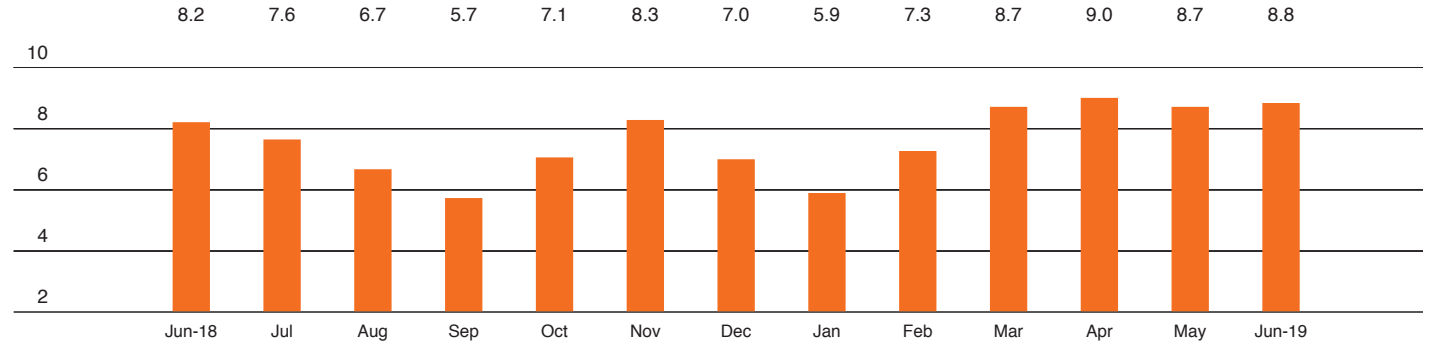


BrownHarrisStevens.com WEB# 19606824



BrownHarrisStevens.com WEB# 19443406

Months' Supply: All Apartments



Condominiums

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	25	5.6	24	5.5	24	7.2
1-Bedroom	144	5.7	130	6.2	119	5.3
2-Bedroom	202	11.2	146	8.5	172	8.9
3+Bedroom	202	22.0	229	26.4	158	16.3
Loft	32	14.8	35	14.0	78	12.0
All	605	10.2	564	10.5	551	9.0

Cooperatives

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	80	5.8	70	5.1	72	5.9
1-Bedroom	154	6.0	140	5.9	119	5.1
2-Bedroom	83	10.0	67	7.2	60	8.4
3+Bedroom	33	14.1	50	23.1	31	20.7
Loft	44	9.4	42	10.1	82	12.0
All	394	7.2	369	6.9	364	7.2

Downtown

South of 14th Street

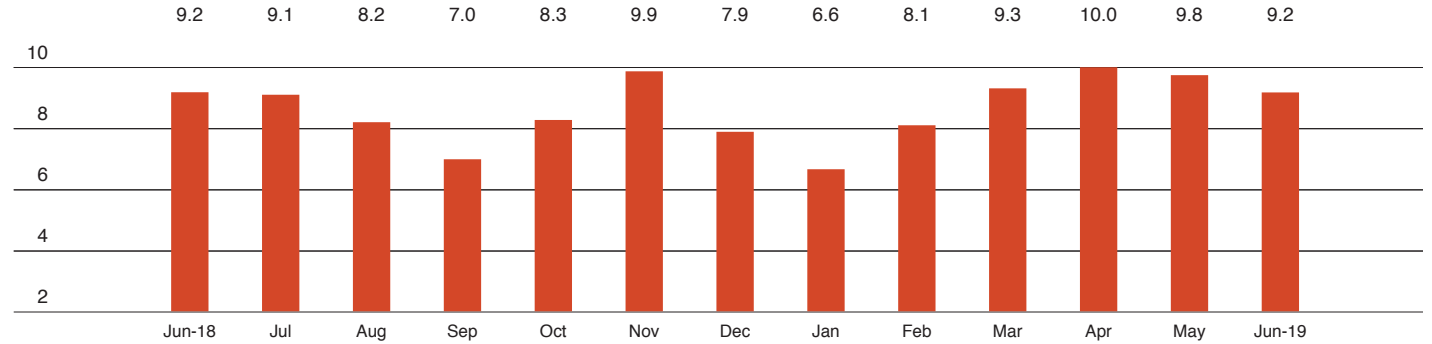


BrownHarrisStevens.com WEB# 17487494



BrownHarrisStevens.com WEB# 19015339

Months' Supply: All Apartments



Condominiums

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	104	13.0	96	13.7	98	11.8
1-Bedroom	316	8.1	318	10.5	247	9.4
2-Bedroom	382	10.5	306	10.9	313	9.8
3+Bedroom	357	14.7	392	16.4	330	16.2
Loft	128	10.4	120	10.0	207	11.3
All	1,287	10.7	1,232	12.2	1,195	11.4

Cooperatives

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	67	5.2	64	4.9	59	4.6
1-Bedroom	196	5.6	189	5.4	158	5.6
2-Bedroom	131	6.6	107	6.1	115	5.9
3+Bedroom	72	10.5	101	15.9	50	10.3
Loft	115	12.5	103	11.4	148	8.6
All	581	6.9	564	6.9	530	6.4

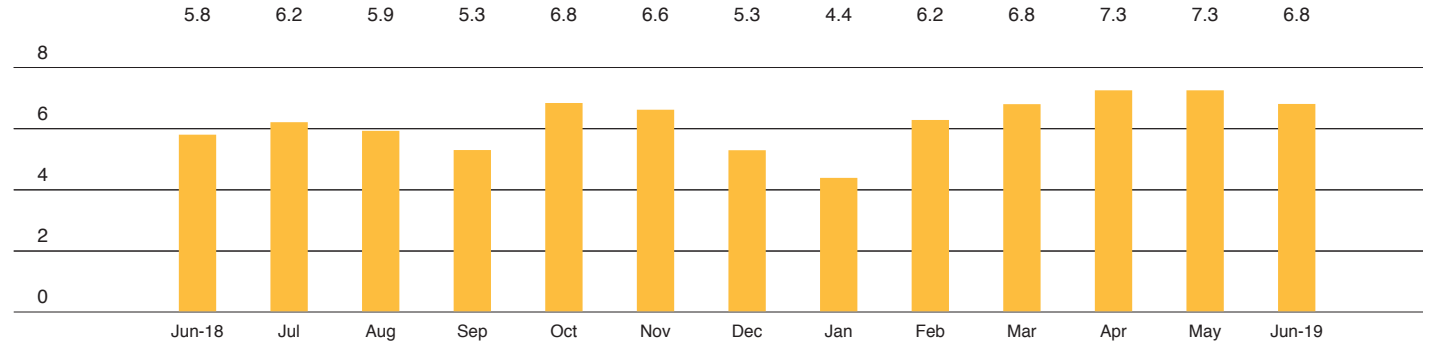
Upper Manhattan

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



BrownHarrisStevens.com WEB# 19645881

Months' Supply: All Apartments



Condominiums

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	13	7.8	13	11.1	16	10.7
1-Bedroom	63	5.5	60	5.4	79	7.9
2-Bedroom	93	5.8	72	5.4	87	8.7
3+Bedroom	56	12.9	68	17.7	60	10.6
All	225	6.7	213	7.2	242	8.9

Cooperatives

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	18	15.4	19	22.8	7	1.8
1-Bedroom	81	6.7	82	6.7	58	3.4
2-Bedroom	97	6.6	85	5.9	79	4.4
3+Bedroom	44	6.3	70	9.8	39	5.6
All	240	6.9	256	7.4	183	4.0

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CENTRAL PARK WEST

5TH AVENUE

CENTRAL PARK

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