

May 2020 Inventory Report Manhattan Apartments

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Manhattan had a **7.8**-month supply of apartments for sale at the beginning of May, up from 7.2 months in April.

The sharp **drop** in closings offset the decline in the number of apartments on the market.

Once the city's economy reopens we expect inventory to **rise** quickly, which will push the month's supply up sharply.



BrownHarrisStevens.com WEB# 20004498



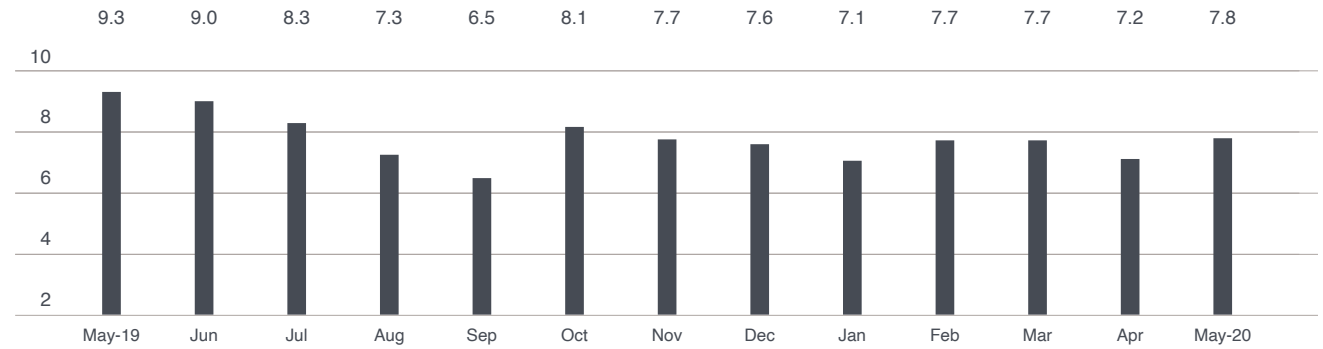
BrownHarrisStevens.com WEB# 20145772

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 6-7 months indicates a balanced market.

Months' Supply: All Apartments



Condominiums

	MAY 2020		APRIL 2020		MAY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	179	6.4	169	5.4	289	9.9
1-Bedroom	739	6.3	771	5.9	1,091	8.1
2-Bedroom	988	8.5	1,027	8.3	1,076	9.4
3+Bedroom	1,048	15.5	1,086	15.9	1,436	18.0
Loft	116	10.4	117	9.8	164	10.4
All	3,070	9.1	3,170	8.7	4,056	10.8

Cooperatives

	MAY 2020		APRIL 2020		MAY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	409	6.6	435	5.8	460	6.0
1-Bedroom	871	5.5	886	4.9	1,280	6.8
2-Bedroom	717	6.7	755	6.0	949	7.4
3+Bedroom	582	10.1	627	9.4	976	15.0
Loft	99	7.9	94	7.0	156	11.6
All	2,678	6.8	2,797	6.1	3,821	8.1



BrownHarrisStevens.com WEB# 19937581

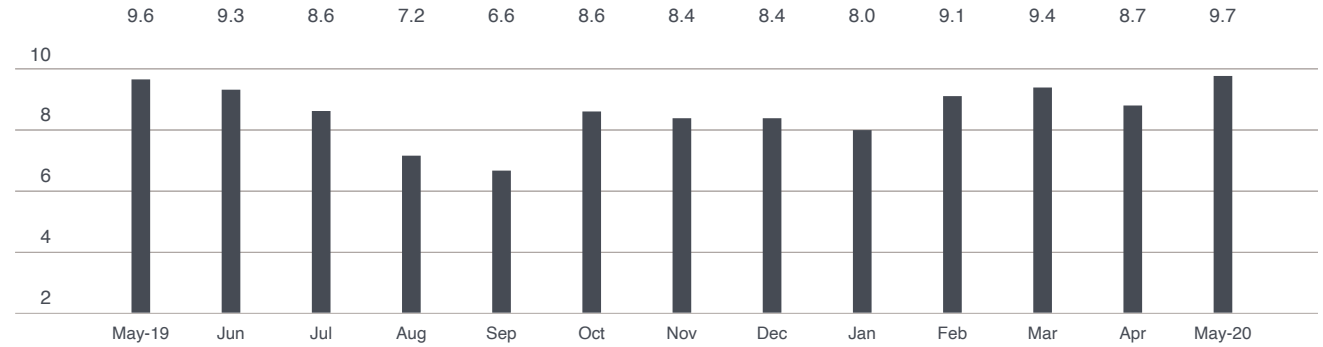


BrownHarrisStevens.com WEB# 19913210

East Side

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

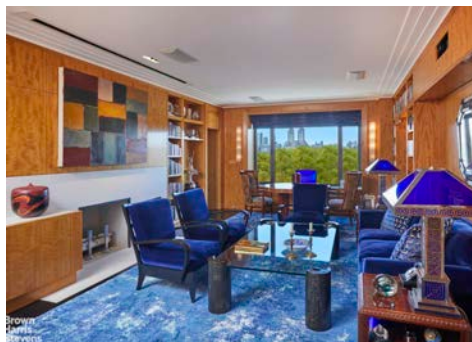
Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 20084526

Condominiums

	MAY 2020		APRIL 2020		MAY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	22	7.3	22	6.9	25	7.9
1-Bedroom	83	6.3	89	6.1	137	7.6
2-Bedroom	115	9.0	122	9.2	124	7.6
3+Bedroom	225	23.3	230	23.4	229	14.6
All	445	11.5	463	11.3	515	9.7



BrownHarrisStevens.com WEB# 20126989

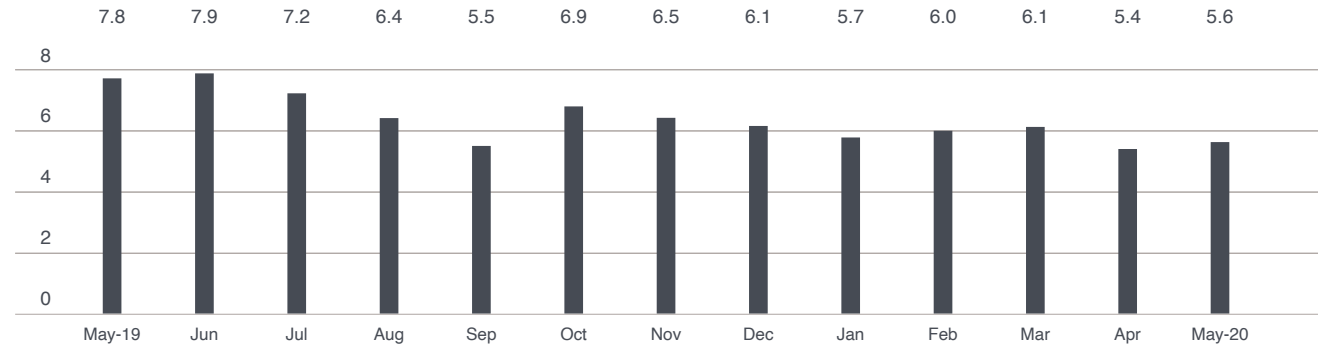
Cooperatives

	MAY 2020		APRIL 2020		MAY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	102	9.3	104	7.2	100	5.9
1-Bedroom	248	6.7	247	5.7	383	7.8
2-Bedroom	259	8.7	271	7.7	327	8.6
3+Bedroom	289	13.2	316	12.0	436	16.1
All	898	9.0	938	7.8	1,246	9.5

West Side

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 20154330



BrownHarrisStevens.com WEB# 20049476

Condominiums

	MAY 2020		APRIL 2020		MAY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	14	4.7	12	3.6	34	9.7
1-Bedroom	80	5.1	82	5.0	125	9.0
2-Bedroom	118	6.1	118	6.2	145	10.6
3+Bedroom	159	11.0	162	12.2	255	15.9
All	371	7.1	374	7.2	559	11.9

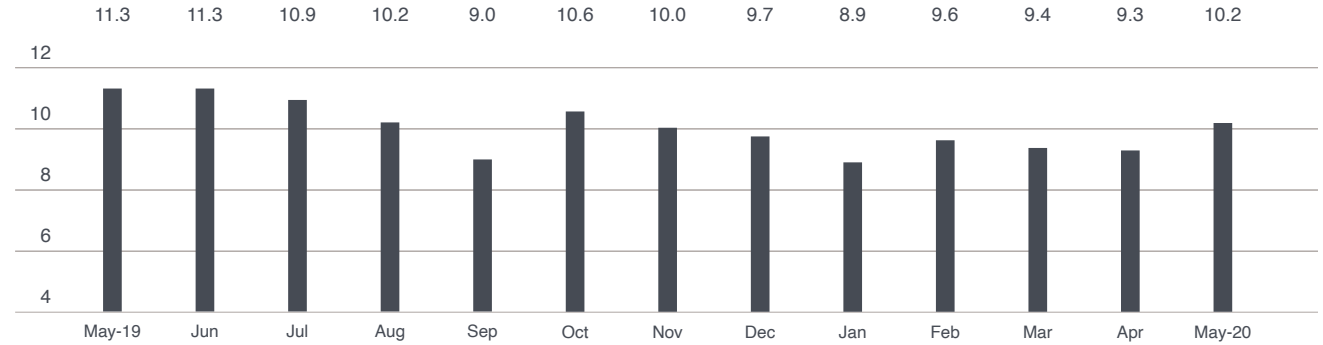
Cooperatives

	MAY 2020		APRIL 2020		MAY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	51	4.4	58	4.6	59	4.1
1-Bedroom	121	4.1	125	3.6	163	4.9
2-Bedroom	120	4.7	132	4.6	165	5.4
3+Bedroom	103	5.9	111	5.9	172	9.6
All	395	4.7	426	4.5	559	5.8

Midtown East

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19585437



BrownHarrisStevens.com WEB# 19674468

Condominiums

	MAY 2020		APRIL 2020		MAY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	20	4.4	19	4.1	33	5.8
1-Bedroom	80	7.9	83	7.1	145	8.8
2-Bedroom	133	14.5	143	16.8	147	10.3
3+Bedroom	83	27.7	94	25.6	121	20.7
All	316	11.8	339	11.9	446	10.5

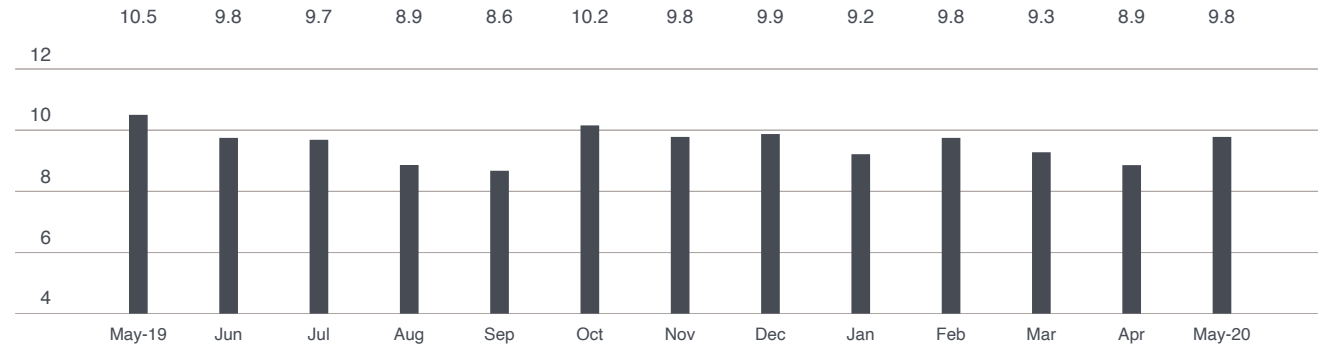
Cooperatives

	MAY 2020		APRIL 2020		MAY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	109	8.5	112	7.1	113	8.0
1-Bedroom	193	8.2	199	7.6	262	10.7
2-Bedroom	132	9.8	135	7.7	174	11.5
3+Bedroom	72	18.0	72	16.0	129	35.2
All	506	9.4	518	8.1	678	11.8

Midtown West

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19964177



BrownHarrisStevens.com WEB# 18467855

Condominiums

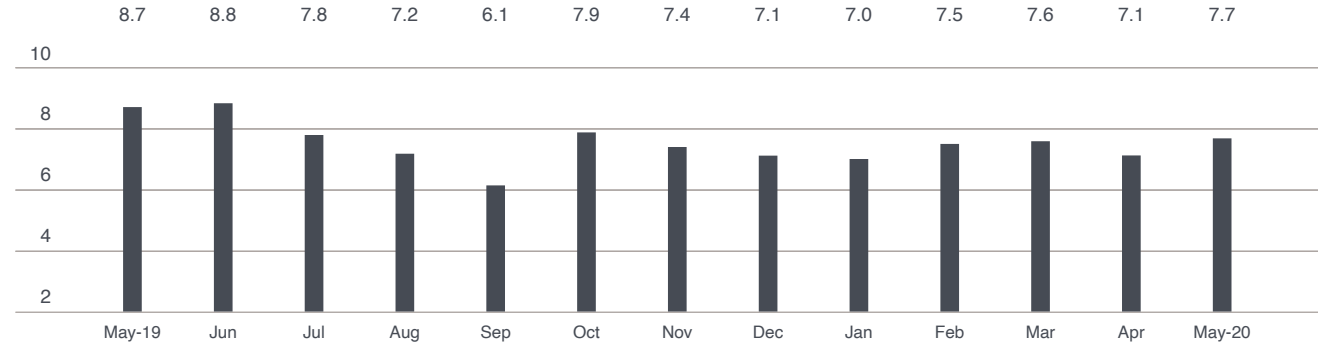
	MAY 2020		APRIL 2020		MAY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	19	3.1	22	3.3	67	14.9
1-Bedroom	142	8.7	145	7.6	178	7.4
2-Bedroom	129	11.7	141	11.8	137	11.3
3+Bedroom	119	13.0	121	12.7	145	21.8
All	409	9.6	429	9.1	527	11.1

Cooperatives

	MAY 2020		APRIL 2020		MAY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	13	4.6	16	4.2	36	9.0
1-Bedroom	56	12.4	51	8.7	67	7.2
2-Bedroom	30	12.9	32	13.7	25	7.9
3+Bedroom	10	15.0	10	10.0	21	25.2
All	109	10.5	109	8.4	149	8.6

34th St. to 14th St.

Months' Supply: All Apartments



Condominiums

	MAY 2020		APRIL 2020		MAY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	15	5.0	14	4.4	24	5.5
1-Bedroom	97	6.5	102	6.0	130	6.2
2-Bedroom	154	9.8	155	9.8	146	8.5
3+Bedroom	156	24.6	159	21.7	229	26.4
Loft	16	8.7	17	10.2	35	14.0
All	438	10.5	447	9.9	564	10.5

Cooperatives

	MAY 2020		APRIL 2020		MAY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	59	5.7	65	4.8	70	5.1
1-Bedroom	79	4.0	87	3.8	140	5.9
2-Bedroom	38	4.7	46	4.9	67	7.2
3+Bedroom	21	7.9	23	6.6	50	23.1
Loft	31	9.8	28	8.0	42	10.1
All	228	5.1	249	4.7	369	6.9



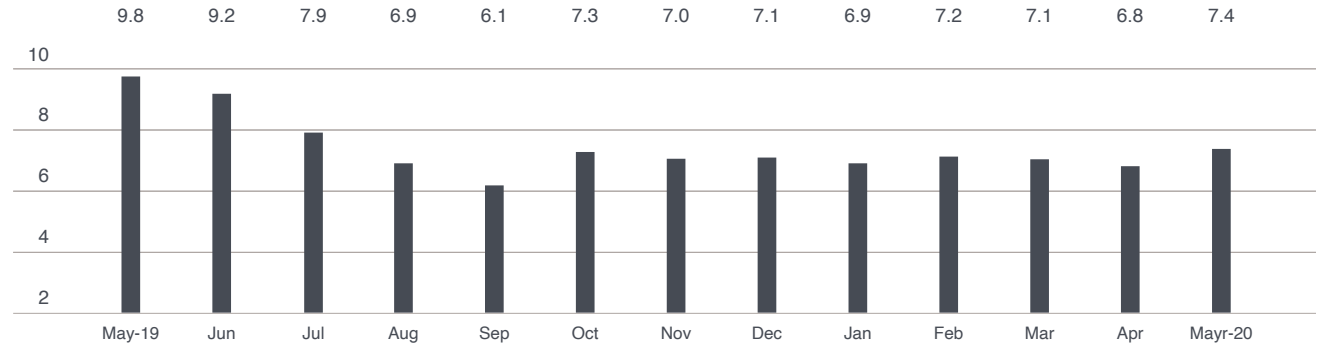
BrownHarrisStevens.com WEB# 19916978



BrownHarrisStevens.com WEB# 19693117

South of 14th St.

Months' Supply: All Apartments



Condominiums

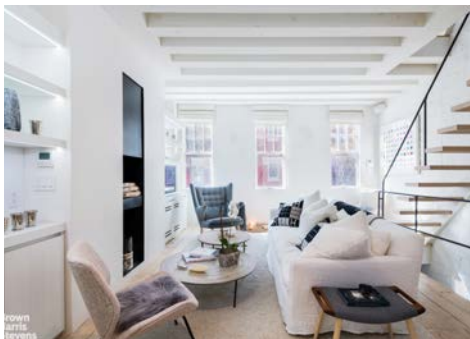
	MAY 2020		APRIL 2020		MAY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	78	10.9	70	8.2	96	13.7
1-Bedroom	199	6.7	213	6.2	318	10.5
2-Bedroom	272	8.7	277	7.5	306	10.9
3+Bedroom	244	12.0	261	13.1	392	16.4
Loft	94	10.6	94	9.6	120	10.0
All	887	9.1	915	8.4	1232	12.2

Cooperatives

	MAY 2020		APRIL 2020		MAY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	64	5.5	67	5.0	64	4.9
1-Bedroom	111	3.7	112	3.3	189	5.4
2-Bedroom	87	5.2	88	4.6	107	6.1
3+Bedroom	43	9.2	48	7.8	101	15.9
Loft	66	8.1	64	7.5	103	11.4
All	371	5.2	379	4.7	564	6.9



BrownHarrisStevens.com WEB# 19641061

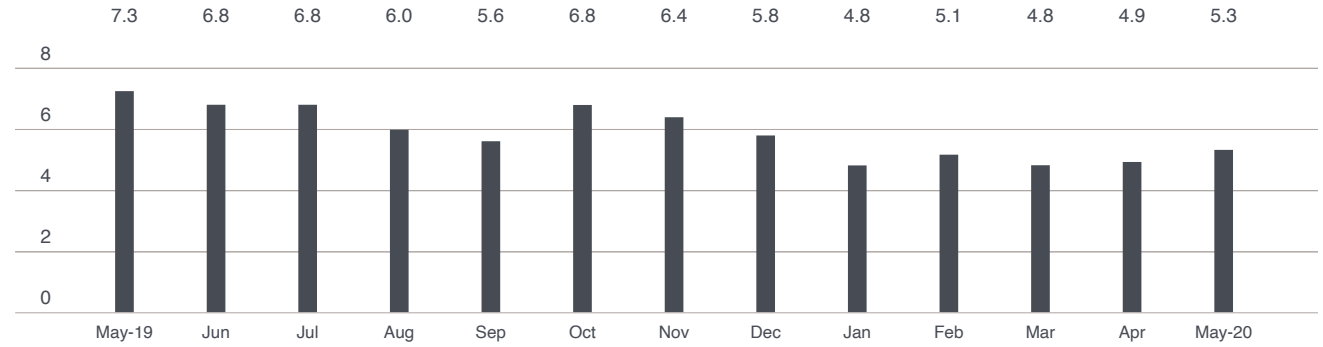


BrownHarrisStevens.com WEB# 19937728

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# 19925714



BrownHarrisStevens.com WEB# 19894047

Condominiums

	MAY 2020		APRIL 2020		MAY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	11	8.3	10	5.5	13	11.1
1-Bedroom	59	3.5	58	3.4	60	5.4
2-Bedroom	71	4.3	76	4.3	72	5.4
3+Bedroom	63	13.0	59	12.6	68	17.7
All	204	5.2	203	4.9	213	7.2

Cooperatives

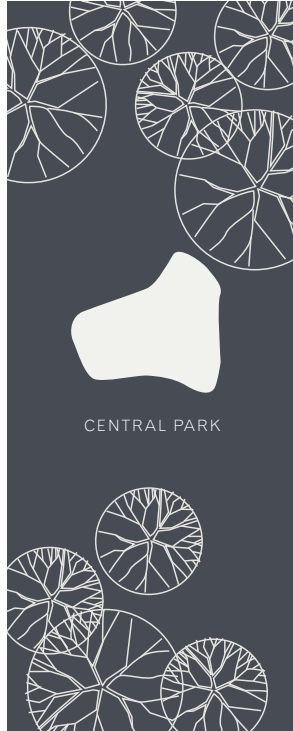
	MAY 2020		APRIL 2020		MAY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	11	6.0	13	5.2	19	22.8
1-Bedroom	64	5.3	66	4.8	82	6.7
2-Bedroom	51	4.6	51	3.8	85	5.9
3+Bedroom	45	6.8	48	6.9	70	9.8
All	171	5.4	178	4.9	256	7.4

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Park Slope

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