

November 2019 Inventory Report Manhattan Apartments



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There were 8,012 apartments for sale at the beginning of November in Manhattan.

This represents a 7.7-month supply of units, **11%** higher than one year ago.

Condos posted a **5%** increase from a year ago to 8.7 months' supply, while coops climbed 15% to 6.9 months.

With a **6.4**-month supply of units for sale, Upper Manhattan was the tightest market in November.



BrownHarrisStevens.com WEB# 19959252



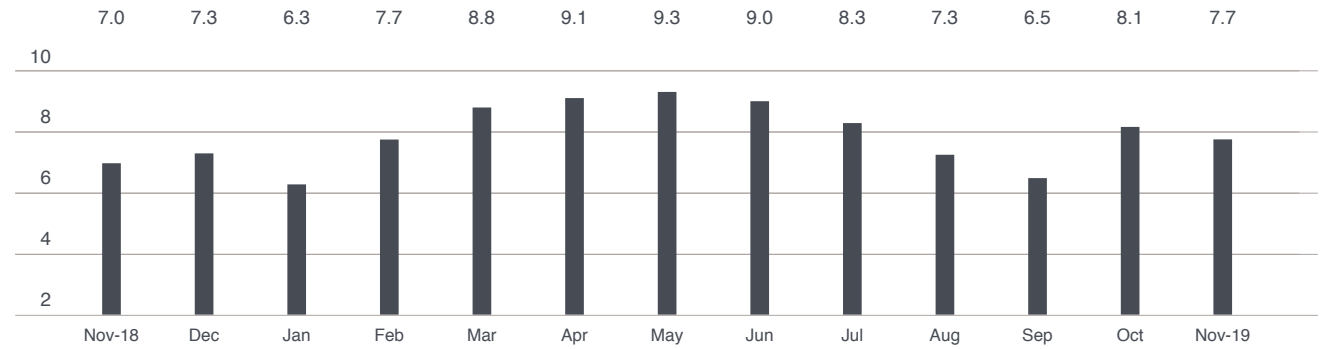
BrownHarrisStevens.com WEB# 19943726

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

	NOVEMBER 2019		OCTOBER 2019		NOVEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	287	7.3	282	8.5	240	5.5
1-Bedroom	1,057	6.3	1,061	6.4	1,006	6.4
2-Bedroom	1,323	8.5	1,285	8.5	1,048	7.8
3+Bedroom	1,308	13.1	1,246	12.6	1,076	11.4
Loft	170	10.9	176	10.2	287	18.3
All	4,145	8.7	4,050	8.7	3,657	8.2

Cooperatives

	NOVEMBER 2019		OCTOBER 2019		NOVEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	534	5.7	534	6.5	407	4.1
1-Bedroom	1,277	6.1	1,278	6.7	1,173	5.2
2-Bedroom	1,074	7.0	1,069	7.7	970	5.9
3+Bedroom	823	9.7	765	9.6	699	8.8
Loft	159	9.3	162	9.7	264	13.8
All	3,867	6.9	3,808	7.5	3,513	6.0



BrownHarrisStevens.com WEB# 19937974

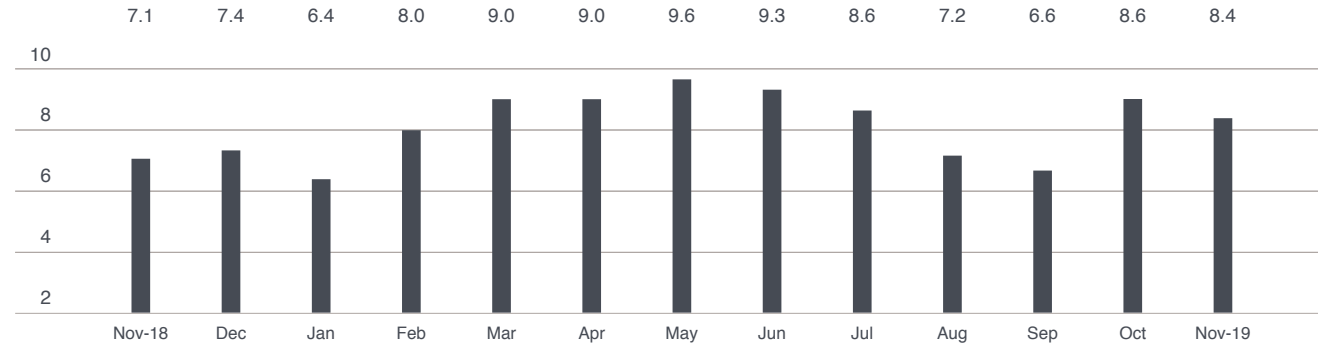


BrownHarrisStevens.com WEB# 19941717

East Side

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19958962



BrownHarrisStevens.com WEB# 19922668

Condominiums

	NOVEMBER 2019		OCTOBER 2019		NOVEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	38	8.1	39	8.1	27	4.9
1-Bedroom	117	5.8	136	6.9	126	6.4
2-Bedroom	154	7.6	150	7.5	129	6.7
3+Bedroom	237	14.1	218	12.3	192	10.7
All	546	8.8	543	8.7	474	7.6

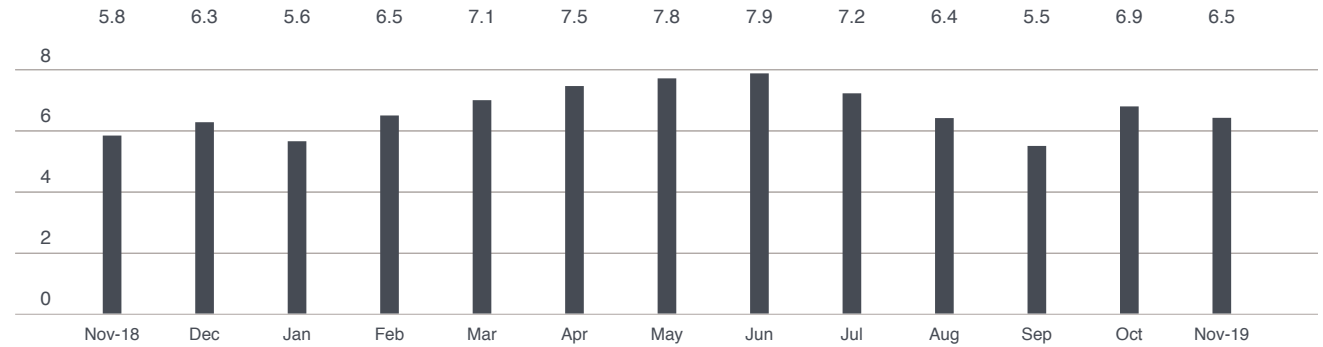
Cooperatives

	NOVEMBER 2019		OCTOBER 2019		NOVEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	127	7.5	118	8.0	112	5.5
1-Bedroom	332	6.6	329	7.2	327	5.9
2-Bedroom	363	8.4	348	9.2	338	7.2
3+Bedroom	393	10.3	352	10.0	337	9.0
All	1,215	8.2	1,147	8.6	1,114	6.9

West Side

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19958507



BrownHarrisStevens.com WEB# 19968886

Condominiums

	NOVEMBER 2019		OCTOBER 2019		NOVEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	18	3.5	26	6.5	24	4.4
1-Bedroom	130	7.6	128	7.7	113	5.0
2-Bedroom	157	8.3	165	9.0	127	7.1
3+Bedroom	222	12.3	218	10.9	207	10.5
All	527	8.9	537	9.1	471	7.2

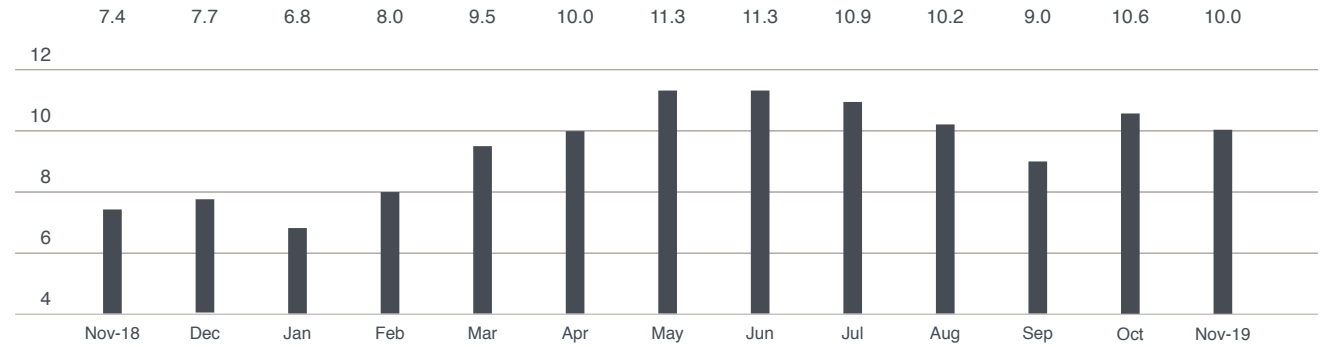
Cooperatives

	NOVEMBER 2019		OCTOBER 2019		NOVEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	60	4.4	65	4.9	51	3.6
1-Bedroom	189	4.5	203	5.3	180	4.4
2-Bedroom	179	4.7	183	5.4	189	4.7
3+Bedroom	182	8.2	160	7.2	152	7.7
All	610	5.3	611	5.7	572	5.0

Midtown East

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19964275



BrownHarrisStevens.com WEB# 19935413

Condominiums

	NOVEMBER 2019		OCTOBER 2019		NOVEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	39	8.7	44	11.0	29	4.2
1-Bedroom	118	6.8	111	6.7	152	6.3
2-Bedroom	160	11.9	154	11.6	172	13.1
3+Bedroom	112	16.4	111	16.2	95	12.1
All	429	10.2	420	10.3	448	8.6

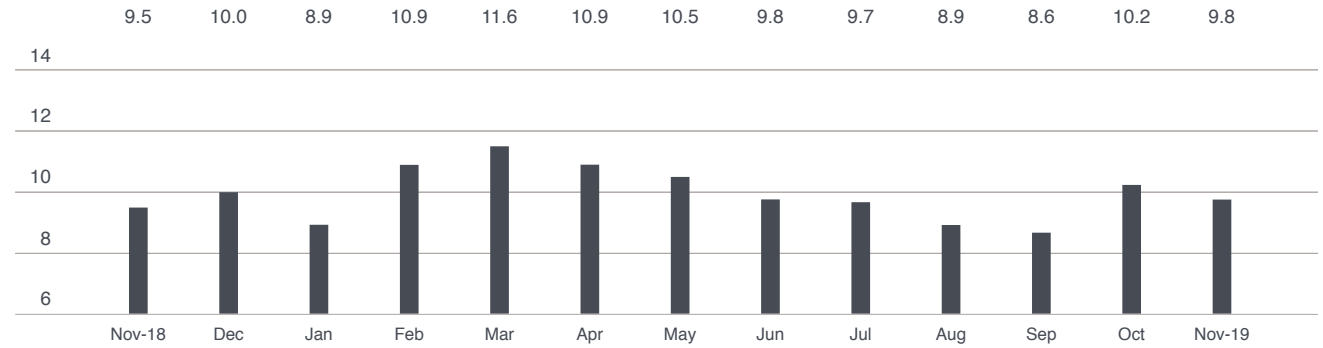
Cooperatives

	NOVEMBER 2019		OCTOBER 2019		NOVEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	135	6.7	134	7.5	92	4.1
1-Bedroom	277	10.3	279	11.1	246	6.6
2-Bedroom	199	10.8	205	12.2	152	7.9
3+Bedroom	100	16.7	90	15.4	81	13.5
All	711	9.9	708	10.8	571	6.7

Midtown West

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19901506



BrownHarrisStevens.com WEB# 19857597

Condominiums

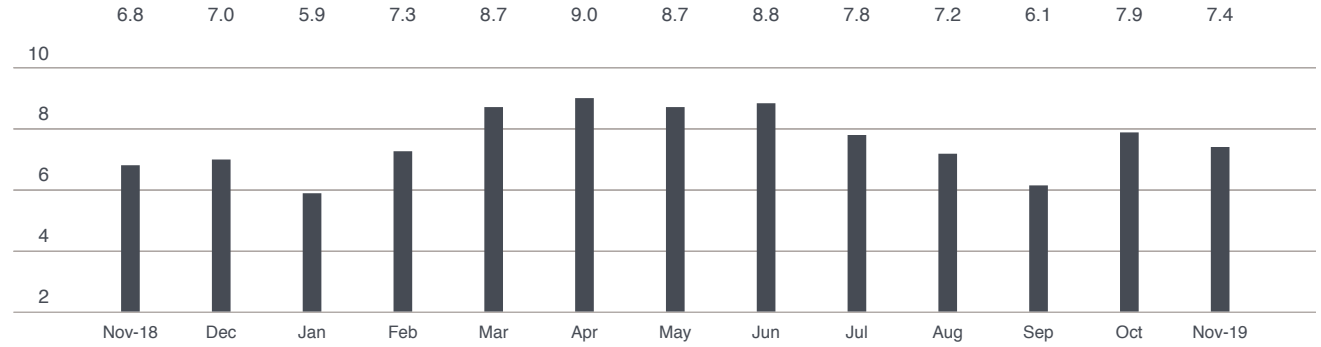
	NOVEMBER 2019		OCTOBER 2019		NOVEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	44	5.6	45	7.9	51	8.7
1-Bedroom	180	10.4	178	10.1	163	9.1
2-Bedroom	166	10.3	160	9.7	133	8.8
3+Bedroom	125	18.3	126	23.6	115	28.8
All	515	10.7	509	11.3	462	10.7

Cooperatives

	NOVEMBER 2019		OCTOBER 2019		NOVEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	25	4.2	28	6.0	27	4.5
1-Bedroom	68	8.2	63	7.4	58	7.1
2-Bedroom	37	11.1	29	7.6	32	7.1
3+Bedroom	15	11.3	20	17.1	15	22.5
All	145	7.6	140	7.7	132	6.8

34th St. to 14th St.

Months' Supply: All Apartments



Condominiums

	NOVEMBER 2019		OCTOBER 2019		NOVEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	27	6.8	20	5.5	29	7.6
1-Bedroom	145	5.9	156	6.0	126	4.8
2-Bedroom	205	9.0	198	8.3	143	6.9
3+Bedroom	193	13.5	189	14.0	131	14.3
Loft	34	17.0	34	15.7	67	18.3
All	604	8.9	597	8.6	496	7.8

Cooperatives

	NOVEMBER 2019		OCTOBER 2019		NOVEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	94	4.9	96	5.8	77	4.7
1-Bedroom	162	5.4	171	6.5	151	5.2
2-Bedroom	81	7.1	82	8.5	75	6.2
3+Bedroom	28	8.4	31	9.8	35	14.0
Loft	38	9.5	42	9.3	42	7.0
All	403	5.9	422	7.0	380	5.8



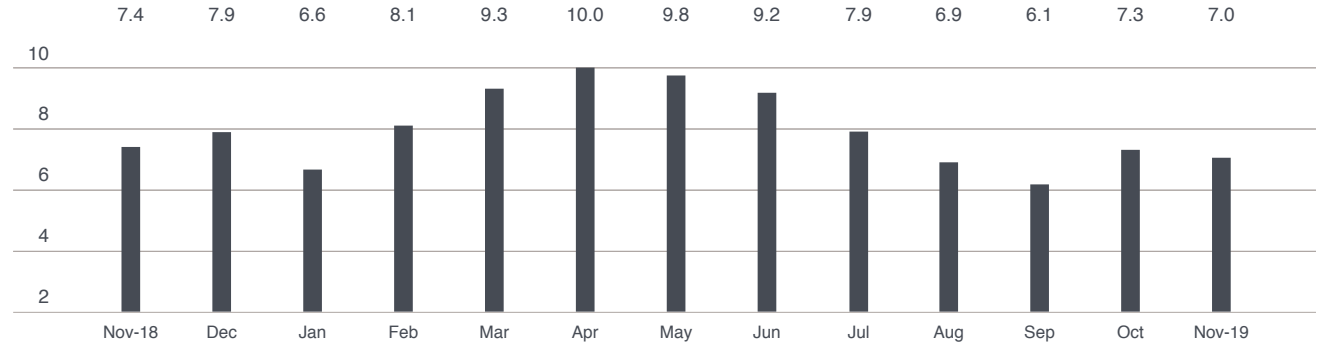
BrownHarrisStevens.com WEB# 19943457



BrownHarrisStevens.com WEB# 19956689

South of 14th St.

Months' Supply: All Apartments



Condominiums

	NOVEMBER 2019		OCTOBER 2019		NOVEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	109	10.5	97	10.8	70	5.4
1-Bedroom	289	4.8	279	4.9	275	8.4
2-Bedroom	373	8.0	356	8.3	263	7.6
3+Bedroom	345	10.8	320	10.4	286	9.6
Loft	126	9.9	132	9.5	198	17.0
All	1,242	7.7	1,184	7.7	1,092	8.9



BrownHarrisStevens.com WEB# 19941064



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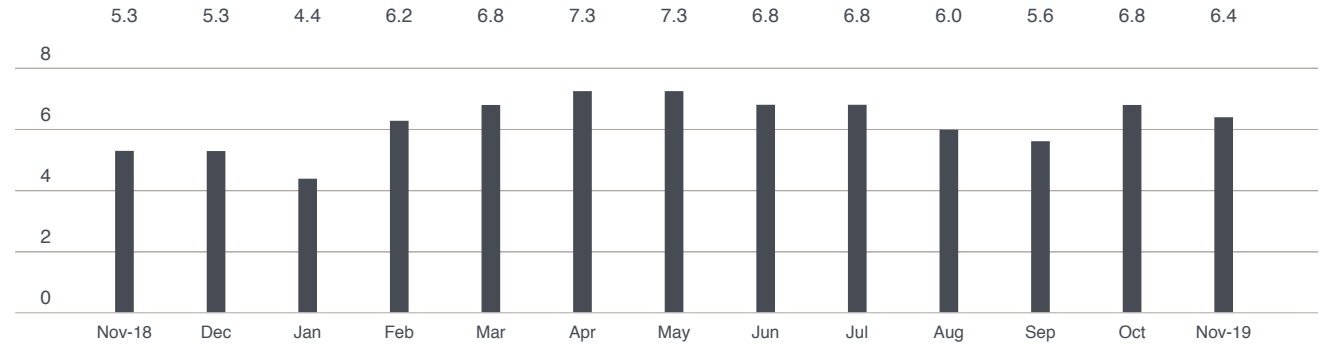
Cooperatives

	NOVEMBER 2019		OCTOBER 2019		NOVEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	78	5.5	80	6.1	51	3.1
1-Bedroom	169	4.6	173	5.2	171	4.2
2-Bedroom	131	5.7	127	6.0	111	4.6
3+Bedroom	55	7.9	63	10.2	51	8.1
Loft	108	9.5	104	9.8	164	13.7
All	541	5.8	547	6.5	548	5.5

Upper Manhattan

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

Months' Supply: All Apartments



Condominiums

	NOVEMBER 2019		OCTOBER 2019		NOVEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	14	5.3	13	7.1	10	3.5
1-Bedroom	82	7.0	76	7.1	56	4.3
2-Bedroom	111	6.2	104	6.5	90	6.4
3+Bedroom	75	13.2	67	11.8	58	10.2
All	282	7.5	260	7.6	214	6.0

Cooperatives

	NOVEMBER 2019		OCTOBER 2019		NOVEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	16	5.1	15	7.5	7	2.6
1-Bedroom	85	5.2	67	4.8	69	4.9
2-Bedroom	88	5.1	98	6.2	81	4.4
3+Bedroom	53	7.2	53	8.2	39	5.6
All	242	5.5	233	6.1	196	4.6



BrownHarrisStevens.com WEB# 19894047



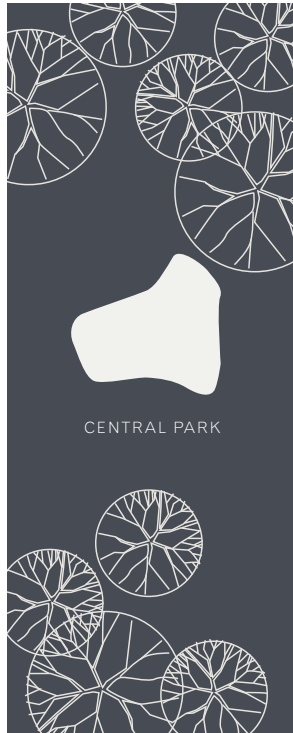
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