

September 2019 Inventory Report Manhattan Apartments



B
H
S

BHS PARTNERING
WORLDWIDE

LP LUXURY
PORTFOLIO
INTERNATIONAL

Leading
REAL ESTATE COMPANIES
OF THE WORLD

The months' supply of apartments for sale fell for the fourth straight month in September, to **6.5** months.

At 5.8 months, the months' supply for coops remains well below the **7.3**-month rate for condos.

The West Side's supply of **5.5** months was Manhattan's lowest.



BrownHarrisStevens.com WEB# 19619929



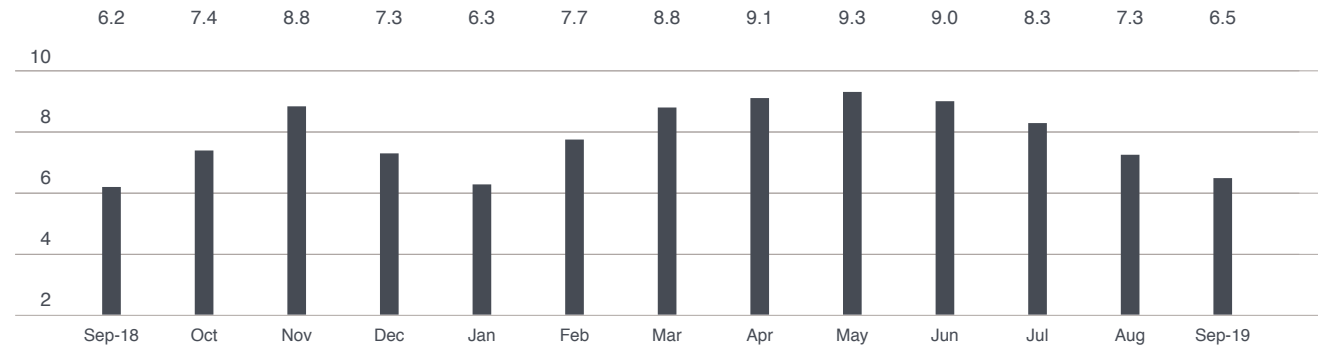
BrownHarrisStevens.com WEB# 19833613

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

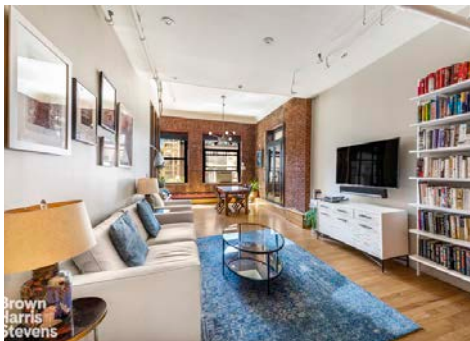
	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	258	7.5	281	9.2	221	5.6
1-Bedroom	962	5.4	1,023	6.0	944	6.3
2-Bedroom	1,151	7.1	1,236	8.2	1,022	7.9
3+Bedroom	1,131	10.7	1,223	11.7	970	10.8
Loft	139	7.9	157	8.6	244	7.1
All	3,641	7.3	3,920	8.3	3,401	7.7

Cooperatives

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	429	4.9	454	5.5	378	3.9
1-Bedroom	1,062	5.4	1,159	6.0	896	4.5
2-Bedroom	860	5.9	973	6.9	719	4.8
3+Bedroom	598	7.0	654	7.7	522	7.2
Loft	131	7.7	142	8.8	212	5.9
All	3,080	5.8	3,382	6.5	2,727	4.9



BrownHarrisStevens.com WEB# 19651773

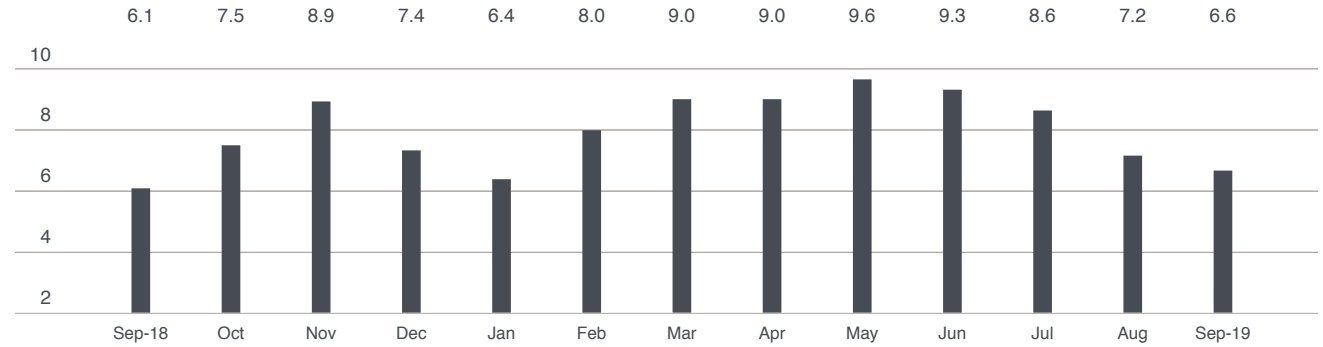


BrownHarrisStevens.com WEB# 19850605

East Side

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19801603



BrownHarrisStevens.com WEB# 19867744

Condominiums

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	35	7.2	34	7.3	21	3.2
1-Bedroom	117	5.5	120	5.8	107	5.7
2-Bedroom	133	5.8	140	6.7	118	6.3
3+Bedroom	187	9.5	214	11.0	172	9.7
All	472	6.9	508	7.7	418	6.8

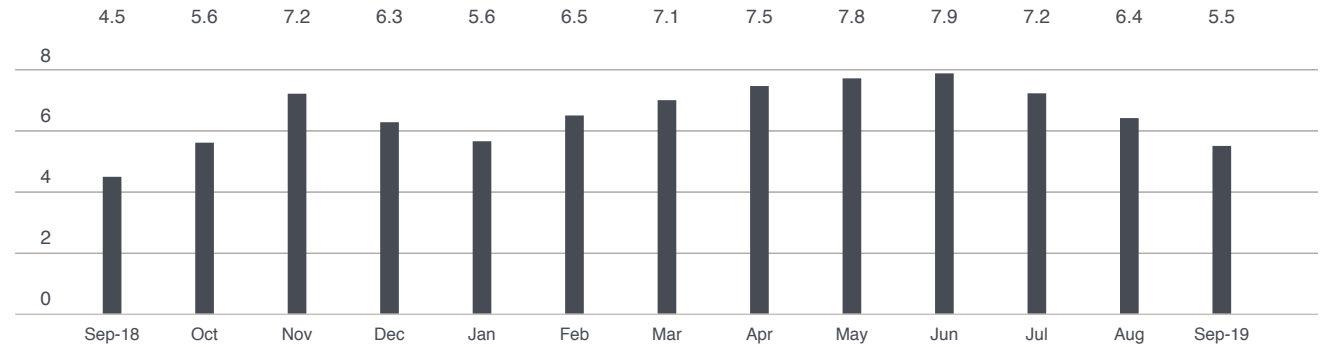
Cooperatives

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	93	5.6	96	5.5	105	4.8
1-Bedroom	275	5.6	306	6.0	250	4.8
2-Bedroom	267	6.6	308	7.8	241	6.1
3+Bedroom	286	7.6	307	8.3	238	7.8
All	921	6.4	1,017	7.0	834	5.8

West Side

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19846966



BrownHarrisStevens.com WEB# 19841313

Condominiums

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	24	5.5	32	10.7	18	4.3
1-Bedroom	111	6.4	127	7.3	102	4.5
2-Bedroom	138	7.1	150	9.0	113	6.2
3+Bedroom	205	9.4	222	10.7	170	8.0
All	478	7.6	531	9.2	403	6.1

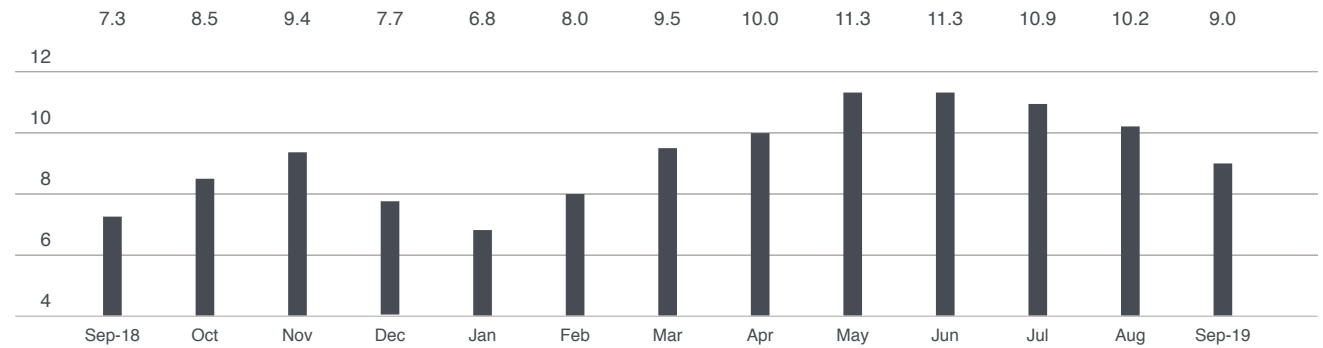
Cooperatives

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	50	3.2	57	4.1	47	3.7
1-Bedroom	186	4.8	181	5.0	127	3.5
2-Bedroom	147	4.1	162	4.7	126	3.0
3+Bedroom	108	4.5	129	5.4	104	5.0
All	491	4.3	529	4.9	404	3.6

Midtown East

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19787070



BrownHarrisStevens.com WEB# 19867020

Condominiums

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	32	8.0	35	9.1	27	4.1
1-Bedroom	106	6.1	124	7.6	159	7.1
2-Bedroom	145	10.6	151	11.5	154	12.5
3+Bedroom	96	12.5	105	13.1	111	11.9
All	379	8.8	415	10.0	451	8.9

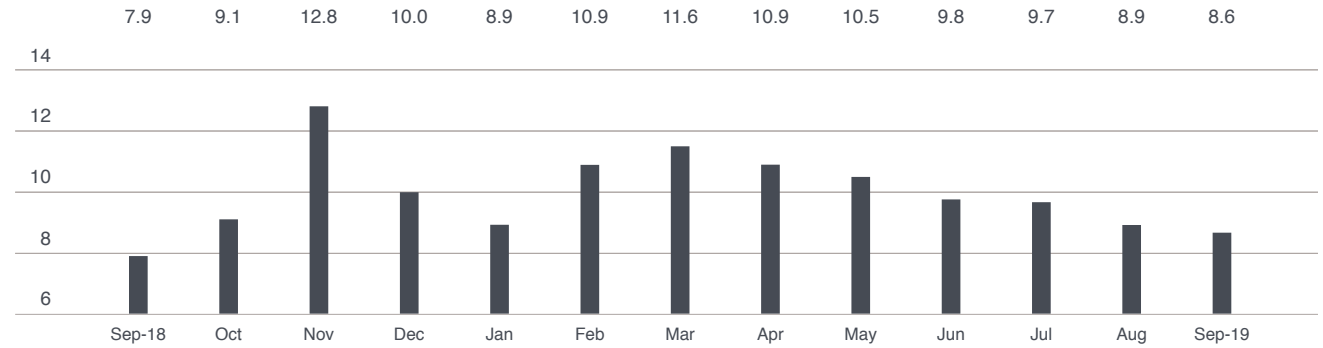
Cooperatives

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	116	6.3	114	6.8	80	4.4
1-Bedroom	224	8.7	242	9.9	194	5.8
2-Bedroom	182	10.9	194	12.7	130	7.0
3+Bedroom	80	13.7	86	16.6	74	11.7
All	602	9.0	636	10.3	478	6.2

Midtown West

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

Months' Supply: All Apartments



Condominiums

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	46	8.4	46	8.1	35	5.8
1-Bedroom	162	7.2	173	7.4	138	8.0
2-Bedroom	146	7.8	153	8.6	123	7.9
3+Bedroom	127	24.6	125	18.8	87	19.3
All	481	9.3	497	9.3	383	8.8

Cooperatives

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	20	4.1	29	6.4	33	4.6
1-Bedroom	62	7.0	68	7.8	42	5.1
2-Bedroom	35	7.8	34	7.8	28	8.0
3+Bedroom	16	16.0	17	11.3	11	16.5
All	133	6.9	148	7.8	114	5.8



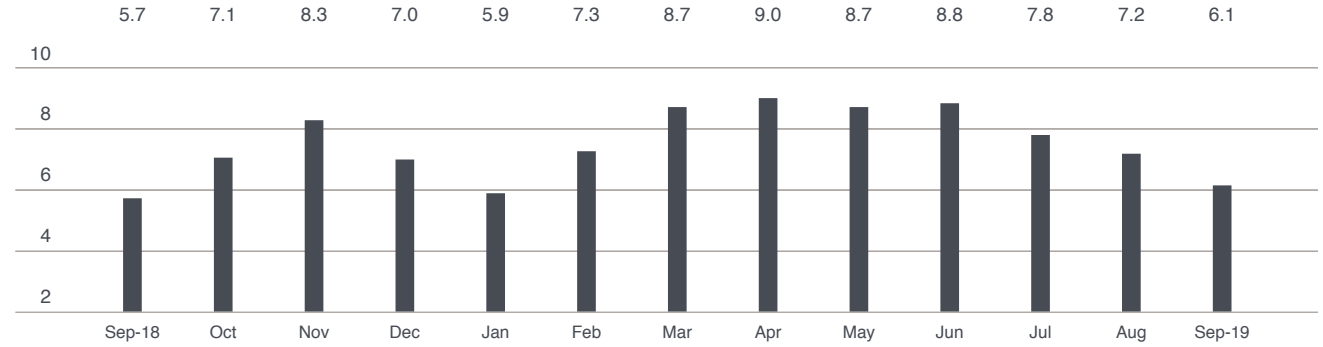
BrownHarrisStevens.com WEB# 19747743



BrownHarrisStevens.com WEB# 19848360

34th St. to 14th St.

Months' Supply: All Apartments



Condominiums

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	16	3.7	21	6.0	23	5.8
1-Bedroom	130	4.3	132	4.4	120	5.0
2-Bedroom	177	6.8	203	8.5	149	6.5
3+Bedroom	168	11.7	186	14.7	130	13.4
Loft	23	15.3	34	18.5	55	5.8
All	514	6.7	576	8.0	477	6.8

Cooperatives

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	80	4.8	83	5.3	60	3.4
1-Bedroom	136	4.9	155	5.5	110	4.4
2-Bedroom	62	6.0	78	8.4	40	4.6
3+Bedroom	24	6.9	22	6.0	23	19.7
Loft	35	7.8	37	10.1	42	4.1
All	337	5.4	375	6.2	275	4.4



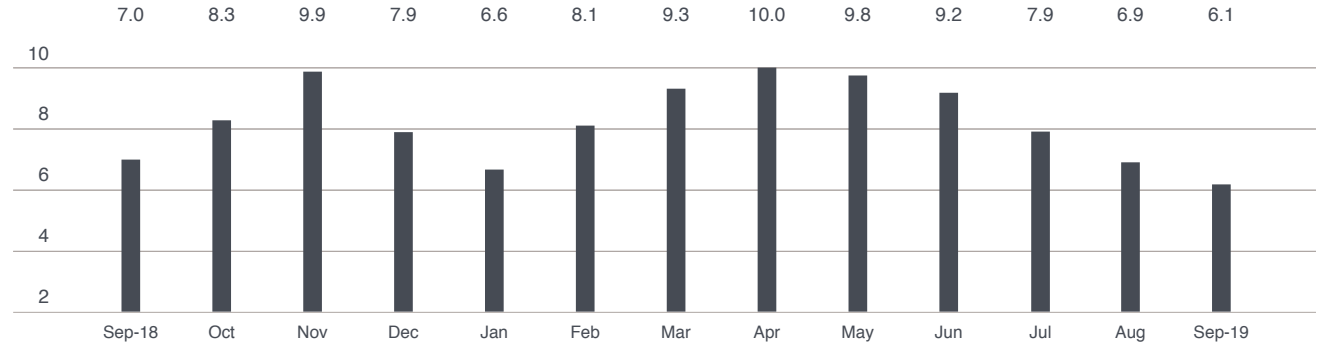
BrownHarrisStevens.com WEB# 19854182



BrownHarrisStevens.com WEB# 19867043

South of 14th St.

Months' Supply: All Apartments



Condominiums

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	96	10.3	101	13.5	80	8.1
1-Bedroom	266	4.4	279	5.3	242	7.8
2-Bedroom	331	7.5	351	8.4	283	9.7
3+Bedroom	299	9.2	322	9.7	253	10.8
Loft	107	7.2	115	7.7	170	7.6
All	1,099	6.8	1,168	7.8	1,028	8.9

Cooperatives

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	62	4.4	63	4.9	54	3.3
1-Bedroom	125	3.7	151	4.4	132	4.2
2-Bedroom	93	4.3	116	5.3	92	4.3
3+Bedroom	45	6.0	52	6.9	48	9.0
Loft	84	7.5	94	8.2	118	6.3
All	409	4.6	476	5.4	444	4.8



BrownHarrisStevens.com WEB# 19820525

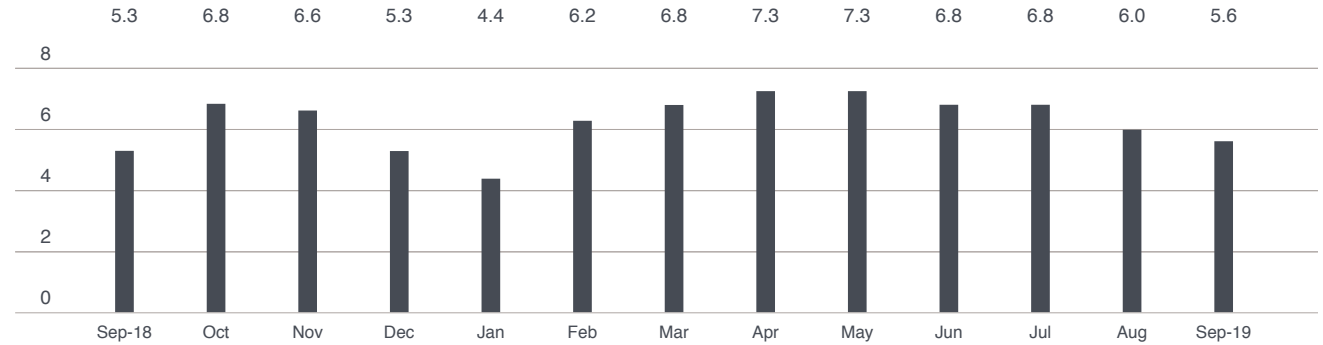


BrownHarrisStevens.com WEB# 19831651

Upper Manhattan

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

Months' Supply: All Apartments



Condominiums

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	12	6.0	16	6.9	17	6.8
1-Bedroom	73	7.0	71	6.5	78	5.4
2-Bedroom	83	4.8	88	5.4	89	6.7
3+Bedroom	50	9.4	50	10.3	57	12.7
All	218	6.2	225	6.5	241	7.0

Cooperatives

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	10	5.5	14	8.4	10	2.4
1-Bedroom	59	4.6	60	5.4	65	4.2
2-Bedroom	76	4.8	82	4.9	71	4.3
3+Bedroom	42	6.1	45	6.8	32	3.7
All	187	5.0	201	5.6	178	4.0



BrownHarrisStevens.com WEB# 19606643



BrownHarrisStevens.com WEB# 19588234

Contact us

West Side

1926 Broadway
Kevin Kovesci, EVP
Managing Director of Sales

CENTRAL PARK WEST



5TH AVENUE

Madison Avenue

790 Madison Avenue
Caroline E. Y. Guthrie
Managing Director of Sales

East Side

445 Park Avenue
Bess Freedman, CEO
Hall F. Willkie, President
Ruth McCoy, EVP
Managing Director of Sales
Neil M. Laurine, EVP
Managing Director of Sales

BHS Residential Management

Paul J. Herman, President
Residential Management LLC

Brown Harris Stevens Development Marketing

445 Park Avenue
Stephen Kliegerman,
President, Development
Marketing

Downtown

130 Fifth Avenue
Stephen Klym, EVP
Managing Director of Sales

Tribeca

43 North Moore
Stephen Klym, EVP
Managing Director of Sales

Prepared by
Lisa Rae Castrigno,
SVP of Research.

©2019 by Brown Harris Stevens.
All Rights Reserved. This
information may not be
copied, used or distributed
without Brown Harris Stevens'
consent. While information is
believed true, no guaranty is
made of accuracy.



Park Slope

100 Seventh Avenue
Camille Logan, EVP
Managing Director of Sales

Park Slope

244 Fifth Avenue
Camille Logan, EVP
Managing Director of Sales

Brooklyn Heights

129 Montague Street
Christopher Thomas, EVP
Managing Director of Sales