

May 2021
Inventory Report

Market

Brown Harris Stevens

May 2021 Highlights

Manhattan had a 9.4-month supply of apartments for sale at the beginning of May, down 8% from the prior month.

Since peaking at 19.2 in October of 2020, the supply of apartments for sale has fallen 51%.

The West Side was the only area to see a slight increase in its months' supply in May.

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.



May 2021

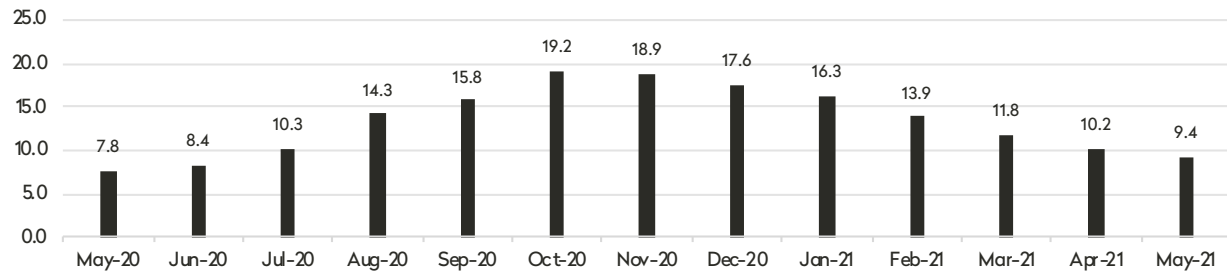
Inventory Report



BHSID 20853036



Months' Supply: All Apartments



Condominiums

	May 2021		April 2021		May 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	318	10.9	314	11.8	179	6.4
1-Bedroom	1,078	8.6	1,035	9.6	739	6.3
2-Bedroom	1,229	8.8	1,166	9.6	988	8.5
3+Bedroom	1,270	13.9	1,215	15.0	1,048	15.5
Loft	129	7.9	127	9.5	116	10.4
All	4,024	10.0	3,857	11.0	3,070	9.1

Cooperatives

	May 2021		April 2021		May 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	700	9.9	683	10.2	409	6.6
1-Bedroom	1,345	7.6	1,321	8.3	871	5.5
2-Bedroom	1,097	7.9	1,051	8.7	717	6.7
3+Bedroom	890	13.1	853	14.1	582	10.1
Loft	135	9.2	125	10.6	99	7.9
All	4,167	8.9	4,033	9.6	2,678	6.8

May 2021

Inventory Report

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

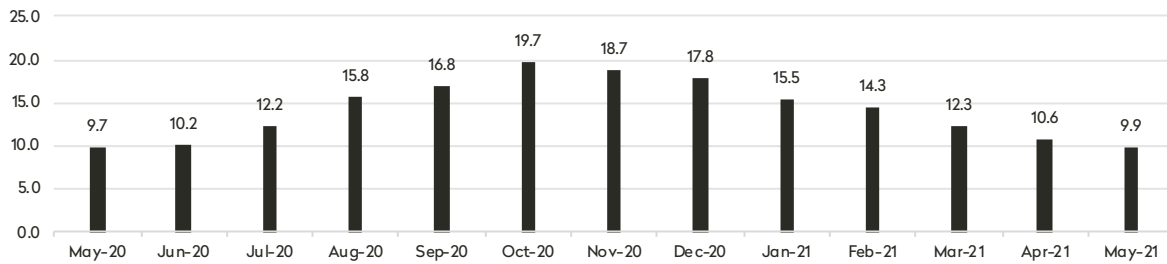


East Side

BHSID 20877668



Months' Supply: All Apartments



Condominiums

	May 2021		April 2021		May 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	36	7.7	34	8.5	22	7.3
1-Bedroom	102	6.3	95	6.2	83	6.3
2-Bedroom	131	7.1	128	7.3	115	9.0
3+Bedroom	250	13.6	242	14.8	225	23.3
All	519	9.0	499	9.4	445	11.5

Cooperatives

	May 2021		April 2021		May 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	169	12.2	153	10.8	102	9.3
1-Bedroom	360	7.9	350	8.8	248	6.7
2-Bedroom	369	9.8	375	11.2	259	8.7
3+Bedroom	406	13.9	400	15.2	289	13.2
All	1,304	10.3	1,278	11.2	898	9.0

May 2021

Inventory Report

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

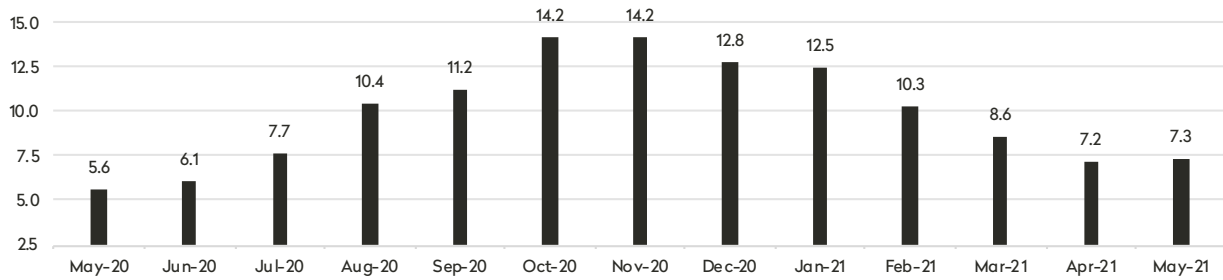


West Side

BHSID 20877668



Months' Supply: All Apartments



Condominiums

	May 2021		April 2021		May 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	37	6.9	38	7.6	14	4.7
1-Bedroom	140	6.4	129	6.6	80	5.1
2-Bedroom	141	6.6	126	6.0	118	6.1
3+Bedroom	251	16.5	223	15.6	159	11.0
All	569	8.9	516	8.6	371	7.1

Cooperatives

	May 2021		April 2021		May 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	74	5.7	75	6.7	51	4.4
1-Bedroom	206	5.8	183	5.9	121	4.1
2-Bedroom	175	5.3	136	4.5	120	4.7
3+Bedroom	181	9.1	167	9.5	103	5.9
All	636	6.3	561	6.2	395	4.7

May 2021

Inventory Report

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

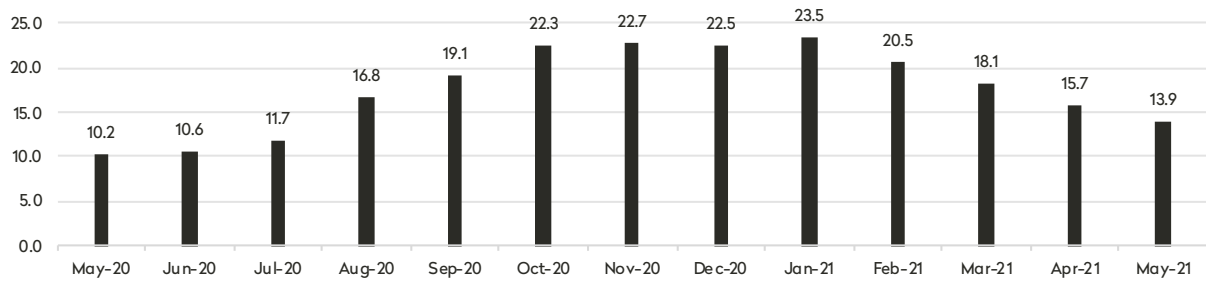


Midtown East

BHSID 20017204



Months' Supply: All Apartments



Condominiums

	May 2021		April 2021		May 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	45	18.0	43	23.5	20	4.4
1-Bedroom	147	14.0	145	14.3	80	7.9
2-Bedroom	129	10.2	142	12.9	133	14.5
3+Bedroom	76	19.8	76	20.7	83	27.7
All	397	13.5	406	15.2	316	11.8

Cooperatives

	May 2021		April 2021		May 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	180	11.7	176	12.7	109	8.5
1-Bedroom	283	13.1	280	15.3	193	8.2
2-Bedroom	203	13.8	201	16.3	132	9.8
3+Bedroom	125	30.0	115	30.0	72	18.0
All	791	14.2	772	16.0	506	9.4

May 2021

Inventory Report

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

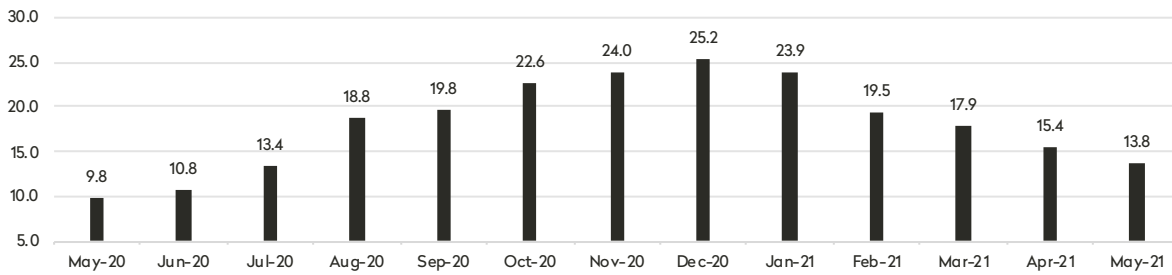


Midtown West

BHSID 20485737



Months' Supply: All Apartments



Condominiums

	May 2021		April 2021		May 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	54	18.0	50	17.6	19	3.1
1-Bedroom	180	13.0	175	13.6	142	8.7
2-Bedroom	147	12.1	143	13.2	129	11.7
3+Bedroom	128	26.5	124	31.0	119	13.0
All	509	15.0	492	16.1	409	9.6

Cooperatives

	May 2021		April 2021		May 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	31	9.3	33	9.9	13	4.6
1-Bedroom	66	11.3	72	14.4	56	12.4
2-Bedroom	40	12.0	44	13.9	30	12.9
3+Bedroom	14	10.5	15	30.0	10	15.0
All	151	10.9	164	13.7	109	10.5

May 2021

Inventory Report

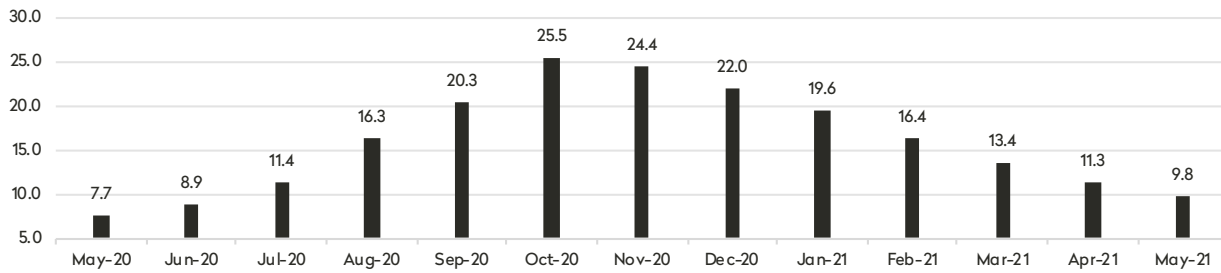
34th St. to 14th St.



BHSID 20775514



Months' Supply: All Apartments



Condominiums

	May 2021		April 2021		May 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	30	8.2	31	7.8	15	5.0
1-Bedroom	160	9.0	157	12.1	97	6.5
2-Bedroom	202	9.8	188	11.8	154	9.8
3+Bedroom	200	20.0	205	21.6	156	24.6
Loft	26	8.7	29	12.4	16	8.7
All	618	11.2	610	13.6	438	10.5

Cooperatives

	May 2021		April 2021		May 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	132	12.0	133	13.1	59	5.7
1-Bedroom	170	7.2	162	7.1	79	4.0
2-Bedroom	55	4.9	67	7.4	38	4.7
3+Bedroom	35	15.0	36	15.4	21	7.9
Loft	51	10.9	46	12.0	31	9.8
All	443	8.4	444	9.2	228	5.1

May 2021

Inventory Report

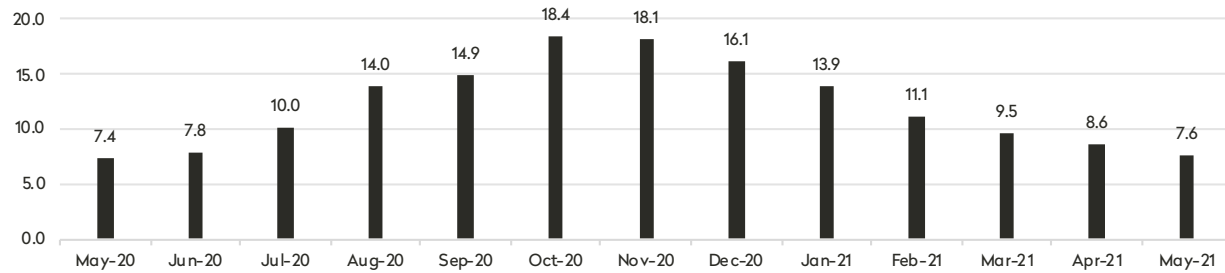
South of 14th St.



BHSID 20879522



Months' Supply: All Apartments



Condominiums

	May 2021		April 2021		May 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	96	12.8	98	15.1	78	10.9
1-Bedroom	262	7.1	246	8.7	199	6.7
2-Bedroom	360	8.8	323	9.9	272	8.7
3+Bedroom	274	8.7	271	10.1	244	12.0
Loft	96	7.8	93	9.0	94	10.6
All	1,088	8.4	1,031	9.9	887	9.1

Cooperatives

	May 2021		April 2021		May 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	103	7.8	102	8.1	64	5.5
1-Bedroom	175	5.0	191	5.7	111	3.7
2-Bedroom	134	5.3	117	5.6	87	5.2
3+Bedroom	75	14.5	62	14.9	43	9.2
Loft	72	7.9	69	9.4	66	8.1
All	559	6.4	541	6.9	371	5.2

May 2021

Inventory Report

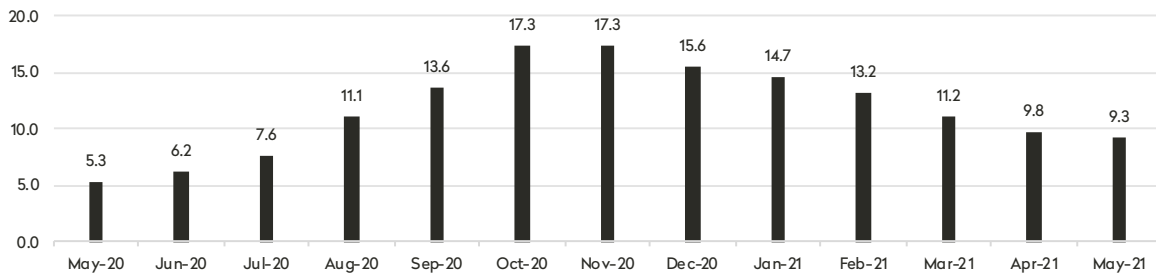
Generally North of 96th Street on the East Side, and 110th St. on the West Side



BHSID 20480543



Months' Supply: All Apartments



Condominiums

	May 2021		April 2021		May 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	20	8.0	20	8.6	11	8.3
1-Bedroom	90	10.2	91	10.9	59	3.5
2-Bedroom	123	8.6	118	9.0	71	4.3
3+Bedroom	91	11.4	74	11.7	63	13.0
All	324	9.6	303	10.0	204	5.2

Cooperatives

	May 2021		April 2021		May 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	12	10.3	12	8.0	11	6.0
1-Bedroom	90	9.0	88	9.1	64	5.3
2-Bedroom	126	9.1	115	9.9	51	4.6
3+Bedroom	55	8.5	58	9.7	45	6.8
All	283	9.0	273	9.5	171	5.4

May 2021 Inventory Report Manhattan Apartments

East Side

445 Park Avenue
New York, NY 10022
212.906.9200

West Side

1926 Broadway
New York, NY 10023
212.588.5600

West Side/Columbus

408 Columbus Avenue
New York, NY 10024
212.769.3000

Downtown

130 Fifth Avenue
New York, NY 10011
212.906.0500

Village

831 Broadway
New York, NY 10003
212.381.6500

Midtown

770 Lexington Avenue, 10th Floor
New York, NY 10065
212.508.7200

SoHo

451 West Broadway
New York, NY 10012
212.381.4200

Tribeca

43 North Moore Street
New York, NY 10013
212.452.4500

Harlem

2169 Frederick Douglass Boulevard
New York, NY 10026
212.381.2570

Development Marketing

451 West Broadway
New York, NY 10012
212.521.5757

Contact Us

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