

June 2021
Inventory Report

Valhattan

Brown Harris Stevens

June 2021 *Highlights*

At 8.4 months, the supply of available apartments in Manhattan was **11%** lower than the prior month.

The market continues to have a higher level of condos for sale (9.0 months), than co-ops (7.8 months).

The West Side had the lowest inventory of any market in June, with a 6.5-month supply of apartments for sale.

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.

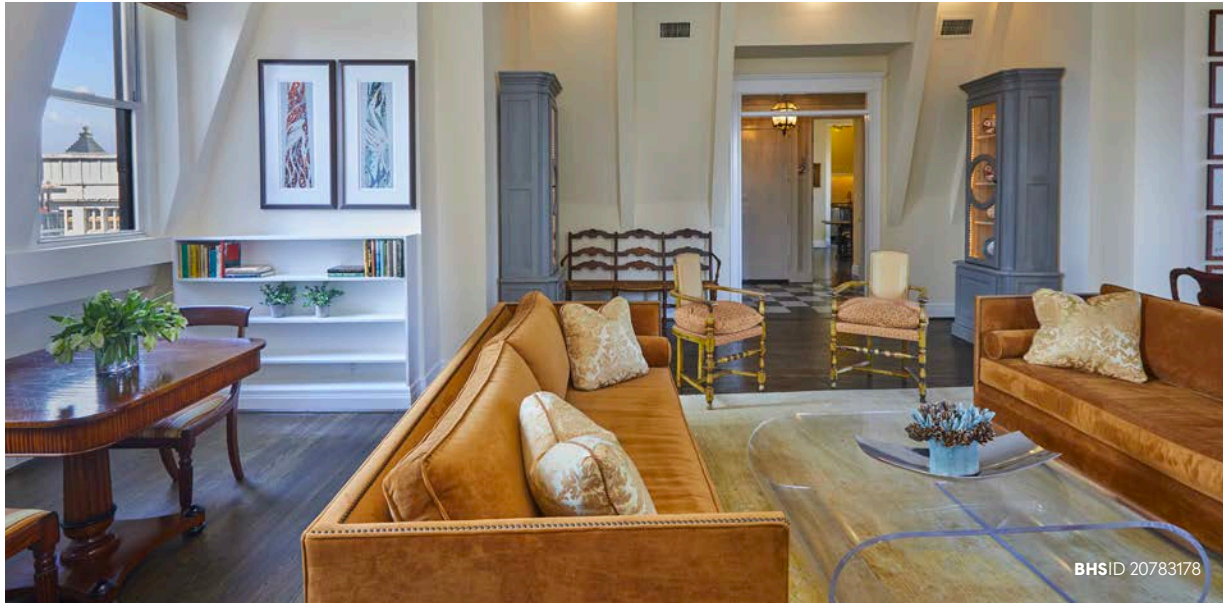


BHSID 20396950

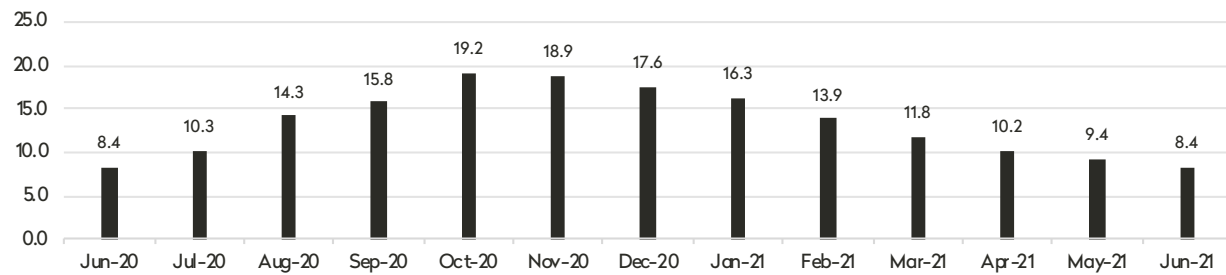
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Months' Supply: All Apartments



Condominiums

	June 2021		May 2021		June 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	332	9.8	318	10.9	176	6.7
1-Bedroom	1,097	7.6	1,078	8.6	760	6.9
2-Bedroom	1,246	8.1	1,229	8.8	1,024	9.4
3+Bedroom	1,269	12.4	1,270	13.9	1,087	16.9
Loft	131	7.4	129	7.9	118	11.4
All	4,075	9.0	4,024	10.0	3,165	9.9

Cooperatives

	June 2021		May 2021		June 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	698	8.5	700	9.9	410	6.9
1-Bedroom	1,387	6.9	1,345	7.6	883	6.0
2-Bedroom	1,063	6.8	1,097	7.9	717	7.4
3+Bedroom	865	11.3	890	13.1	578	10.3
Loft	141	8.5	135	9.2	89	6.8
All	4,154	7.8	4,167	8.9	2,677	7.2

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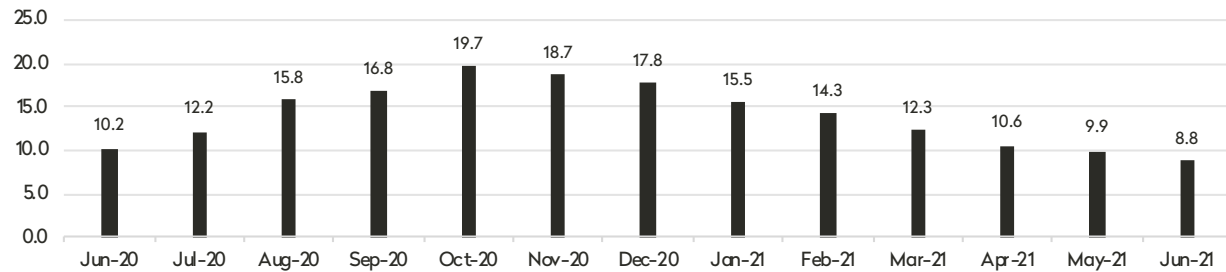
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



BHSID 20423117



Months' Supply: All Apartments



Condominiums

	June 2021		May 2021		June 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	30	6.2	36	7.7	22	6.9
1-Bedroom	113	5.9	102	6.3	89	7.6
2-Bedroom	128	6.6	131	7.1	116	9.4
3+Bedroom	263	12.3	250	13.6	233	28.0
All	534	8.2	519	9.0	460	13.0

Cooperatives

	June 2021		May 2021		June 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	172	9.6	169	12.2	101	9.0
1-Bedroom	368	7.3	360	7.9	239	6.6
2-Bedroom	348	8.1	369	9.8	251	9.5
3+Bedroom	411	12.6	406	13.9	279	13.6
All	1,299	9.0	1,304	10.3	870	9.2

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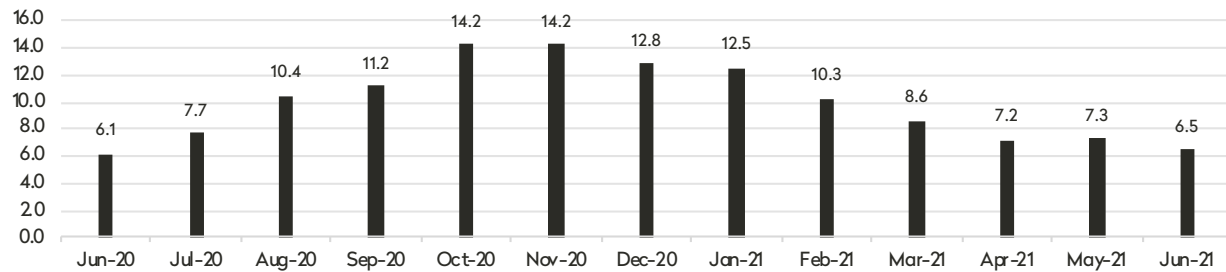
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Ave.



BHSID 20937698



Months' Supply: All Apartments



Condominiums

	June 2021		May 2021		June 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	35	5.7	37	6.9	18	6.8
1-Bedroom	136	5.3	140	6.4	89	5.8
2-Bedroom	142	6.4	141	6.6	116	5.8
3+Bedroom	249	14.4	251	16.5	172	10.8
All	562	7.9	569	8.9	395	7.3

Cooperatives

	June 2021		May 2021		June 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	85	5.7	74	5.7	55	5.1
1-Bedroom	217	5.1	206	5.8	133	4.8
2-Bedroom	179	4.8	175	5.3	120	5.2
3+Bedroom	162	8.0	181	9.1	108	6.6
All	643	5.6	636	6.3	416	5.3

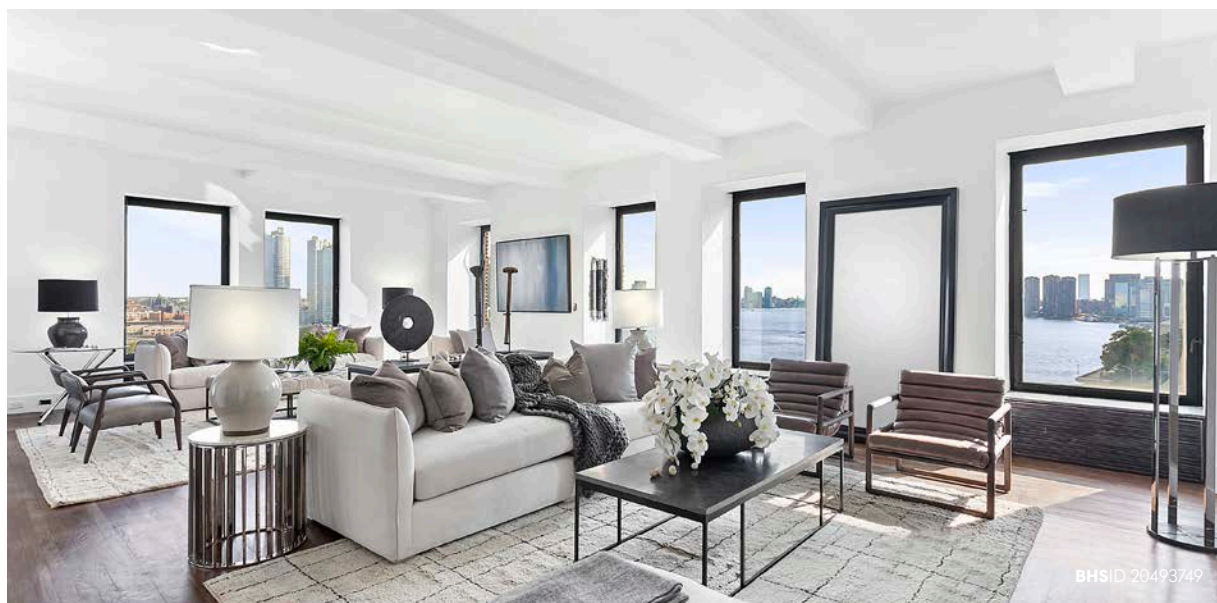
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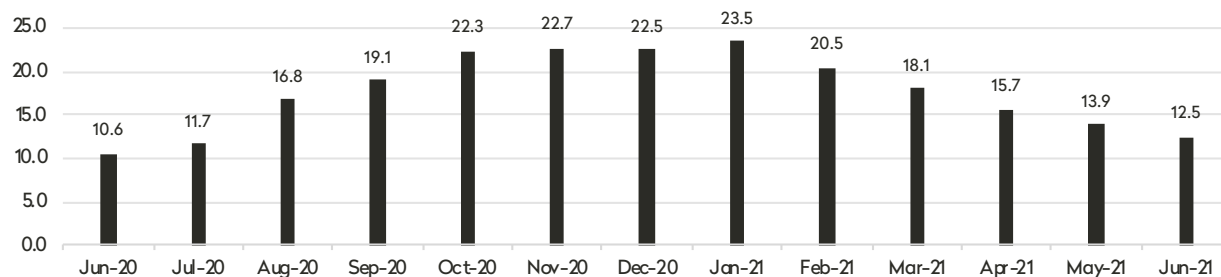
Generally 34th to 59th Street,
Fifth Avenue to the East River



BHSID 19631882



Months' Supply: All Apartments



Condominiums

	June 2021		May 2021		June 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	45	13.5	45	18.0	20	4.6
1-Bedroom	148	12.5	147	14.0	86	7.8
2-Bedroom	144	10.5	129	10.2	136	13.2
3+Bedroom	72	18.8	76	19.8	84	26.5
All	409	12.5	397	13.5	326	11.3

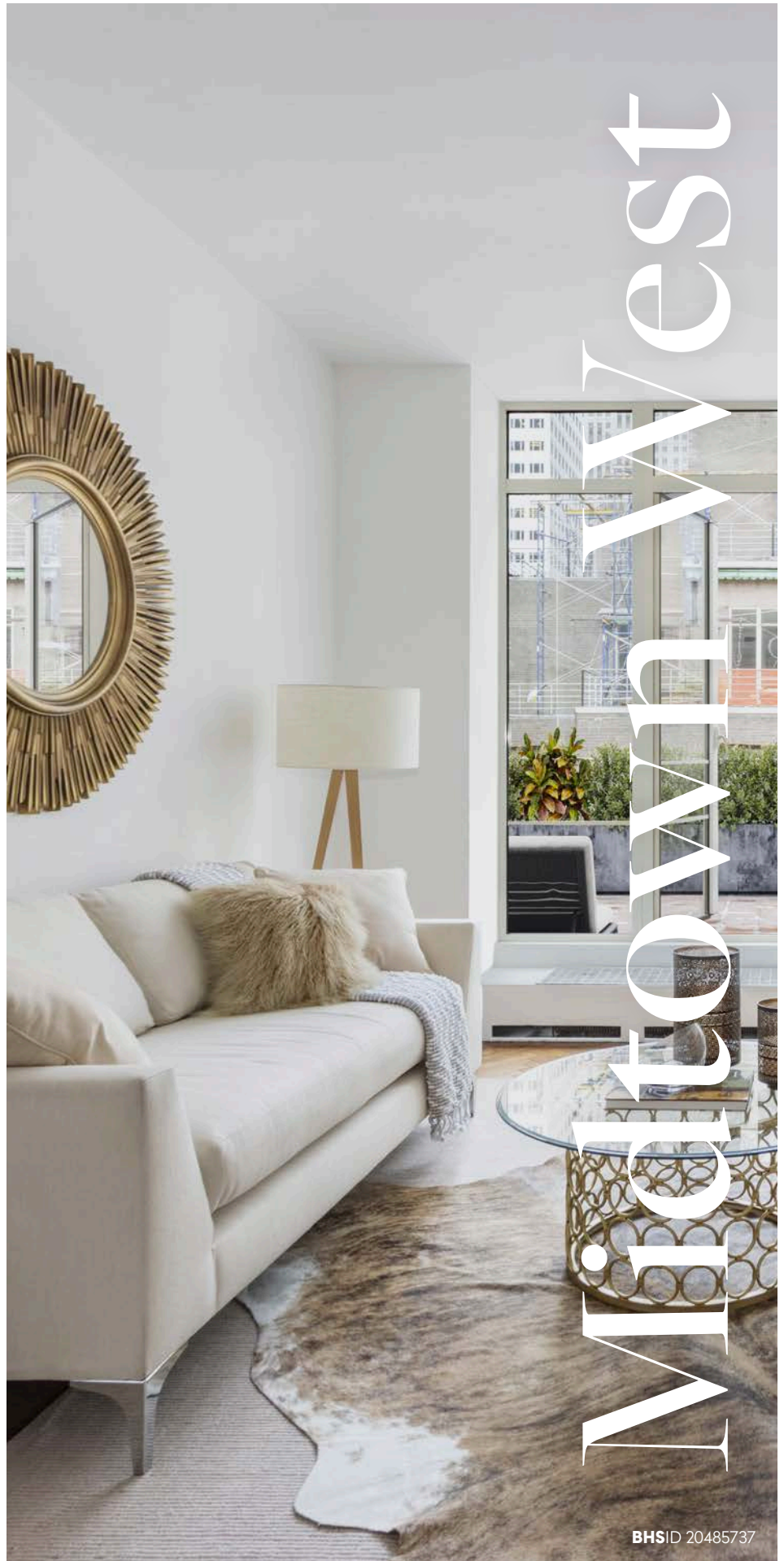
Cooperatives

	June 2021		May 2021		June 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	177	10.7	180	11.7	102	9.0
1-Bedroom	280	11.9	283	13.1	184	9.0
2-Bedroom	190	11.5	203	13.8	138	10.9
3+Bedroom	125	22.7	125	30.0	69	18.8
All	772	12.5	791	14.2	493	10.2

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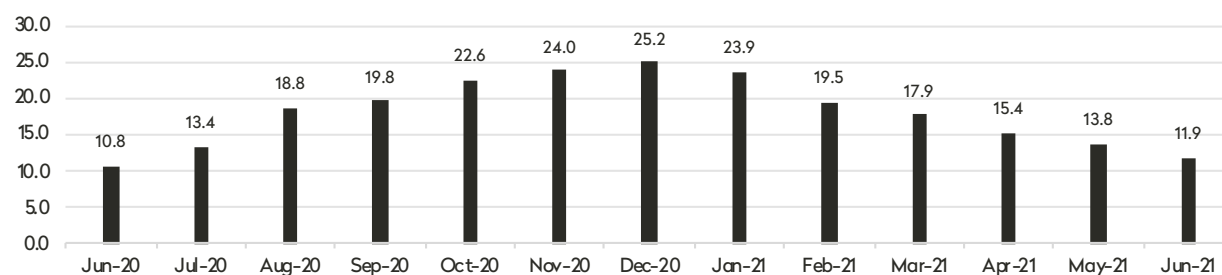
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 20485737



Months' Supply: All Apartments



Condominiums

	June 2021		May 2021		June 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	60	15.7	54	18.0	15	2.6
1-Bedroom	184	11.5	180	13.0	136	9.1
2-Bedroom	157	11.9	147	12.1	129	14.6
3+Bedroom	130	19.5	128	26.5	122	16.3
All	531	13.4	509	15.0	402	10.9

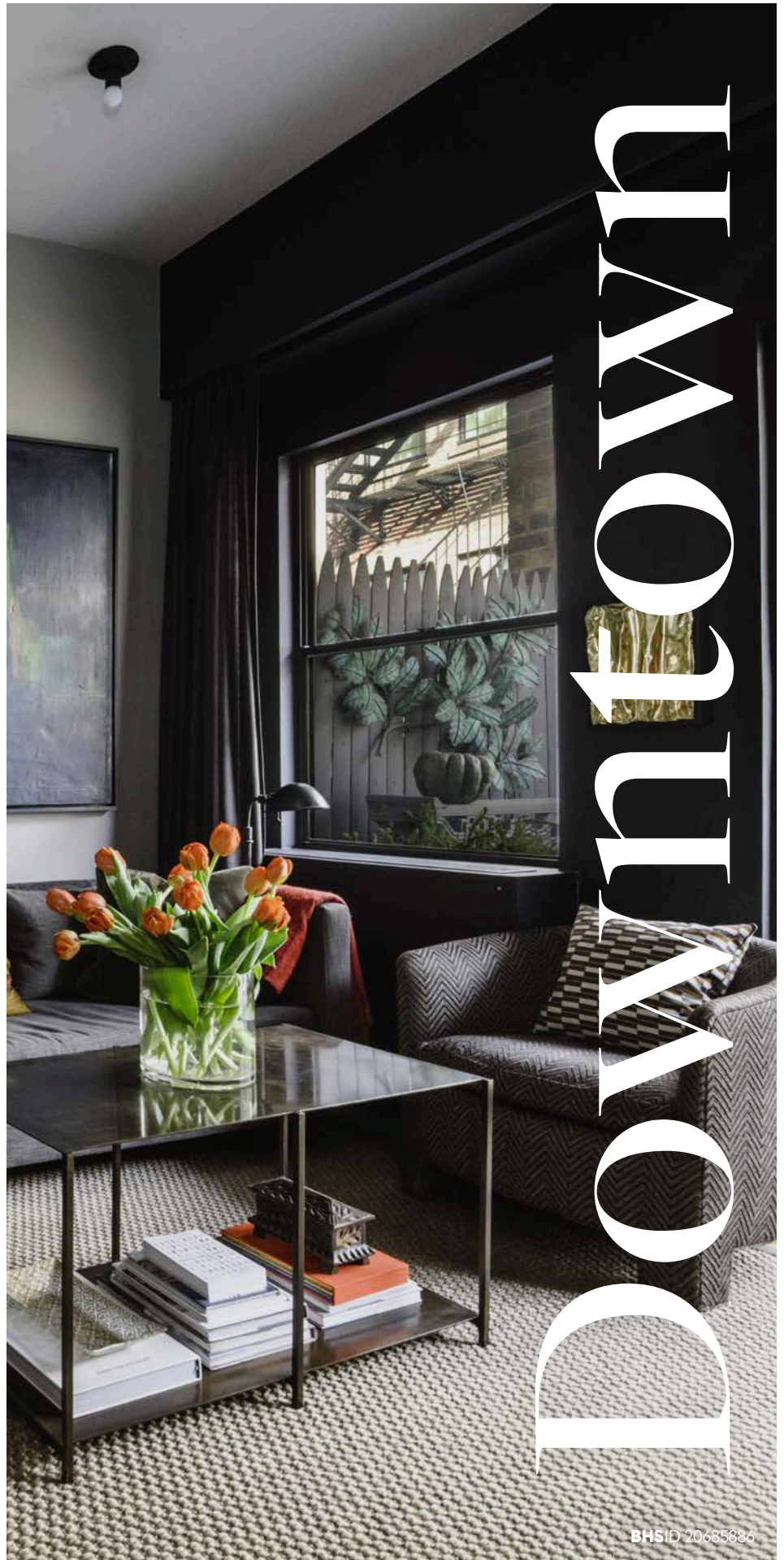
Cooperatives

	June 2021		May 2021		June 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	32	8.0	31	9.3	14	4.7
1-Bedroom	75	9.2	66	11.3	55	11.4
2-Bedroom	35	7.5	40	12.0	31	15.5
3+Bedroom	14	10.5	14	10.5	13	13.0
All	156	8.6	151	10.9	113	10.4

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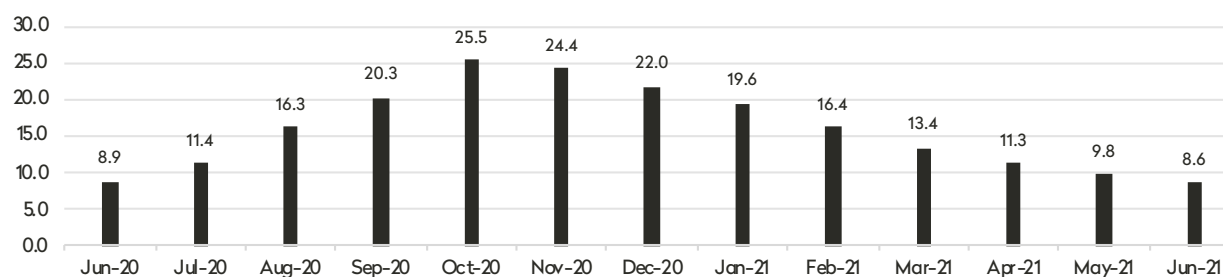
Inventory Report

34th St. to 14th St.





Months' Supply: All Apartments



Condominiums

	June 2021		May 2021		June 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	32	8.7	30	8.2	16	5.1
1-Bedroom	156	7.3	160	9.0	108	7.9
2-Bedroom	209	8.8	202	9.8	159	11.1
3+Bedroom	191	18.2	200	20.0	156	25.3
Loft	27	9.0	26	8.7	21	18.0
All	615	9.9	618	11.2	460	11.9

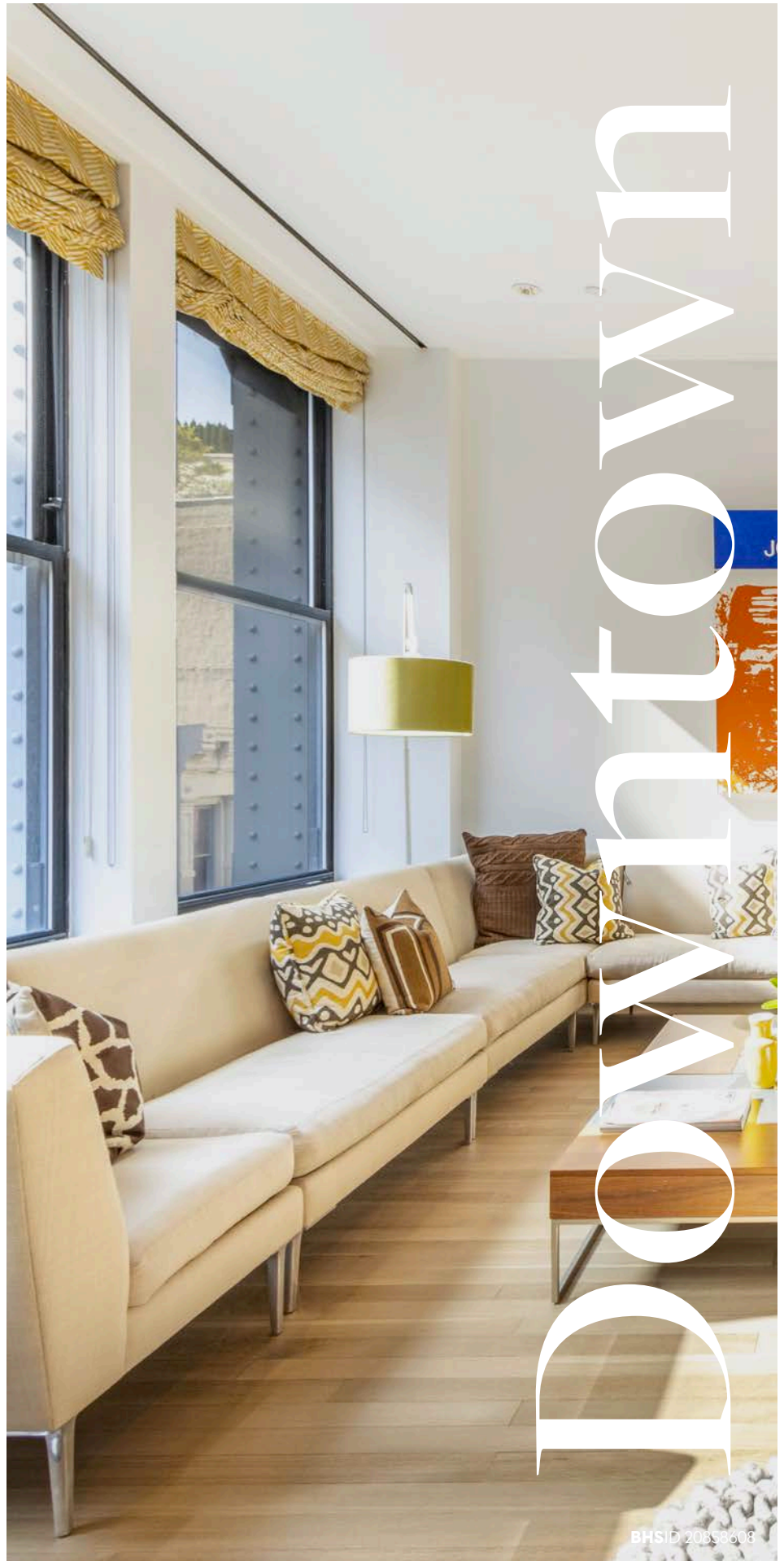
Cooperatives

	June 2021		May 2021		June 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	123	8.6	132	12.0	69	7.0
1-Bedroom	175	6.3	170	7.2	94	5.1
2-Bedroom	69	5.4	55	4.9	39	5.6
3+Bedroom	39	14.6	35	15.0	22	8.8
Loft	47	9.7	51	10.9	23	6.3
All	453	7.3	443	8.4	247	6.0

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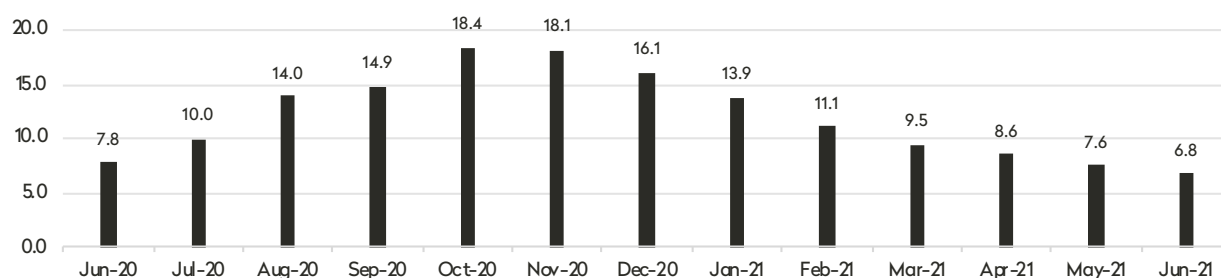
Inventory Report

South of 14th St.





Months' Supply: All Apartments



Condominiums

	June 2021		May 2021		June 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	104	11.6	96	12.8	71	11.8
1-Bedroom	264	6.4	262	7.1	191	6.7
2-Bedroom	339	7.4	360	8.8	289	10.6
3+Bedroom	276	7.8	274	8.7	253	12.9
Loft	98	7.3	96	7.8	88	10.2
All	1,081	7.4	1,088	8.4	892	9.9

Cooperatives

	June 2021		May 2021		June 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	94	7.0	103	7.8	58	4.8
1-Bedroom	185	4.9	175	5.0	113	3.9
2-Bedroom	125	4.5	134	5.3	82	5.2
3+Bedroom	62	9.8	75	14.5	45	7.9
Loft	79	7.5	72	7.9	64	8.0
All	545	5.7	559	6.4	362	5.1

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

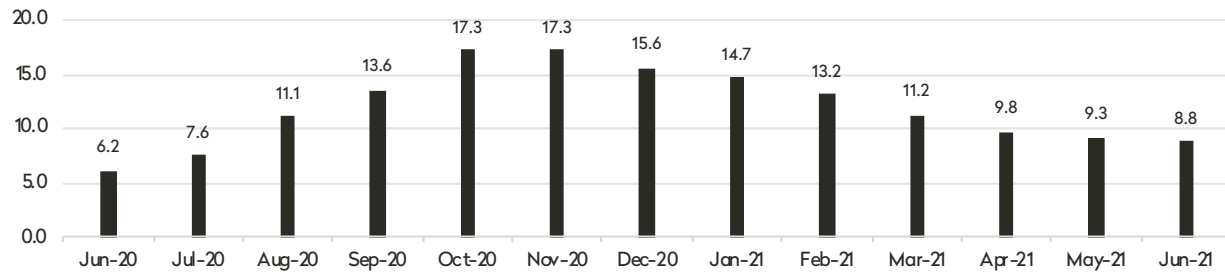


Upper Manhattan

BHSID 19382899



Months' Supply: All Apartments



Condominiums

	June 2021		May 2021		June 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	8.7	20	8.0	15	10.0
1-Bedroom	100	10.9	90	10.2	62	4.0
2-Bedroom	128	8.1	123	8.6	85	5.5
3+Bedroom	89	12.1	91	11.4	68	17.7
All	343	9.7	324	9.6	230	6.4

Cooperatives

	June 2021		May 2021		June 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	16	16.0	12	10.3	11	6.0
1-Bedroom	95	7.9	90	9.0	66	6.4
2-Bedroom	121	8.0	126	9.1	56	5.3
3+Bedroom	54	6.6	55	8.5	43	6.5
All	286	7.9	283	9.0	176	6.0

June 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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