

July 2021
Inventory Report

Valentine

Brown Harris Stevens

July 2021 *Highlights*

Manhattan had a 7.0-month supply of apartments for sale in July, down from 8.4 months in June.

The months' supply for condos dropped **38%** from July 2020, while co-ops decreased 26%.

With a 5.5-month supply of units for sale, the West Side was the tightest market in July.

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.



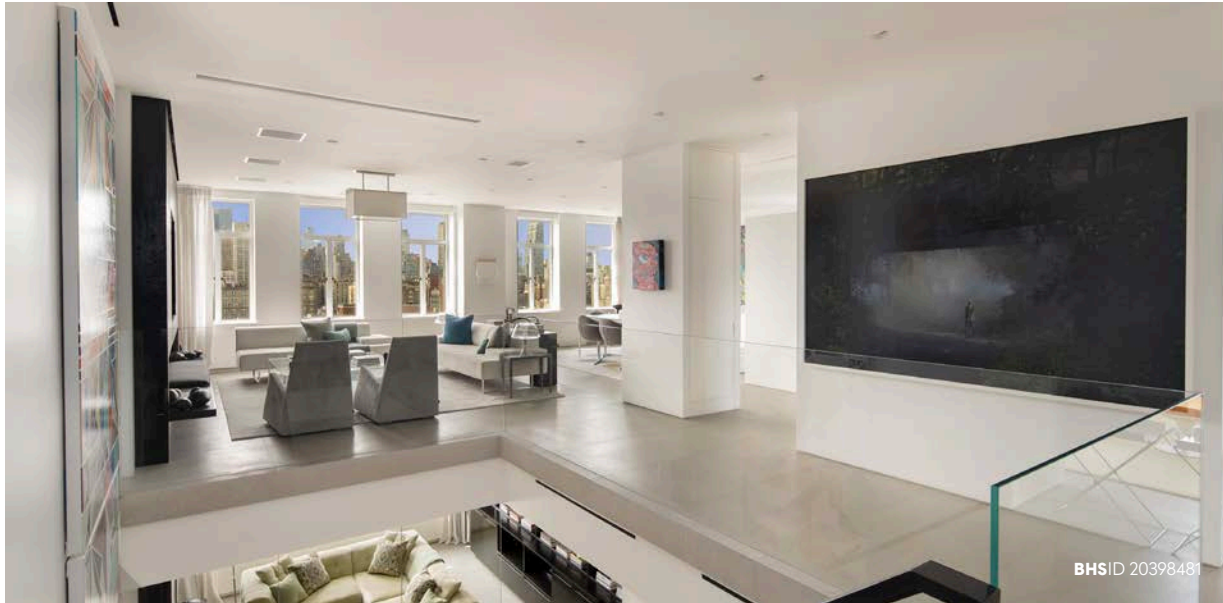
BHSID 20685802

July 2021

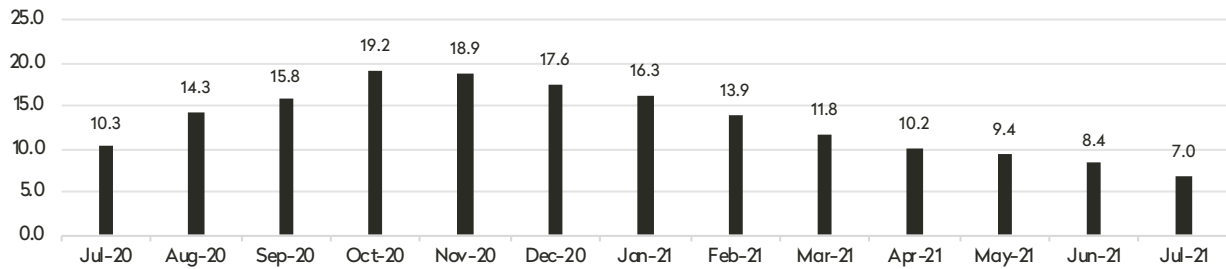
Inventory Report



BHSID 20853036



Months' Supply: All Apartments



Condominiums

	July 2021		June 2021		July 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	312	8.0	332	9.8	195	8.0
1-Bedroom	1,056	6.4	1,097	7.6	863	8.5
2-Bedroom	1,221	6.6	1,246	8.1	1,167	11.7
3+Bedroom	1,275	11.5	1,269	12.4	1,207	21.6
Loft	127	6.5	131	7.4	142	16.1
All	3,991	7.7	4,075	9.0	3,574	12.3

Cooperatives

	July 2021		June 2021		July 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	672	7.1	698	8.5	484	8.1
1-Bedroom	1,305	5.8	1,387	6.9	1,110	7.6
2-Bedroom	1,032	5.7	1,063	6.8	873	9.1
3+Bedroom	841	9.4	865	11.3	652	11.8
Loft	117	5.9	141	8.5	102	9.1
All	3,967	6.5	4,154	7.8	3,221	8.7

July 2021

Inventory Report

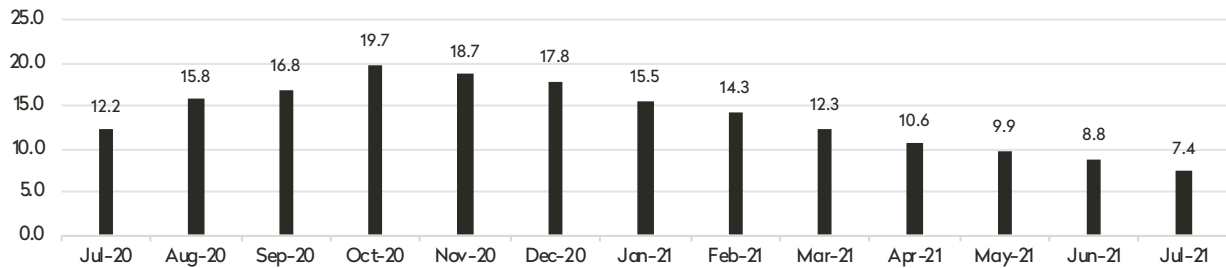
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



BHSID 21083771



Months' Supply: All Apartments



Condominiums

	July 2021		June 2021		July 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	34	5.7	30	6.2	24	9.6
1-Bedroom	100	4.8	113	5.9	109	9.0
2-Bedroom	126	5.7	128	6.6	134	12.4
3+Bedroom	260	10.3	263	12.3	255	33.3
All	520	7.0	534	8.2	522	15.7

Cooperatives

	July 2021		June 2021		July 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	174	8.7	172	9.6	116	10.5
1-Bedroom	334	6.1	368	7.3	307	9.0
2-Bedroom	338	6.5	348	8.1	285	10.8
3+Bedroom	390	10.7	411	12.6	307	14.5
All	1,236	7.6	1,299	9.0	1,015	10.9

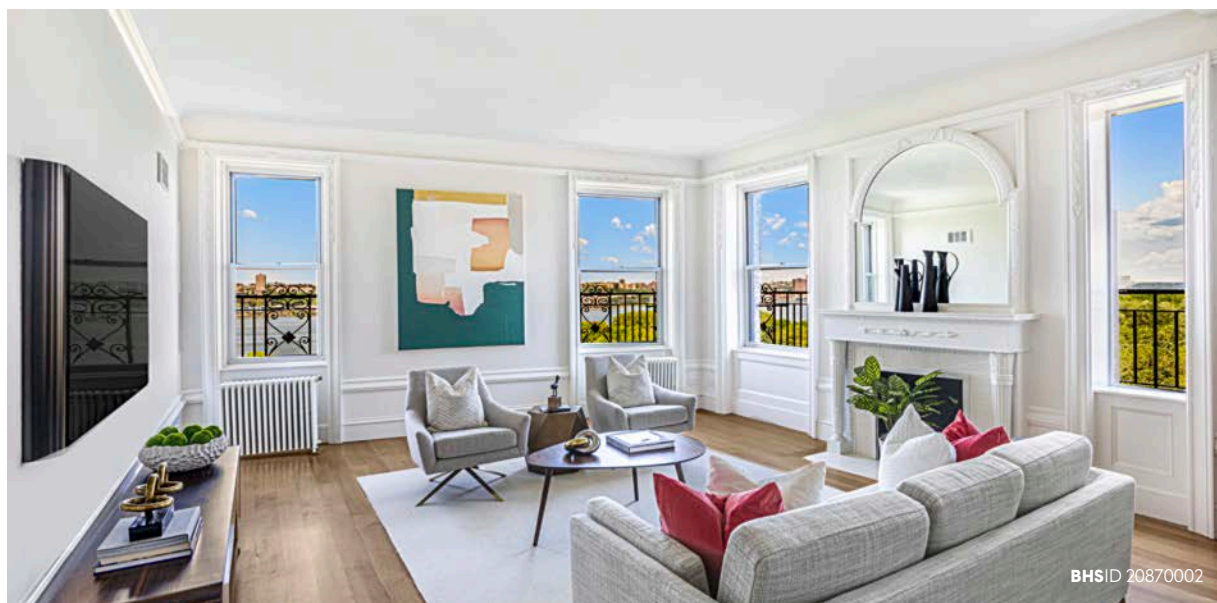
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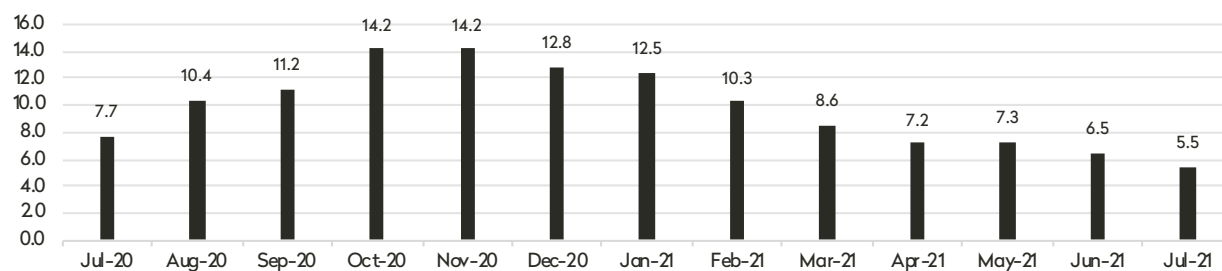
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Ave.



BHSID 21073214



Months' Supply: All Apartments



Condominiums

	July 2021		June 2021		July 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	33	5.1	35	5.7	23	9.2
1-Bedroom	134	4.8	136	5.3	106	6.5
2-Bedroom	141	5.3	142	6.4	138	6.6
3+Bedroom	252	14.3	249	14.4	194	13.2
All	560	7.1	562	7.9	461	8.5

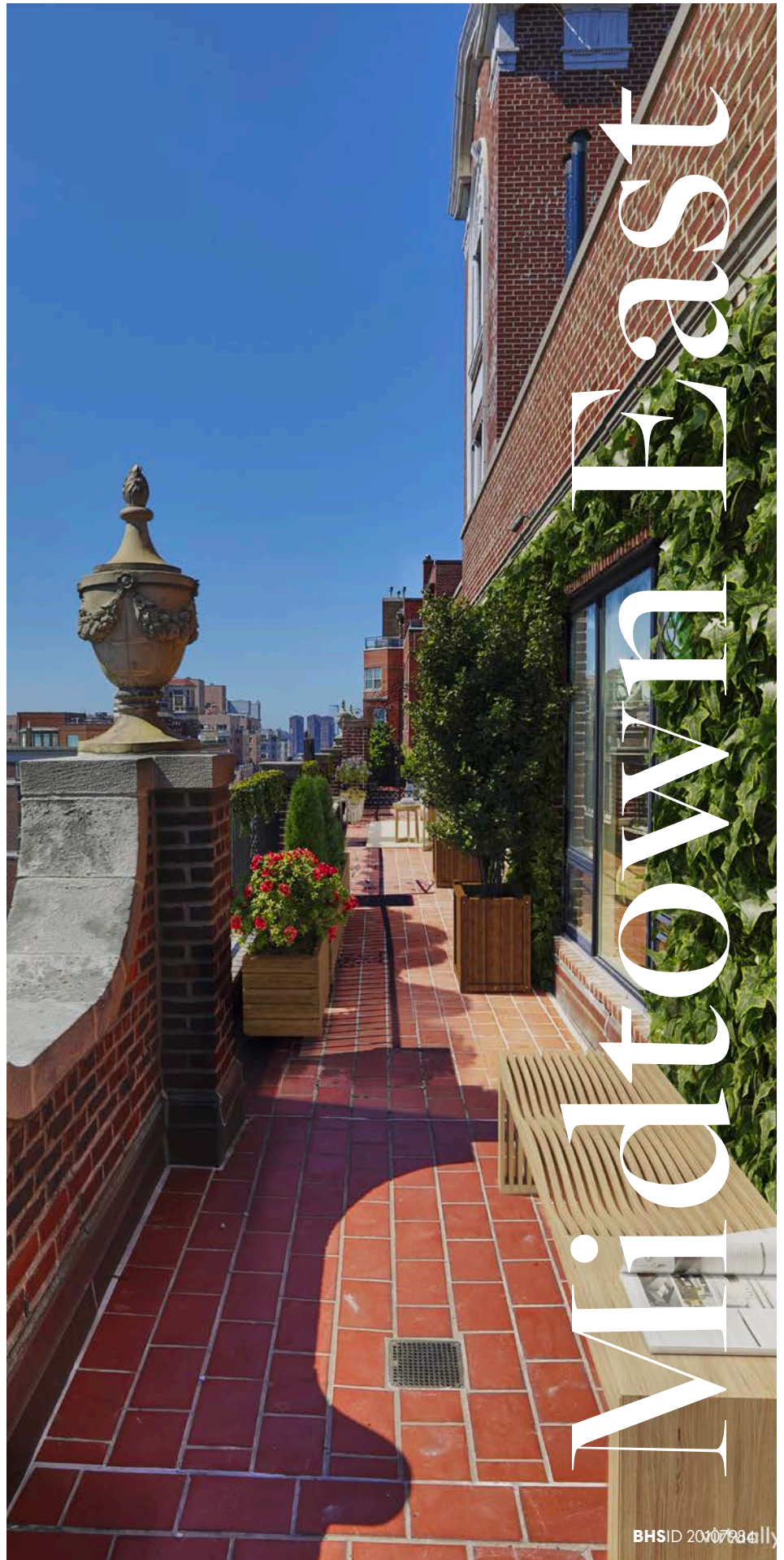
Cooperatives

	July 2021		June 2021		July 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	76	4.3	85	5.7	66	6.2
1-Bedroom	189	4.3	217	5.1	173	6.1
2-Bedroom	171	3.8	179	4.8	167	7.5
3+Bedroom	151	6.2	162	8.0	141	8.9
All	587	4.5	643	5.6	547	7.1

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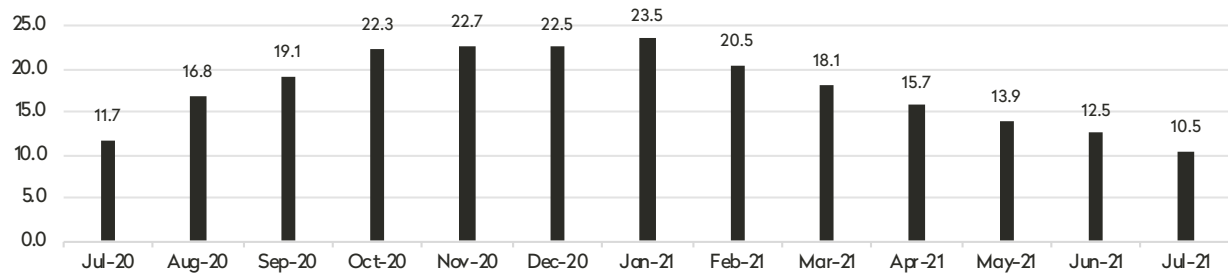
Generally 34th to 59th Street,
Fifth Avenue to the East River



BHSID 20107984



Months' Supply: All Apartments



Condominiums

	July 2021		June 2021		July 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	38	9.1	45	13.5	21	4.7
1-Bedroom	141	9.6	148	12.5	99	9.0
2-Bedroom	154	9.9	144	10.5	136	13.4
3+Bedroom	80	20.0	72	18.8	90	36.0
All	413	10.8	409	12.5	346	12.3

Cooperatives

	July 2021		June 2021		July 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	177	9.2	177	10.7	109	9.9
1-Bedroom	280	10.4	280	11.9	203	9.8
2-Bedroom	176	8.7	190	11.5	152	11.4
3+Bedroom	127	19.5	125	22.7	80	28.2
All	760	10.4	772	12.5	544	11.4

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Inventory Report

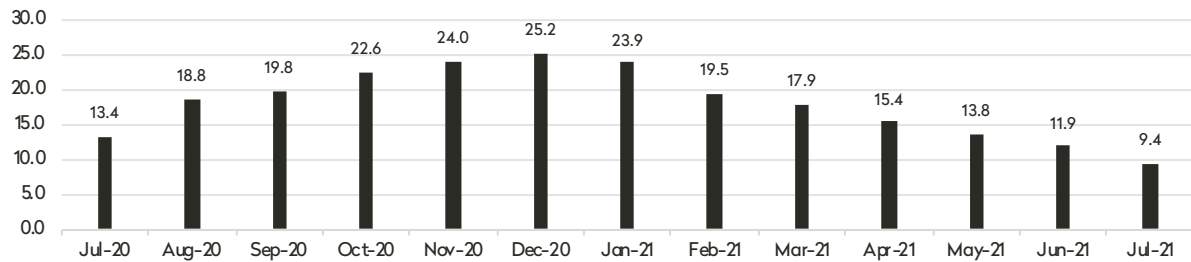
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 20373071



Months' Supply: All Apartments



Condominiums

	July 2021		June 2021		July 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	53	11.8	60	15.7	25	5.4
1-Bedroom	176	9.6	184	11.5	152	11.1
2-Bedroom	152	10.2	157	11.9	143	16.2
3+Bedroom	129	17.2	130	19.5	127	26.3
All	510	11.3	531	13.4	447	14.0

Cooperatives

	July 2021		June 2021		July 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	27	5.2	32	8.0	16	5.3
1-Bedroom	67	6.0	75	9.2	63	13.0
2-Bedroom	37	5.6	35	7.5	40	17.1
3+Bedroom	12	10.3	14	10.5	14	14.0
All	143	5.9	156	8.6	133	11.9

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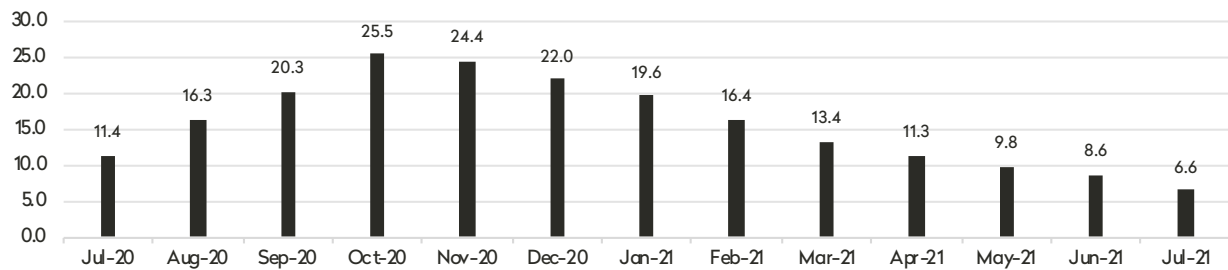
34th St. to 14th St.



BHSID 20810141



Months' Supply: All Apartments



Condominiums

	July 2021		June 2021		July 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	4.3	32	8.7	18	5.1
1-Bedroom	152	5.8	156	7.3	127	10.0
2-Bedroom	204	6.4	209	8.8	184	17.0
3+Bedroom	187	13.4	191	18.2	175	31.8
Loft	25	6.0	27	9.0	24	24.0
All	589	7.2	615	9.9	528	15.8

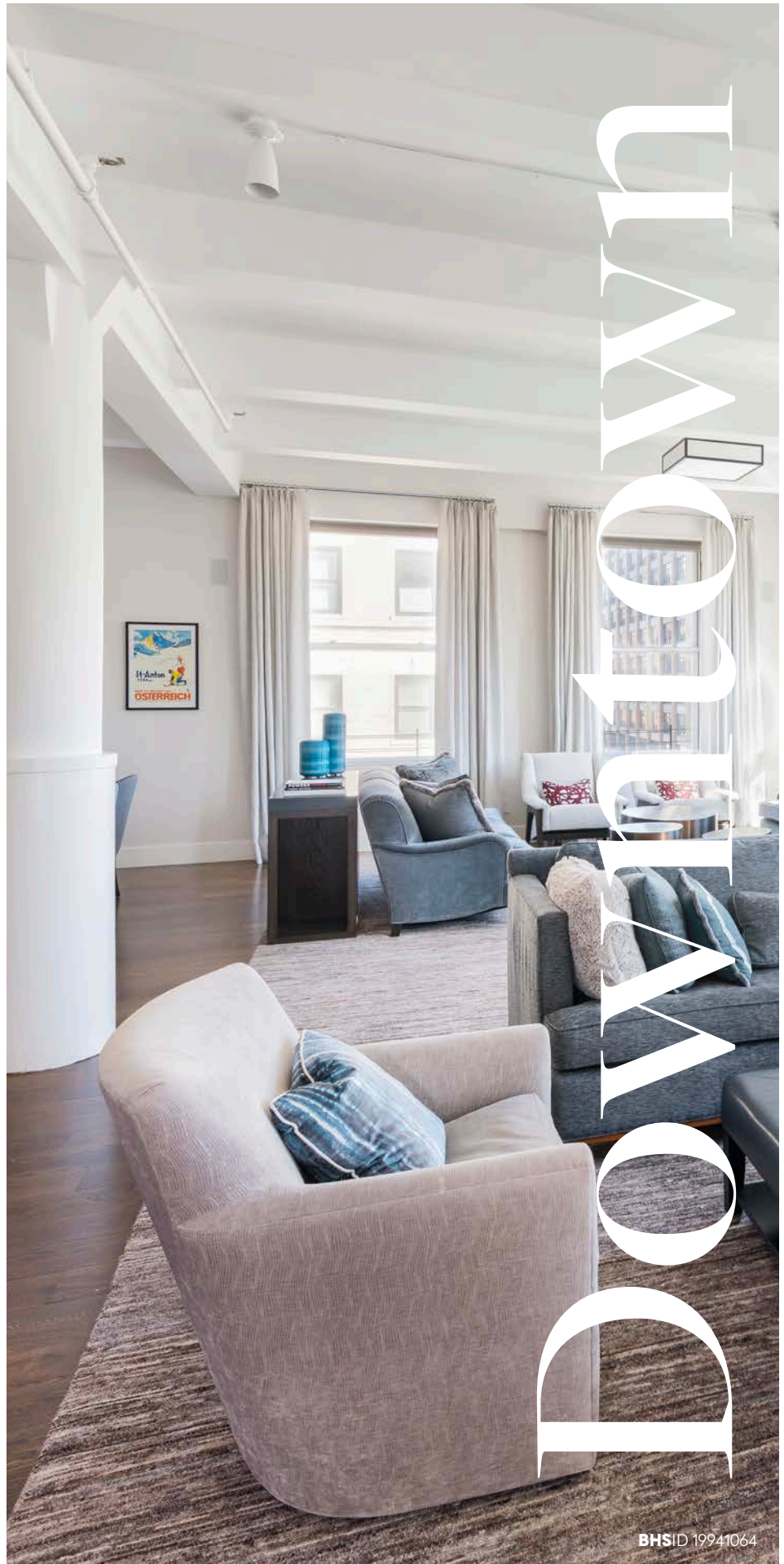
Cooperatives

	July 2021		June 2021		July 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	115	7.1	123	8.6	82	7.9
1-Bedroom	170	5.2	175	6.3	135	6.9
2-Bedroom	65	4.7	69	5.4	51	7.3
3+Bedroom	30	10.0	39	14.6	22	11.0
Loft	42	6.8	47	9.7	38	15.2
All	422	5.9	453	7.3	328	7.9

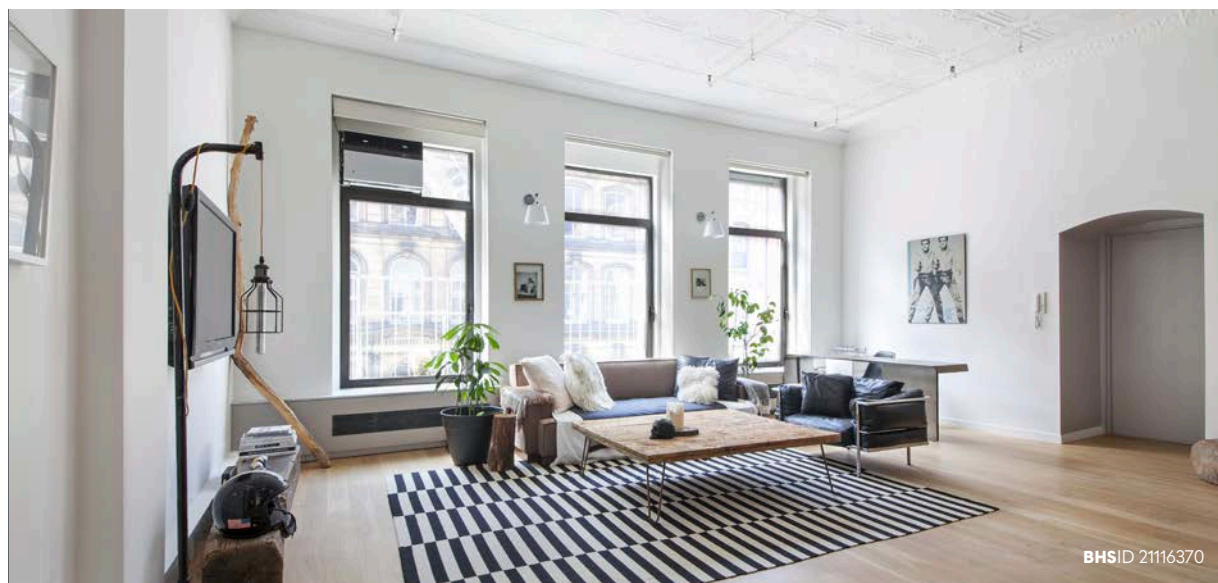
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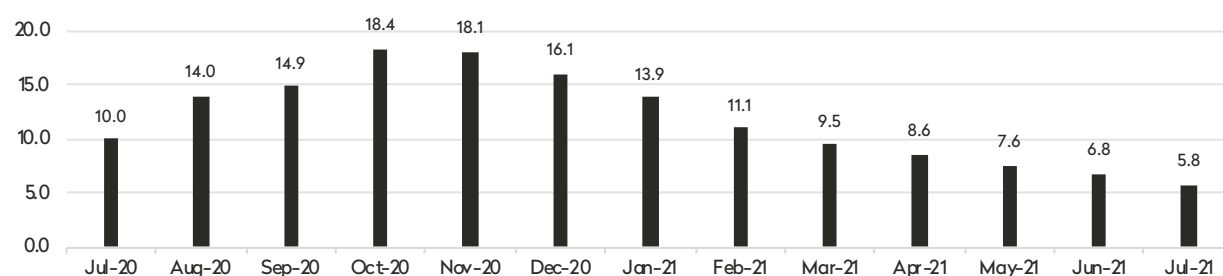
South of 14th St.



BHS ID 19941064



Months' Supply: All Apartments



Condominiums

	July 2021		June 2021		July 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	102	10.2	104	11.6	70	12.7
1-Bedroom	259	5.5	264	6.4	214	9.2
2-Bedroom	316	5.6	339	7.4	332	13.6
3+Bedroom	284	8.2	276	7.8	290	17.1
Loft	98	6.9	98	7.3	108	14.1
All	1,059	6.5	1,081	7.4	1,014	13.1

Cooperatives

	July 2021		June 2021		July 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	86	5.5	94	7.0	86	6.7
1-Bedroom	171	4.0	185	4.9	155	5.6
2-Bedroom	121	4.4	125	4.5	110	7.3
3+Bedroom	65	6.7	62	9.8	44	7.3
Loft	63	5.3	79	7.5	59	7.9
All	506	4.7	545	5.7	454	6.6

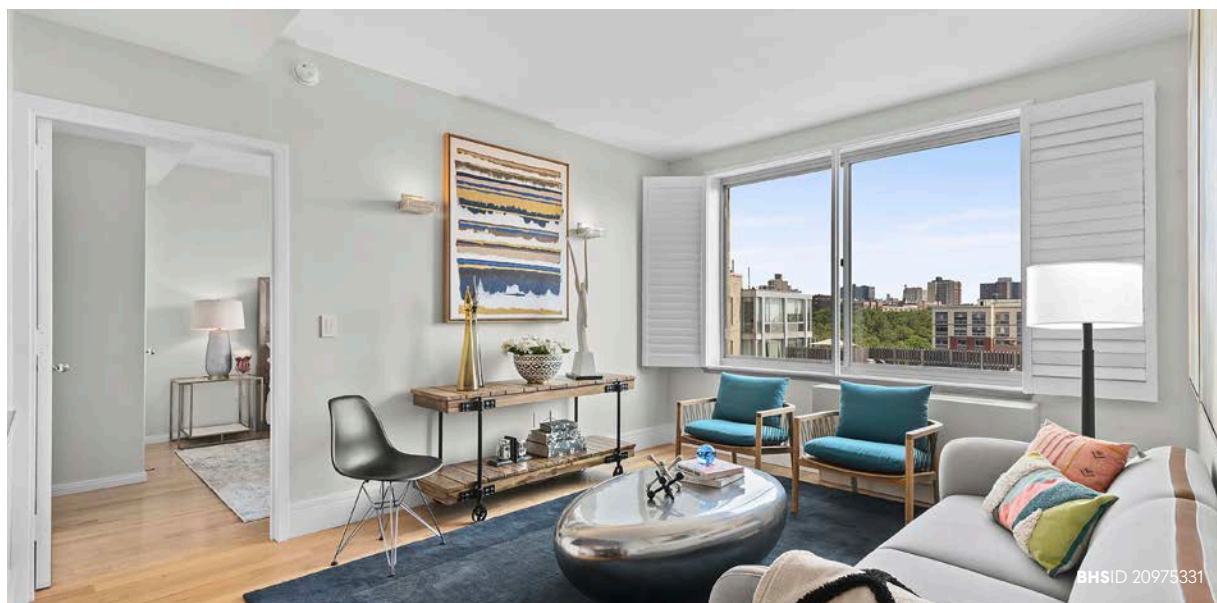
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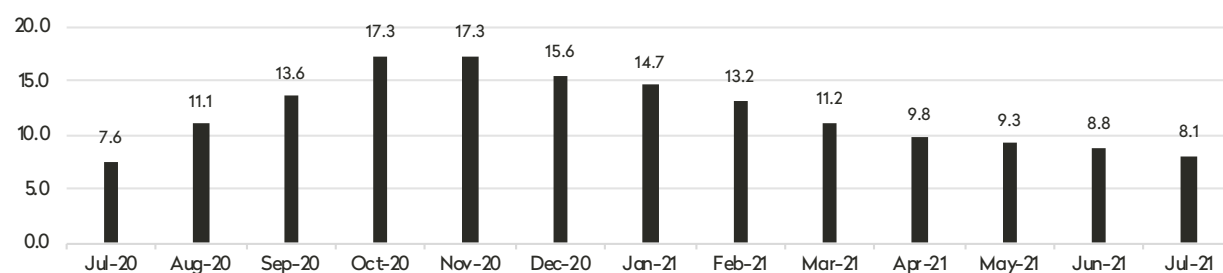
Generally North of 96th Street on the
East Side, and 110th St. on the West Side



BHSID 21163758



Months' Supply: All Apartments



Condominiums

	July 2021		June 2021		July 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	31	10.9	26	8.7	15	11.3
1-Bedroom	96	9.0	100	10.9	57	4.4
2-Bedroom	128	6.7	128	8.1	106	8.0
3+Bedroom	85	9.8	89	12.1	78	20.3
All	340	8.3	343	9.7	256	8.1

Cooperatives

	July 2021		June 2021		July 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	17	12.8	16	16.0	10	6.0
1-Bedroom	100	7.7	95	7.9	75	7.1
2-Bedroom	130	7.6	121	8.0	70	7.1
3+Bedroom	66	7.9	54	6.6	45	6.6
All	313	7.9	286	7.9	200	6.9

July 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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