

August 2021
Inventory Report

Marketplace

Brown Harris Stevens

August 2021 *Highlights*

The monthly supply for Manhattan apartments was 6.1 months in August, 13% lower than last month.

At 5.7 months, the supply for co-ops remains below the 6.6-month rate for condos.

The West Side was the tightest market with a 4.8-month supply of units 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.

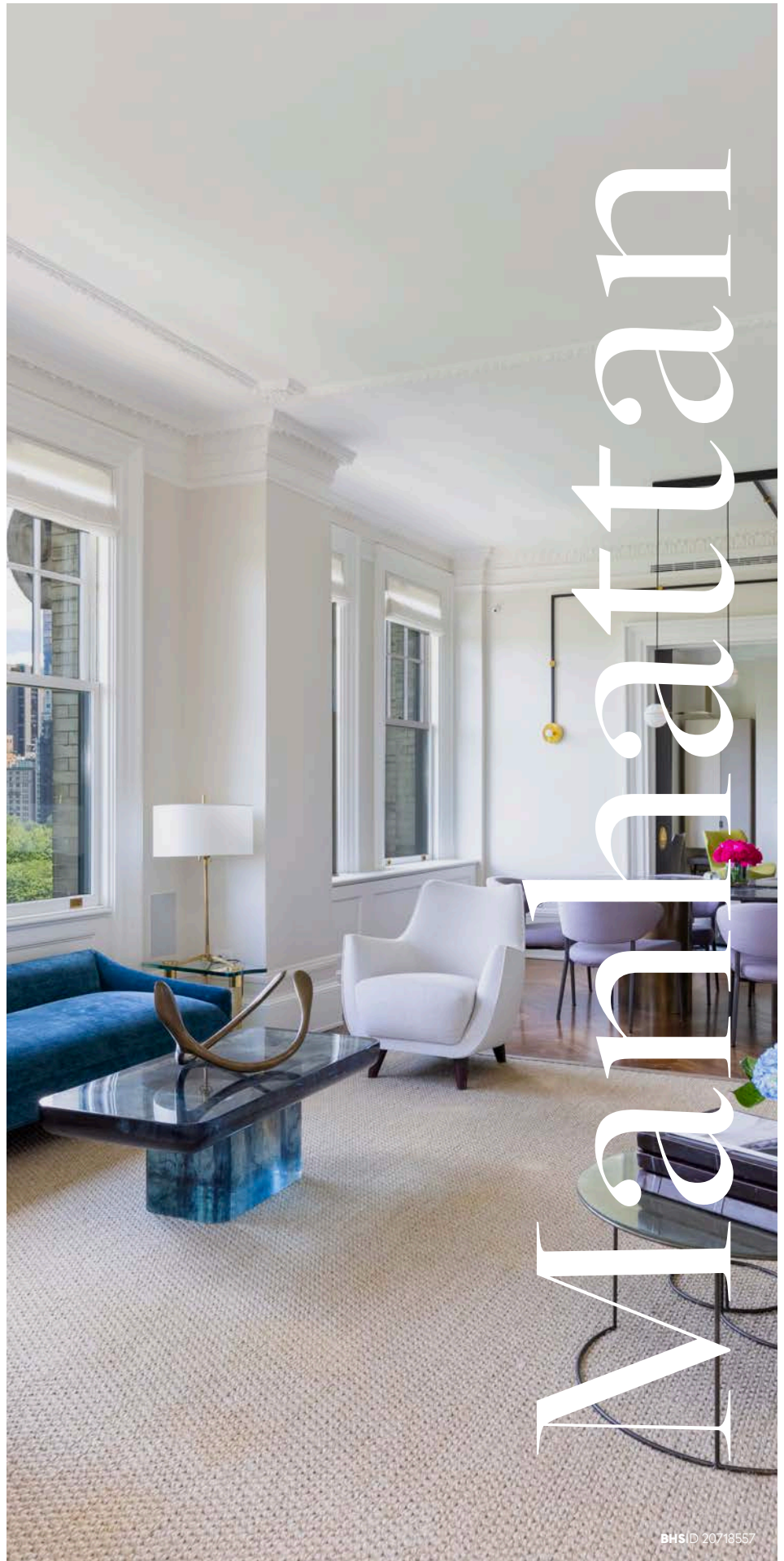
Months' Supply: How many months it would take to sell all active listings in a given market. We calculate it by dividing the number of listings by the average number of closings over the prior 6 months. Historically, a months' supply between 6-7 months indicates a balanced market.



BHSID 21111904

August 2021

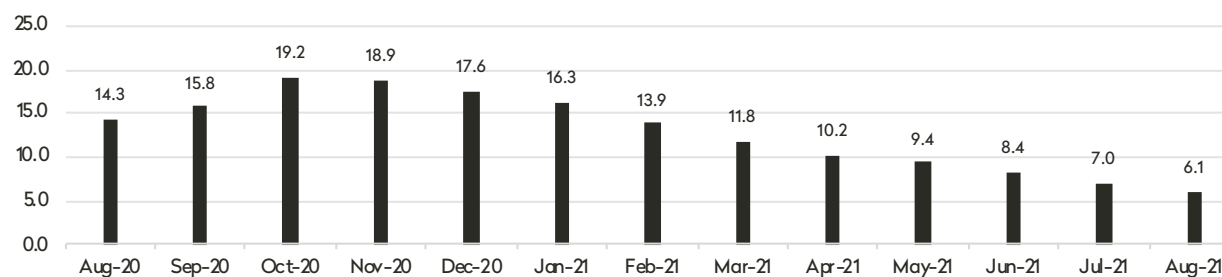
Inventory Report



BHSID 20718557



Months' Supply: All Apartments



Condominiums

	August 2021		July 2021		August 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	330	6.9	312	8.0	243	11.2
1-Bedroom	1,063	5.6	1,056	6.4	1,010	12.7
2-Bedroom	1,259	5.9	1,221	6.6	1,348	15.6
3+Bedroom	1,261	9.4	1,275	11.5	1,330	26.9
Loft	129	5.5	127	6.5	161	21.0
All	4,042	6.6	3,991	7.7	4,092	16.7

Cooperatives

	August 2021		July 2021		August 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	649	6.1	672	7.1	674	12.9
1-Bedroom	1,291	5.2	1,305	5.8	1,375	10.5
2-Bedroom	995	4.9	1,032	5.7	1,155	13.3
3+Bedroom	865	8.2	841	9.4	772	15.9
Loft	116	5.2	117	5.9	125	11.2
All	3,916	5.7	3,967	6.5	4,101	12.5

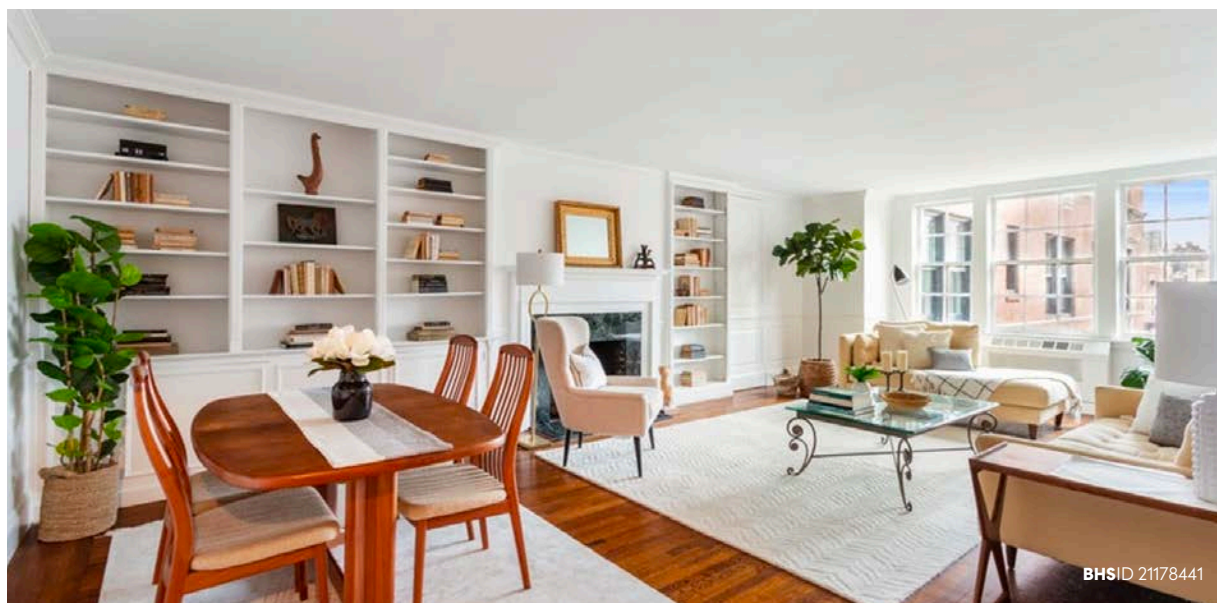
August 2021

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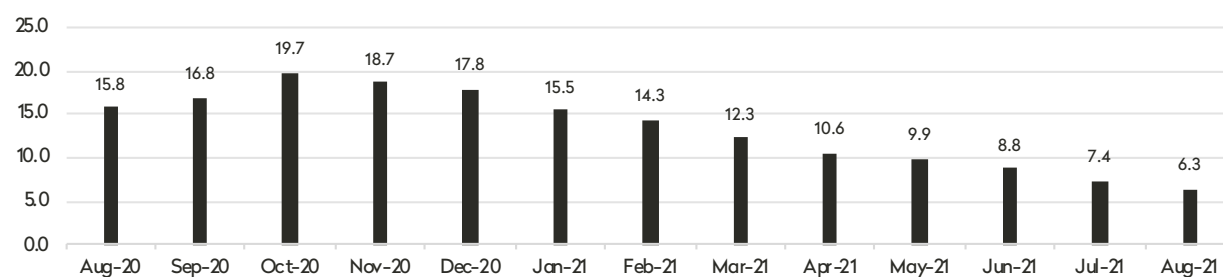
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



BHSID 21083771



Months' Supply: All Apartments



Condominiums

	August 2021		July 2021		August 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	37	4.9	34	5.7	26	11.1
1-Bedroom	109	4.4	100	4.8	120	11.8
2-Bedroom	134	5.0	126	5.7	160	15.0
3+Bedroom	239	7.8	260	10.3	282	41.3
All	519	5.8	520	7.0	588	19.6

Cooperatives

	August 2021		July 2021		August 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	155	7.0	174	8.7	166	16.1
1-Bedroom	332	5.5	334	6.1	357	11.7
2-Bedroom	332	5.3	338	6.5	367	14.5
3+Bedroom	427	9.7	390	10.7	355	18.1
All	1,246	6.6	1,236	7.6	1,245	14.5

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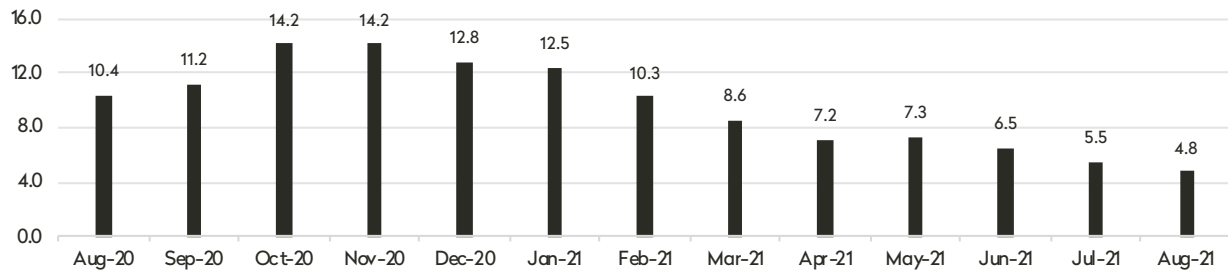
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Ave.



BHSID 20908501



Months' Supply: All Apartments



Condominiums

	August 2021		July 2021		August 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	36	4.2	33	5.1	30	12.0
1-Bedroom	138	4.5	134	4.8	129	9.0
2-Bedroom	155	5.5	141	5.3	159	8.3
3+Bedroom	229	10.2	252	14.3	214	14.4
All	558	6.2	560	7.1	532	10.5

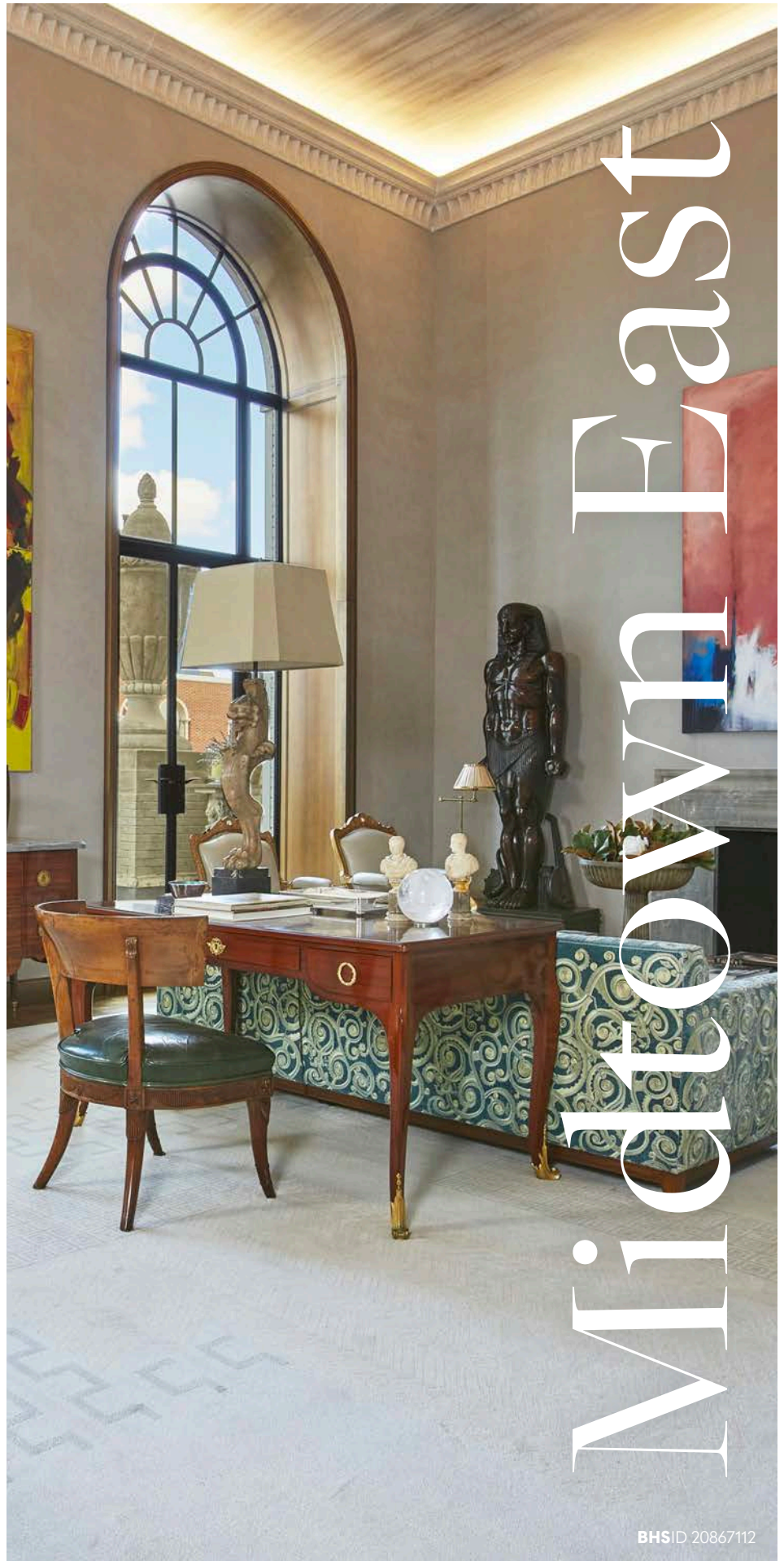
Cooperatives

	August 2021		July 2021		August 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	78	4.2	76	4.3	80	8.6
1-Bedroom	176	3.8	189	4.3	221	9.2
2-Bedroom	153	3.1	171	3.8	211	10.7
3+Bedroom	145	5.2	151	6.2	176	13.4
All	552	3.9	587	4.5	688	10.4

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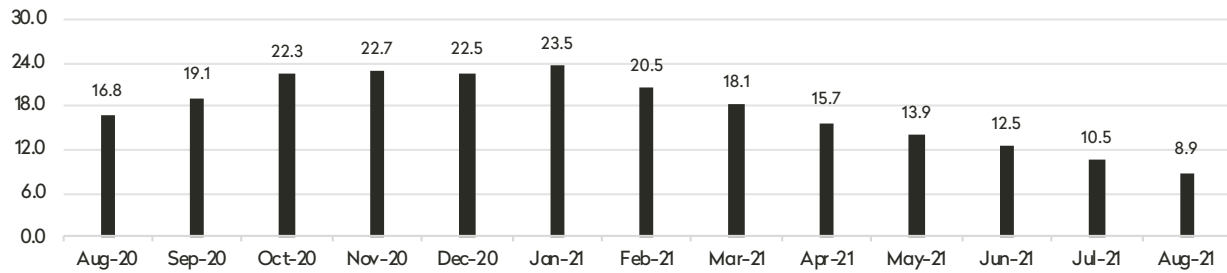
Generally 34th to 59th Street,
Fifth Avenue to the East River



BHSID 20867112



Months' Supply: All Apartments



Condominiums

	August 2021		July 2021		August 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	36	6.4	38	9.1	31	9.3
1-Bedroom	139	7.1	141	9.6	125	13.9
2-Bedroom	160	9.2	154	9.9	152	15.7
3+Bedroom	98	24.5	80	20.0	90	60.0
All	433	9.3	413	10.8	398	16.9

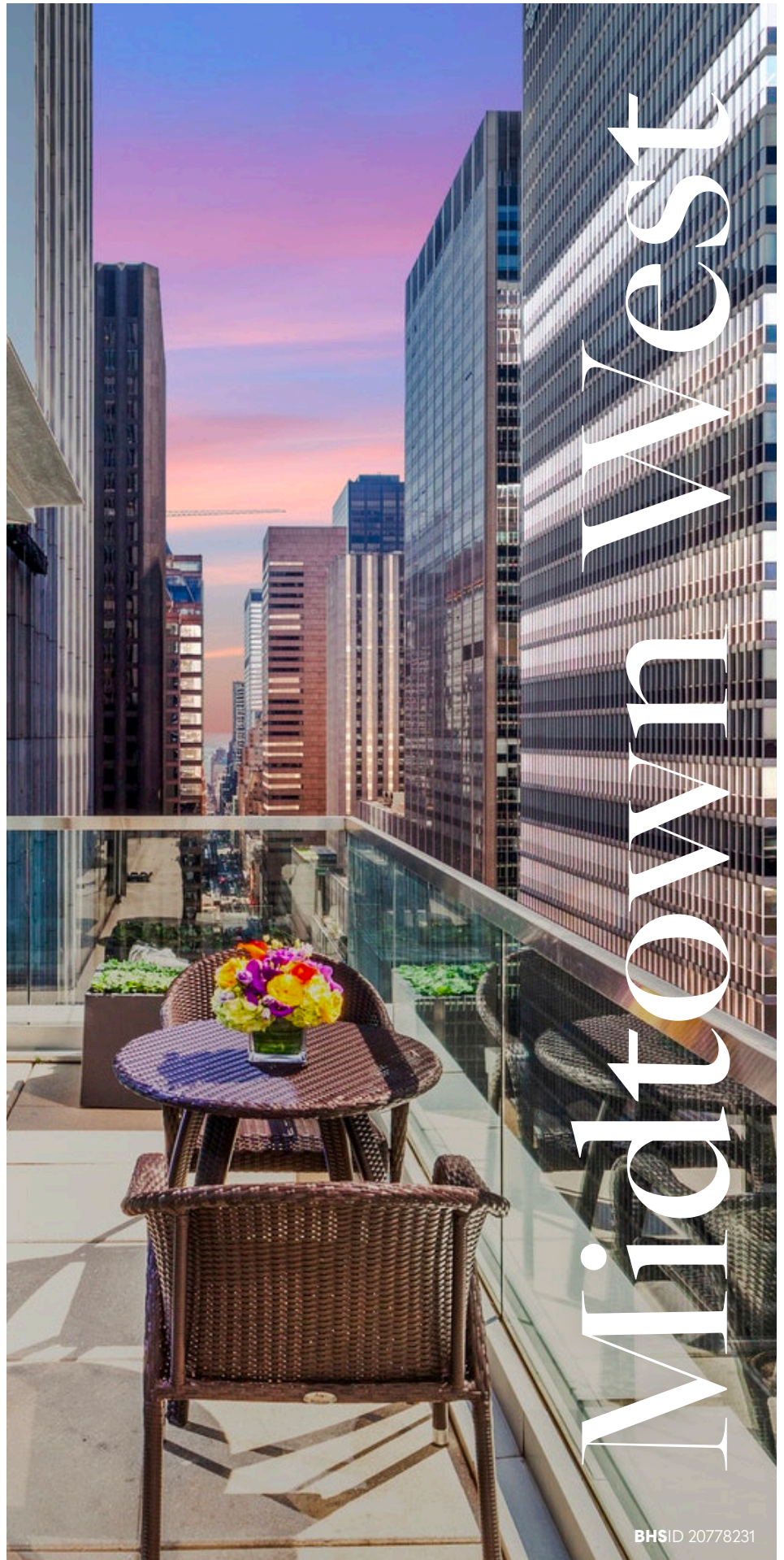
Cooperatives

	August 2021		July 2021		August 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	170	7.7	177	9.2	149	19.0
1-Bedroom	282	9.1	280	10.4	230	12.7
2-Bedroom	172	7.3	176	8.7	212	17.7
3+Bedroom	113	13.0	127	19.5	82	37.8
All	737	8.6	760	10.4	673	16.8

August 2021

Inventory Report

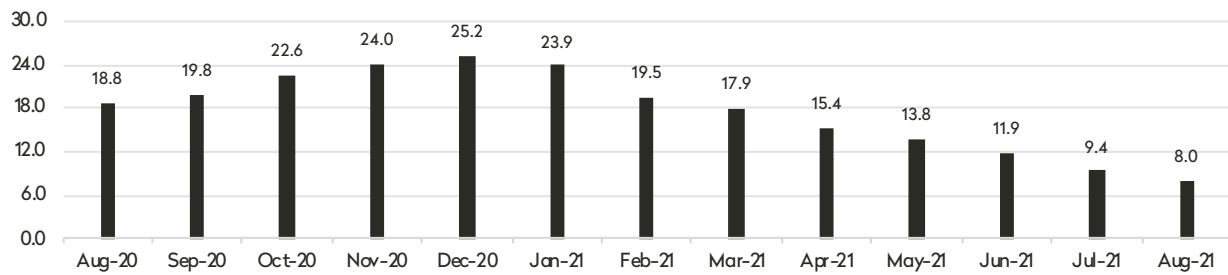
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 20778231



Months' Supply: All Apartments



Condominiums

	August 2021		July 2021		August 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	54	13.0	53	11.8	30	7.2
1-Bedroom	168	7.8	176	9.6	158	17.6
2-Bedroom	151	8.1	152	10.2	163	21.3
3+Bedroom	131	14.3	129	17.2	134	36.5
All	504	9.4	510	11.3	485	19.8

Cooperatives

	August 2021		July 2021		August 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	29	5.3	27	5.2	28	9.3
1-Bedroom	60	4.7	67	6.0	81	18.7
2-Bedroom	33	4.7	37	5.6	48	22.2
3+Bedroom	10	8.6	12	10.3	14	16.8
All	132	5.0	143	5.9	171	16.5

August 2021

Inventory Report

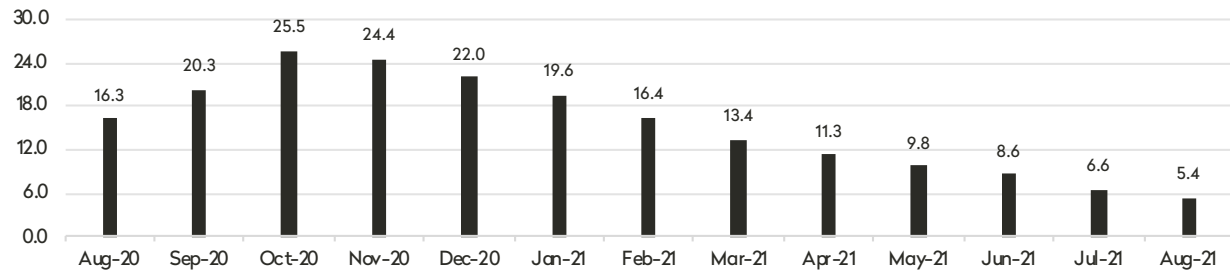
34th St. to 14th St.



BHSID 20850223



Months' Supply: All Apartments



Condominiums

	August 2021		July 2021		August 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	4.4	21	4.3	27	8.1
1-Bedroom	137	4.4	152	5.8	155	16.0
2-Bedroom	193	5.4	204	6.4	212	22.7
3+Bedroom	186	9.8	187	13.4	201	38.9
Loft	21	4.2	25	6.0	30	60.0
All	561	5.8	589	7.2	625	22.3

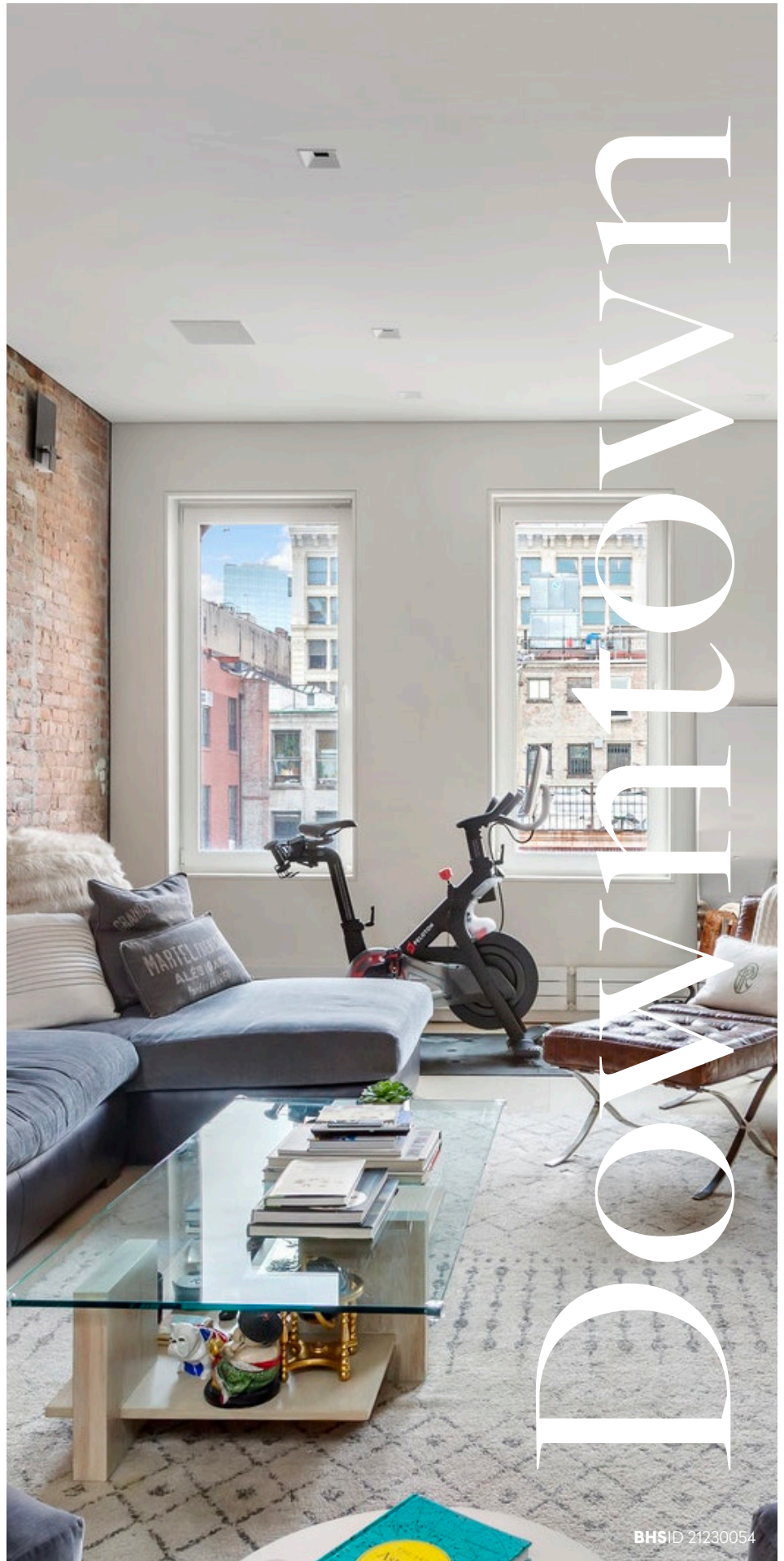
Cooperatives

	August 2021		July 2021		August 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	107	6.1	115	7.1	125	12.9
1-Bedroom	148	4.1	170	5.2	189	10.0
2-Bedroom	63	4.3	65	4.7	80	12.0
3+Bedroom	33	9.4	30	10.0	33	24.8
Loft	38	6.0	42	6.8	44	16.5
All	389	5.0	422	5.9	471	12.0

August 2021

Inventory Report

South of 14th St.

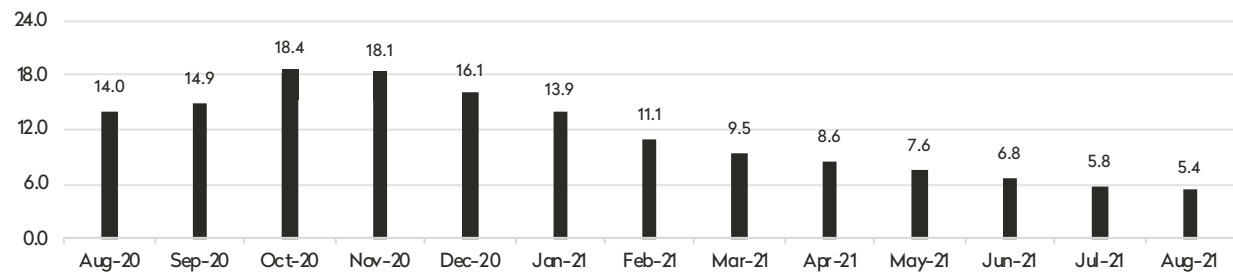


BHSID 21230054

August 2021 Inventory Report **Downtown** South of 14th St.



Months' Supply: All Apartments



Condominiums

	August 2021		July 2021		August 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	118	9.0	102	10.2	78	14.6
1-Bedroom	275	5.3	259	5.5	257	13.8
2-Bedroom	344	5.2	316	5.6	374	19.3
3+Bedroom	289	7.6	284	8.2	319	22.8
Loft	103	5.9	98	6.9	121	17.3
All	1,129	6.1	1,059	6.5	1,149	17.9

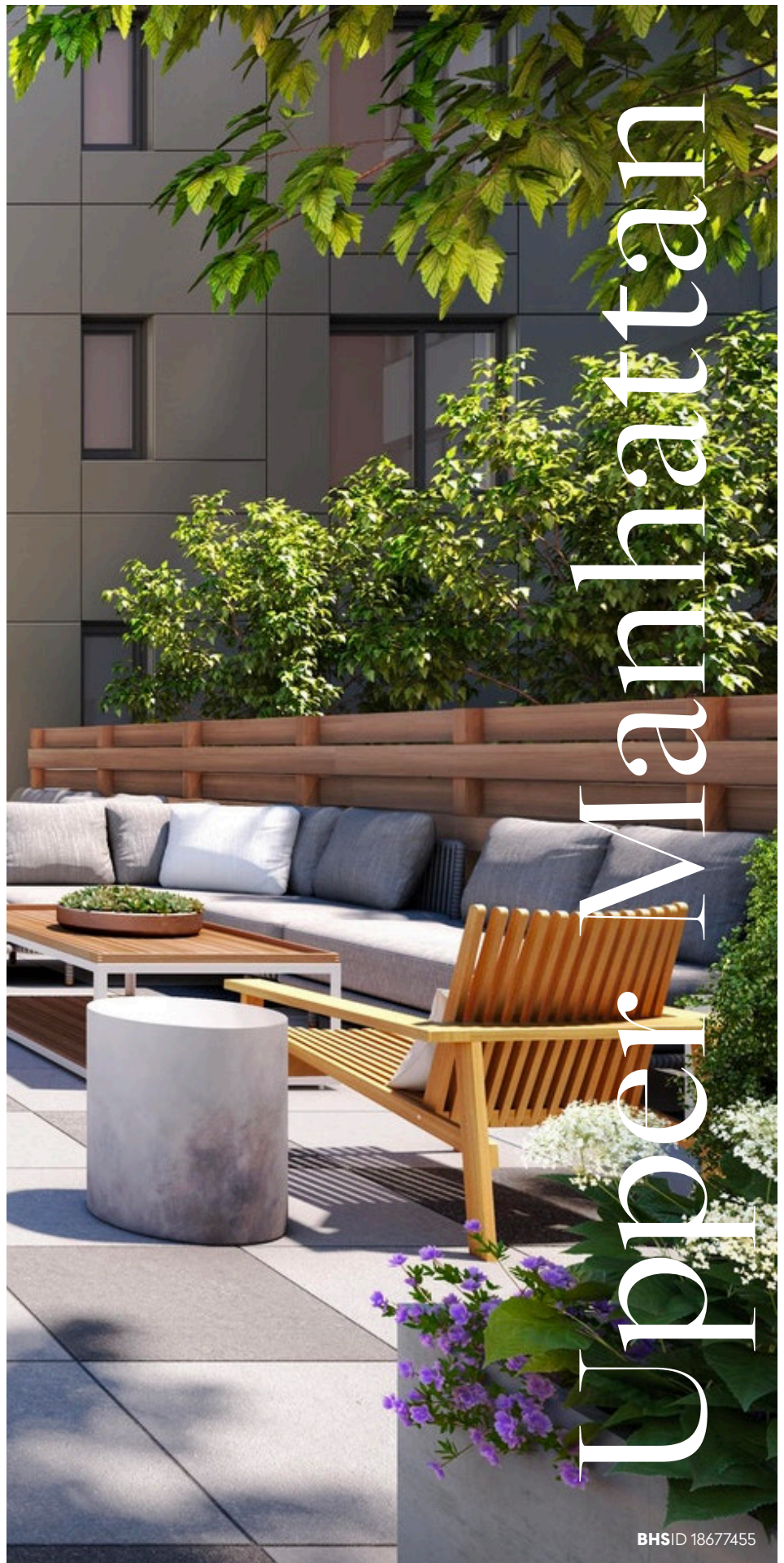
Cooperatives

	August 2021		July 2021		August 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	90	4.7	86	5.5	116	10.4
1-Bedroom	178	3.7	171	4.0	209	8.5
2-Bedroom	117	3.9	121	4.4	148	11.8
3+Bedroom	65	6.0	65	6.7	64	11.6
Loft	68	4.9	63	5.3	68	9.5
All	518	4.3	506	4.7	605	9.9

August 2021

Inventory Report

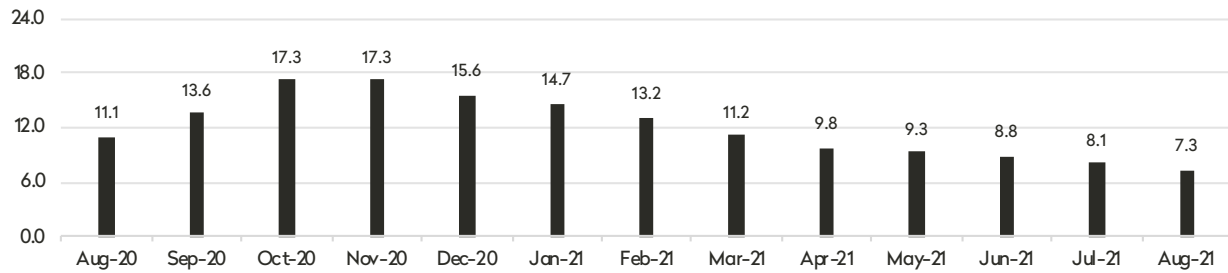
Generally North of 96th Street on the
East Side, and 110th St. on the West Side



BHSID 18677455



Months' Supply: All Apartments



Condominiums

	August 2021		July 2021		August 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	7.9	31	10.9	22	33.0
1-Bedroom	99	8.1	96	9.0	67	7.3
2-Bedroom	123	5.5	128	6.7	135	12.7
3+Bedroom	91	8.1	85	9.8	91	26.0
All	338	6.9	340	8.3	315	13.1

Cooperatives

	August 2021		July 2021		August 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	15.8	17	12.8	11	8.3
1-Bedroom	118	8.1	100	7.7	96	9.6
2-Bedroom	131	7.1	130	7.6	92	10.0
3+Bedroom	72	7.4	66	7.9	49	7.7
All	342	7.8	313	7.9	248	9.2

August 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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