

September 2021
Inventory Report

Marlattan

Brown Harris Stevens

September 2021

Highlights

The number of available units for sale in Manhattan tumbled 14% at the beginning of September, contributing to a **23%** drop in months' supply to 4.7-months.

The months' supply for condos declined **22%** to 5.2 months, while co-ops, at 4.4-months, decreased 24%.

The West Side remained the tightest market with a 3.6-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.



September 2021

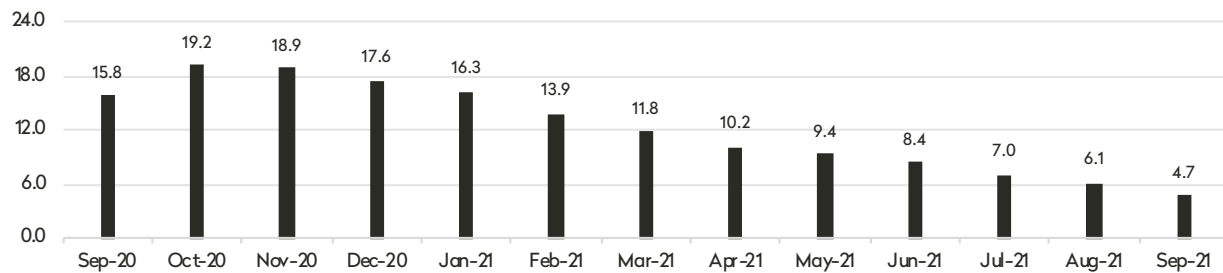
Inventory Report



BHSID 19483412



Months' Supply: All Apartments



Condominiums

	September 2021		August 2021		September 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	275	4.5	330	6.9	290	13.1
1-Bedroom	967	4.5	1,063	5.6	1,111	15.0
2-Bedroom	1,071	4.4	1,259	5.9	1,402	16.4
3+Bedroom	1,151	7.7	1,261	9.4	1,375	28.4
Loft	109	4.4	129	5.5	160	22.3
All	3,573	5.2	4,042	6.6	4,338	18.3

Cooperatives

	September 2021		August 2021		September 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	576	5.0	649	6.1	753	14.8
1-Bedroom	1,101	3.9	1,291	5.2	1,437	11.5
2-Bedroom	830	3.8	995	4.9	1,240	14.6
3+Bedroom	715	6.0	865	8.2	811	17.8
Loft	85	3.8	116	5.2	145	15.3
All	3,307	4.4	3,916	5.7	4,386	13.9

September 2021

Inventory Report

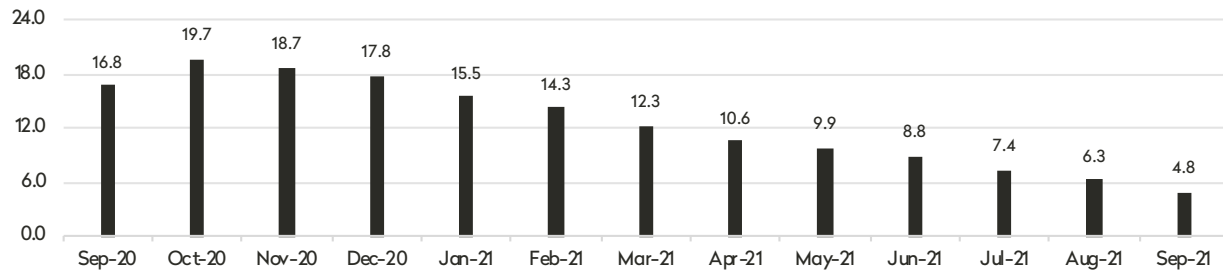
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



BHSID 21143518



Months' Supply: All Apartments



Condominiums

	September 2021		August 2021		September 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	32	3.8	37	4.9	28	12.0
1-Bedroom	102	3.8	109	4.4	123	12.7
2-Bedroom	125	4.3	134	5.0	173	16.2
3+Bedroom	217	6.6	239	7.8	284	42.6
All	476	4.9	519	5.8	608	20.7

Cooperatives

	September 2021		August 2021		September 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	145	6.0	155	7.0	182	16.5
1-Bedroom	287	4.1	332	5.5	363	12.4
2-Bedroom	273	3.9	332	5.3	400	15.5
3+Bedroom	318	6.4	427	9.7	378	19.2
All	1,023	4.8	1,246	6.6	1,323	15.4

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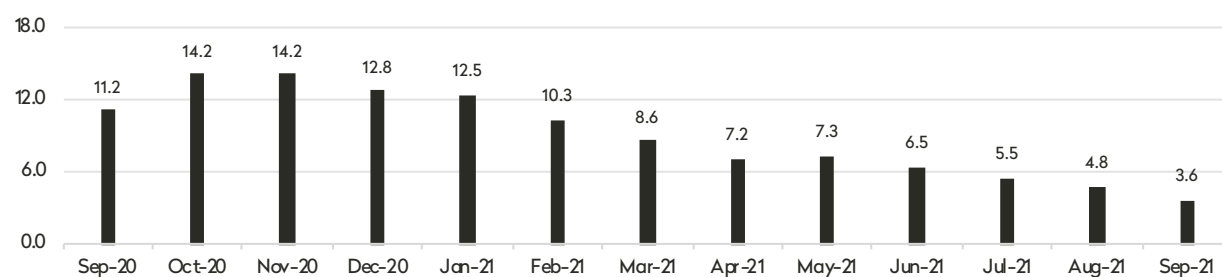
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Ave.



BHSID 21260188



Months' Supply: All Apartments



Condominiums

	September 2021		August 2021		September 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	1.5	36	4.2	39	13.8
1-Bedroom	117	3.4	138	4.5	143	10.1
2-Bedroom	115	3.3	155	5.5	153	7.9
3+Bedroom	201	7.4	229	10.2	218	15.4
All	457	4.1	558	6.2	553	11.0

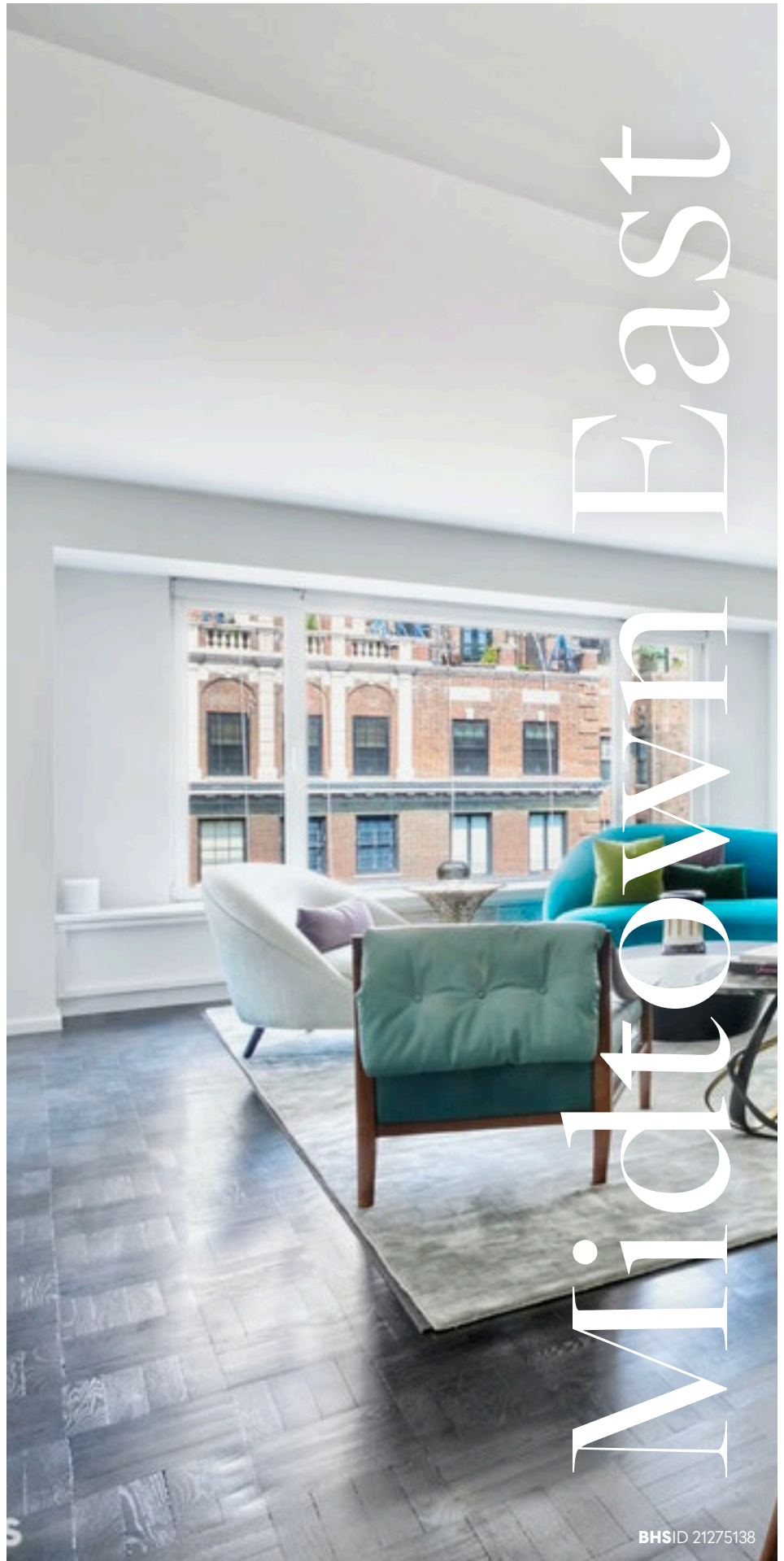
Cooperatives

	September 2021		August 2021		September 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	69	3.5	78	4.2	92	10.6
1-Bedroom	164	3.3	176	3.8	234	9.7
2-Bedroom	129	2.5	153	3.1	226	11.8
3+Bedroom	133	4.2	145	5.2	182	14.6
All	495	3.2	552	3.9	734	11.4

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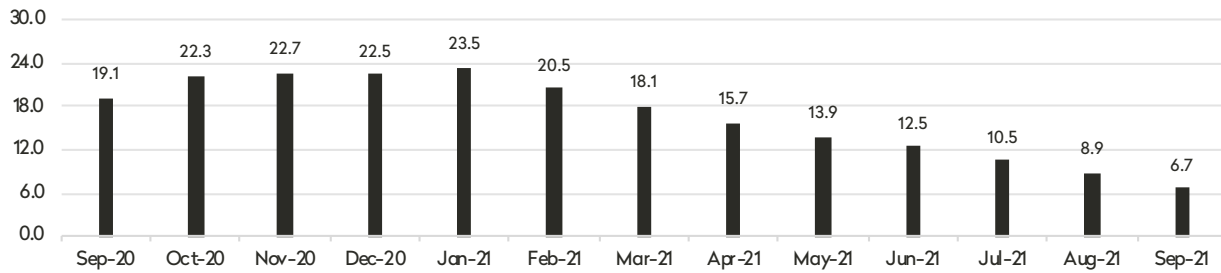
Generally 34th to 59th Street,
Fifth Avenue to the East River



BHSID 21275138



Months' Supply: All Apartments



Condominiums

	September 2021		August 2021		September 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	29	4.1	36	6.4	43	14.3
1-Bedroom	127	5.6	139	7.1	144	16.3
2-Bedroom	135	6.4	160	9.2	163	17.2
3+Bedroom	93	18.6	98	24.5	100	54.5
All	384	6.9	433	9.3	450	19.4

Cooperatives

	September 2021		August 2021		September 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	154	6.1	170	7.7	165	20.2
1-Bedroom	247	6.8	282	9.1	258	15.0
2-Bedroom	143	5.6	172	7.3	228	19.8
3+Bedroom	99	10.2	113	13.0	84	42.0
All	643	6.6	737	8.6	735	18.9

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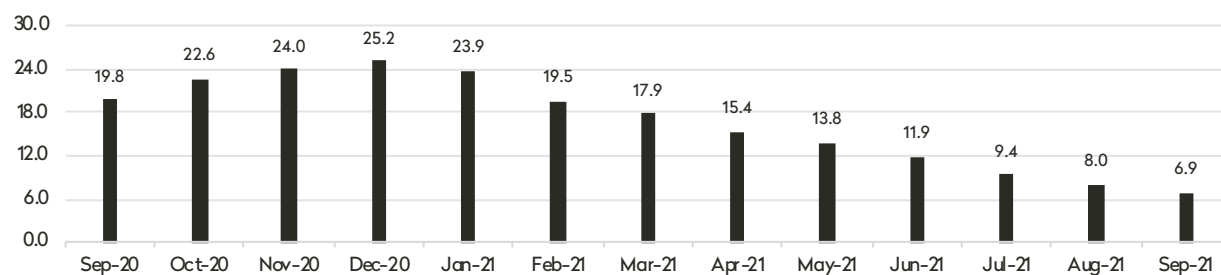
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 21301408



Months' Supply: All Apartments



Condominiums

	September 2021		August 2021		September 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	50	9.4	54	13.0	34	7.3
1-Bedroom	163	6.6	168	7.8	168	19.8
2-Bedroom	138	7.1	151	8.1	173	22.6
3+Bedroom	128	11.6	131	14.3	138	31.8
All	479	7.9	504	9.4	513	20.4

Cooperatives

	September 2021		August 2021		September 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	4.4	29	5.3	37	13.9
1-Bedroom	58	4.7	60	4.7	86	18.4
2-Bedroom	24	3.5	33	4.7	42	18.0
3+Bedroom	10	10.0	10	8.6	18	54.0
All	116	4.5	132	5.0	183	18.3

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Inventory Report

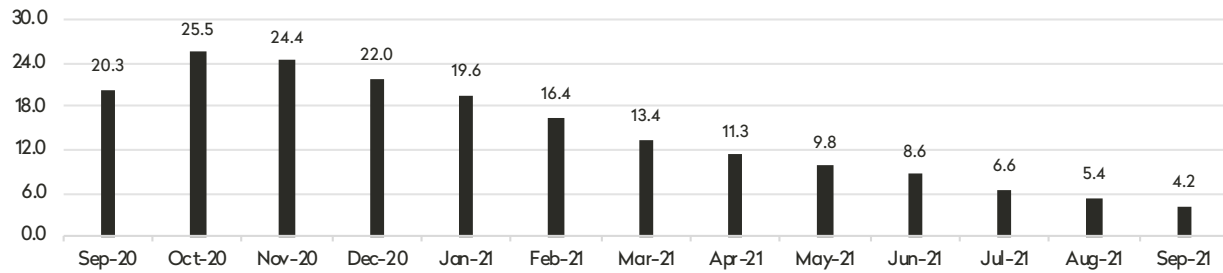
34th St. to 14th St.



BHSID 20850223



Months' Supply: All Apartments



Condominiums

	September 2021		August 2021		September 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	4.4	24	4.4	31	9.3
1-Bedroom	121	3.7	137	4.4	176	21.1
2-Bedroom	167	4.1	193	5.4	212	25.4
3+Bedroom	175	8.8	186	9.8	215	46.1
Loft	22	4.6	21	4.2	33	99.0
All	513	4.9	561	5.8	667	26.7

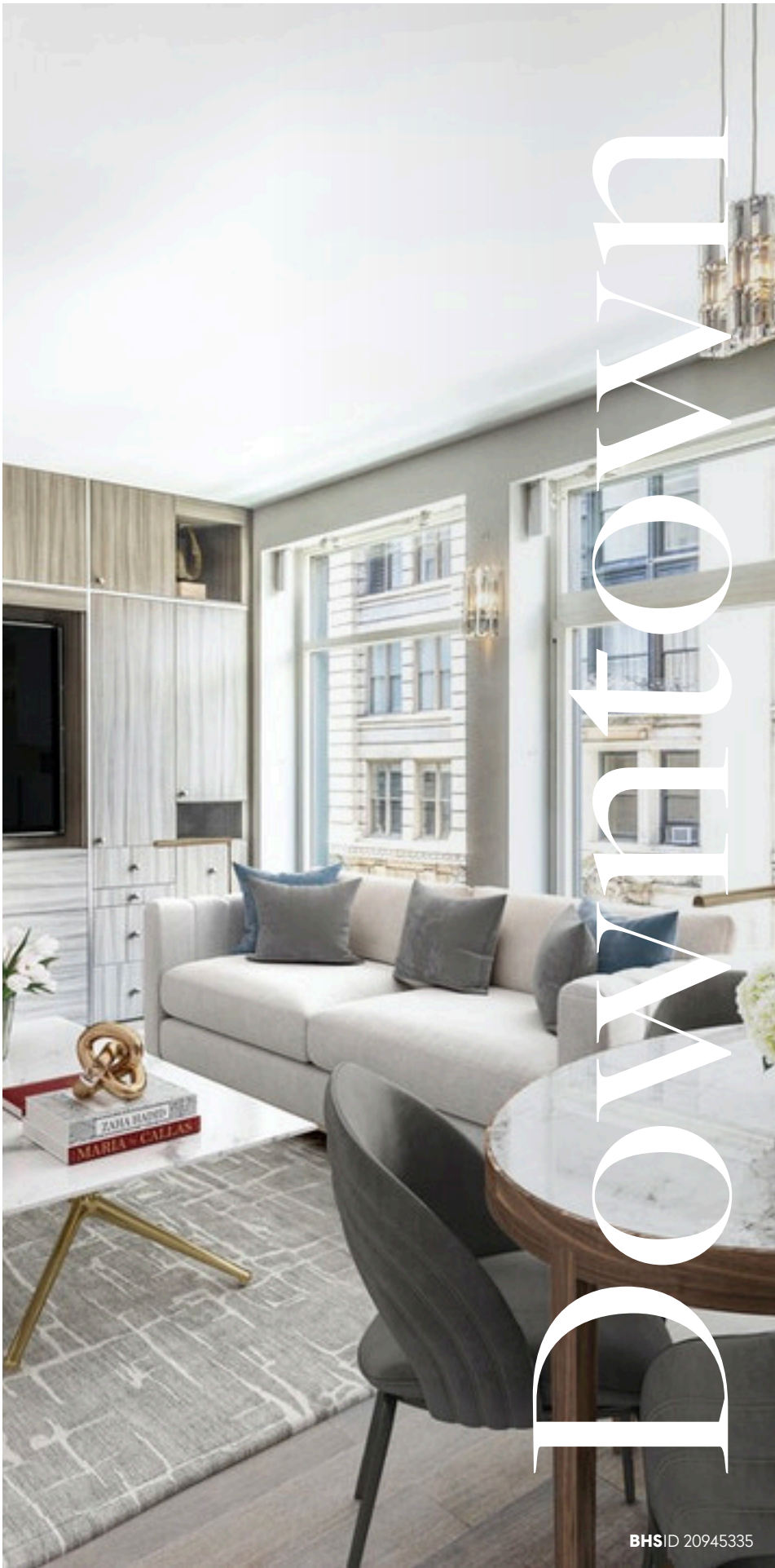
Cooperatives

	September 2021		August 2021		September 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	89	4.3	107	6.1	138	16.6
1-Bedroom	119	2.8	148	4.1	205	12.4
2-Bedroom	46	3.0	63	4.3	87	14.1
3+Bedroom	31	7.2	33	9.4	35	105.0
Loft	29	4.0	38	6.0	55	27.5
All	314	3.4	389	5.0	520	15.6

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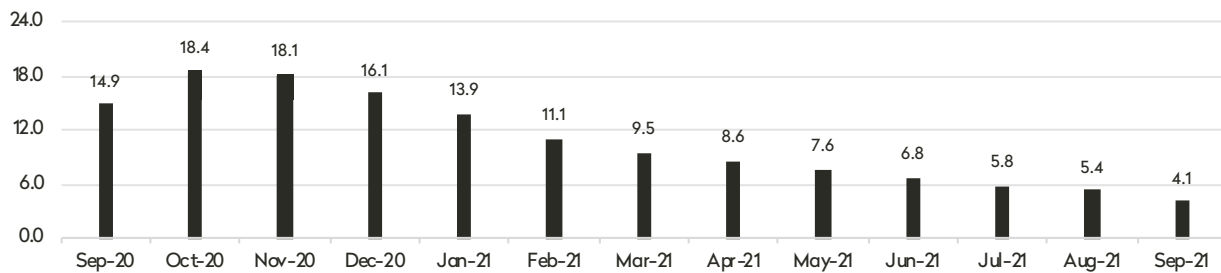
South of 14th St.



BHSID 20945335



Months' Supply: All Apartments



Condominiums

	September 2021		August 2021		September 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	88	6.1	118	9.0	92	17.8
1-Bedroom	247	4.2	275	5.3	278	15.6
2-Bedroom	282	3.8	344	5.2	391	18.6
3+Bedroom	257	6.3	289	7.6	326	24.1
Loft	83	4.5	103	5.9	116	17.4
All	957	4.6	1,129	6.1	1,203	18.7

Cooperatives

	September 2021		August 2021		September 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	80	4.1	90	4.7	129	11.7
1-Bedroom	142	2.7	178	3.7	202	8.7
2-Bedroom	98	3.1	117	3.9	154	12.7
3+Bedroom	64	5.0	65	6.0	64	12.0
Loft	50	3.8	68	4.9	78	11.4
All	434	3.4	518	4.3	627	10.7

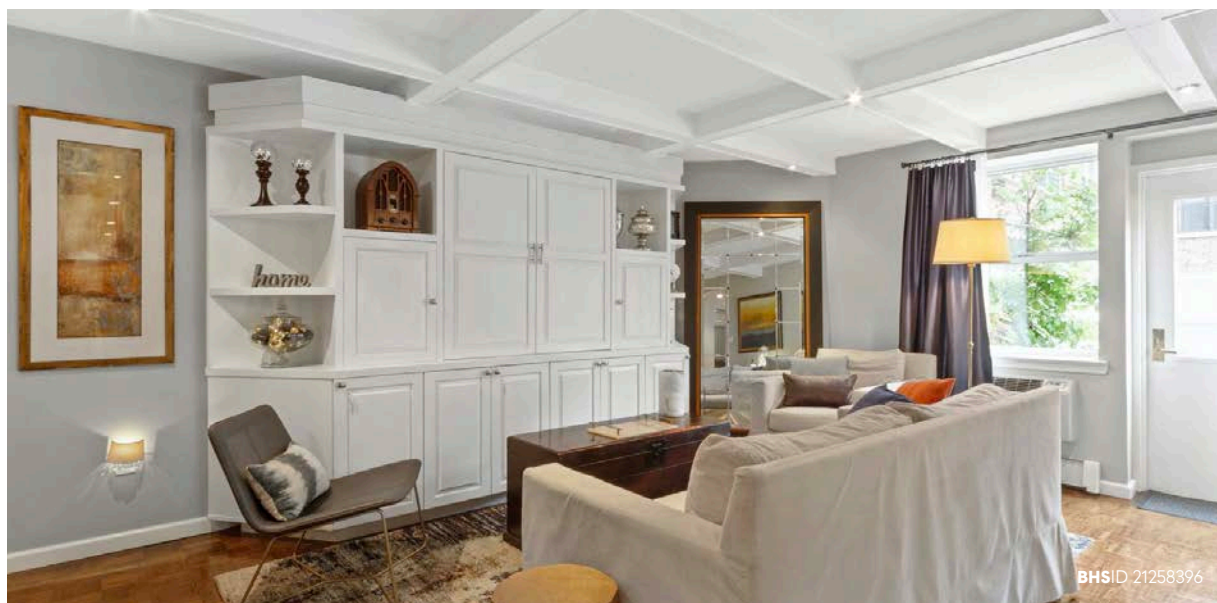
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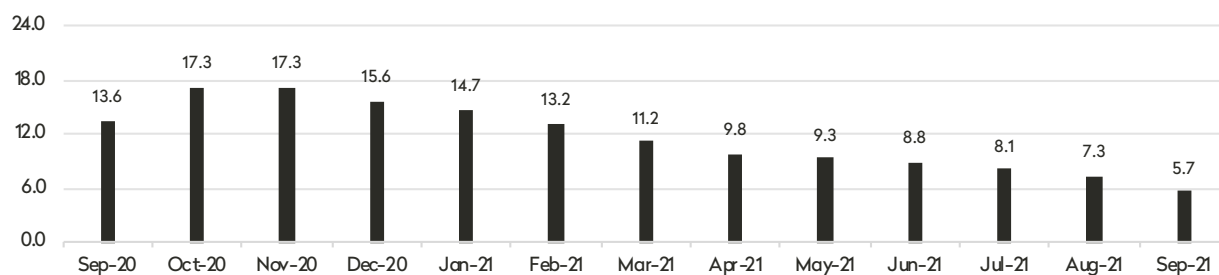
Generally North of 96th Street on the
East Side, and 110th St. on the West Side



BHSID 21280457



Months' Supply: All Apartments



Condominiums

	September 2021		August 2021		September 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	6.5	25	7.9	24	28.8
1-Bedroom	91	6.6	99	8.1	81	12.2
2-Bedroom	110	4.3	123	5.5	144	16.3
3+Bedroom	82	6.8	91	8.1	95	30.0
All	307	5.6	338	6.9	344	17.6

Cooperatives

	September 2021		August 2021		September 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	15	10.0	21	15.8	11	7.3
1-Bedroom	88	5.3	118	8.1	96	9.4
2-Bedroom	119	5.9	131	7.1	106	13.0
3+Bedroom	60	5.9	72	7.4	51	9.6
All	282	5.8	342	7.8	264	10.5

September 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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