

# April 2020 Inventory Report Manhattan Apartments



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Manhattan had a 7.2-month supply of apartments for sale at the beginning of April, **down** from 9.1 months a year ago.

This decline can be attributed to a **22%** drop in listings, as the coronavirus prevented many sellers from listing their units and led many take theirs off the market.

Since we use a 6-month moving average to determine the monthly pace of closings, the drastic **decline** in sales will not impact this data until the coming months.



BrownHarrisStevens.com WEB# 20058188



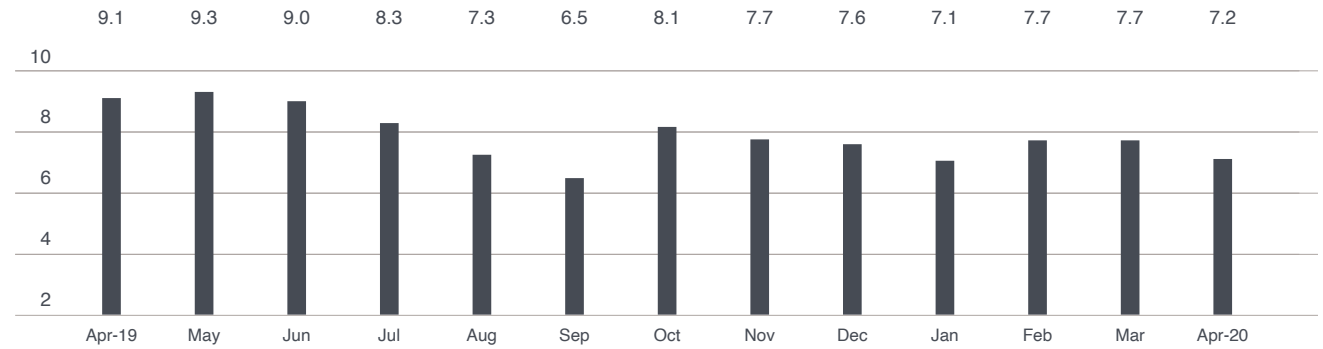
BrownHarrisStevens.com WEB# 20035256

### 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.

Months' Supply: All Apartments



Condominiums

	APRIL 2020		MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	169	5.4	209	6.1	302	8.8
1-Bedroom	771	5.9	854	6.3	1,121	8.9
2-Bedroom	1,027	8.3	1,117	8.6	1,188	10.9
3+Bedroom	1,086	15.9	1,188	16.2	1,186	15.4
Loft	117	9.8	131	11.2	166	12.6
All	3,170	8.7	3,499	9.1	3,963	11.0

Cooperatives

	APRIL 2020		MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	435	5.8	478	6.1	455	5.6
1-Bedroom	886	4.9	1,035	5.4	1,234	6.6
2-Bedroom	755	6.0	856	6.4	1,044	7.9
3+Bedroom	627	9.4	706	10.1	783	11.7
Loft	94	7.0	123	8.2	151	12.2
All	2,797	6.1	3,198	6.5	3,667	7.6



BrownHarrisStevens.com WEB# 20078078

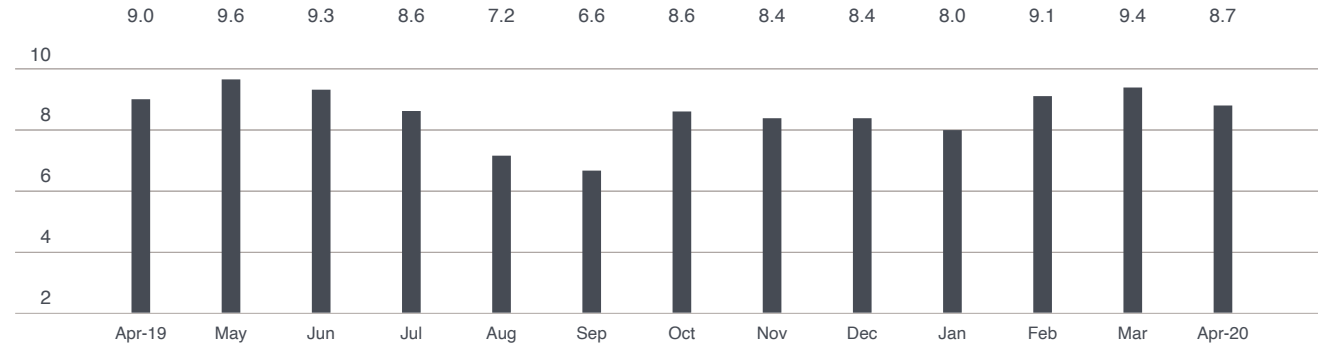


BrownHarrisStevens.com WEB# 20076119

# East Side

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

## Months' Supply: All Apartments



## Condominiums

	APRIL 2020		MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	22	6.9	28	8.4	36	12.7
<b>1-Bedroom</b>	89	6.1	98	6.0	138	9.1
<b>2-Bedroom</b>	122	9.2	136	9.8	142	9.2
<b>3+Bedroom</b>	230	23.4	251	25.1	196	12.1
<b>All</b>	463	11.3	513	11.8	512	10.3

## Cooperatives

	APRIL 2020		MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	104	7.2	109	7.4	105	6.1
<b>1-Bedroom</b>	247	5.7	294	6.5	349	7.5
<b>2-Bedroom</b>	271	7.7	308	7.9	344	8.5
<b>3+Bedroom</b>	316	12.0	354	13.5	361	11.8
<b>All</b>	938	7.8	1,065	8.5	1,159	8.6



BrownHarrisStevens.com WEB# 20027788

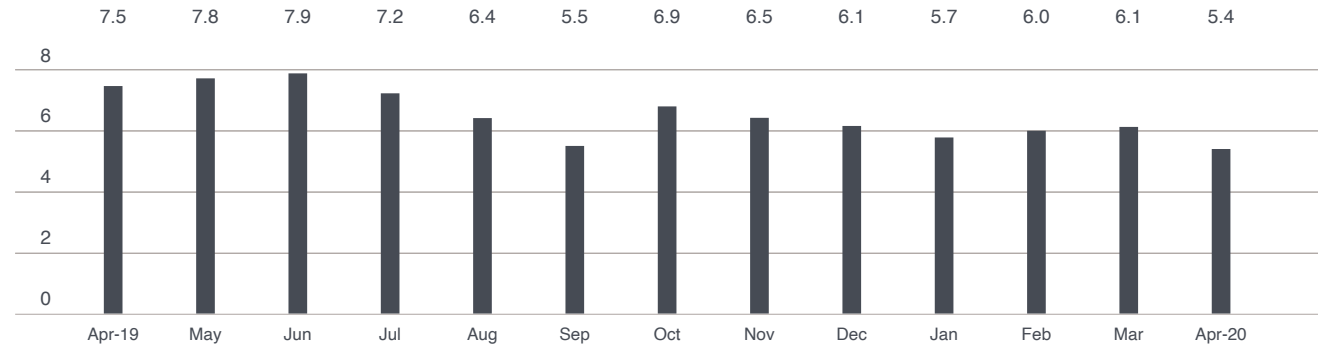


BrownHarrisStevens.com WEB# 20057717

# West Side

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19592491



BrownHarrisStevens.com WEB# 20038330

## Condominiums

	APRIL 2020		MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	12	3.6	16	3.8	32	6.4
<b>1-Bedroom</b>	82	5.0	101	6.2	123	8.4
<b>2-Bedroom</b>	118	6.2	134	7.4	162	12.0
<b>3+Bedroom</b>	162	12.2	185	12.6	236	16.9
<b>All</b>	374	7.2	436	8.2	553	11.7

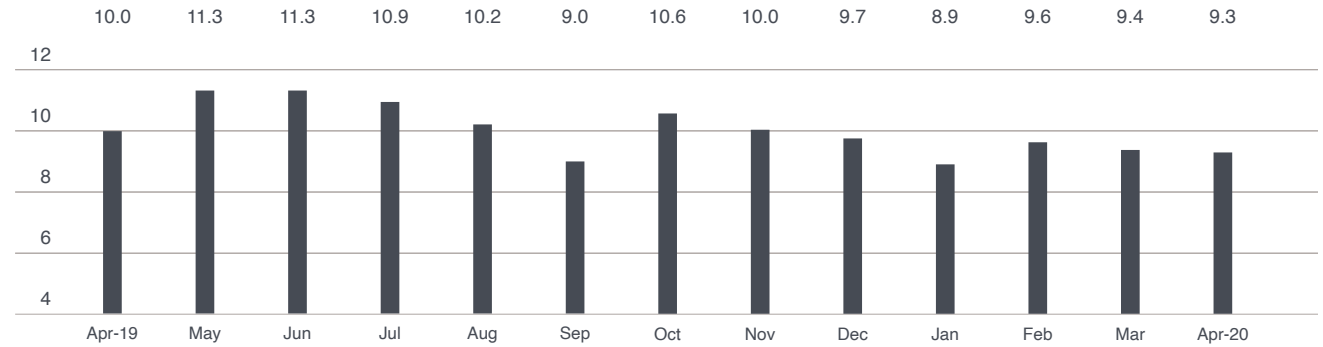
## Cooperatives

	APRIL 2020		MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	58	4.6	63	5.2	50	3.3
<b>1-Bedroom</b>	125	3.6	152	4.2	162	4.8
<b>2-Bedroom</b>	132	4.6	143	4.5	175	5.7
<b>3+Bedroom</b>	111	5.9	133	7.2	134	7.9
<b>All</b>	426	4.5	491	5.0	521	5.4

# Midtown East

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 20108570



BrownHarrisStevens.com WEB# 20093613

## Condominiums

	APRIL 2020		MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	19	4.1	26	5.2	35	4.7
<b>1-Bedroom</b>	83	7.1	87	7.2	145	7.5
<b>2-Bedroom</b>	143	16.8	159	16.2	149	9.8
<b>3+Bedroom</b>	94	25.6	100	26.1	104	20.8
<b>All</b>	339	11.9	372	12.1	433	9.2

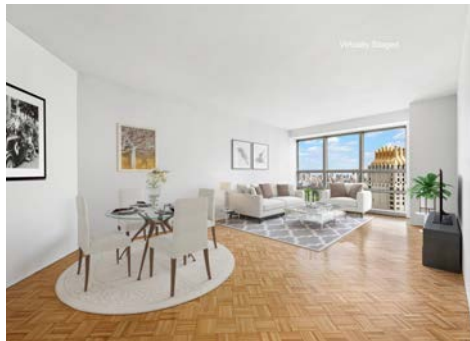
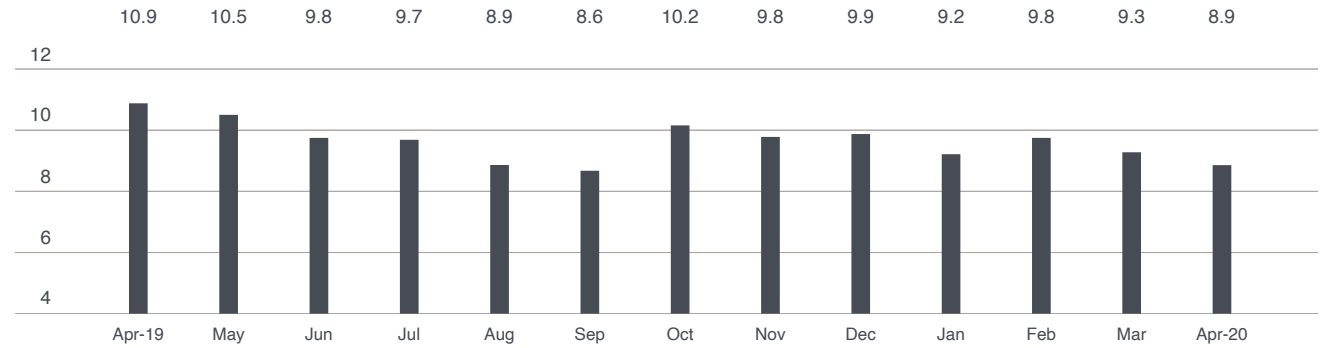
## Cooperatives

	APRIL 2020		MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	112	7.1	119	6.7	106	6.1
<b>1-Bedroom</b>	199	7.6	217	7.9	252	9.7
<b>2-Bedroom</b>	135	7.7	156	9.1	188	12.3
<b>3+Bedroom</b>	72	16.0	89	11.1	108	30.9
<b>All</b>	518	8.1	581	8.3	654	10.5

# Midtown West

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 20063975



BrownHarrisStevens.com WEB# 19960077

## Condominiums

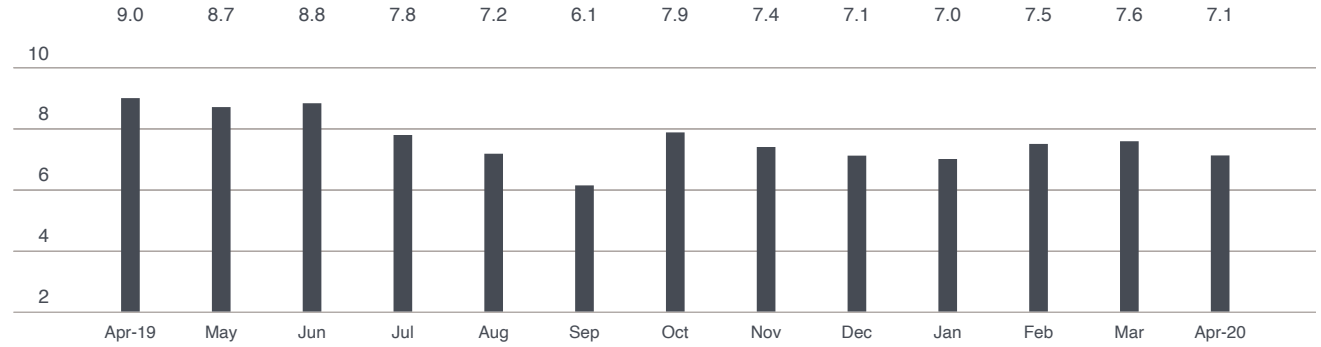
	APRIL 2020		MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	22	3.3	30	3.8	67	13.0
<b>1-Bedroom</b>	145	7.6	162	8.7	195	9.0
<b>2-Bedroom</b>	141	11.8	148	11.8	140	11.8
<b>3+Bedroom</b>	121	12.7	122	10.9	112	16.8
<b>All</b>	429	9.1	462	9.2	514	11.3

## Cooperatives

	APRIL 2020		MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	16	4.2	20	5.2	32	7.7
<b>1-Bedroom</b>	51	8.7	59	9.6	75	8.8
<b>2-Bedroom</b>	32	13.7	36	16.6	33	11.0
<b>3+Bedroom</b>	10	10.0	16	13.7	18	27.0
<b>All</b>	109	8.4	131	9.8	158	9.7

34th St. to 14th St.

Months' Supply: All Apartments



Condominiums

	APRIL 2020		MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	14	4.4	20	6.0	23	5.5
1-Bedroom	102	6.0	112	6.7	143	7.7
2-Bedroom	155	9.8	164	8.9	171	12.2
3+Bedroom	159	21.7	183	22.0	167	20.9
Loft	17	10.2	19	9.5	37	13.9
All	447	9.9	498	10.2	541	11.4

Cooperatives

	APRIL 2020		MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	65	4.8	80	5.4	78	5.9
1-Bedroom	87	3.8	115	4.8	145	5.9
2-Bedroom	46	4.9	55	5.2	75	8.0
3+Bedroom	23	6.6	24	6.9	34	12.8
Loft	28	8.0	35	9.1	40	9.6
All	249	4.7	309	5.4	372	6.9



BrownHarrisStevens.com WEB# 20091550

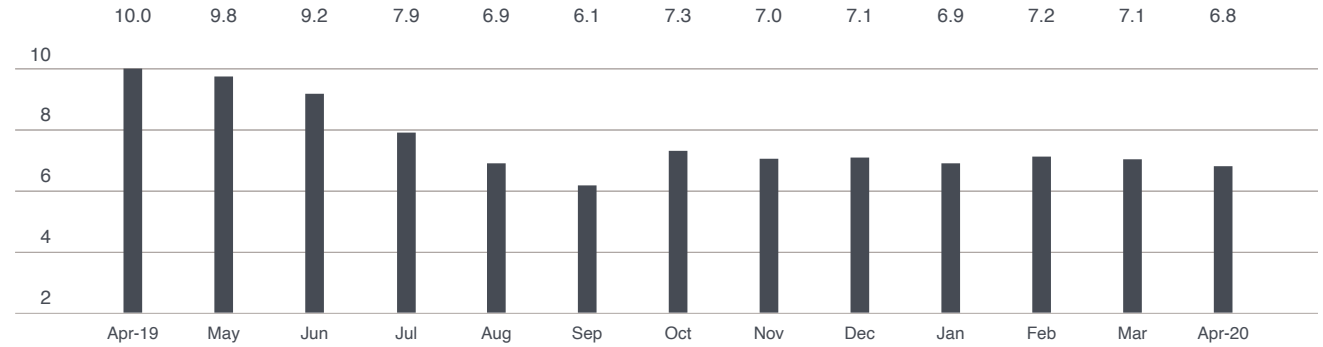


BrownHarrisStevens.com WEB# 19993298



South of 14th St.

Months' Supply: All Apartments



Condominiums

	APRIL 2020		MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	70	8.2	80	9.6	98	12.5
1-Bedroom	213	6.2	236	6.0	316	11.9
2-Bedroom	277	7.5	303	7.8	329	13.2
3+Bedroom	261	13.1	290	14.6	315	13.2
Loft	94	9.6	104	11.1	121	12.7
All	915	8.4	1013	8.7	1,179	12.7

Cooperatives

	APRIL 2020		MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	67	5.0	74	5.9	70	5.5
1-Bedroom	112	3.3	137	3.6	178	5.1
2-Bedroom	88	4.6	95	4.9	130	7.2
3+Bedroom	48	7.8	42	6.8	64	10.1
Loft	64	7.5	82	8.6	100	12.5
All	379	4.7	430	5.0	542	6.8



BrownHarrisStevens.com WEB# 20020581

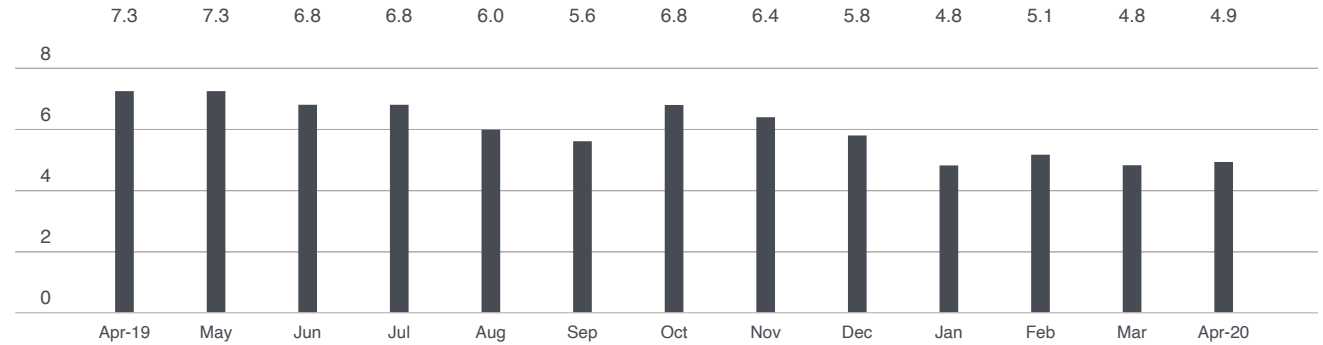


BrownHarrisStevens.com WEB# 20054215

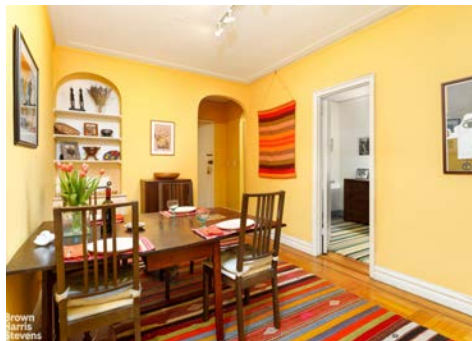
# Upper Manhattan

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19894047



BrownHarrisStevens.com WEB# 19988941

## Condominiums

	APRIL 2020		MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	10	5.5	9	4.2	12	6.5
<b>1-Bedroom</b>	58	3.4	58	3.5	64	5.8
<b>2-Bedroom</b>	76	4.3	80	4.5	97	6.7
<b>3+Bedroom</b>	59	12.6	58	10.5	58	15.8
<b>All</b>	203	4.9	205	4.9	231	7.5

## Cooperatives

	APRIL 2020		MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	13	5.2	14	4.9	14	12.0
<b>1-Bedroom</b>	66	4.8	64	4.3	80	6.2
<b>2-Bedroom</b>	51	3.8	64	4.4	100	6.4
<b>3+Bedroom</b>	48	6.9	49	6.8	67	10.3
<b>All</b>	178	4.9	191	4.8	261	7.2

# Contact us

## West Side

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Kevin Kovesci, EVP  
Managing Director of Sales

CENTRAL PARK WEST



5TH AVENUE

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Managing Director of Sales

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Ruth McCoy, EVP  
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## Brown Harris Stevens Development Marketing

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President, Development  
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## Tribeca

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## Park Slope

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Camille Logan, EVP  
Managing Director of Sales

## Park Slope

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Camille Logan, EVP  
Managing Director of Sales

## Brooklyn Heights

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