

April 2021  
Inventory Report

# Manhattan

**Brown Harris Stevens**

# April 2021 *Highlights*

Manhattan had a 10.2-month supply of apartments for sale at the beginning of April, the sixth straight monthly decline.

Condo inventory dropped 12% from last month to an 11.0-month supply, while co-ops fell 14% to 9.6 months of supply.

The West Side remained the tightest market with a 7.2 months' 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 20015186

April 2021

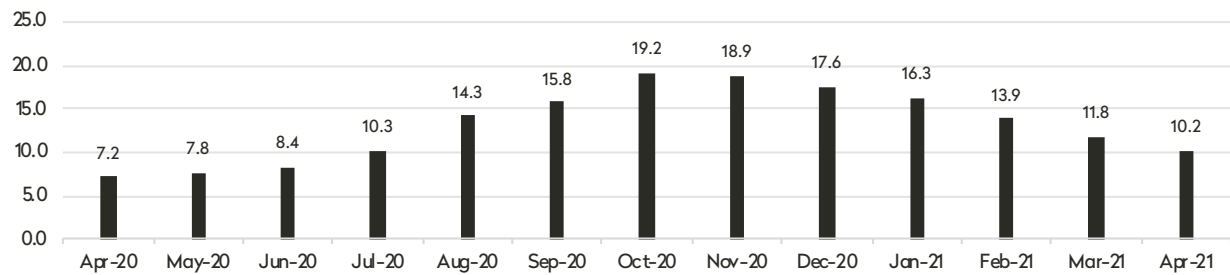
# Inventory Report



BHSID 19097682



### Months' Supply: All Apartments



### Condominiums

	April 2021		March 2021		April 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	314	11.8	288	12.8	169	5.4
<b>1-Bedroom</b>	1,035	9.6	1,009	10.9	771	5.9
<b>2-Bedroom</b>	1,166	9.6	1,182	11.1	1,027	8.3
<b>3+Bedroom</b>	1,215	15.0	1,214	16.9	1,086	15.9
<b>Loft</b>	127	9.5	132	11.2	117	9.8
<b>All</b>	3,857	11.0	3,825	12.5	3,170	8.7

### Cooperatives

	April 2021		March 2021		April 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	683	10.2	650	11.6	435	5.8
<b>1-Bedroom</b>	1,321	8.3	1,322	9.4	886	4.9
<b>2-Bedroom</b>	1,051	8.7	1,013	10.4	755	6.0
<b>3+Bedroom</b>	853	14.1	828	17.7	627	9.4
<b>Loft</b>	125	10.6	112	12.2	94	7.0
<b>All</b>	4,033	9.6	3,925	11.2	2,797	6.1

April 2021

# Inventory Report

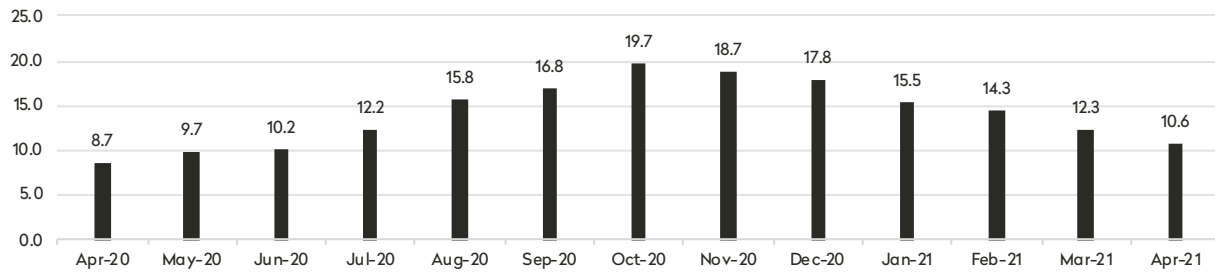
Generally 59th St. to 96th St.,  
Fifth Ave. to the East River



BHSID 20819365



### Months' Supply: All Apartments



### Condominiums

	April 2021		March 2021		April 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	34	8.5	29	8.7	22	6.9
<b>1-Bedroom</b>	95	6.2	94	6.9	89	6.1
<b>2-Bedroom</b>	128	7.3	123	8.7	122	9.2
<b>3+Bedroom</b>	242	14.8	235	17.6	230	23.4
<b>All</b>	499	9.4	481	10.8	463	11.3

### Cooperatives

	April 2021		March 2021		April 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	153	10.8	156	13.0	104	7.2
<b>1-Bedroom</b>	350	8.8	346	9.4	247	5.7
<b>2-Bedroom</b>	375	11.2	360	13.8	271	7.7
<b>3+Bedroom</b>	400	15.2	394	18.0	316	12.0
<b>All</b>	1,278	11.2	1,256	12.9	938	7.8

April 2021

# Inventory Report

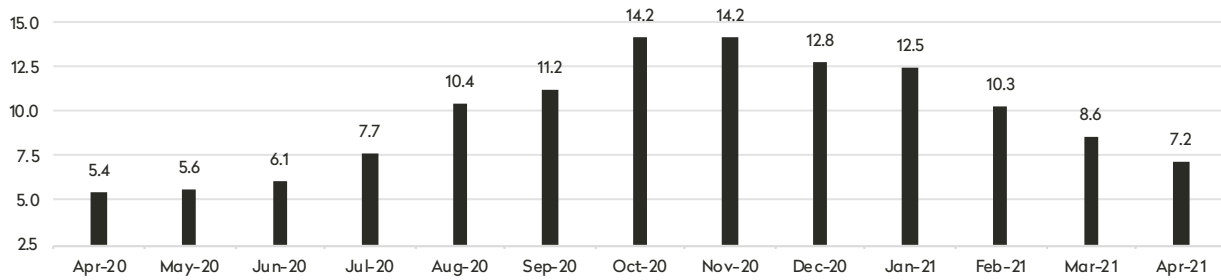
Generally 59th St. to 110th St.,  
Hudson River to West of Fifth Ave.



BHSID 20807157



### Months' Supply: All Apartments



### Condominiums

	April 2021		March 2021		April 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	38	7.6	45	10.4	12	3.6
<b>1-Bedroom</b>	129	6.6	129	7.9	82	5.0
<b>2-Bedroom</b>	126	6.0	139	6.8	118	6.2
<b>3+Bedroom</b>	223	15.6	215	15.2	162	12.2
<b>All</b>	516	8.6	528	9.6	374	7.2

### Cooperatives

	April 2021		March 2021		April 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	75	6.7	76	7.4	58	4.6
<b>1-Bedroom</b>	183	5.9	200	7.5	125	3.6
<b>2-Bedroom</b>	136	4.5	145	5.8	132	4.6
<b>3+Bedroom</b>	167	9.5	160	13.2	111	5.9
<b>All</b>	561	6.2	581	7.9	426	4.5



April 2021

# Inventory Report

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

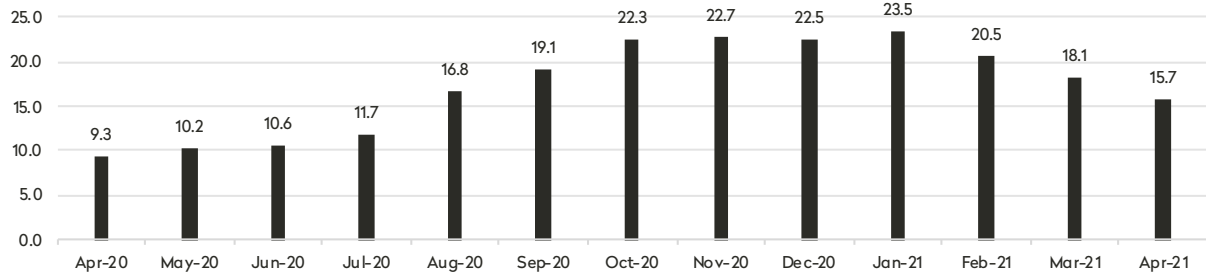


Midtown East

BHSID 20288691



### Months' Supply: All Apartments



### Condominiums

	April 2021		March 2021		April 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	43	23.5	45	27.0	19	4.1
<b>1-Bedroom</b>	145	14.3	143	14.5	83	7.1
<b>2-Bedroom</b>	142	12.9	138	16.2	143	16.8
<b>3+Bedroom</b>	76	20.7	80	21.8	94	25.6
<b>All</b>	406	15.2	406	17.2	339	11.9

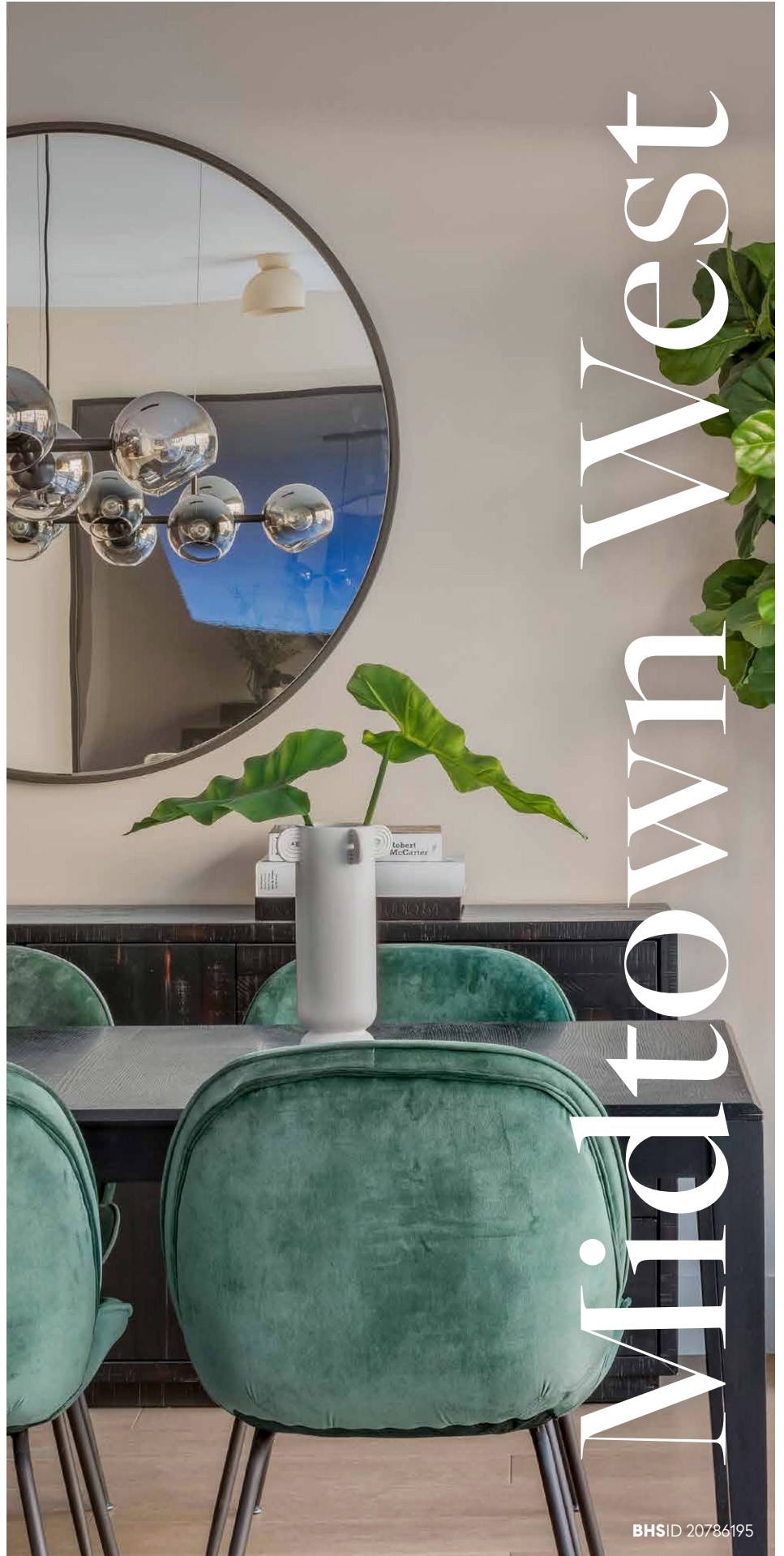
### Cooperatives

	April 2021		March 2021		April 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	176	12.7	165	14.6	112	7.1
<b>1-Bedroom</b>	280	15.3	297	18.0	199	7.6
<b>2-Bedroom</b>	201	16.3	192	18.9	135	7.7
<b>3+Bedroom</b>	115	30.0	115	34.5	72	16.0
<b>All</b>	772	16.0	769	18.6	518	8.1

April 2021

# Inventory Report

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

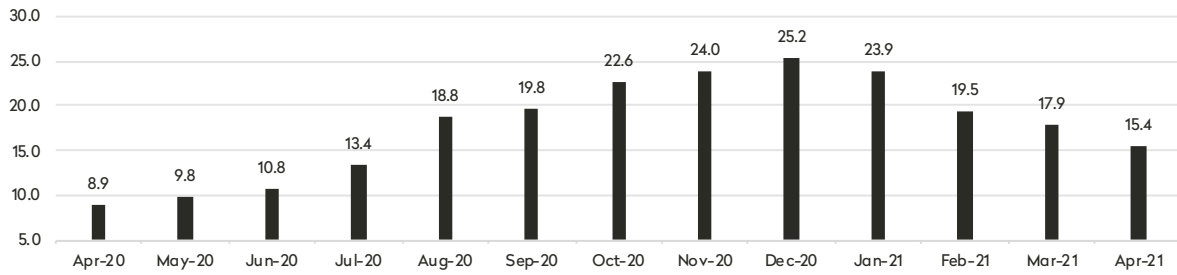


# Midtown West

BHSID 20786195



### Months' Supply: All Apartments



### Condominiums

	April 2021		March 2021		April 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	50	17.6	39	15.6	22	3.3
<b>1-Bedroom</b>	175	13.6	163	14.4	145	7.6
<b>2-Bedroom</b>	143	13.2	164	17.0	141	11.8
<b>3+Bedroom</b>	124	31.0	139	32.1	121	12.7
<b>All</b>	492	16.1	505	18.1	429	9.1

### Cooperatives

	April 2021		March 2021		April 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	33	9.9	31	13.3	16	4.2
<b>1-Bedroom</b>	72	14.4	72	14.9	51	8.7
<b>2-Bedroom</b>	44	13.9	45	22.5	32	13.7
<b>3+Bedroom</b>	15	30.0	14	42.0	10	10.0
<b>All</b>	164	13.7	162	17.1	109	8.4

April 2021

# Inventory Report

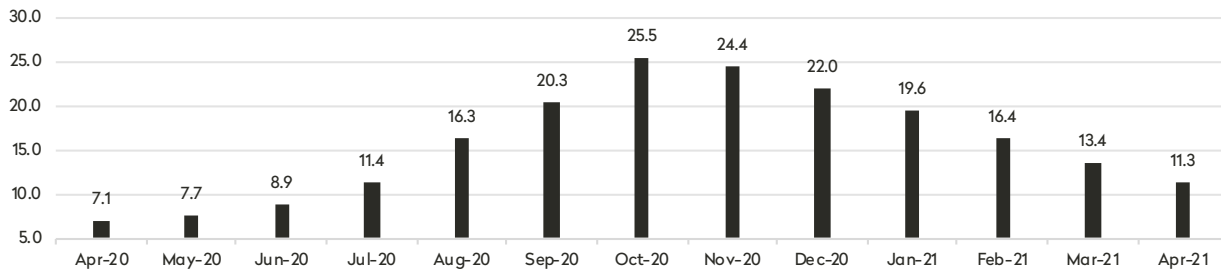
34th St. to 14th St.



BHSID 20832985



## Months' Supply: All Apartments



## Condominiums

	April 2021		March 2021		April 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	31	7.8	21	6.6	14	4.4
<b>1-Bedroom</b>	157	12.1	160	15.5	102	6.0
<b>2-Bedroom</b>	188	11.8	187	14.2	155	9.8
<b>3+Bedroom</b>	205	21.6	206	28.7	159	21.7
<b>Loft</b>	29	12.4	36	15.4	17	10.2
<b>All</b>	610	13.6	610	16.9	447	9.9

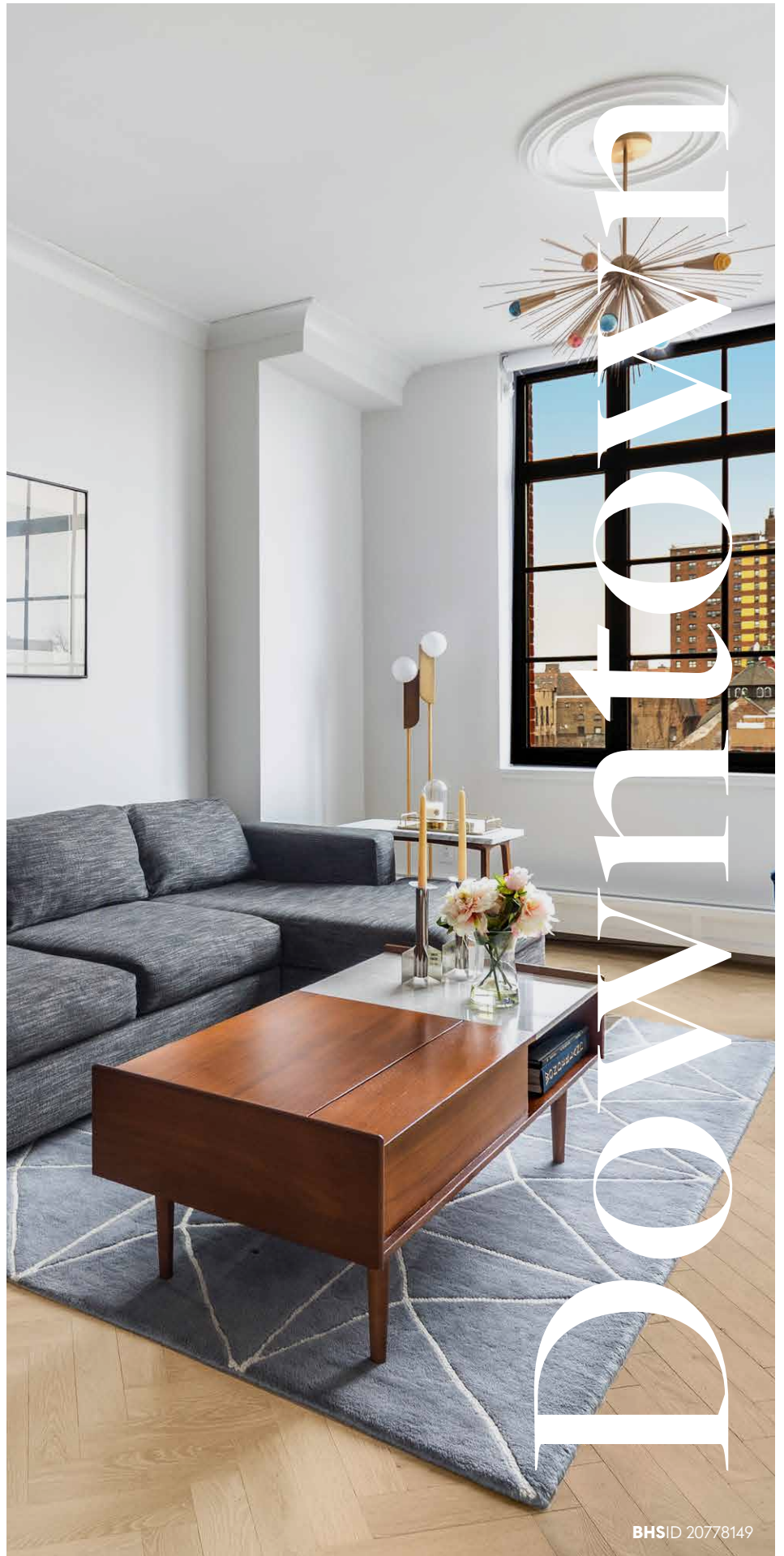
## Cooperatives

	April 2021		March 2021		April 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	133	13.1	114	14.0	65	4.8
<b>1-Bedroom</b>	162	7.1	140	7.2	87	3.8
<b>2-Bedroom</b>	67	7.4	61	9.9	46	4.9
<b>3+Bedroom</b>	36	15.4	33	19.8	23	6.6
<b>Loft</b>	46	12.0	39	13.8	28	8.0
<b>All</b>	444	9.2	387	10.1	249	4.7

April 2021

# Inventory Report

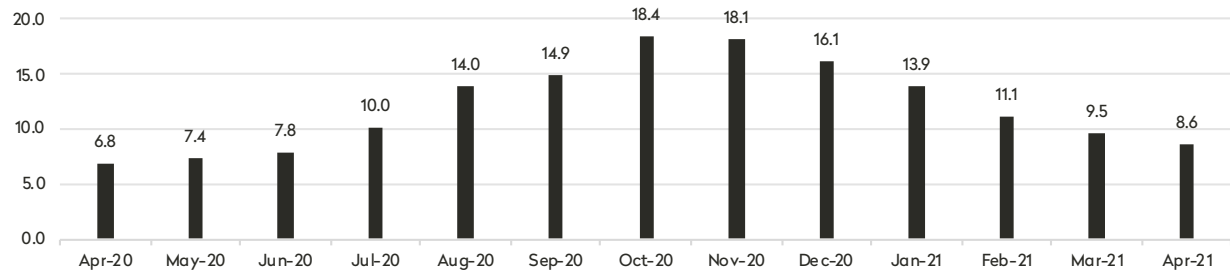
South of 14th St.



BHSID 20778149



### Months' Supply: All Apartments



### Condominiums

	April 2021		March 2021		April 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	98	15.1	85	14.2	70	8.2
<b>1-Bedroom</b>	246	8.7	231	9.7	213	6.2
<b>2-Bedroom</b>	323	9.9	303	10.6	277	7.5
<b>3+Bedroom</b>	271	10.1	276	11.8	261	13.1
<b>Loft</b>	93	9.0	91	10.3	94	9.6
<b>All</b>	1,031	9.9	986	10.9	915	8.4

### Cooperatives

	April 2021		March 2021		April 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	102	8.1	99	9.3	67	5.0
<b>1-Bedroom</b>	191	5.7	188	6.6	112	3.3
<b>2-Bedroom</b>	117	5.6	107	5.8	88	4.6
<b>3+Bedroom</b>	62	14.9	56	18.7	48	7.8
<b>Loft</b>	69	9.4	62	10.3	64	7.5
<b>All</b>	541	6.9	512	7.7	379	4.7



April 2021

# Inventory Report

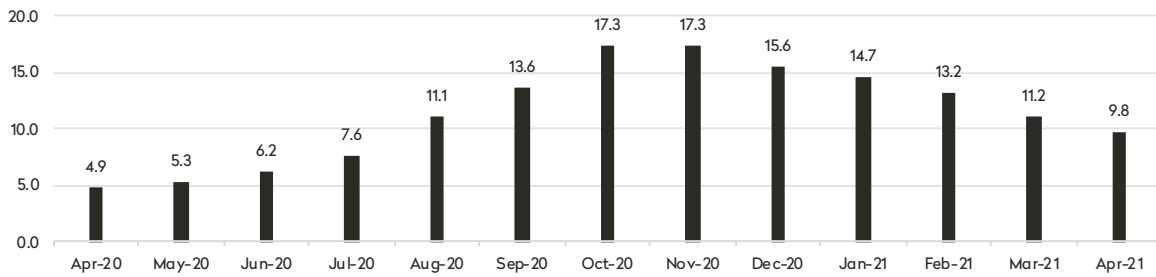
Generally North of 96th Street on the East Side, and 110th St. on the West Side



BHSID 1949221



### Months' Supply: All Apartments



### Condominiums

	April 2021		March 2021		April 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	20	8.6	24	16.0	10	5.5
<b>1-Bedroom</b>	91	10.9	90	12.0	58	3.4
<b>2-Bedroom</b>	118	9.0	132	10.6	76	4.3
<b>3+Bedroom</b>	74	11.7	63	11.1	59	12.6
<b>All</b>	303	10.0	309	11.4	203	4.9

### Cooperatives

	April 2021		March 2021		April 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	12	8.0	9	6.8	13	5.2
<b>1-Bedroom</b>	88	9.1	86	10.1	66	4.8
<b>2-Bedroom</b>	115	9.9	107	11.5	51	3.8
<b>3+Bedroom</b>	58	9.7	56	12.4	48	6.9
<b>All</b>	273	9.5	258	10.9	178	4.9

# April 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

Prepared by Lisa Rae Castrigno, SVP of Research.

©2021 by Brown Harris Stevens. All Rights Reserved. This information may not be copied, used or distributed without Brown Harris Stevens' consent. While information is believed true, no guaranty is made of accuracy.



**BrownHarrisStevens.com**

NEW YORK CITY • HAMPTONS • PALM BEACH • MIAMI • WORLDWIDE

**BHS** PARTNERING  
WORLDWIDE®

**LP** LUXURY  
PORTFOLIO  
INTERNATIONAL | *Leading*  
REAL ESTATE COMPANIES  
IN THE WORLD