

# February 2020 Inventory Report Manhattan Apartments

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The monthly supply for Manhattan apartments was 7.7 months in February, **3%** lower than a year ago.

While the month's supply for coops was unchanged from a year ago, the comparable condo figure fell **7%**.

Upper Manhattan was the tightest market with a **5.1**-month supply of units for sale.



BrownHarrisStevens.com WEB# 20055638



BrownHarrisStevens.com WEB# 20058732

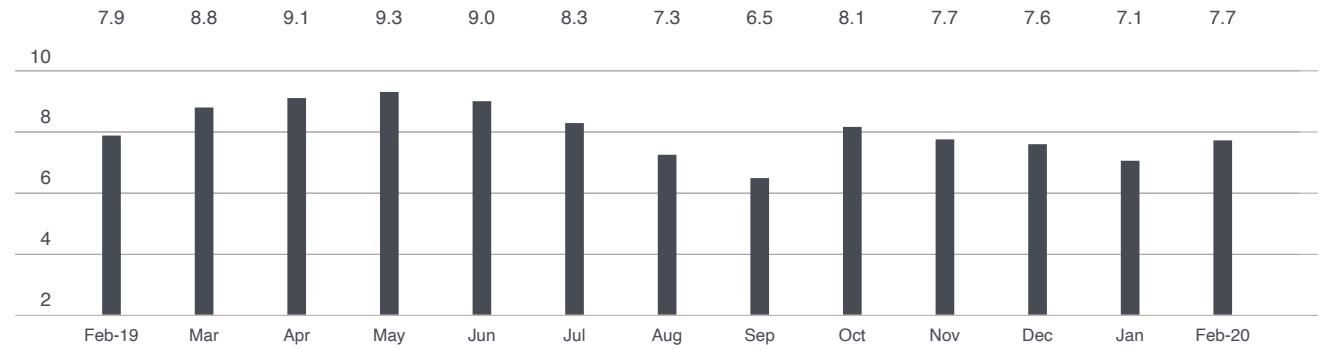
### Definitions

**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 6-9 months indicates a balanced market.



Months' Supply: All Apartments



Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	241	6.8	235	6.4	280	7.1
1-Bedroom	863	6.1	822	5.7	1,049	8.0
2-Bedroom	1,159	8.6	1,127	8.7	1,112	9.8
3+Bedroom	1,199	16.7	1,132	16.9	1,113	13.3
Loft	122	10.6	116	10.7	157	15.2
All	3,584	9.1	3,432	8.9	3,711	9.8

Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	476	5.7	429	5.0	446	5.3
1-Bedroom	1,057	5.5	981	4.9	1,163	5.6
2-Bedroom	868	6.3	797	5.5	923	6.4
3+Bedroom	694	10.4	620	9.4	733	10.5
Loft	128	8.7	132	8.3	144	9.0
All	3,223	6.5	2,959	5.8	3,409	6.5



BrownHarrisStevens.com WEB# 20028176

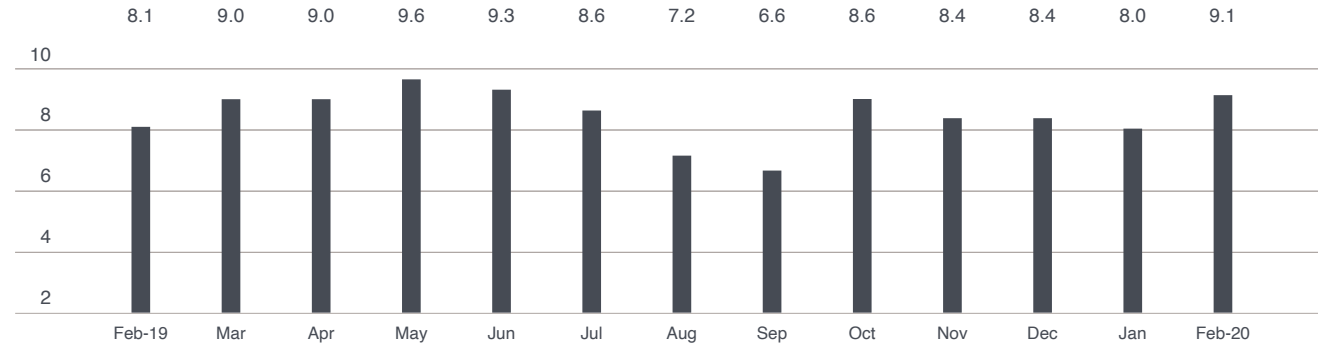


BrownHarrisStevens.com WEB# 20037018

# East Side

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19596638



BrownHarrisStevens.com WEB# 20054262

## Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	35	10.5	37	9.7	30	6.9
<b>1-Bedroom</b>	100	5.8	92	5.0	133	8.1
<b>2-Bedroom</b>	143	9.5	138	8.4	142	9.6
<b>3+Bedroom</b>	243	22.8	225	22.1	186	10.7
<b>All</b>	521	11.3	492	10.1	491	9.3

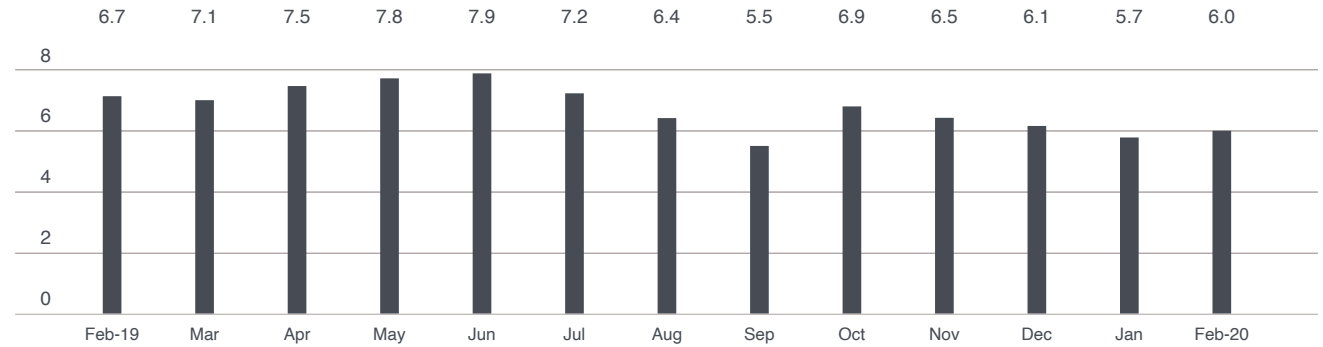
## Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	117	7.9	118	7.6	112	6.7
<b>1-Bedroom</b>	276	6.3	249	5.3	344	6.9
<b>2-Bedroom</b>	303	7.7	274	6.5	305	6.8
<b>3+Bedroom</b>	350	12.6	301	11.1	342	10.8
<b>All</b>	1,046	8.3	942	7.2	1,103	7.7

# West Side

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 20061670



BrownHarrisStevens.com WEB# 20035225

## Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	15	3.0	17	2.8	29	5.8
<b>1-Bedroom</b>	96	6.1	93	5.9	119	6.9
<b>2-Bedroom</b>	135	7.4	131	8.3	143	10.5
<b>3+Bedroom</b>	194	13.9	192	15.0	210	14.5
<b>All</b>	440	8.3	433	8.6	501	10.0

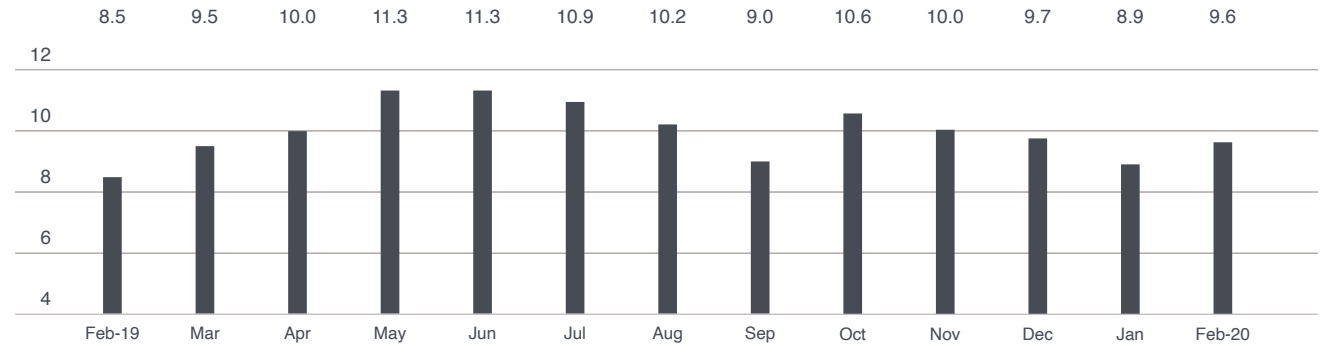
## Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	61	4.6	52	3.5	58	4.0
<b>1-Bedroom</b>	160	4.2	157	3.9	143	3.7
<b>2-Bedroom</b>	150	4.4	144	3.9	165	5.5
<b>3+Bedroom</b>	130	7.1	122	6.7	138	8.3
<b>All</b>	501	4.8	475	4.4	504	5.0

# Midtown East

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 20056702



BrownHarrisStevens.com WEB# 20062254

## Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	25	5.2	32	8.7	35	4.4
<b>1-Bedroom</b>	102	7.5	96	6.5	148	7.0
<b>2-Bedroom</b>	167	16.2	154	14.0	149	9.8
<b>3+Bedroom</b>	106	30.3	99	31.3	104	16.0
<b>All</b>	400	12.4	381	11.7	436	8.6

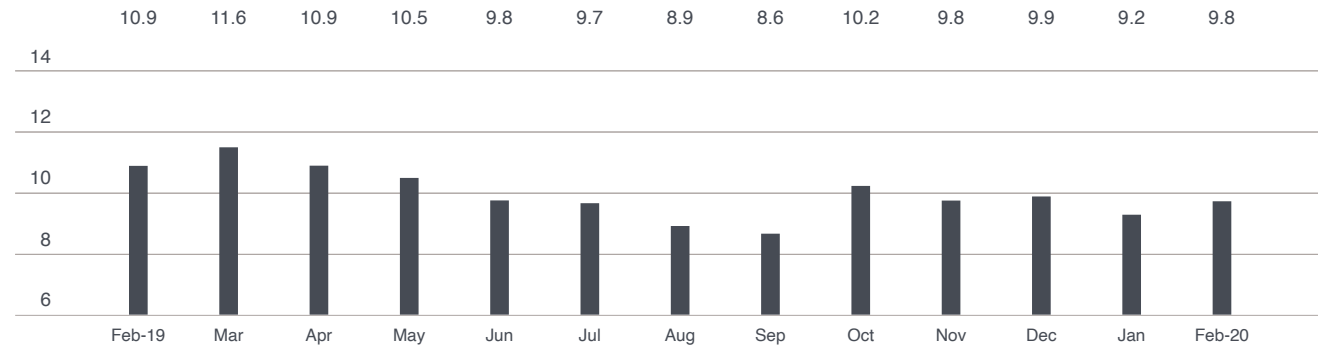
## Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	118	6.2	99	5.3	108	6.0
<b>1-Bedroom</b>	226	8.1	214	7.7	230	7.8
<b>2-Bedroom</b>	152	8.5	141	7.8	151	9.0
<b>3+Bedroom</b>	87	15.8	79	14.8	94	22.6
<b>All</b>	583	8.3	533	7.6	583	8.5

# Midtown West

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 20026657

## Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	35	4.8	34	4.3	61	10.8
1-Bedroom	161	8.5	153	9.1	172	9.6
2-Bedroom	159	12.1	142	10.7	139	12.8
3+Bedroom	123	12.1	116	12.4	111	22.2
All	478	9.7	445	9.4	483	12.2



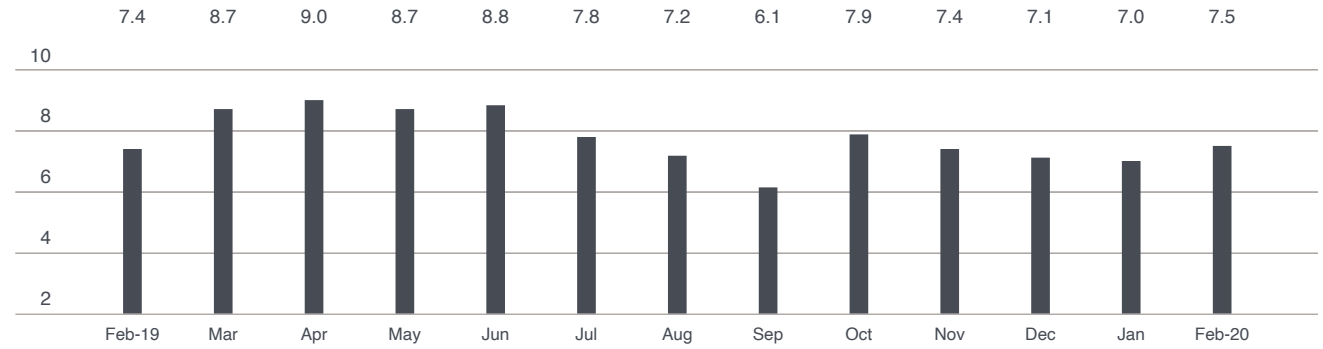
BrownHarrisStevens.com WEB# 19965426

## Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	23	6.0	22	4.7	36	7.2
1-Bedroom	56	9.1	54	8.3	69	7.1
2-Bedroom	36	19.6	30	13.8	35	10.5
3+Bedroom	16	24.0	15	22.5	10	20.0
All	131	10.5	121	8.6	150	8.1

34th St. to 14th St.

Months' Supply: All Apartments

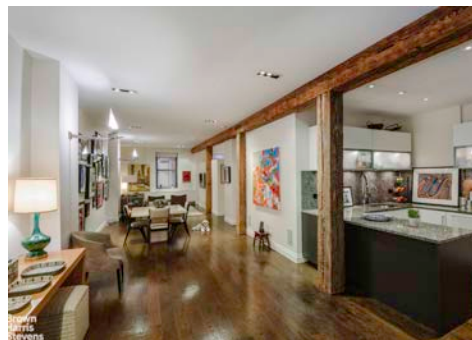


Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	25	6.8	21	6.6	25	7.1
1-Bedroom	113	6.2	114	6.1	124	6.5
2-Bedroom	165	8.5	167	8.9	159	8.6
3+Bedroom	183	21.1	168	19.8	152	17.5
Loft	21	10.5	19	11.4	32	12.0
All	507	9.7	489	9.6	492	9.4



BrownHarrisStevens.com WEB# 20030825



BrownHarrisStevens.com WEB# 20027747

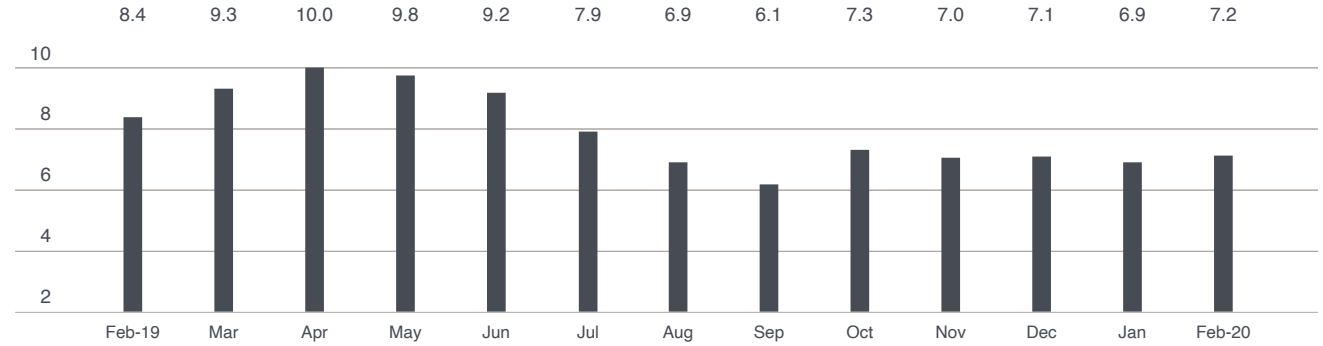
Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	68	4.3	61	3.8	73	5.2
1-Bedroom	121	5.3	112	4.3	132	5.1
2-Bedroom	60	5.7	61	5.8	70	6.0
3+Bedroom	23	7.7	18	6.8	27	11.6
Loft	37	8.9	32	6.6	41	6.8
All	309	5.5	284	4.7	343	5.7



South of 14th St.

Months' Supply: All Apartments



Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	94	10.1	83	7.8	90	8.4
1-Bedroom	235	5.4	214	4.7	299	11.1
2-Bedroom	315	7.7	322	8.1	294	10.7
3+Bedroom	292	14.8	281	15.3	301	11.5
Loft	95	10.6	92	11.0	119	17.4
All	1,031	8.4	992	8.1	1,103	11.3

Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	76	5.4	63	4.7	51	3.8
1-Bedroom	151	4.1	136	3.7	174	4.4
2-Bedroom	104	5.5	90	4.6	116	5.6
3+Bedroom	44	8.5	47	10.4	56	7.5
Loft	83	8.9	93	9.6	91	9.9
All	458	5.5	429	5.1	488	5.4



BrownHarrisStevens.com WEB# 19917066

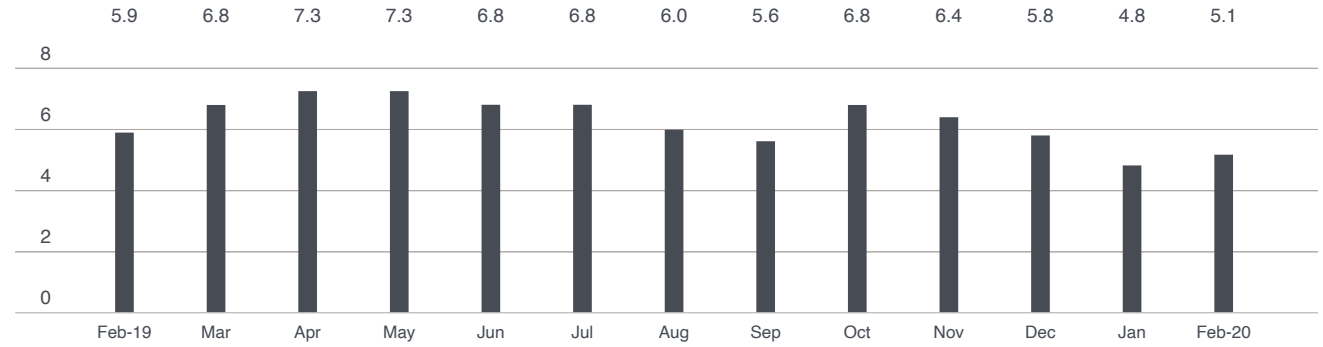


BrownHarrisStevens.com WEB# 20016758

# 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# 19948446

## Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	12	6.0	11	6.0	10	4.0
1-Bedroom	57	3.9	61	4.8	56	4.6
2-Bedroom	79	4.6	76	5.0	87	6.4
3+Bedroom	59	11.4	52	10.8	52	8.7
All	207	5.4	200	5.7	205	6.0

## Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	14	4.7	15	4.7	8	5.3
1-Bedroom	69	4.3	61	3.6	82	5.6
2-Bedroom	66	4.7	59	3.6	82	4.7
3+Bedroom	46	6.7	40	5.1	66	9.2
All	195	4.9	175	4.0	238	5.8

# Contact us

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Managing Director of Sales

CENTRAL PARK WEST



5TH AVENUE

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## BHS Residential Management

Paul J. Herman, President  
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## Brown Harris Stevens Development Marketing

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Stephen Kliegerman,  
President, Development  
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Stephen Klym, EVP  
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## Tribeca

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Stephen Klym, EVP  
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Camille Logan, EVP  
Managing Director of Sales

## Park Slope

244 Fifth Avenue  
Camille Logan, EVP  
Managing Director of Sales

## Brooklyn Heights

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