

February 2021  
Inventory Report

# Maintain

**Brown Harris Stevens**

# February 2021

## *Highlights*

There was a 13.9-month supply of apartments for sale at the start of February, down 15% from the prior month.

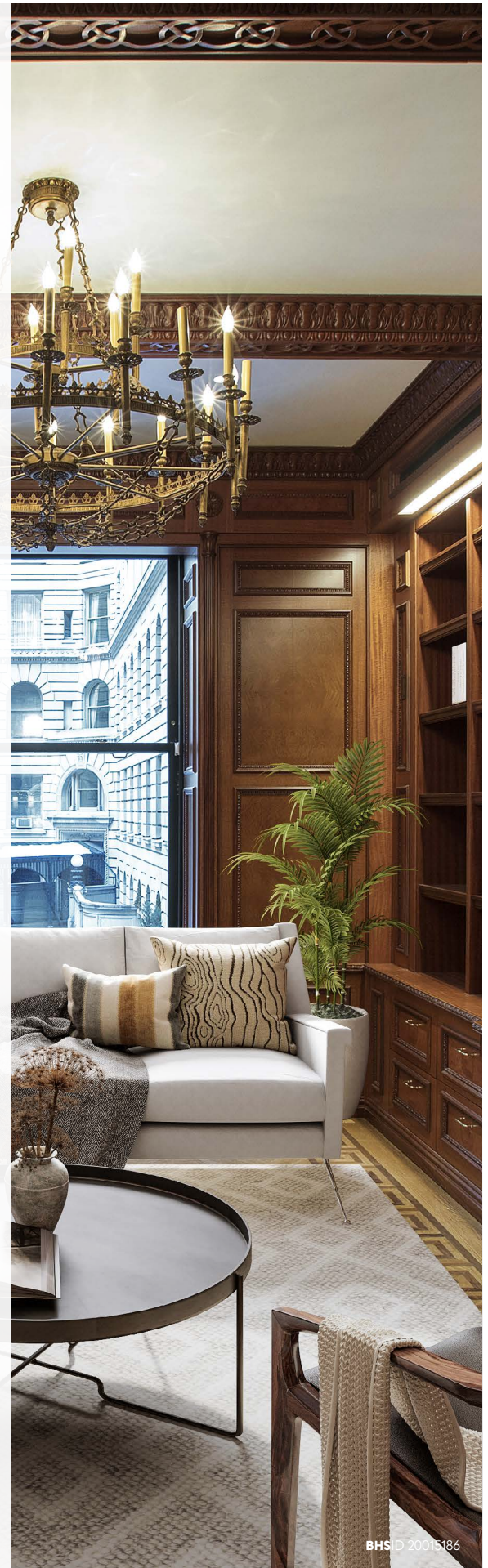
Since peaking at 19.2 months in October, the months' supply of apartments has fallen 28%.

Co-ops have posted a sharper increase in inventory over the past year than condos.

## 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.



BHSD 20015186

February 2021

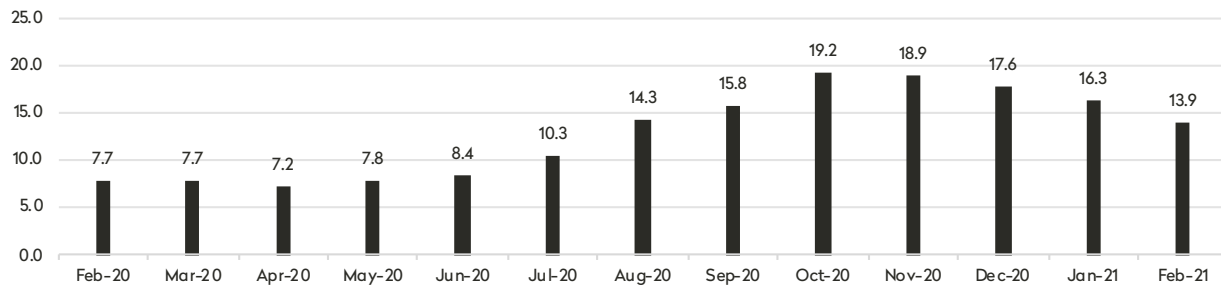
# Inventory Report



BHSID 20462597



## Months' Supply: All Apartments



## Condominiums

	February 2021		January 2021		February 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	302	14.2	292	14.8	241	6.8
<b>1-Bedroom</b>	1,107	13.3	1,147	15.7	863	6.1
<b>2-Bedroom</b>	1,279	13.1	1,314	15.0	1,159	8.6
<b>3+Bedroom</b>	1,289	19.6	1,281	23.1	1,199	16.7
<b>Loft</b>	142	13.7	154	18.5	122	10.6
<b>All</b>	4,119	14.8	4,188	17.2	3,584	9.1

## Cooperatives

	February 2021		January 2021		February 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	683	13.2	717	15.7	476	5.7
<b>1-Bedroom</b>	1,381	10.8	1,424	12.7	1,057	5.5
<b>2-Bedroom</b>	1,094	12.9	1,145	15.5	868	6.3
<b>3+Bedroom</b>	839	19.4	843	23.2	694	10.4
<b>Loft</b>	110	14.7	120	17.1	128	8.7
<b>All</b>	4,107	13.0	4,249	15.5	3,223	6.5

February 2021

# Inventory Report

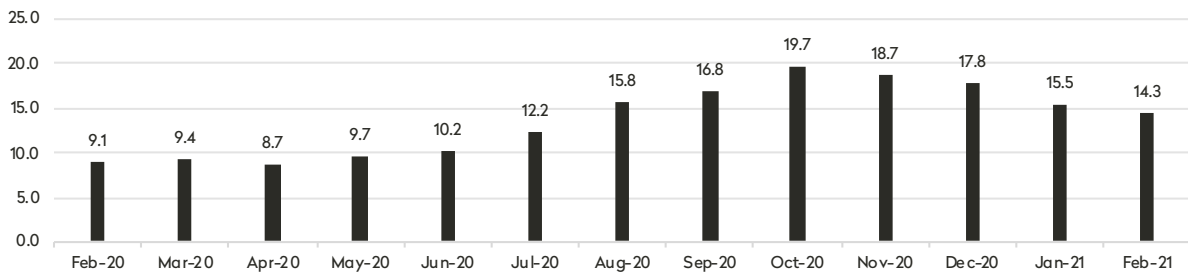
Generally 59th St. to 96th St.,  
Fifth Ave. to the East River



BHSID 20670363



### Months' Supply: All Apartments



### Condominiums

	February 2021		January 2021		February 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	27	9.0	25	7.5	35	10.5
<b>1-Bedroom</b>	119	9.4	124	11.4	100	5.8
<b>2-Bedroom</b>	143	10.6	141	10.1	143	9.5
<b>3+Bedroom</b>	259	23.2	250	25.0	243	22.8
<b>All</b>	548	13.6	540	14.1	521	11.3

### Cooperatives

	February 2021		January 2021		February 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	164	15.6	165	18.0	117	7.9
<b>1-Bedroom</b>	360	10.7	351	12.3	276	6.3
<b>2-Bedroom</b>	371	16.1	380	16.2	303	7.7
<b>3+Bedroom</b>	393	19.2	387	21.3	350	12.6
<b>All</b>	1,288	14.7	1,283	16.2	1,046	8.3

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# Inventory Report

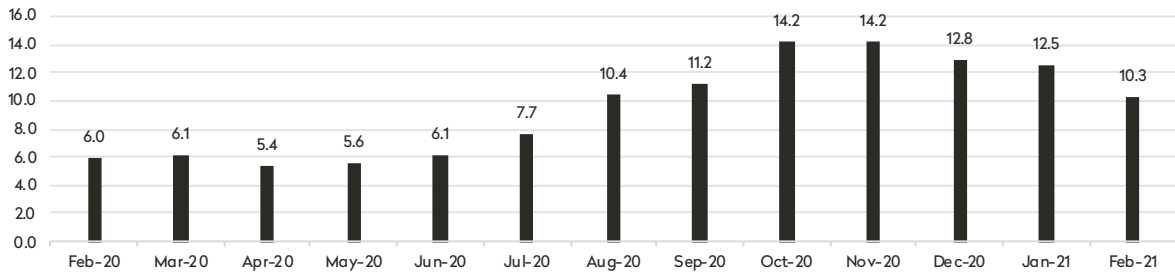
Generally 59th St. to 110th St.,  
Hudson River to West of Fifth Ave.



BHSID 20676401



### Months' Supply: All Apartments



### Condominiums

	February 2021		January 2021		February 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	43	12.9	31	10.3	15	3.0
<b>1-Bedroom</b>	144	10.0	164	12.8	96	6.1
<b>2-Bedroom</b>	150	8.1	146	9.2	135	7.4
<b>3+Bedroom</b>	218	15.4	212	16.1	194	13.9
<b>All</b>	555	11.0	553	12.3	440	8.3

### Cooperatives

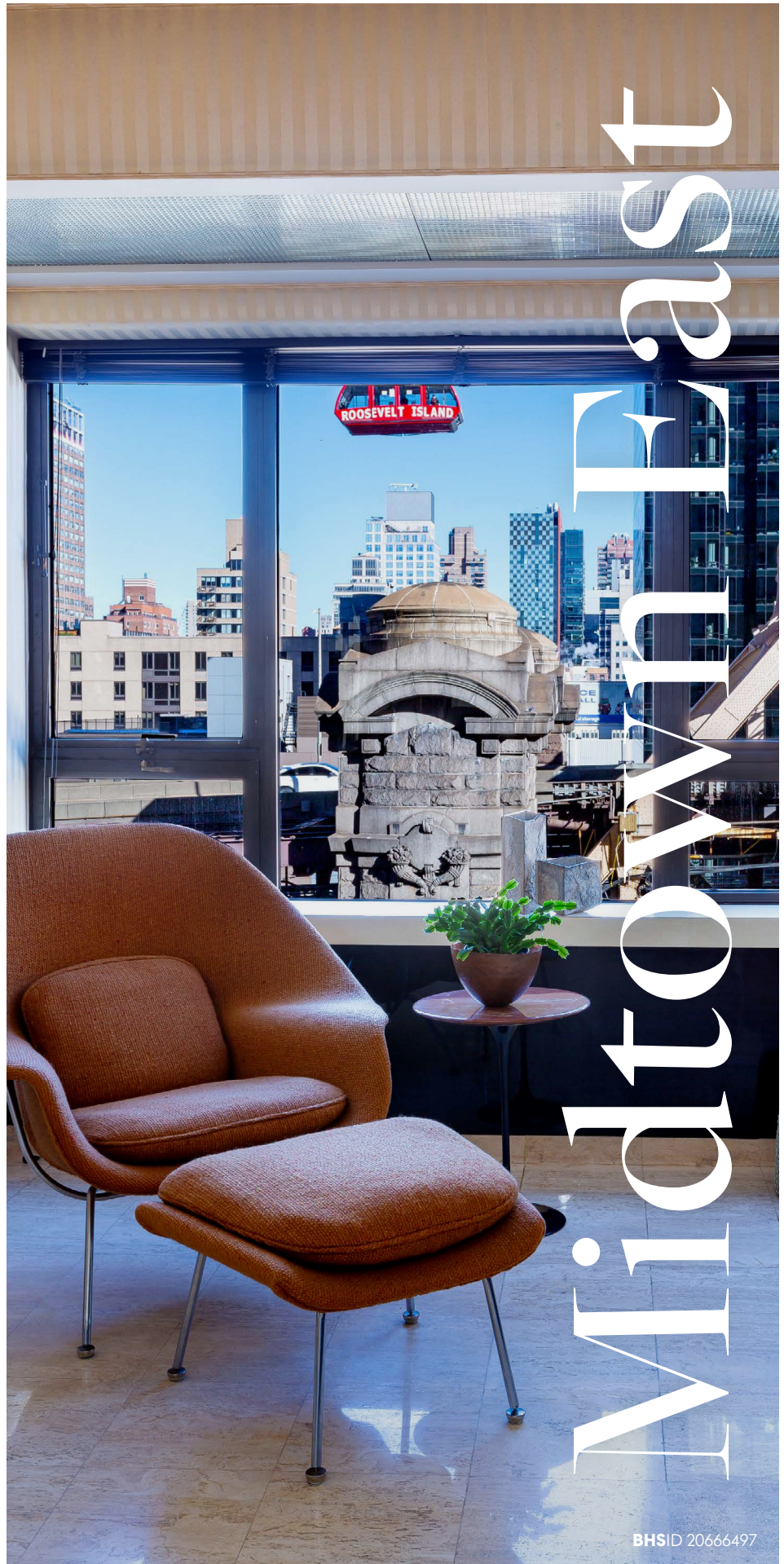
	February 2021		January 2021		February 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	92	10.4	103	12.4	61	4.6
<b>1-Bedroom</b>	222	9.9	231	12.4	160	4.2
<b>2-Bedroom</b>	159	7.3	180	9.8	150	4.4
<b>3+Bedroom</b>	154	13.4	171	19.7	130	7.1
<b>All</b>	627	9.7	685	12.7	501	4.8



February 2021

# Inventory Report

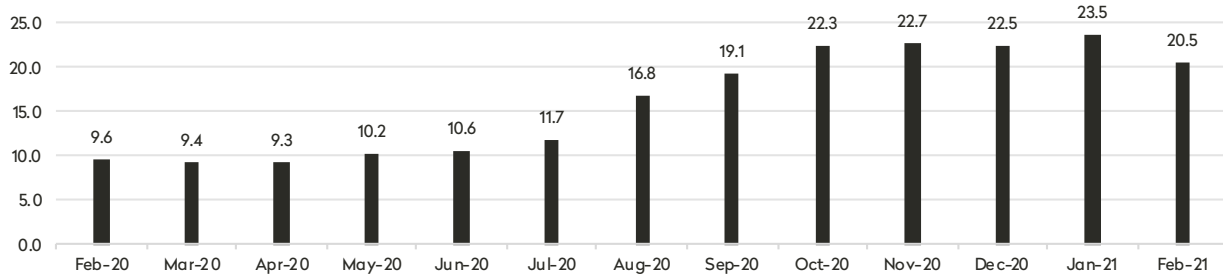
Generally 34th to 59th Street,  
Fifth Avenue to the East River



BHSID 20666497



### Months' Supply: All Apartments



### Condominiums

	February 2021		January 2021		February 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	45	30.0	46	34.5	25	5.2
<b>1-Bedroom</b>	157	16.5	148	17.1	102	7.5
<b>2-Bedroom</b>	146	24.3	146	23.7	167	16.2
<b>3+Bedroom</b>	84	22.9	85	39.2	106	30.3
<b>All</b>	432	20.9	425	23.2	400	12.4

### Cooperatives

	February 2021		January 2021		February 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	175	15.0	192	20.2	118	6.2
<b>1-Bedroom</b>	302	18.7	300	19.8	226	8.1
<b>2-Bedroom</b>	211	24.3	210	28.0	152	8.5
<b>3+Bedroom</b>	115	38.3	111	51.2	87	15.8
<b>All</b>	803	20.3	813	23.7	583	8.3

February 2021

# Inventory Report

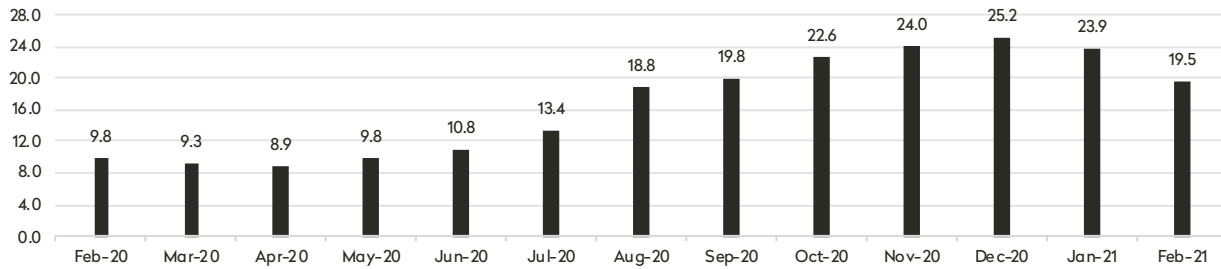
Generally 34th to 59th Street,  
Hudson River to West of Fifth Avenue



BHSID 19883723



### Months' Supply: All Apartments



### Condominiums

	February 2021		January 2021		February 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	41	12.3	49	13.4	35	4.8
<b>1-Bedroom</b>	175	17.5	188	22.1	161	8.5
<b>2-Bedroom</b>	167	19.3	179	25.6	159	12.1
<b>3+Bedroom</b>	139	26.9	136	29.1	123	12.1
<b>All</b>	522	19.2	552	23.2	478	9.7

### Cooperatives

	February 2021		January 2021		February 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	32	17.5	32	21.3	23	6.0
<b>1-Bedroom</b>	80	17.1	84	24.0	56	9.1
<b>2-Bedroom</b>	45	24.5	47	25.6	36	19.6
<b>3+Bedroom</b>	16	96.0	18	N/A	16	24.0
<b>All</b>	173	20.4	181	26.5	131	10.5

February 2021

# Inventory Report

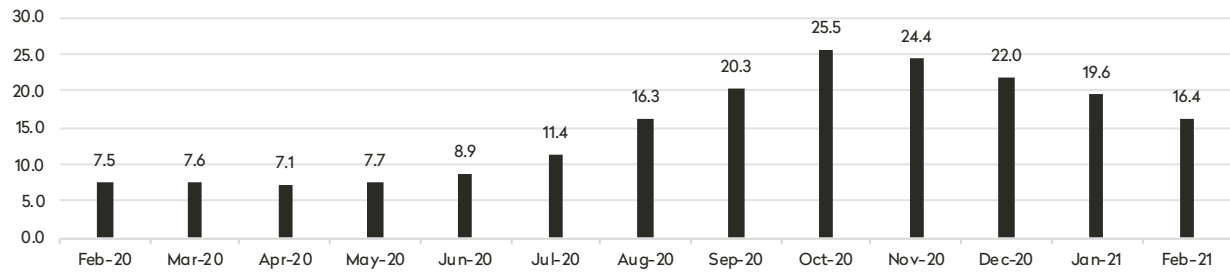
34th St. to 14th St.



BHSID-20650228



### Months' Supply: All Apartments



### Condominiums

	February 2021		January 2021		February 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	30	9.0	34	10.2	25	6.8
<b>1-Bedroom</b>	175	20.6	168	22.4	113	6.2
<b>2-Bedroom</b>	201	16.5	201	19.5	165	8.5
<b>3+Bedroom</b>	210	33.2	212	36.3	183	21.1
<b>Loft</b>	37	20.2	40	34.3	21	10.5
<b>All</b>	653	20.3	655	23.3	507	9.7

### Cooperatives

	February 2021		January 2021		February 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	119	14.9	118	18.6	68	4.3
<b>1-Bedroom</b>	161	10.0	181	12.1	121	5.3
<b>2-Bedroom</b>	66	12.4	68	14.6	60	5.7
<b>3+Bedroom</b>	36	24.0	35	70.0	23	7.7
<b>Loft</b>	41	17.6	47	28.2	37	8.9
<b>All</b>	423	12.7	449	15.9	309	5.5

February 2021

# Inventory Report

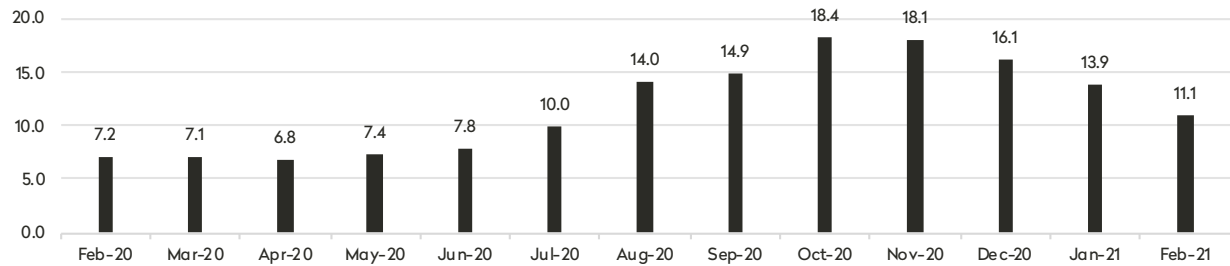
South of 14th St.



BHSID 20670812



## Months' Supply: All Apartments



## Condominiums

	February 2021		January 2021		February 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	92	17.8	90	23.5	94	10.1
<b>1-Bedroom</b>	259	11.3	277	14.2	235	5.4
<b>2-Bedroom</b>	335	12.0	358	14.4	315	7.7
<b>3+Bedroom</b>	312	15.5	307	20.5	292	14.8
<b>Loft</b>	98	12.5	106	15.5	95	10.6
<b>All</b>	1,096	13.0	1,138	16.3	1,031	8.4

## Cooperatives

	February 2021		January 2021		February 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	99	10.1	105	10.9	76	5.4
<b>1-Bedroom</b>	181	6.9	200	9.1	151	4.1
<b>2-Bedroom</b>	107	6.6	131	11.4	104	5.5
<b>3+Bedroom</b>	59	20.8	64	20.2	44	8.5
<b>Loft</b>	58	12.0	58	10.9	83	8.9
<b>All</b>	504	8.4	558	10.8	458	5.5



February 2021

## Inventory Report

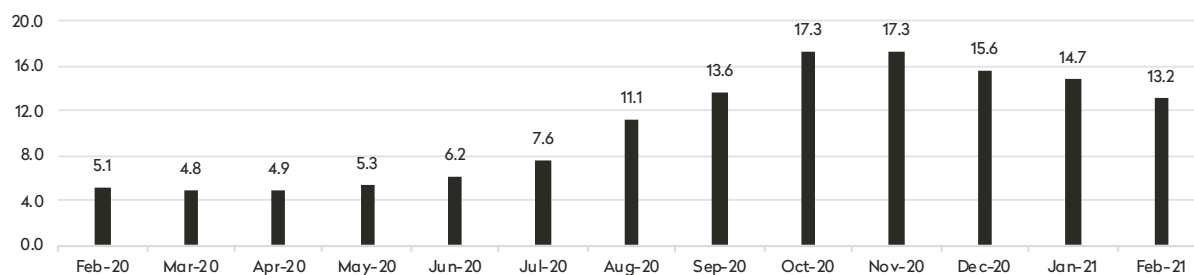
Generally North of 96th Street on the  
East Side, and 110th St. on the West Side



BHSID 20480540



## Months' Supply: All Apartments



## Condominiums

	February 2021		January 2021		February 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	25	15.0	18	15.4	12	6.0
<b>1-Bedroom</b>	79	13.9	80	15.5	57	3.9
<b>2-Bedroom</b>	141	12.3	146	15.1	79	4.6
<b>3+Bedroom</b>	68	13.6	81	17.4	59	11.4
<b>All</b>	313	13.1	325	15.7	207	5.4

## Cooperatives

	February 2021		January 2021		February 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	3	3.0	3	2.6	14	4.7
<b>1-Bedroom</b>	81	9.3	85	9.4	69	4.3
<b>2-Bedroom</b>	138	16.9	133	20.0	66	4.7
<b>3+Bedroom</b>	67	17.5	59	16.1	46	6.7
<b>All</b>	289	13.3	280	13.7	195	4.9

# February 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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