

January 2021
Inventory Report

Maitland

Brown Harris Stevens

January 2021 *Highlights*

The number of Manhattan apartments for sale fell to a 16.3-month supply in January, its third straight monthly decline.

Condo inventory fell 10% from last month to a 17.2-month supply, while co-ops dipped 6% to 15.5 months of supply.

Midtown East was the only area to see an increase in its months' supply in January.

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 20598219

January 2021

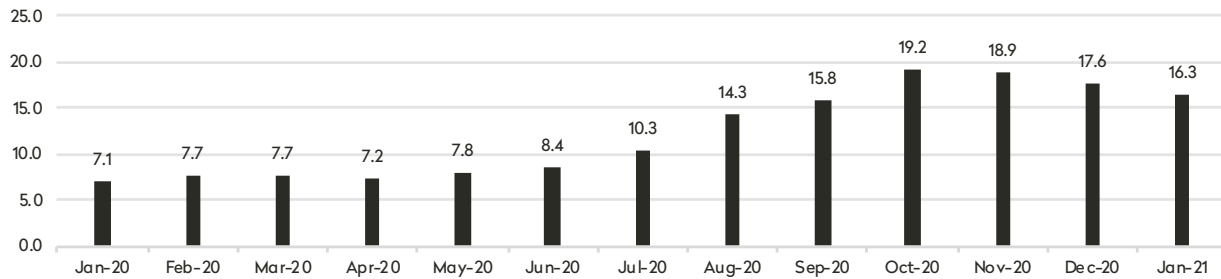
Inventory Report



BHSID 20153413



Months' Supply: All Apartments



Condominiums

	January 2021		December 2020		January 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	292	14.8	345	17.1	235	6.4
1-Bedroom	1,147	15.7	1,315	16.6	822	5.7
2-Bedroom	1,314	15.0	1,531	16.6	1,127	8.7
3+Bedroom	1,281	23.1	1,481	27.3	1,132	16.9
Loft	154	18.5	170	21.3	116	10.7
All	4,188	17.2	4,842	19.1	3,432	8.9

Cooperatives

	January 2021		December 2020		January 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	717	15.7	836	15.9	429	5.0
1-Bedroom	1,424	12.7	1,707	13.7	981	4.9
2-Bedroom	1,145	15.5	1,398	16.3	797	5.5
3+Bedroom	843	23.2	1,011	24.8	620	9.4
Loft	120	17.1	168	22.4	132	8.3
All	4,249	15.5	5,120	16.5	2,959	5.8

January 2021

Inventory Report

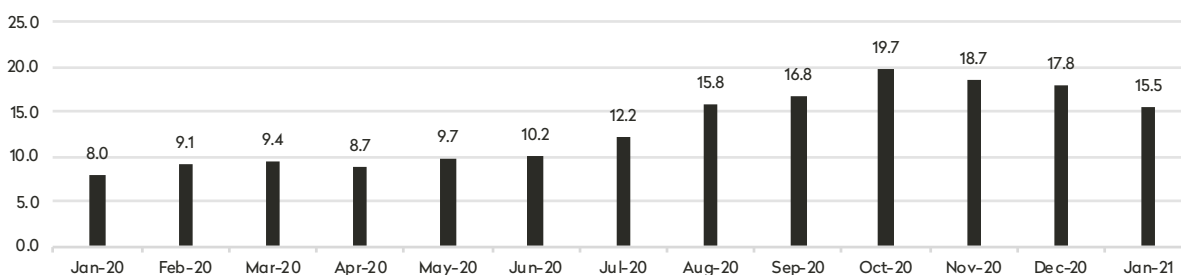
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



BHSID 20586346



Months' Supply: All Apartments



Condominiums

	January 2021		December 2020		January 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	7.5	32	13.7	37	9.7
1-Bedroom	124	11.4	146	11.5	92	5.0
2-Bedroom	141	10.1	188	14.8	138	8.4
3+Bedroom	250	25.0	340	36.4	225	22.1
All	540	14.1	706	19.1	492	10.1

Cooperatives

	January 2021		December 2020		January 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	165	18.0	178	16.7	118	7.6
1-Bedroom	351	12.3	421	13.7	249	5.3
2-Bedroom	380	16.2	457	17.6	274	6.5
3+Bedroom	387	21.3	457	22.9	301	11.1
All	1,283	16.2	1,513	17.3	942	7.2

January 2021

Inventory Report

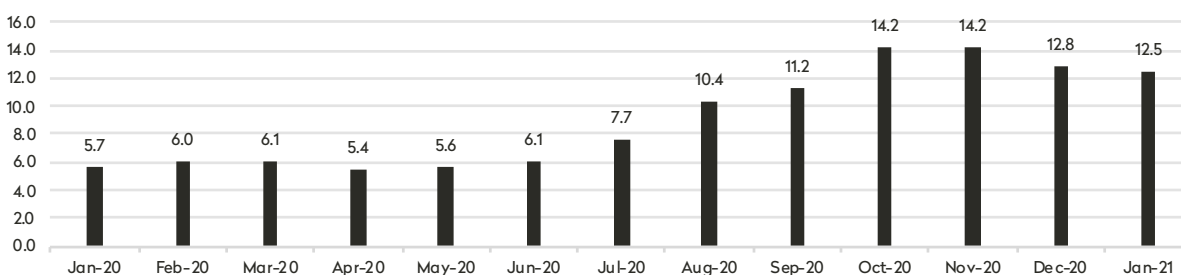
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Ave.



BHSID 20568745



Months' Supply: All Apartments



Condominiums

	January 2021		December 2020		January 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	31	10.3	42	12.6	17	2.8
1-Bedroom	164	12.8	186	12.3	93	5.9
2-Bedroom	146	9.2	169	8.8	131	8.3
3+Bedroom	212	16.1	230	16.4	192	15.0
All	553	12.3	627	12.1	433	8.6

Cooperatives

	January 2021		December 2020		January 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	103	12.4	114	11.4	52	3.5
1-Bedroom	231	12.4	268	12.8	157	3.9
2-Bedroom	180	9.8	248	11.4	144	3.9
3+Bedroom	171	19.7	212	20.9	122	6.7
All	685	12.7	842	13.4	475	4.4

January 2021

Inventory Report

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

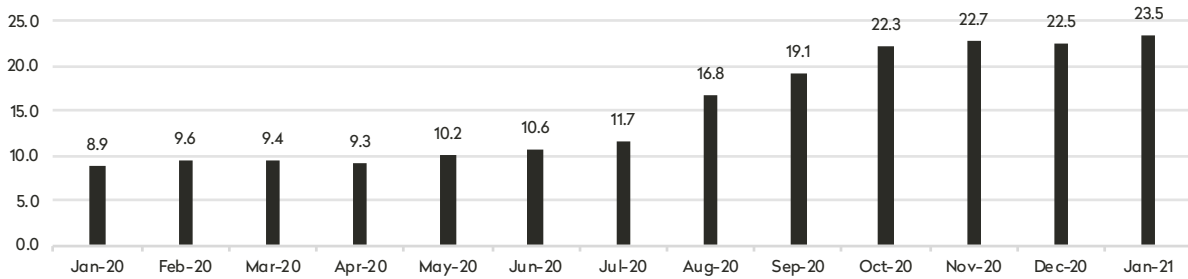


Midtown East

BHSID 20460162



Months' Supply: All Apartments



Condominiums

	January 2021		December 2020		January 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	46	34.5	48	20.6	32	8.7
1-Bedroom	148	17.1	160	15.5	96	6.5
2-Bedroom	146	23.7	156	20.8	154	14.0
3+Bedroom	85	39.2	92	46.0	99	31.3
All	425	23.2	456	20.6	381	11.7

Cooperatives

	January 2021		December 2020		January 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	192	20.2	215	21.5	99	5.3
1-Bedroom	300	19.8	349	20.5	214	7.7
2-Bedroom	210	28.0	243	24.3	141	7.8
3+Bedroom	111	51.2	127	47.6	79	14.8
All	813	23.7	934	23.5	533	7.6

January 2021

Inventory Report

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

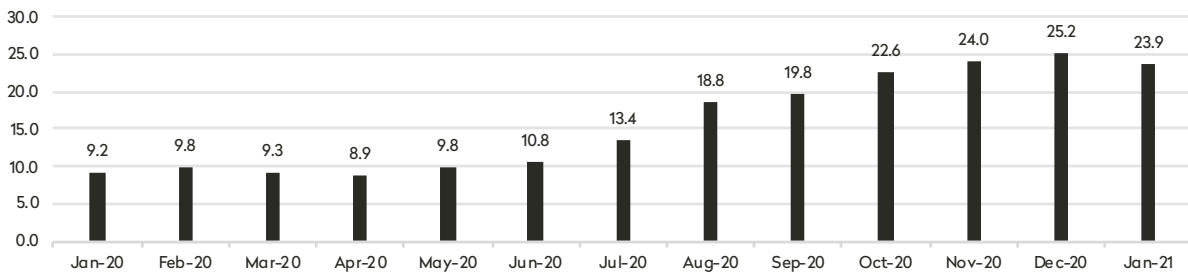


Midtown West

BHSID 20541876



Months' Supply: All Apartments



Condominiums

	January 2021		December 2020		January 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	49	13.4	51	12.8	34	4.3
1-Bedroom	188	22.1	222	27.2	153	9.1
2-Bedroom	179	25.6	200	25.0	142	10.7
3+Bedroom	136	29.1	142	31.6	116	12.4
All	552	23.2	615	24.9	445	9.4

Cooperatives

	January 2021		December 2020		January 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	32	21.3	41	20.5	22	4.7
1-Bedroom	84	24.0	100	23.1	54	8.3
2-Bedroom	47	25.6	55	30.0	30	13.8
3+Bedroom	18	N/A	18	N/A	15	22.5
All	181	26.5	214	26.2	121	8.6

January 2021

Inventory Report

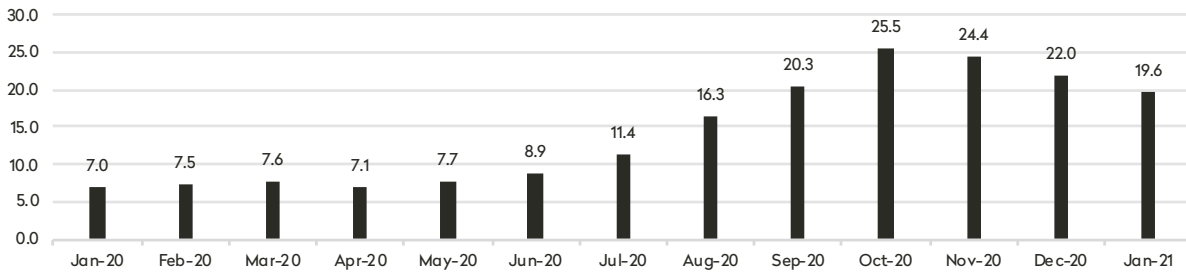
34th St. to 14th St.



BHSID 20558810



Months' Supply: All Apartments



Condominiums

	January 2021		December 2020		January 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	34	10.2	38	12.7	21	6.6
1-Bedroom	168	22.4	201	28.0	114	6.1
2-Bedroom	201	19.5	232	20.8	167	8.9
3+Bedroom	212	36.3	242	41.5	168	19.8
Loft	40	34.3	45	38.6	19	11.4
All	655	23.3	758	26.8	489	9.6

Cooperatives

	January 2021		December 2020		January 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	118	18.6	146	18.6	61	3.8
1-Bedroom	181	12.1	226	13.6	112	4.3
2-Bedroom	68	14.6	92	16.2	61	5.8
3+Bedroom	35	70.0	45	135.0	18	6.8
Loft	47	28.2	64	38.4	32	6.6
All	449	15.9	573	17.8	284	4.7

January 2021

Inventory Report

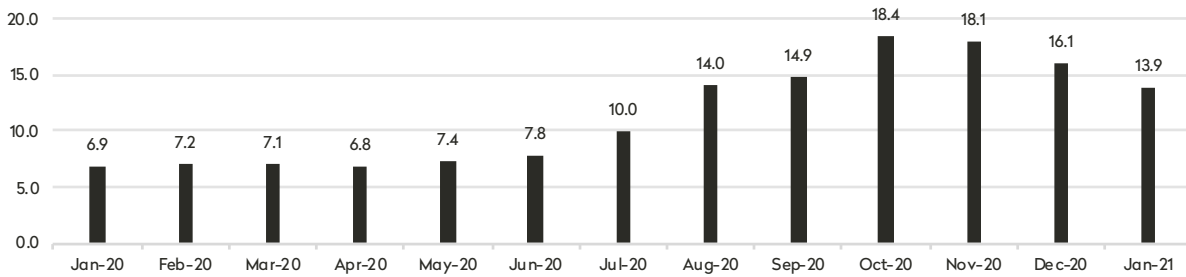
South of 14th St.



BHSID:20369199



Months' Supply: All Apartments



Condominiums

	January 2021		December 2020		January 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	90	23.5	110	26.4	83	7.8
1-Bedroom	277	14.2	309	16.0	214	4.7
2-Bedroom	358	14.4	425	18.0	322	8.1
3+Bedroom	307	20.5	342	23.9	281	15.3
Loft	106	15.5	114	17.1	92	11.0
All	1,138	16.3	1,300	19.1	992	8.1

Cooperatives

	January 2021		December 2020		January 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	105	10.9	136	13.2	63	4.7
1-Bedroom	200	9.1	247	10.0	136	3.7
2-Bedroom	131	11.4	164	13.3	90	4.6
3+Bedroom	64	20.2	81	21.1	47	10.4
Loft	58	10.9	87	14.9	93	9.6
All	558	10.8	715	12.5	429	5.1

January 2021

Inventory Report

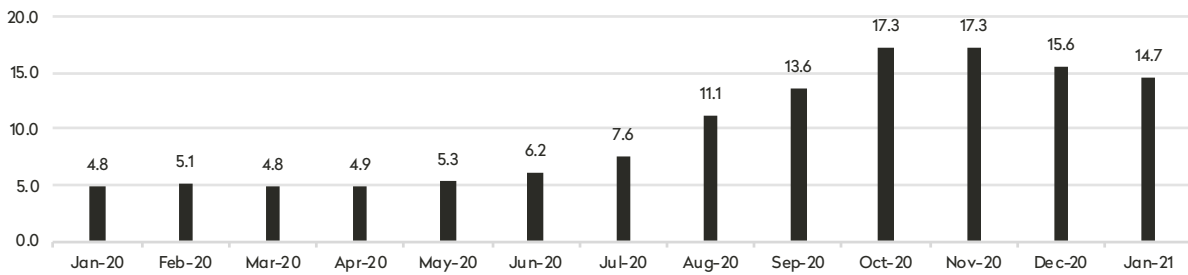
Generally North of 96th Street on the
East Side, and 110th St. on the West Side



BHSID 20418034



Months' Supply: All Apartments



Condominiums

	January 2021		December 2020		January 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	15.4	25	25.0	11	6.0
1-Bedroom	80	15.5	93	14.7	61	4.8
2-Bedroom	146	15.1	166	16.3	76	5.0
3+Bedroom	81	17.4	96	22.2	52	10.8
All	325	15.7	380	17.4	200	5.7

Cooperatives

	January 2021		December 2020		January 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	3	2.6	7	4.2	15	4.7
1-Bedroom	85	9.4	104	10.6	61	3.6
2-Bedroom	133	20.0	144	17.6	59	3.6
3+Bedroom	59	16.1	74	19.3	40	5.1
All	280	13.7	329	14.0	175	4.0

January 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.

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