

July 2019 Inventory Report Manhattan Apartments

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The months' supply for Manhattan apartments dipped from June to **8.3**-months in July.

At 9.2 months, the months' supply for condos remained above the co-op level of **7.4** months.

Upper Manhattan had a **6.8** months' supply of units for sale, Manhattan's lowest.



BrownHarrisStevens.com WEB# 19737172



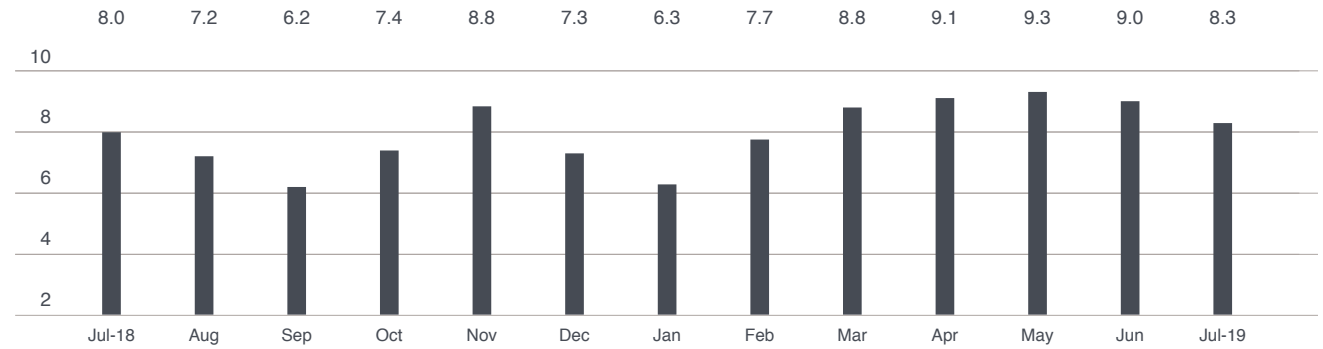
BrownHarrisStevens.com WEB# 19741765

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

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	300	9.9	302	10.0	250	8.2
1-Bedroom	1,110	7.0	1,095	7.3	1,014	7.7
2-Bedroom	1,319	9.3	1,321	10.0	1,153	9.6
3+Bedroom	1,300	12.2	1,329	16.0	1,144	14.5
Loft	171	9.8	168	10.5	311	11.4
All	4,200	9.2	4,215	10.2	3,872	10.0

Cooperatives

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	483	6.2	476	6.2	408	4.8
1-Bedroom	1,255	6.6	1,325	6.9	1,019	5.5
2-Bedroom	1,098	7.9	1,114	8.3	864	6.3
3+Bedroom	754	9.3	813	12.0	690	10.6
Loft	160	9.6	169	11.7	258	8.1
All	3,750	7.4	3,897	8.0	3,239	6.4



BrownHarrisStevens.com WEB# 19751618

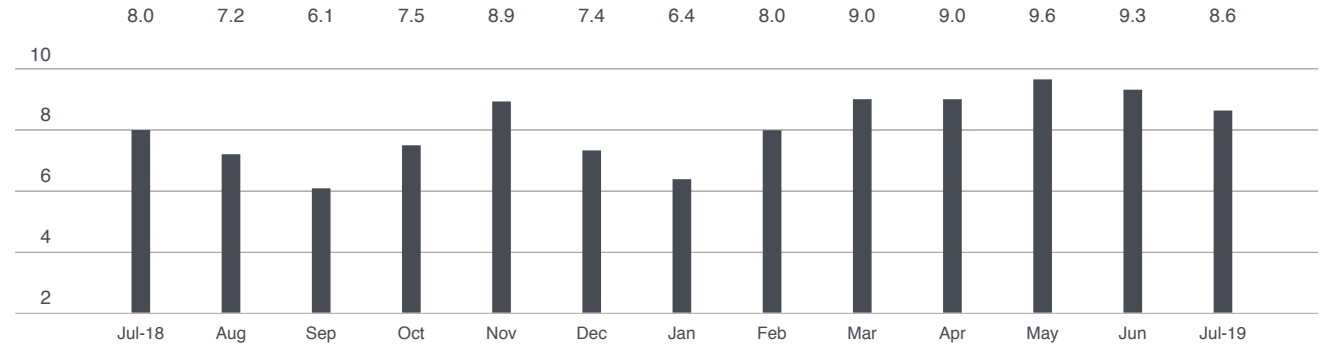


BrownHarrisStevens.com WEB# 19707299

East Side

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19668515



BrownHarrisStevens.com WEB# 19675210

Condominiums

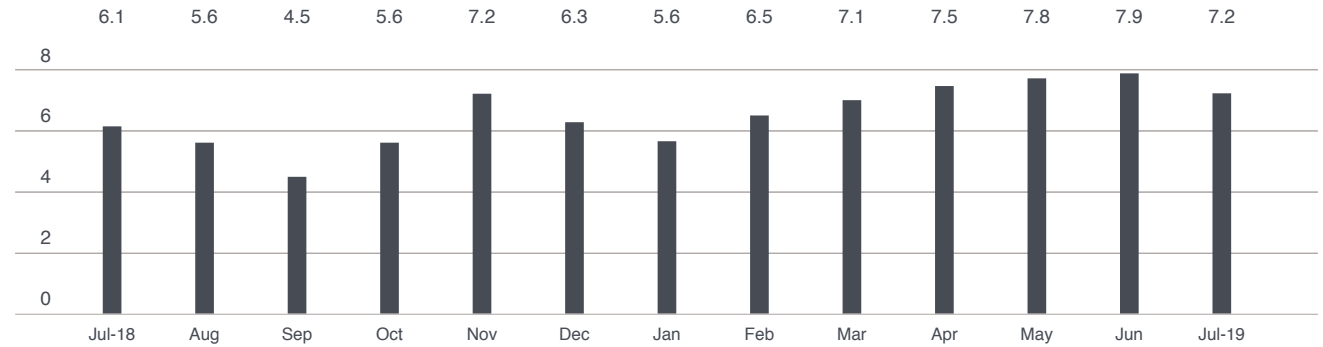
	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	36	9.4	30	9.5	22	4.4
1-Bedroom	124	6.4	117	6.1	110	6.2
2-Bedroom	151	7.9	154	9.1	134	7.7
3+Bedroom	225	11.8	228	15.0	207	14.4
All	536	8.8	529	9.7	473	8.7

Cooperatives

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	108	6.5	102	6.0	102	5.2
1-Bedroom	348	7.1	386	7.5	284	5.7
2-Bedroom	348	9.4	365	9.3	303	8.0
3+Bedroom	371	10.4	394	14.0	339	12.7
All	1,175	8.5	1,247	9.2	1,028	7.7

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19647724



BrownHarrisStevens.com WEB# 19718173

Condominiums

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	27	10.1	36	14.4	27	7.0
1-Bedroom	149	9.5	136	8.9	123	5.7
2-Bedroom	163	9.6	166	10.6	156	8.6
3+Bedroom	232	10.7	242	13.7	195	9.9
All	571	10.0	580	11.3	501	7.9

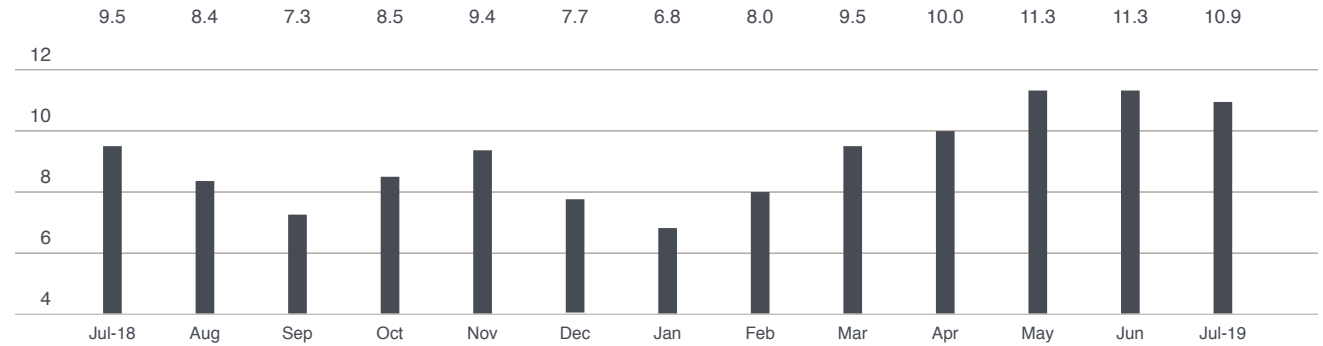
Cooperatives

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	58	4.6	54	4.0	59	4.8
1-Bedroom	183	5.3	182	5.4	163	4.3
2-Bedroom	182	5.5	195	6.1	150	4.2
3+Bedroom	147	6.6	160	8.9	145	7.6
All	570	5.6	591	6.1	517	4.9

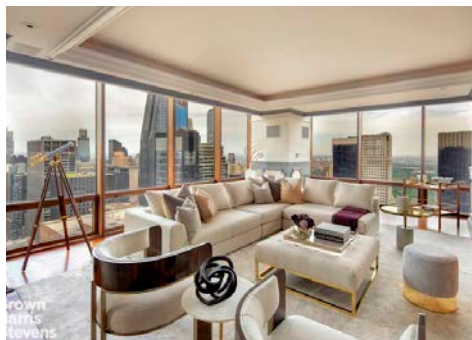
Midtown East

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19674468



BrownHarrisStevens.com WEB# 19585437

Condominiums

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	39	7.8	39	6.9	37	9.3
1-Bedroom	140	9.0	145	9.1	167	9.5
2-Bedroom	152	12.3	169	12.8	175	14.4
3+Bedroom	107	14.3	112	17.7	119	13.0
All	438	10.9	465	11.3	498	11.6

Cooperatives

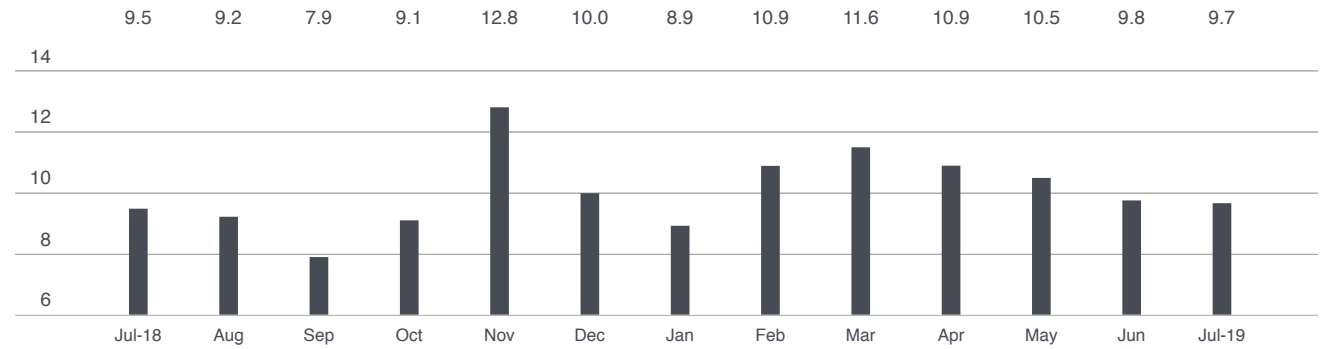
	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	120	7.9	123	8.3	92	5.4
1-Bedroom	255	10.1	259	10.2	215	7.8
2-Bedroom	213	13.3	204	12.4	149	9.1
3+Bedroom	83	17.8	97	25.3	84	15.8
All	671	11.0	683	11.3	540	8.2

Midtown West

July 2019 Inventory Report

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19747743



BrownHarrisStevens.com WEB# 19590208

Condominiums

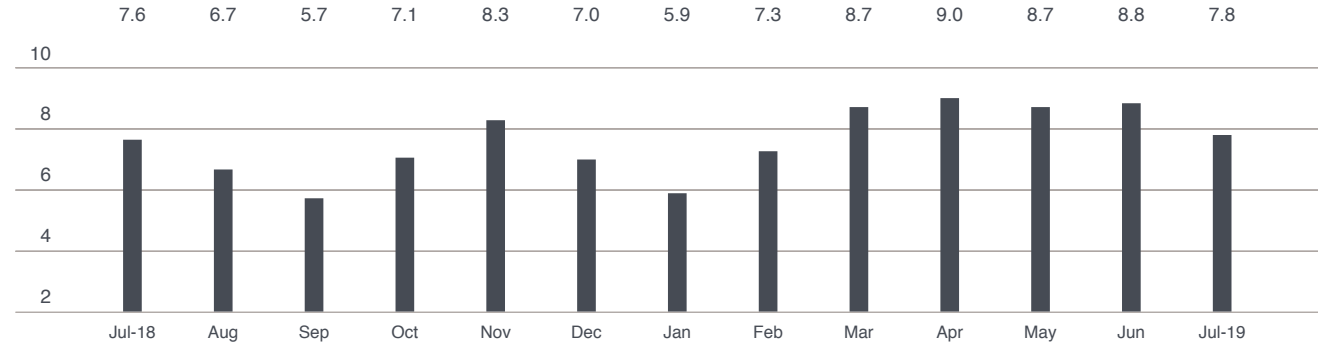
	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	54	10.1	58	12.0	36	6.0
1-Bedroom	182	7.7	176	7.0	157	9.7
2-Bedroom	164	9.8	157	10.0	135	9.5
3+Bedroom	137	19.6	133	19.5	109	28.4
All	537	10.2	524	10.0	437	10.9

Cooperatives

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	32	8.3	34	9.7	28	4.5
1-Bedroom	71	7.7	71	8.2	48	6.0
2-Bedroom	36	9.0	40	10.4	34	9.3
3+Bedroom	14	9.3	16	12.0	12	18.0
All	153	8.3	161	9.3	122	6.6

34th St. to 14th St.

Months' Supply: All Apartments



Condominiums

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	27	6.2	25	5.6	24	7.6
1-Bedroom	142	5.1	144	5.7	129	5.6
2-Bedroom	209	9.4	202	11.2	169	8.8
3+Bedroom	188	14.1	202	22.0	146	16.2
Loft	33	16.5	32	14.8	78	12.3
All	599	8.6	605	10.2	546	9.0

Cooperatives

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	87	5.9	80	5.8	68	5.0
1-Bedroom	150	5.8	154	6.0	115	4.9
2-Bedroom	89	9.2	83	10.0	55	7.0
3+Bedroom	32	10.7	33	14.1	24	20.6
Loft	37	8.2	44	9.4	64	8.2
All	395	6.8	394	7.2	326	6.0



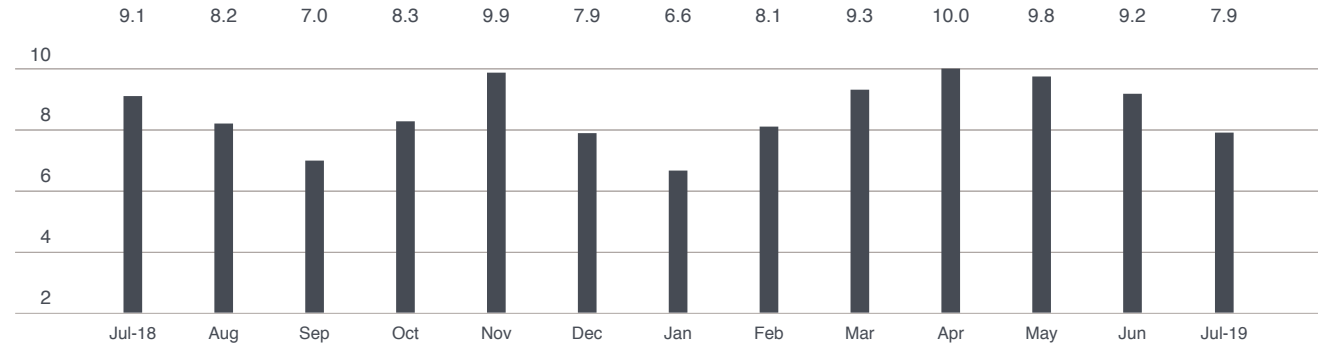
BrownHarrisStevens.com WEB# 19707284



BrownHarrisStevens.com WEB# 19693117

South of 14th St.

Months' Supply: All Apartments



Condominiums

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	105	14.3	104	13.0	90	11.3
1-Bedroom	304	6.5	316	8.1	253	9.7
2-Bedroom	388	9.9	382	10.5	310	10.6
3+Bedroom	352	10.5	357	14.7	317	16.4
Loft	129	9.2	128	10.4	210	11.0
All	1,278	9.1	1,287	10.7	1,180	11.6

Cooperatives

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	63	4.7	67	5.2	63	4.4
1-Bedroom	178	5.1	196	5.6	152	5.7
2-Bedroom	133	5.8	131	6.6	105	5.5
3+Bedroom	64	8.5	72	10.5	50	10.0
Loft	111	10.1	115	12.5	140	7.6
All	549	6.1	581	6.9	510	6.1



BrownHarrisStevens.com WEB# 19565325

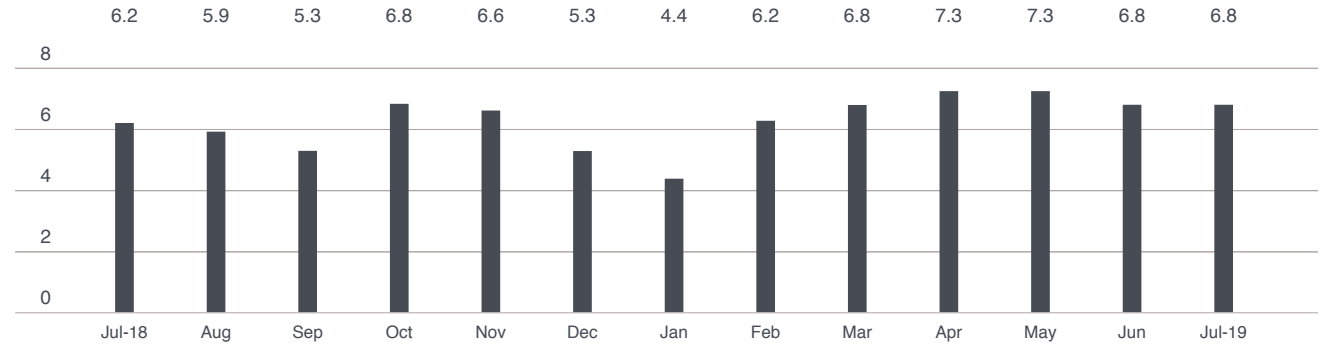


BrownHarrisStevens.com WEB# 19618584

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# 19689158



BrownHarrisStevens.com WEB# 19588234

Condominiums

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	16	8.0	13	7.8	14	14.0
1-Bedroom	72	7.0	63	5.5	77	8.6
2-Bedroom	93	5.7	93	5.8	84	7.6
3+Bedroom	60	10.6	56	12.9	62	15.5
All	241	7.0	225	6.7	237	9.5

Cooperatives

	JULY 2019		JUNE 2019		JULY 2018	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	17	12.8	18	15.4	9	2.3
1-Bedroom	75	6.2	81	6.7	66	4.0
2-Bedroom	98	6.1	97	6.6	77	4.6
3+Bedroom	47	7.1	44	6.3	44	5.9
All	237	6.5	240	6.9	196	4.4

Contact us

West Side

1926 Broadway
Kevin Kovesci, EVP
Managing Director of Sales

CENTRAL PARK WEST



5TH AVENUE

Madison Avenue

790 Madison Avenue
Caroline E. Y. Guthrie
Managing Director of Sales

East Side

445 Park Avenue
Bess Freedman, CEO
Hall F. Willkie, President
Ruth McCoy, EVP
Managing Director of Sales
Neil M. Laurine, EVP
Managing Director of Sales

BHS Residential Management

Paul J. Herman, President
Residential Management LLC

Brown Harris Stevens Development Marketing

445 Park Avenue
Stephen Kliegerman,
President, Development
Marketing

Downtown

130 Fifth Avenue
Stephen Klym, EVP
Managing Director of Sales

Tribeca

43 North Moore
Stephen Klym, EVP
Managing Director of Sales

Prepared by
Lisa Rae Castrigno,
SVP of Research.

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Park Slope

100 Seventh Avenue
Camille Logan, EVP
Managing Director of Sales

Park Slope

244 Fifth Avenue
Camille Logan, EVP
Managing Director of Sales

Brooklyn Heights

129 Montague Street
Christopher Thomas, EVP
Managing Director of Sales