

March 2019

Inventory Report Manhattan Apartments

**Brown
Harris
Stevens**



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March 2019 Highlights

Manhattan had an **8.8**-month supply of apartments for sale in March, 33% higher than a year ago.

At 7.2 months, the supply for coops remains well below the **10.9**-month rate for condos.

Upper Manhattan was the tightest market with a **6.8**-month supply of units for sale.



BrownHarrisStevens.com WEB# 19063678



BrownHarrisStevens.com WEB# 18921164

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, an absorption rate between 6-9 months indicates a balanced market.

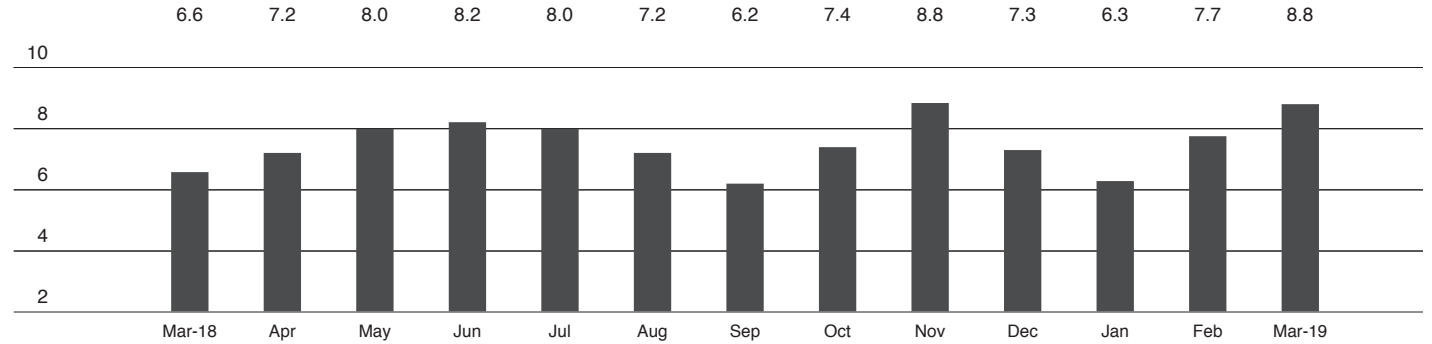
Cover Property: BrownHarrisStevens.com WEB# 19453934

Manhattan



BrownHarrisStevens.com WEB# 18778138

Months' Supply: All Apartments



Condominiums

	MARCH 2019		FEBRUARY 2019		MARCH 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	295	8.3	280	6.7	212	6.1
1-Bedroom	1,056	8.9	1,049	7.7	841	6.0
2-Bedroom	1,103	10.9	1,112	9.3	985	7.8
3+Bedroom	1,131	14.7	1,113	12.8	1,007	12.0
Loft	157	12.6	157	11.1	256	11.1
All	3,742	10.9	3,711	9.3	3,301	8.1

Cooperatives

	MARCH 2019		FEBRUARY 2019		MARCH 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	471	6.0	446	5.1	331	3.9
1-Bedroom	1,194	6.3	1,163	5.7	798	4.3
2-Bedroom	959	7.1	923	6.3	732	5.4
3+Bedroom	734	11.0	733	10.5	594	10.2
Loft	149	10.9	144	8.2	215	6.5
All	3,507	7.2	3,409	6.5	2,670	5.4

East Side

Generally 59th Street to 96th Street,
Fifth Avenue to the East River

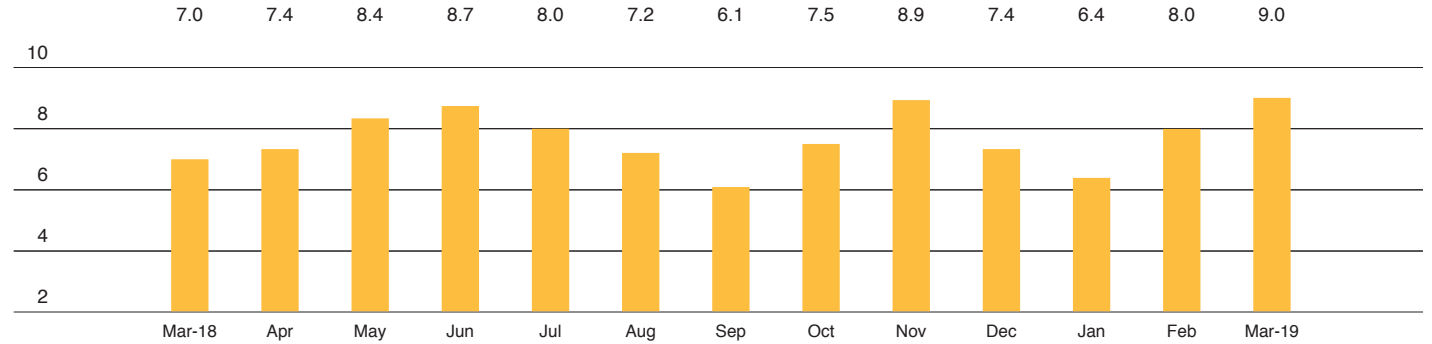


BrownHarrisStevens.com WEB# 18460254



BrownHarrisStevens.com WEB# 18879468

Months' Supply: All Apartments



Condominiums

	MARCH 2019		FEBRUARY 2019		MARCH 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	32	9.6	30	5.6	27	6.0
1-Bedroom	138	9.6	133	8.3	99	4.5
2-Bedroom	145	10.4	142	8.5	139	7.1
3+Bedroom	190	11.9	186	10.2	167	11.8
All	505	10.6	491	8.7	432	7.2

Cooperatives

	MARCH 2019		FEBRUARY 2019		MARCH 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	120	7.7	112	6.5	85	4.5
1-Bedroom	346	7.5	344	7.2	245	5.0
2-Bedroom	311	7.5	305	6.6	252	6.6
3+Bedroom	346	11.2	342	10.5	297	13.6
All	1,123	8.4	1,103	7.7	879	6.9

West Side

Generally 59th to 110th Street,
Hudson River to West of Fifth Avenue

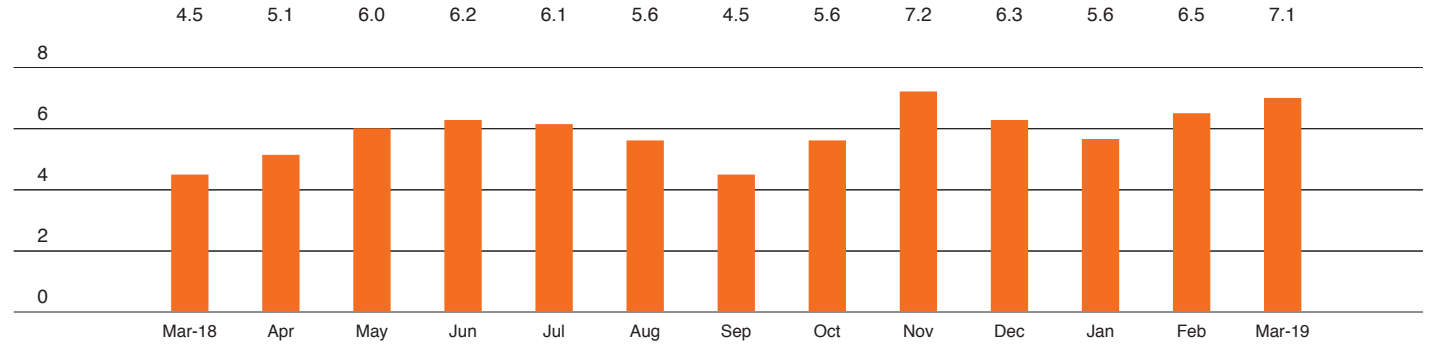


BrownHarrisStevens.com WEB# 18620317



BrownHarrisStevens.com WEB# 19367814

Months' Supply: All Apartments



Condominiums

	MARCH 2019		FEBRUARY 2019		MARCH 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	29	6.0	29	5.8	16	3.4
1-Bedroom	116	7.3	119	6.6	92	3.7
2-Bedroom	141	11.4	143	9.9	114	4.2
3+Bedroom	207	15.7	210	13.8	157	7.4
All	493	10.7	501	9.5	379	4.8

Cooperatives

	MARCH 2019		FEBRUARY 2019		MARCH 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	58	4.1	58	4.1	40	3.2
1-Bedroom	144	4.0	143	3.8	129	3.8
2-Bedroom	170	6.0	165	5.0	127	4.1
3+Bedroom	136	8.4	138	8.2	111	6.0
All	508	5.4	504	5.0	407	4.2

Midtown East

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

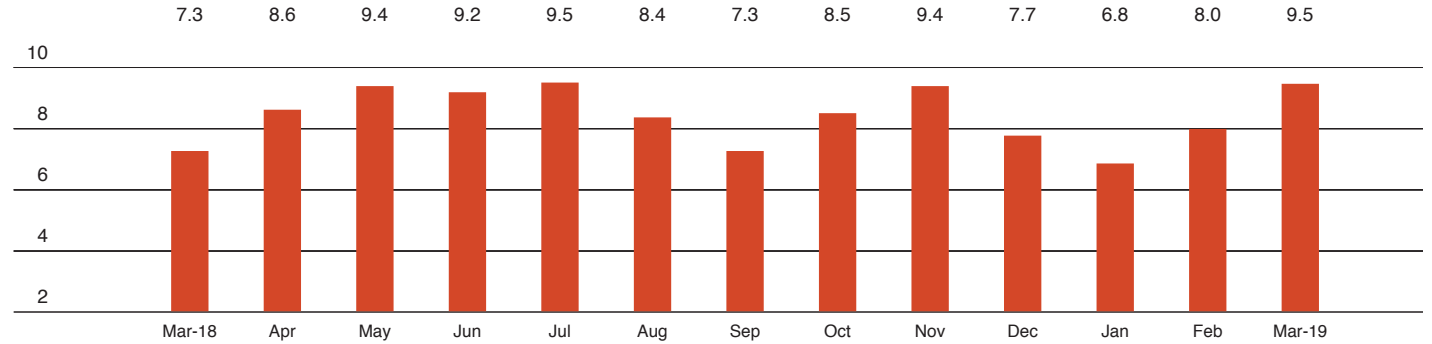


BrownHarrisStevens.com WEB# 18672041



BrownHarrisStevens.com WEB# 18091404

Months' Supply: All Apartments



Condominiums

	MARCH 2019		FEBRUARY 2019		MARCH 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	40	5.6	35	4.5	31	7.2
1-Bedroom	139	7.4	148	6.4	143	7.9
2-Bedroom	139	9.6	149	10.3	128	10.7
3+Bedroom	107	20.7	104	14.5	123	11.9
All	425	9.3	436	8.3	425	9.5

Cooperatives

	MARCH 2019		FEBRUARY 2019		MARCH 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	105	6.2	108	5.4	82	3.6
1-Bedroom	237	9.2	230	7.1	166	4.9
2-Bedroom	169	10.6	151	8.4	147	8.5
3+Bedroom	91	23.7	94	18.8	90	18.6
All	602	9.6	583	7.8	485	6.1

Midtown West

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

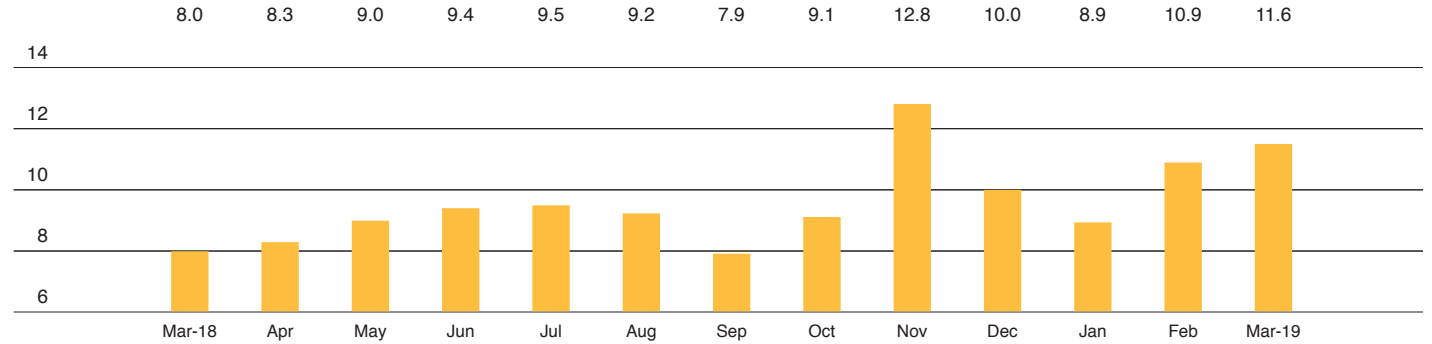


BrownHarrisStevens.com WEB# 19260762



BrownHarrisStevens.com WEB# 19404782

Months' Supply: All Apartments



Condominiums

	MARCH 2019		FEBRUARY 2019		MARCH 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	70	13.1	61	11.8	29	4.0
1-Bedroom	182	10.1	172	9.7	131	6.8
2-Bedroom	137	12.6	139	11.7	115	9.3
3+Bedroom	106	19.3	111	25.6	99	29.7
All	495	12.5	483	12.4	374	8.9

Cooperatives

	MARCH 2019		FEBRUARY 2019		MARCH 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	35	7.8	36	6.2	17	3.4
1-Bedroom	76	8.4	69	7.5	39	5.1
2-Bedroom	38	12.7	35	9.1	30	9.0
3+Bedroom	16	19.2	10	20.0	8	12.0
All	165	9.5	150	7.8	94	5.6

Downtown

34th - 14th Street

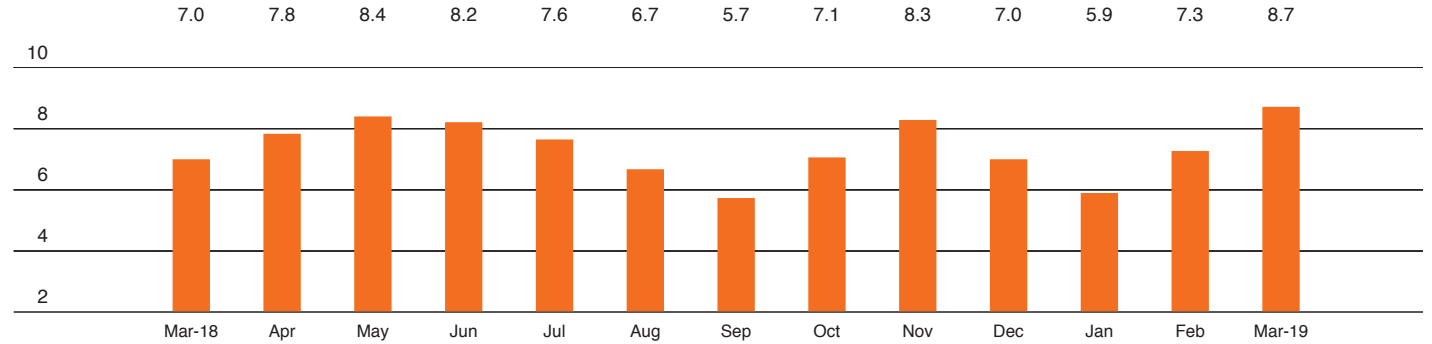


BrownHarrisStevens.com WEB# 18380611



BrownHarrisStevens.com WEB# 18301146

Months' Supply: All Apartments



Condominiums

	MARCH 2019		FEBRUARY 2019		MARCH 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	24	6.3	25	6.8	16	5.1
1-Bedroom	136	8.0	124	6.5	91	4.8
2-Bedroom	160	11.4	159	8.2	147	10.3
3+Bedroom	162	21.1	152	17.9	134	14.4
Loft	35	12.4	32	9.1	67	13.0
All	517	11.4	492	9.1	455	8.9

Cooperatives

	MARCH 2019		FEBRUARY 2019		MARCH 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	74	5.5	73	4.8	56	4.8
1-Bedroom	143	6.0	132	5.1	94	4.1
2-Bedroom	73	7.4	70	6.6	46	4.7
3+Bedroom	27	9.5	27	12.5	23	8.6
Loft	37	7.9	41	7.2	68	9.5
All	354	6.5	343	5.8	287	5.3

Downtown

South of 14th Street

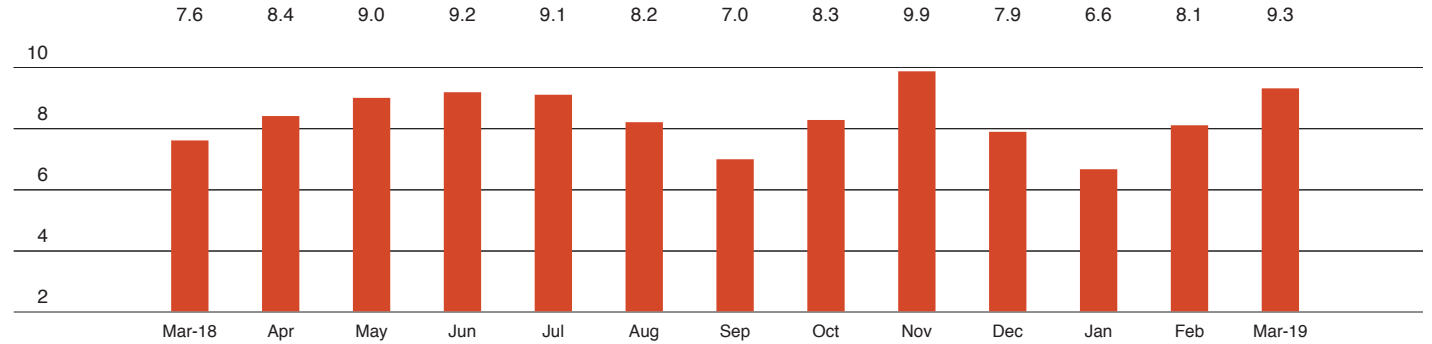


BrownHarrisStevens.com WEB# 19340801



BrownHarrisStevens.com WEB# 19461351

Months' Supply: All Apartments



Condominiums

	MARCH 2019		FEBRUARY 2019		MARCH 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	87	9.3	90	7.8	79	8.0
1-Bedroom	292	11.9	299	10.3	224	8.6
2-Bedroom	293	12.7	294	10.2	272	8.7
3+Bedroom	309	12.6	301	10.6	285	14.3
Loft	116	13.4	119	11.7	170	10.5
All	1,097	12.2	1,103	10.2	1,030	10.0

Cooperatives

	MARCH 2019		FEBRUARY 2019		MARCH 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	69	5.3	51	3.9	51	4.0
1-Bedroom	168	4.5	174	4.4	109	3.8
2-Bedroom	125	6.4	116	6.2	81	4.4
3+Bedroom	57	9.2	56	8.8	39	8.4
Loft	97	11.4	91	8.1	106	5.8
All	516	6.1	488	5.5	386	4.7

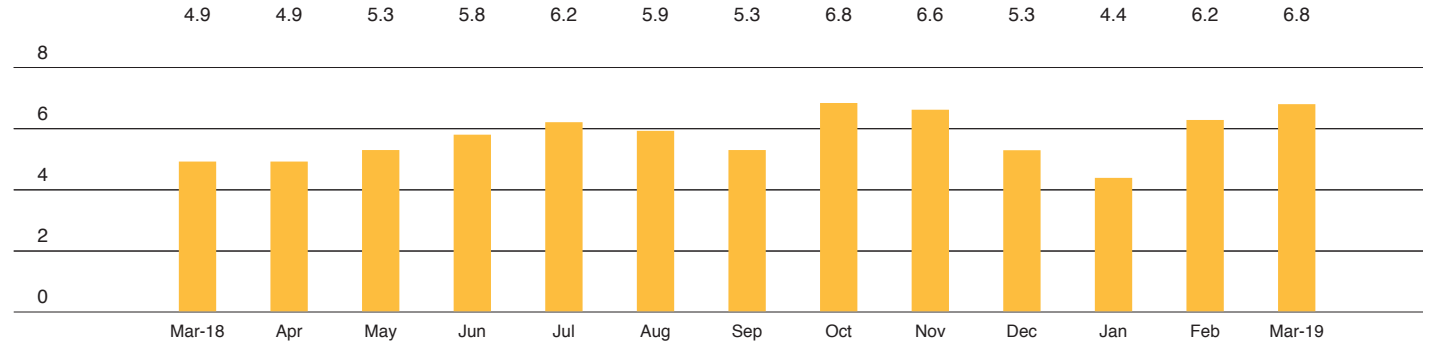
Upper Manhattan

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



BrownHarrisStevens.com WEB# 18527666

Months' Supply: All Apartments



Condominiums

	MARCH 2019		FEBRUARY 2019		MARCH 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	13	7.8	10	3.3	17	10.2
1-Bedroom	55	5.3	56	4.0	65	6.7
2-Bedroom	89	7.1	87	6.5	76	7.2
3+Bedroom	53	10.6	52	10.1	48	8.2
All	210	7.1	205	5.8	206	7.4

Cooperatives

	MARCH 2019		FEBRUARY 2019		MARCH 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	10	6.7	8	5.3	8	2.4
1-Bedroom	89	6.8	82	6.6	36	2.6
2-Bedroom	75	4.6	82	5.1	55	2.9
3+Bedroom	65	10.8	66	10.7	33	5.8
All	239	6.5	238	6.6	132	3.2

Contact us

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Managing Director of Sales



CENTRAL PARK WEST

CENTRAL PARK

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