

March 2020 Inventory Report Manhattan Apartments



BHS

BHS PARTNERING
WORLDWIDE

LP LUXURY
PORTFOLIO
INTERNATIONAL

Leading
REAL ESTATE COMPANIES
OF THE WORLD

At 7.7-months, the months' supply of apartments for sale was unchanged from February, while dropping 13% from a year ago.

Condos posted a 16% decline from a year ago to 9.1 months' supply, while coops dropped 10% to 6.5 months.

With a 4.8-month supply of units for sale, Upper Manhattan was the tightest market in March.



BrownHarrisStevens.com WEB# 20058363



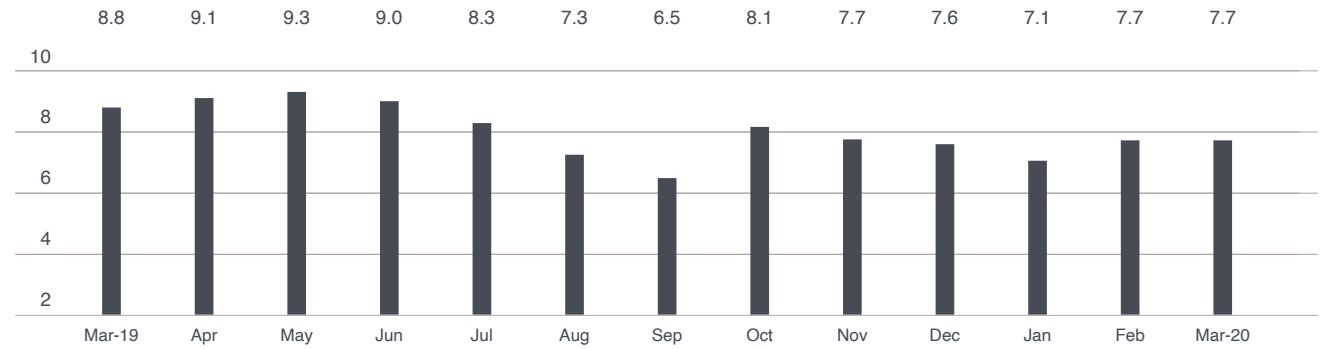
BrownHarrisStevens.com WEB# 19815130

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.

Months' Supply: All Apartments



Condominiums

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	209	6.1	241	6.8	295	8.3
1-Bedroom	854	6.3	863	6.1	1,056	8.9
2-Bedroom	1,117	8.6	1,159	8.6	1,103	10.9
3+Bedroom	1,188	16.2	1,199	16.7	1,131	14.7
Loft	131	11.2	122	10.6	157	12.6
All	3,499	9.1	3,584	9.1	3,742	10.9

Cooperatives

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	478	6.1	476	5.7	471	6.0
1-Bedroom	1,035	5.4	1,057	5.5	1,194	6.3
2-Bedroom	856	6.4	868	6.3	959	7.1
3+Bedroom	706	10.1	694	10.4	734	11.0
Loft	123	8.2	128	8.7	149	10.9
All	3,198	6.5	3,223	6.5	3,507	7.2



BrownHarrisStevens.com WEB# 20071157

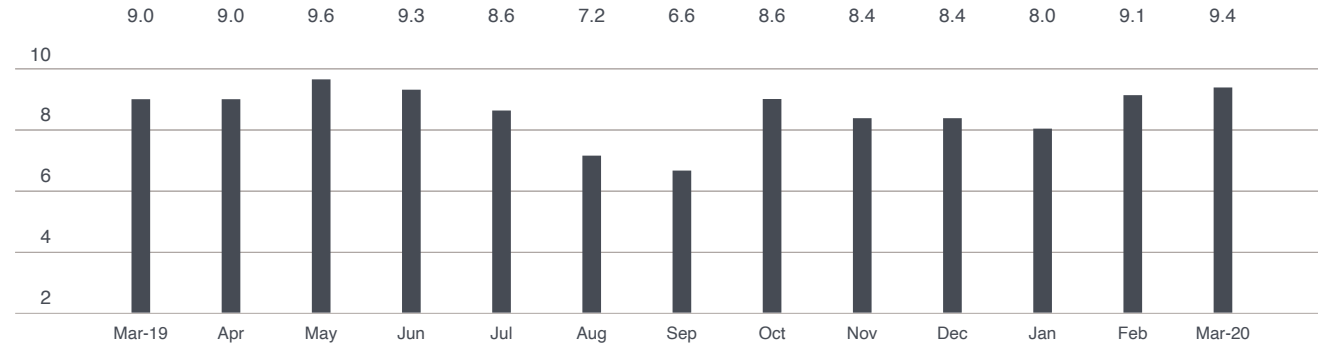


BrownHarrisStevens.com WEB# 20085676

East Side

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 20065666



BrownHarrisStevens.com WEB# 20076089

Condominiums

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	28	8.4	35	10.5	32	9.6
1-Bedroom	98	6.0	100	5.8	138	9.6
2-Bedroom	136	9.8	143	9.5	145	10.4
3+Bedroom	251	25.1	243	22.8	190	11.9
All	513	11.8	521	11.3	505	10.6

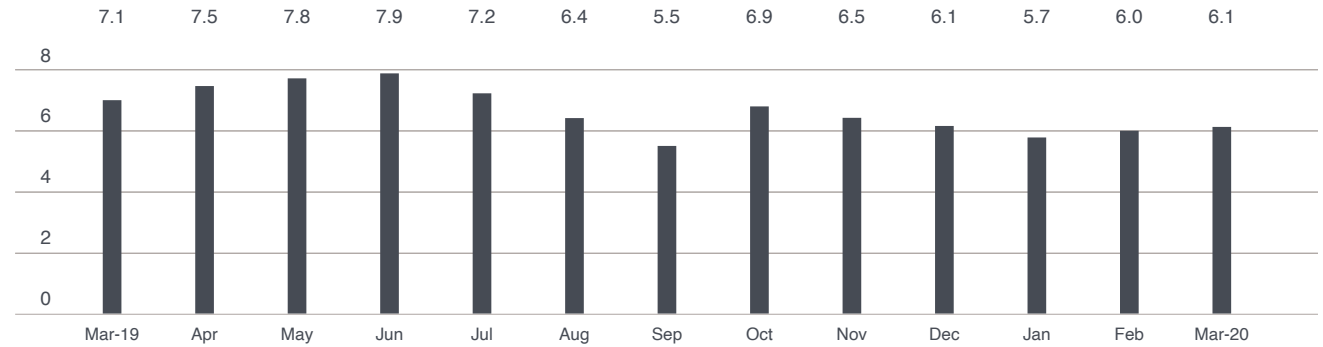
Cooperatives

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	109	7.4	117	7.9	120	7.7
1-Bedroom	294	6.5	276	6.3	346	7.5
2-Bedroom	308	7.9	303	7.7	311	7.5
3+Bedroom	354	13.5	350	12.6	346	11.2
All	1,065	8.5	1,046	8.3	1,123	8.4

West Side

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 20085223



BrownHarrisStevens.com WEB# 20065695

Condominiums

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	16	3.8	15	3.0	29	6.0
1-Bedroom	101	6.2	96	6.1	116	7.3
2-Bedroom	134	7.4	135	7.4	141	11.4
3+Bedroom	185	12.6	194	13.9	207	15.7
All	436	8.2	440	8.3	493	10.7

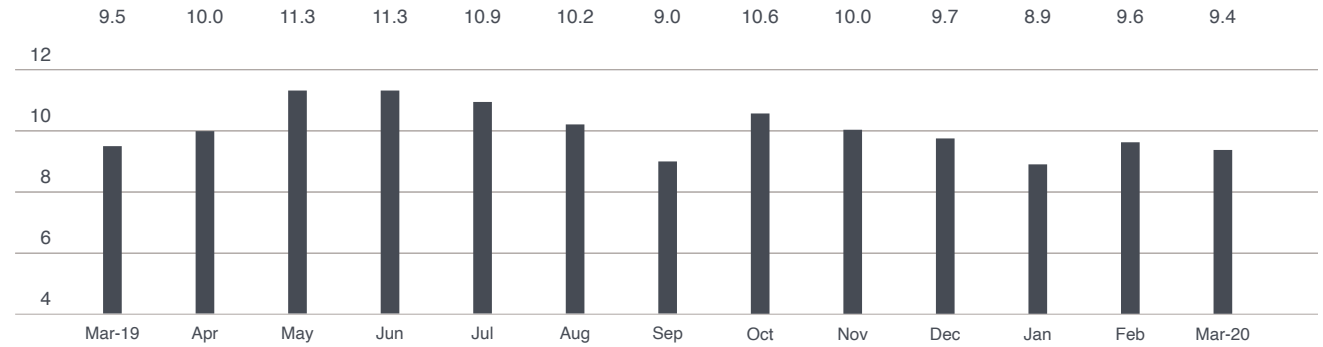
Cooperatives

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	63	5.2	61	4.6	58	4.1
1-Bedroom	152	4.2	160	4.2	144	4.0
2-Bedroom	143	4.5	150	4.4	170	6.0
3+Bedroom	133	7.2	130	7.1	136	8.4
All	491	5.0	501	4.8	508	5.4

Midtown East

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 20078589



BrownHarrisStevens.com WEB# 20074065

Condominiums

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	26	5.2	25	5.2	40	5.6
1-Bedroom	87	7.2	102	7.5	139	7.4
2-Bedroom	159	16.2	167	16.2	139	9.6
3+Bedroom	100	26.1	106	30.3	107	20.7
All	372	12.1	400	12.4	425	9.3

Cooperatives

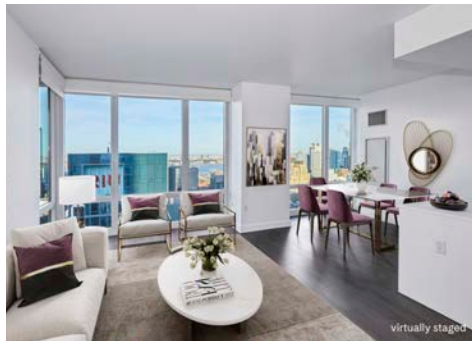
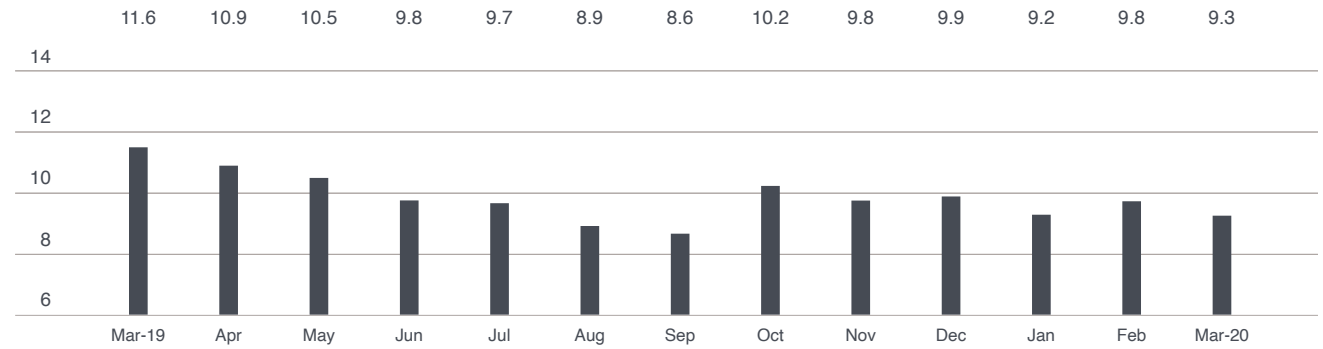
	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	119	6.7	118	6.2	105	6.2
1-Bedroom	217	7.9	226	8.1	237	9.2
2-Bedroom	156	9.1	152	8.5	169	10.6
3+Bedroom	89	11.1	87	15.8	91	23.7
All	581	8.3	583	8.3	602	9.6

Midtown West

March 2020 Inventory Report

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 20074035



BrownHarrisStevens.com WEB# 20074021

Condominiums

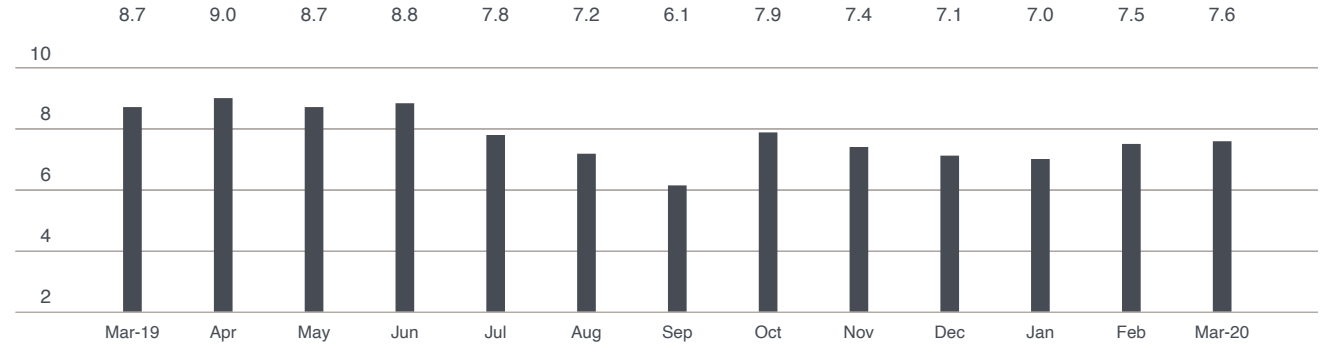
	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	30	3.8	35	4.8	70	13.1
1-Bedroom	162	8.7	161	8.5	182	10.1
2-Bedroom	148	11.8	159	12.1	137	12.6
3+Bedroom	122	10.9	123	12.1	106	19.3
All	462	9.2	478	9.7	495	12.5

Cooperatives

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	20	5.2	23	6.0	35	7.8
1-Bedroom	59	9.6	56	9.1	76	8.4
2-Bedroom	36	16.6	36	19.6	38	12.7
3+Bedroom	16	13.7	16	24.0	16	19.2
All	131	9.8	131	10.5	165	9.5

34th St. to 14th St.

Months' Supply: All Apartments



Condominiums

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	20	6.0	25	6.8	24	6.3
1-Bedroom	112	6.7	113	6.2	136	8.0
2-Bedroom	164	8.9	165	8.5	160	11.4
3+Bedroom	183	22.0	183	21.1	162	21.1
Loft	19	9.5	21	10.5	35	12.4
All	498	10.2	507	9.7	517	11.4

Cooperatives

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	80	5.4	68	4.3	74	5.5
1-Bedroom	115	4.8	121	5.3	143	6.0
2-Bedroom	55	5.2	60	5.7	73	7.4
3+Bedroom	24	6.9	23	7.7	27	9.5
Loft	35	9.1	37	8.9	37	7.9
All	309	5.4	309	5.5	354	6.5



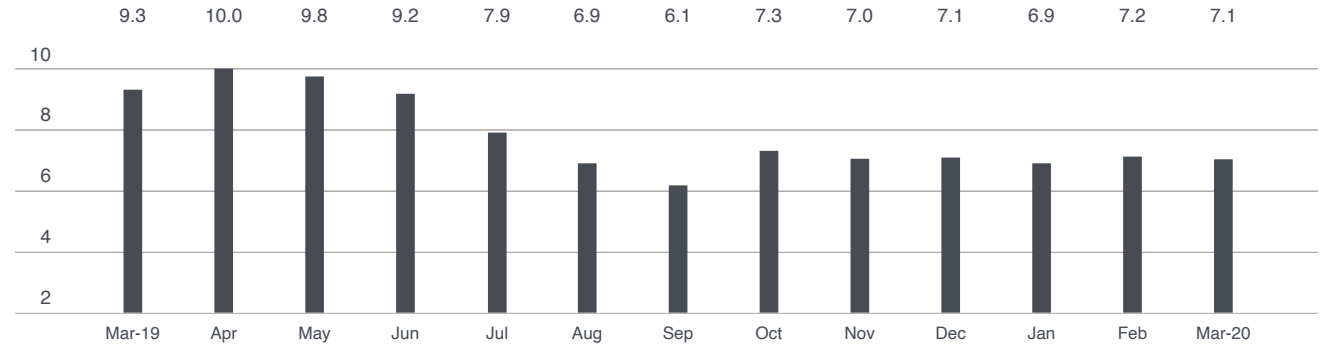
BrownHarrisStevens.com WEB# 20021676



BrownHarrisStevens.com WEB# 19846148

South of 14th St.

Months' Supply: All Apartments



Condominiums

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	80	9.6	94	10.1	87	9.3
1-Bedroom	236	6.0	235	5.4	292	11.9
2-Bedroom	303	7.8	315	7.7	293	12.7
3+Bedroom	290	14.6	292	14.8	309	12.6
Loft	104	11.1	95	10.6	116	13.4
All	1,013	8.7	1,031	8.4	1,097	12.2

Cooperatives

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	74	5.9	76	5.4	69	5.3
1-Bedroom	137	3.6	151	4.1	168	4.5
2-Bedroom	95	4.9	104	5.5	125	6.4
3+Bedroom	42	6.8	44	8.5	57	9.2
Loft	82	8.6	83	8.9	97	11.4
All	430	5.0	458	5.5	516	6.1



BrownHarrisStevens.com WEB# 20091934

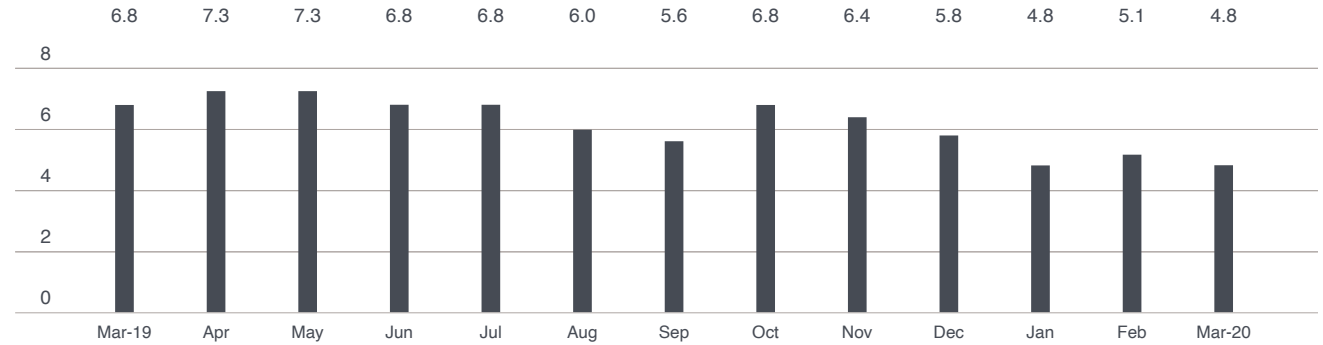


BrownHarrisStevens.com WEB# 20078814

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# 20029136



BrownHarrisStevens.com WEB# 19988941

Condominiums

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	9	4.2	12	6.0	13	7.8
1-Bedroom	58	3.5	57	3.9	55	5.3
2-Bedroom	80	4.5	79	4.6	89	7.1
3+Bedroom	58	10.5	59	11.4	53	10.6
All	205	4.9	207	5.4	210	7.1

Cooperatives

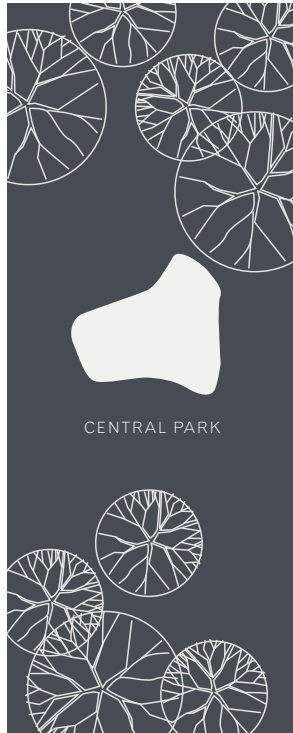
	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	14	4.9	14	4.7	10	6.7
1-Bedroom	64	4.3	69	4.3	89	6.8
2-Bedroom	64	4.4	66	4.7	75	4.6
3+Bedroom	49	6.8	46	6.7	65	10.8
All	191	4.8	195	4.9	239	6.5

Contact us

West Side

1926 Broadway
Kevin Kovesci, EVP
Managing Director of Sales

CENTRAL PARK WEST



CENTRAL PARK

5TH AVENUE

Madison Avenue

790 Madison Avenue
Caroline E. Y. Guthrie, EVP
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.

©2020 by Brown Harris Stevens.
All Rights Reserved. This
information may not be
copied, used or distributed
without Brown Harris Stevens'
consent. While information is
believed true, no guaranty is
made of accuracy.



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