

March 2021
Inventory Report

Valiant

Brown Harris Stevens

March 2021 *Highlights*

The supply of Manhattan apartments fell to 11.8 months in March, but remained **54%** higher than a year ago.

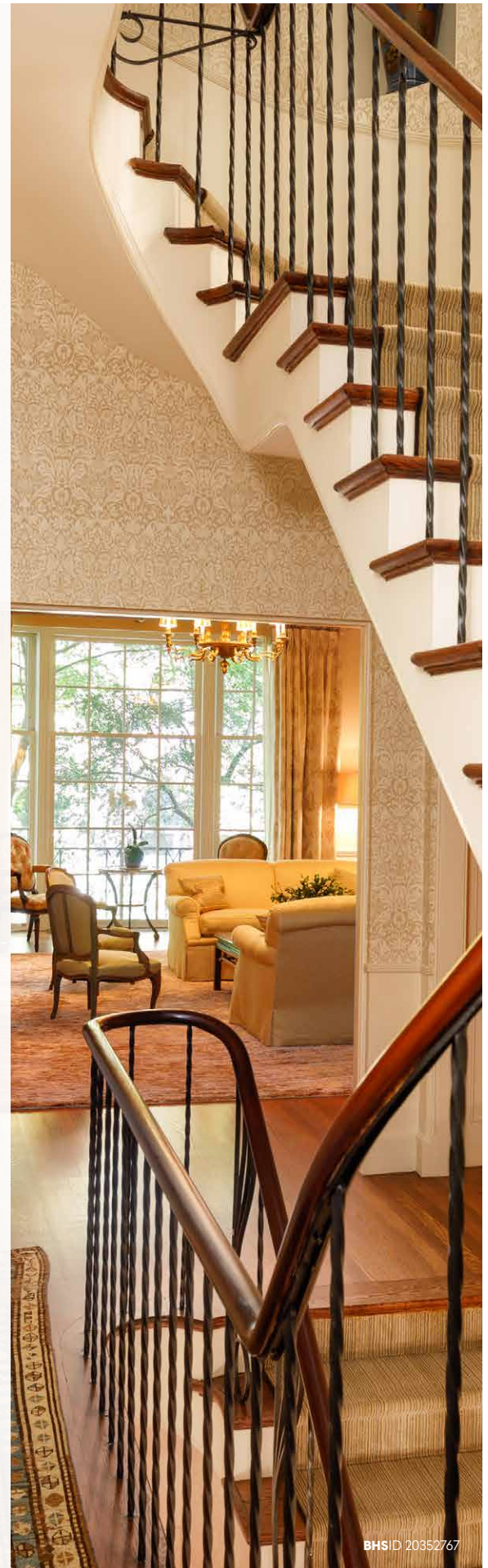
Condo inventory dropped **15%** from February to a 12.5-month supply, while co-ops decreased 14% to 11.2 months.

The West Side had the lowest inventory level of any market, with an 8.6-month supply of apartments for sale.

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 20352767

March 2021

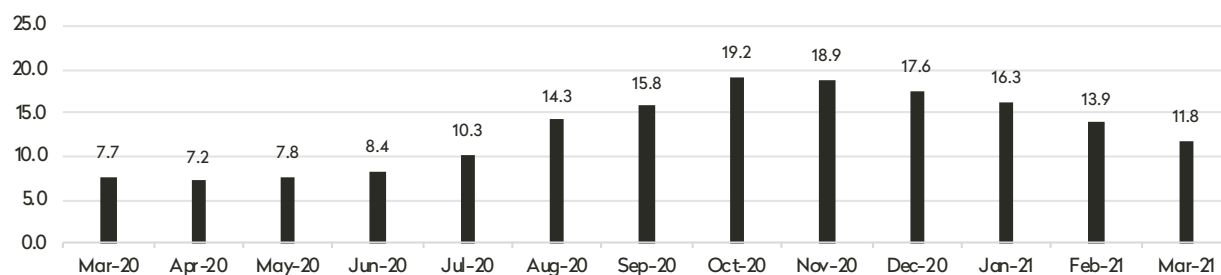
Inventory Report



BHSID 20618349



Months' Supply: All Apartments



Condominiums

	March 2021		February 2021		March 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	288	12.8	302	14.2	209	6.1
1-Bedroom	1,009	10.9	1,107	13.3	854	6.3
2-Bedroom	1,182	11.1	1,279	13.1	1,117	8.6
3+Bedroom	1,214	16.9	1,289	19.6	1,188	16.2
Loft	132	11.2	142	13.7	131	11.2
All	3,825	12.5	4,119	14.8	3,499	9.1

Cooperatives

	March 2021		February 2021		March 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	650	11.6	683	13.2	478	6.1
1-Bedroom	1,322	9.4	1,381	10.8	1,035	5.4
2-Bedroom	1,013	10.4	1,094	12.9	856	6.4
3+Bedroom	828	17.7	839	19.4	706	10.1
Loft	112	12.2	110	14.7	123	8.2
All	3,925	11.2	4,107	13.0	3,198	6.5

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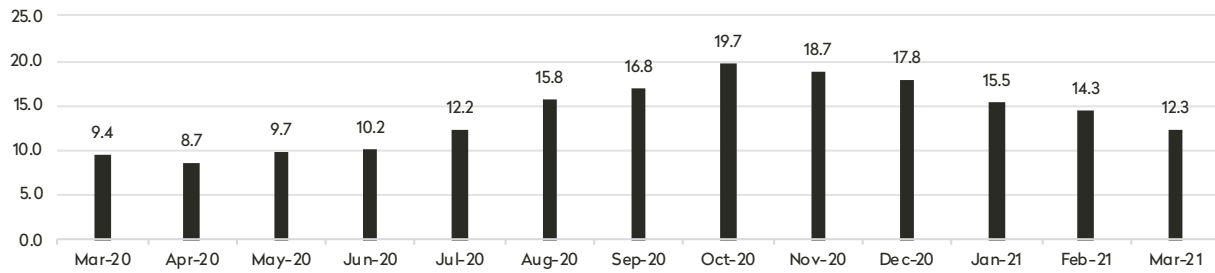
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



BHSID 20197065



Months' Supply: All Apartments



Condominiums

	March 2021		February 2021		March 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	29	8.7	27	9.0	28	8.4
1-Bedroom	94	6.9	119	9.4	98	6.0
2-Bedroom	123	8.7	143	10.6	136	9.8
3+Bedroom	235	17.6	259	23.2	251	25.1
All	481	10.8	548	13.6	513	11.8

Cooperatives

	March 2021		February 2021		March 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	156	13.0	164	15.6	109	7.4
1-Bedroom	346	9.4	360	10.7	294	6.5
2-Bedroom	360	13.8	371	16.1	308	7.9
3+Bedroom	394	18.0	393	19.2	354	13.5
All	1,256	12.9	1,288	14.7	1,065	8.5

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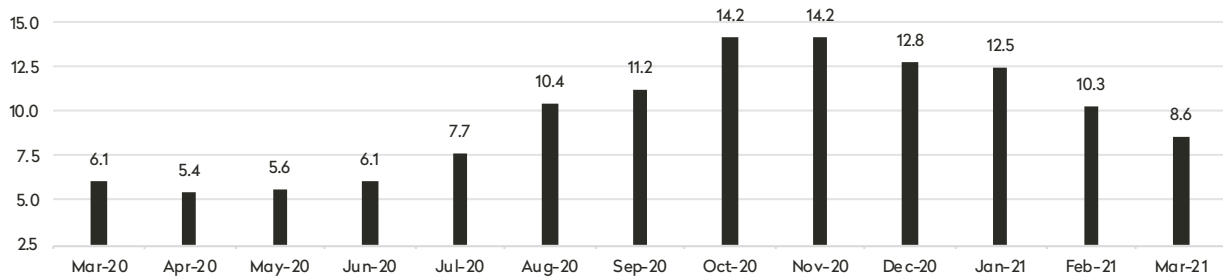
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Ave.



BHSID 20712390



Months' Supply: All Apartments



Condominiums

	March 2021		February 2021		March 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	45	10.4	43	12.9	16	3.8
1-Bedroom	129	7.9	144	10.0	101	6.2
2-Bedroom	139	6.8	150	8.1	134	7.4
3+Bedroom	215	15.2	218	15.4	185	12.6
All	528	9.6	555	11.0	436	8.2

Cooperatives

	March 2021		February 2021		March 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	76	7.4	92	10.4	63	5.2
1-Bedroom	200	7.5	222	9.9	152	4.2
2-Bedroom	145	5.8	159	7.3	143	4.5
3+Bedroom	160	13.2	154	13.4	133	7.2
All	581	7.9	627	9.7	491	5.0

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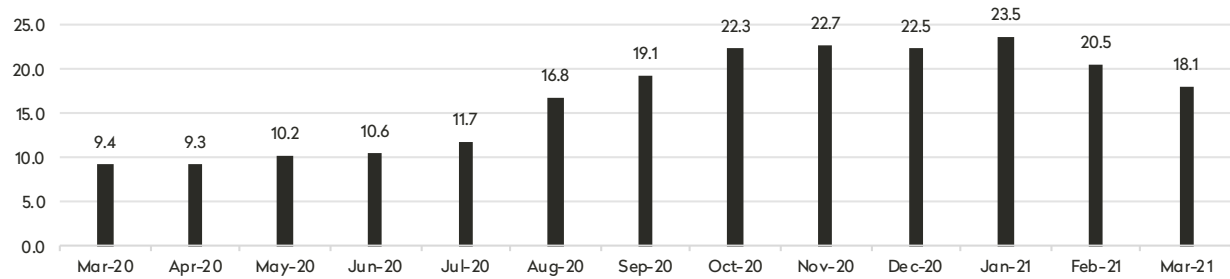
Generally 34th to 59th Street,
Fifth Avenue to the East River



BHSID 20358479



Months' Supply: All Apartments



Condominiums

	March 2021		February 2021		March 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	45	27.0	45	30.0	26	5.2
1-Bedroom	143	14.5	157	16.5	87	7.2
2-Bedroom	138	16.2	146	24.3	159	16.2
3+Bedroom	80	21.8	84	22.9	100	26.1
All	406	17.2	432	20.9	372	12.1

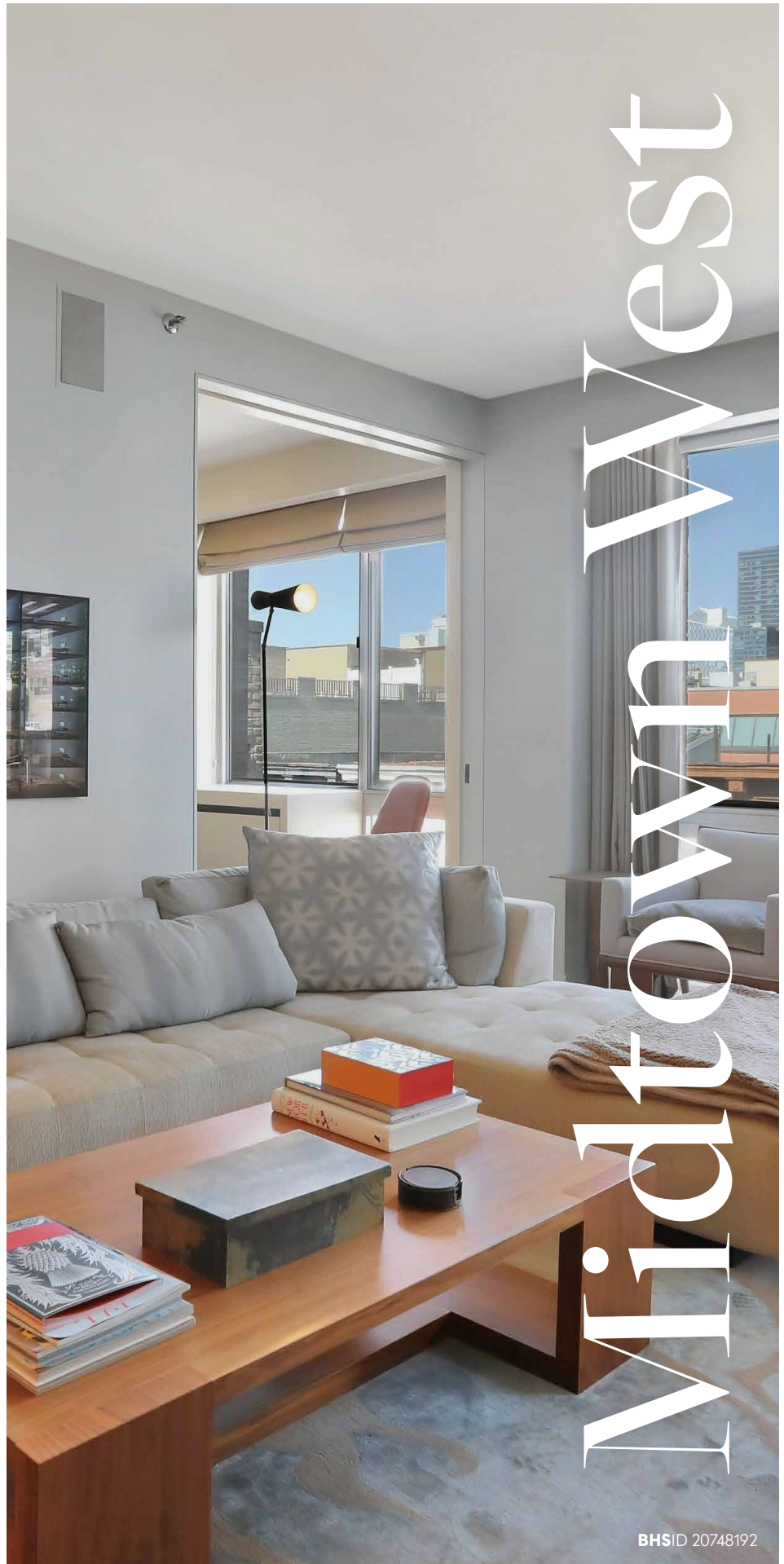
Cooperatives

	March 2021		February 2021		March 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	165	14.6	175	15.0	119	6.7
1-Bedroom	297	18.0	302	18.7	217	7.9
2-Bedroom	192	18.9	211	24.3	156	9.1
3+Bedroom	115	34.5	115	38.3	89	11.1
All	769	18.6	803	20.3	581	8.3

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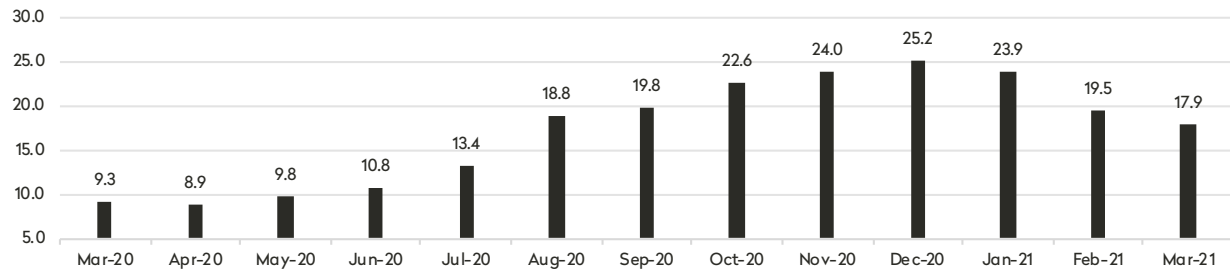
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 20748192



Months' Supply: All Apartments



Condominiums

	March 2021		February 2021		March 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	39	15.6	41	12.3	30	3.8
1-Bedroom	163	14.4	175	17.5	162	8.7
2-Bedroom	164	17.0	167	19.3	148	11.8
3+Bedroom	139	32.1	139	26.9	122	10.9
All	505	18.1	522	19.2	462	9.2

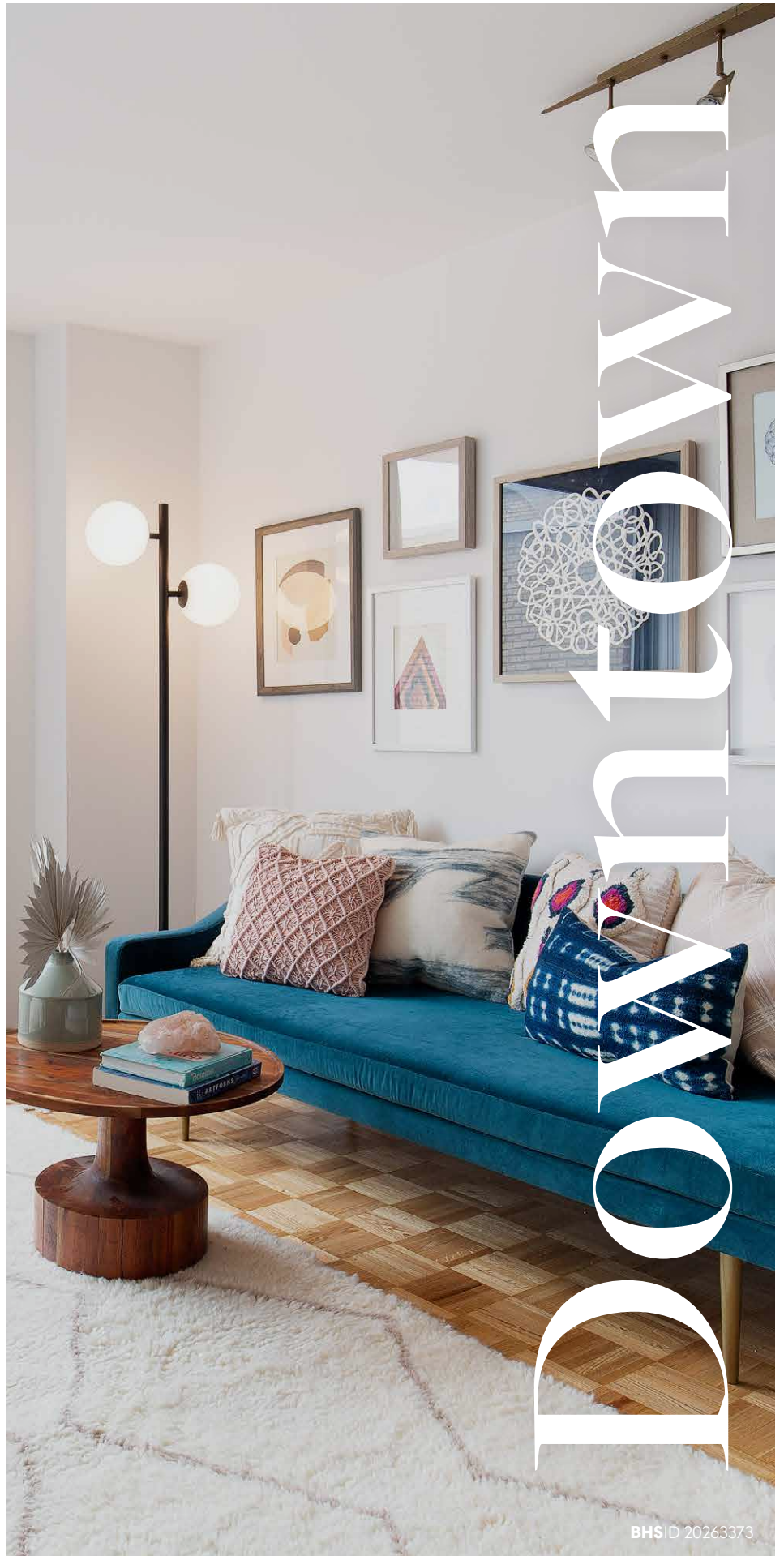
Cooperatives

	March 2021		February 2021		March 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	31	13.3	32	17.5	20	5.2
1-Bedroom	72	14.9	80	17.1	59	9.6
2-Bedroom	45	22.5	45	24.5	36	16.6
3+Bedroom	14	42.0	16	96.0	16	13.7
All	162	17.1	173	20.4	131	9.8

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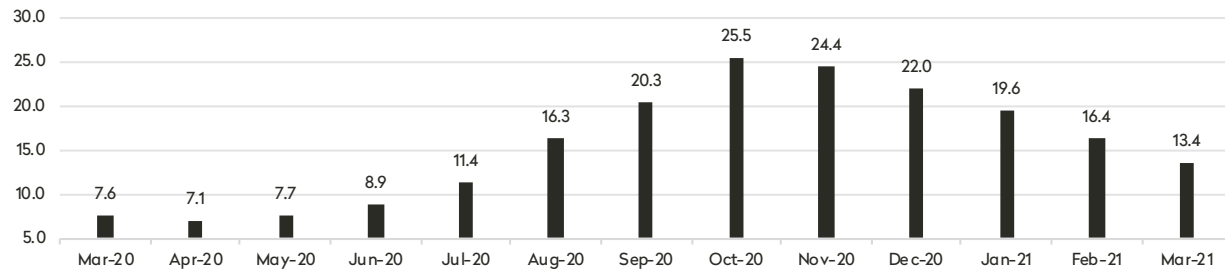
34th St. to 14th St.



BHSID 20263373



Months' Supply: All Apartments



Condominiums

	March 2021		February 2021		March 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	6.6	30	9.0	20	6.0
1-Bedroom	160	15.5	175	20.6	112	6.7
2-Bedroom	187	14.2	201	16.5	164	8.9
3+Bedroom	206	28.7	210	33.2	183	22.0
Loft	36	15.4	37	20.2	19	9.5
All	610	16.9	653	20.3	498	10.2

Cooperatives

	March 2021		February 2021		March 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	114	14.0	119	14.9	80	5.4
1-Bedroom	140	7.2	161	10.0	115	4.8
2-Bedroom	61	9.9	66	12.4	55	5.2
3+Bedroom	33	19.8	36	24.0	24	6.9
Loft	39	13.8	41	17.6	35	9.1
All	387	10.1	423	12.7	309	5.4

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South of 14th St.

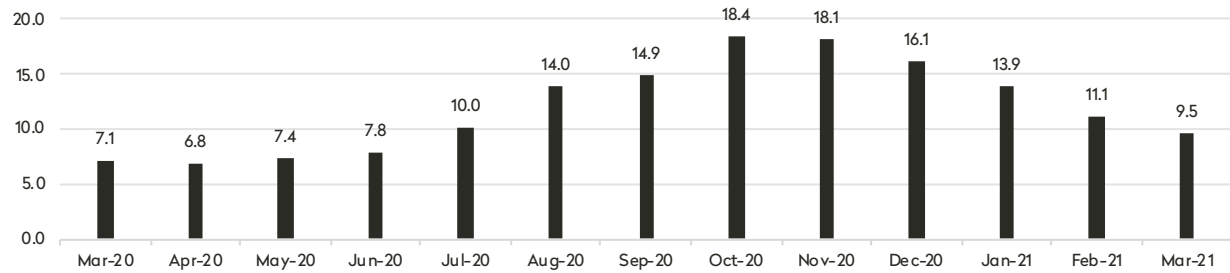


DOWN TOWN

BHSID 20753628



Months' Supply: All Apartments



Condominiums

	March 2021		February 2021		March 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	85	14.2	92	17.8	80	9.6
1-Bedroom	231	9.7	259	11.3	236	6.0
2-Bedroom	303	10.6	335	12.0	303	7.8
3+Bedroom	276	11.8	312	15.5	290	14.6
Loft	91	10.3	98	12.5	104	11.1
All	986	10.9	1,096	13.0	1,013	8.7

Cooperatives

	March 2021		February 2021		March 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	99	9.3	99	10.1	74	5.9
1-Bedroom	188	6.6	181	6.9	137	3.6
2-Bedroom	107	5.8	107	6.6	95	4.9
3+Bedroom	56	18.7	59	20.8	42	6.8
Loft	62	10.3	58	12.0	82	8.6
All	512	7.7	504	8.4	430	5.0

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



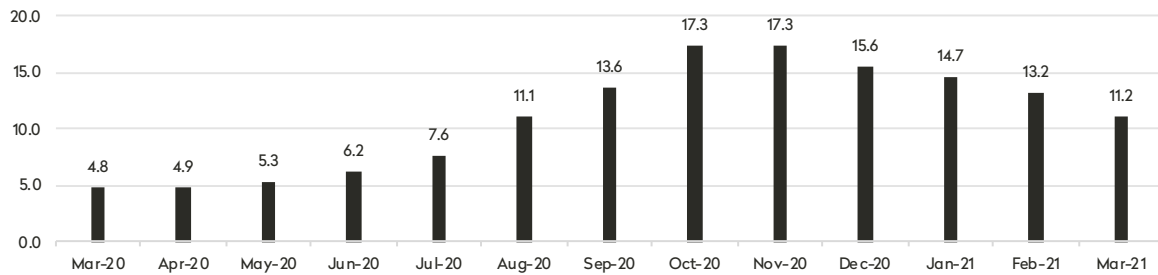
Upper Manhattan

BHSID 20251306



BHSID 18110900

Months' Supply: All Apartments



Condominiums

	March 2021		February 2021		March 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	16.0	25	15.0	9	4.2
1-Bedroom	90	12.0	79	13.9	58	3.5
2-Bedroom	132	10.6	141	12.3	80	4.5
3+Bedroom	63	11.1	68	13.6	58	10.5
All	309	11.4	313	13.1	205	4.9

Cooperatives

	March 2021		February 2021		March 2020	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	9	6.8	3	3.0	14	4.9
1-Bedroom	86	10.1	81	9.3	64	4.3
2-Bedroom	107	11.5	138	16.9	64	4.4
3+Bedroom	56	12.4	67	17.5	49	6.8
All	258	10.9	289	13.3	191	4.8

March 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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