

May 2019

# Inventory Report Manhattan Apartments

**Brown  
Harris  
Stevens**



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# May 2019 Highlights

Manhattan had a **9.3**-months supply of apartments for sale in May, 16% higher than a year ago.

The months' supply for condos rose **15%** from May 2018, while the rate for co-ops climbed 19%.

With only a **7.3**-month supply of apartments for sale, Upper Manhattan was the tightest market in May.



BrownHarrisStevens.com WEB# 18998291



BrownHarrisStevens.com WEB# 19015292

## 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# 19609789

# Manhattan

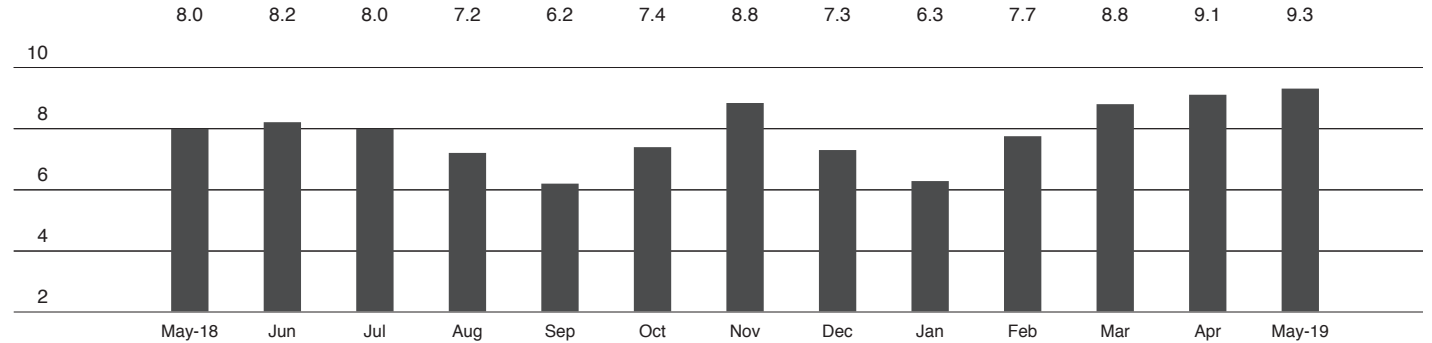


BrownHarrisStevens.com WEB# 19628378



BrownHarrisStevens.com WEB# 19270582

## Months' Supply: All Apartments



## Condominiums

	MAY 2019		APRIL 2019		MAY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	289	9.9	302	8.8	237	7.3
1-Bedroom	1,091	8.1	1,121	8.9	984	7.4
2-Bedroom	1,076	9.4	1,188	10.9	1,099	9.1
3+Bedroom	1,436	18.0	1,186	15.4	1,125	13.3
Loft	164	10.4	166	12.6	288	11.1
All	4,056	10.8	3,963	11.0	3,733	9.4

## Cooperatives

	MAY 2019		APRIL 2019		MAY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	460	6.0	455	5.6	383	4.9
1-Bedroom	1,280	6.8	1,234	6.6	979	5.5
2-Bedroom	949	7.4	1,044	7.9	894	6.9
3+Bedroom	976	15.0	783	11.7	716	12.1
Loft	156	11.6	151	12.2	270	9.1
All	3,821	8.1	3,667	7.6	3,242	6.8

# East Side

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

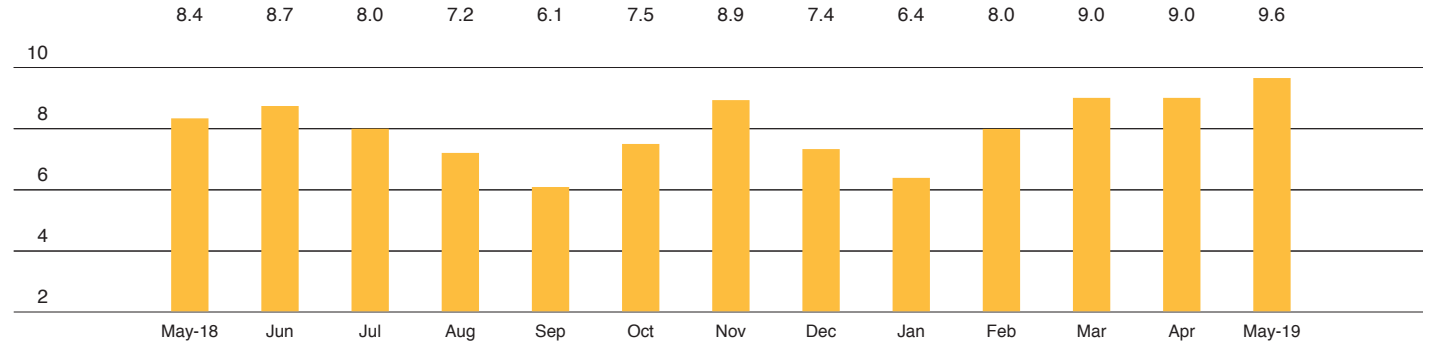


BrownHarrisStevens.com WEB# 18504932



BrownHarrisStevens.com WEB# 19461879

## Months' Supply: All Apartments



## Condominiums

	MAY 2019		APRIL 2019		MAY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	25	7.9	36	12.7	24	4.6
1-Bedroom	137	7.6	138	9.1	110	6.2
2-Bedroom	124	7.6	142	9.2	136	7.8
3+Bedroom	229	14.6	196	12.1	194	13.2
All	515	9.7	512	10.3	464	8.4

## Cooperatives

	MAY 2019		APRIL 2019		MAY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	100	5.9	105	6.1	94	5.0
1-Bedroom	383	7.8	349	7.5	261	5.7
2-Bedroom	327	8.6	344	8.5	316	8.7
3+Bedroom	436	16.1	361	11.8	367	16.3
All	1,246	9.5	1,159	8.6	1,038	8.4

# West Side

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

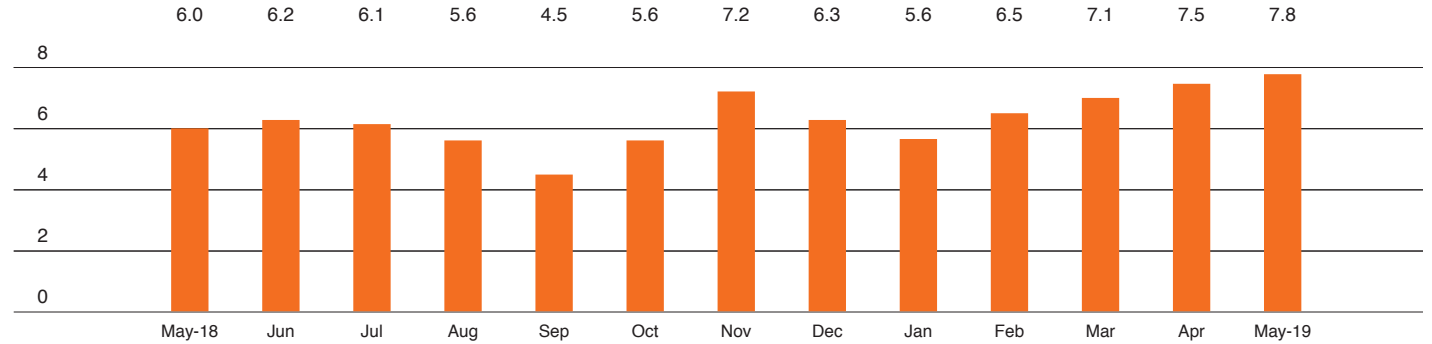


BrownHarrisStevens.com WEB# 18620317



BrownHarrisStevens.com WEB# 19466775

## Months' Supply: All Apartments



## Condominiums

	MAY 2019		APRIL 2019		MAY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	34	9.7	32	6.4	17	4.6
1-Bedroom	125	9.0	123	8.4	125	6.0
2-Bedroom	145	10.6	162	12.0	137	6.9
3+Bedroom	255	15.9	236	16.9	174	8.4
All	559	11.9	553	11.7	453	6.9

## Cooperatives

	MAY 2019		APRIL 2019		MAY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	59	4.1	50	3.3	58	5.0
1-Bedroom	163	4.9	162	4.8	162	4.6
2-Bedroom	165	5.4	175	5.7	146	4.9
3+Bedroom	172	9.6	134	7.9	146	8.0
All	559	5.8	521	5.4	512	5.4

# Midtown East

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

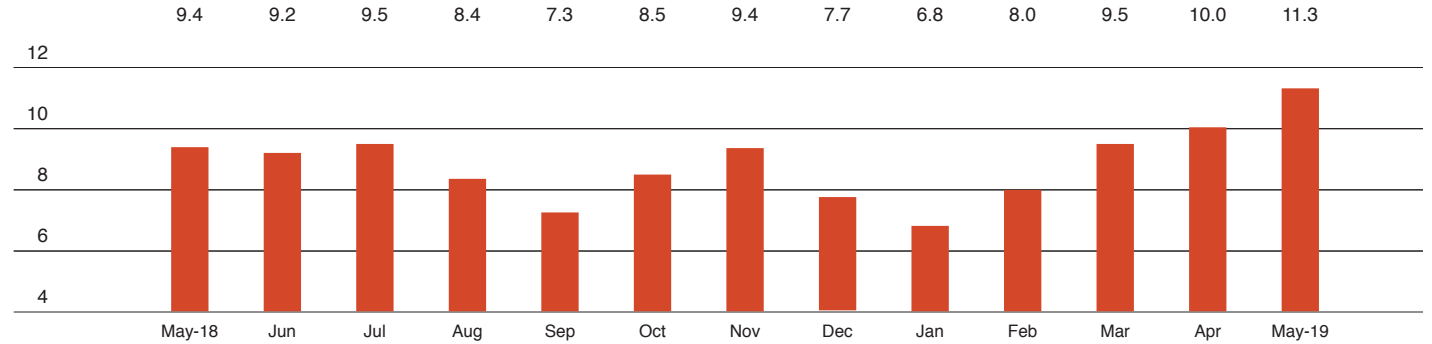


BrownHarrisStevens.com WEB# 18795685



BrownHarrisStevens.com WEB# 18091404

## Months' Supply: All Apartments



## Condominiums

	MAY 2019		APRIL 2019		MAY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	33	5.8	35	4.7	36	7.4
1-Bedroom	145	8.8	145	7.5	175	9.9
2-Bedroom	147	10.3	149	9.8	150	12.7
3+Bedroom	121	20.7	104	20.8	126	12.6
All	446	10.5	433	9.2	487	11.0

## Cooperatives

	MAY 2019		APRIL 2019		MAY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	113	8.0	106	6.1	87	5.2
1-Bedroom	262	10.7	252	9.7	236	8.4
2-Bedroom	174	11.5	188	12.3	166	8.7
3+Bedroom	129	35.2	108	30.9	88	18.9
All	678	11.8	654	10.5	577	8.4

# Midtown West

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

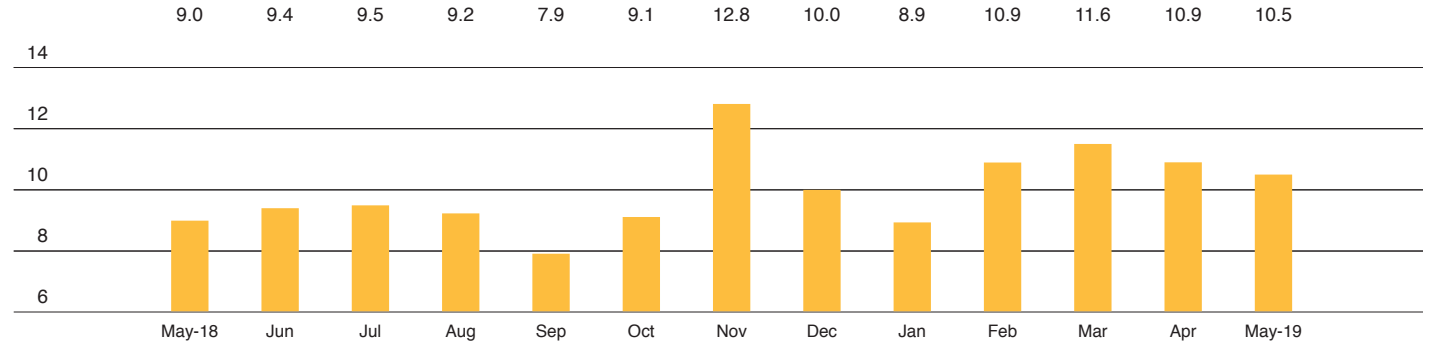


BrownHarrisStevens.com WEB# 19500732



BrownHarrisStevens.com WEB# 19487004

## Months' Supply: All Apartments



## Condominiums

	MAY 2019		APRIL 2019		MAY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	67	14.9	67	13.0	36	5.8
1-Bedroom	178	7.4	195	9.0	148	7.5
2-Bedroom	137	11.3	140	11.8	129	10.5
3+Bedroom	145	21.8	112	16.8	105	26.3
All	527	11.1	514	11.3	418	9.9

## Cooperatives

	MAY 2019		APRIL 2019		MAY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	36	9.0	32	7.7	26	4.7
1-Bedroom	67	7.2	75	8.8	35	4.6
2-Bedroom	25	7.9	33	11.0	36	13.5
3+Bedroom	21	25.2	18	27.0	15	22.5
All	149	8.6	158	9.7	112	6.8

# Downtown

34th - 14th Street

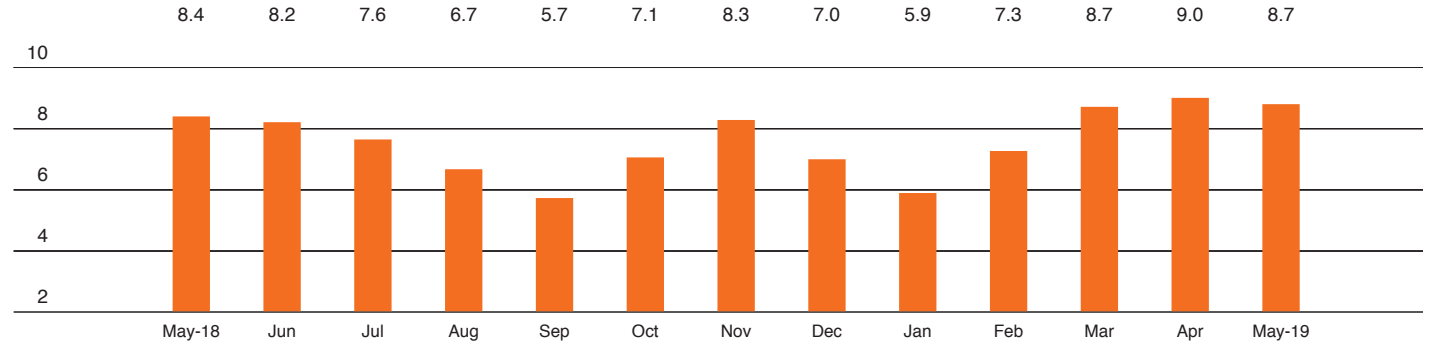


BrownHarrisStevens.com WEB# 19443406



BrownHarrisStevens.com WEB# 19614713

## Months' Supply: All Apartments



## Condominiums

	MAY 2019		APRIL 2019		MAY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	24	5.5	23	5.5	21	7.0
1-Bedroom	130	6.2	143	7.7	111	5.6
2-Bedroom	146	8.5	171	12.2	165	9.3
3+Bedroom	229	26.4	167	20.9	152	15.7
Loft	35	14.0	37	13.9	70	10.2
All	564	10.5	541	11.4	519	9.1

## Cooperatives

	MAY 2019		APRIL 2019		MAY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	70	5.1	78	5.9	69	5.8
1-Bedroom	140	5.9	145	5.9	121	5.7
2-Bedroom	67	7.2	75	8.0	69	10.6
3+Bedroom	50	23.1	34	12.8	29	17.4
Loft	42	10.1	40	9.6	87	11.9
All	369	6.9	372	6.9	375	7.7



# Downtown

South of 14th Street

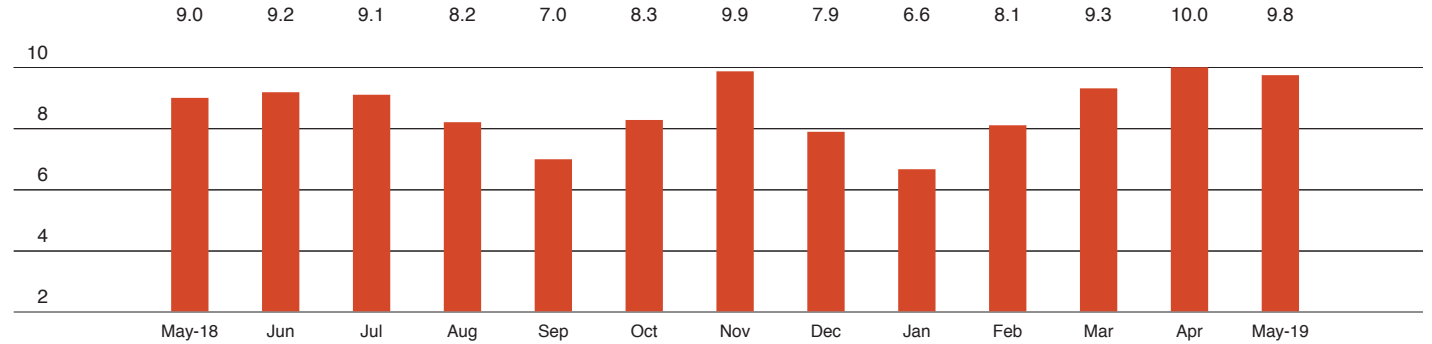


BrownHarrisStevens.com WEB# 19610471



BrownHarrisStevens.com WEB# 19356973

## Months' Supply: All Apartments



## Condominiums

	MAY 2019		APRIL 2019		MAY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	96	13.7	98	12.5	89	10.3
1-Bedroom	318	10.5	316	11.9	255	9.6
2-Bedroom	306	10.9	329	13.2	312	9.6
3+Bedroom	392	16.4	315	13.2	326	15.9
Loft	120	10.0	121	12.7	199	11.9
All	1,232	12.2	1,179	12.7	1,181	11.2

## Cooperatives

	MAY 2019		APRIL 2019		MAY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	64	4.9	70	5.5	54	4.3
1-Bedroom	189	5.4	178	5.1	146	5.5
2-Bedroom	107	6.1	130	7.2	105	5.7
3+Bedroom	101	15.9	64	10.1	43	8.3
Loft	103	11.4	100	12.5	120	7.5
All	564	6.9	542	6.8	468	5.9

# Upper Manhattan

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

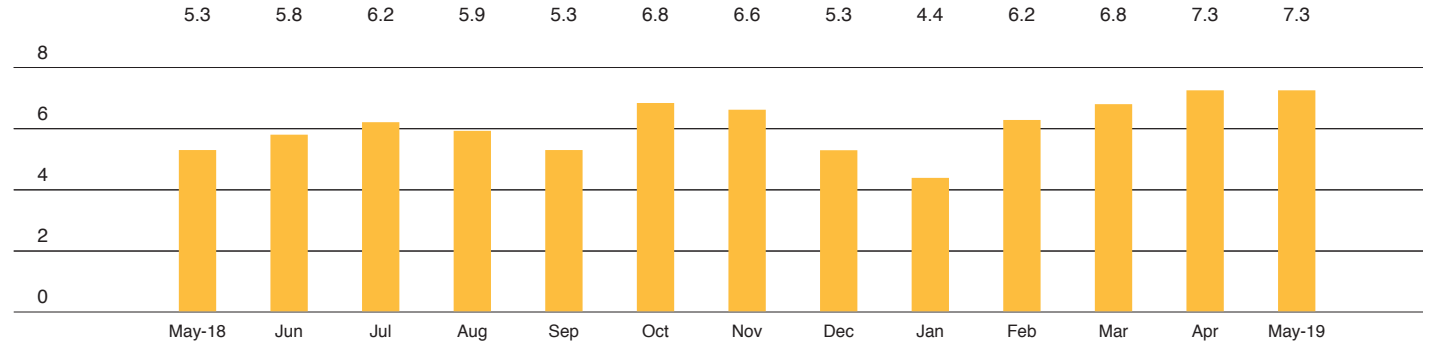


BrownHarrisStevens.com WEB# 19506405



BrownHarrisStevens.com WEB# 19588234

## Months' Supply: All Apartments



## Condominiums

	MAY 2019		APRIL 2019		MAY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	13	11.1	12	6.5	15	10.0
1-Bedroom	60	5.4	64	5.8	64	6.4
2-Bedroom	72	5.4	97	6.7	77	8.0
3+Bedroom	68	17.7	58	15.8	55	10.3
All	213	7.2	231	7.5	211	8.0

## Cooperatives

	MAY 2019		APRIL 2019		MAY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	19	22.8	14	12.0	9	2.8
1-Bedroom	82	6.7	80	6.2	46	3.1
2-Bedroom	85	5.9	100	6.4	64	3.6
3+Bedroom	70	9.8	67	10.3	41	5.7
All	256	7.4	261	7.2	160	3.7

## Contact us

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Managing Director of Sales

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Stephen Klym, EVP  
Managing Director of Sales



CENTRAL PARK WEST

CENTRAL PARK

5TH AVENUE

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### East Side

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