

# October 2019 Inventory Report Manhattan Apartments



**BHS**

**BHS** PARTNERING  
WORLDWIDE

**LP** LUXURY  
PORTFOLIO  
INTERNATIONAL

*Leading*  
REAL ESTATE COMPANIES  
WORLDWIDE

Manhattan had an 8.1-month supply of apartments for sale in October, **8%** higher than a year ago.

The months' supply for condos dropped **3%** from October 2018, while co-ops rose 19%.

Upper Manhattan had the lowest months' supply of any market in October, with a **6.8**-month supply of apartments for sale.



BrownHarrisStevens.com WEB# 19907411



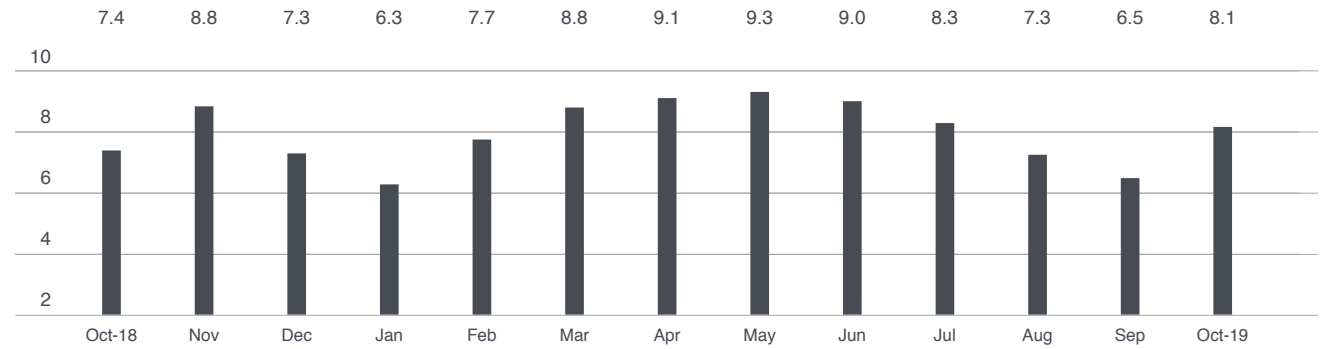
BrownHarrisStevens.com WEB# 19841292

### 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

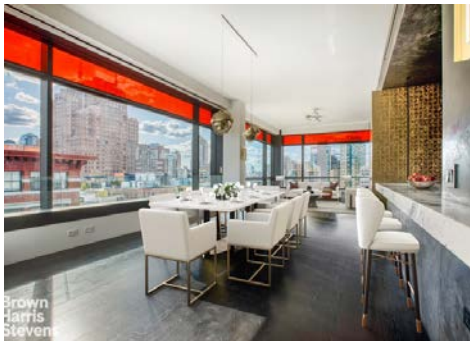


Condominiums

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	282	8.5	258	7.5	240	6.1
1-Bedroom	1,061	6.4	962	5.4	1,066	7.3
2-Bedroom	1,285	8.5	1,151	7.1	1,169	9.1
3+Bedroom	1,246	12.6	1,131	10.7	1,127	12.5
Loft	176	10.2	139	7.9	302	9.3
All	4,050	8.7	3,641	7.3	3,904	8.9

Cooperatives

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	534	6.5	429	4.9	438	4.6
1-Bedroom	1,278	6.7	1,062	5.4	1,161	5.7
2-Bedroom	1,069	7.7	860	5.9	955	6.4
3+Bedroom	765	9.6	598	7.0	655	9.0
Loft	162	9.7	131	7.7	282	7.9
All	3,808	7.5	3,080	5.8	3,491	6.3



BrownHarrisStevens.com WEB# 19907169

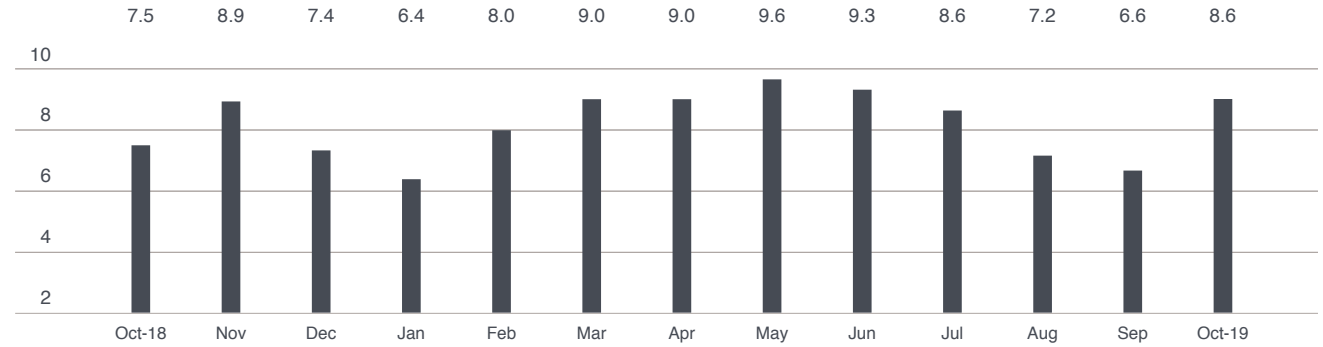


BrownHarrisStevens.com WEB# 19913883

# East Side

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

## Months' Supply: All Apartments



## Condominiums

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	39	8.1	35	7.2	23	3.6
1-Bedroom	136	6.9	117	5.5	126	6.9
2-Bedroom	150	7.5	133	5.8	139	7.7
3+Bedroom	218	12.3	187	9.5	194	11.0
All	543	8.7	472	6.9	482	8.0

## Cooperatives

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	118	8.0	93	5.6	121	5.7
1-Bedroom	329	7.2	275	5.6	311	6.0
2-Bedroom	348	9.2	267	6.6	317	7.7
3+Bedroom	352	10.0	286	7.6	312	9.6
All	1,147	8.6	921	6.4	1,061	7.2



BrownHarrisStevens.com WEB# 19913210

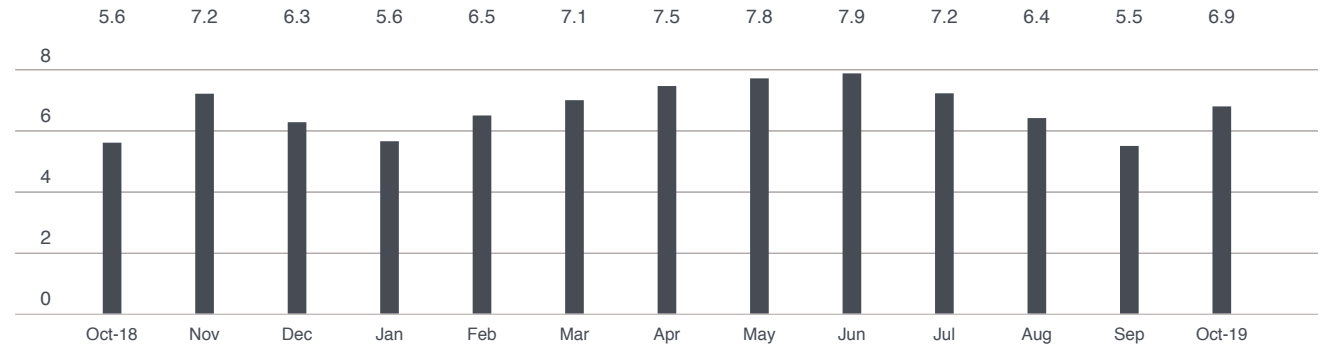


BrownHarrisStevens.com WEB# 19882693

# West Side

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19860309



BrownHarrisStevens.com WEB# 19908260

## Condominiums

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	26	6.5	24	5.5	23	5.5
<b>1-Bedroom</b>	128	7.7	111	6.4	116	5.8
<b>2-Bedroom</b>	165	9.0	138	7.1	121	6.8
<b>3+Bedroom</b>	218	10.9	205	9.4	192	8.9
<b>All</b>	537	9.1	478	7.6	452	7.1

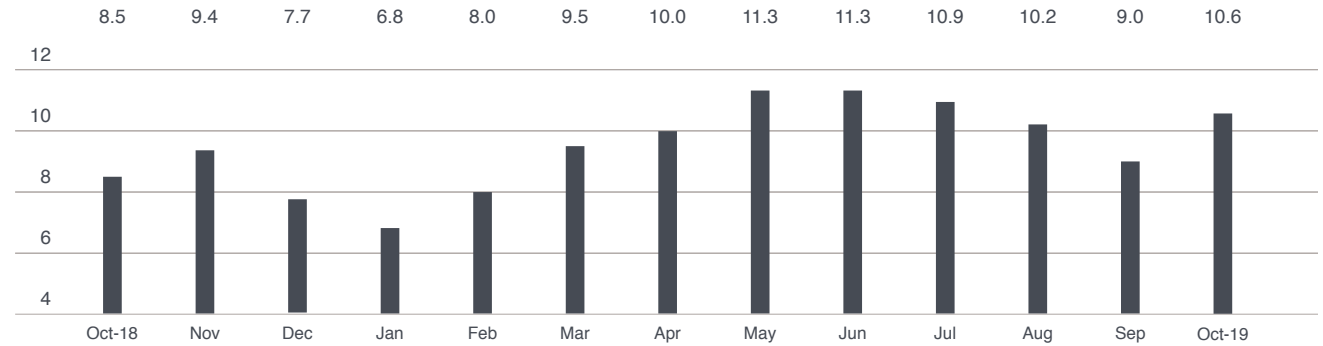
## Cooperatives

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	65	4.9	50	3.2	55	4.4
<b>1-Bedroom</b>	203	5.3	186	4.8	175	4.5
<b>2-Bedroom</b>	183	5.4	147	4.1	173	4.3
<b>3+Bedroom</b>	160	7.2	108	4.5	136	6.5
<b>All</b>	611	5.7	491	4.3	539	4.8

# Midtown East

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19902255



BrownHarrisStevens.com WEB# 19914260

## Condominiums

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	44	11.0	32	8.0	33	5.4
<b>1-Bedroom</b>	111	6.7	106	6.1	164	7.3
<b>2-Bedroom</b>	154	11.6	145	10.6	176	13.9
<b>3+Bedroom</b>	111	16.2	96	12.5	117	14.0
<b>All</b>	420	10.3	379	8.8	490	9.9

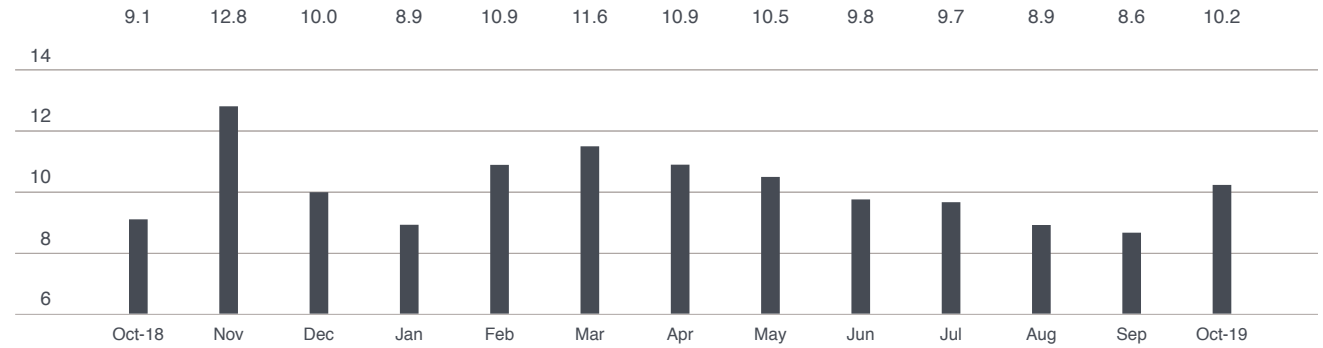
## Cooperatives

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	134	7.5	116	6.3	90	4.9
<b>1-Bedroom</b>	279	11.1	224	8.7	237	6.9
<b>2-Bedroom</b>	205	12.2	182	10.9	163	9.9
<b>3+Bedroom</b>	90	15.4	80	13.7	87	13.4
<b>All</b>	708	10.8	602	9.0	577	7.6

# Midtown West

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

## Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19894493



BrownHarrisStevens.com WEB# 19862122

## Condominiums

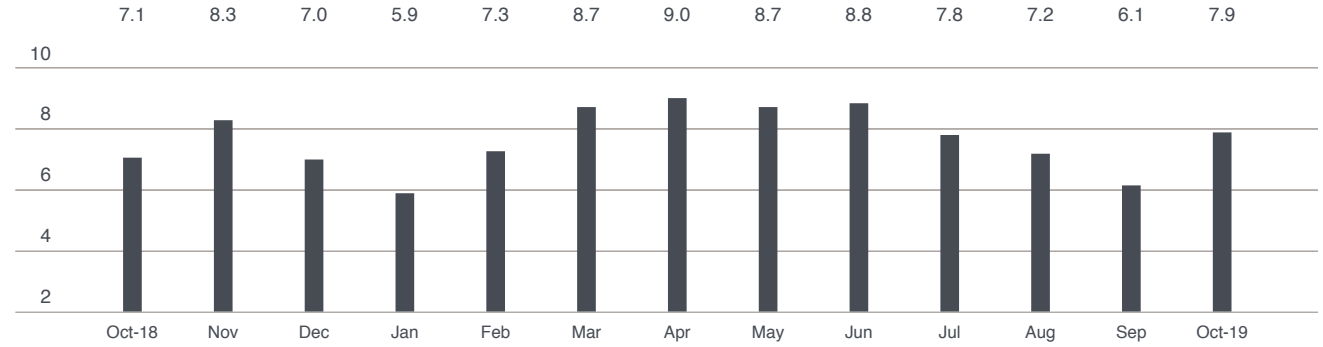
	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	45	7.9	46	8.4	42	6.6
1-Bedroom	178	10.1	162	7.2	144	8.3
2-Bedroom	160	9.7	146	7.8	139	9.5
3+Bedroom	126	23.6	127	24.6	98	25.6
All	509	11.3	481	9.3	423	10.0

## Cooperatives

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	28	6.0	20	4.1	35	5.4
1-Bedroom	63	7.4	62	7.0	49	6.7
2-Bedroom	29	7.6	35	7.8	35	8.4
3+Bedroom	20	17.1	16	16.0	13	15.6
All	140	7.7	133	6.9	132	7.0

34th St. to 14th St.

Months' Supply: All Apartments



Condominiums

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	20	5.5	16	3.7	26	6.5
1-Bedroom	156	6.0	130	4.3	145	5.8
2-Bedroom	198	8.3	177	6.8	181	7.8
3+Bedroom	189	14.0	168	11.7	162	17.4
Loft	34	15.7	23	15.3	67	7.6
All	597	8.6	514	6.7	581	8.3

Cooperatives

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	96	5.8	80	4.8	78	4.4
1-Bedroom	171	6.5	136	4.9	155	6.0
2-Bedroom	82	8.5	62	6.0	67	6.2
3+Bedroom	31	9.8	24	6.9	32	21.3
Loft	42	9.3	35	7.8	54	5.4
All	422	7.0	337	5.4	386	5.9



BrownHarrisStevens.com WEB# 19878278

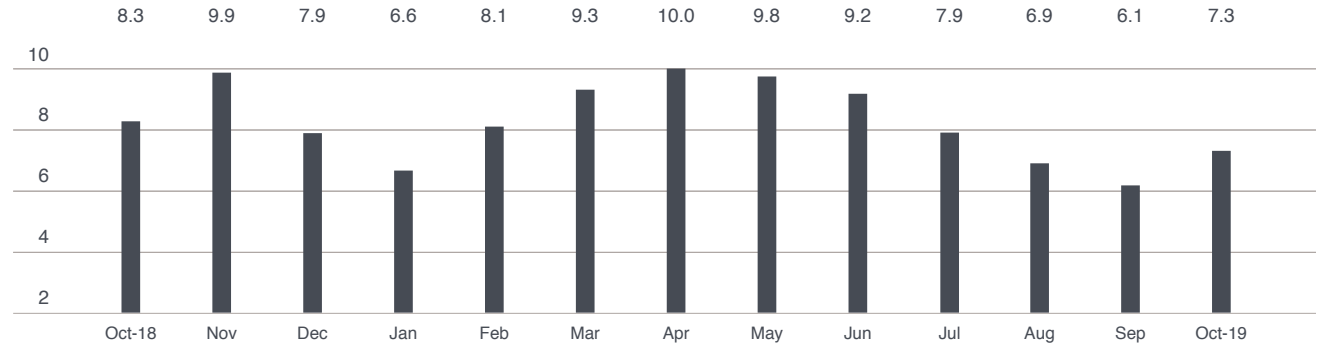


BrownHarrisStevens.com WEB# 19907319



South of 14th St.

Months' Supply: All Apartments



Condominiums

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	97	10.8	96	10.3	77	7.5
1-Bedroom	279	4.9	266	4.4	279	9.2
2-Bedroom	356	8.3	331	7.5	310	10.3
3+Bedroom	320	10.4	299	9.2	303	12.6
Loft	132	9.5	107	7.2	211	9.8
All	1,184	7.7	1,099	6.8	1,180	10.1

Cooperatives

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	80	6.1	62	4.4	65	3.9
1-Bedroom	173	5.2	125	3.7	186	5.4
2-Bedroom	127	6.0	93	4.3	110	5.5
3+Bedroom	63	10.2	45	6.0	47	10.1
Loft	104	9.8	84	7.5	168	8.8
All	547	6.5	409	4.6	576	6.1



BrownHarrisStevens.com WEB# 19883975

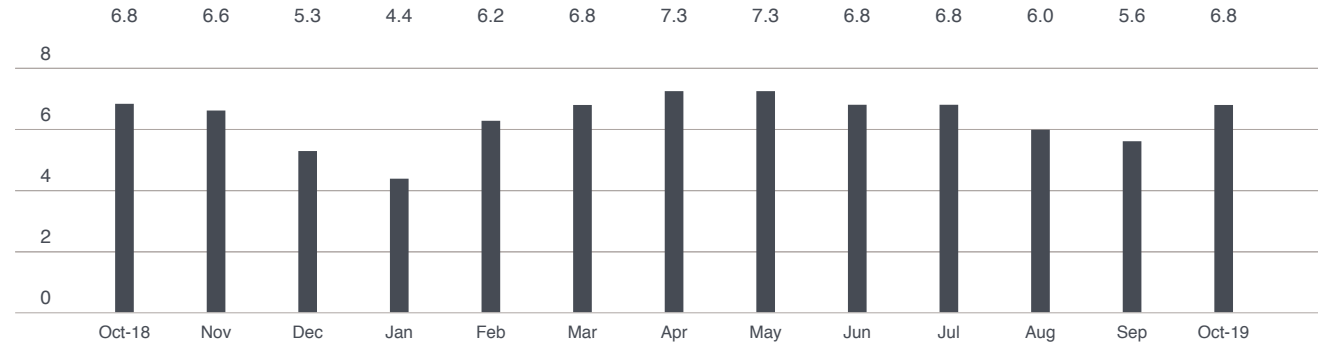


BrownHarrisStevens.com WEB# 19891345

# 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# 19882781



BrownHarrisStevens.com WEB# 19822502

## Condominiums

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	13	7.1	12	6.0	18	7.2
<b>1-Bedroom</b>	76	7.1	73	7.0	95	7.0
<b>2-Bedroom</b>	104	6.5	83	4.8	114	9.0
<b>3+Bedroom</b>	67	11.8	50	9.4	69	11.8
<b>All</b>	260	7.6	218	6.2	296	8.6

## Cooperatives

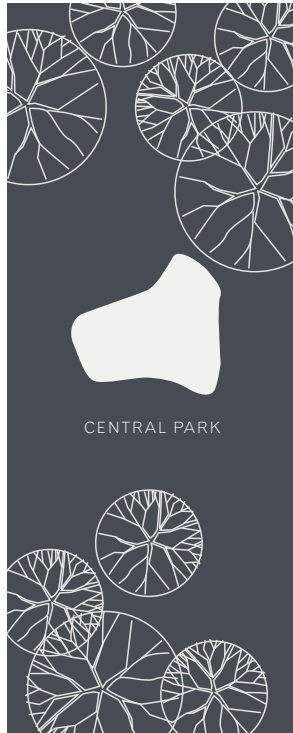
	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
<b>Studio</b>	15	7.5	10	5.5	8	2.3
<b>1-Bedroom</b>	67	4.8	59	4.6	74	5.2
<b>2-Bedroom</b>	98	6.2	76	4.8	99	5.9
<b>3+Bedroom</b>	53	8.2	42	6.1	39	5.6
<b>All</b>	233	6.1	187	5.0	220	5.3

# 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.

©2019 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