

August 2020  
Inventory Report

# Maintain

Halstead is coming to  
**Brown Harris Stevens**

**Brown Harris Stevens**

# We're growing!

Halstead is joining Brown Harris Stevens - which means BHS now has **2,500** agents and **55** offices in luxury markets across NYC, the Tristate area, the Hamptons, Palm Beach, and Miami.

Historically ranked among the nation's top residential firms, in 2019 both firms combined closed **6,000** transactions totaling more than **\$9 billion**.

Simply put, we have more resources than ever to support our trusted clients.

We are here to serve you, and Brown Harris Stevens has never been stronger. We look forward to working together.



## August 2020 *Highlights*

The 14.3-month supply of Manhattan apartments for sale in August, represents the highest inventory level in the seven-year history of our report.

A modest recovery in closings was more than offset by a **SURGE** in new listings.

Condo inventory levels were 14% higher than July, while co-ops posted a 27% increase.

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### 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.

August 2020

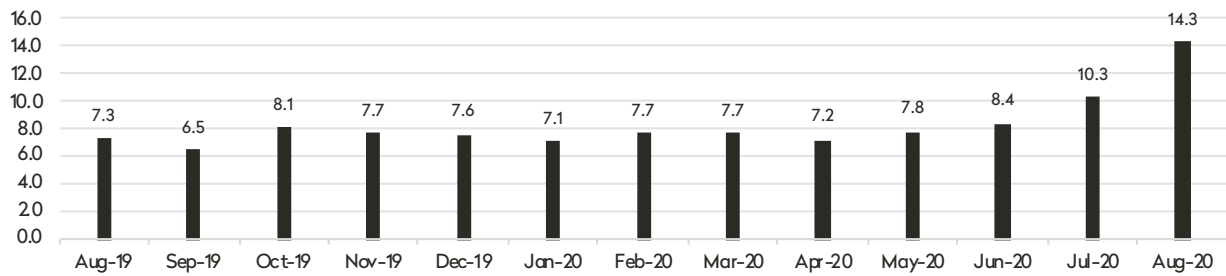
# Inventory Report



BHS/D 20302991



### Months' Supply: All Apartments



### Condominiums

	August 2020		July 2020		August 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	243	11.2	195	8.0	281	9.2
<b>1-Bedroom</b>	1,010	12.7	863	8.5	1,023	6.0
<b>2-Bedroom</b>	1,348	15.6	1,167	11.7	1,236	8.2
<b>3+Bedroom</b>	1,330	26.9	1,207	21.6	1,223	11.7
<b>Loft</b>	161	21.0	142	16.1	157	8.6
<b>All</b>	4,092	16.7	3,574	12.3	3,920	8.3

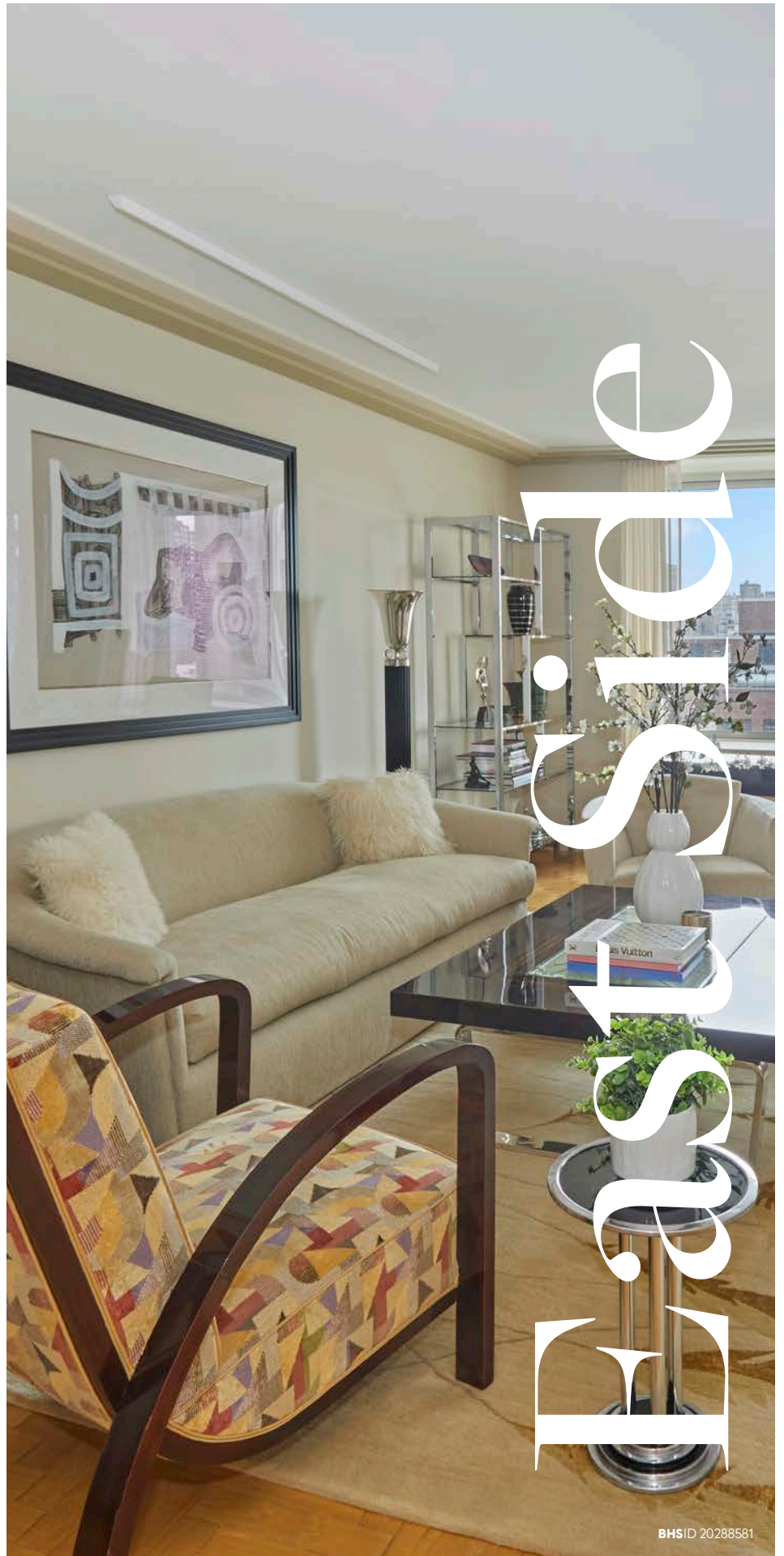
### Cooperatives

	August 2020		July 2020		August 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	674	12.9	484	8.1	454	5.5
<b>1-Bedroom</b>	1,375	10.5	1,110	7.6	1,159	6.0
<b>2-Bedroom</b>	1,155	13.3	873	9.1	973	6.9
<b>3+Bedroom</b>	772	15.9	652	11.8	654	7.7
<b>Loft</b>	125	11.2	102	9.1	142	8.8
<b>All</b>	4,101	12.5	3,221	8.7	3,382	6.5

August 2020

# Inventory Report

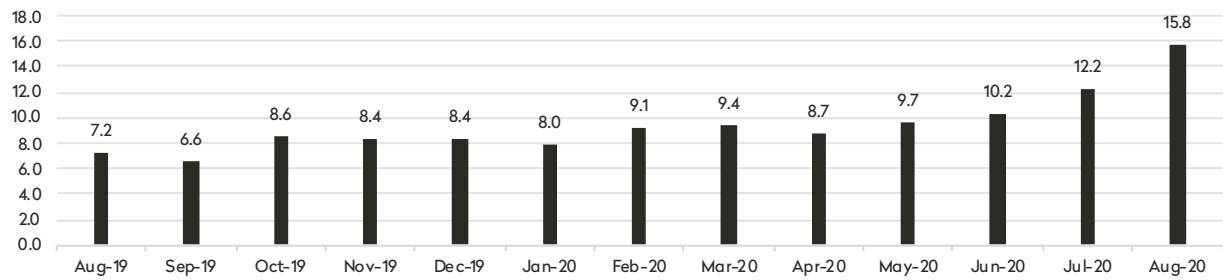
Generally 59th St. to 96th St.,  
Fifth Ave. to the East River



BHSID 20288581



### Months' Supply: All Apartments



### Condominiums

	August 2020		July 2020		August 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	26	11.1	24	9.6	34	7.3
<b>1-Bedroom</b>	120	11.8	109	9.0	120	5.8
<b>2-Bedroom</b>	160	15.0	134	12.4	140	6.7
<b>3+Bedroom</b>	282	41.3	255	33.3	214	11.0
<b>All</b>	588	19.6	522	15.7	508	7.7

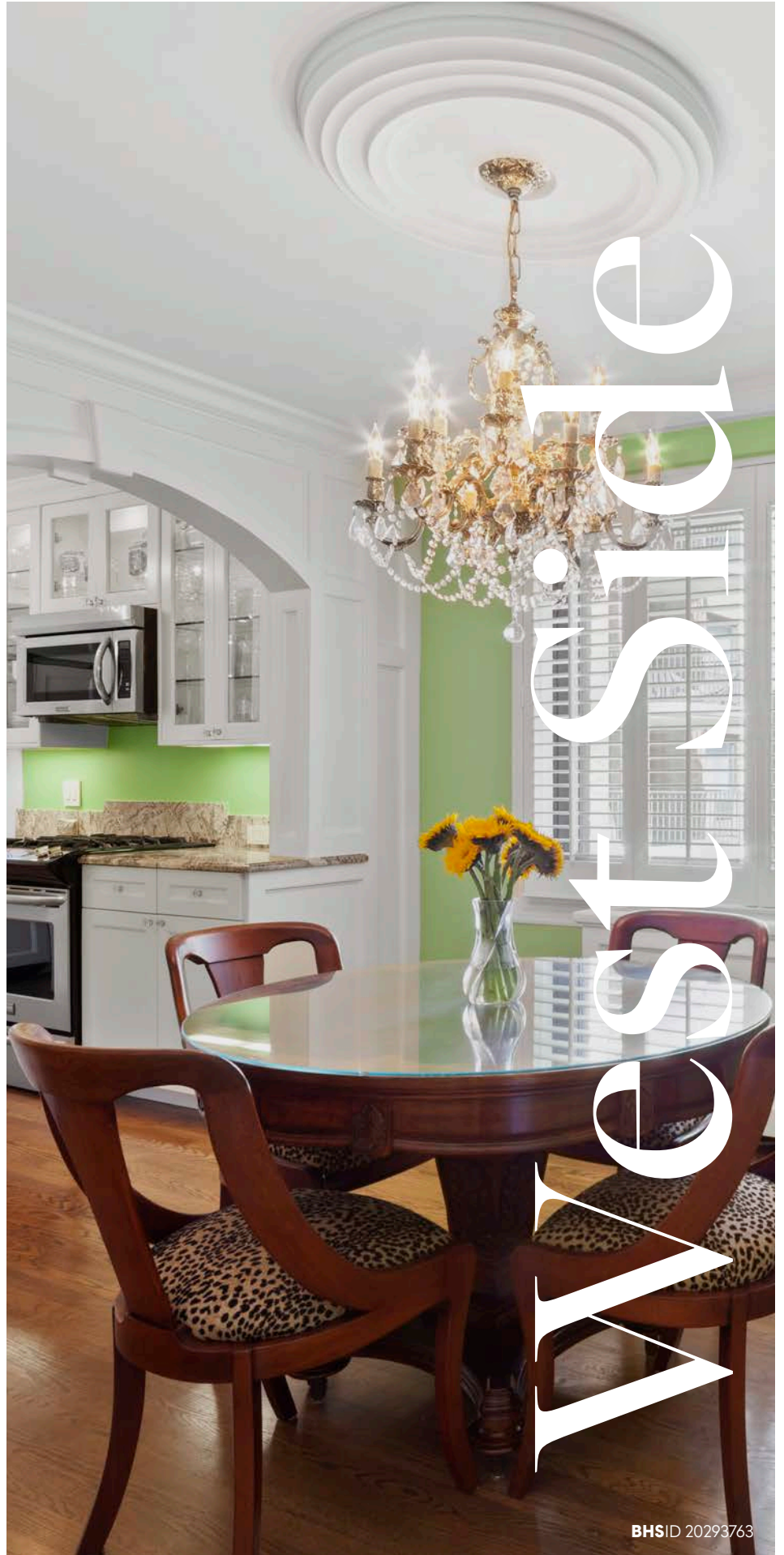
### Cooperatives

	August 2020		July 2020		August 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	166	16.1	116	10.5	96	5.5
<b>1-Bedroom</b>	357	11.7	307	9.0	306	6.0
<b>2-Bedroom</b>	367	14.5	285	10.8	308	7.8
<b>3+Bedroom</b>	355	18.1	307	14.5	307	8.3
<b>All</b>	1,245	14.5	1,015	10.9	1,017	7.0

August 2020

# Inventory Report

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



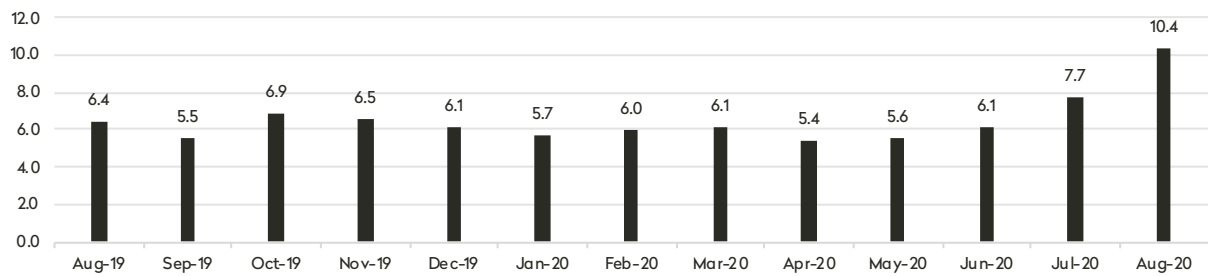
White

BHSID 20293763





### Months' Supply: All Apartments



### Condominiums

	August 2020		July 2020		August 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	30	12.0	23	9.2	32	10.7
<b>1-Bedroom</b>	129	9.0	106	6.5	127	7.3
<b>2-Bedroom</b>	159	8.3	138	6.6	150	9.0
<b>3+Bedroom</b>	214	14.4	194	13.2	222	10.7
<b>All</b>	532	10.5	461	8.5	531	9.2

### Cooperatives

	August 2020		July 2020		August 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	80	8.6	66	6.2	57	4.1
<b>1-Bedroom</b>	221	9.2	173	6.1	181	5.0
<b>2-Bedroom</b>	211	10.7	167	7.5	162	4.7
<b>3+Bedroom</b>	176	13.4	141	8.9	129	5.4
<b>All</b>	688	10.4	547	7.1	529	4.9

August 2020

# Inventory Report

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

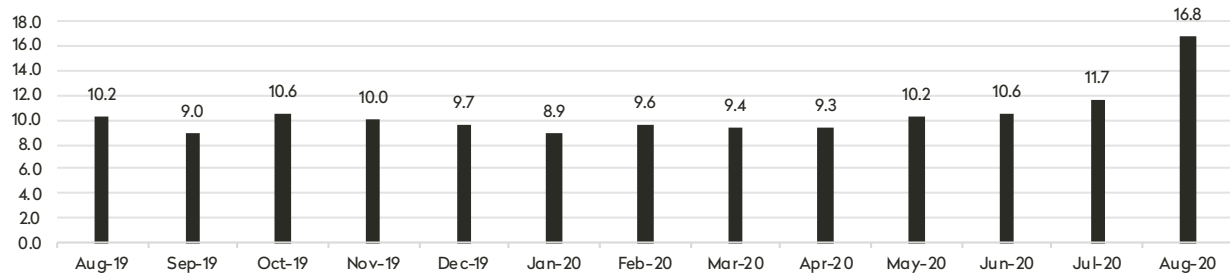


Midtown East

BHSID 20293535



### Months' Supply: All Apartments



### Condominiums

	August 2020		July 2020		August 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	31	9.3	21	4.7	35	9.1
<b>1-Bedroom</b>	125	13.9	99	9.0	124	7.6
<b>2-Bedroom</b>	152	15.7	136	13.4	151	11.5
<b>3+Bedroom</b>	90	60.0	90	36.0	105	13.1
<b>All</b>	398	16.9	346	12.3	415	10.0

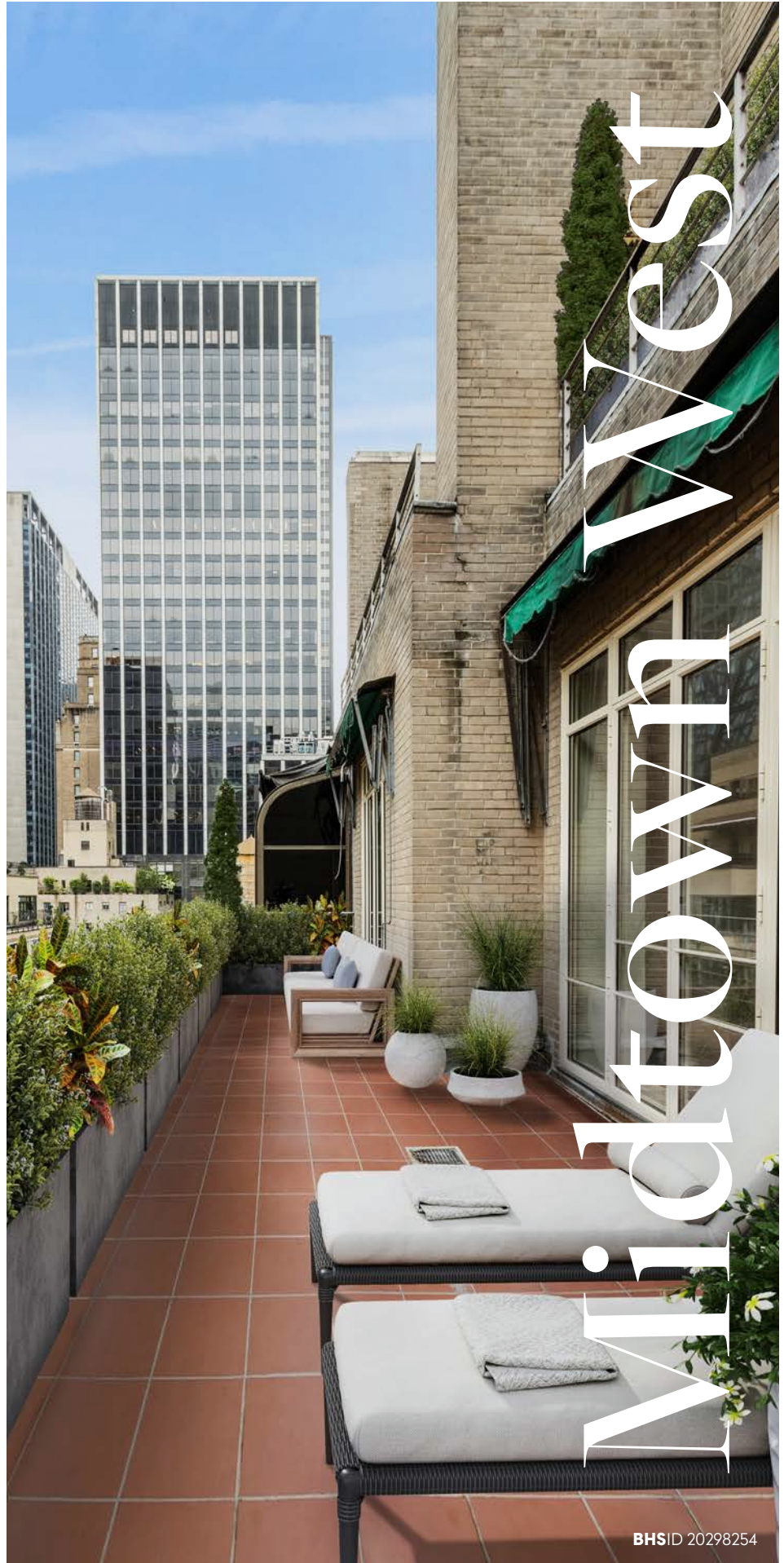
### Cooperatives

	August 2020		July 2020		August 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	149	19.0	109	9.9	114	6.8
<b>1-Bedroom</b>	230	12.7	203	9.8	242	9.9
<b>2-Bedroom</b>	212	17.7	152	11.4	194	12.7
<b>3+Bedroom</b>	82	37.8	80	28.2	86	16.6
<b>All</b>	673	16.8	544	11.4	636	10.3

August 2020

# Inventory Report

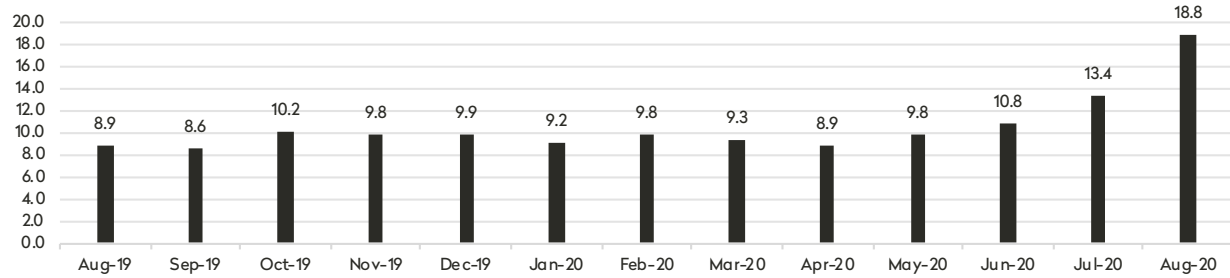
Generally 34th to 59th Street,  
Hudson River to West of Fifth Avenue



BHSID 20298254



### Months' Supply: All Apartments



### Condominiums

	August 2020		July 2020		August 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	30	7.2	25	5.4	46	8.1
<b>1-Bedroom</b>	158	17.6	152	11.1	173	7.4
<b>2-Bedroom</b>	163	21.3	143	16.2	153	8.6
<b>3+Bedroom</b>	134	36.5	127	26.3	125	18.8
<b>All</b>	485	19.8	447	14.0	497	9.3

### Cooperatives

	August 2020		July 2020		August 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	28	9.3	16	5.3	29	6.4
<b>1-Bedroom</b>	81	18.7	63	13.0	68	7.8
<b>2-Bedroom</b>	48	22.2	40	17.1	34	7.8
<b>3+Bedroom</b>	14	16.8	14	14.0	17	11.3
<b>All</b>	171	16.5	133	11.9	148	7.8

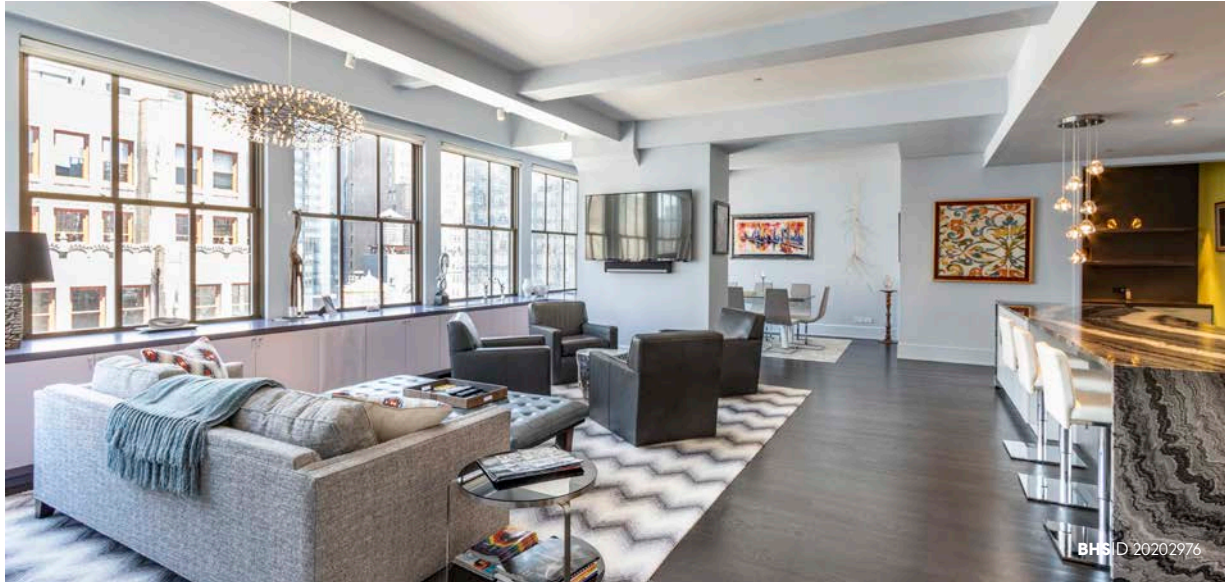
August 2020

# Inventory Report

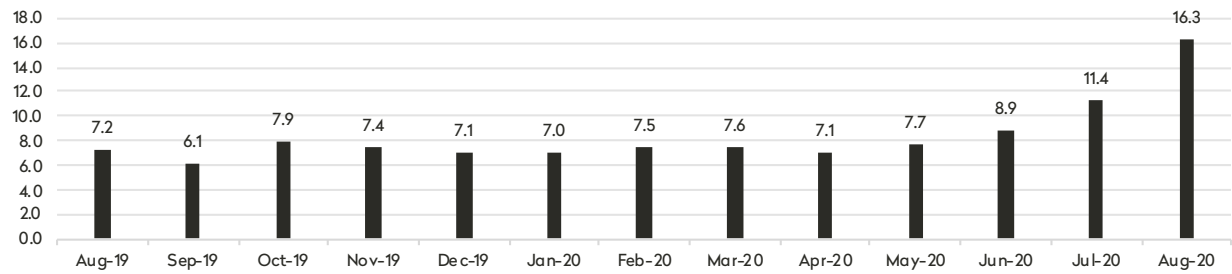
34th St. to 14th St.



BHSID 20303950



### Months' Supply: All Apartments



### Condominiums

	August 2020		July 2020		August 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	27	8.1	18	5.1	21	6.0
<b>1-Bedroom</b>	155	16.0	127	10.0	132	4.4
<b>2-Bedroom</b>	212	22.7	184	17.0	203	8.5
<b>3+Bedroom</b>	201	38.9	175	31.8	186	14.7
<b>Loft</b>	30	60.0	24	24.0	34	18.5
<b>All</b>	625	22.3	528	15.8	576	8.0

### Cooperatives

	August 2020		July 2020		August 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	125	12.9	82	7.9	83	5.3
<b>1-Bedroom</b>	189	10.0	135	6.9	155	5.5
<b>2-Bedroom</b>	80	12.0	51	7.3	78	8.4
<b>3+Bedroom</b>	33	24.8	22	11.0	22	6.0
<b>Loft</b>	44	16.5	38	15.2	37	10.1
<b>All</b>	471	12.0	328	7.9	375	6.2

August 2020

# Inventory Report

South of 14th St.

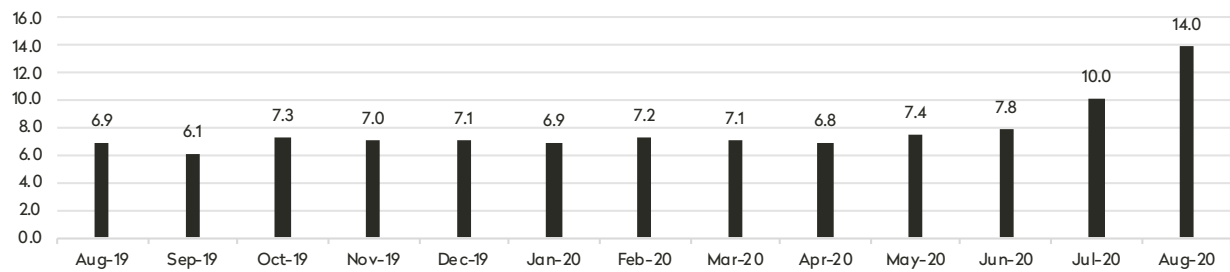


BHSID 20315489





### Months' Supply: All Apartments



### Condominiums

	August 2020		July 2020		August 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	78	14.6	70	12.7	101	13.5
<b>1-Bedroom</b>	257	13.8	214	9.2	279	5.3
<b>2-Bedroom</b>	374	19.3	332	13.6	351	8.4
<b>3+Bedroom</b>	319	22.8	290	17.1	322	9.7
<b>Loft</b>	121	17.3	108	14.1	115	7.7
<b>All</b>	1,149	17.9	1,014	13.1	1,168	7.8

### Cooperatives

	August 2020		July 2020		August 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	116	10.4	86	6.7	63	4.9
<b>1-Bedroom</b>	209	8.5	155	5.6	151	4.4
<b>2-Bedroom</b>	148	11.8	110	7.3	116	5.3
<b>3+Bedroom</b>	64	11.6	44	7.3	52	6.9
<b>Loft</b>	68	9.5	59	7.9	94	8.2
<b>All</b>	605	9.9	454	6.6	476	5.4

August 2020

# Inventory Report

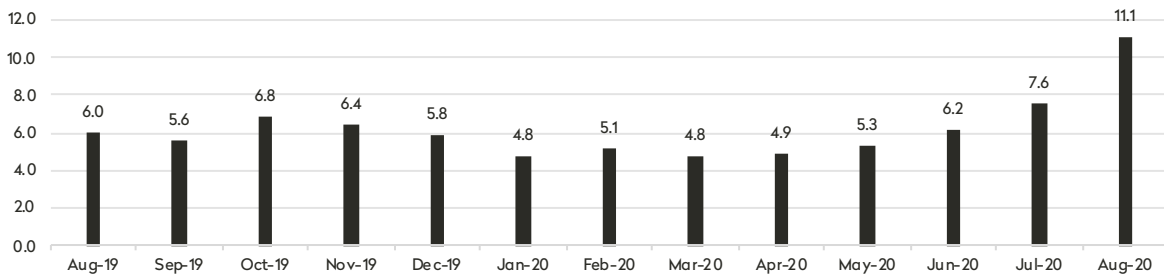
Generally North of 96th Street on the  
East Side, and 110th St. on the West Side



BHSID 20300086



### Months' Supply: All Apartments



### Condominiums

	August 2020		July 2020		August 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	22	33.0	15	11.3	16	6.9
<b>1-Bedroom</b>	67	7.3	57	4.4	71	6.5
<b>2-Bedroom</b>	135	12.7	106	8.0	88	5.4
<b>3+Bedroom</b>	91	26.0	78	20.3	50	10.3
<b>All</b>	315	13.1	256	8.1	225	6.5

### Cooperatives

	August 2020		July 2020		August 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	11	8.3	10	6.0	14	8.4
<b>1-Bedroom</b>	96	9.6	75	7.1	60	5.4
<b>2-Bedroom</b>	92	10.0	70	7.1	82	4.9
<b>3+Bedroom</b>	49	7.7	45	6.6	45	6.8
<b>All</b>	248	9.2	200	6.9	201	5.6

# August 2020 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

## Downtown

130 Fifth Avenue  
New York, NY 10011  
212.906.0500

## Tribeca

43 North Moore Street  
New York, NY 10013  
212.452.4500

## Development Marketing

445 Park Avenue  
New York, NY 10022  
212.521.5757

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## Halstead is coming to Brown Harris Stevens

### East Side

770 Lexington Avenue  
New York, NY 10065  
212.317.7800

### West Side

408 Columbus Avenue  
New York, NY 10024  
212.769.3000

### Village

831 Broadway  
New York, NY 10003  
212.381.6500

### Soho

451 West Broadway  
New York, NY 10012  
212.381.4200

### Harlem

2169 Frederick Douglass Boulevard  
New York, NY 10026  
212.381.2570

### Washington Heights

819 West 187th Street  
New York, NY 10033  
212.381.2452

Prepared by Lisa Rae Castrigno, SVP of Research.

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