

December 2020  
Inventory Report

# Manhattan

Halstead is now  
**Brown Harris Stevens**



**Brown Harris Stevens**

# We're growing!

Halstead is now 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.



BHSID 20091550

# December 2020

## *Highlights*

Manhattan had a 17.9-month supply of apartments for sale at the beginning of December, down 7% from last month.

Inventory levels, while 33% higher than a year ago, declined for the second straight month.

Co-op listings declined 4% from November, while condos dipped 2%.

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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.



BHSID 20413420



December 2020

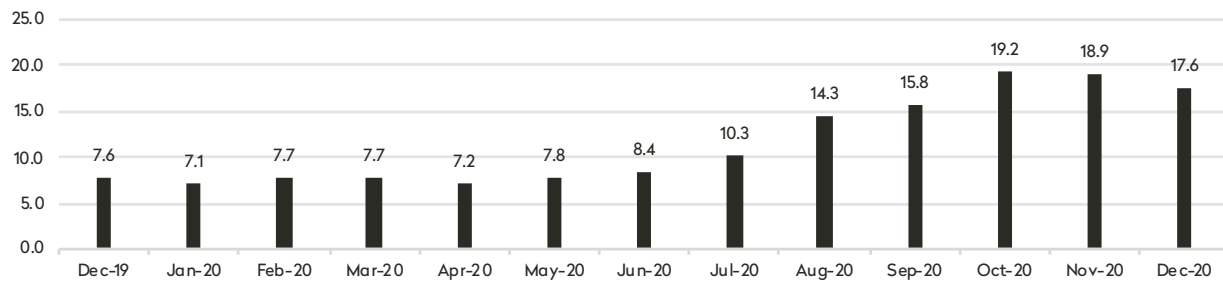
# Inventory Report



BHSID 19890909



### Months' Supply: All Apartments



### Condominiums

	December 2020		November 2020		December 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	345	17.1	346	16.5	270	7.0
<b>1-Bedroom</b>	1,315	16.6	1,333	17.5	983	6.4
<b>2-Bedroom</b>	1,531	16.6	1,587	18.4	1,260	8.9
<b>3+Bedroom</b>	1,481	27.3	1,484	31.5	1,272	13.4
<b>Loft</b>	170	21.3	198	28.3	156	12.3
<b>All</b>	4,842	19.1	4,948	20.8	3,941	8.9

### Cooperatives

	December 2020		November 2020		December 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	836	15.9	860	16.6	481	5.3
<b>1-Bedroom</b>	1,707	13.7	1,741	14.4	1,181	5.7
<b>2-Bedroom</b>	1,398	16.3	1,484	18.0	970	6.5
<b>3+Bedroom</b>	1,011	24.8	1,050	25.3	751	9.1
<b>Loft</b>	168	22.4	193	22.3	157	10.1
<b>All</b>	5,120	16.5	5,328	17.4	3,540	6.5

December 2020

# Inventory Report

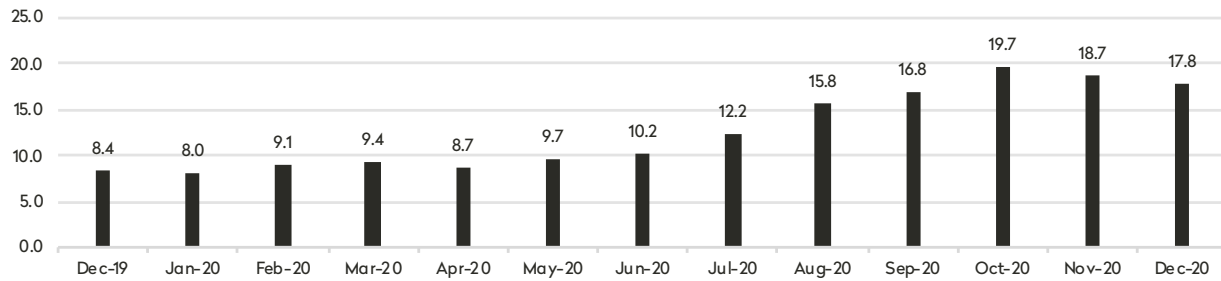
Generally 59th St. to 96th St.,  
Fifth Ave. to the East River



BHSID 19508755



### Months' Supply: All Apartments



### Condominiums

	December 2020		November 2020		December 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	32	13.7	27	11.6	37	7.9
<b>1-Bedroom</b>	146	11.5	137	11.3	109	5.6
<b>2-Bedroom</b>	188	14.8	197	16.2	151	7.9
<b>3+Bedroom</b>	340	36.4	315	43.0	250	15.0
<b>All</b>	706	19.1	676	19.9	547	9.1

### Cooperatives

	December 2020		November 2020		December 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	178	16.7	184	16.5	131	8.2
<b>1-Bedroom</b>	421	13.7	438	14.4	310	6.7
<b>2-Bedroom</b>	457	17.6	484	18.7	329	7.9
<b>3+Bedroom</b>	457	22.9	482	24.1	368	10.2
<b>All</b>	1,513	17.3	1,588	18.2	1,138	8.1



December 2020

# Inventory Report

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

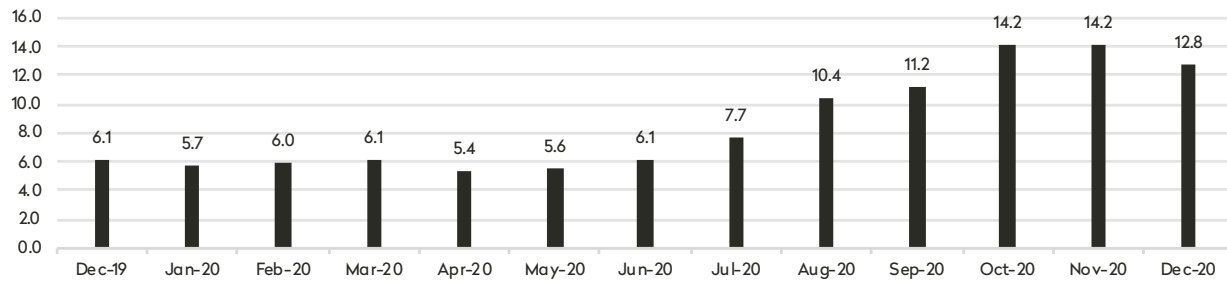


BHSID 20069717





### Months' Supply: All Apartments



### Condominiums

	December 2020		November 2020		December 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	42	12.6	46	15.3	19	3.3
<b>1-Bedroom</b>	186	12.3	187	12.6	113	6.6
<b>2-Bedroom</b>	169	8.8	180	9.8	146	8.5
<b>3+Bedroom</b>	230	16.4	239	17.5	221	13.8
<b>All</b>	627	12.1	652	13.1	499	8.9

### Cooperatives

	December 2020		November 2020		December 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	114	11.4	122	12.2	58	4.1
<b>1-Bedroom</b>	268	12.8	280	13.0	179	4.2
<b>2-Bedroom</b>	248	11.4	287	14.8	165	4.3
<b>3+Bedroom</b>	212	20.9	226	23.4	156	6.8
<b>All</b>	842	13.4	915	15.1	558	4.8

December 2020

# Inventory Report

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

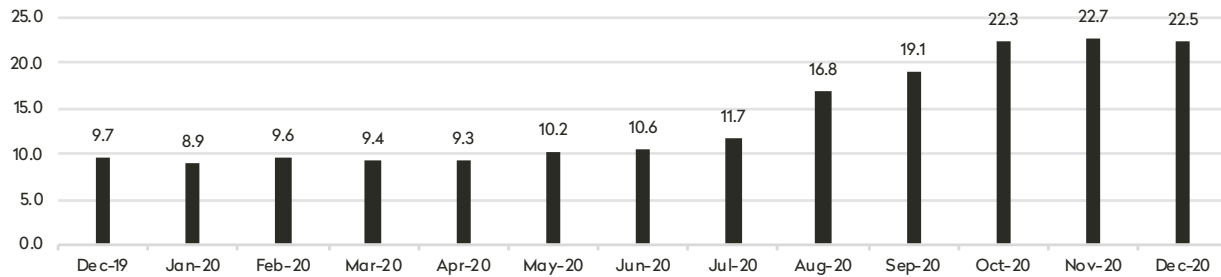


BHSID 20288704





### Months' Supply: All Apartments



### Condominiums

	December 2020		November 2020		December 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	48	20.6	50	20.0	37	9.7
<b>1-Bedroom</b>	160	15.5	159	14.7	108	6.9
<b>2-Bedroom</b>	156	20.8	175	21.4	165	14.1
<b>3+Bedroom</b>	92	46.0	98	58.8	116	20.5
<b>All</b>	456	20.6	482	20.8	426	11.6

### Cooperatives

	December 2020		November 2020		December 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	215	21.5	206	23.3	113	5.4
<b>1-Bedroom</b>	349	20.5	337	20.2	256	9.4
<b>2-Bedroom</b>	243	24.3	250	22.7	171	9.1
<b>3+Bedroom</b>	127	47.6	122	61.0	93	16.4
<b>All</b>	934	23.5	915	23.8	633	8.7

December 2020

# Inventory Report

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

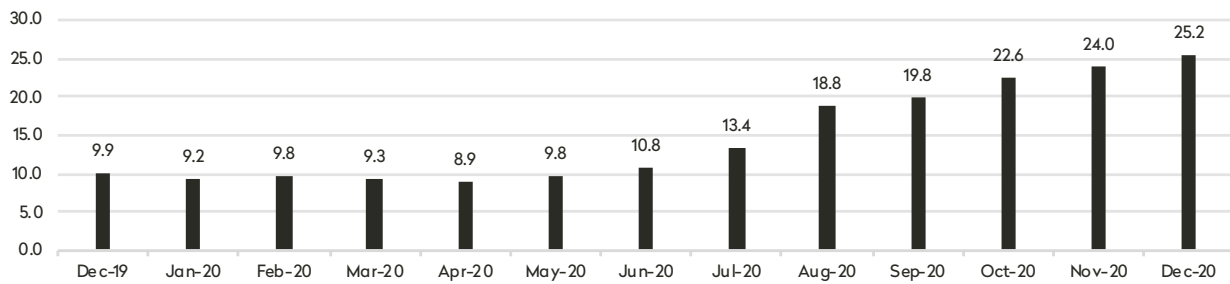


BHSID 19587379





### Months' Supply: All Apartments



### Condominiums

	December 2020		November 2020		December 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	51	12.8	51	10.9	37	4.8
<b>1-Bedroom</b>	222	27.2	223	29.7	176	10.6
<b>2-Bedroom</b>	200	25.0	193	22.7	158	10.8
<b>3+Bedroom</b>	142	31.6	144	33.2	123	15.1
<b>All</b>	615	24.9	611	24.4	494	10.5

### Cooperatives

	December 2020		November 2020		December 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	41	20.5	42	21.0	25	4.7
<b>1-Bedroom</b>	100	23.1	95	17.8	65	8.5
<b>2-Bedroom</b>	55	30.0	52	34.7	34	12.0
<b>3+Bedroom</b>	18	-	20	60.0	15	18.0
<b>All</b>	214	26.2	209	22.8	139	8.3

December 2020

# Inventory Report

34th St. to 14th St.



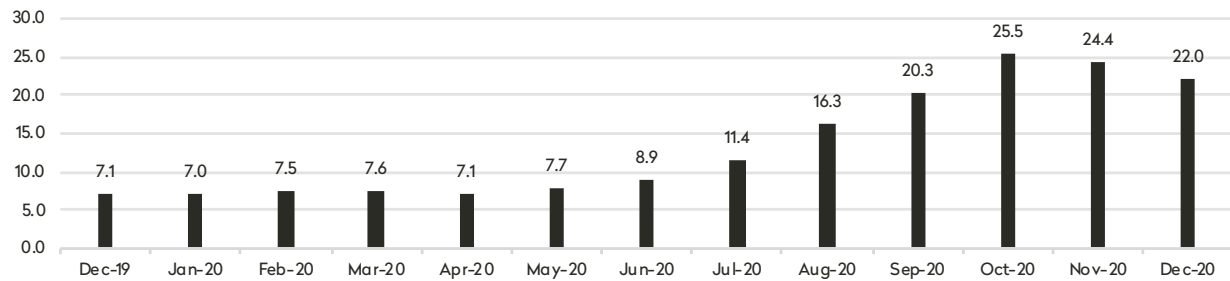
Midtown

BHSID 19106575





## Months' Supply: All Apartments



## Condominiums

	December 2020		November 2020		December 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	38	12.7	37	13.9	26	7.8
<b>1-Bedroom</b>	201	28.0	207	27.6	132	6.1
<b>2-Bedroom</b>	232	20.8	241	24.9	182	8.5
<b>3+Bedroom</b>	242	41.5	234	50.1	186	13.4
<b>Loft</b>	45	38.6	44	88.0	32	19.2
<b>All</b>	758	26.8	763	30.5	558	9.0

## Cooperatives

	December 2020		November 2020		December 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	146	18.6	156	19.5	72	4.0
<b>1-Bedroom</b>	226	13.6	234	15.4	141	4.9
<b>2-Bedroom</b>	92	16.2	108	18.5	77	6.6
<b>3+Bedroom</b>	45	135.0	48	144.0	21	6.3
<b>Loft</b>	64	38.4	71	32.8	37	11.1
<b>All</b>	573	17.8	617	19.6	348	5.3

December 2020

# Inventory Report

South of 14th St.



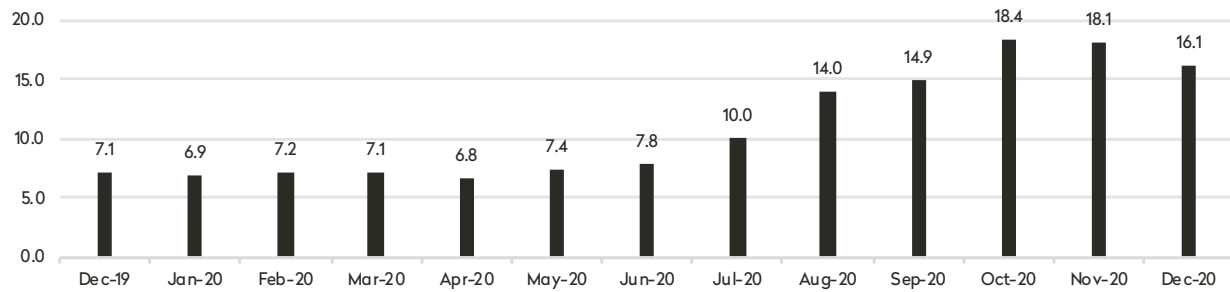
THORNTON

BHSID 20396992





### Months' Supply: All Apartments



### Condominiums

	December 2020		November 2020		December 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	110	26.4	112	23.2	100	9.1
<b>1-Bedroom</b>	309	16.0	324	18.3	269	5.1
<b>2-Bedroom</b>	425	18.0	439	21.4	362	8.5
<b>3+Bedroom</b>	342	23.9	362	29.8	312	10.7
<b>Loft</b>	114	17.1	142	21.8	118	11.4
<b>All</b>	1,300	19.1	1,379	22.4	1,161	7.9

### Cooperatives

	December 2020		November 2020		December 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	136	13.2	142	13.5	71	5.2
<b>1-Bedroom</b>	247	10.0	261	11.3	156	4.3
<b>2-Bedroom</b>	164	13.3	169	14.7	118	5.7
<b>3+Bedroom</b>	81	21.1	81	17.4	57	9.2
<b>Loft</b>	87	14.9	102	16.5	110	10.3
<b>All</b>	715	12.5	755	13.5	512	5.8

December 2020

# Inventory Report

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

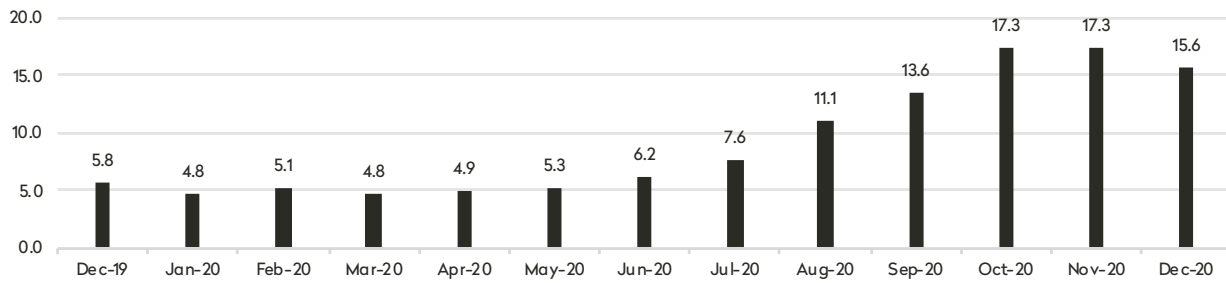


BHSID 19699479





### Months' Supply: All Apartments



### Condominiums

	December 2020		November 2020		December 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	25	25.0	24	24.0	14	7.0
<b>1-Bedroom</b>	93	14.7	99	17.0	77	6.9
<b>2-Bedroom</b>	166	16.3	167	18.9	100	6.5
<b>3+Bedroom</b>	96	22.2	95	28.5	65	11.1
<b>All</b>	380	17.4	385	20.3	256	7.4

### Cooperatives

	December 2020		November 2020		December 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	7	4.2	9	6.0	13	4.1
<b>1-Bedroom</b>	104	10.6	107	12.6	78	4.4
<b>2-Bedroom</b>	144	17.6	139	17.7	78	4.7
<b>3+Bedroom</b>	74	19.3	74	16.4	43	5.4
<b>All</b>	329	14.0	329	14.7	212	4.6

# December 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 now 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

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