

July 2020
Inventory Report



Manhattan

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.



July 2020 Highlights

July saw the number of Manhattan apartments available for sale rise **16%** from June.

Manhattan had a 10.3-month supply of apartments for sale at the beginning of July, up **22%** from last month.

As aspects of the city's economy continues to reopen we expect inventory to continue to **rise**.

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.

July 2020

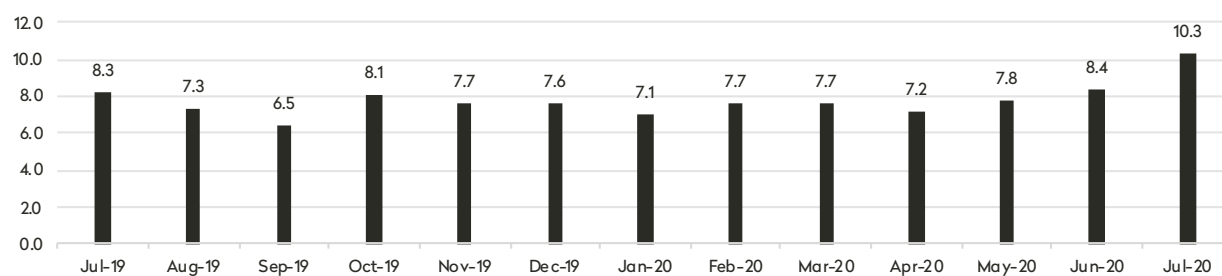
Inventory Report



BHSID 20199466



Months' Supply: All Apartments



Condominiums

	July 2020		June 2020		July 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	195	8.0	176	6.7	300	9.9
1-Bedroom	863	8.5	760	6.9	1,110	7.0
2-Bedroom	1,167	11.7	1,024	9.4	1,319	9.3
3+Bedroom	1,207	21.6	1,087	16.9	1,300	12.2
Loft	142	16.1	118	11.4	171	9.8
All	3,574	12.3	3,165	9.9	4,200	9.2

Cooperatives

	July 2020		June 2020		July 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	484	8.1	410	6.9	483	6.2
1-Bedroom	1,110	7.6	883	6.0	1,255	6.6
2-Bedroom	873	9.1	717	7.4	1,098	7.9
3+Bedroom	652	11.8	578	10.3	754	9.3
Loft	102	9.1	89	6.8	160	9.6
All	3,221	8.7	2,677	7.2	3,750	7.4

July 2020

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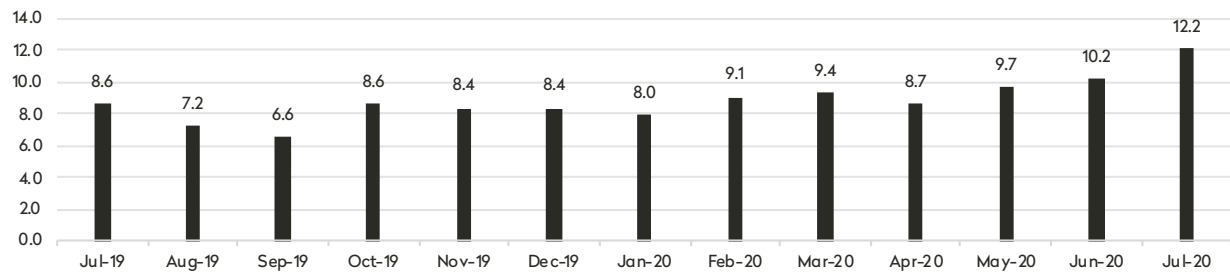
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



BHSID 20248871



Months' Supply: All Apartments



Condominiums

	July 2020		June 2020		July 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	9.6	22	6.9	36	9.4
1-Bedroom	109	9.0	89	7.6	124	6.4
2-Bedroom	134	12.4	116	9.4	151	7.9
3+Bedroom	255	33.3	233	28.0	225	11.8
All	522	15.7	460	13.0	536	8.8

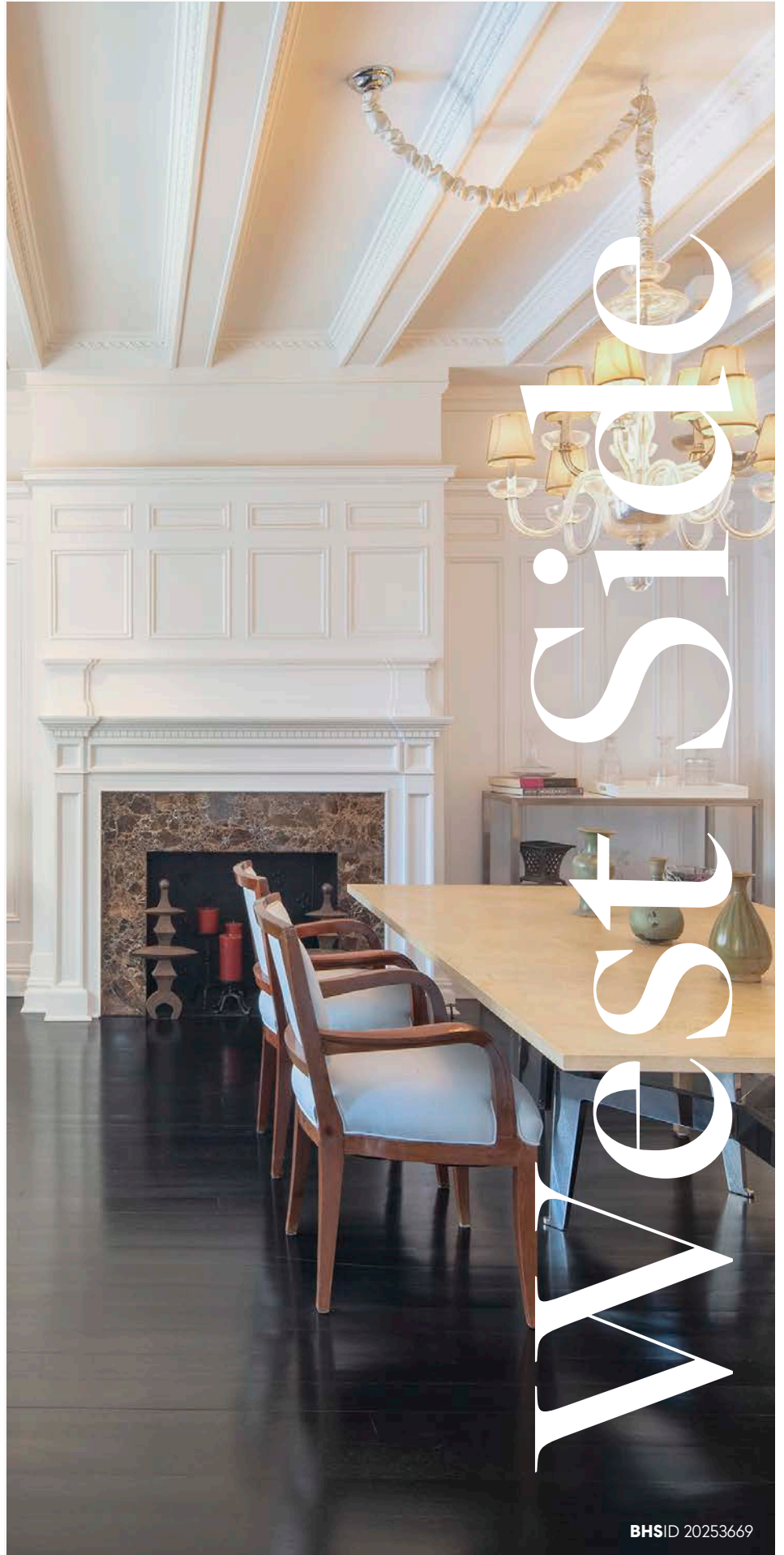
Cooperatives

	July 2020		June 2020		July 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	116	10.5	101	9.0	108	6.5
1-Bedroom	307	9.0	239	6.6	348	7.1
2-Bedroom	285	10.8	251	9.5	348	9.4
3+Bedroom	307	14.5	279	13.6	371	10.4
All	1,015	10.9	870	9.2	1,175	8.5

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Inventory Report

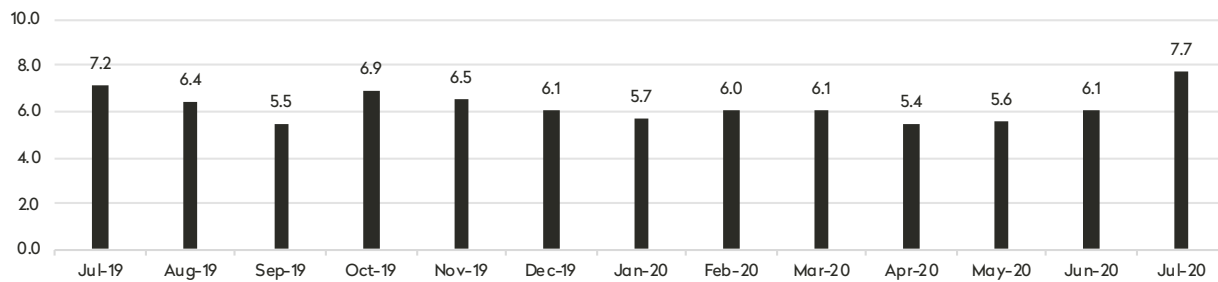
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Ave.



BHSID 20253669



Months' Supply: All Apartments



Condominiums

	July 2020		June 2020		July 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	23	9.2	18	6.8	27	10.1
1-Bedroom	106	6.5	89	5.8	149	9.5
2-Bedroom	138	6.6	116	5.8	163	9.6
3+Bedroom	194	13.2	172	10.8	232	10.7
All	461	8.5	395	7.3	571	10.0

Cooperatives

	July 2020		June 2020		July 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	66	6.2	55	5.1	58	4.6
1-Bedroom	173	6.1	133	4.8	183	5.3
2-Bedroom	167	7.5	120	5.2	182	5.5
3+Bedroom	141	8.9	108	6.6	147	6.6
All	547	7.1	416	5.3	570	5.6

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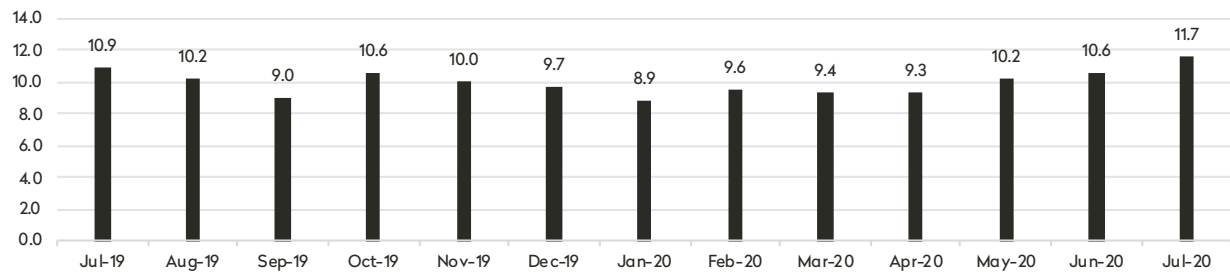
Generally 34th to 59th Street,
Fifth Avenue to the East River



BHS ID 20229843



Months' Supply: All Apartments



Condominiums

	July 2020		June 2020		July 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	4.7	20	4.6	39	7.8
1-Bedroom	99	9.0	86	7.8	140	9.0
2-Bedroom	136	13.4	136	13.2	152	12.3
3+Bedroom	90	36.0	84	26.5	107	14.3
All	346	12.3	326	11.3	438	10.9

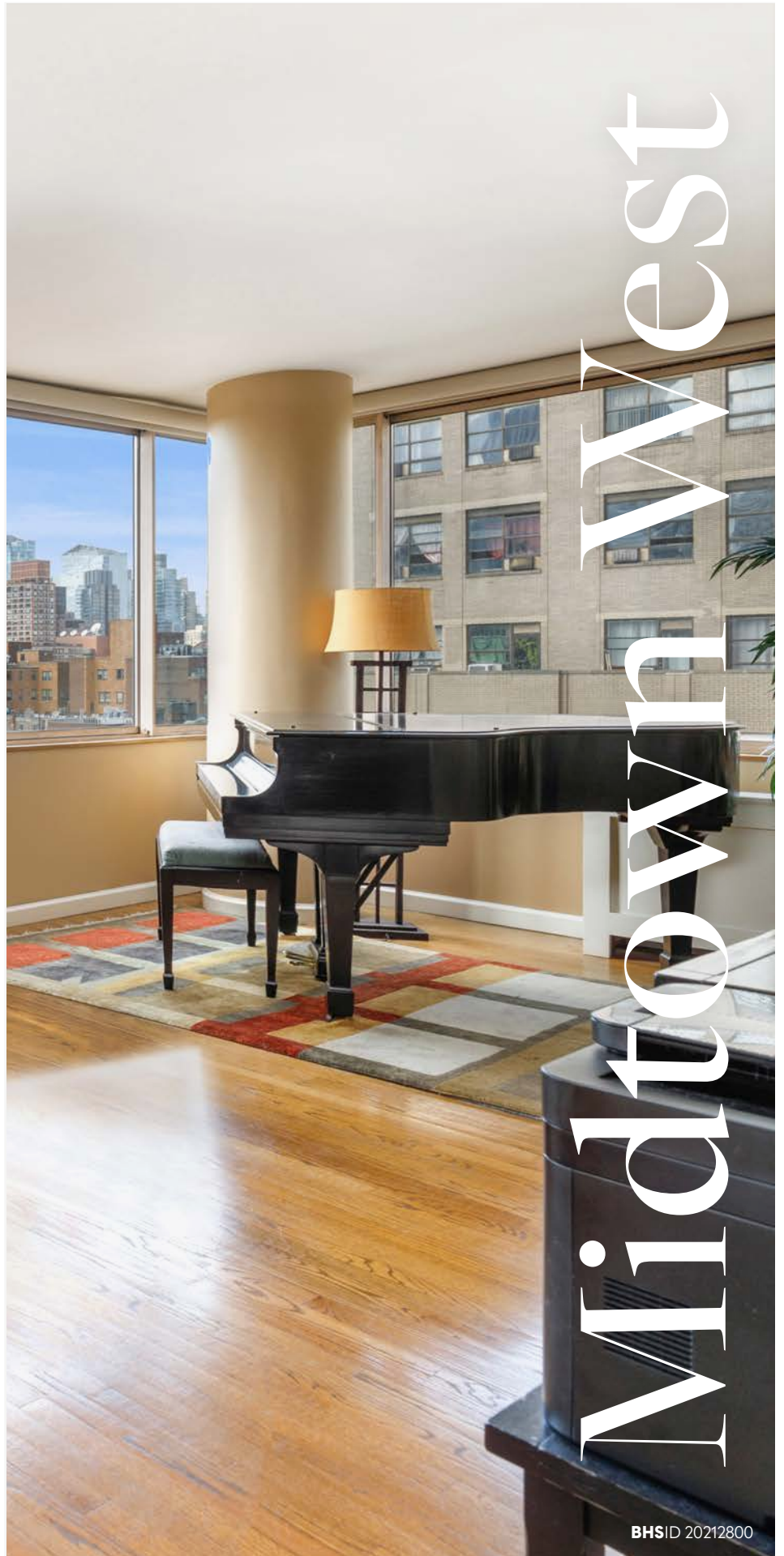
Cooperatives

	July 2020		June 2020		July 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	109	9.9	102	9.0	120	7.9
1-Bedroom	203	9.8	184	9.0	255	10.1
2-Bedroom	152	11.4	138	10.9	213	13.3
3+Bedroom	80	28.2	69	18.8	83	17.8
All	544	11.4	493	10.2	671	11.0

July 2020

Inventory Report

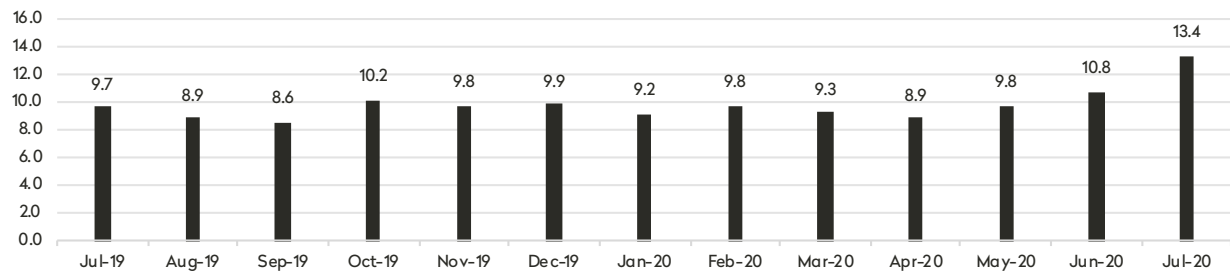
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 20212800



Months' Supply: All Apartments



Condominiums

	July 2020		June 2020		July 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	5.4	15	2.6	54	10.1
1-Bedroom	152	11.1	136	9.1	182	7.7
2-Bedroom	143	16.2	129	14.6	164	9.8
3+Bedroom	127	26.3	122	16.3	137	19.6
All	447	14.0	402	10.9	537	10.2

Cooperatives

	July 2020		June 2020		July 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	16	5.3	14	4.7	32	8.3
1-Bedroom	63	13.0	55	11.4	71	7.7
2-Bedroom	40	17.1	31	15.5	36	9.0
3+Bedroom	14	14.0	13	13.0	14	9.3
All	133	11.9	113	10.4	153	8.3

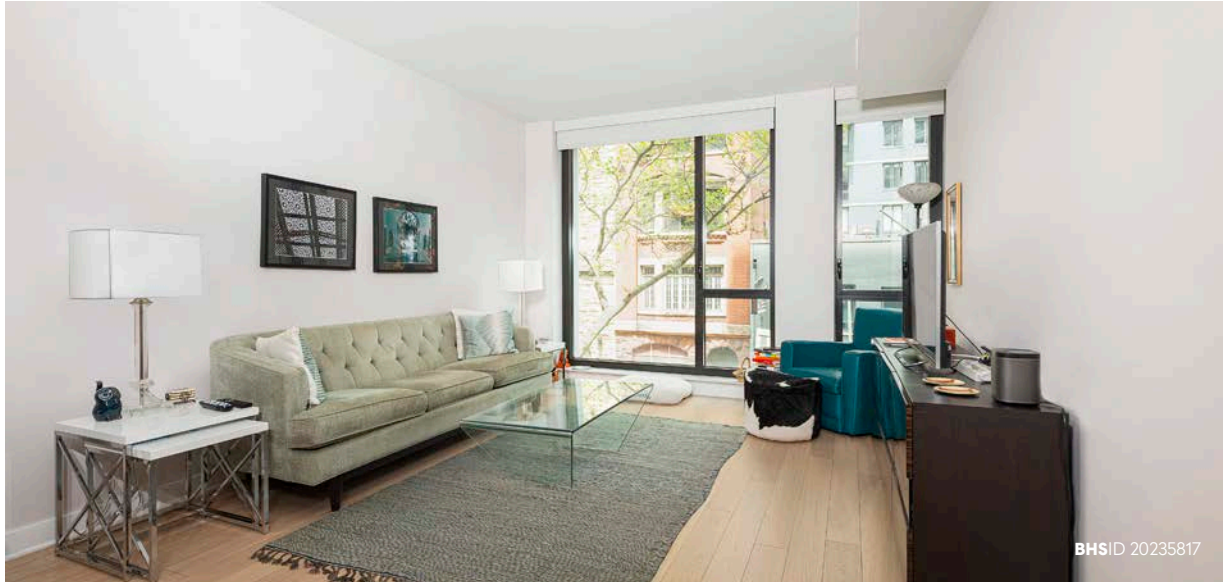
July 2020

Inventory Report

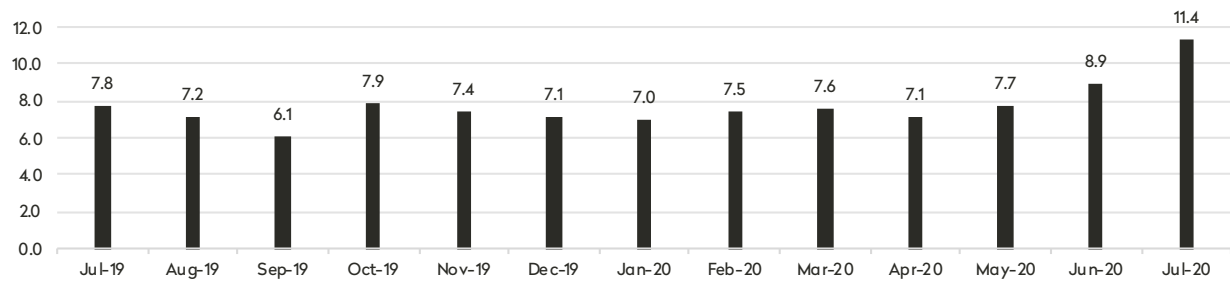
34th St. to 14th St.



BHSID 20071068



Months' Supply: All Apartments



Condominiums

	July 2020		June 2020		July 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	5.1	16	5.1	27	6.2
1-Bedroom	127	10.0	108	7.9	142	5.1
2-Bedroom	184	17.0	159	11.1	209	9.4
3+Bedroom	175	31.8	156	25.3	188	14.1
Loft	24	24.0	21	18.0	33	16.5
All	528	15.8	460	11.9	599	8.6

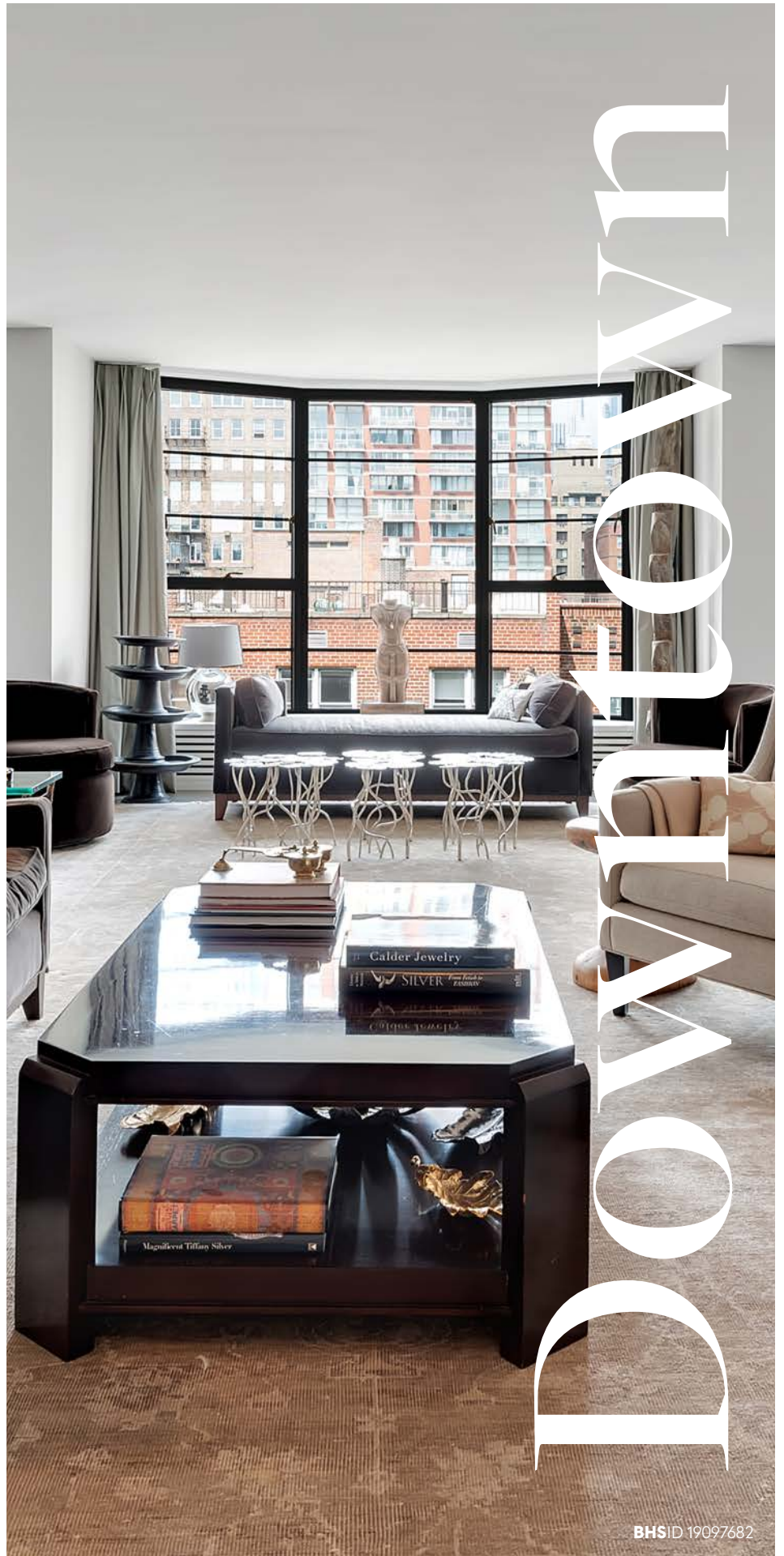
Cooperatives

	July 2020		June 2020		July 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	82	7.9	69	7.0	87	5.9
1-Bedroom	135	6.9	94	5.1	150	5.8
2-Bedroom	51	7.3	39	5.6	89	9.2
3+Bedroom	22	11.0	22	8.8	32	10.7
Loft	38	15.2	23	6.3	37	8.2
All	328	7.9	247	6.0	395	6.8

July 2020

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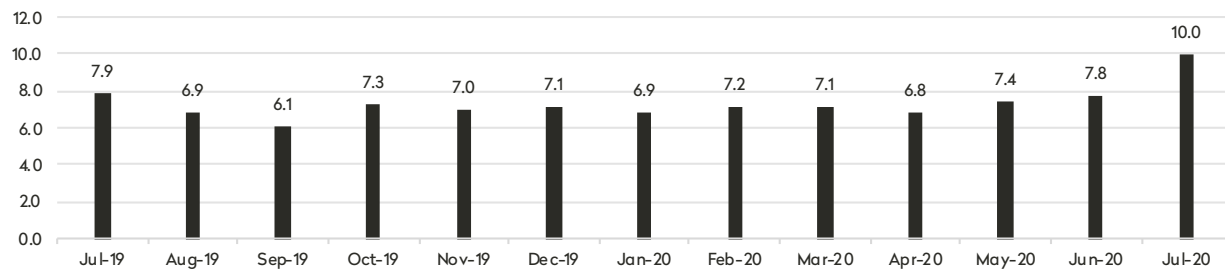
South of 14th St.



BHSID 19097682



Months' Supply: All Apartments



Condominiums

	July 2020		June 2020		July 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	70	12.7	71	11.8	105	14.3
1-Bedroom	214	9.2	191	6.7	304	6.5
2-Bedroom	332	13.6	289	10.6	388	9.9
3+Bedroom	290	17.1	253	12.9	352	10.5
Loft	108	14.1	88	10.2	129	9.2
All	1,014	13.1	892	9.9	1,278	9.1

Cooperatives

	July 2020		June 2020		July 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	86	6.7	58	4.8	63	4.7
1-Bedroom	155	5.6	113	3.9	178	5.1
2-Bedroom	110	7.3	82	5.2	133	5.8
3+Bedroom	44	7.3	45	7.9	64	8.5
Loft	59	7.9	64	8.0	111	10.1
All	454	6.6	362	5.1	549	6.1

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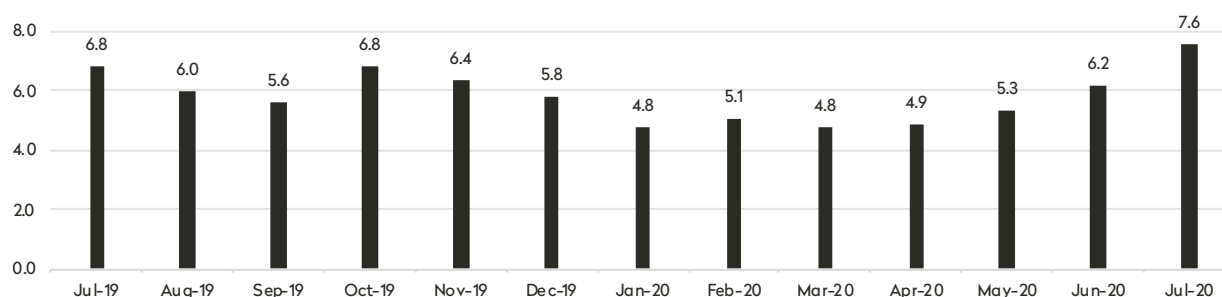
Generally North of 96th Street on the East Side, and 110th St. on the West Side



BHSID 20234692



Months' Supply: All Apartments



Condominiums

	July 2020		June 2020		July 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	15	11.3	15	10.0	16	8.0
1-Bedroom	57	4.4	62	4.0	72	7.0
2-Bedroom	106	8.0	85	5.5	93	5.7
3+Bedroom	78	20.3	68	17.7	60	10.6
All	256	8.1	230	6.4	241	7.0

Cooperatives

	July 2020		June 2020		July 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	10	6.0	11	6.0	17	12.8
1-Bedroom	75	7.1	66	6.4	75	6.2
2-Bedroom	70	7.1	56	5.3	98	6.1
3+Bedroom	45	6.6	43	6.5	47	7.1
All	200	6.9	176	6.0	237	6.5

July 2020 Inventory Report Manhattan Apartments

East Side

445 Park Avenue
New York, NY 10022
212.906.9200

Madison Avenue

790 Madison Avenue
New York, NY 10065
212.772.8510

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

Halstead is coming to Brown Harris Stevens

Park Avenue

499 Park Avenue
New York, NY 10022
212.734.0010

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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