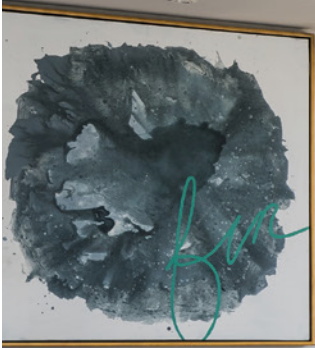


November 2020
Inventory Report



Manhattan

Halstead is coming to
Brown Harris Stevens

Brown Harris Stevens

We're growing!

Halstead has joined 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 2042317

November 2020

Highlights

The months' supply of apartments for sale dipped to **18.9** in November, as a pickup in closings offset the increase in listings.

This was the first decline in this figure since April.

Inventory levels for co-ops remain below that of condos, which is attributable to new development.

Definitions

Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

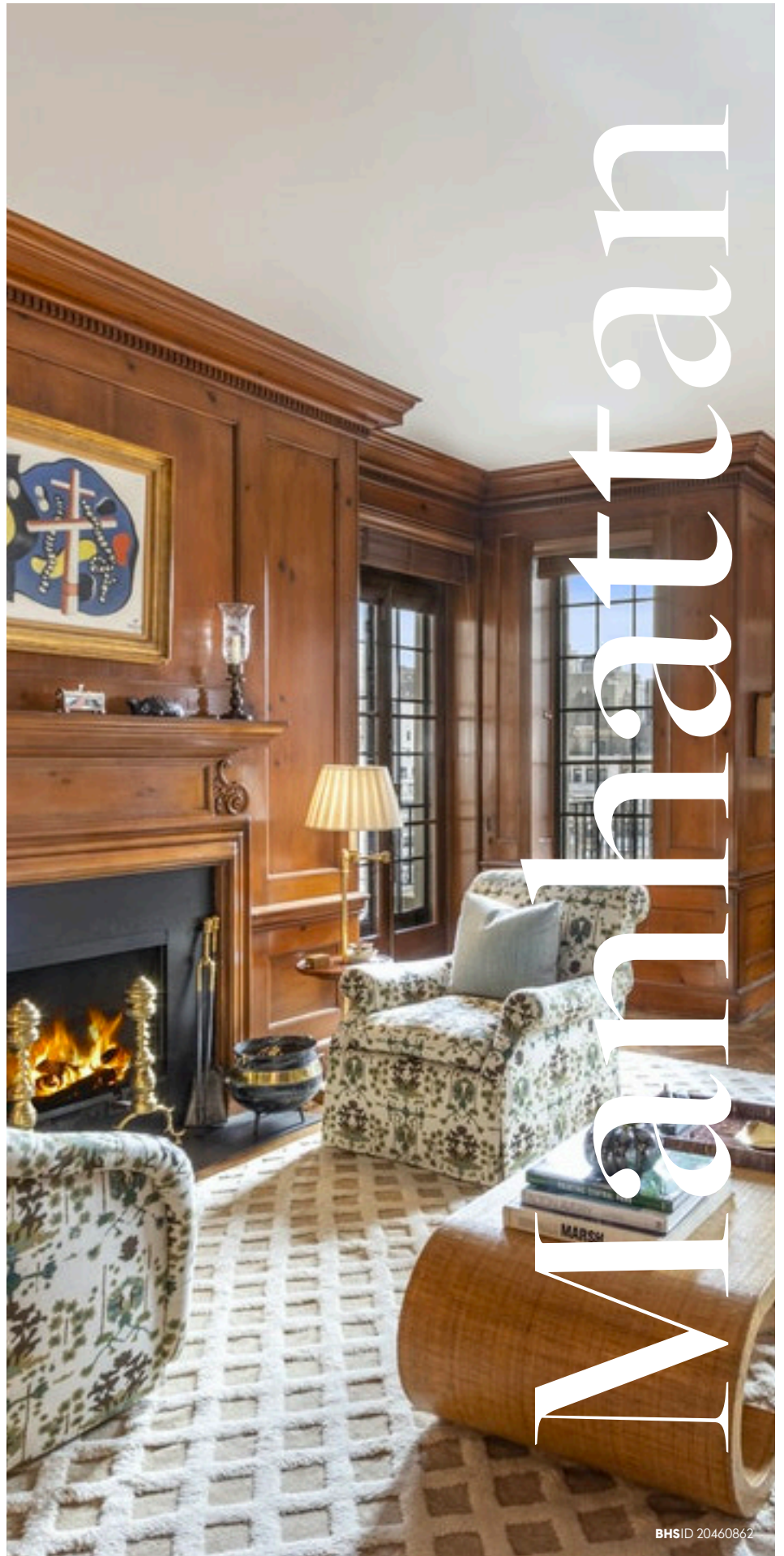
Months' Supply: How many months it would take to sell all active listings in a given market. We calculate it by dividing the number of listings by the average number of closings over the prior 6 months. Historically, a months' supply between 6-7 months indicates a balanced market.



BHSID 19097682

November 2020

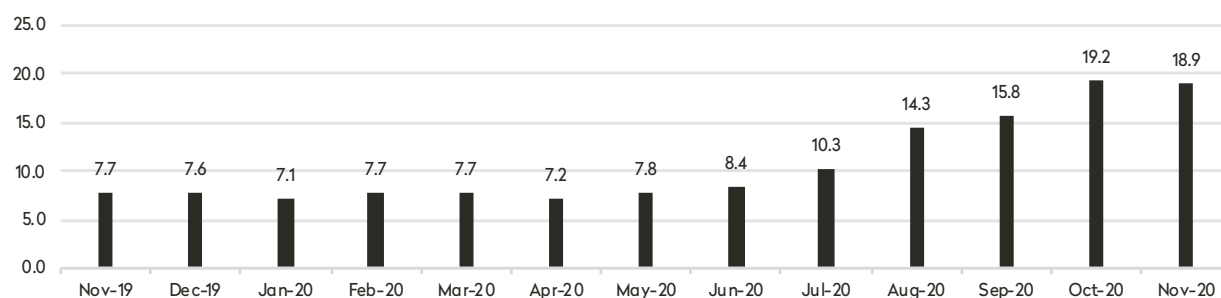
Inventory Report



BHSID 20460862



Months' Supply: All Apartments



Condominiums

	November 2020		October 2020		November 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	346	16.5	311	16.1	287	7.3
1-Bedroom	1,333	17.5	1,236	18.0	1,057	6.3
2-Bedroom	1,587	18.4	1,517	18.4	1,323	8.5
3+Bedroom	1,484	31.5	1,445	30.7	1,308	13.1
Loft	198	28.3	191	28.7	170	10.9
All	4,948	20.8	4,700	21.0	4,145	8.7

Cooperatives

	November 2020		October 2020		November 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	860	16.6	799	16.7	534	5.7
1-Bedroom	1,741	14.4	1,657	14.8	1,277	6.1
2-Bedroom	1,484	18.0	1,403	18.5	1,074	7.0
3+Bedroom	1,050	25.3	981	25.3	823	9.7
Loft	193	22.3	171	21.8	159	9.3
All	5,328	17.4	5,011	17.7	3,867	6.9

November 2020

Inventory Report

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

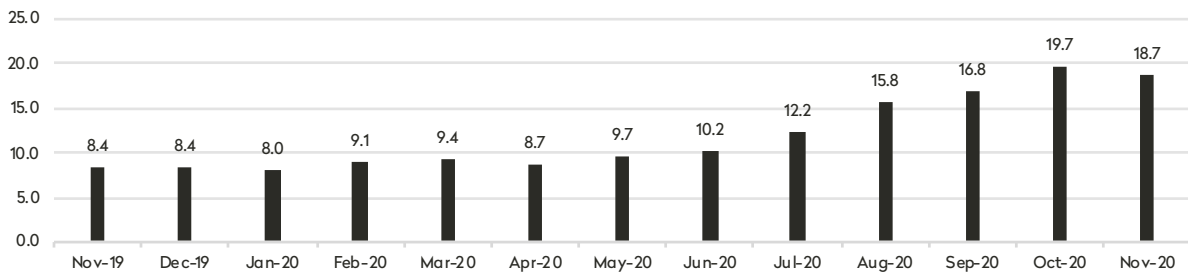


BHSID 19913210



BHSID 20418115

Months' Supply: All Apartments



Condominiums

	November 2020		October 2020		November 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	27	11.6	26	14.2	38	8.1
1-Bedroom	137	11.3	131	12.7	117	5.8
2-Bedroom	197	16.2	187	18.7	154	7.6
3+Bedroom	315	43.0	289	40.3	237	14.1
All	676	19.9	633	21.6	546	8.8

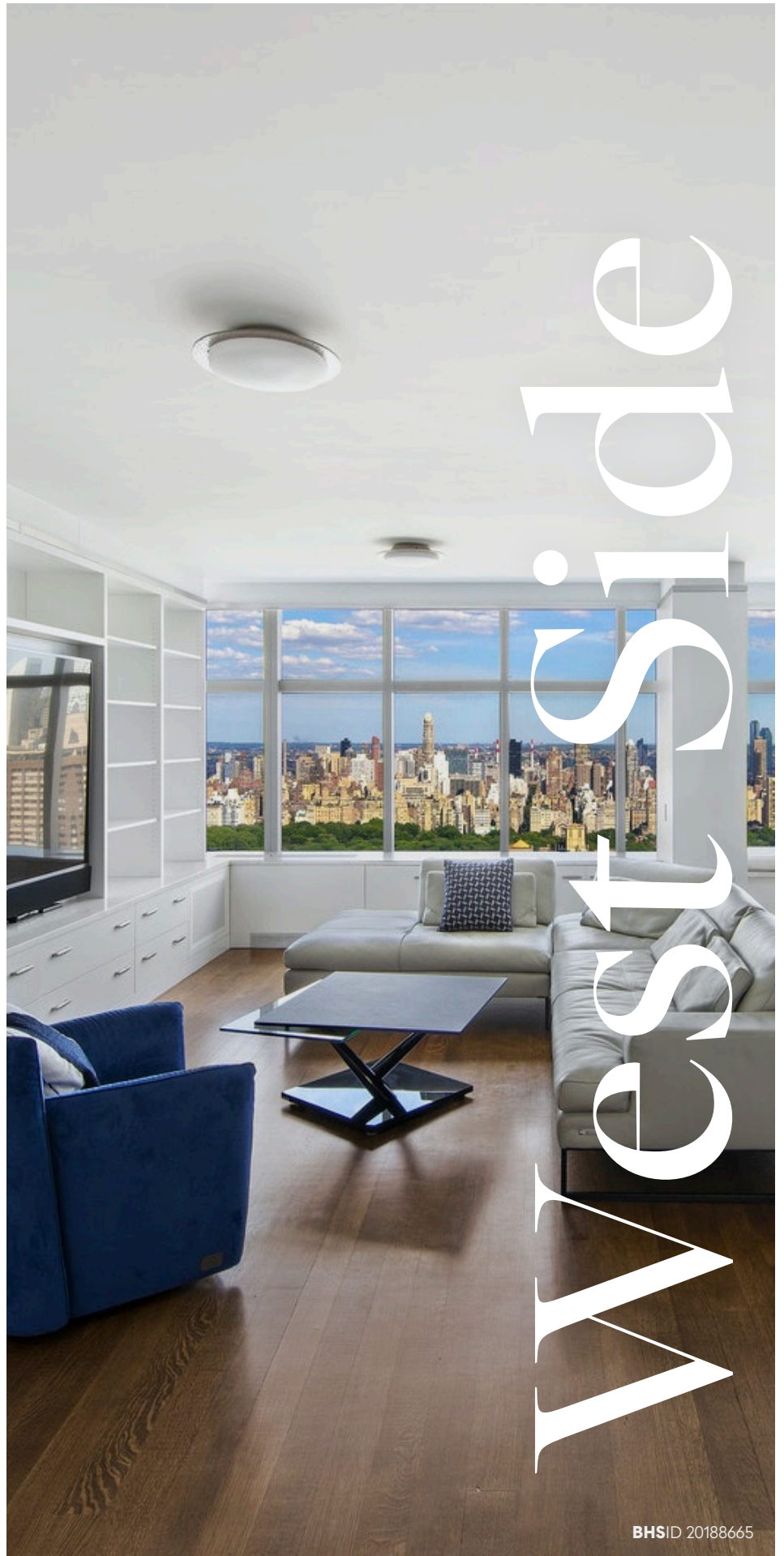
Cooperatives

	November 2020		October 2020		November 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	184	16.5	172	18.8	127	7.5
1-Bedroom	438	14.4	412	15.2	332	6.6
2-Bedroom	484	18.7	465	18.5	363	8.4
3+Bedroom	482	24.1	467	25.2	393	10.3
All	1,588	18.2	1,516	19.0	1,215	8.2

November 2020

Inventory Report

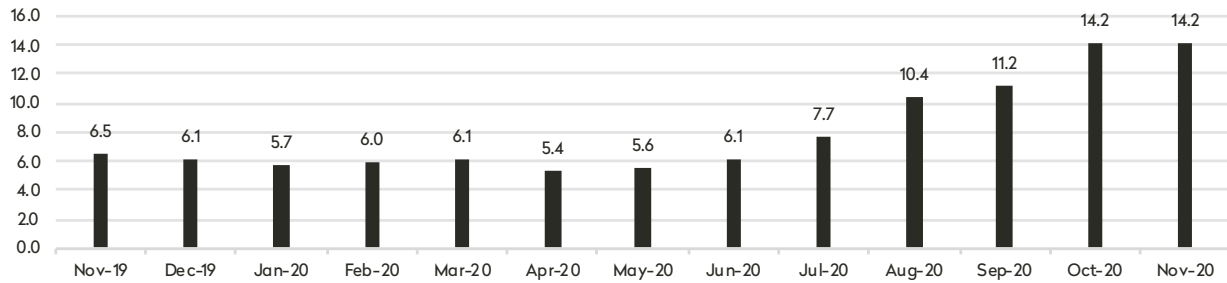
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Ave.



BHSID 20188665



Months' Supply: All Apartments



Condominiums

	November 2020		October 2020		November 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	46	15.3	36	14.4	18	3.5
1-Bedroom	187	12.6	158	11.9	130	7.6
2-Bedroom	180	9.8	172	10.1	157	8.3
3+Bedroom	239	17.5	236	17.1	222	12.3
All	652	13.1	602	12.9	527	8.9

Cooperatives

	November 2020		October 2020		November 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	122	12.2	116	13.1	60	4.4
1-Bedroom	280	13.0	264	12.8	189	4.5
2-Bedroom	287	14.8	265	15.4	179	4.7
3+Bedroom	226	23.4	215	22.2	182	8.2
All	915	15.1	860	15.3	610	5.3

November 2020

Inventory Report

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

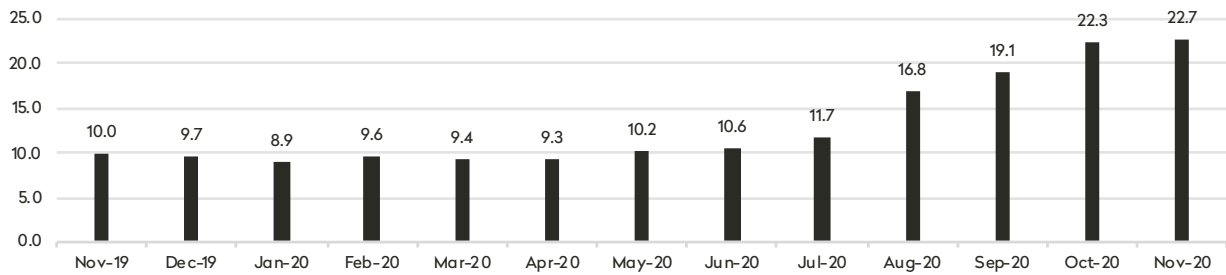


Midtown East

BHSID 19862377



Months' Supply: All Apartments



Condominiums

	November 2020		October 2020		November 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	50	20.0	48	16.0	39	8.7
1-Bedroom	159	14.7	157	16.5	118	6.8
2-Bedroom	175	21.4	170	18.5	160	11.9
3+Bedroom	98	58.8	99	59.4	112	16.4
All	482	20.8	474	20.3	429	10.2

Cooperatives

	November 2020		October 2020		November 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	206	23.3	180	20.0	135	6.7
1-Bedroom	337	20.2	310	20.2	277	10.3
2-Bedroom	250	22.7	234	25.5	199	10.8
3+Bedroom	122	61.0	107	64.2	100	16.7
All	915	23.8	831	23.6	711	9.9

November 2020

Inventory Report

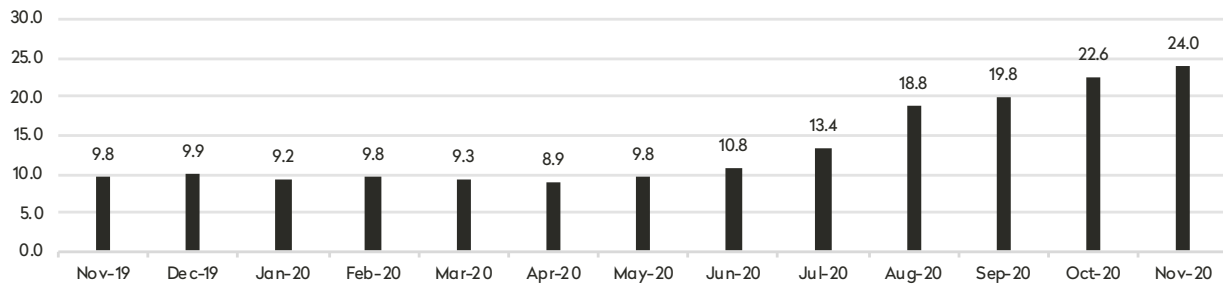
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 19883723



Months' Supply: All Apartments



Condominiums

	November 2020		October 2020		November 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	51	10.9	40	9.6	44	5.6
1-Bedroom	223	29.7	201	26.8	180	10.4
2-Bedroom	193	22.7	179	21.1	166	10.3
3+Bedroom	144	33.2	143	34.3	125	18.3
All	611	24.4	563	23.1	515	10.7

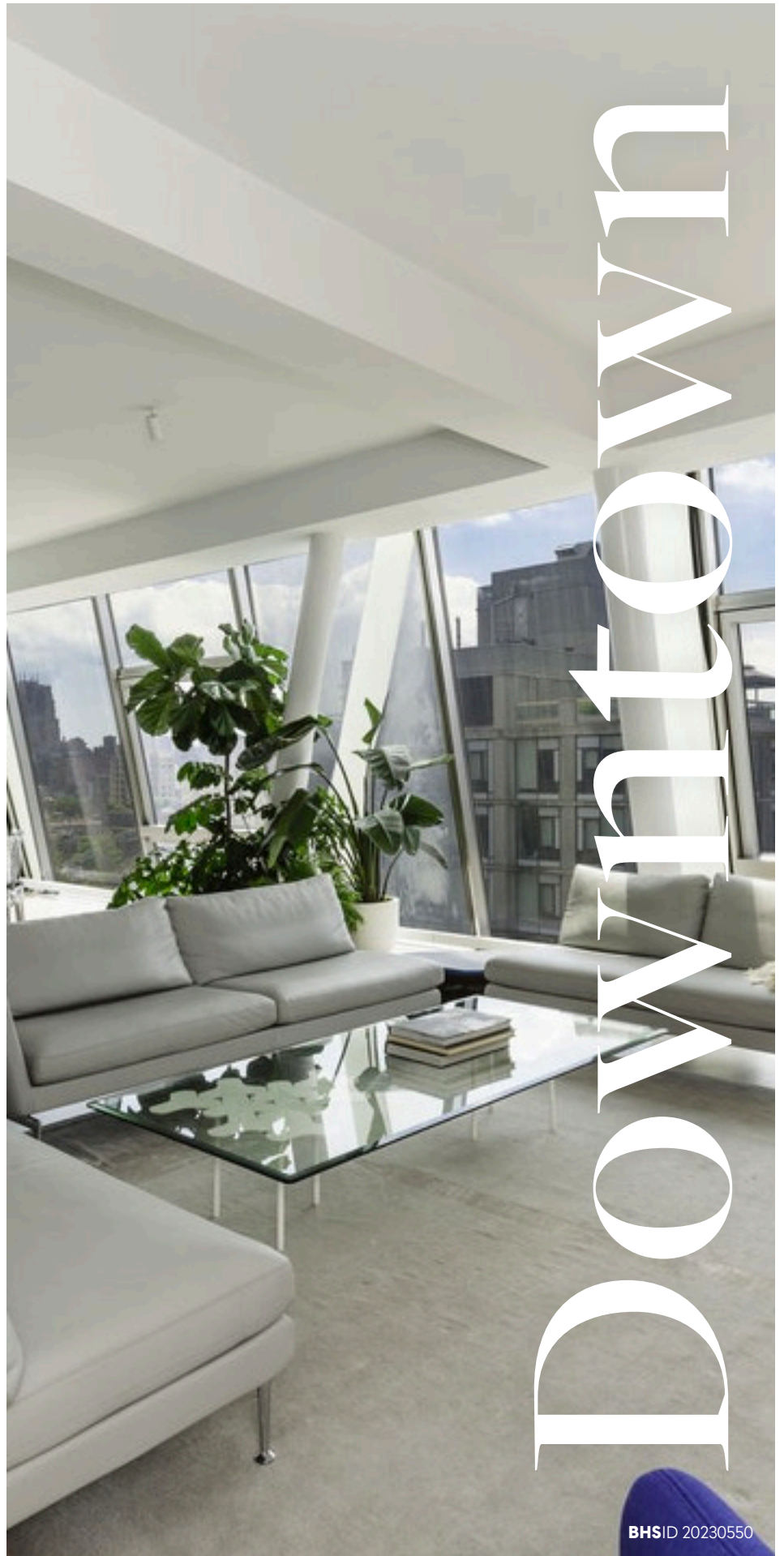
Cooperatives

	November 2020		October 2020		November 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	42	21.0	40	18.5	25	4.2
1-Bedroom	95	17.8	92	17.8	68	8.2
2-Bedroom	52	34.7	50	27.3	37	11.1
3+Bedroom	20	60.0	18	54.0	15	11.3
All	209	22.8	200	21.1	145	7.6

November 2020

Inventory Report

34th St. to 14th St.

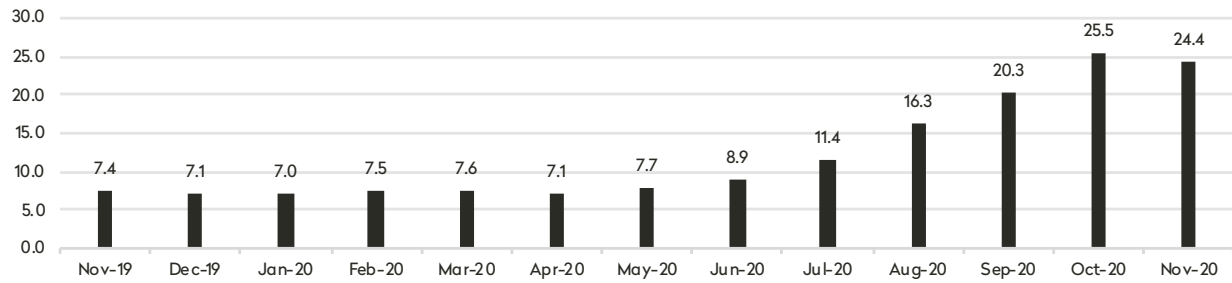


Downtown

BHSID 20230550



Months' Supply: All Apartments



Condominiums

	November 2020		October 2020		November 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	37	13.9	39	13.8	27	6.8
1-Bedroom	207	27.6	181	25.3	145	5.9
2-Bedroom	241	24.9	227	27.8	205	9.0
3+Bedroom	234	50.1	229	59.7	193	13.5
Loft	44	88.0	40	80.0	34	17.0
All	763	30.5	716	31.8	604	8.9

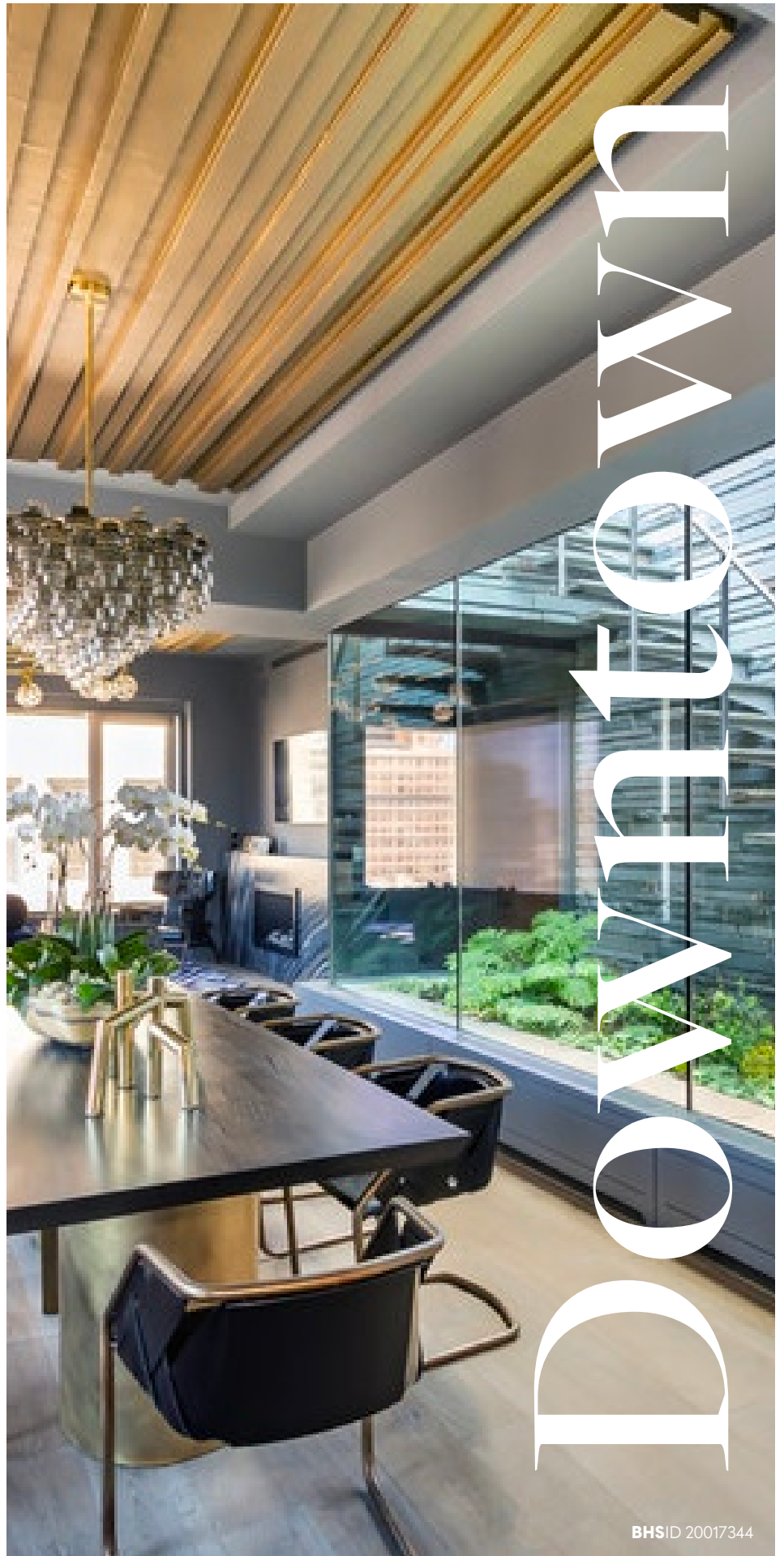
Cooperatives

	November 2020		October 2020		November 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	156	19.5	151	21.6	94	4.9
1-Bedroom	234	15.4	227	15.7	162	5.4
2-Bedroom	108	18.5	103	18.7	81	7.1
3+Bedroom	48	144.0	45	270.0	28	8.4
Loft	71	32.8	65	39.0	38	9.5
All	617	19.6	591	20.5	403	5.9

November 2020

Inventory Report

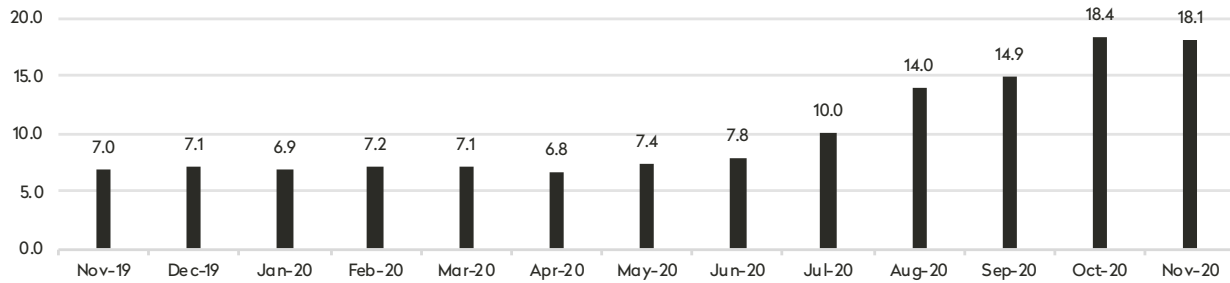
South of 14th St.



BHSID 20017344



Months' Supply: All Apartments



Condominiums

	November 2020		October 2020		November 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	112	23.2	100	23.1	109	10.5
1-Bedroom	324	18.3	315	20.5	289	4.8
2-Bedroom	439	21.4	426	20.3	373	8.0
3+Bedroom	362	29.8	351	27.4	345	10.8
Loft	142	21.8	140	22.7	126	9.9
All	1,379	22.4	1,332	22.3	1,242	7.7

Cooperatives

	November 2020		October 2020		November 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	142	13.5	135	12.9	78	5.5
1-Bedroom	261	11.3	252	12.3	169	4.6
2-Bedroom	169	14.7	164	16.1	131	5.7
3+Bedroom	81	17.4	70	15.6	55	7.9
Loft	102	16.5	92	15.8	108	9.5
All	755	13.5	713	13.8	541	5.8

November 2020

Inventory Report

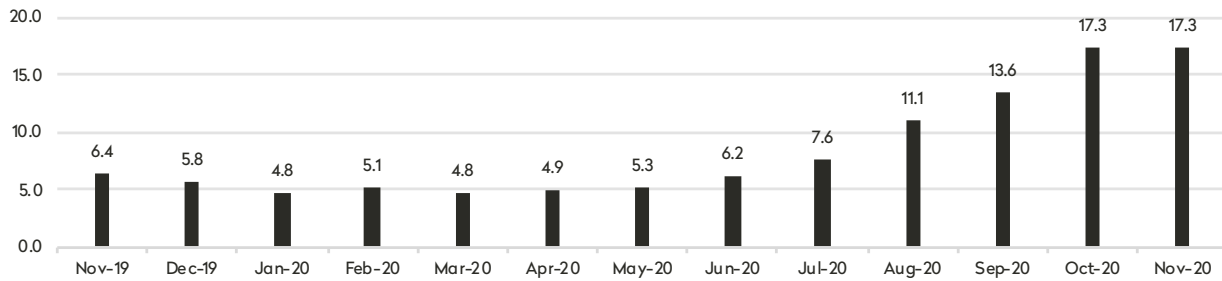
Generally North of 96th Street on the East Side, and 110th St. on the West Side



BHSID 20280373



Months' Supply: All Apartments



Condominiums

	November 2020		October 2020		November 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	24.0	23	34.5	14	5.3
1-Bedroom	99	17.0	97	17.1	82	7.0
2-Bedroom	167	18.9	160	18.8	111	6.2
3+Bedroom	95	28.5	100	28.6	75	13.2
All	385	20.3	380	20.7	282	7.5

Cooperatives

	November 2020		October 2020		November 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	9	6.0	6	4.5	16	5.1
1-Bedroom	107	12.6	108	12.5	85	5.2
2-Bedroom	139	17.7	126	18.0	88	5.1
3+Bedroom	74	16.4	60	15.0	53	7.2
All	329	14.7	300	14.3	242	5.5

November 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

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

Prepared by Lisa Rae Castrigno, SVP of Research.

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