

October 2020  
Inventory Report

Halstead

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 20413420

# October 2020

## *Highlights*

The supply of apartments for sale in Manhattan climbed 22% from last month to 19.2 months.

The number of listings rose 11% in October, a trend we've seen for the last several months.

Condo inventory rose 14% from last month to a 21.0 month supply, while coops increased 28% to 17.7 months.

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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 19921588

October 2020

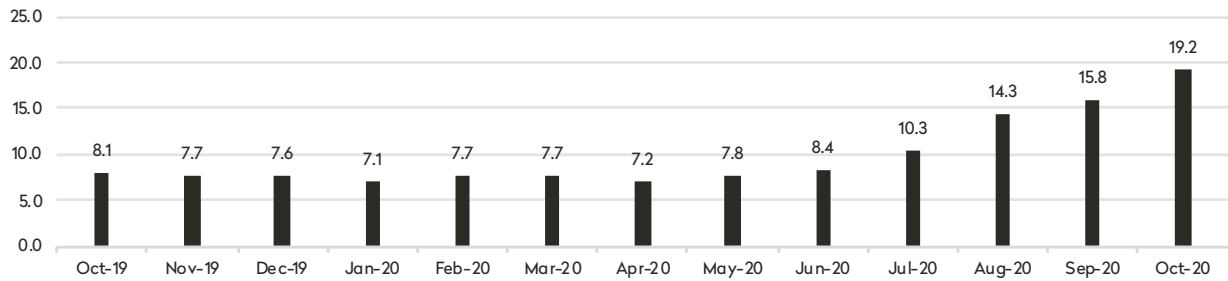
# Inventory Report



BHSID 20393256



### Months' Supply: All Apartments



### Condominiums

	October 2020		September 2020		October 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	311	16.1	290	13.1	282	8.5
<b>1-Bedroom</b>	1,236	18.0	1,111	15.0	1,061	6.4
<b>2-Bedroom</b>	1,517	18.4	1,402	16.4	1,285	8.5
<b>3+Bedroom</b>	1,445	30.7	1,375	28.4	1,246	12.6
<b>Loft</b>	191	28.7	160	22.3	176	10.2
<b>All</b>	4,700	21.0	4,338	18.3	4,050	8.7

### Cooperatives

	October 2020		September 2020		October 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	799	16.7	753	14.8	534	6.5
<b>1-Bedroom</b>	1,657	14.8	1,437	11.5	1,278	6.7
<b>2-Bedroom</b>	1,403	18.5	1,240	14.6	1,069	7.7
<b>3+Bedroom</b>	981	25.3	811	17.8	765	9.6
<b>Loft</b>	171	21.8	145	15.3	162	9.7
<b>All</b>	5,011	17.7	4,386	13.9	3,808	7.5

October 2020

# Inventory Report

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

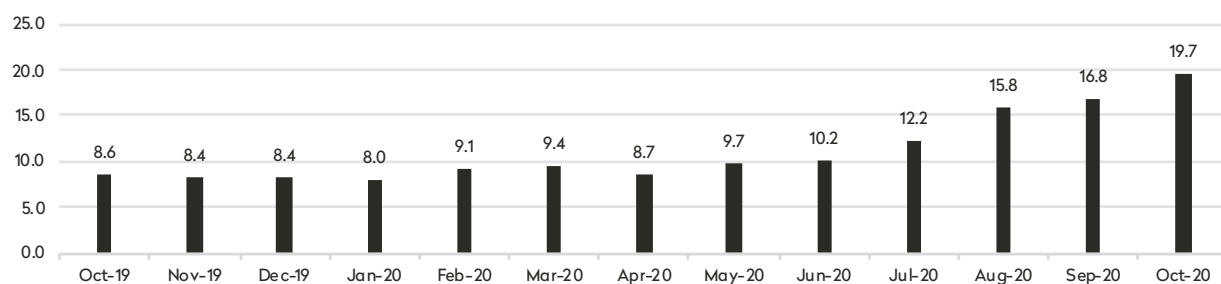


East  
Side

BHSID 20401101



### Months' Supply: All Apartments



### Condominiums

	October 2020		September 2020		October 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	26	14.2	28	12.0	39	8.1
<b>1-Bedroom</b>	131	12.7	123	12.7	136	6.9
<b>2-Bedroom</b>	187	18.7	173	16.2	150	7.5
<b>3+Bedroom</b>	289	40.3	284	42.6	218	12.3
<b>All</b>	633	21.6	608	20.7	543	8.7

### Cooperatives

	October 2020		September 2020		October 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	172	18.8	182	16.5	118	8.0
<b>1-Bedroom</b>	412	15.2	363	12.4	329	7.2
<b>2-Bedroom</b>	465	18.5	400	15.5	348	9.2
<b>3+Bedroom</b>	467	25.2	378	19.2	352	10.0
<b>All</b>	1,516	19.0	1,323	15.4	1,147	8.6

October 2020

# Inventory Report

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

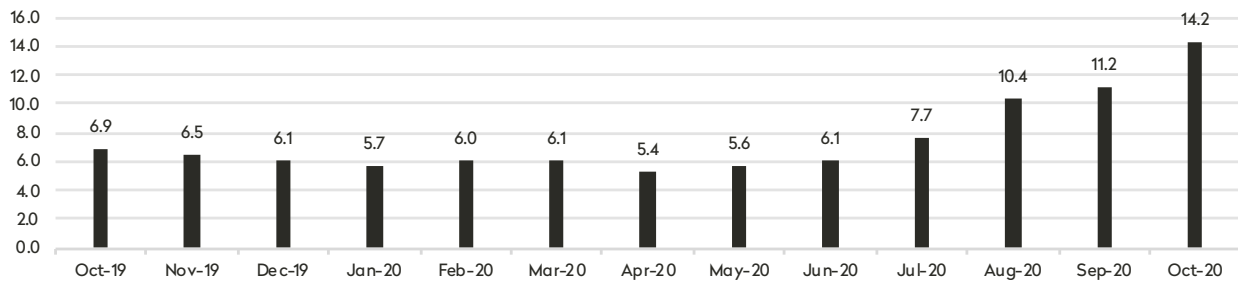


BHSID 20239717





### Months' Supply: All Apartments



### Condominiums

	October 2020		September 2020		October 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	36	14.4	39	13.8	26	6.5
<b>1-Bedroom</b>	158	11.9	143	10.1	128	7.7
<b>2-Bedroom</b>	172	10.1	153	7.9	165	9.0
<b>3+Bedroom</b>	236	17.1	218	15.4	218	10.9
<b>All</b>	602	12.9	553	11.0	537	9.1

### Cooperatives

	October 2020		September 2020		October 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	116	13.1	92	10.6	65	4.9
<b>1-Bedroom</b>	264	12.8	234	9.7	203	5.3
<b>2-Bedroom</b>	265	15.4	226	11.8	183	5.4
<b>3+Bedroom</b>	215	22.2	182	14.6	160	7.2
<b>All</b>	860	15.3	734	11.4	611	5.7

October 2020

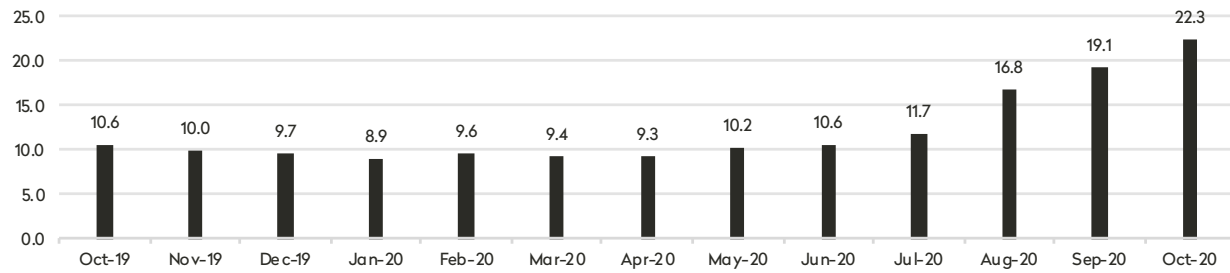
# Inventory Report

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





### Months' Supply: All Apartments



### Condominiums

	October 2020		September 2020		October 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	48	16.0	43	14.3	44	11.0
<b>1-Bedroom</b>	157	16.5	144	16.3	111	6.7
<b>2-Bedroom</b>	170	18.5	163	17.2	154	11.6
<b>3+Bedroom</b>	99	59.4	100	54.5	111	16.2
<b>All</b>	474	20.3	450	19.4	420	10.3

### Cooperatives

	October 2020		September 2020		October 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	180	20.0	165	20.2	134	7.5
<b>1-Bedroom</b>	310	20.2	258	15.0	279	11.1
<b>2-Bedroom</b>	234	25.5	228	19.8	205	12.2
<b>3+Bedroom</b>	107	64.2	84	42.0	90	15.4
<b>All</b>	831	23.6	735	18.9	708	10.8

October 2020

# Inventory Report

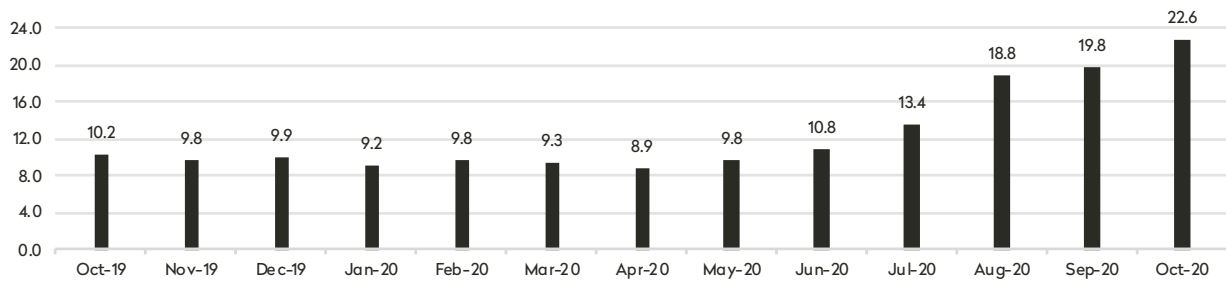
Generally 34th to 59th Street,  
Hudson River to West of Fifth Avenue



BHSID 20292452



### Months' Supply: All Apartments



### Condominiums

	October 2020		September 2020		October 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	40	9.6	34	7.3	45	7.9
<b>1-Bedroom</b>	201	26.8	168	19.8	178	10.1
<b>2-Bedroom</b>	179	21.1	173	22.6	160	9.7
<b>3+Bedroom</b>	143	34.3	138	31.8	126	23.6
<b>All</b>	563	23.1	513	20.4	509	11.3

### Cooperatives

	October 2020		September 2020		October 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	40	18.5	37	13.9	28	6.0
<b>1-Bedroom</b>	92	17.8	86	18.4	63	7.4
<b>2-Bedroom</b>	50	27.3	42	18.0	29	7.6
<b>3+Bedroom</b>	18	54.0	18	54.0	20	17.1
<b>All</b>	200	21.1	183	18.3	140	7.7

October 2020

# Inventory Report

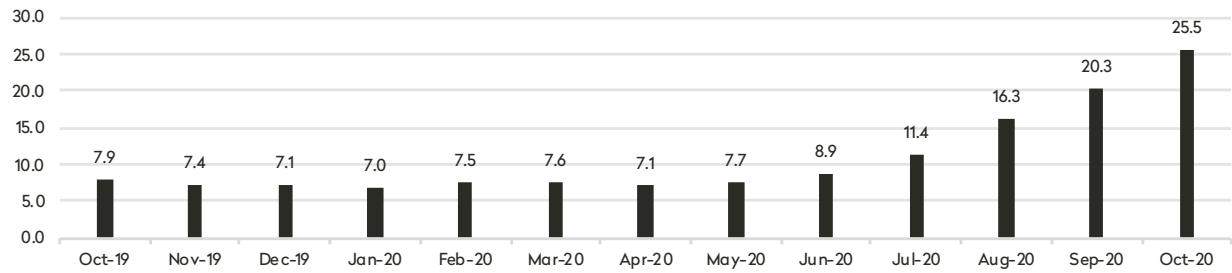
34th St. to 14th St.



BHSID 20263373



### Months' Supply: All Apartments



### Condominiums

	October 2020		September 2020		October 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	39	13.8	31	9.3	20	5.5
<b>1-Bedroom</b>	181	25.3	176	21.1	156	6.0
<b>2-Bedroom</b>	227	27.8	212	25.4	198	8.3
<b>3+Bedroom</b>	229	59.7	215	46.1	189	14.0
<b>Loft</b>	40	80.0	33	99.0	34	15.7
<b>All</b>	716	31.8	667	26.7	597	8.6

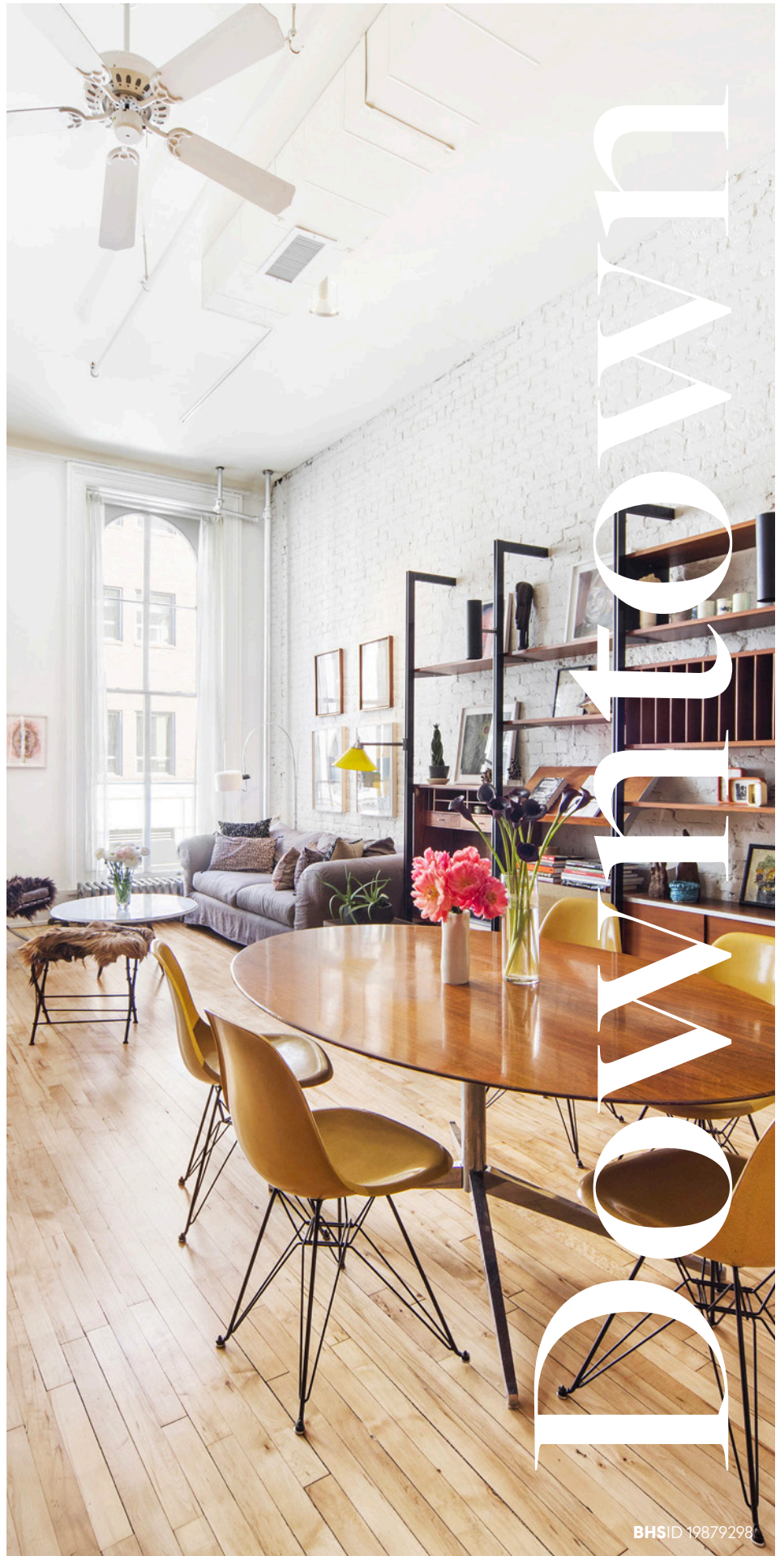
### Cooperatives

	October 2020		September 2020		October 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	151	21.6	138	16.6	96	5.8
<b>1-Bedroom</b>	227	15.7	205	12.4	171	6.5
<b>2-Bedroom</b>	103	18.7	87	14.1	82	8.5
<b>3+Bedroom</b>	45	270.0	35	105.0	31	9.8
<b>Loft</b>	65	39.0	55	27.5	42	9.3
<b>All</b>	591	20.5	520	15.6	422	7.0

October 2020

# Inventory Report

South of 14th St.

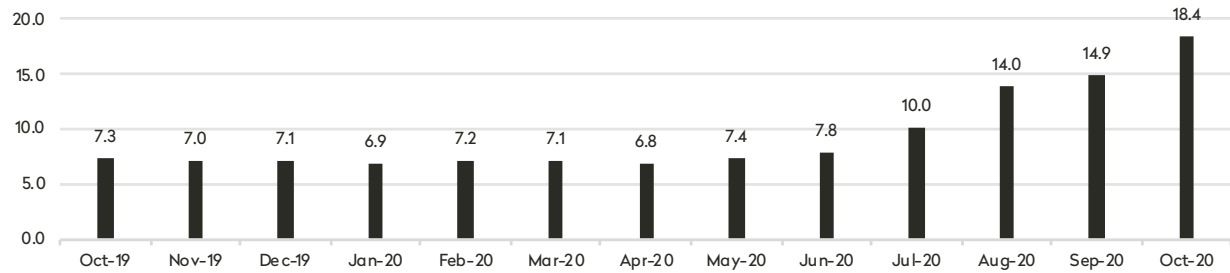


BHSID 19879298





### Months' Supply: All Apartments



### Condominiums

	October 2020		September 2020		October 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	100	23.1	92	17.8	97	10.8
<b>1-Bedroom</b>	315	20.5	278	15.6	279	4.9
<b>2-Bedroom</b>	426	20.3	391	18.6	356	8.3
<b>3+Bedroom</b>	351	27.4	326	24.1	320	10.4
<b>Loft</b>	140	22.7	116	17.4	132	9.5
<b>All</b>	1,332	22.3	1,203	18.7	1,184	7.7

### Cooperatives

	October 2020		September 2020		October 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	135	12.9	129	11.7	80	6.1
<b>1-Bedroom</b>	252	12.3	202	8.7	173	5.2
<b>2-Bedroom</b>	164	16.1	154	12.7	127	6.0
<b>3+Bedroom</b>	70	15.6	64	12.0	63	10.2
<b>Loft</b>	92	15.8	78	11.4	104	9.8
<b>All</b>	713	13.8	627	10.7	547	6.5

October 2020

# Inventory Report

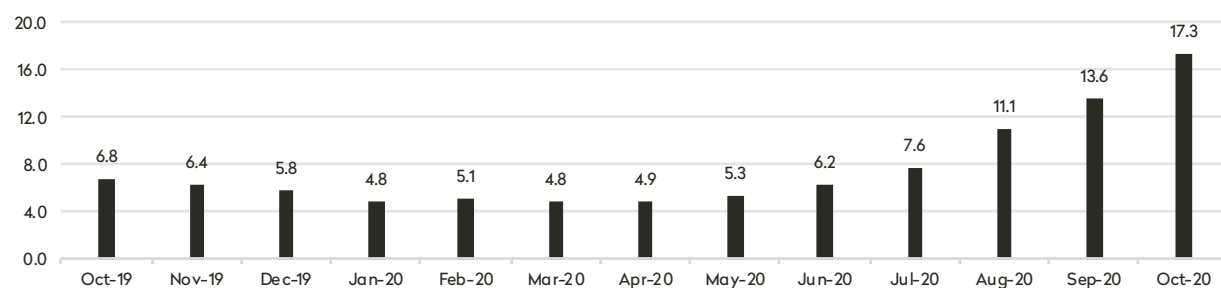
Generally North of 96th Street on the East Side, and 110th St. on the West Side



BHSID 19473807



### Months' Supply: All Apartments



### Condominiums

	October 2020		September 2020		October 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	23	34.5	24	28.8	13	7.1
<b>1-Bedroom</b>	97	17.1	81	12.2	76	7.1
<b>2-Bedroom</b>	160	18.8	144	16.3	104	6.5
<b>3+Bedroom</b>	100	28.6	95	30.0	67	11.8
<b>All</b>	380	20.7	344	17.6	260	7.6

### Cooperatives

	September 2020		August 2020		September 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
<b>Studio</b>	6	4.5	11	7.3	15	7.5
<b>1-Bedroom</b>	108	12.5	96	9.4	67	4.8
<b>2-Bedroom</b>	126	18.0	106	13.0	98	6.2
<b>3+Bedroom</b>	60	15.0	51	9.6	53	8.2
<b>All</b>	300	14.3	264	10.5	233	6.1

# October 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

Prepared by Lisa Rae Castrigno, SVP of Research.

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