

September 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.



BHSID 18438756

September 2020

Highlights

The supply of Manhattan apartments for sale hit a record high of 15.8 months in September.

This trend will continue in the months ahead with rising inventories outpacing closings.

Co-op listings rose 7% from August, while condos increased 6%.

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.

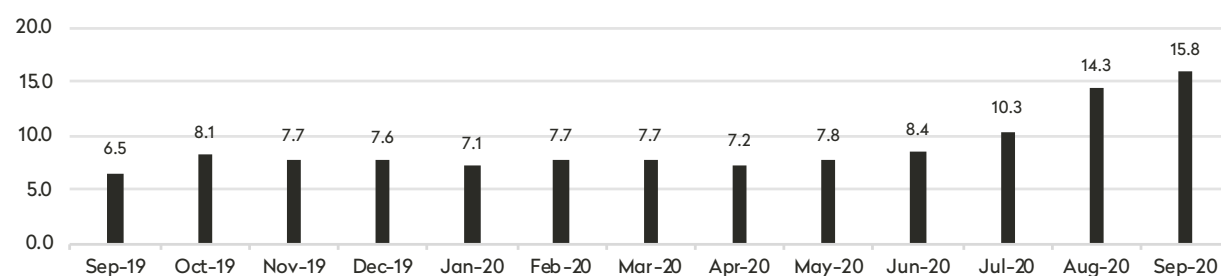
September 2020

Inventory Report





Months' Supply: All Apartments



Condominiums

	September 2020		August 2020		September 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	290	13.1	243	11.2	258	7.5
1-Bedroom	1,111	15.0	1,010	12.7	962	5.4
2-Bedroom	1,402	16.4	1,348	15.6	1,151	7.1
3+Bedroom	1,375	28.4	1,330	26.9	1,131	10.7
Loft	160	22.3	161	21.0	139	7.9
All	4,338	18.3	4,092	16.7	3,641	7.3

Cooperatives

	September 2020		August 2020		September 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	753	14.8	674	12.9	429	4.9
1-Bedroom	1,437	11.5	1,375	10.5	1,062	5.4
2-Bedroom	1,240	14.6	1,155	13.3	860	5.9
3+Bedroom	811	17.8	772	15.9	598	7.0
Loft	145	15.3	125	11.2	131	7.7
All	4,386	13.9	4,101	12.5	3,080	5.8

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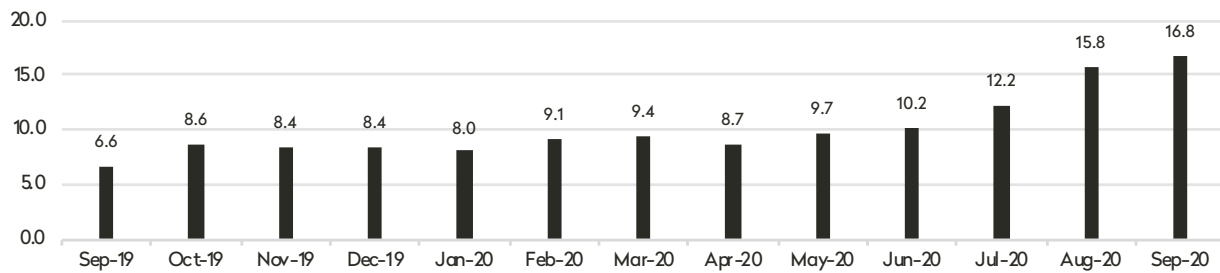
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



BHSID 12722359



Months' Supply: All Apartments



Condominiums

	September 2020		August 2020		September 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	12.0	26	11.1	35	7.2
1-Bedroom	123	12.7	120	11.8	117	5.5
2-Bedroom	173	16.2	160	15.0	133	5.8
3+Bedroom	284	42.6	282	41.3	187	9.5
All	608	20.7	588	19.6	472	6.9

Cooperatives

	September 2020		August 2020		September 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	182	16.5	166	16.1	93	5.6
1-Bedroom	363	12.4	357	11.7	275	5.6
2-Bedroom	400	15.5	367	14.5	267	6.6
3+Bedroom	378	19.2	355	18.1	286	7.6
All	1,323	15.4	1,245	14.5	921	6.4

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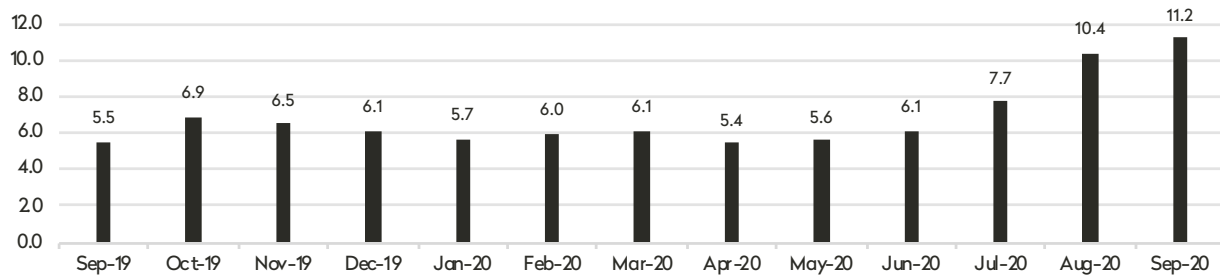
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Ave.



BHSID 19162124



Months' Supply: All Apartments



Condominiums

	September 2020		August 2020		September 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	39	13.8	30	12.0	24	5.5
1-Bedroom	143	10.1	129	9.0	111	6.4
2-Bedroom	153	7.9	159	8.3	138	7.1
3+Bedroom	218	15.4	214	14.4	205	9.4
All	553	11.0	532	10.5	478	7.6

Cooperatives

	September 2020		August 2020		September 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	92	10.6	80	8.6	50	3.2
1-Bedroom	234	9.7	221	9.2	186	4.8
2-Bedroom	226	11.8	211	10.7	147	4.1
3+Bedroom	182	14.6	176	13.4	108	4.5
All	734	11.4	688	10.4	491	4.3

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

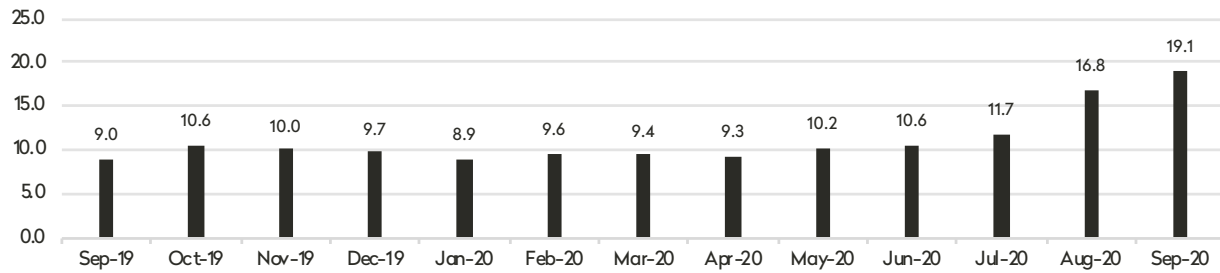


Midtown East

BHSID 19831439



Months' Supply: All Apartments



Condominiums

	September 2020		August 2020		September 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	43	14.3	31	9.3	32	8.0
1-Bedroom	144	16.3	125	13.9	106	6.1
2-Bedroom	163	17.2	152	15.7	145	10.6
3+Bedroom	100	54.5	90	60.0	96	12.5
All	450	19.4	398	16.9	379	8.8

Cooperatives

	September 2020		August 2020		September 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	165	20.2	149	19.0	116	6.3
1-Bedroom	258	15.0	230	12.7	224	8.7
2-Bedroom	228	19.8	212	17.7	182	10.9
3+Bedroom	84	42.0	82	37.8	80	13.7
All	735	18.9	673	16.8	602	9.0

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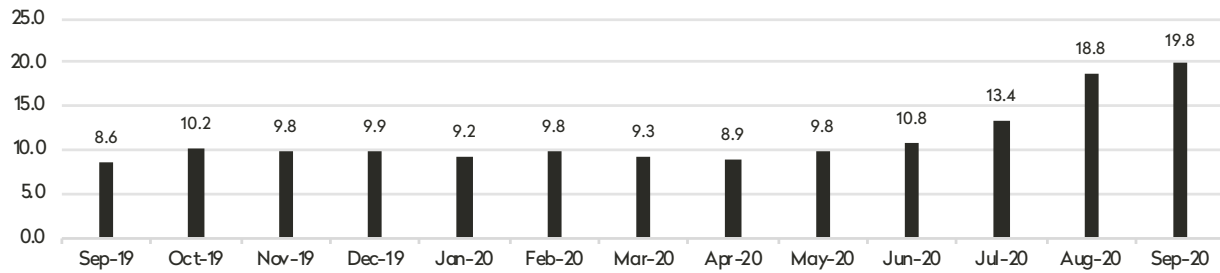
Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue



BHSID 20048099



Months' Supply: All Apartments



Condominiums

	September 2020		August 2020		September 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	34	7.3	30	7.2	46	8.4
1-Bedroom	168	19.8	158	17.6	162	7.2
2-Bedroom	173	22.6	163	21.3	146	7.8
3+Bedroom	138	31.8	134	36.5	127	24.6
All	513	20.4	485	19.8	481	9.3

Cooperatives

	September 2020		August 2020		September 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	37	13.9	28	9.3	20	4.1
1-Bedroom	86	18.4	81	18.7	62	7.0
2-Bedroom	42	18.0	48	22.2	35	7.8
3+Bedroom	18	54.0	14	16.8	16	16.0
All	183	18.3	171	16.5	133	6.9

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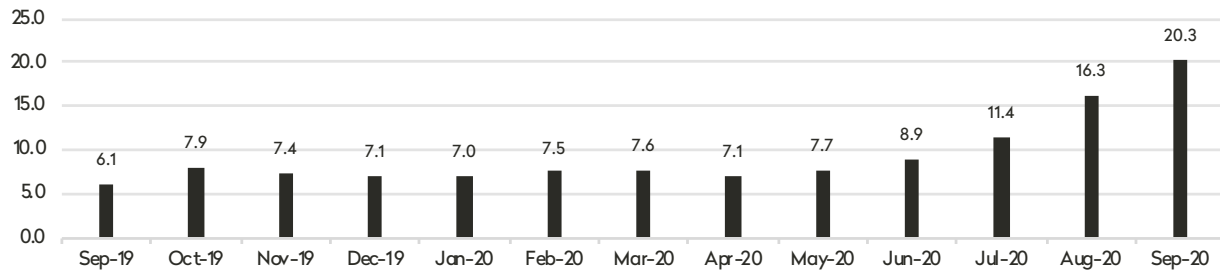
34th St. to 14th St.



BHSID 20230550



Months' Supply: All Apartments



Condominiums

	September 2020		August 2020		September 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	31	9.3	27	8.1	16	3.7
1-Bedroom	176	21.1	155	16.0	130	4.3
2-Bedroom	212	25.4	212	22.7	177	6.8
3+Bedroom	215	46.1	201	38.9	168	11.7
Loft	33	99.0	30	60.0	23	15.3
All	667	26.7	625	22.3	514	6.7

Cooperatives

	September 2020		August 2020		September 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	138	16.6	125	12.9	80	4.8
1-Bedroom	205	12.4	189	10.0	136	4.9
2-Bedroom	87	14.1	80	12.0	62	6.0
3+Bedroom	35	105.0	33	24.8	24	6.9
Loft	55	27.5	44	16.5	35	7.8
All	520	15.6	471	12.0	337	5.4

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South of 14th St.

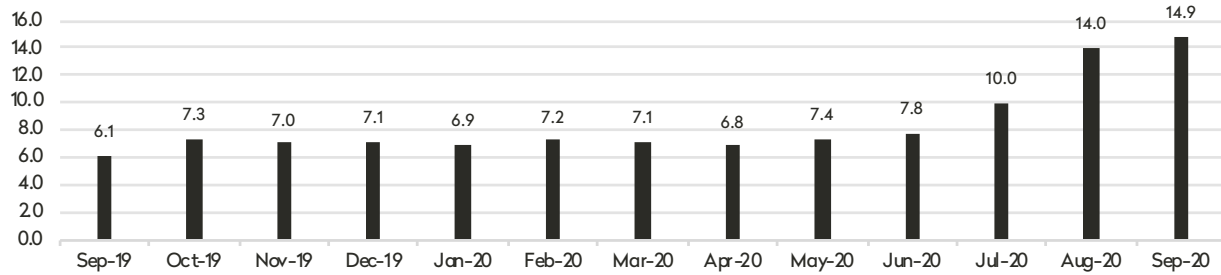


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BHSID 19455532



Months' Supply: All Apartments



Condominiums

	September 2020		August 2020		September 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	92	17.8	78	14.6	96	10.3
1-Bedroom	278	15.6	257	13.8	266	4.4
2-Bedroom	391	18.6	374	19.3	331	7.5
3+Bedroom	326	24.1	319	22.8	299	9.2
Loft	116	17.4	121	17.3	107	7.2
All	1,203	18.7	1,149	17.9	1,099	6.8

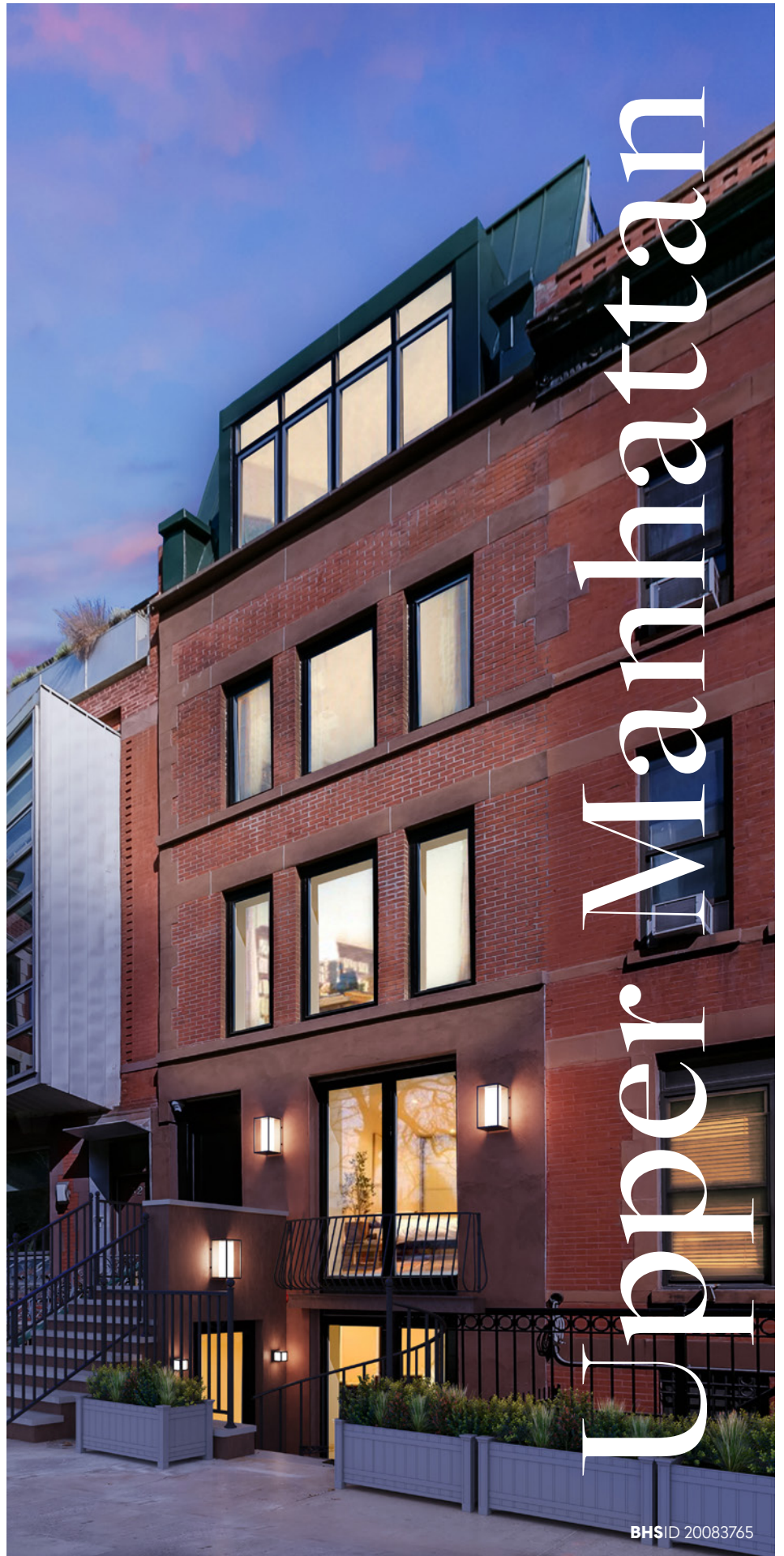
Cooperatives

	September 2020		August 2020		September 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	129	11.7	116	10.4	62	4.4
1-Bedroom	202	8.7	209	8.5	125	3.7
2-Bedroom	154	12.7	148	11.8	93	4.3
3+Bedroom	64	12.0	64	11.6	45	6.0
Loft	78	11.4	68	9.5	84	7.5
All	627	10.7	605	9.9	409	4.6

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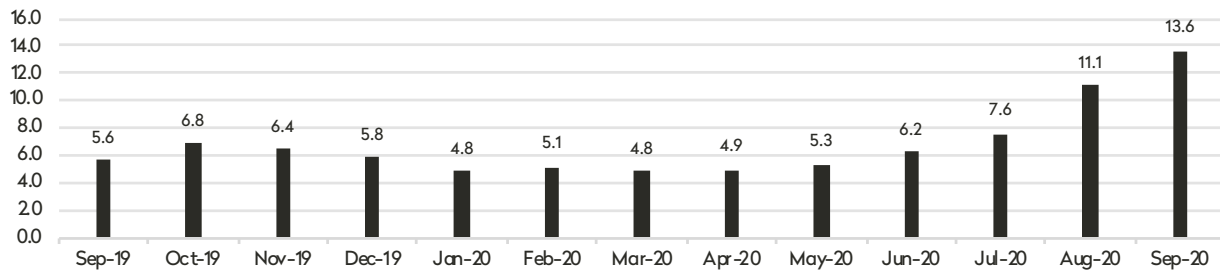
Generally North of 96th Street on the
East Side, and 110th St. on the West Side



BHSID 20083765



Months' Supply: All Apartments



Condominiums

	September 2020		August 2020		September 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	28.8	22	33.0	12	6.0
1-Bedroom	81	12.2	67	7.3	73	7.0
2-Bedroom	144	16.3	135	12.7	83	4.8
3+Bedroom	95	30.0	91	26.0	50	9.4
All	344	17.6	315	13.1	218	6.2

Cooperatives

	September 2020		August 2020		September 2019	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	11	7.3	11	8.3	10	5.5
1-Bedroom	96	9.4	96	9.6	59	4.6
2-Bedroom	106	13.0	92	10.0	76	4.8
3+Bedroom	51	9.6	49	7.7	42	6.1
All	264	10.5	248	9.2	187	5.0

September 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

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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