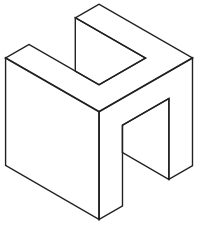


September 2019 Inventory Report Manhattan Apartments



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September 2019 Highlights

The supply of apartments for sale in Manhattan dropped for the fourth straight month to **6.2**.

At 5.8 months, the months' supply for coops remains well below the **7.3**-month rate for condos.

The West Side's supply of **5.5** months was Manhattan's lowest.



Halstead.com WEB# 19815713



Halstead.com WEB# 19853683

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 6-9 months indicates a balanced market.

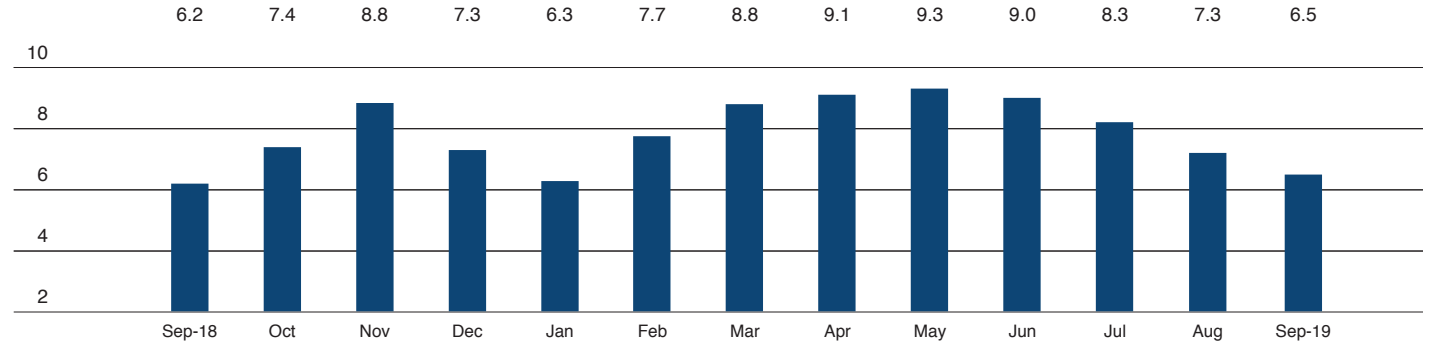
Cover Property: Halstead.com WEB# 19865524

Manhattan



Halstead.com WEB# 19831438

Months' Supply: All Apartments



Condominiums

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	258	7.5	281	9.2	221	5.6
1-Bedroom	962	5.4	1,023	6.0	944	6.3
2-Bedroom	1,151	7.1	1,236	8.2	1,022	7.9
3+Bedroom	1,131	10.7	1,223	11.7	970	10.8
Loft	139	7.9	157	8.6	244	7.1
All	3,641	7.3	3,920	8.3	3,401	7.7

Cooperatives

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	429	4.9	454	5.5	378	3.9
1-Bedroom	1,062	5.4	1,159	6.0	896	4.5
2-Bedroom	860	5.9	973	6.9	719	4.8
3+Bedroom	598	7.0	654	7.7	522	7.2
Loft	131	7.7	142	8.8	212	5.9
All	3,080	5.8	3,382	6.5	2,727	4.9



East Side

Generally 59th Street to 96th Street,
Fifth Avenue to the East River

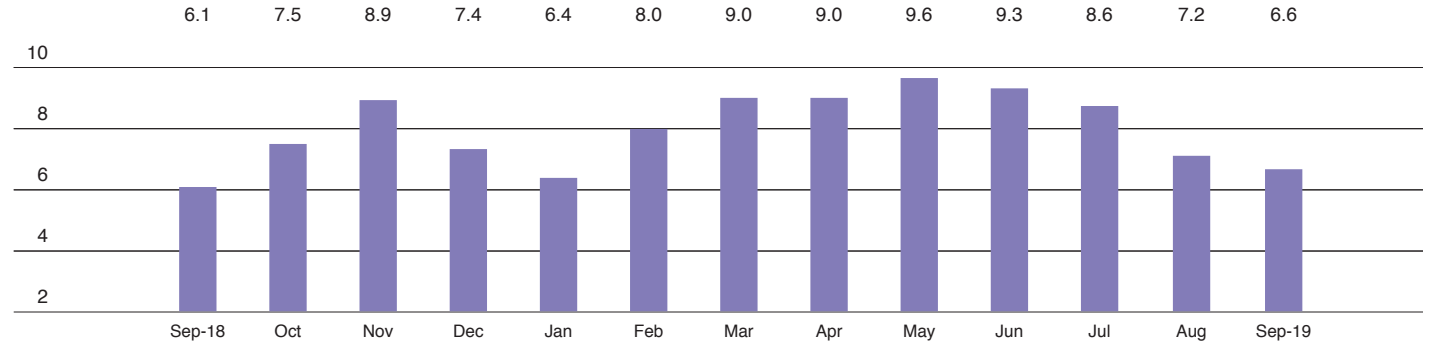


Halstead.com WEB# 19802501



Halstead.com WEB# 19848670

Months' Supply: All Apartments



Condominiums

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	35	7.2	34	7.3	21	3.2
1-Bedroom	117	5.5	120	5.8	107	5.7
2-Bedroom	133	5.8	140	6.7	118	6.3
3+Bedroom	187	9.5	214	11.0	172	9.7
All	472	6.9	508	7.7	418	6.8

Cooperatives

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	93	5.6	96	5.5	105	4.8
1-Bedroom	275	5.6	306	6.0	250	4.8
2-Bedroom	267	6.6	308	7.8	241	6.1
3+Bedroom	286	7.6	307	8.3	238	7.8
All	921	6.4	1,017	7.0	834	5.8



West Side

Generally 59th to 110th Street,
Hudson River to west of Fifth Avenue

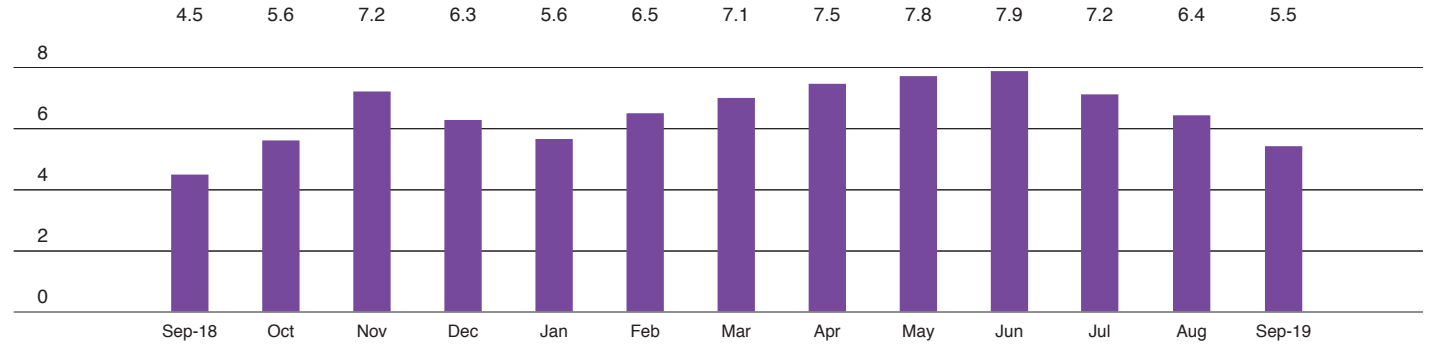


Halstead.com WEB# 19565136



Halstead.com WEB# 19877455

Months' Supply: All Apartments



Condominiums

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	24	5.5	32	10.7	18	4.3
1-Bedroom	111	6.4	127	7.3	102	4.5
2-Bedroom	138	7.1	150	9.0	113	6.2
3+Bedroom	205	9.4	222	10.7	170	8.0
All	478	7.6	531	9.2	403	6.1

Cooperatives

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	50	3.2	57	4.1	47	3.7
1-Bedroom	186	4.8	181	5.0	127	3.5
2-Bedroom	147	4.1	162	4.7	126	3.0
3+Bedroom	108	4.5	129	5.4	104	5.0
All	491	4.3	529	4.9	404	3.6



Midtown East

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

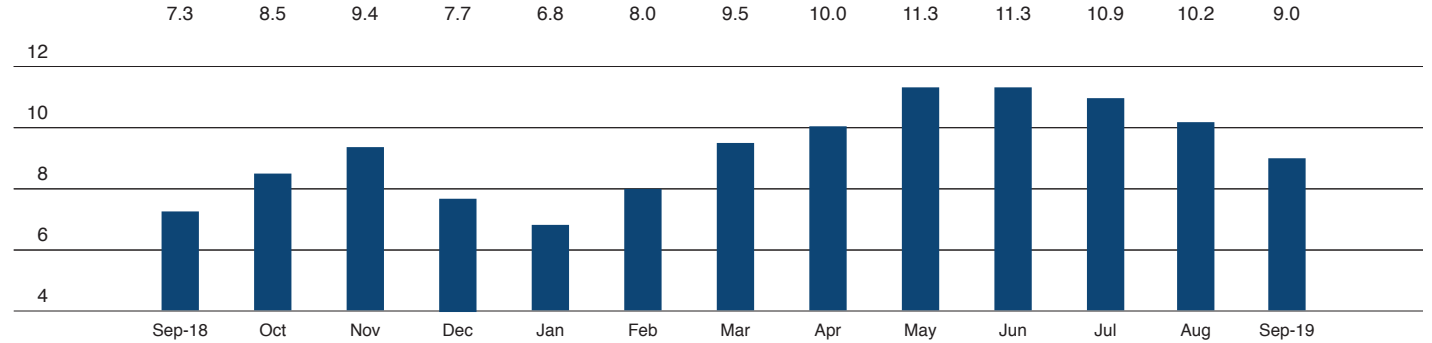


Halstead.com WEB# 19853127



Halstead.com WEB# 19850456

Months' Supply: All Apartments



Condominiums

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	32	8.0	35	9.1	27	4.1
1-Bedroom	106	6.1	124	7.6	159	7.1
2-Bedroom	145	10.6	151	11.5	154	12.5
3+Bedroom	96	12.5	105	13.1	111	11.9
All	379	8.8	415	10.0	451	8.9

Cooperatives

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	116	6.3	114	6.8	80	4.4
1-Bedroom	224	8.7	242	9.9	194	5.8
2-Bedroom	182	10.9	194	12.7	130	7.0
3+Bedroom	80	13.7	86	16.6	74	11.7
All	602	9.0	636	10.3	478	6.2



Midtown West

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

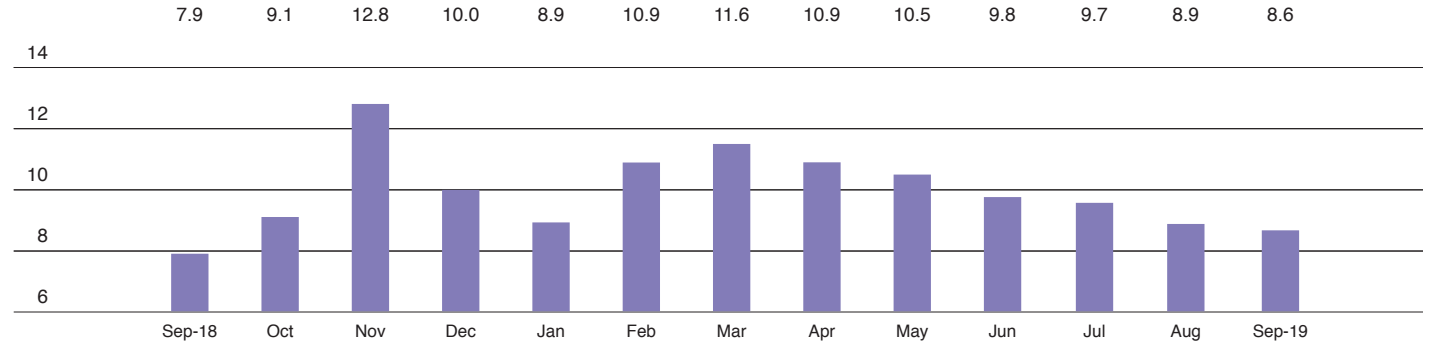


Halstead.com WEB# 19774125



Halstead.com WEB# 19258799

Months' Supply: All Apartments



Condominiums

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	46	8.4	46	8.1	35	5.8
1-Bedroom	162	7.2	173	7.4	138	8.0
2-Bedroom	146	7.8	153	8.6	123	7.9
3+Bedroom	127	24.6	125	18.8	87	19.3
All	481	9.3	497	9.3	383	8.8

Cooperatives

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	20	4.1	29	6.4	33	4.6
1-Bedroom	62	7.0	68	7.8	42	5.1
2-Bedroom	35	7.8	34	7.8	28	8.0
3+Bedroom	16	16.0	17	11.3	11	16.5
All	133	6.9	148	7.8	114	5.8



Downtown

34th - 14th Street

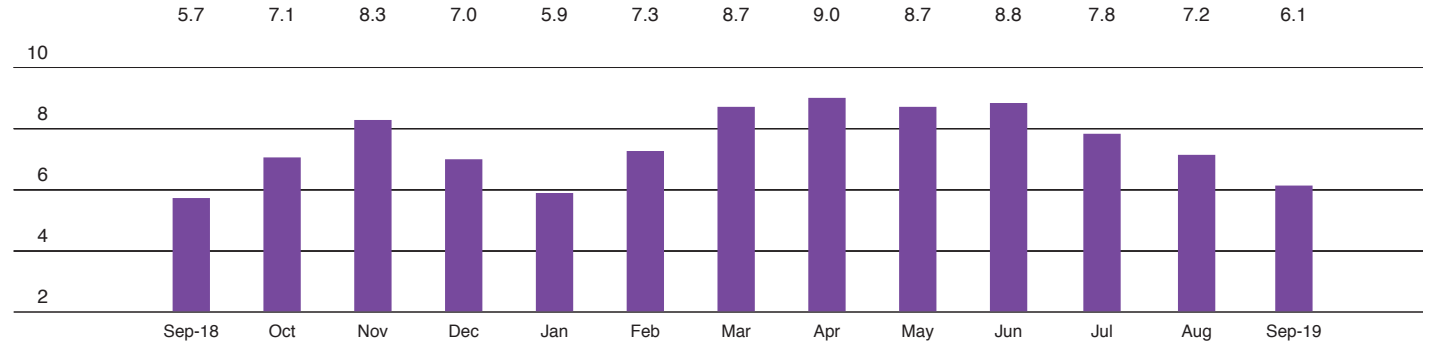


Halstead.com WEB# 19865260



Halstead.com WEB# 19841568

Months' Supply: All Apartments



Condominiums

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	16	3.7	21	6.0	23	5.8
1-Bedroom	130	4.3	132	4.4	120	5.0
2-Bedroom	177	6.8	203	8.5	149	6.5
3+Bedroom	168	11.7	186	14.7	130	13.4
Loft	23	15.3	34	18.5	55	5.8
All	514	6.7	576	8.0	477	6.8

Cooperatives

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	80	4.8	83	5.3	60	3.4
1-Bedroom	136	4.9	155	5.5	110	4.4
2-Bedroom	62	6.0	78	8.4	40	4.6
3+Bedroom	24	6.9	22	6.0	23	19.7
Loft	35	7.8	37	10.1	42	4.1
All	337	5.4	375	6.2	275	4.4



Downtown

South of 14th Street

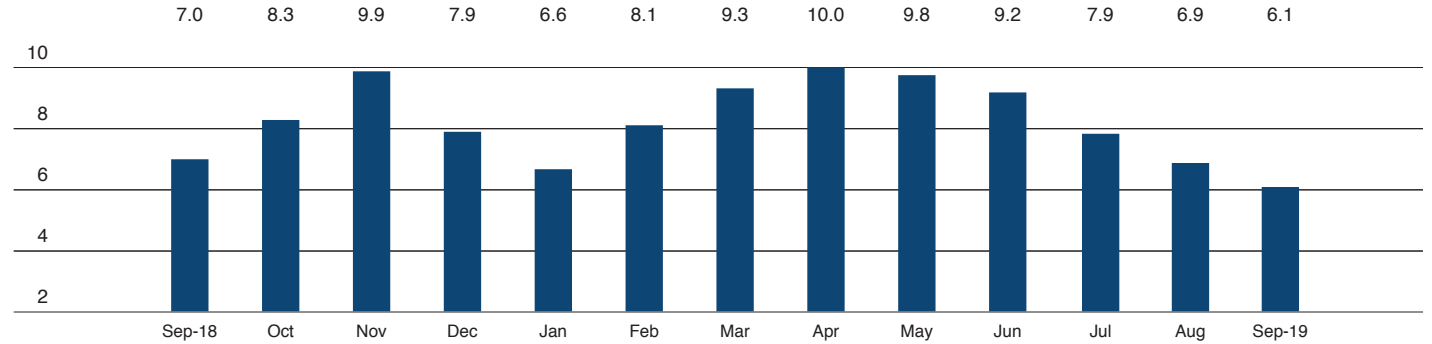


Halstead.com WEB# 19775034



Halstead.com WEB# 19870651

Months' Supply: All Apartments



Condominiums

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	96	10.3	101	13.5	80	8.1
1-Bedroom	266	4.4	279	5.3	242	7.8
2-Bedroom	331	7.5	351	8.4	283	9.7
3+Bedroom	299	9.2	322	9.7	253	10.8
Loft	107	7.2	115	7.7	170	7.6
All	1,099	6.8	1,168	7.8	1,028	8.9

Cooperatives

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	62	4.4	63	4.9	54	3.3
1-Bedroom	125	3.7	151	4.4	132	4.2
2-Bedroom	93	4.3	116	5.3	92	4.3
3+Bedroom	45	6.0	52	6.9	48	9.0
Loft	84	7.5	94	8.2	118	6.3
All	409	4.6	476	5.4	444	4.8



Upper Manhattan

Generally north of 96th Street on the East Side, and 110th Street on the West Side

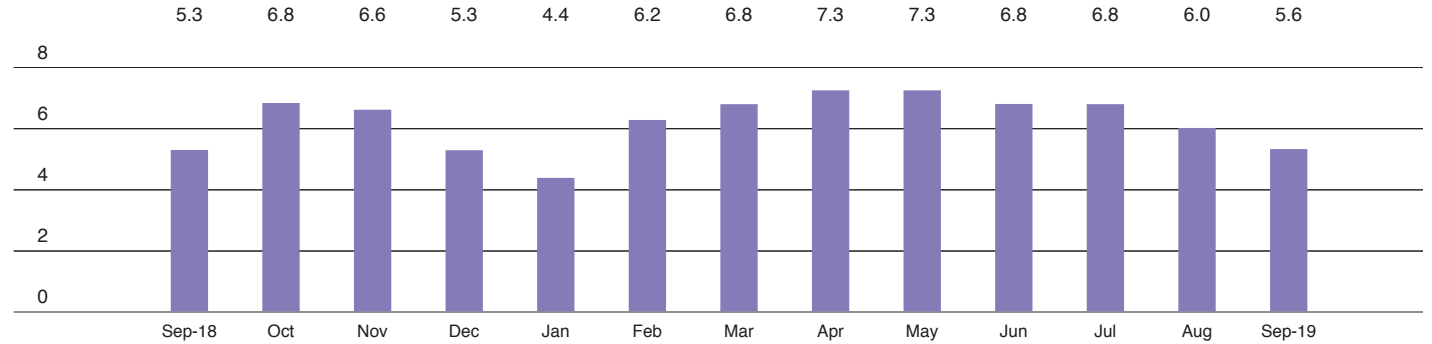


Halstead.com WEB# 19831552



Halstead.com WEB# 19473644

Months' Supply: All Apartments



Condominiums

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	12	6.0	16	6.9	17	6.8
1-Bedroom	73	7.0	71	6.5	78	5.4
2-Bedroom	83	4.8	88	5.4	89	6.7
3+Bedroom	50	9.4	50	10.3	57	12.7
All	218	6.2	225	6.5	241	7.0

Cooperatives

	SEPTEMBER 2019		AUGUST 2019		SEPTEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	10	5.5	14	8.4	10	2.4
1-Bedroom	59	4.6	60	5.4	65	4.2
2-Bedroom	76	4.8	82	4.9	71	4.3
3+Bedroom	42	6.1	45	6.8	32	3.7
All	187	5.0	201	5.6	178	4.0



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