

June 2020 Inventory Report Manhattan Apartments

Halstead is coming to
Brown Harris Stevens

BHS PARTNERING
WORLDWIDE

LP LUXURY
PORTFOLIO
INTERNATIONAL

Leading
REAL ESTATE COMPANIES
OF THE WORLD

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.

The months' supply of apartments for sale rose **8%** from May to 8.4 months.

June saw a slight uptick in listings, while the pace of closings continued to **decline**.

We expect a sharp **rise** in supply in the coming weeks as NYC reopens for Real Estate.



BrownHarrisStevens.com WEB# 20101980



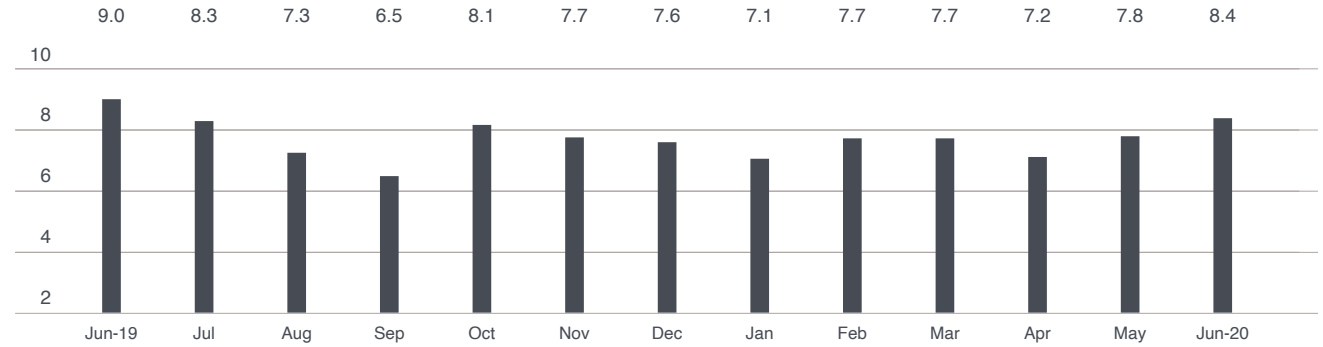
BrownHarrisStevens.com WEB# 20134513

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.

Months' Supply: All Apartments



Condominiums

	JUNE 2020		MAY 2020		JUNE 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	176	6.7	179	6.4	302	10.0
1-Bedroom	760	6.9	739	6.3	1,095	7.3
2-Bedroom	1,024	9.4	988	8.5	1,321	10.0
3+Bedroom	1,087	16.9	1,048	15.5	1,329	16.0
Loft	118	11.4	116	10.4	168	10.5
All	3,165	9.9	3,070	9.1	4,215	10.2

Cooperatives

	JUNE 2020		MAY 2020		JUNE 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	410	6.9	409	6.6	476	6.2
1-Bedroom	883	6.0	871	5.5	1,325	6.9
2-Bedroom	717	7.4	717	6.7	1,114	8.3
3+Bedroom	578	10.3	582	10.1	813	12.0
Loft	89	6.8	99	7.9	169	11.7
All	2,677	7.2	2,678	6.8	3,897	8.0



BrownHarrisStevens.com WEB# 20168282

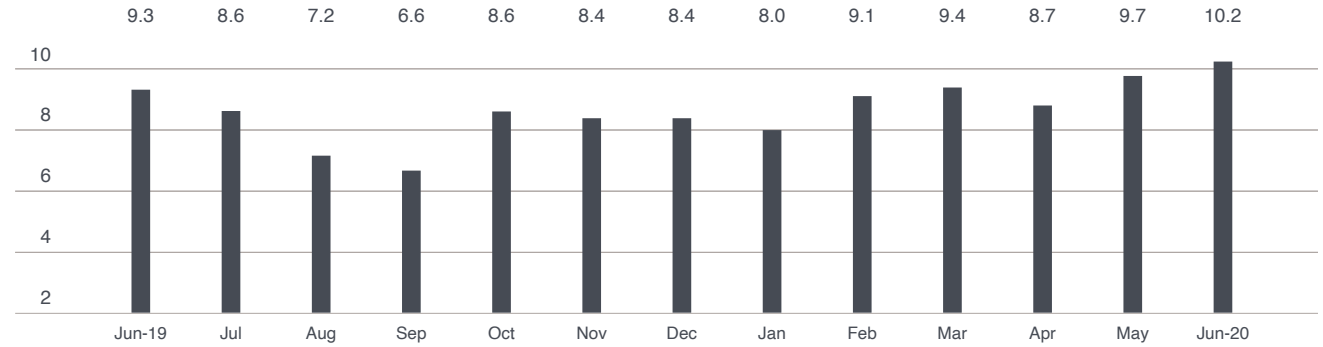


BrownHarrisStevens.com WEB# 20184790

East Side

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 20195383



BrownHarrisStevens.com WEB# 20172314

Condominiums

	JUNE 2020		MAY 2020		JUNE 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	22	6.9	22	7.3	30	9.5
1-Bedroom	89	7.6	83	6.3	117	6.1
2-Bedroom	116	9.4	115	9.0	154	9.1
3+Bedroom	233	28.0	225	23.3	228	15.0
All	460	13.0	445	11.5	529	9.7

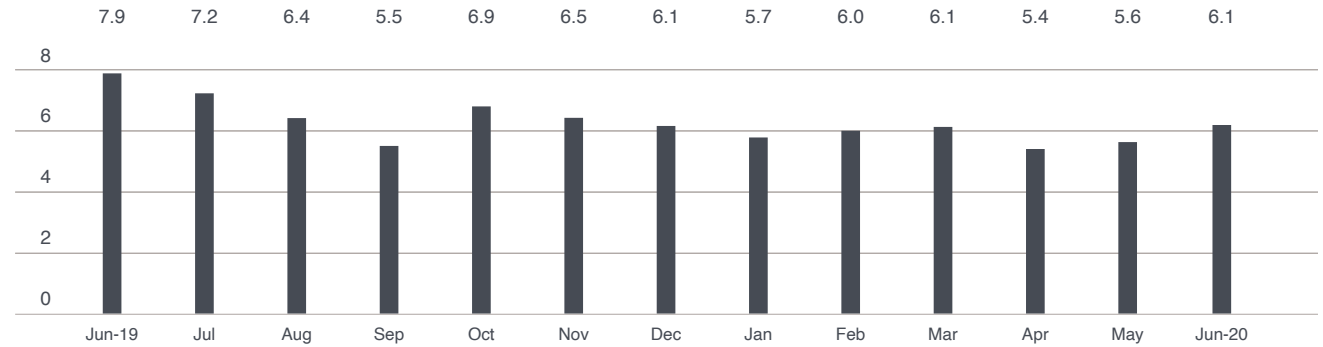
Cooperatives

	JUNE 2020		MAY 2020		JUNE 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	101	9.0	102	9.3	102	6.0
1-Bedroom	239	6.6	248	6.7	386	7.5
2-Bedroom	251	9.5	259	8.7	365	9.3
3+Bedroom	279	13.6	289	13.2	394	14.0
All	870	9.2	898	9.0	1,247	9.2

West Side

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 20168289



BrownHarrisStevens.com WEB# 20163095

Condominiums

	JUNE 2020		MAY 2020		JUNE 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	18	6.8	14	4.7	36	14.4
1-Bedroom	89	5.8	80	5.1	136	8.9
2-Bedroom	116	5.8	118	6.1	166	10.6
3+Bedroom	172	10.8	159	11.0	242	13.7
All	395	7.3	371	7.1	580	11.3

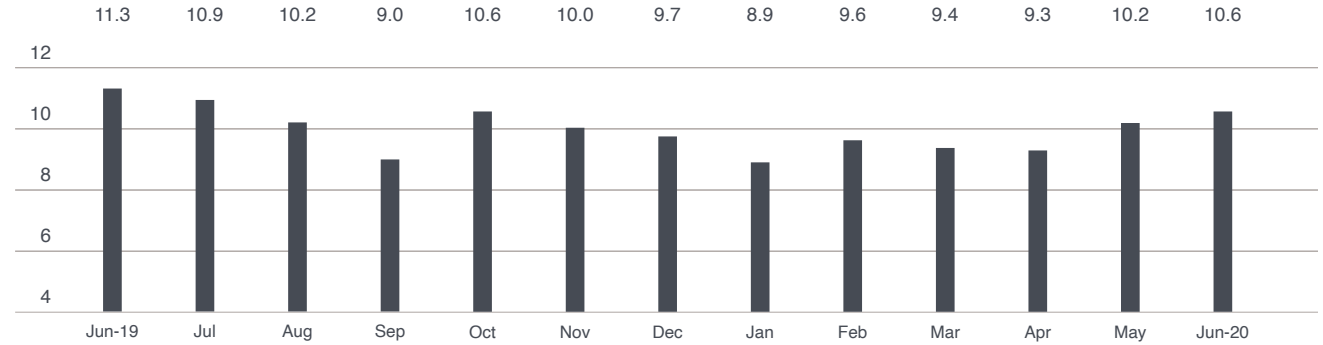
Cooperatives

	JUNE 2020		MAY 2020		JUNE 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	55	5.1	51	4.4	54	4.0
1-Bedroom	133	4.8	121	4.1	182	5.4
2-Bedroom	120	5.2	120	4.7	195	6.1
3+Bedroom	108	6.6	103	5.9	160	8.9
All	416	5.3	395	4.7	591	6.1

Midtown East

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 19461200



BrownHarrisStevens.com WEB# 20176104

Condominiums

	JUNE 2020		MAY 2020		JUNE 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	20	4.6	20	4.4	39	6.9
1-Bedroom	86	7.8	80	7.9	145	9.1
2-Bedroom	136	13.2	133	14.5	169	12.8
3+Bedroom	84	26.5	83	27.7	112	17.7
All	326	11.3	316	11.8	465	11.3

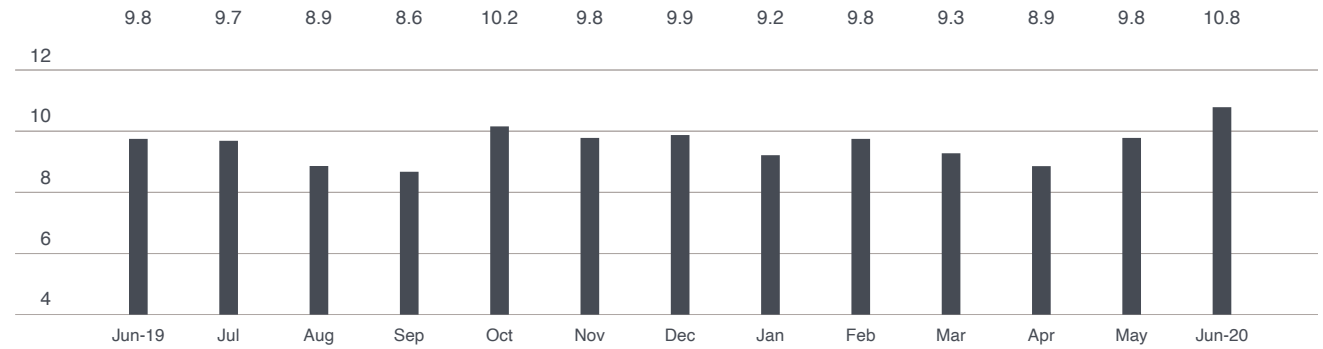
Cooperatives

	JUNE 2020		MAY 2020		JUNE 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	102	9.0	109	8.5	123	8.3
1-Bedroom	184	9.0	193	8.2	259	10.2
2-Bedroom	138	10.9	132	9.8	204	12.4
3+Bedroom	69	18.8	72	18.0	97	25.3
All	493	10.2	506	9.4	683	11.3

Midtown West

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 20176020



BrownHarrisStevens.com WEB# 20070765

Condominiums

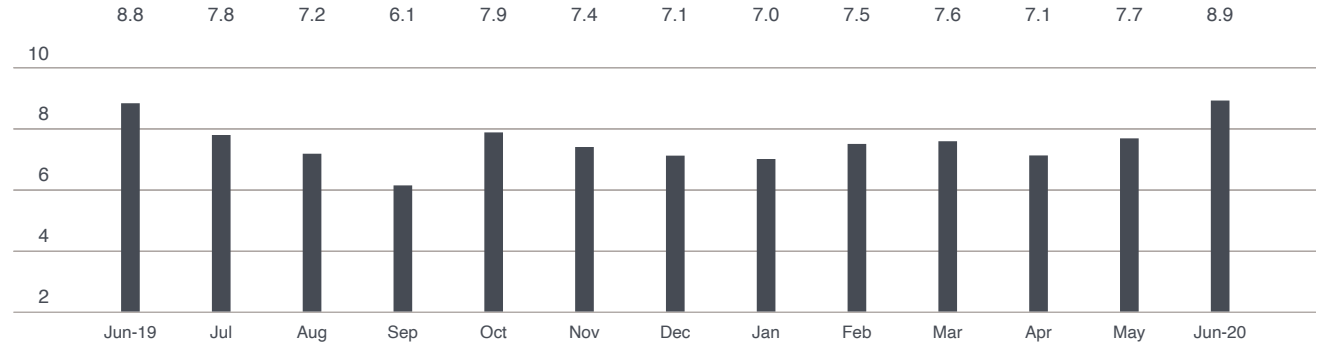
	JUNE 2020		MAY 2020		JUNE 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	15	2.6	19	3.1	58	12.0
1-Bedroom	136	9.1	142	8.7	176	7.0
2-Bedroom	129	14.6	129	11.7	157	10.0
3+Bedroom	122	16.3	119	13.0	133	19.5
All	402	10.9	409	9.6	524	10.0

Cooperatives

	JUNE 2020		MAY 2020		JUNE 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	14	4.7	13	4.6	34	9.7
1-Bedroom	55	11.4	56	12.4	71	8.2
2-Bedroom	31	15.5	30	12.9	40	10.4
3+Bedroom	13	13.0	10	15.0	16	12.0
All	113	10.4	109	10.5	161	9.3

34th St. to 14th St.

Months' Supply: All Apartments



Condominiums

	JUNE 2020		MAY 2020		JUNE 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	16	5.1	15	5.0	25	5.6
1-Bedroom	108	7.9	97	6.5	144	5.7
2-Bedroom	159	11.1	154	9.8	202	11.2
3+Bedroom	156	25.3	156	24.6	202	22.0
Loft	21	18.0	16	8.7	32	14.8
All	460	11.9	438	10.5	605	10.2

Cooperatives

	JUNE 2020		MAY 2020		JUNE 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	69	7.0	59	5.7	80	5.8
1-Bedroom	94	5.1	79	4.0	154	6.0
2-Bedroom	39	5.6	38	4.7	83	10.0
3+Bedroom	22	8.8	21	7.9	33	14.1
Loft	23	6.3	31	9.8	44	9.4
All	247	6.0	228	5.1	394	7.2



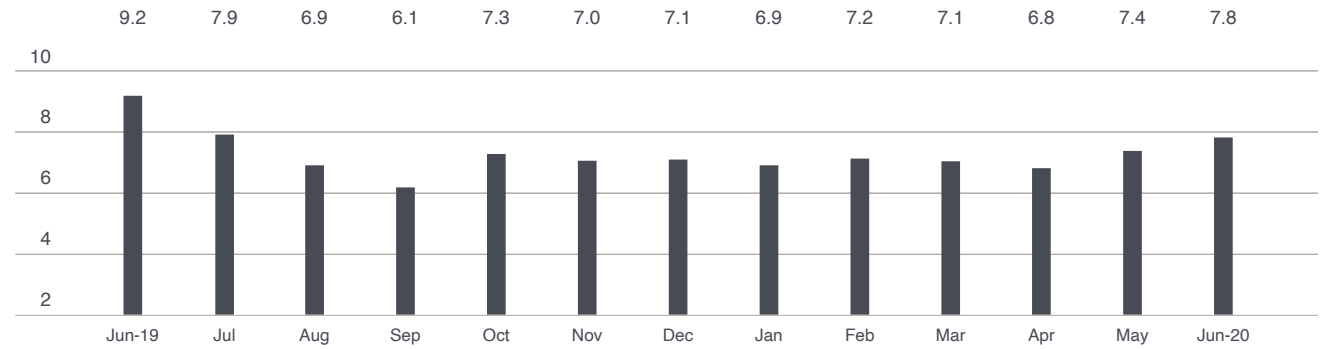
BrownHarrisStevens.com WEB# 19959185



BrownHarrisStevens.com WEB# 19878278

South of 14th St.

Months' Supply: All Apartments



Condominiums

	JUNE 2020		MAY 2020		JUNE 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	71	11.8	78	10.9	104	13.0
1-Bedroom	191	6.7	199	6.7	316	8.1
2-Bedroom	289	10.6	272	8.7	382	10.5
3+Bedroom	253	12.9	244	12.0	357	14.7
Loft	88	10.2	94	10.6	128	10.4
All	892	9.9	887	9.1	1287	10.7

Cooperatives

	JUNE 2020		MAY 2020		JUNE 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	58	4.8	64	5.5	67	5.2
1-Bedroom	113	3.9	111	3.7	196	5.6
2-Bedroom	82	5.2	87	5.2	131	6.6
3+Bedroom	45	7.9	43	9.2	72	10.5
Loft	64	8.0	66	8.1	115	12.5
All	362	5.1	371	5.2	581	6.9



BrownHarrisStevens.com WEB# 20198551

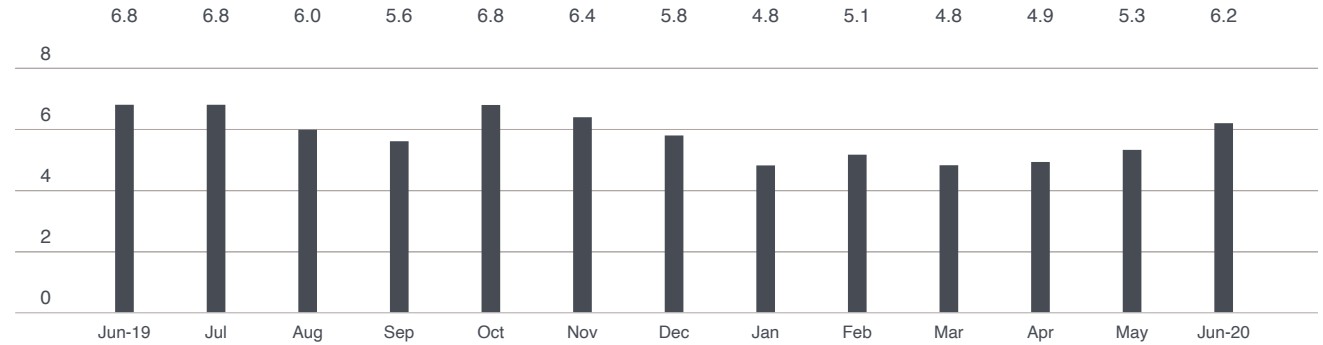


BrownHarrisStevens.com WEB# 19978184

Upper Manhattan

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

Months' Supply: All Apartments



BrownHarrisStevens.com WEB# 20139836



BrownHarrisStevens.com WEB# 20155435

Condominiums

	JUNE 2020		MAY 2020		JUNE 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	15	10.0	11	8.3	13	7.8
1-Bedroom	62	4.0	59	3.5	63	5.5
2-Bedroom	85	5.5	71	4.3	93	5.8
3+Bedroom	68	17.7	63	13.0	56	12.9
All	230	6.4	204	5.2	225	6.7

Cooperatives

	JUNE 2020		MAY 2020		JUNE 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	11	6.0	11	6.0	18	15.4
1-Bedroom	66	6.4	64	5.3	81	6.7
2-Bedroom	56	5.3	51	4.6	97	6.6
3+Bedroom	43	6.5	45	6.8	44	6.3
All	176	6.0	171	5.4	240	6.9

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