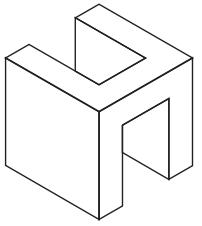


April 2019 Inventory Report Manhattan Apartments



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April 2019 Highlights

The months' supply of apartments for sale in Manhattan **rose** 26% from a year ago to 9.1.

The months' supply was **11.0** months for condominiums, and 7.6 months for cooperatives.

Upper Manhattan had the lowest months' supply of any market in April, with a **7.3**-month supply of apartments for sale.



Halstead.com WEB# 19475438



Halstead.com WEB# 19503365

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, an absorption rate between 6-9 months indicates a balanced market.

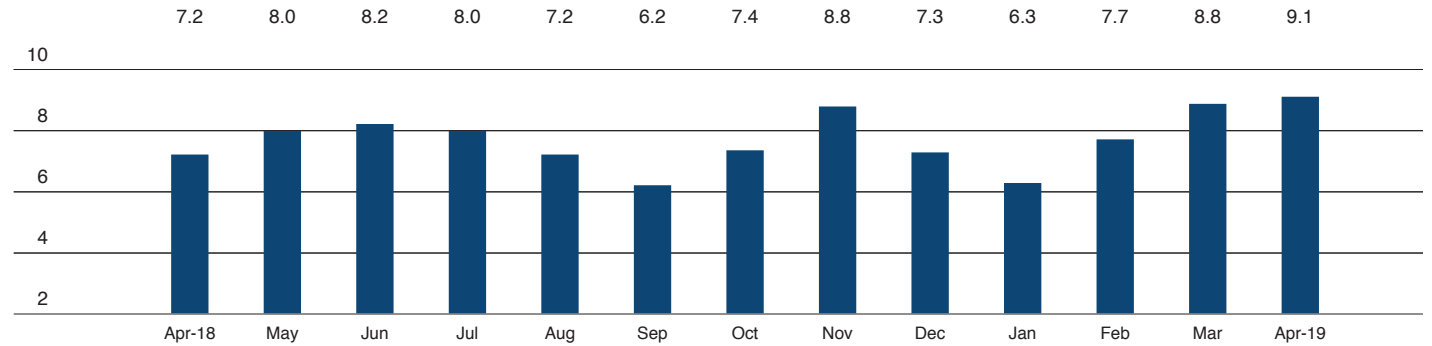
Cover Property: Halstead.com WEB# 19519824

Manhattan



Halstead.com WEB# 19503453

Months' Supply: All Apartments



Condominiums

	APRIL 2019		MARCH 2019		APRIL 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	302	8.8	295	8.3	233	6.9
1-Bedroom	1,121	8.9	1,056	8.9	903	6.7
2-Bedroom	1,188	10.9	1,103	10.9	1,024	8.4
3+Bedroom	1,186	15.4	1,131	14.7	1,062	13.1
Loft	166	12.6	157	12.6	267	11.0
All	3,963	11.0	3,742	10.9	3,489	8.8

Cooperatives

	APRIL 2019		MARCH 2019		APRIL 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	455	5.6	471	6.0	340	4.2
1-Bedroom	1,234	6.6	1,194	6.3	827	4.6
2-Bedroom	1,044	7.9	959	7.1	784	5.8
3+Bedroom	783	11.7	734	11.0	666	11.5
Loft	151	12.2	149	10.9	239	7.6
All	3,667	7.6	3,507	7.2	2,856	5.9



East Side

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

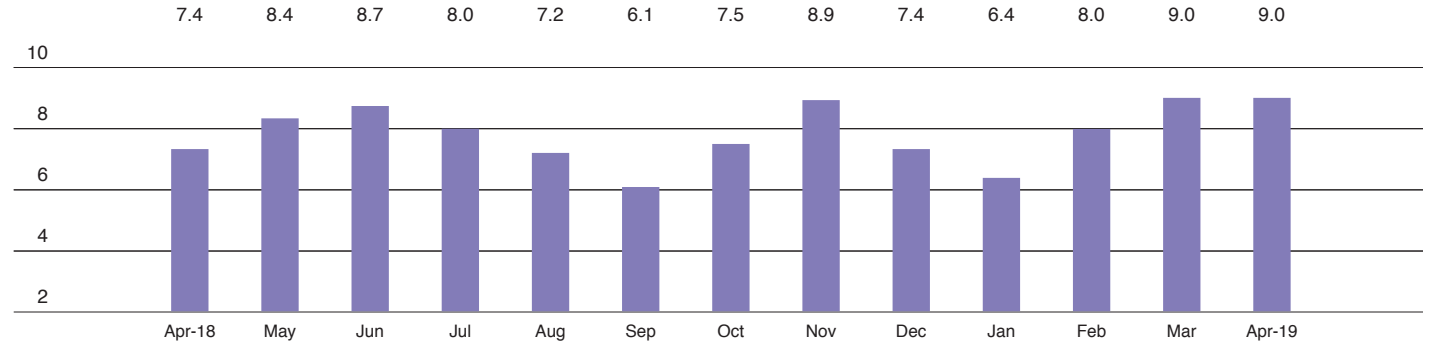


Halstead.com WEB# 19446829



Halstead.com WEB# 19513402

Months' Supply: All Apartments



Condominiums

	APRIL 2019		MARCH 2019		APRIL 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	36	12.7	32	9.6	21	4.2
1-Bedroom	138	9.1	138	9.6	101	4.8
2-Bedroom	142	9.2	145	10.4	135	6.9
3+Bedroom	196	12.1	190	11.9	181	13.4
All	512	10.3	505	10.6	438	7.4

Cooperatives

	APRIL 2019		MARCH 2019		APRIL 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	105	6.1	120	7.7	82	4.1
1-Bedroom	349	7.5	346	7.5	247	5.3
2-Bedroom	344	8.5	311	7.5	257	6.8
3+Bedroom	361	11.8	346	11.2	345	15.7
All	1,159	8.6	1,123	8.4	931	7.4



West Side

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

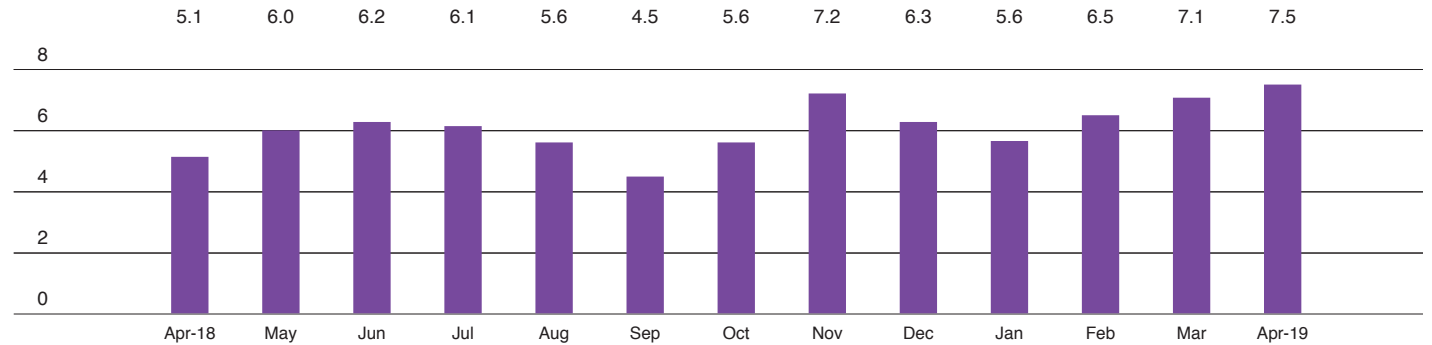


Halstead.com WEB# 19540261



Halstead.com WEB# 19542504

Months' Supply: All Apartments



Condominiums

	APRIL 2019		MARCH 2019		APRIL 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	32	6.4	29	6.0	17	3.8
1-Bedroom	123	8.4	116	7.3	115	4.5
2-Bedroom	162	12.0	141	11.4	125	5.3
3+Bedroom	236	16.9	207	15.7	158	8.4
All	553	11.7	493	10.7	415	5.7

Cooperatives

	APRIL 2019		MARCH 2019		APRIL 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	50	3.3	58	4.1	50	4.2
1-Bedroom	162	4.8	144	4.0	126	3.9
2-Bedroom	175	5.7	170	6.0	131	4.2
3+Bedroom	134	7.9	136	8.4	117	6.6
All	521	5.4	508	5.4	424	4.5



Midtown East

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

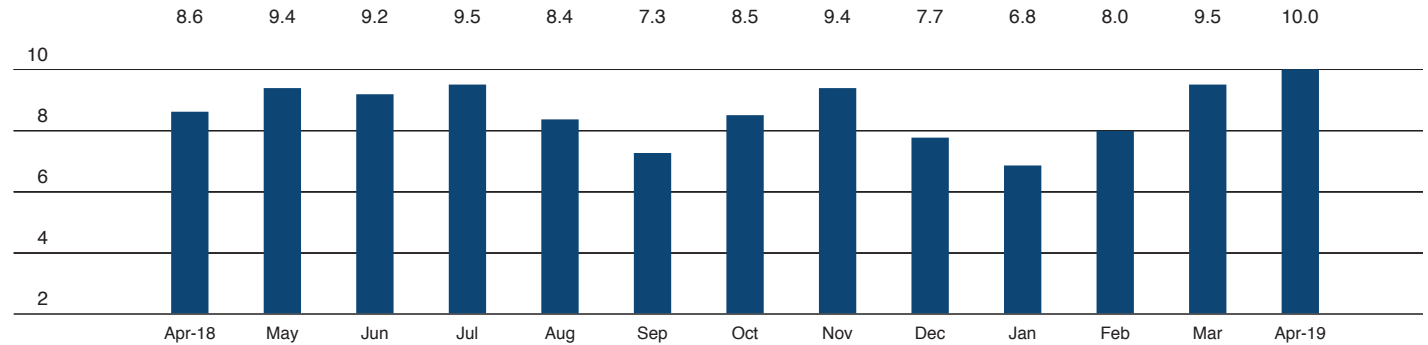


Halstead.com WEB# 19547115



Halstead.com WEB# 19325905

Months' Supply: All Apartments



Condominiums

	APRIL 2019		MARCH 2019		APRIL 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	35	4.7	40	5.6	38	8.4
1-Bedroom	145	7.5	139	7.4	164	10.3
2-Bedroom	149	9.8	139	9.6	144	13.7
3+Bedroom	104	20.8	107	20.7	132	11.8
All	433	9.2	425	9.3	478	11.3

Cooperatives

	APRIL 2019		MARCH 2019		APRIL 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	106	6.1	105	6.2	77	3.9
1-Bedroom	252	9.7	237	9.2	187	5.9
2-Bedroom	188	12.3	169	10.6	160	8.4
3+Bedroom	108	30.9	91	23.7	98	23.5
All	654	10.5	602	9.6	522	7.0



Midtown West

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

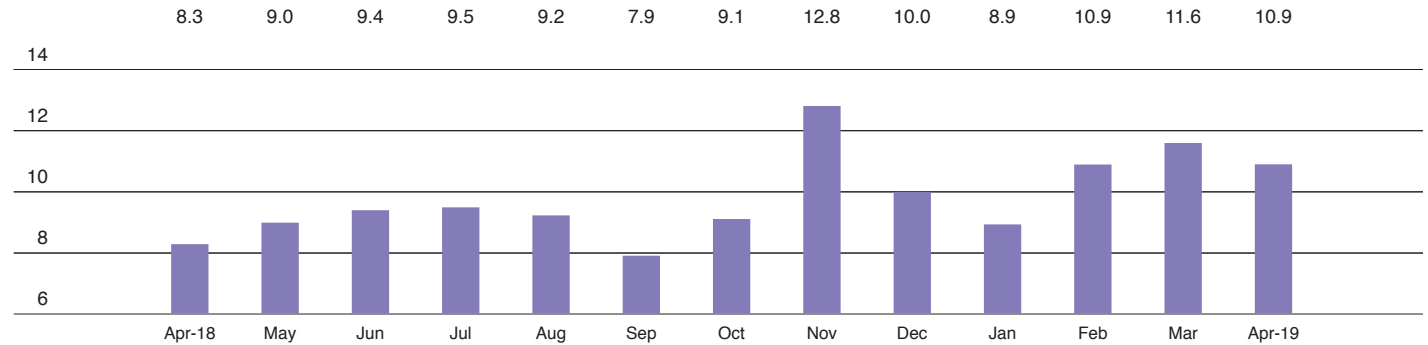


Halstead.com WEB# 19258799



Halstead.com WEB# 19487852

Months' Supply: All Apartments



Condominiums

	APRIL 2019		MARCH 2019		APRIL 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	67	13.0	70	13.1	34	5.1
1-Bedroom	195	9.0	182	10.1	140	7.2
2-Bedroom	140	11.8	137	12.6	106	8.3
3+Bedroom	112	16.8	106	19.3	101	33.7
All	514	11.3	495	12.5	381	9.1

Cooperatives

	APRIL 2019		MARCH 2019		APRIL 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	32	7.7	35	7.8	20	3.6
1-Bedroom	75	8.8	76	8.4	40	4.9
2-Bedroom	33	11.0	38	12.7	34	13.6
3+Bedroom	18	27.0	16	19.2	12	24.0
All	158	9.7	165	9.5	106	6.4



Downtown

34th - 14th Street

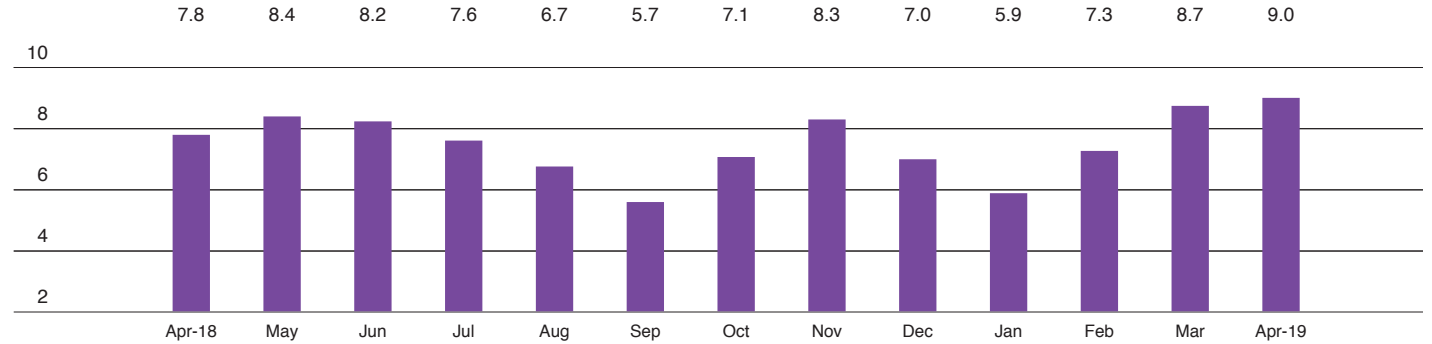


Halstead.com WEB# 19496889



Halstead.com WEB# 19426176

Months' Supply: All Apartments



Condominiums

	APRIL 2019		MARCH 2019		APRIL 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	23	5.5	24	6.3	25	7.5
1-Bedroom	143	7.7	136	8.0	102	5.3
2-Bedroom	171	12.2	160	11.4	155	9.8
3+Bedroom	167	20.9	162	21.1	142	14.7
Loft	37	13.9	35	12.4	71	12.5
All	541	11.4	517	11.4	495	9.2

Cooperatives

	APRIL 2019		MARCH 2019		APRIL 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	78	5.9	74	5.5	57	5.2
1-Bedroom	145	5.9	143	6.0	97	4.6
2-Bedroom	75	8.0	73	7.4	60	7.3
3+Bedroom	34	12.8	27	9.5	26	9.8
Loft	40	9.6	37	7.9	75	10.0
All	372	6.9	354	6.5	315	6.2



Downtown

South of 14th Street

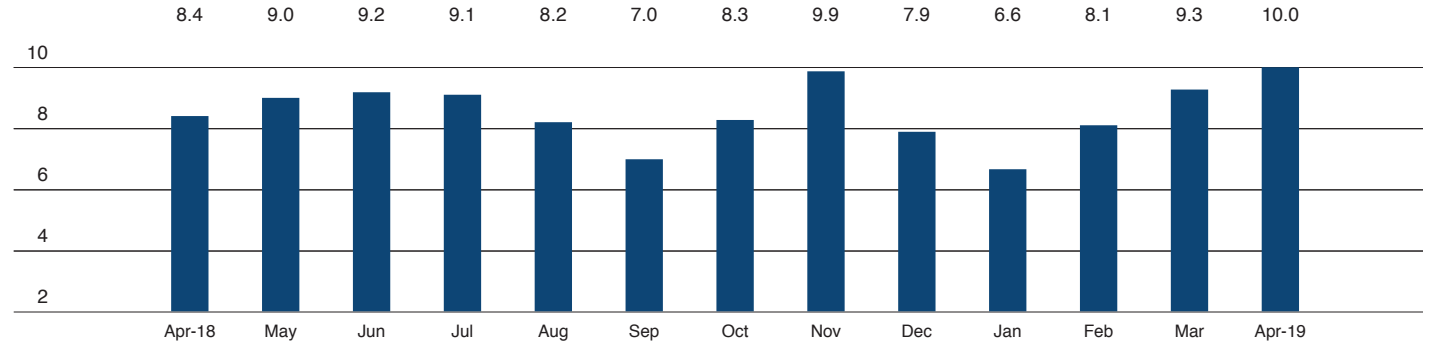


Halstead.com WEB# 19528078



Halstead.com WEB# 19483399

Months' Supply: All Apartments



Condominiums

	APRIL 2019		MARCH 2019		APRIL 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	98	12.5	87	9.3	83	9.4
1-Bedroom	316	11.9	292	11.9	227	9.3
2-Bedroom	329	13.2	293	12.7	278	9.0
3+Bedroom	315	13.2	309	12.6	307	15.4
Loft	121	12.7	116	13.4	183	11.1
All	1,179	12.7	1,097	12.2	1,078	10.7

Cooperatives

	APRIL 2019		MARCH 2019		APRIL 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	70	5.5	69	5.3	53	4.5
1-Bedroom	178	5.1	168	4.5	115	4.3
2-Bedroom	130	7.2	125	6.4	90	5.0
3+Bedroom	64	10.1	57	9.2	43	8.9
Loft	100	12.5	97	11.4	117	7.0
All	542	6.8	516	6.1	418	5.3



Upper Manhattan

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

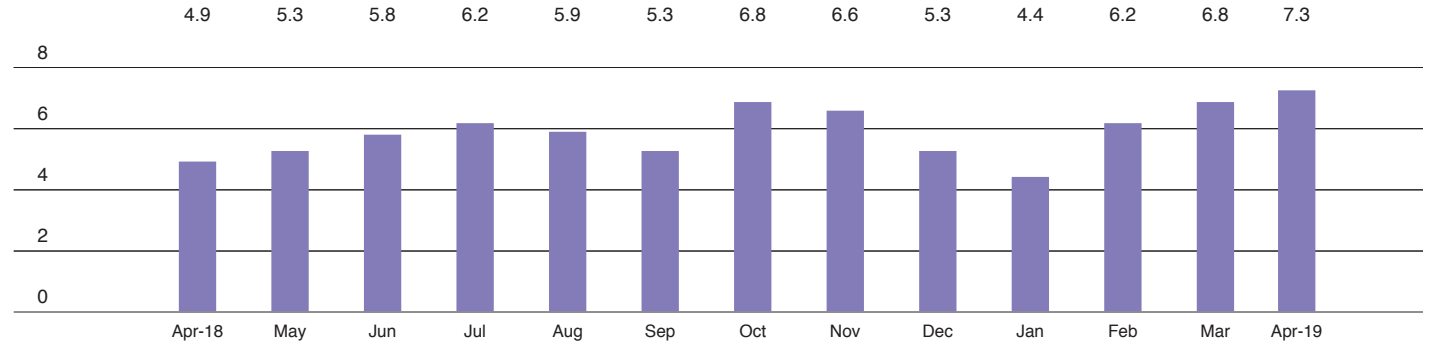


Halstead.com WEB# 19517950



Halstead.com WEB# 19239162

Months' Supply: All Apartments



Condominiums

	APRIL 2019		MARCH 2019		APRIL 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	12	6.5	13	7.8	17	11.3
1-Bedroom	64	5.8	55	5.3	58	6.0
2-Bedroom	97	6.7	89	7.1	85	8.4
3+Bedroom	58	15.8	53	10.6	44	8.0
All	231	7.5	210	7.1	204	7.6

Cooperatives

	APRIL 2019		MARCH 2019		APRIL 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	14	12.0	10	6.7	10	3.3
1-Bedroom	80	6.2	89	6.8	36	2.3
2-Bedroom	100	6.4	75	4.6	59	3.1
3+Bedroom	67	10.3	65	10.8	35	5.5
All	261	7.2	239	6.5	140	3.2



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