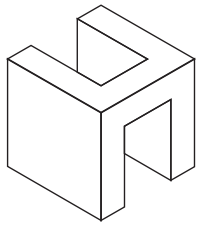


December 2019 Inventory Report Manhattan Apartments



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December 2019 Highlights

The monthly supply for Manhattan apartments was 7.6 months in December, **10%** higher than a year ago.

At 6.5 months, the supply for coops was well below the **8.9**-month rate for condos.

Upper Manhattan was the tightest market with a **5.8**-month supply of units for sale.



Halstead.com WEB# 19920224



Halstead.com WEB# 19512106

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.

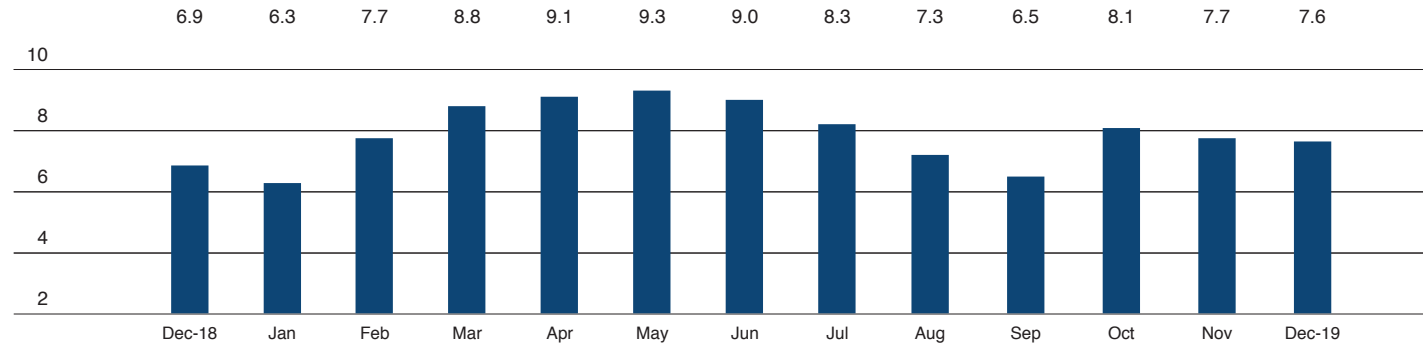
Cover Property: Halstead.com WEB# 19975597

Manhattan



Halstead.com WEB# 19960144

Months' Supply: All Apartments



Condominiums

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	270	7.0	287	7.3	229	5.4
1-Bedroom	983	6.4	1,057	6.3	970	6.6
2-Bedroom	1,260	8.9	1,323	8.5	1,063	8.1
3+Bedroom	1,272	13.4	1,308	13.1	1,129	12.5
Loft	156	12.3	170	10.9	165	11.9
All	3,941	8.9	4,145	8.7	3,556	8.4

Cooperatives

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	481	5.3	534	5.7	408	4.3
1-Bedroom	1,181	5.7	1,277	6.1	1,125	5.2
2-Bedroom	970	6.5	1,074	7.0	908	5.8
3+Bedroom	751	9.1	823	9.7	676	8.7
Loft	157	10.1	159	9.3	153	8.3
All	3,540	6.5	3,867	6.9	3,270	5.8



East Side

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



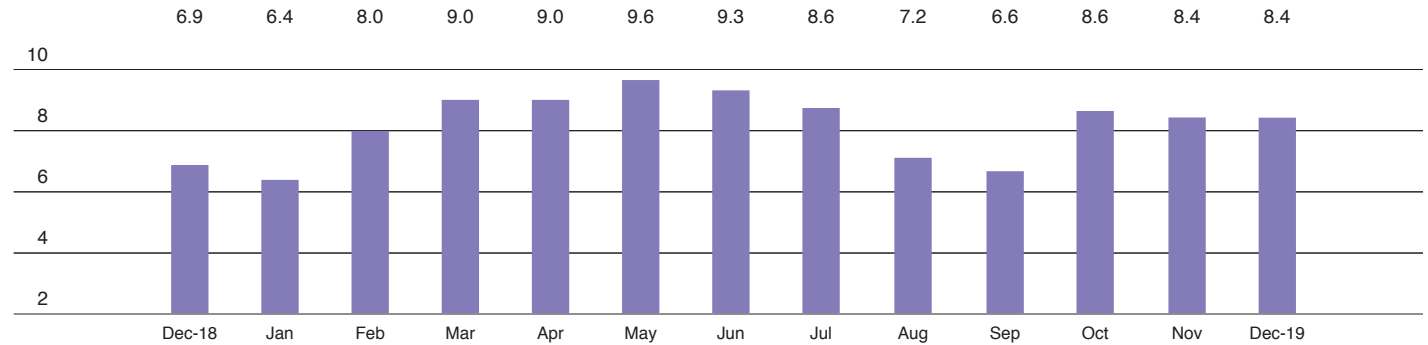
Halstead.com WEB# 19519824



Halstead.com WEB# 19874627



Months' Supply: All Apartments



Condominiums

DECEMBER 2019			NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	37	7.9	38	8.1	25	4.7
1-Bedroom	109	5.6	117	5.8	131	7.2
2-Bedroom	151	7.9	154	7.6	124	7.0
3+Bedroom	250	15.0	237	14.1	190	10.4
All	547	9.1	546	8.8	470	7.9

Cooperatives

DECEMBER 2019			NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	131	8.2	127	7.5	99	5.2
1-Bedroom	310	6.7	332	6.6	304	5.6
2-Bedroom	329	7.9	363	8.4	309	6.7
3+Bedroom	368	10.2	393	10.3	312	8.6
All	1,138	8.1	1,215	8.2	1,024	6.6

West Side

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



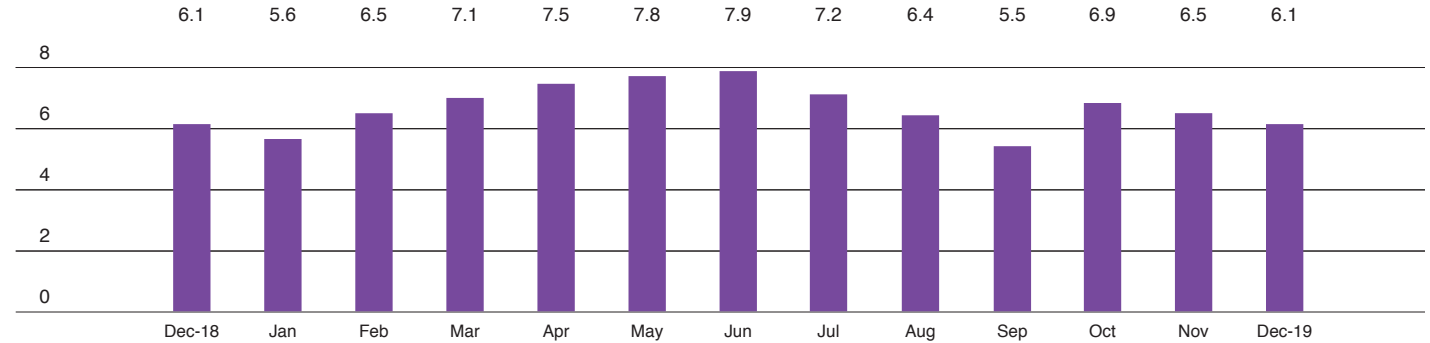
Halstead.com WEB# 1977762



Halstead.com WEB# 19877455



Months' Supply: All Apartments



Condominiums

DECEMBER 2019			NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	19	3.3	18	3.5	26	4.9
1-Bedroom	113	6.6	130	7.6	116	5.8
2-Bedroom	146	8.5	157	8.3	136	8.5
3+Bedroom	221	13.8	222	12.3	217	13.2
All	499	8.9	527	8.9	495	8.6

Cooperatives

DECEMBER 2019			NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	58	4.1	60	4.4	53	3.6
1-Bedroom	179	4.2	189	4.5	151	3.7
2-Bedroom	165	4.3	179	4.7	177	4.9
3+Bedroom	156	6.8	182	8.2	141	7.4
All	558	4.8	610	5.3	522	4.7

Midtown East

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

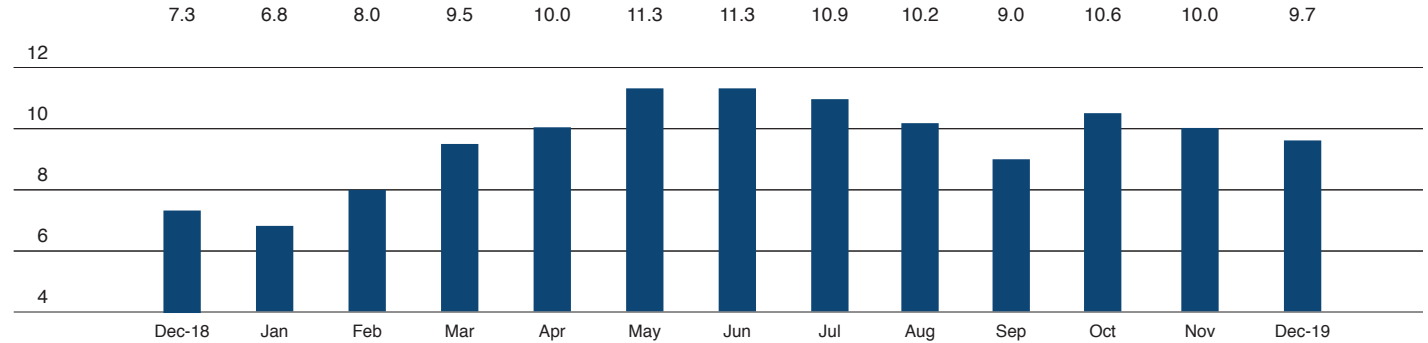


Halstead.com WEB# 17505510



Halstead.com WEB# 19145494

Months' Supply: All Apartments



Condominiums

DECEMBER 2019			NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	37	9.7	39	8.7	25	3.3
1-Bedroom	108	6.9	118	6.8	142	5.6
2-Bedroom	165	14.1	160	11.9	160	11.3
3+Bedroom	116	20.5	112	16.4	97	11.9
All	426	11.6	429	10.2	424	7.7

Cooperatives

DECEMBER 2019			NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	113	5.4	135	6.7	96	4.3
1-Bedroom	256	9.4	277	10.3	242	6.9
2-Bedroom	171	9.1	199	10.8	144	7.8
3+Bedroom	93	16.4	100	16.7	89	14.8
All	633	8.7	711	9.9	571	7.0



Midtown West

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

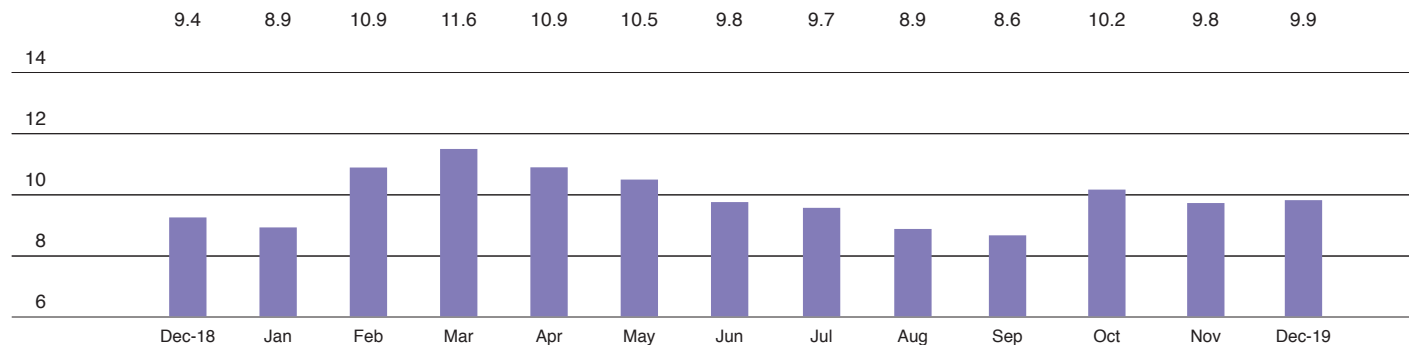


Halstead.com WEB# 19820641



Halstead.com WEB# 19838348

Months' Supply: All Apartments



Condominiums

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	37	4.8	44	5.6	44	7.5
1-Bedroom	176	10.6	180	10.4	151	8.5
2-Bedroom	158	10.8	166	10.3	136	10.3
3+Bedroom	123	15.1	125	18.3	119	31.0
All	494	10.5	515	10.7	450	11.1

Cooperatives

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	25	4.7	25	4.2	28	4.4
1-Bedroom	65	8.5	68	8.2	52	5.7
2-Bedroom	34	12.0	37	11.1	33	7.1
3+Bedroom	15	18.0	15	11.3	14	28.0
All	139	8.3	145	7.6	127	6.1



Downtown

34th - 14th Street



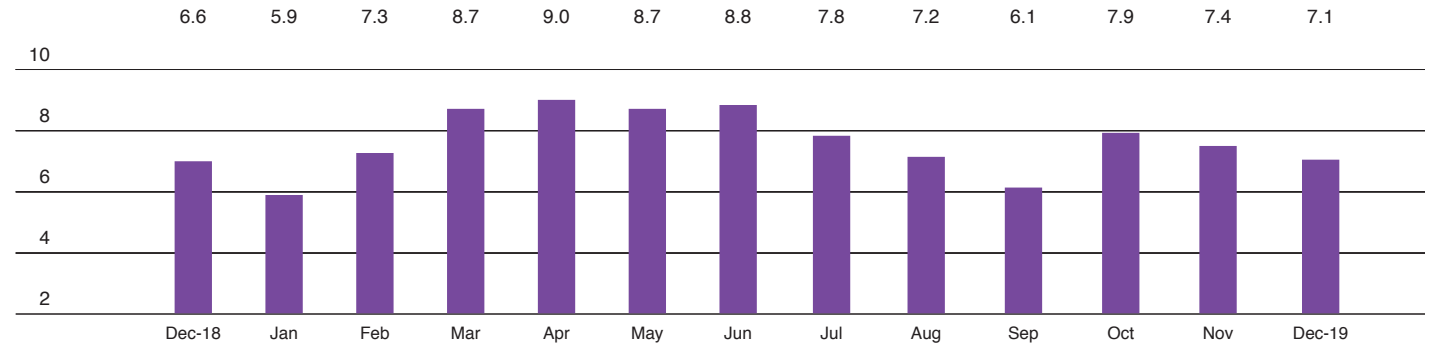
Halstead.com WEB# 19826018



Halstead.com WEB# 19933623



Months' Supply: All Apartments



Condominiums

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	26	7.8	27	6.8	24	6.9
1-Bedroom	132	6.1	145	5.9	119	5.3
2-Bedroom	182	8.5	205	9.0	157	7.6
3+Bedroom	186	13.4	193	13.5	145	15.5
Loft	32	19.2	34	17.0	28	8.8
All	558	9.0	604	8.9	473	8.0

Cooperatives

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	72	4.0	94	4.9	73	4.6
1-Bedroom	141	4.9	162	5.4	134	4.9
2-Bedroom	77	6.6	81	7.1	71	5.5
3+Bedroom	21	6.3	28	8.4	31	11.6
Loft	37	11.1	38	9.5	34	5.7
All	348	5.3	403	5.9	343	5.3

Downtown

South of 14th Street

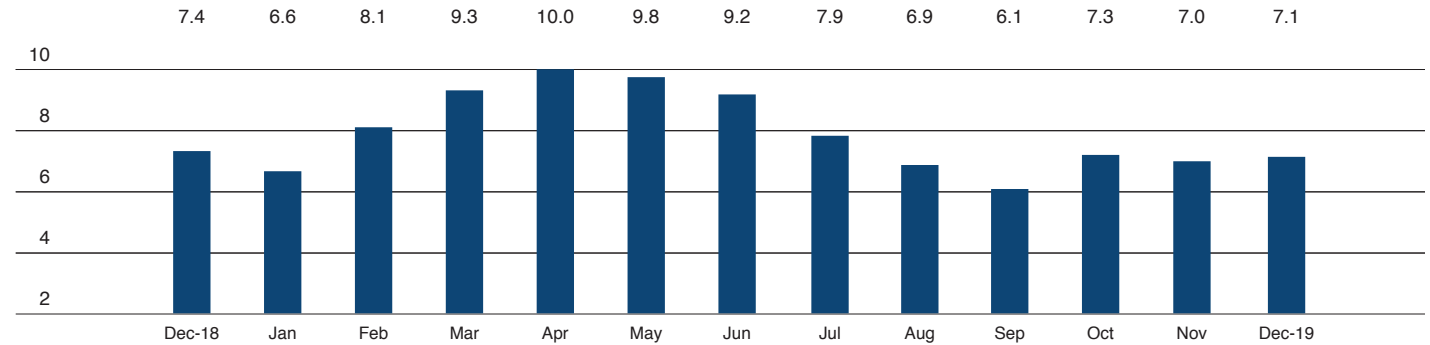


Halstead.com WEB# 19890909



Halstead.com WEB# 19929902

Months' Supply: All Apartments



Condominiums

DECEMBER 2019			NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	100	9.1	109	10.5	80	6.9
1-Bedroom	269	5.1	289	4.8	264	8.5
2-Bedroom	362	8.5	373	8.0	269	7.8
3+Bedroom	312	10.7	345	10.8	307	10.3
Loft	118	11.4	126	9.9	130	12.8
All	1,161	7.9	1,242	7.7	1,050	9.0

Cooperatives

DECEMBER 2019			NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	71	5.2	78	5.5	53	3.5
1-Bedroom	156	4.3	169	4.6	175	4.4
2-Bedroom	118	5.7	131	5.7	110	5.0
3+Bedroom	57	9.2	55	7.9	64	10.1
Loft	110	10.3	108	9.5	108	9.5
All	512	5.8	541	5.8	510	5.4



Upper Manhattan

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



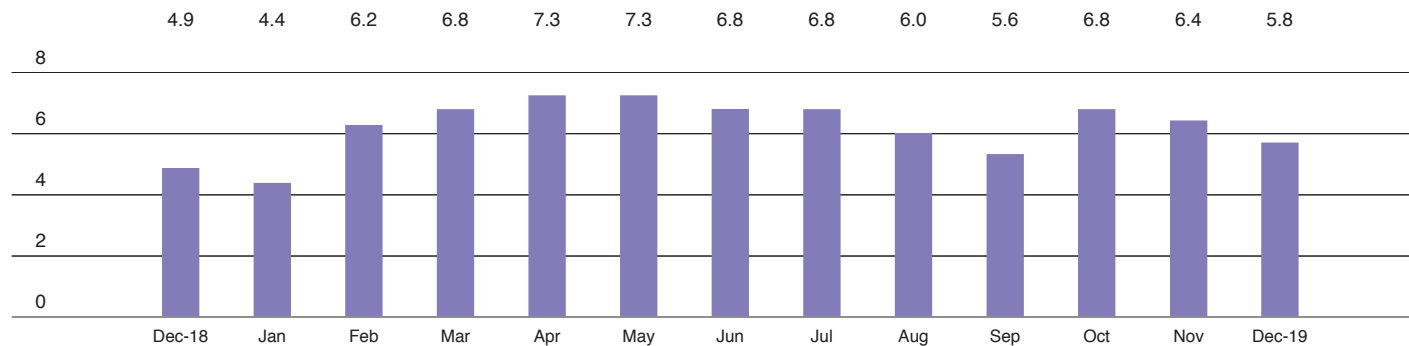
Halstead.com WEB# 19908956



Halstead.com WEB# 19930279



Months' Supply: All Apartments



Condominiums

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	14	7.0	14	5.3	6	1.9
1-Bedroom	77	6.9	82	7.0	49	3.9
2-Bedroom	100	6.5	111	6.2	83	5.7
3+Bedroom	65	11.1	75	13.2	56	10.8
All	256	7.4	282	7.5	194	5.4

Cooperatives

	DECEMBER 2019		NOVEMBER 2019		DECEMBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	13	4.1	16	5.1	6	3.0
1-Bedroom	78	4.4	85	5.2	71	5.7
2-Bedroom	78	4.7	88	5.1	67	3.8
3+Bedroom	43	5.4	53	7.2	29	4.2
All	212	4.6	242	5.5	173	4.4

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Prepared by Lisa Rae Castrigno,
SVP of Research.

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