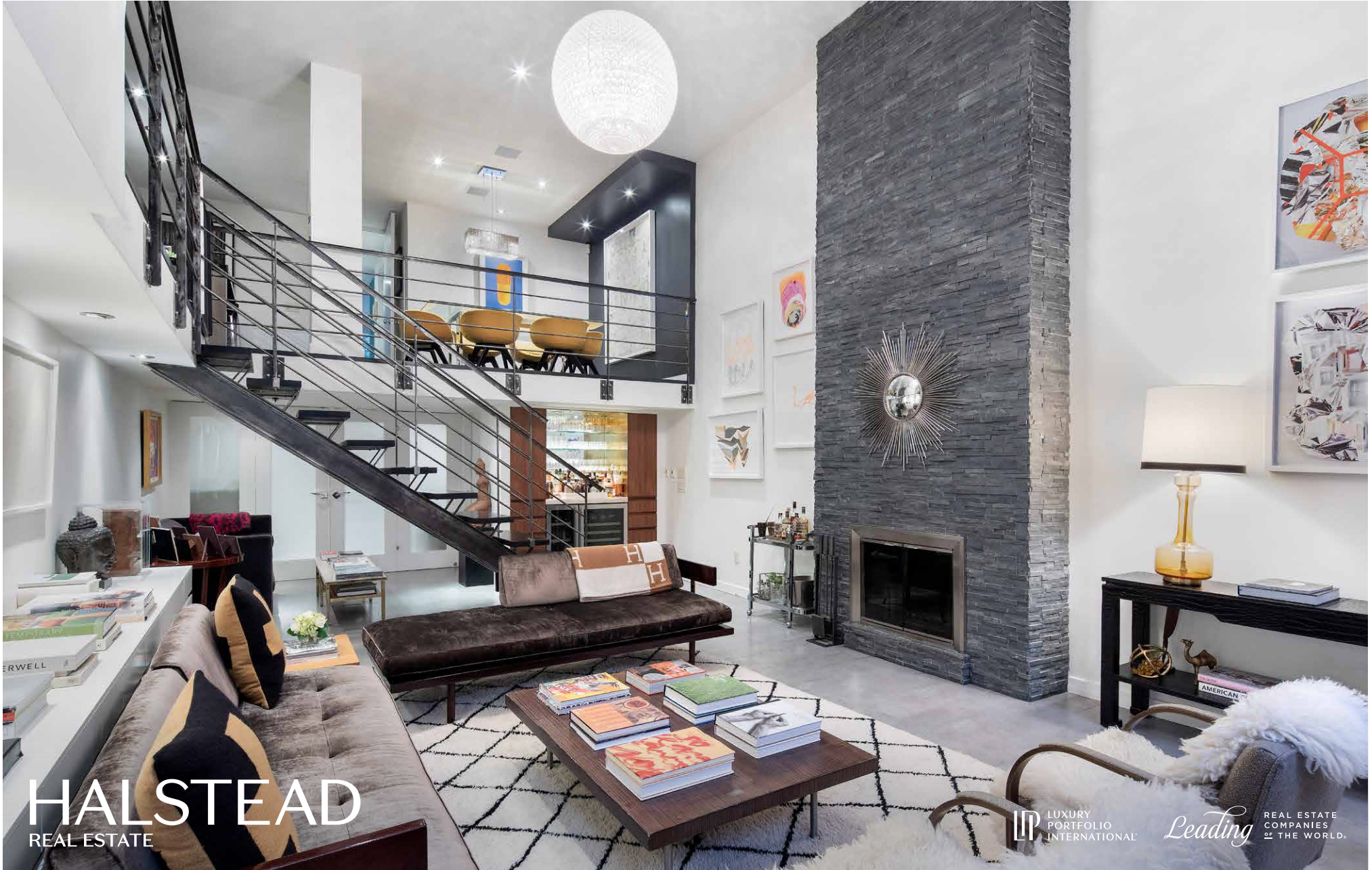
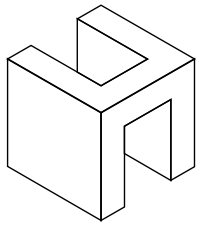


February 2020 Inventory Report Manhattan Apartments



HALSTEAD
REAL ESTATE

LP LUXURY
PORTFOLIO
INTERNATIONAL

Leading

REAL ESTATE
COMPANIES
OF THE WORLD.

February 2020 Highlights

The monthly supply for Manhattan apartments was 7.7 months in February, **3%** lower than a year ago.

While the month's supply for co-ops was unchanged from a year ago, the comparable condo figure fell **7%**.

Upper Manhattan was the tightest market with a **5.1**-month supply of units for sale.



Halstead.com WEB# 20035889



Halstead.com WEB# 19624880

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.

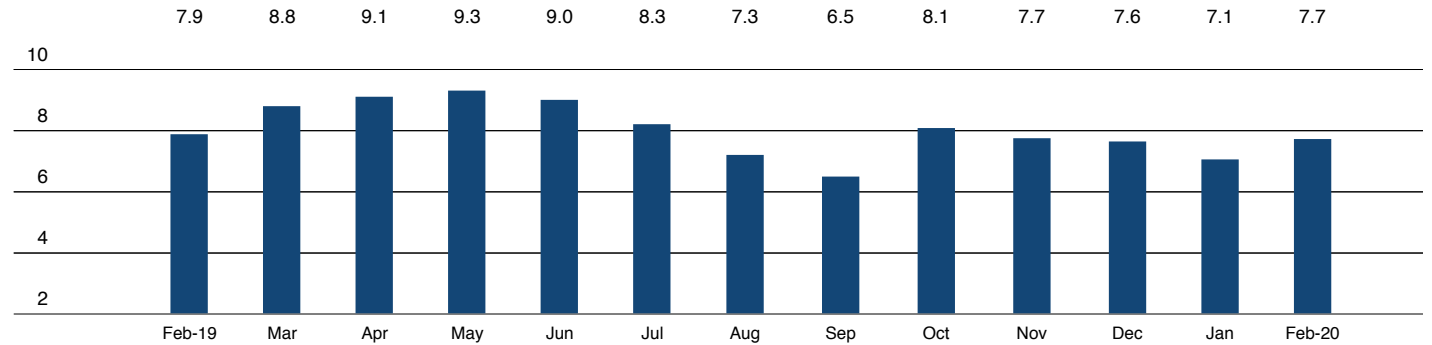
Cover Property: Halstead.com WEB# 20035885

Manhattan



Halstead.com WEB# 19815713

Months' Supply: All Apartments



Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	241	6.8	235	6.4	280	7.1
1-Bedroom	863	6.1	822	5.7	1,049	8.0
2-Bedroom	1,159	8.6	1,127	8.7	1,112	9.8
3+Bedroom	1,199	16.7	1,132	16.9	1,113	13.3
Loft	122	10.6	116	10.7	157	15.2
All	3,584	9.1	3,432	8.9	3,711	9.8

Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	476	5.7	429	5.0	446	5.3
1-Bedroom	1,057	5.5	981	4.9	1,163	5.6
2-Bedroom	868	6.3	797	5.5	923	6.4
3+Bedroom	694	10.4	620	9.4	733	10.5
Loft	128	8.7	132	8.3	144	9.0
All	3,223	6.5	2,959	5.8	3,409	6.5



East Side

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

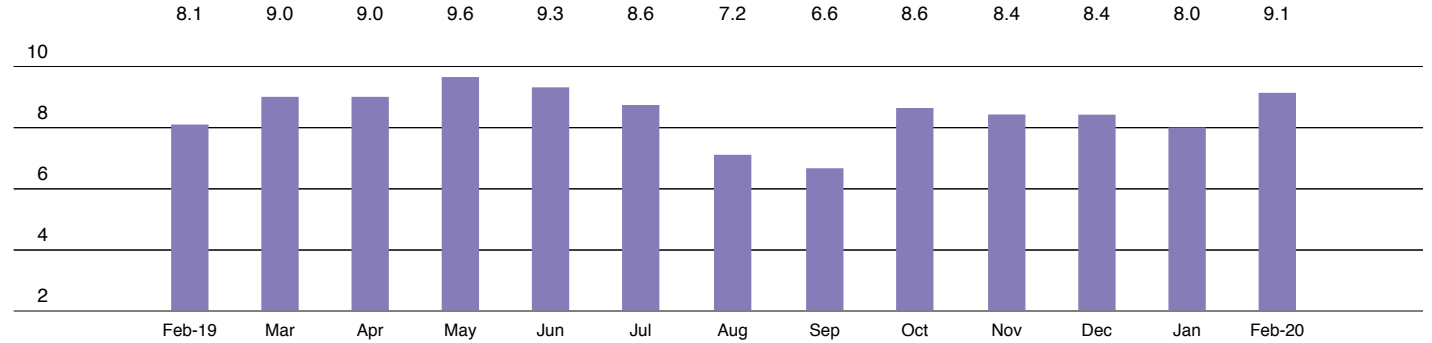


Halstead.com WEB# 19699635



Halstead.com WEB# 19519824

Months' Supply: All Apartments



Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	35	10.5	37	9.7	30	6.9
1-Bedroom	100	5.8	92	5.0	133	8.1
2-Bedroom	143	9.5	138	8.4	142	9.6
3+Bedroom	243	22.8	225	22.1	186	10.7
All	521	11.3	492	10.1	491	9.3

Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	117	7.9	118	7.6	112	6.7
1-Bedroom	276	6.3	249	5.3	344	6.9
2-Bedroom	303	7.7	274	6.5	305	6.8
3+Bedroom	350	12.6	301	11.1	342	10.8
All	1,046	8.3	942	7.2	1,103	7.7



West Side

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

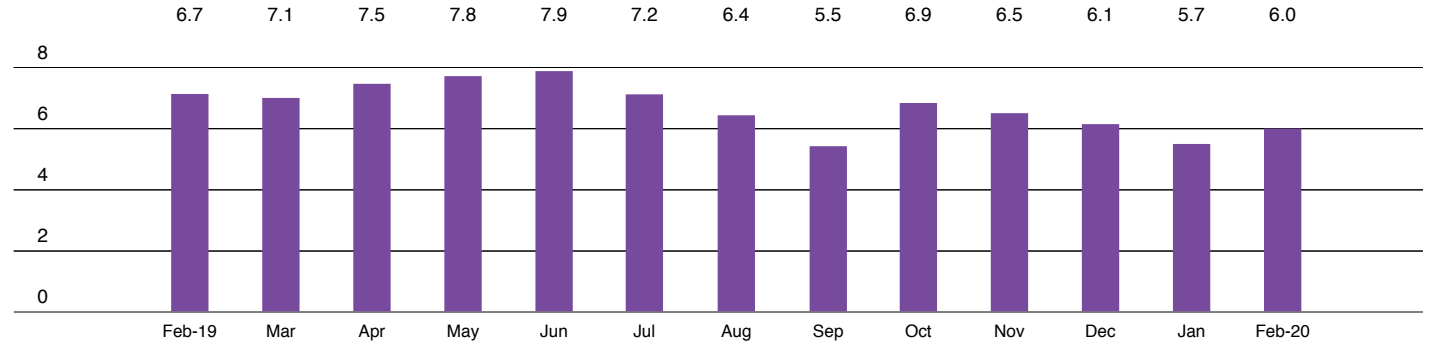


Halstead.com WEB# 00000



Halstead.com WEB# 20061671

Months' Supply: All Apartments



Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	15	3.0	17	2.8	29	5.8
1-Bedroom	96	6.1	93	5.9	119	6.9
2-Bedroom	135	7.4	131	8.3	143	10.5
3+Bedroom	194	13.9	192	15.0	210	14.5
All	440	8.3	433	8.6	501	10.0

Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	61	4.6	52	3.5	58	4.0
1-Bedroom	160	4.2	157	3.9	143	3.7
2-Bedroom	150	4.4	144	3.9	165	5.5
3+Bedroom	130	7.1	122	6.7	138	8.3
All	501	4.8	475	4.4	504	5.0



Midtown East

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

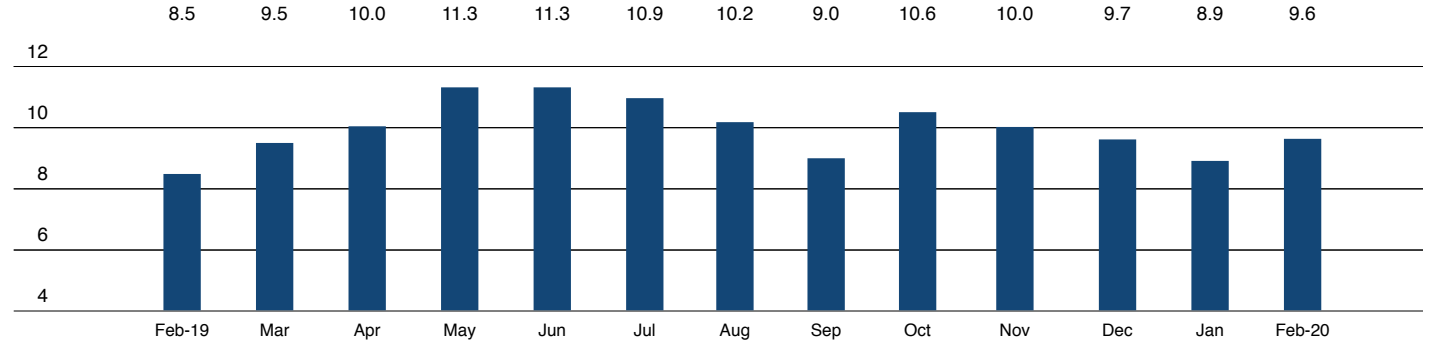


Halstead.com WEB# 19894856



Halstead.com WEB# 19882825

Months' Supply: All Apartments



Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	25	5.2	32	8.7	35	4.4
1-Bedroom	102	7.5	96	6.5	148	7.0
2-Bedroom	167	16.2	154	14.0	149	9.8
3+Bedroom	106	30.3	99	31.3	104	16.0
All	400	12.4	381	11.7	436	8.6

Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	118	6.2	99	5.3	108	6.0
1-Bedroom	226	8.1	214	7.7	230	7.8
2-Bedroom	152	8.5	141	7.8	151	9.0
3+Bedroom	87	15.8	79	14.8	94	22.6
All	583	8.3	533	7.6	583	8.5



Midtown West

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

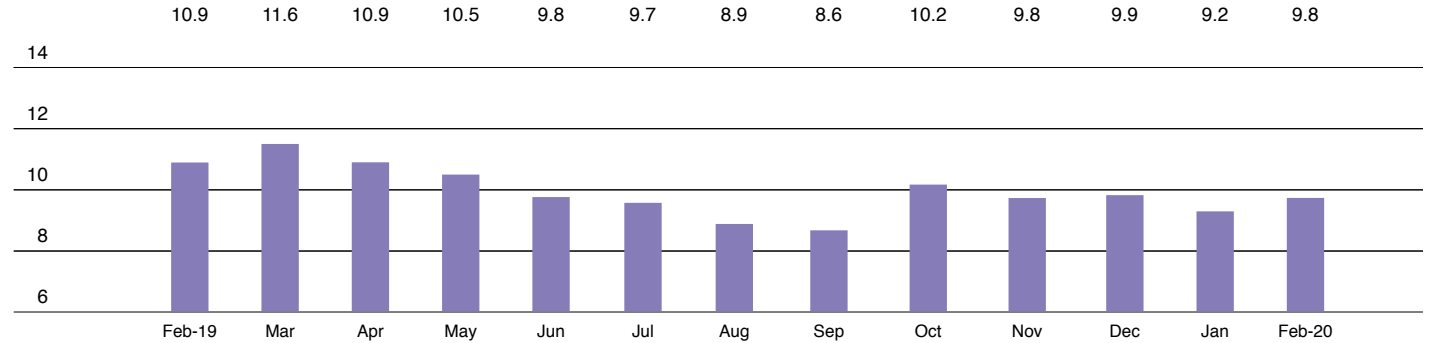


Halstead.com WEB# 20058545



Halstead.com WEB# 19660143

Months' Supply: All Apartments



Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	35	4.8	34	4.3	61	10.8
1-Bedroom	161	8.5	153	9.1	172	9.6
2-Bedroom	159	12.1	142	10.7	139	12.8
3+Bedroom	123	12.1	116	12.4	111	22.2
All	478	9.7	445	9.4	483	12.2

Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	23	6.0	22	4.7	36	7.2
1-Bedroom	56	9.1	54	8.3	69	7.1
2-Bedroom	36	19.6	30	13.8	35	10.5
3+Bedroom	16	24.0	15	22.5	10	20.0
All	131	10.5	121	8.6	150	8.1



Downtown

34th - 14th Street

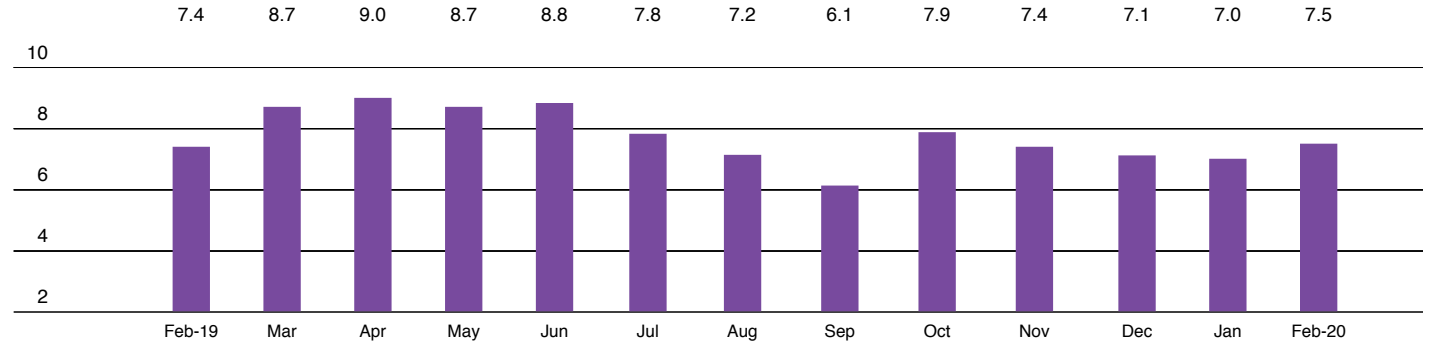


Halstead.com WEB# 20018520



Halstead.com WEB# 0000

Months' Supply: All Apartments



Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	25	6.8	21	6.6	25	7.1
1-Bedroom	113	6.2	114	6.1	124	6.5
2-Bedroom	165	8.5	167	8.9	159	8.6
3+Bedroom	183	21.1	168	19.8	152	17.5
Loft	21	10.5	19	11.4	32	12.0
All	507	9.7	489	9.6	492	9.4

Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	68	4.3	61	3.8	73	5.2
1-Bedroom	121	5.3	112	4.3	132	5.1
2-Bedroom	60	5.7	61	5.8	70	6.0
3+Bedroom	23	7.7	18	6.8	27	11.6
Loft	37	8.9	32	6.6	41	6.8
All	309	5.5	284	4.7	343	5.7



Downtown

South of 14th Street

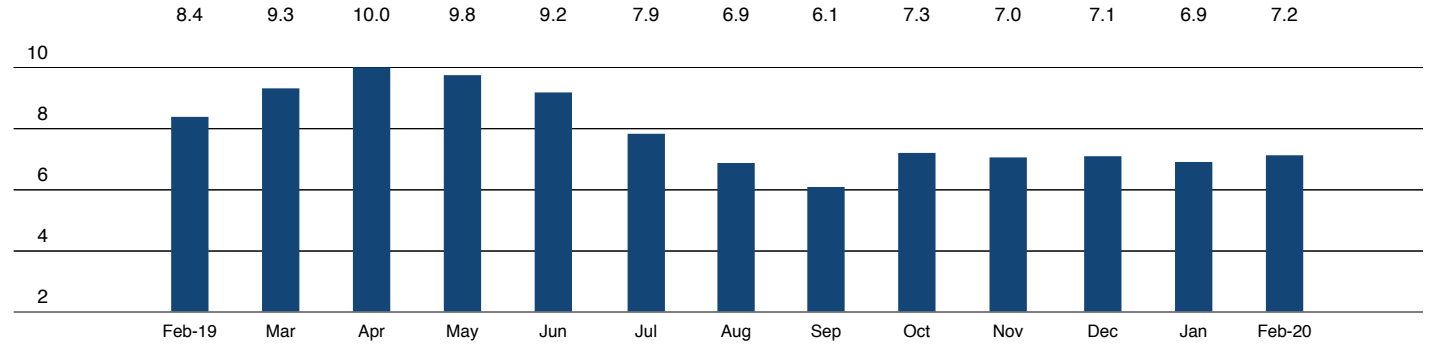


Halstead.com WEB# 20049229



Halstead.com WEB# 19889291

Months' Supply: All Apartments



Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	94	10.1	83	7.8	90	8.4
1-Bedroom	235	5.4	214	4.7	299	11.1
2-Bedroom	315	7.7	322	8.1	294	10.7
3+Bedroom	292	14.8	281	15.3	301	11.5
Loft	95	10.6	92	11.0	119	17.4
All	1,031	8.4	992	8.1	1,103	11.3

Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	76	5.4	63	4.7	51	3.8
1-Bedroom	151	4.1	136	3.7	174	4.4
2-Bedroom	104	5.5	90	4.6	116	5.6
3+Bedroom	44	8.5	47	10.4	56	7.5
Loft	83	8.9	93	9.6	91	9.9
All	458	5.5	429	5.1	488	5.4



Upper Manhattan

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

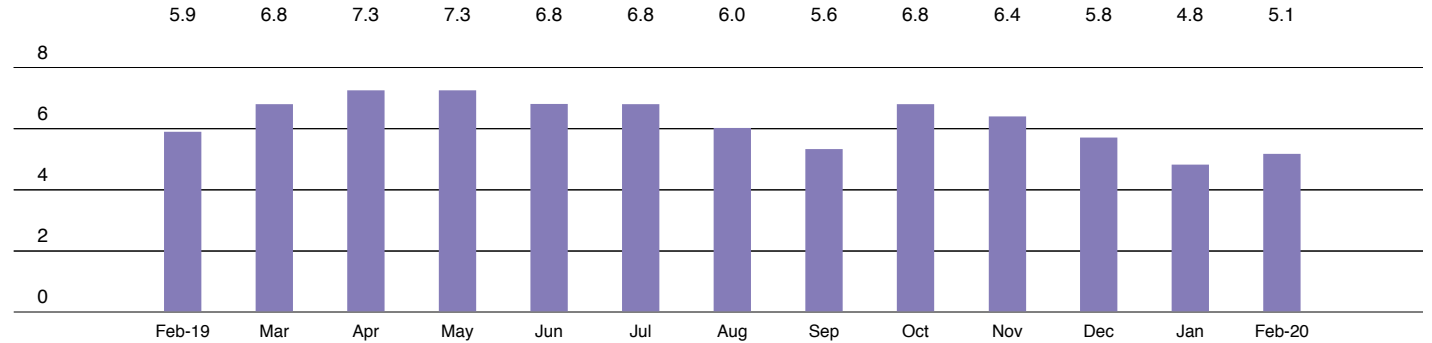


Halstead.com WEB# 20052264



Halstead.com WEB# 19603235

Months' Supply: All Apartments



Condominiums

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	12	6.0	11	6.0	10	4.0
1-Bedroom	57	3.9	61	4.8	56	4.6
2-Bedroom	79	4.6	76	5.0	87	6.4
3+Bedroom	59	11.4	52	10.8	52	8.7
All	207	5.4	200	5.7	205	6.0

Cooperatives

	FEBRUARY 2020		JANUARY 2020		FEBRUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	14	4.7	15	4.7	8	5.3
1-Bedroom	69	4.3	61	3.6	82	5.6
2-Bedroom	66	4.7	59	3.6	82	4.7
3+Bedroom	46	6.7	40	5.1	66	9.2
All	195	4.9	175	4.0	238	5.8



HALSTEAD

REAL ESTATE

OFFICES

MANHATTAN PARK AVENUE

499 Park Avenue
New York, NY 10022
212.734.0010

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

BRONX RIVERDALE JOHNSON

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

BROOKLYN BROOKLYN HEIGHTS

122 Montague Street
Brooklyn, NY 11201
718.613.2000

PARK SLOPE

160 7th Avenue
Brooklyn, NY 11215
718.878.1960

COBBLE HILL

162 Court Street
Brooklyn, NY 11201
718.613.2020

BEDFORD STUYVESANT

1191 Bedford Avenue,
Brooklyn, NY 11216
718.878.1750

SOUTH SLOPE

1214 8th Avenue
Brooklyn, NY 11215
718.878.1888

FORT GREENE

725 Fulton Street
Brooklyn, NY 1127
718.613.2800

BAY RIDGE

8324 4th Avenue
Brooklyn, NY 11209
718.878.1880

QUEENS LONG ISLAND CITY

47-12 Vernon Boulevard
Queens, NY 1110
718.878.1800

FOREST HILLS

108-23 Ascan Avenue
Forest Hills, NY 11375
718-520-0303

HUDSON VALLEY HUDSON

526 Warren Street
Hudson, NY 12534
518.828.0181

CONNECTICUT DARIEN

671 Boston Post Road
Darien, CT 06820
203.655.1418

NEW CANAAN - ELM STREET

183 Elm Street
New Canaan, CT 06840
203.966.7800

NEW CANAAN - SOUTH AVENUE

6 South Avenue
New Canaan, CT 06840
203.966.7772

ROWAYTON

140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

GREENWICH

125 Mason Street
Greenwich, CT 06830
203.869.8100

STAMFORD

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

WESTPORT

379 Post Road East
Westport, CT 06880
203.221.0666

WILTON

21 River Road
Wilton, CT 06897
203.762.8118

NEW JERSEY HOBOKEN

200 Washington Street
Hoboken, NJ 07030
201.478.6700

MONTCLAIR

635 Valley Road,
Montclair, NJ 07030
973.744.6033

HAMPTONS EAST HAMPTON

2 Newtown Lane
East Hampton, NY 11937
631.324.6100

SOUTHAMPTON

31 Main Street
Southampton, NY 11968
631.283.2883

CORPORATE COMMERCIAL SALES

770 Lexington Avenue
New York, NY 10065
212.381.3208

DEVELOPMENT MARKETING

445 Park Avenue
New York, NY 10022
212.521.5703

GLOBAL SERVICES

770 Lexington Avenue
New York, NY 10065
212.381.6521

MANAGEMENT COMPANY

770 Lexington Avenue, 7th floor
New York, NY, 10065
212.508.7272

Prepared by Lisa Rae Castrigno,
SVP of Research.

©2020 by Halstead Manhattan, LLC. All Rights Reserved. This information may not be copied, commercially used or distributed without Halstead's prior consent. While information is believed true, no guaranty is made of accuracy.



Visit [halstead.com](https://www.halstead.com) for access to all of our reports, listings, neighborhood information and more.