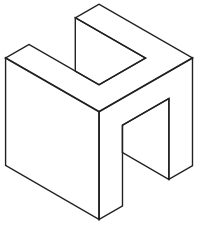


June 2019 Inventory Report Manhattan Apartments



HALSTEAD
REAL ESTATE

LP LUXURY
PORTFOLIO
INTERNATIONAL

Leading

REAL ESTATE
COMPANIES
OF THE WORLD.

June 2019 Highlights

The months' supply for Manhattan apartments edged down from May to **9.0** months.

At 8.0 months, the months' supply for coops remains below the **10.2**-month rate for condos.

With a **6.8**-month supply of units for sale, Upper Manhattan remained the tightest market in June.



Halstead.com WEB# 19659569



Halstead.com WEB# 19695963

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.

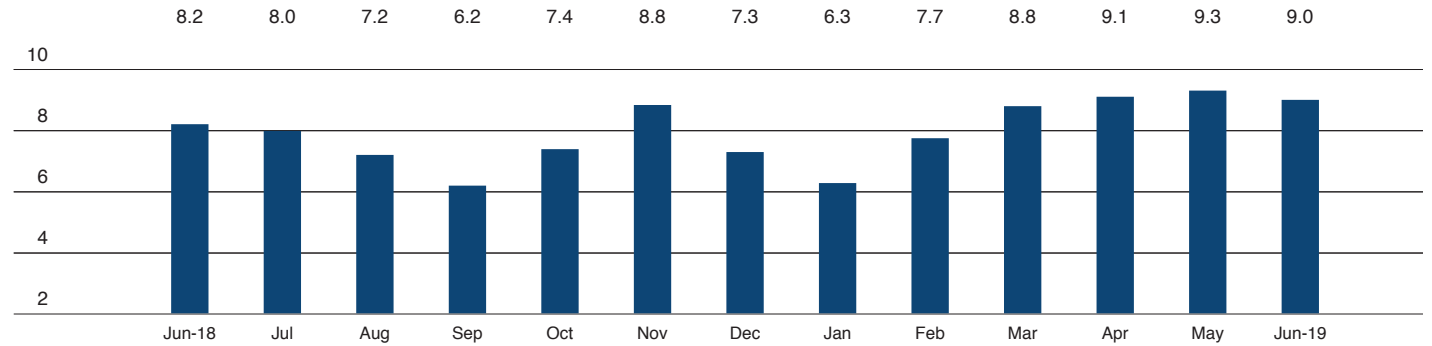
Cover Property: Halstead.com WEB# 19676366

Manhattan



Halstead.com WEB# 19640901

Months' Supply: All Apartments



Condominiums

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	302	10.0	289	9.9	258	7.9
1-Bedroom	1,095	7.3	1,091	8.1	1,018	7.6
2-Bedroom	1,321	10.0	1,076	9.4	1,153	9.5
3+Bedroom	1,329	16.0	1,436	18.0	1,185	13.7
Loft	168	10.5	164	10.4	301	11.1
All	4,215	10.2	4,056	10.8	3,915	9.8

Cooperatives

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	476	6.2	460	6.0	390	4.9
1-Bedroom	1,325	6.9	1,280	6.8	1,038	5.7
2-Bedroom	1,114	8.3	949	7.4	928	6.8
3+Bedroom	813	12.0	976	15.0	732	11.7
Loft	169	11.7	156	11.6	287	9.7
All	3,897	8.0	3,821	8.1	3,375	6.9



East Side

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

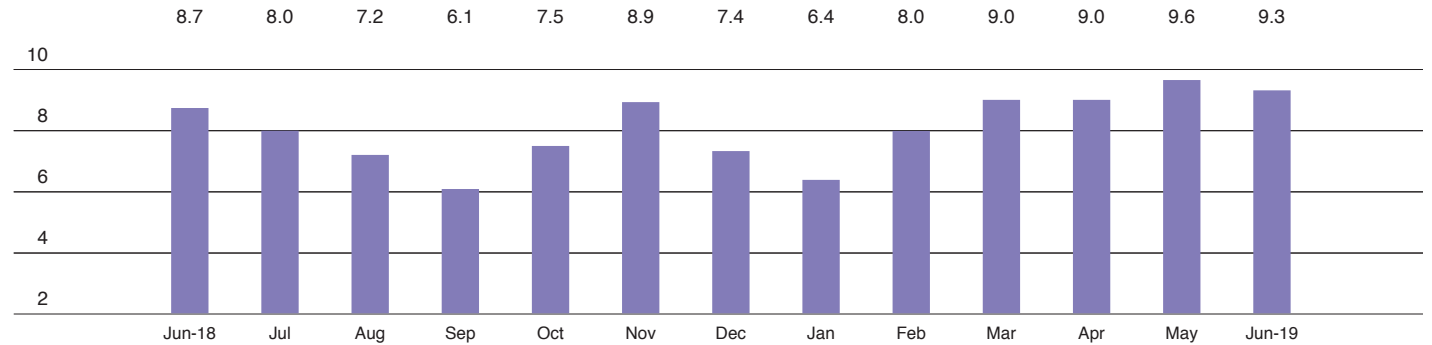


Halstead.com WEB# 19638702



Halstead.com WEB# 19696324

Months' Supply: All Apartments



Condominiums

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	30	9.5	25	7.9	25	5.6
1-Bedroom	117	6.1	137	7.6	124	7.0
2-Bedroom	154	9.1	124	7.6	145	8.1
3+Bedroom	228	15.0	229	14.6	216	13.5
All	529	9.7	515	9.7	510	9.1

Cooperatives

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	102	6.0	100	5.9	97	5.2
1-Bedroom	386	7.5	383	7.8	289	6.3
2-Bedroom	365	9.3	327	8.6	332	8.8
3+Bedroom	394	14.0	436	16.1	373	14.7
All	1,247	9.2	1,246	9.5	1,091	8.6



West Side

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

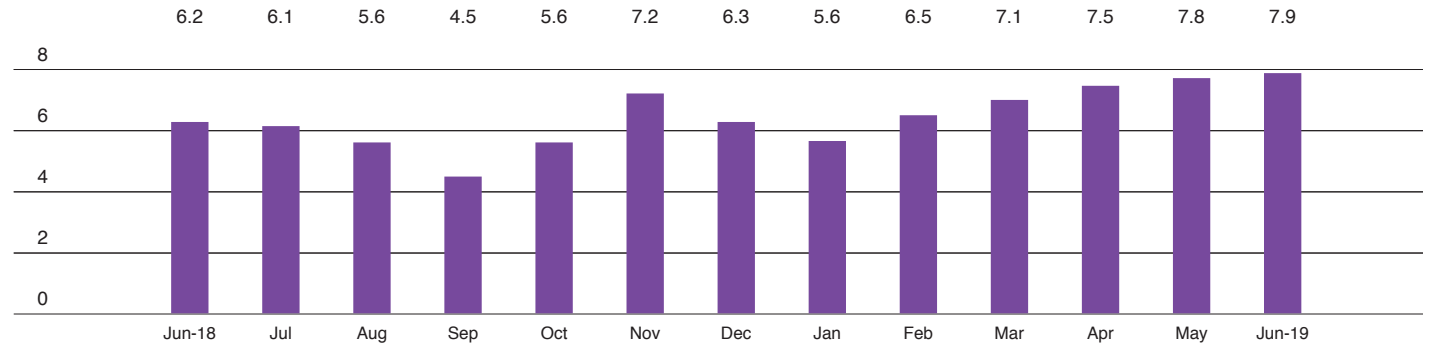


Halstead.com WEB# 19637321



Halstead.com WEB# 19681242

Months' Supply: All Apartments



Condominiums

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	36	14.4	34	9.7	22	4.9
1-Bedroom	136	8.9	125	9.0	132	6.1
2-Bedroom	166	10.6	145	10.6	147	7.9
3+Bedroom	242	13.7	255	15.9	196	9.1
All	580	11.3	559	11.9	497	7.5

Cooperatives

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	54	4.0	59	4.1	52	4.3
1-Bedroom	182	5.4	163	4.9	176	5.0
2-Bedroom	195	6.1	165	5.4	163	4.8
3+Bedroom	160	8.9	172	9.6	150	7.9
All	591	6.1	559	5.8	541	5.4



Midtown East

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

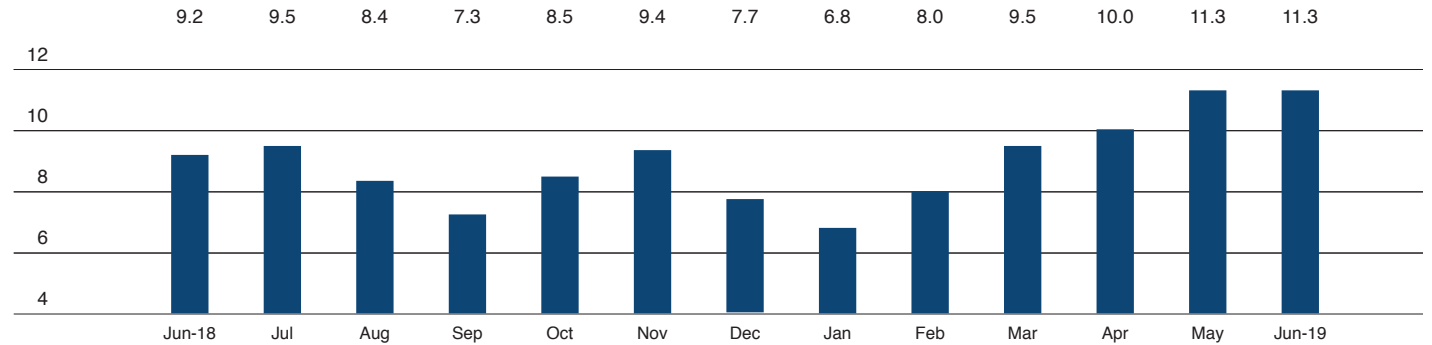


Halstead.com WEB# 19661143



Halstead.com WEB# 19519674

Months' Supply: All Apartments



Condominiums

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	39	6.9	33	5.8	36	8.0
1-Bedroom	145	9.1	145	8.8	162	8.9
2-Bedroom	169	12.8	147	10.3	169	13.5
3+Bedroom	112	17.7	121	20.7	123	12.9
All	465	11.3	446	10.5	490	11.0

Cooperatives

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	123	8.3	113	8.0	86	5.5
1-Bedroom	259	10.2	262	10.7	221	7.7
2-Bedroom	204	12.4	174	11.5	155	8.5
3+Bedroom	97	25.3	129	35.2	87	17.4
All	683	11.3	678	11.8	549	8.1



Midtown West

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

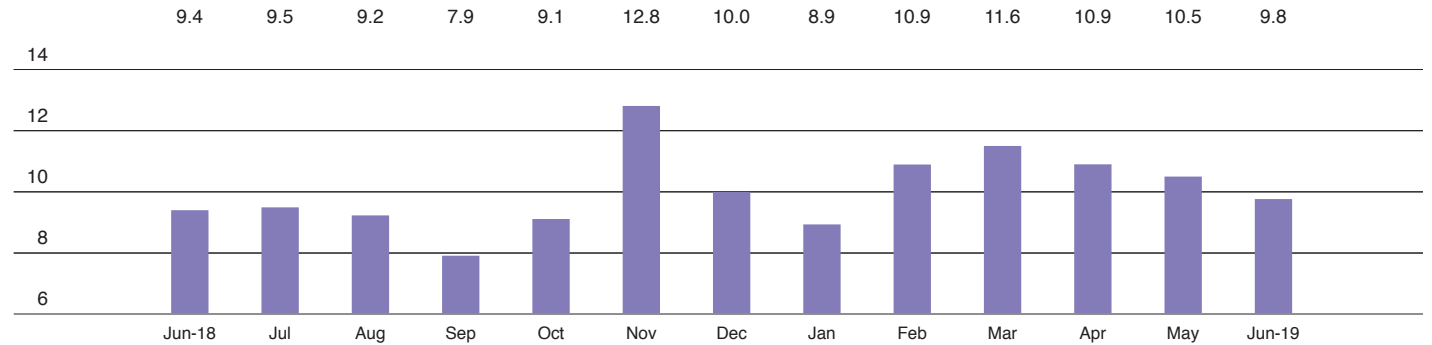


Halstead.com WEB# 19660143



Halstead.com WEB# 19675277

Months' Supply: All Apartments



Condominiums

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	58	12.0	67	14.9	38	5.8
1-Bedroom	176	7.0	178	7.4	157	9.1
2-Bedroom	157	10.0	137	11.3	126	9.7
3+Bedroom	133	19.5	145	21.8	109	26.2
All	524	10.0	527	11.1	430	10.5

Cooperatives

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	34	9.7	36	9.0	28	5.1
1-Bedroom	71	8.2	67	7.2	45	5.7
2-Bedroom	40	10.4	25	7.9	33	10.4
3+Bedroom	16	12.0	21	25.2	11	16.5
All	161	9.3	149	8.6	117	6.8



Downtown

34th - 14th Street

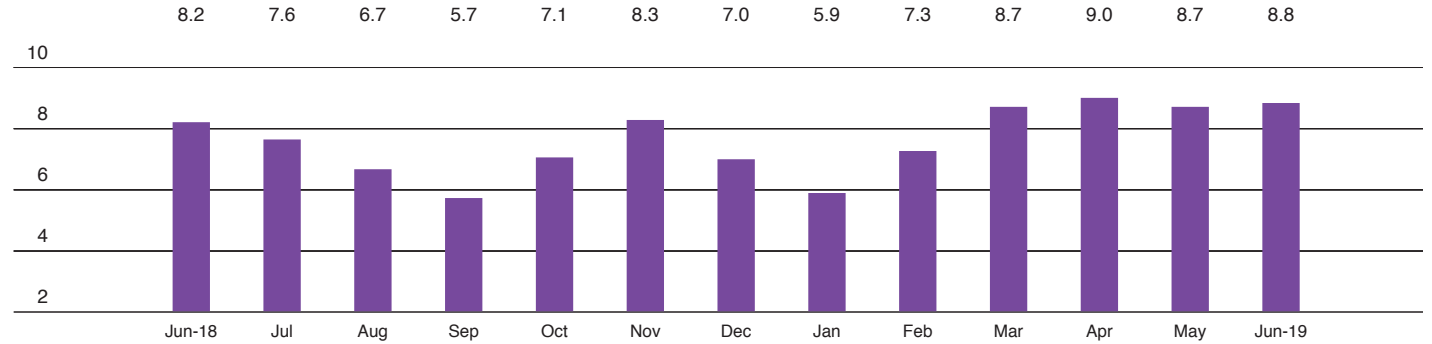


Halstead.com WEB# 19497958



Halstead.com WEB# 19664519

Months' Supply: All Apartments



Condominiums

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	25	5.6	24	5.5	24	7.2
1-Bedroom	144	5.7	130	6.2	119	5.3
2-Bedroom	202	11.2	146	8.5	172	8.9
3+Bedroom	202	22.0	229	26.4	158	16.3
Loft	32	14.8	35	14.0	78	12.0
All	605	10.2	564	10.5	551	9.0

Cooperatives

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	80	5.8	70	5.1	72	5.9
1-Bedroom	154	6.0	140	5.9	119	5.1
2-Bedroom	83	10.0	67	7.2	60	8.4
3+Bedroom	33	14.1	50	23.1	31	20.7
Loft	44	9.4	42	10.1	82	12.0
All	394	7.2	369	6.9	364	7.2



Downtown

South of 14th Street

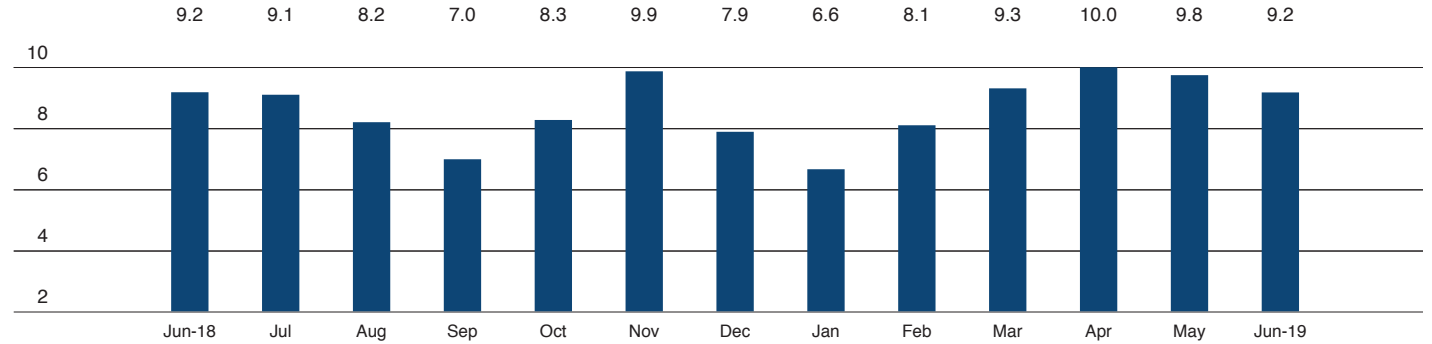


Halstead.com WEB# 19668728



Halstead.com WEB# 19661569

Months' Supply: All Apartments



Condominiums

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	104	13.0	96	13.7	98	11.8
1-Bedroom	316	8.1	318	10.5	247	9.4
2-Bedroom	382	10.5	306	10.9	313	9.8
3+Bedroom	357	14.7	392	16.4	330	16.2
Loft	128	10.4	120	10.0	207	11.3
All	1,287	10.7	1,232	12.2	1,195	11.4

Cooperatives

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	67	5.2	64	4.9	59	4.6
1-Bedroom	196	5.6	189	5.4	158	5.6
2-Bedroom	131	6.6	107	6.1	115	5.9
3+Bedroom	72	10.5	101	15.9	50	10.3
Loft	115	12.5	103	11.4	148	8.6
All	581	6.9	564	6.9	530	6.4



Upper Manhattan

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

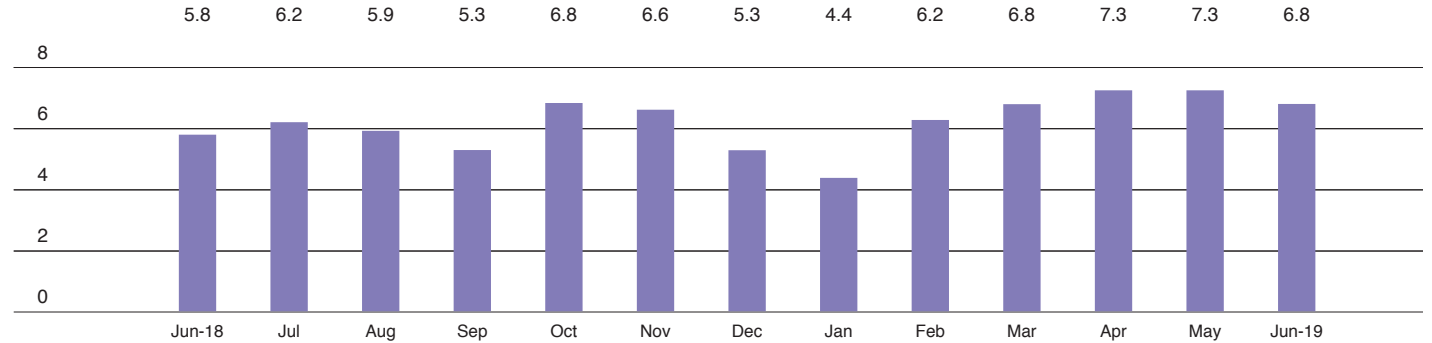


Halstead.com WEB# 19699050



Halstead.com WEB# 19647887

Months' Supply: All Apartments



Condominiums

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	13	7.8	13	11.1	16	10.7
1-Bedroom	63	5.5	60	5.4	79	7.9
2-Bedroom	93	5.8	72	5.4	87	8.7
3+Bedroom	56	12.9	68	17.7	60	10.6
All	225	6.7	213	7.2	242	8.9

Cooperatives

	JUNE 2019		MAY 2019		JUNE 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	18	15.4	19	22.8	7	1.8
1-Bedroom	81	6.7	82	6.7	58	3.4
2-Bedroom	97	6.6	85	5.9	79	4.4
3+Bedroom	44	6.3	70	9.8	39	5.6
All	240	6.9	256	7.4	183	4.0



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.

©2019 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.

