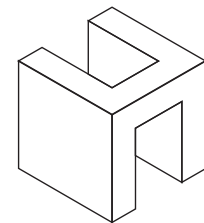


# September 2019 Inventory Report Manhattan Apartments



**HALSTEAD**  
REAL ESTATE

**LP** LUXURY  
PORTFOLIO  
INTERNATIONAL

*Leading*

REAL ESTATE  
COMPANIES  
OF THE WORLD.

# September 2019 Highlights

The months' supply of apartments for sale fell for the fourth straight month in September, to **6.5** months.

At 5.8 months, the months' supply for coops remains well below the **7.3**-month rate for condos.

The West Side's supply of **5.5** months was Manhattan's lowest.



Halstead.com WEB# 19815713



Halstead.com WEB# 19853683

## 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.

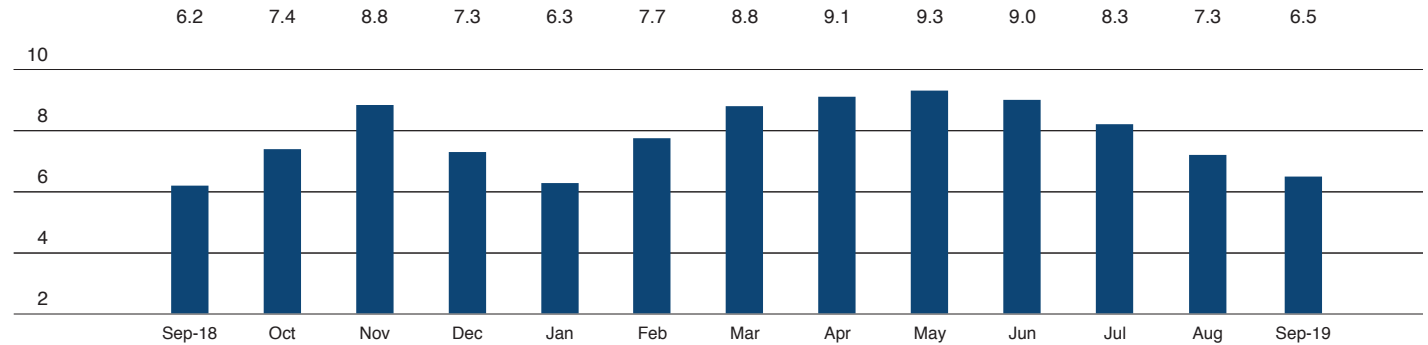
Cover Property: Halstead.com WEB# 19865524

# Manhattan



Halstead.com WEB# 19831438

## Months' Supply: All Apartments



## Condominiums

| SEPTEMBER 2019 |          |                | AUGUST 2019 |                | SEPTEMBER 2018 |                |
|----------------|----------|----------------|-------------|----------------|----------------|----------------|
|                | LISTINGS | MONTHS' SUPPLY | LISTINGS    | MONTHS' SUPPLY | LISTINGS       | MONTHS' SUPPLY |
| Studio         | 258      | 7.5            | 281         | 9.2            | 221            | 5.6            |
| 1-Bedroom      | 962      | 5.4            | 1,023       | 6.0            | 944            | 6.3            |
| 2-Bedroom      | 1,151    | 7.1            | 1,236       | 8.2            | 1,022          | 7.9            |
| 3+Bedroom      | 1,131    | 10.7           | 1,223       | 11.7           | 970            | 10.8           |
| Loft           | 139      | 7.9            | 157         | 8.6            | 244            | 7.1            |
| All            | 3,641    | 7.3            | 3,920       | 8.3            | 3,401          | 7.7            |

## Cooperatives

| SEPTEMBER 2019 |          |                | AUGUST 2019 |                | SEPTEMBER 2018 |                |
|----------------|----------|----------------|-------------|----------------|----------------|----------------|
|                | LISTINGS | MONTHS' SUPPLY | LISTINGS    | MONTHS' SUPPLY | LISTINGS       | MONTHS' SUPPLY |
| Studio         | 429      | 4.9            | 454         | 5.5            | 378            | 3.9            |
| 1-Bedroom      | 1,062    | 5.4            | 1,159       | 6.0            | 896            | 4.5            |
| 2-Bedroom      | 860      | 5.9            | 973         | 6.9            | 719            | 4.8            |
| 3+Bedroom      | 598      | 7.0            | 654         | 7.7            | 522            | 7.2            |
| Loft           | 131      | 7.7            | 142         | 8.8            | 212            | 5.9            |
| All            | 3,080    | 5.8            | 3,382       | 6.5            | 2,727          | 4.9            |



# East Side

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

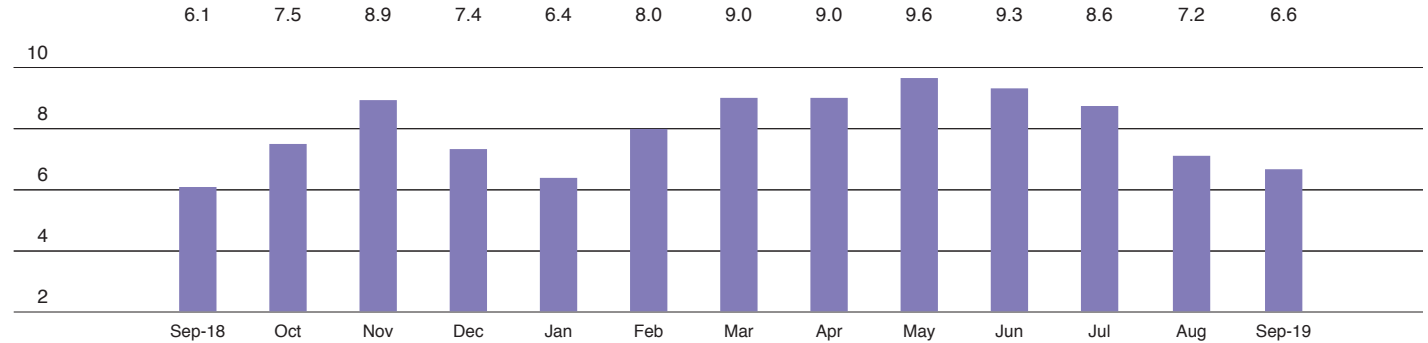


Halstead.com WEB# 19802501



Halstead.com WEB# 19848670

## Months' Supply: All Apartments



## Condominiums

| SEPTEMBER 2019 |          |                | AUGUST 2019 |                | SEPTEMBER 2018 |                |
|----------------|----------|----------------|-------------|----------------|----------------|----------------|
|                | LISTINGS | MONTHS' SUPPLY | LISTINGS    | MONTHS' SUPPLY | LISTINGS       | MONTHS' SUPPLY |
| Studio         | 35       | 7.2            | 34          | 7.3            | 21             | 3.2            |
| 1-Bedroom      | 117      | 5.5            | 120         | 5.8            | 107            | 5.7            |
| 2-Bedroom      | 133      | 5.8            | 140         | 6.7            | 118            | 6.3            |
| 3+Bedroom      | 187      | 9.5            | 214         | 11.0           | 172            | 9.7            |
| All            | 472      | 6.9            | 508         | 7.7            | 418            | 6.8            |

## Cooperatives

| SEPTEMBER 2019 |          |                | AUGUST 2019 |                | SEPTEMBER 2018 |                |
|----------------|----------|----------------|-------------|----------------|----------------|----------------|
|                | LISTINGS | MONTHS' SUPPLY | LISTINGS    | MONTHS' SUPPLY | LISTINGS       | MONTHS' SUPPLY |
| Studio         | 93       | 5.6            | 96          | 5.5            | 105            | 4.8            |
| 1-Bedroom      | 275      | 5.6            | 306         | 6.0            | 250            | 4.8            |
| 2-Bedroom      | 267      | 6.6            | 308         | 7.8            | 241            | 6.1            |
| 3+Bedroom      | 286      | 7.6            | 307         | 8.3            | 238            | 7.8            |
| All            | 921      | 6.4            | 1,017       | 7.0            | 834            | 5.8            |



# West Side

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

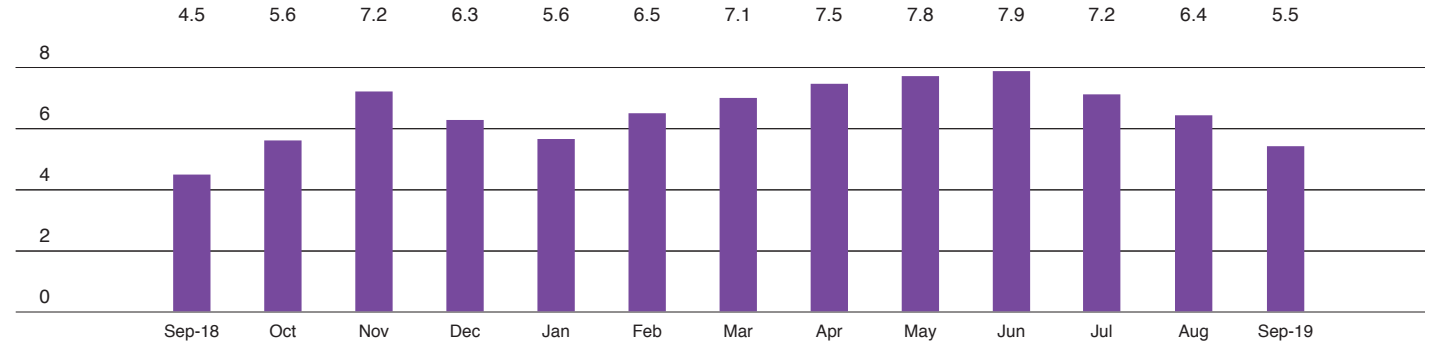


Halstead.com WEB# 19565136



Halstead.com WEB# 19877455

## Months' Supply: All Apartments



## Condominiums

| SEPTEMBER 2019 |          |                | AUGUST 2019 |                | SEPTEMBER 2018 |                |
|----------------|----------|----------------|-------------|----------------|----------------|----------------|
|                | LISTINGS | MONTHS' SUPPLY | LISTINGS    | MONTHS' SUPPLY | LISTINGS       | MONTHS' SUPPLY |
| Studio         | 24       | 5.5            | 32          | 10.7           | 18             | 4.3            |
| 1-Bedroom      | 111      | 6.4            | 127         | 7.3            | 102            | 4.5            |
| 2-Bedroom      | 138      | 7.1            | 150         | 9.0            | 113            | 6.2            |
| 3+Bedroom      | 205      | 9.4            | 222         | 10.7           | 170            | 8.0            |
| All            | 478      | 7.6            | 531         | 9.2            | 403            | 6.1            |

## Cooperatives

| SEPTEMBER 2019 |          |                | AUGUST 2019 |                | SEPTEMBER 2018 |                |
|----------------|----------|----------------|-------------|----------------|----------------|----------------|
|                | LISTINGS | MONTHS' SUPPLY | LISTINGS    | MONTHS' SUPPLY | LISTINGS       | MONTHS' SUPPLY |
| Studio         | 50       | 3.2            | 57          | 4.1            | 47             | 3.7            |
| 1-Bedroom      | 186      | 4.8            | 181         | 5.0            | 127            | 3.5            |
| 2-Bedroom      | 147      | 4.1            | 162         | 4.7            | 126            | 3.0            |
| 3+Bedroom      | 108      | 4.5            | 129         | 5.4            | 104            | 5.0            |
| All            | 491      | 4.3            | 529         | 4.9            | 404            | 3.6            |



# Midtown East

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

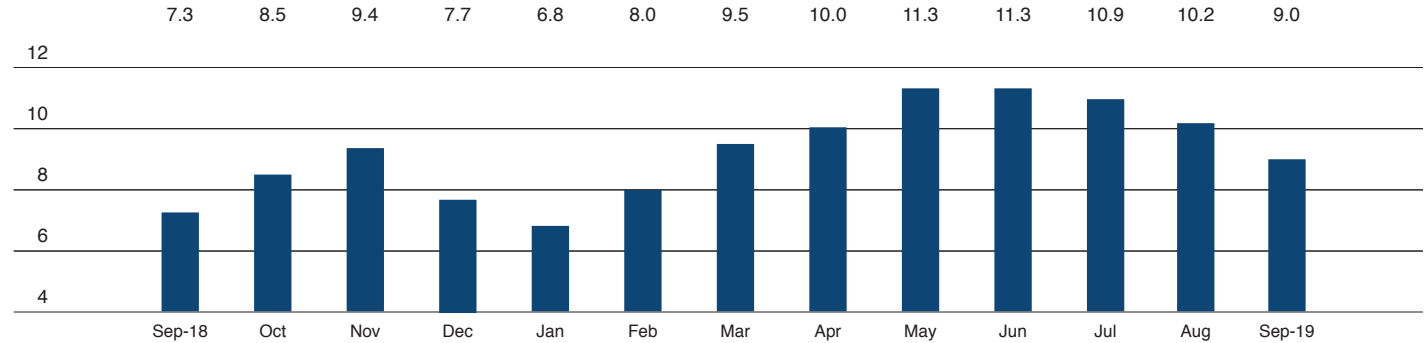


Halstead.com WEB# 19853127



Halstead.com WEB# 19850456

## Months' Supply: All Apartments



## Condominiums

|           | SEPTEMBER 2019 |                | AUGUST 2019 |                | SEPTEMBER 2018 |                |
|-----------|----------------|----------------|-------------|----------------|----------------|----------------|
|           | LISTINGS       | MONTHS' SUPPLY | LISTINGS    | MONTHS' SUPPLY | LISTINGS       | MONTHS' SUPPLY |
| Studio    | 32             | 8.0            | 35          | 9.1            | 27             | 4.1            |
| 1-Bedroom | 106            | 6.1            | 124         | 7.6            | 159            | 7.1            |
| 2-Bedroom | 145            | 10.6           | 151         | 11.5           | 154            | 12.5           |
| 3+Bedroom | 96             | 12.5           | 105         | 13.1           | 111            | 11.9           |
| All       | 379            | 8.8            | 415         | 10.0           | 451            | 8.9            |

## Cooperatives

|           | SEPTEMBER 2019 |                | AUGUST 2019 |                | SEPTEMBER 2018 |                |
|-----------|----------------|----------------|-------------|----------------|----------------|----------------|
|           | LISTINGS       | MONTHS' SUPPLY | LISTINGS    | MONTHS' SUPPLY | LISTINGS       | MONTHS' SUPPLY |
| Studio    | 116            | 6.3            | 114         | 6.8            | 80             | 4.4            |
| 1-Bedroom | 224            | 8.7            | 242         | 9.9            | 194            | 5.8            |
| 2-Bedroom | 182            | 10.9           | 194         | 12.7           | 130            | 7.0            |
| 3+Bedroom | 80             | 13.7           | 86          | 16.6           | 74             | 11.7           |
| All       | 602            | 9.0            | 636         | 10.3           | 478            | 6.2            |



# Midtown West

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



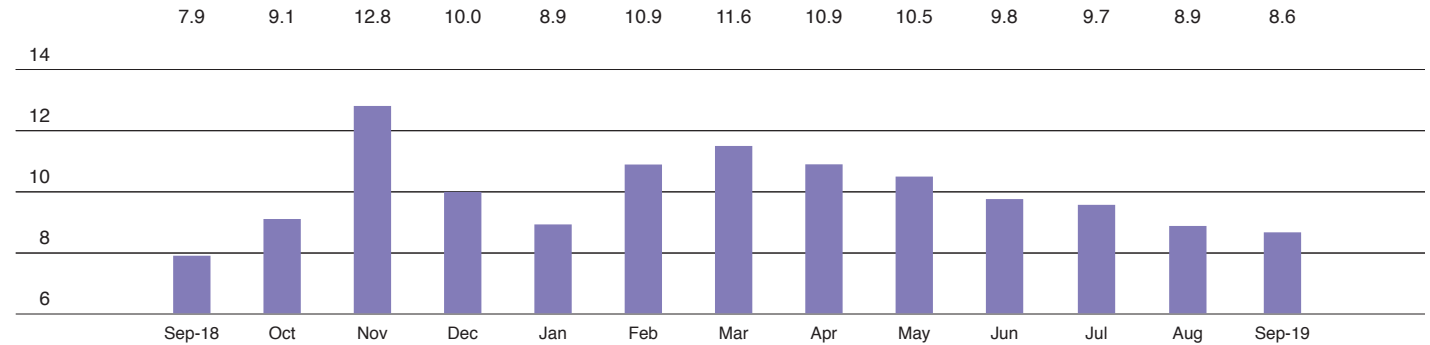
Halstead.com WEB# 19774125



Halstead.com WEB# 19258799



## Months' Supply: All Apartments



## Condominiums

| SEPTEMBER 2019 |          |                | AUGUST 2019 |                | SEPTEMBER 2018 |                |
|----------------|----------|----------------|-------------|----------------|----------------|----------------|
|                | LISTINGS | MONTHS' SUPPLY | LISTINGS    | MONTHS' SUPPLY | LISTINGS       | MONTHS' SUPPLY |
| Studio         | 46       | 8.4            | 46          | 8.1            | 35             | 5.8            |
| 1-Bedroom      | 162      | 7.2            | 173         | 7.4            | 138            | 8.0            |
| 2-Bedroom      | 146      | 7.8            | 153         | 8.6            | 123            | 7.9            |
| 3+Bedroom      | 127      | 24.6           | 125         | 18.8           | 87             | 19.3           |
| All            | 481      | 9.3            | 497         | 9.3            | 383            | 8.8            |

## Cooperatives

| SEPTEMBER 2019 |          |                | AUGUST 2019 |                | SEPTEMBER 2018 |                |
|----------------|----------|----------------|-------------|----------------|----------------|----------------|
|                | LISTINGS | MONTHS' SUPPLY | LISTINGS    | MONTHS' SUPPLY | LISTINGS       | MONTHS' SUPPLY |
| Studio         | 20       | 4.1            | 29          | 6.4            | 33             | 4.6            |
| 1-Bedroom      | 62       | 7.0            | 68          | 7.8            | 42             | 5.1            |
| 2-Bedroom      | 35       | 7.8            | 34          | 7.8            | 28             | 8.0            |
| 3+Bedroom      | 16       | 16.0           | 17          | 11.3           | 11             | 16.5           |
| All            | 133      | 6.9            | 148         | 7.8            | 114            | 5.8            |

# Downtown

34th - 14th Street



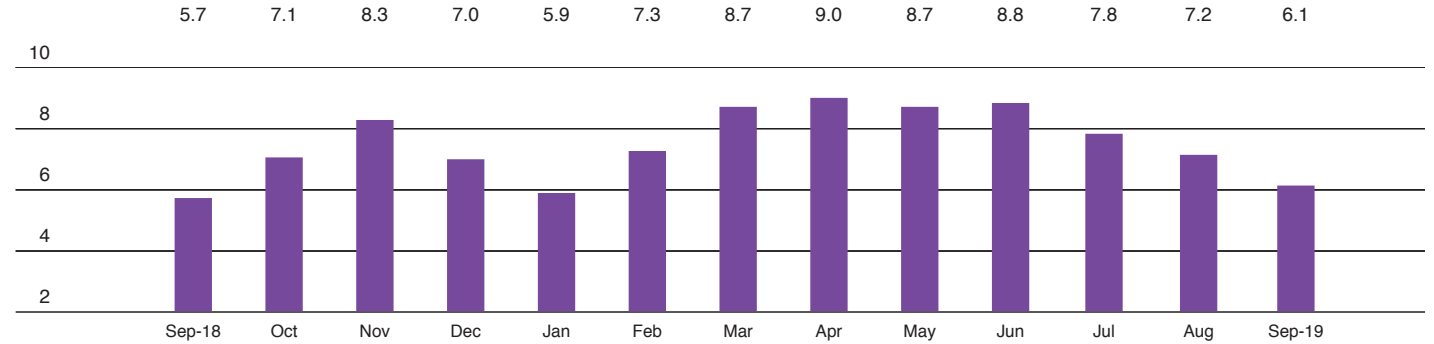
Halstead.com WEB# 19865260



Halstead.com WEB# 19841568



## Months' Supply: All Apartments



## Condominiums

|           | SEPTEMBER 2019 |                | AUGUST 2019 |                | SEPTEMBER 2018 |                |
|-----------|----------------|----------------|-------------|----------------|----------------|----------------|
|           | LISTINGS       | MONTHS' SUPPLY | LISTINGS    | MONTHS' SUPPLY | LISTINGS       | MONTHS' SUPPLY |
| Studio    | 16             | 3.7            | 21          | 6.0            | 23             | 5.8            |
| 1-Bedroom | 130            | 4.3            | 132         | 4.4            | 120            | 5.0            |
| 2-Bedroom | 177            | 6.8            | 203         | 8.5            | 149            | 6.5            |
| 3+Bedroom | 168            | 11.7           | 186         | 14.7           | 130            | 13.4           |
| Loft      | 23             | 15.3           | 34          | 18.5           | 55             | 5.8            |
| All       | 514            | 6.7            | 576         | 8.0            | 477            | 6.8            |

## Cooperatives

|           | SEPTEMBER 2019 |                | AUGUST 2019 |                | SEPTEMBER 2018 |                |
|-----------|----------------|----------------|-------------|----------------|----------------|----------------|
|           | LISTINGS       | MONTHS' SUPPLY | LISTINGS    | MONTHS' SUPPLY | LISTINGS       | MONTHS' SUPPLY |
| Studio    | 80             | 4.8            | 83          | 5.3            | 60             | 3.4            |
| 1-Bedroom | 136            | 4.9            | 155         | 5.5            | 110            | 4.4            |
| 2-Bedroom | 62             | 6.0            | 78          | 8.4            | 40             | 4.6            |
| 3+Bedroom | 24             | 6.9            | 22          | 6.0            | 23             | 19.7           |
| Loft      | 35             | 7.8            | 37          | 10.1           | 42             | 4.1            |
| All       | 337            | 5.4            | 375         | 6.2            | 275            | 4.4            |

# Downtown

South of 14th Street



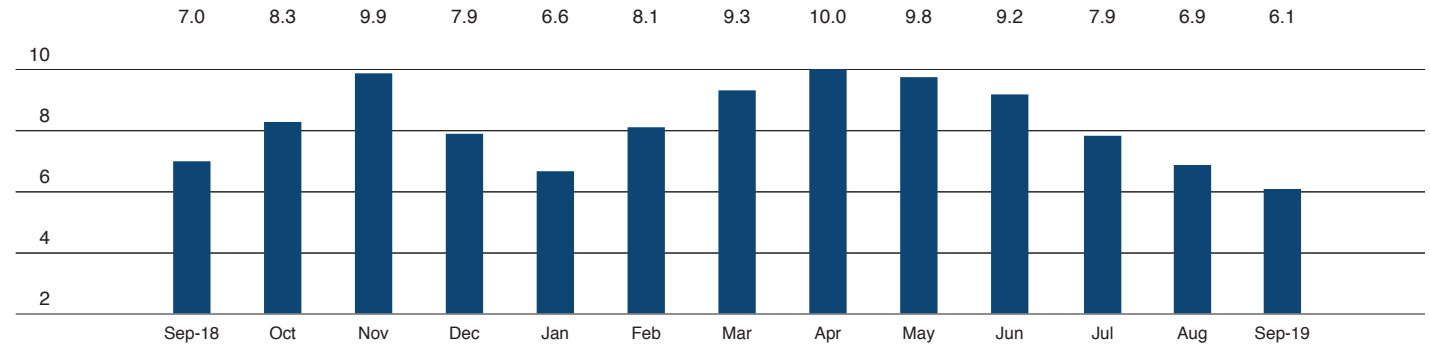
Halstead.com WEB# 19775034



Halstead.com WEB# 19870651



## Months' Supply: All Apartments



## Condominiums

| SEPTEMBER 2019 |          |                | AUGUST 2019 |                | SEPTEMBER 2018 |                |
|----------------|----------|----------------|-------------|----------------|----------------|----------------|
|                | LISTINGS | MONTHS' SUPPLY | LISTINGS    | MONTHS' SUPPLY | LISTINGS       | MONTHS' SUPPLY |
| Studio         | 96       | 10.3           | 101         | 13.5           | 80             | 8.1            |
| 1-Bedroom      | 266      | 4.4            | 279         | 5.3            | 242            | 7.8            |
| 2-Bedroom      | 331      | 7.5            | 351         | 8.4            | 283            | 9.7            |
| 3+Bedroom      | 299      | 9.2            | 322         | 9.7            | 253            | 10.8           |
| Loft           | 107      | 7.2            | 115         | 7.7            | 170            | 7.6            |
| All            | 1,099    | 6.8            | 1,168       | 7.8            | 1,028          | 8.9            |

## Cooperatives

| SEPTEMBER 2019 |          |                | AUGUST 2019 |                | SEPTEMBER 2018 |                |
|----------------|----------|----------------|-------------|----------------|----------------|----------------|
|                | LISTINGS | MONTHS' SUPPLY | LISTINGS    | MONTHS' SUPPLY | LISTINGS       | MONTHS' SUPPLY |
| Studio         | 62       | 4.4            | 63          | 4.9            | 54             | 3.3            |
| 1-Bedroom      | 125      | 3.7            | 151         | 4.4            | 132            | 4.2            |
| 2-Bedroom      | 93       | 4.3            | 116         | 5.3            | 92             | 4.3            |
| 3+Bedroom      | 45       | 6.0            | 52          | 6.9            | 48             | 9.0            |
| Loft           | 84       | 7.5            | 94          | 8.2            | 118            | 6.3            |
| All            | 409      | 4.6            | 476         | 5.4            | 444            | 4.8            |

# Upper Manhattan

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

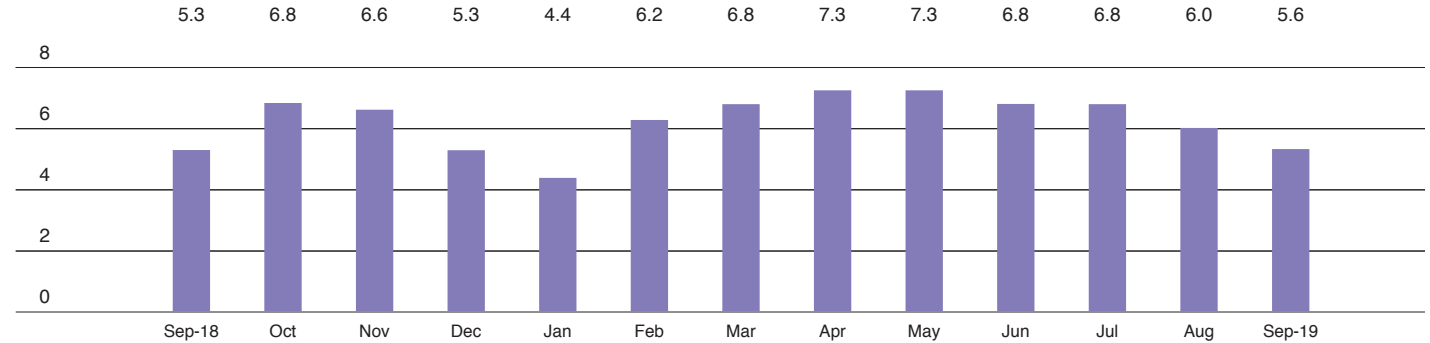


Halstead.com WEB# 19831552



Halstead.com WEB# 19473644

## Months' Supply: All Apartments



## Condominiums

| SEPTEMBER 2019 |          |                | AUGUST 2019 |                | SEPTEMBER 2018 |                |
|----------------|----------|----------------|-------------|----------------|----------------|----------------|
|                | LISTINGS | MONTHS' SUPPLY | LISTINGS    | MONTHS' SUPPLY | LISTINGS       | MONTHS' SUPPLY |
| Studio         | 12       | 6.0            | 16          | 6.9            | 17             | 6.8            |
| 1-Bedroom      | 73       | 7.0            | 71          | 6.5            | 78             | 5.4            |
| 2-Bedroom      | 83       | 4.8            | 88          | 5.4            | 89             | 6.7            |
| 3+Bedroom      | 50       | 9.4            | 50          | 10.3           | 57             | 12.7           |
| All            | 218      | 6.2            | 225         | 6.5            | 241            | 7.0            |

## Cooperatives

| SEPTEMBER 2019 |          |                | AUGUST 2019 |                | SEPTEMBER 2018 |                |
|----------------|----------|----------------|-------------|----------------|----------------|----------------|
|                | LISTINGS | MONTHS' SUPPLY | LISTINGS    | MONTHS' SUPPLY | LISTINGS       | MONTHS' SUPPLY |
| Studio         | 10       | 5.5            | 14          | 8.4            | 10             | 2.4            |
| 1-Bedroom      | 59       | 4.6            | 60          | 5.4            | 65             | 4.2            |
| 2-Bedroom      | 76       | 4.8            | 82          | 4.9            | 71             | 4.3            |
| 3+Bedroom      | 42       | 6.1            | 45          | 6.8            | 32             | 3.7            |
| All            | 187      | 5.0            | 201         | 5.6            | 178            | 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.

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