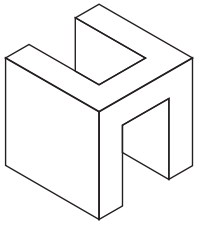


April 2020 Inventory Report Manhattan Apartments



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April 2020 Highlights

Manhattan had a 7.2-month supply of apartments for sale at the beginning of April, **down** from 9.1 months a year ago.

This decline can be attributed to a **22%** drop in listings, as the coronavirus prevented many sellers from listing their units and led many take theirs off the market.

Since we use a 6-month moving average to determine the monthly pace of closings, the drastic **decline** in sales will not impact this data until the coming months.



Halstead.com WEB# 20030854



Halstead.com WEB# 20050929

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 6-7 months indicates a balanced market.

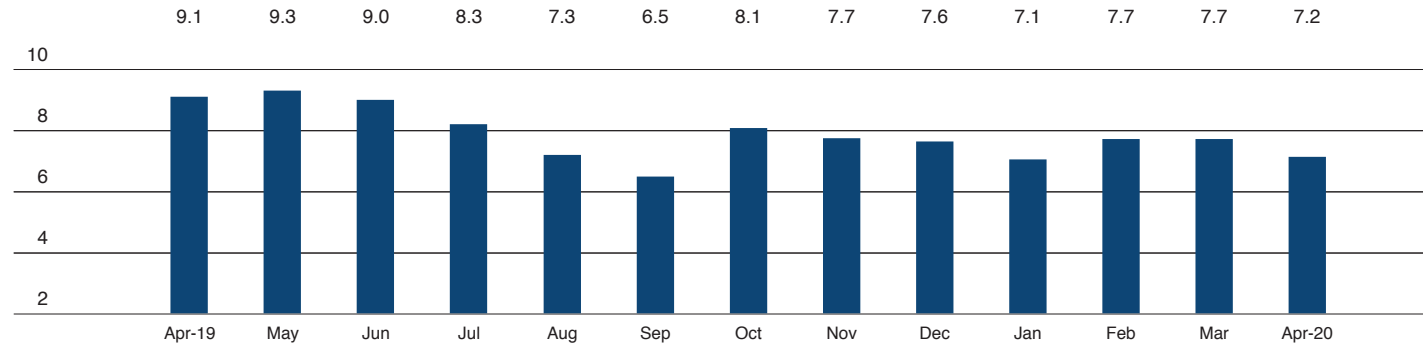
Cover Property: Halstead.com WEB# 20065440

Manhattan



Halstead.com WEB# 20113929

Months' Supply: All Apartments



Condominiums

APRIL 2020			MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	169	5.4	209	6.1	302	8.8
1-Bedroom	771	5.9	854	6.3	1,121	8.9
2-Bedroom	1,027	8.3	1,117	8.6	1,188	10.9
3+Bedroom	1,086	15.9	1,188	16.2	1,186	15.4
Loft	117	9.8	131	11.2	166	12.6
All	3,170	8.7	3,499	9.1	3,963	11.0

Cooperatives

APRIL 2020			MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	435	5.8	478	6.1	455	5.6
1-Bedroom	886	4.9	1,035	5.4	1,234	6.6
2-Bedroom	755	6.0	856	6.4	1,044	7.9
3+Bedroom	627	9.4	706	10.1	783	11.7
Loft	94	7.0	123	8.2	151	12.2
All	2,797	6.1	3,198	6.5	3,667	7.6



East Side

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

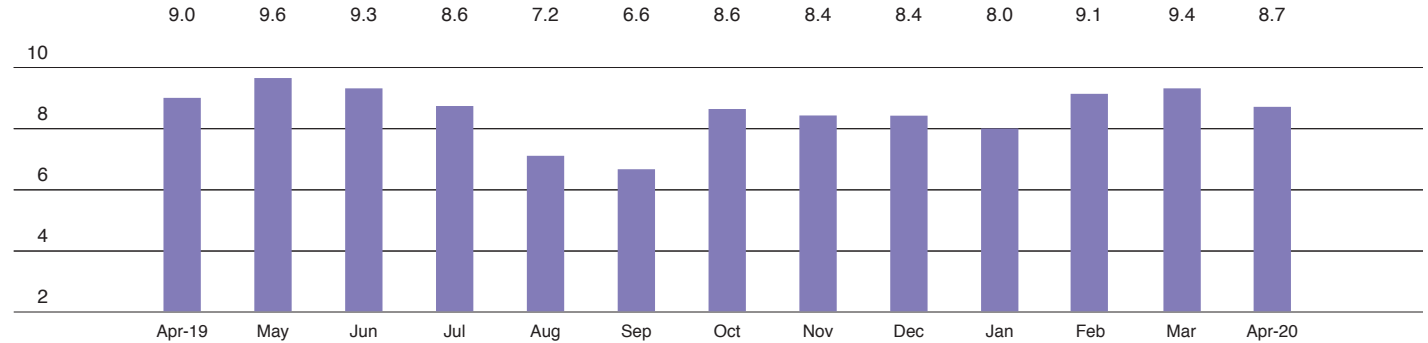


Halstead.com WEB# 20007702



Halstead.com WEB# 19451441

Months' Supply: All Apartments



Condominiums

APRIL 2020			MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	22	6.9	28	8.4	36	12.7
1-Bedroom	89	6.1	98	6.0	138	9.1
2-Bedroom	122	9.2	136	9.8	142	9.2
3+Bedroom	230	23.4	251	25.1	196	12.1
All	463	11.3	513	11.8	512	10.3

Cooperatives

APRIL 2020			MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	104	7.2	109	7.4	105	6.1
1-Bedroom	247	5.7	294	6.5	349	7.5
2-Bedroom	271	7.7	308	7.9	344	8.5
3+Bedroom	316	12.0	354	13.5	361	11.8
All	938	7.8	1,065	8.5	1,159	8.6



West Side

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

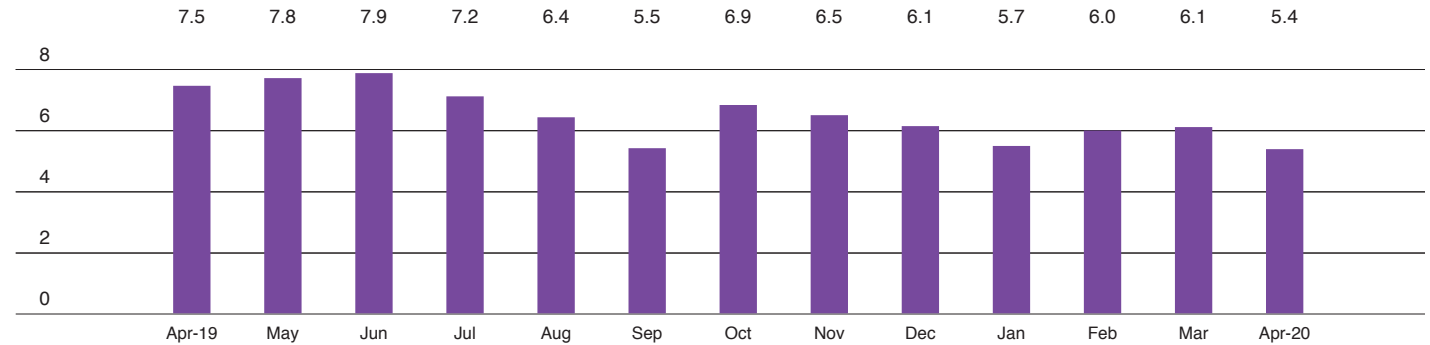


Halstead.com WEB# 20063044



Halstead.com WEB# 19626655

Months' Supply: All Apartments



Condominiums

APRIL 2020			MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	12	3.6	16	3.8	32	6.4
1-Bedroom	82	5.0	101	6.2	123	8.4
2-Bedroom	118	6.2	134	7.4	162	12.0
3+Bedroom	162	12.2	185	12.6	236	16.9
All	374	7.2	436	8.2	553	11.7

Cooperatives

APRIL 2020			MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	58	4.6	63	5.2	50	3.3
1-Bedroom	125	3.6	152	4.2	162	4.8
2-Bedroom	132	4.6	143	4.5	175	5.7
3+Bedroom	111	5.9	133	7.2	134	7.9
All	426	4.5	491	5.0	521	5.4



Midtown East

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

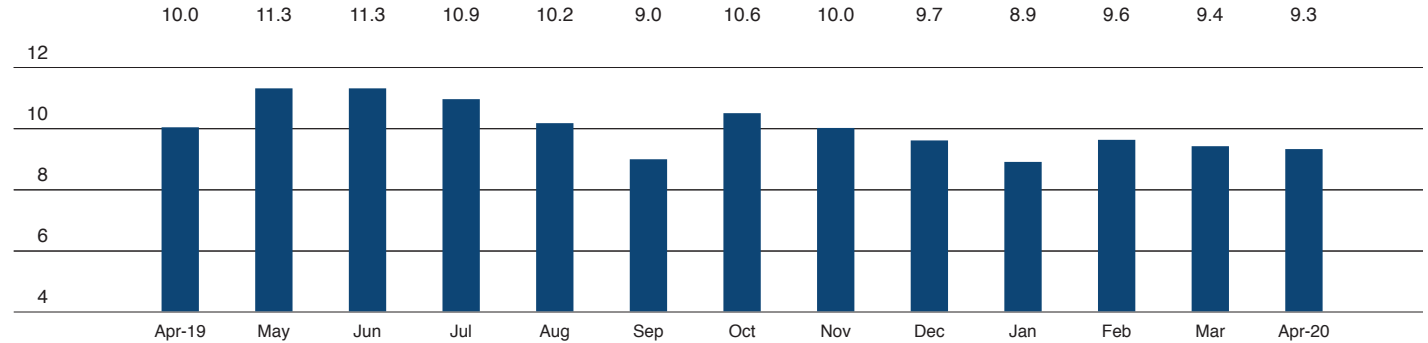


Halstead.com WEB# 20047110



Halstead.com WEB# 19921256

Months' Supply: All Apartments



Condominiums

APRIL 2020			MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	19	4.1	26	5.2	35	4.7
1-Bedroom	83	7.1	87	7.2	145	7.5
2-Bedroom	143	16.8	159	16.2	149	9.8
3+Bedroom	94	25.6	100	26.1	104	20.8
All	339	11.9	372	12.1	433	9.2

Cooperatives

APRIL 2020			MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	112	7.1	119	6.7	106	6.1
1-Bedroom	199	7.6	217	7.9	252	9.7
2-Bedroom	135	7.7	156	9.1	188	12.3
3+Bedroom	72	16.0	89	11.1	108	30.9
All	518	8.1	581	8.3	654	10.5



Midtown West

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

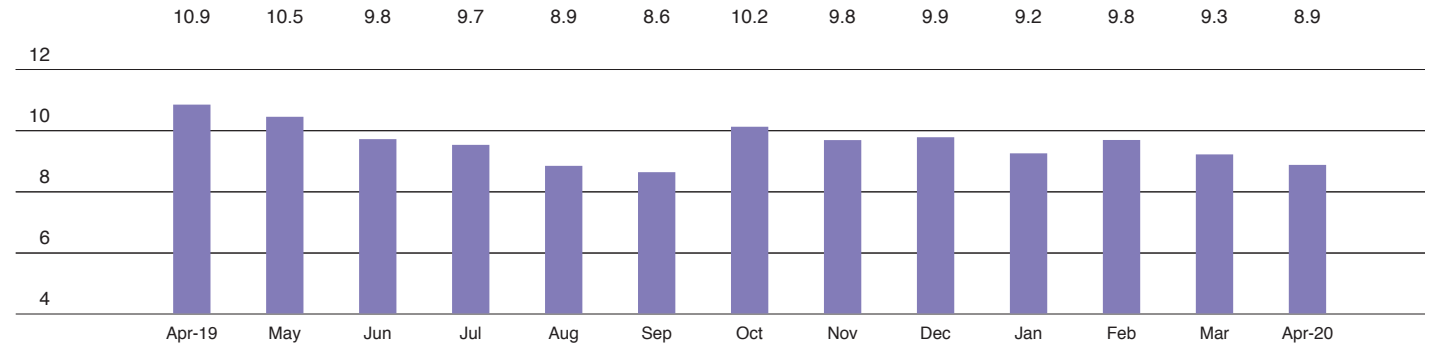


Halstead.com WEB# 19820641



Halstead.com WEB# 20042874

Months' Supply: All Apartments



Condominiums

APRIL 2020			MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	22	3.3	30	3.8	67	13.0
1-Bedroom	145	7.6	162	8.7	195	9.0
2-Bedroom	141	11.8	148	11.8	140	11.8
3+Bedroom	121	12.7	122	10.9	112	16.8
All	429	9.1	462	9.2	514	11.3

Cooperatives

APRIL 2020			MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	16	4.2	20	5.2	32	7.7
1-Bedroom	51	8.7	59	9.6	75	8.8
2-Bedroom	32	13.7	36	16.6	33	11.0
3+Bedroom	10	10.0	16	13.7	18	27.0
All	109	8.4	131	9.8	158	9.7



Downtown

34th - 14th Street



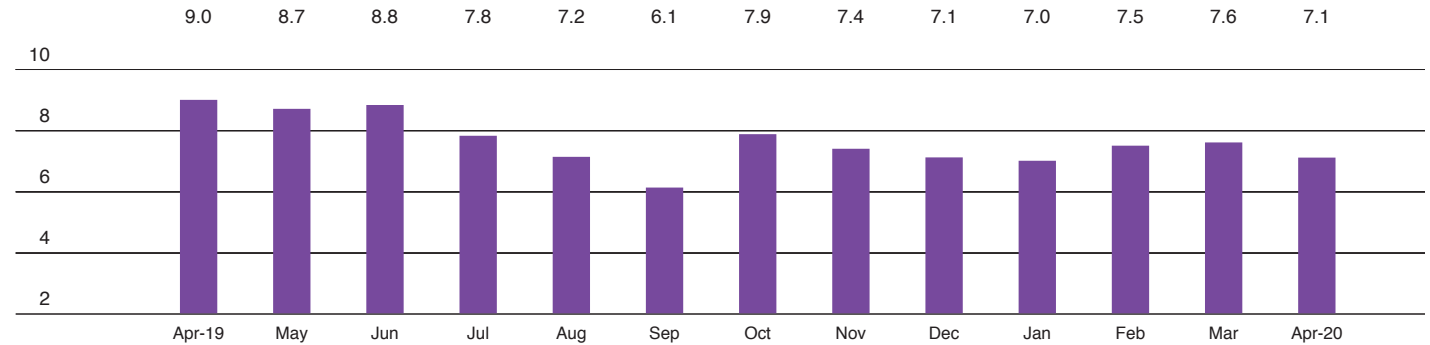
Halstead.com WEB# 20040303



Halstead.com WEB# 20035885



Months' Supply: All Apartments



Condominiums

	APRIL 2020		MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	14	4.4	20	6.0	23	5.5
1-Bedroom	102	6.0	112	6.7	143	7.7
2-Bedroom	155	9.8	164	8.9	171	12.2
3+Bedroom	159	21.7	183	22.0	167	20.9
Loft	17	10.2	19	9.5	37	13.9
All	447	9.9	498	10.2	541	11.4

Cooperatives

	APRIL 2020		MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	65	4.8	80	5.4	78	5.9
1-Bedroom	87	3.8	115	4.8	145	5.9
2-Bedroom	46	4.9	55	5.2	75	8.0
3+Bedroom	23	6.6	24	6.9	34	12.8
Loft	28	8.0	35	9.1	40	9.6
All	249	4.7	309	5.4	372	6.9

Downtown

South of 14th Street



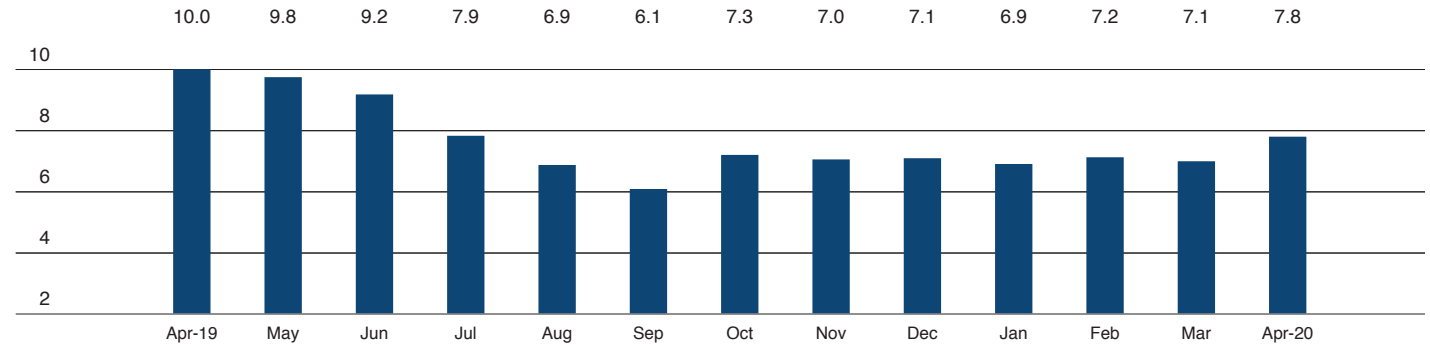
Halstead.com WEB# 19685966



Halstead.com WEB# 20063937



Months' Supply: All Apartments



Condominiums

APRIL 2020			MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	70	8.2	80	9.6	98	12.5
1-Bedroom	213	6.2	236	6.0	316	11.9
2-Bedroom	277	7.5	303	7.8	329	13.2
3+Bedroom	261	13.1	290	14.6	315	13.2
Loft	94	9.6	104	11.1	121	12.7
All	915	8.4	1013	8.7	1,179	12.7

Cooperatives

APRIL 2020			MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	67	5.0	74	5.9	70	5.5
1-Bedroom	112	3.3	137	3.6	178	5.1
2-Bedroom	88	4.6	95	4.9	130	7.2
3+Bedroom	48	7.8	42	6.8	64	10.1
Loft	64	7.5	82	8.6	100	12.5
All	379	4.7	430	5.0	542	6.8

Upper Manhattan

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

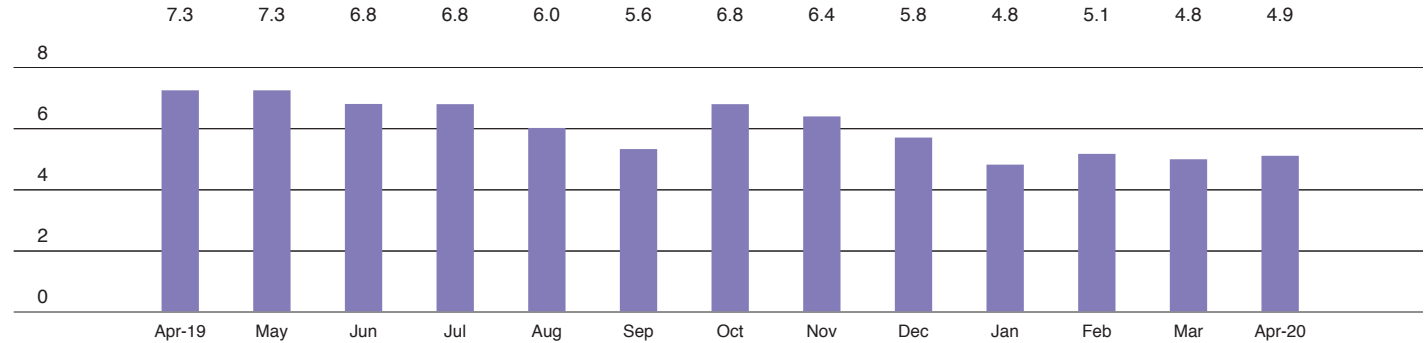


Halstead.com WEB# 20074080



Halstead.com WEB# 20079883

Months' Supply: All Apartments



Condominiums

APRIL 2020			MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	10	5.5	9	4.2	12	6.5
1-Bedroom	58	3.4	58	3.5	64	5.8
2-Bedroom	76	4.3	80	4.5	97	6.7
3+Bedroom	59	12.6	58	10.5	58	15.8
All	203	4.9	205	4.9	231	7.5

Cooperatives

APRIL 2020			MARCH 2020		APRIL 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	13	5.2	14	4.9	14	12.0
1-Bedroom	66	4.8	64	4.3	80	6.2
2-Bedroom	51	3.8	64	4.4	100	6.4
3+Bedroom	48	6.9	49	6.8	67	10.3
All	178	4.9	191	4.8	261	7.2



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