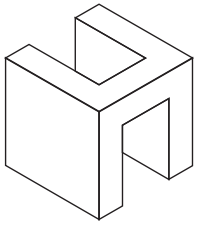


August 2019 Inventory Report Manhattan Apartments



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August 2019 Highlights

Manhattan had a **7.3**-month supply of apartments for sale in August, down from 8.3 months in July.

The months' supply for condos dropped **8%** from August 2018, while co-ops rose 11%.

With a **6.0**-month supply of units for sale, Upper Manhattan was the tightest market in August.



Halstead.com WEB# 19105744



Halstead.com WEB# 19789805

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.

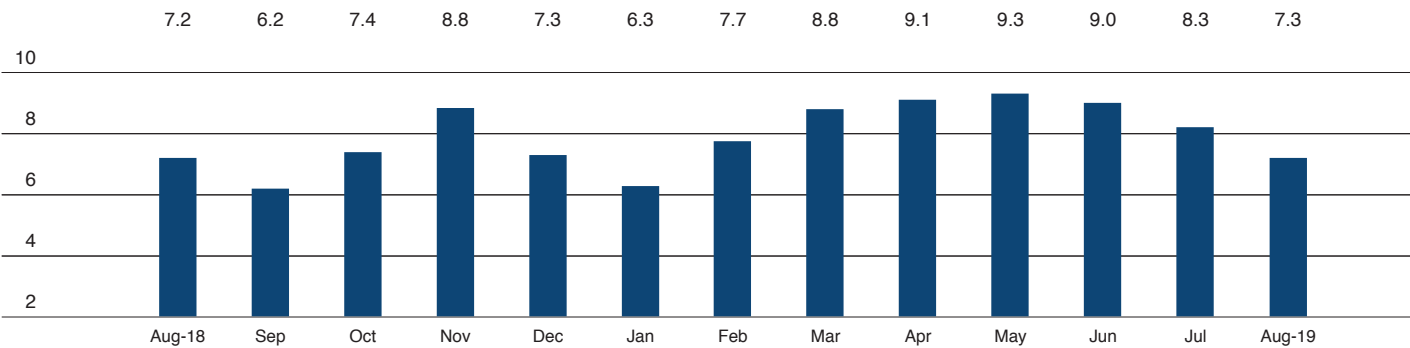
Cover Property: Halstead.com WEB# 19624880

Manhattan



Halstead.com WEB# 19610311

Months' Supply: All Apartments



Condominiums

AUGUST 2019			JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	281	9.2	300	9.9	232	6.7
1-Bedroom	1,023	6.0	1,110	7.0	1,006	7.4
2-Bedroom	1,236	8.2	1,319	9.3	1,090	8.8
3+Bedroom	1,223	11.7	1,300	12.2	1,087	12.7
Loft	157	8.6	171	9.8	280	8.8
All	3,920	8.3	4,200	9.2	3,695	9.0

Cooperatives

AUGUST 2019			JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	454	5.5	483	6.2	418	4.5
1-Bedroom	1,159	6.0	1,255	6.6	996	5.3
2-Bedroom	973	6.9	1,098	7.9	807	5.7
3+Bedroom	654	7.7	754	9.3	608	8.8
Loft	142	8.8	160	9.6	231	7.1
All	3,382	6.5	3,750	7.4	3,060	5.9



East Side

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

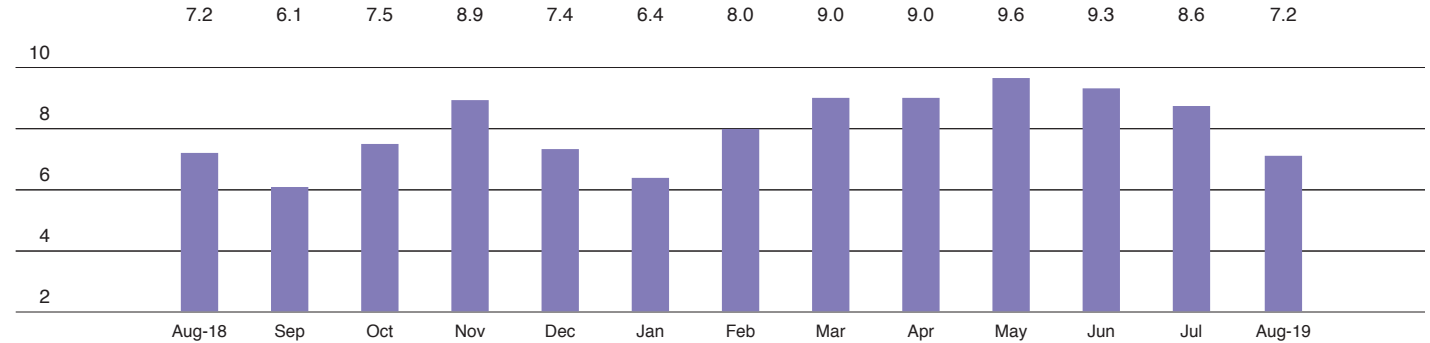


Halstead.com WEB# 19613049



Halstead.com WEB# 19785536

Months' Supply: All Apartments



Condominiums

AUGUST 2019			JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	34	7.3	36	9.4	19	3.7
1-Bedroom	120	5.8	124	6.4	119	6.9
2-Bedroom	140	6.7	151	7.9	127	7.1
3+Bedroom	214	11.0	225	11.8	199	12.3
All	508	7.7	536	8.8	464	8.2

Cooperatives

AUGUST 2019			JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	96	5.5	108	6.5	112	5.3
1-Bedroom	306	6.0	348	7.1	269	5.5
2-Bedroom	308	7.8	348	9.4	267	7.2
3+Bedroom	307	8.3	371	10.4	283	9.7
All	1,017	7.0	1,175	8.5	931	6.8



West Side

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



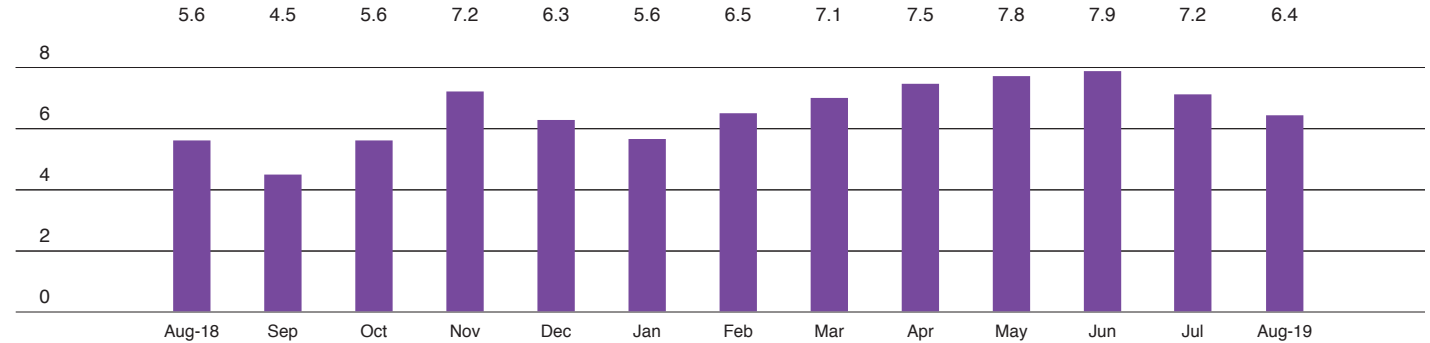
Halstead.com WEB# 19771768



Halstead.com WEB# 19637321



Months' Supply: All Apartments



Condominiums

AUGUST 2019			JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	32	10.7	27	10.1	19	4.8
1-Bedroom	127	7.3	149	9.5	122	5.6
2-Bedroom	150	9.0	163	9.6	137	7.6
3+Bedroom	222	10.7	232	10.7	190	9.6
All	531	9.2	571	10.0	468	7.4

Cooperatives

AUGUST 2019			JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	57	4.1	58	4.6	61	5.2
1-Bedroom	181	5.0	183	5.3	159	4.4
2-Bedroom	162	4.7	182	5.5	143	3.6
3+Bedroom	129	5.4	147	6.6	129	6.4
All	529	4.9	570	5.6	492	4.5

Midtown East

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

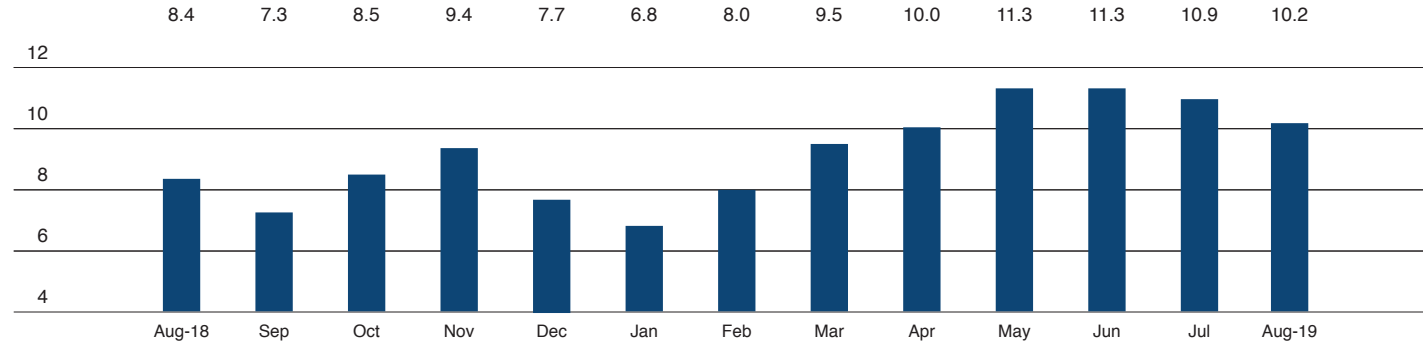


Halstead.com WEB# 19401854



Halstead.com WEB# 19833817

Months' Supply: All Apartments



Condominiums

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	35	9.1	39	7.8	30	5.5
1-Bedroom	124	7.6	140	9.0	161	7.7
2-Bedroom	151	11.5	152	12.3	168	14.0
3+Bedroom	105	13.1	107	14.3	113	11.7
All	415	10.0	438	10.9	472	9.8

Cooperatives

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	114	6.8	120	7.9	85	4.8
1-Bedroom	242	9.9	255	10.1	221	7.4
2-Bedroom	194	12.7	213	13.3	142	7.6
3+Bedroom	86	16.6	83	17.8	88	14.3
All	636	10.3	671	11.0	536	7.4



Midtown West

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



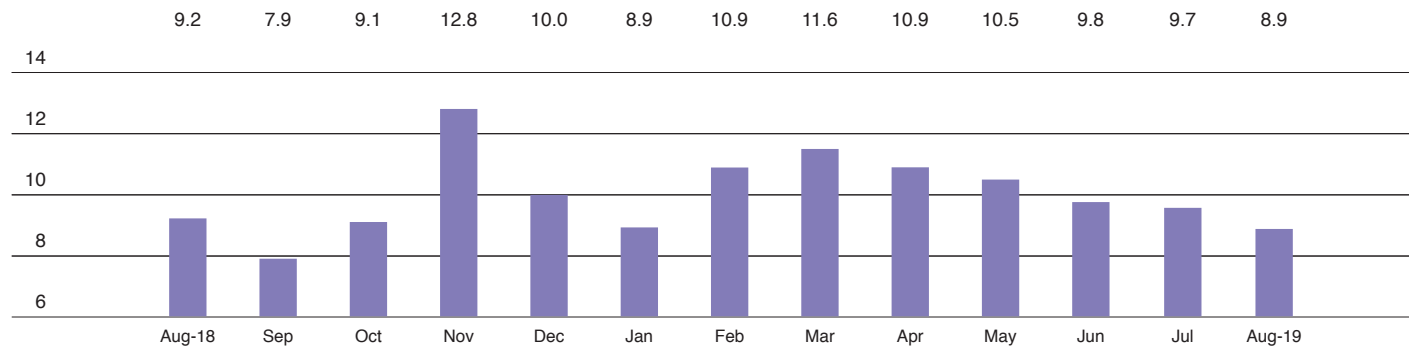
Halstead.com WEB# 19791657



Halstead.com WEB# 19820641



Months' Supply: All Apartments



Condominiums

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	46	8.1	54	10.1	39	7.3
1-Bedroom	173	7.4	182	7.7	156	9.4
2-Bedroom	153	8.6	164	9.8	131	8.8
3+Bedroom	125	18.8	137	19.6	102	26.6
All	497	9.3	537	10.2	428	10.5

Cooperatives

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	29	6.4	32	8.3	31	4.3
1-Bedroom	68	7.8	71	7.7	50	6.8
2-Bedroom	34	7.8	36	9.0	32	8.3
3+Bedroom	17	11.3	14	9.3	9	13.5
All	148	7.8	153	8.3	122	6.4

Downtown

34th - 14th Street



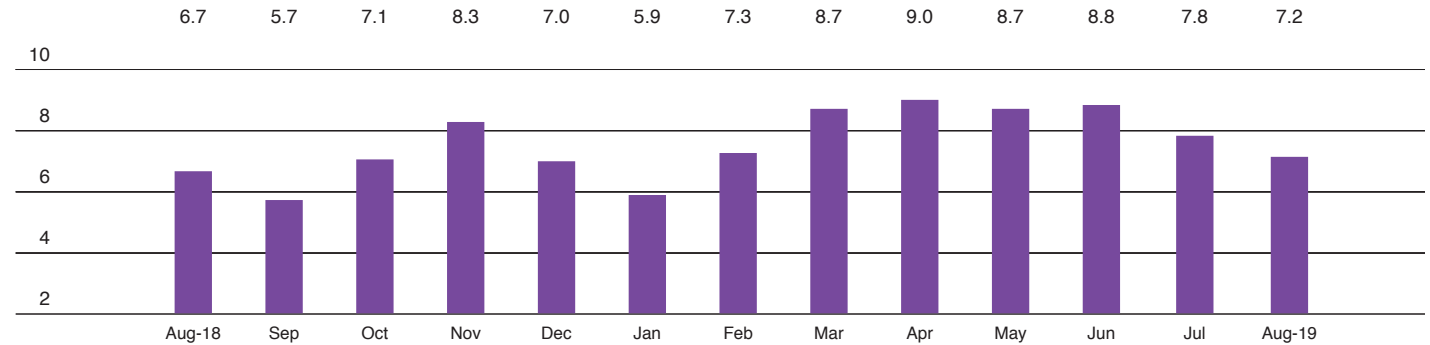
Halstead.com WEB# 19426176



Halstead.com WEB# 19610943



Months' Supply: All Apartments



Condominiums

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	21	6.0	27	6.2	25	6.8
1-Bedroom	132	4.4	142	5.1	125	5.6
2-Bedroom	203	8.5	209	9.4	152	7.2
3+Bedroom	186	14.7	188	14.1	137	13.3
Loft	34	18.5	33	16.5	68	8.3
All	576	8.0	599	8.6	507	7.7

Cooperatives

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	83	5.3	87	5.9	71	4.4
1-Bedroom	155	5.5	150	5.8	110	4.9
2-Bedroom	78	8.4	89	9.2	56	8.0
3+Bedroom	22	6.0	32	10.7	21	21.0
Loft	37	10.1	37	8.2	50	5.8
All	375	6.2	395	6.8	308	5.5

Downtown

South of 14th Street



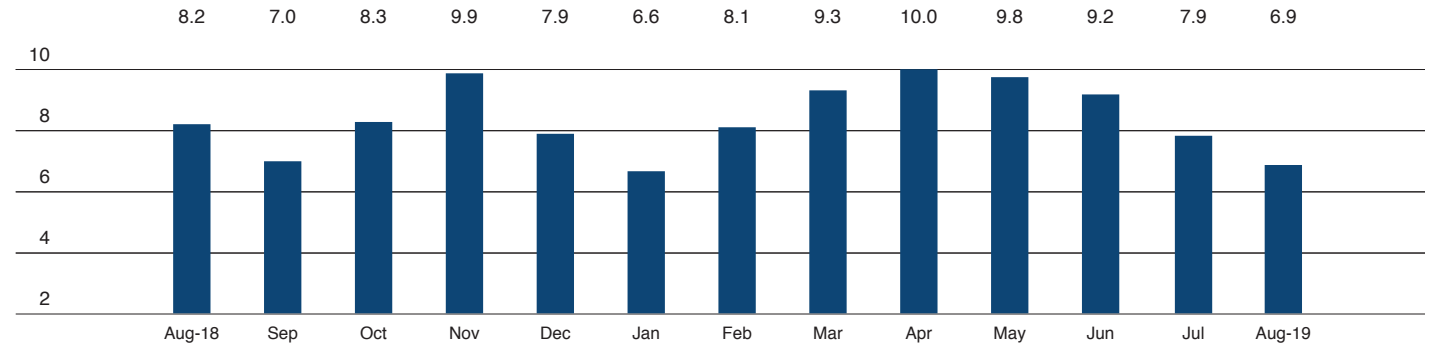
Halstead.com WEB# 19609738



Halstead.com WEB# 17486356



Months' Supply: All Apartments



Condominiums

AUGUST 2019			JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	101	13.5	105	14.3	84	8.8
1-Bedroom	279	5.3	304	6.5	246	9.1
2-Bedroom	351	8.4	388	9.9	295	10.2
3+Bedroom	322	9.7	352	10.5	299	13.4
Loft	115	7.7	129	9.2	190	8.8
All	1,168	7.8	1,278	9.1	1,114	10.2

Cooperatives

AUGUST 2019			JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	63	4.9	63	4.7	58	3.9
1-Bedroom	151	4.4	178	5.1	148	5.4
2-Bedroom	116	5.3	133	5.8	102	5.1
3+Bedroom	52	6.9	64	8.5	48	9.6
Loft	94	8.2	111	10.1	129	7.2
All	476	5.4	549	6.1	485	5.7

Upper Manhattan

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

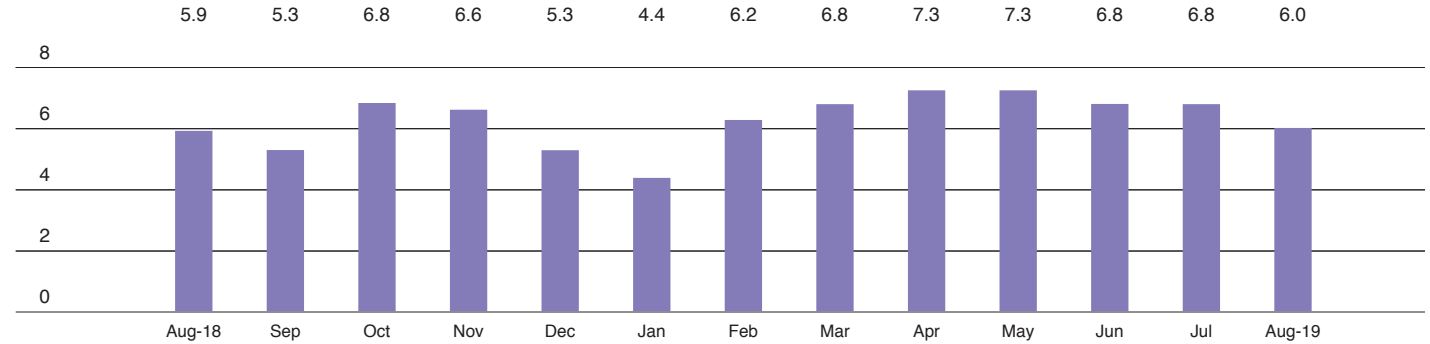


Halstead.com WEB# 19807190



Halstead.com WEB# 19699479

Months' Supply: All Apartments



Condominiums

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	16	6.9	16	8.0	16	9.6
1-Bedroom	71	6.5	72	7.0	79	7.4
2-Bedroom	88	5.4	93	5.7	88	7.4
3+Bedroom	50	10.3	60	10.6	59	14.2
All	225	6.5	241	7.0	242	8.5

Cooperatives

	AUGUST 2019		JULY 2019		AUGUST 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	14	8.4	17	12.8	11	2.8
1-Bedroom	60	5.4	75	6.2	62	3.8
2-Bedroom	82	4.9	98	6.1	75	4.8
3+Bedroom	45	6.8	47	7.1	38	5.0
All	201	5.6	237	6.5	186	4.3



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