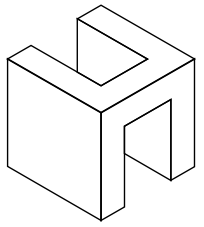


# January 2020 Inventory Report Manhattan Apartments



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# January 2020 Highlights

There were 6,391 apartments for sale at the beginning of January, which represents a 7.1-month supply. One year ago, the supply was **17%** lower, at 6.1 months.

The supply of condos (8.9 months) continues to remain well above the **5.8**-month level of co-ops.

The tightest market continues to be Northern Manhattan, which has only a **4.8** months' supply of available units.



Halstead.com WEB# 19894856



Halstead.com WEB# 19660143

## 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.

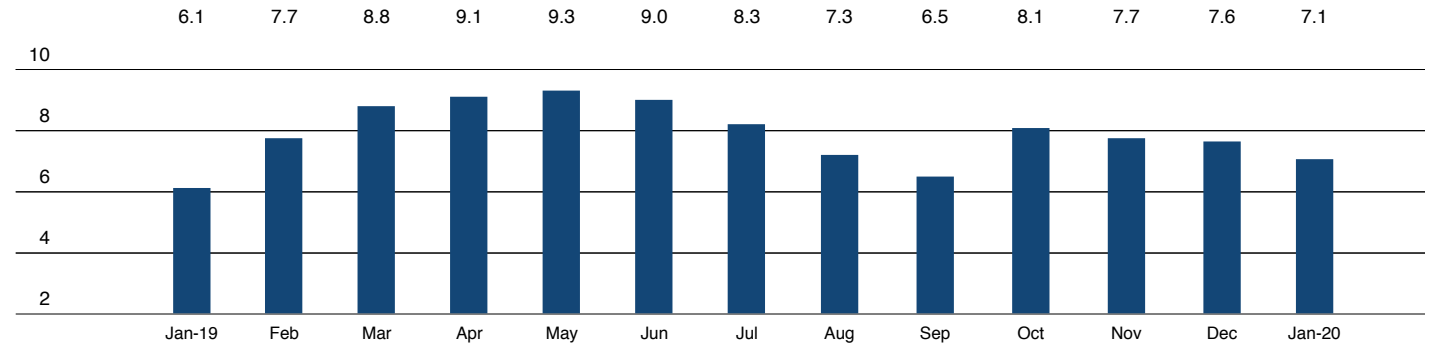
Cover Property: Halstead.com WEB# 19519824

# Manhattan



Halstead.com WEB# 19875184

## Months' Supply: All Apartments



## Condominiums

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	235	6.4	270	7.0	208	4.8
1-Bedroom	822	5.7	983	6.4	865	6.0
2-Bedroom	1,127	8.7	1,260	8.9	957	7.5
3+Bedroom	1,132	16.9	1,272	13.4	985	10.7
Loft	116	10.7	156	12.3	133	10.2
All	3,432	8.9	3,941	8.9	3,148	7.5

## Cooperatives

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	429	5.0	481	5.3	376	4.1
1-Bedroom	981	4.9	1,181	5.7	928	4.3
2-Bedroom	797	5.5	970	6.5	757	4.9
3+Bedroom	620	9.4	751	9.1	557	7.4
Loft	132	8.3	157	10.1	126	7.2
All	2,959	5.8	3,540	6.5	2,744	5.0



# East Side

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

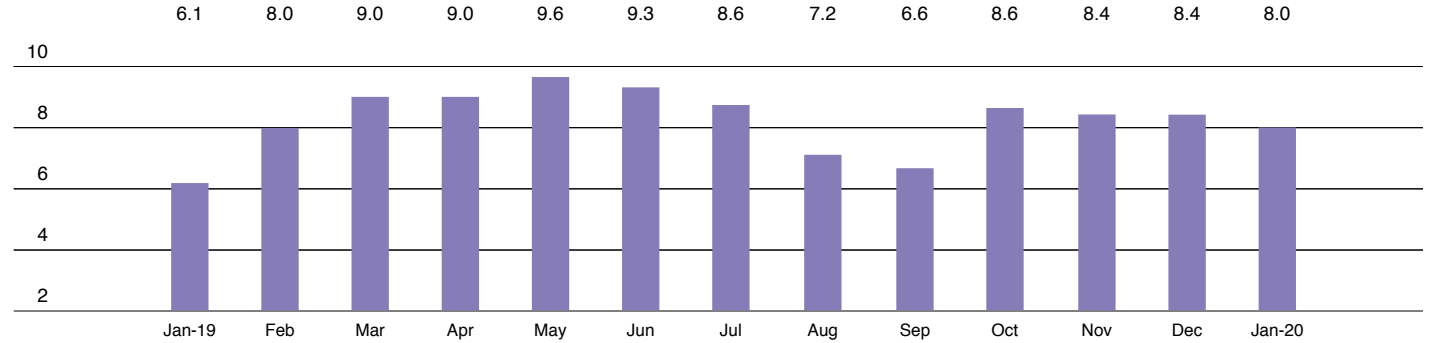


Halstead.com WEB# 19925003



Halstead.com WEB# 19649010

## Months' Supply: All Apartments



## Condominiums

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	37	9.7	37	7.9	21	3.9
1-Bedroom	92	5.0	109	5.6	112	6.8
2-Bedroom	138	8.4	151	7.9	113	6.5
3+Bedroom	225	22.1	250	15.0	170	8.8
All	492	10.1	547	9.1	416	7.1

## Cooperatives

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	118	7.6	131	8.2	93	5.2
1-Bedroom	249	5.3	310	6.7	264	5.2
2-Bedroom	274	6.5	329	7.9	256	5.2
3+Bedroom	301	11.1	368	10.2	264	7.5
All	942	7.2	1,138	8.1	877	5.7



# West Side

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

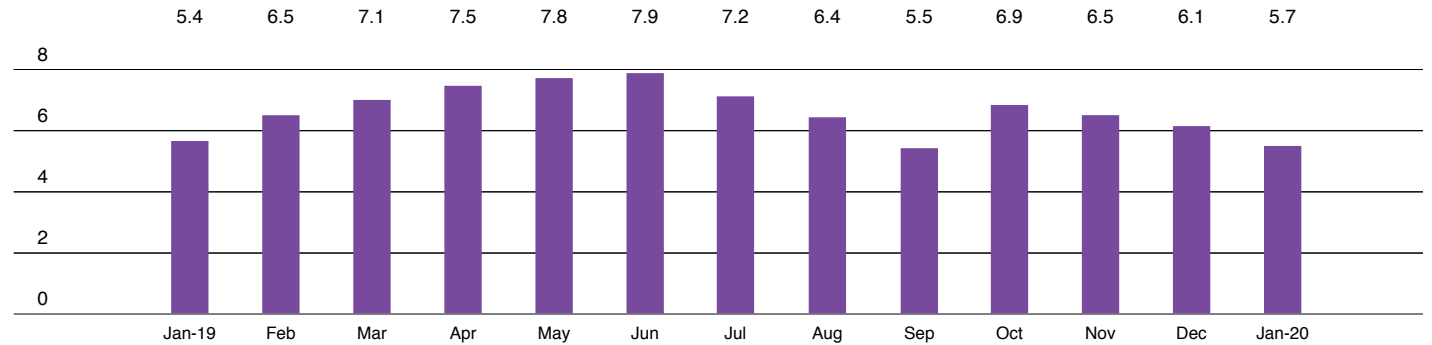


Halstead.com WEB# 19637321



Halstead.com WEB# 19910405

## Months' Supply: All Apartments



## Condominiums

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	17	2.8	19	3.3	24	4.8
1-Bedroom	93	5.9	113	6.6	104	5.6
2-Bedroom	131	8.3	146	8.5	113	7.5
3+Bedroom	192	15.0	221	13.8	192	12.1
All	433	8.6	499	8.9	433	7.9

## Cooperatives

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	52	3.5	58	4.1	52	3.6
1-Bedroom	157	3.9	179	4.2	129	3.2
2-Bedroom	144	3.9	165	4.3	152	4.5
3+Bedroom	122	6.7	156	6.8	108	6.1
All	475	4.4	558	4.8	441	4.1



# Midtown East

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

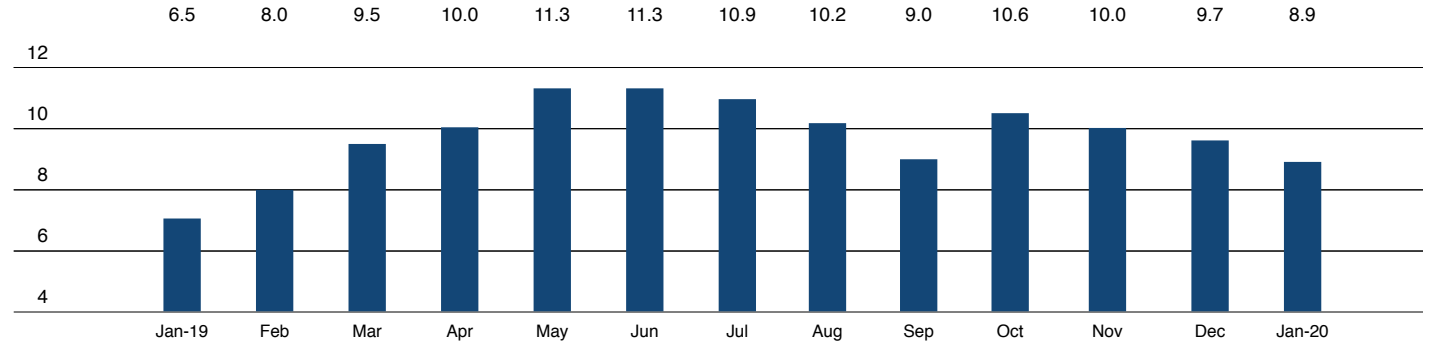


Halstead.com WEB# 20013091



Halstead.com WEB# 19882825

## Months' Supply: All Apartments



## Condominiums

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	32	8.7	37	9.7	24	2.8
1-Bedroom	96	6.5	108	6.9	129	5.3
2-Bedroom	154	14.0	165	14.1	150	9.2
3+Bedroom	99	31.3	116	20.5	90	11.5
All	381	11.7	426	11.6	393	6.9

## Cooperatives

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	99	5.3	113	5.4	88	4.2
1-Bedroom	214	7.7	256	9.4	201	6.0
2-Bedroom	141	7.8	171	9.1	119	6.4
3+Bedroom	79	14.8	93	16.4	78	13.8
All	533	7.6	633	8.7	486	6.2



# Midtown West

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

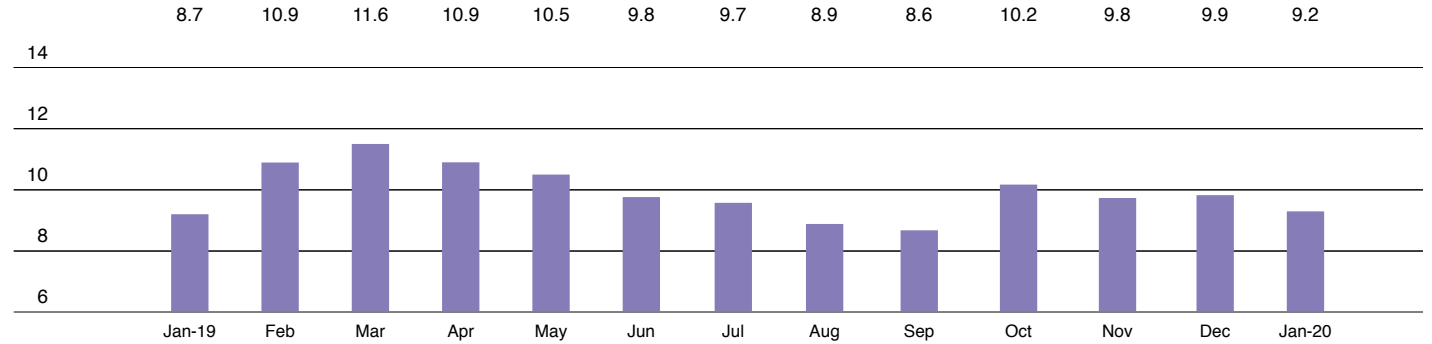


Halstead.com WEB# 19660143



Halstead.com WEB# 19820641

## Months' Supply: All Apartments



## Condominiums

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	34	4.3	37	4.8	43	8.1
1-Bedroom	153	9.1	176	10.6	136	7.2
2-Bedroom	142	10.7	158	10.8	134	11.3
3+Bedroom	116	12.4	123	15.1	107	22.1
All	445	9.4	494	10.5	420	10.2

## Cooperatives

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	22	4.7	25	4.7	28	4.7
1-Bedroom	54	8.3	65	8.5	48	5.0
2-Bedroom	30	13.8	34	12.0	30	7.5
3+Bedroom	15	22.5	15	18.0	9	18.0
All	121	8.6	139	8.3	115	5.7



# Downtown

34th - 14th Street

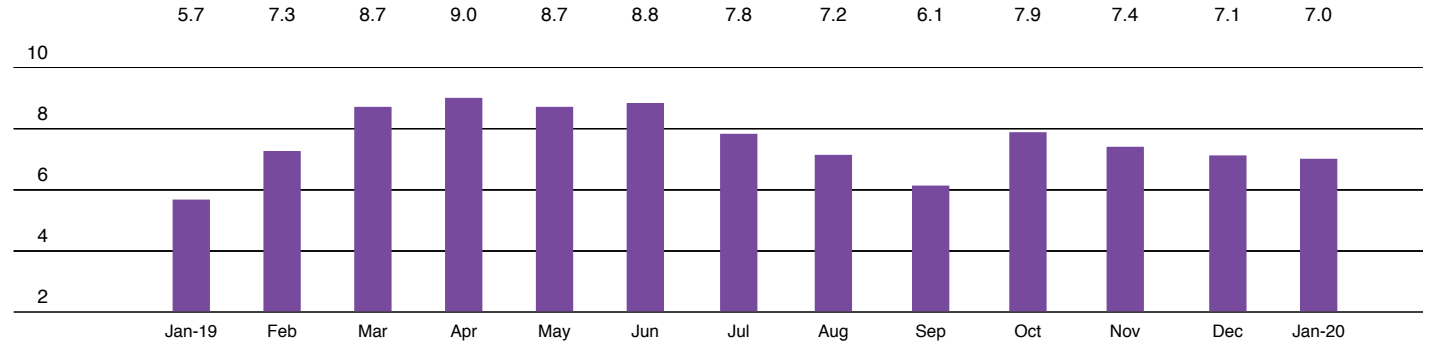


Halstead.com WEB# 20018520



Halstead.com WEB# 19933623

## Months' Supply: All Apartments



## Condominiums

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	21	6.6	26	7.8	21	6.0
1-Bedroom	114	6.1	132	6.1	102	5.0
2-Bedroom	167	8.9	182	8.5	133	6.5
3+Bedroom	168	19.8	186	13.4	132	14.7
Loft	19	11.4	32	19.2	27	9.5
All	489	9.6	558	9.0	415	7.4

## Cooperatives

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	61	3.8	72	4.0	66	4.1
1-Bedroom	112	4.3	141	4.9	94	3.5
2-Bedroom	61	5.8	77	6.6	56	4.8
3+Bedroom	18	6.8	21	6.3	22	8.8
Loft	32	6.6	37	11.1	28	4.9
All	284	4.7	348	5.3	266	4.2





# Downtown

South of 14th Street

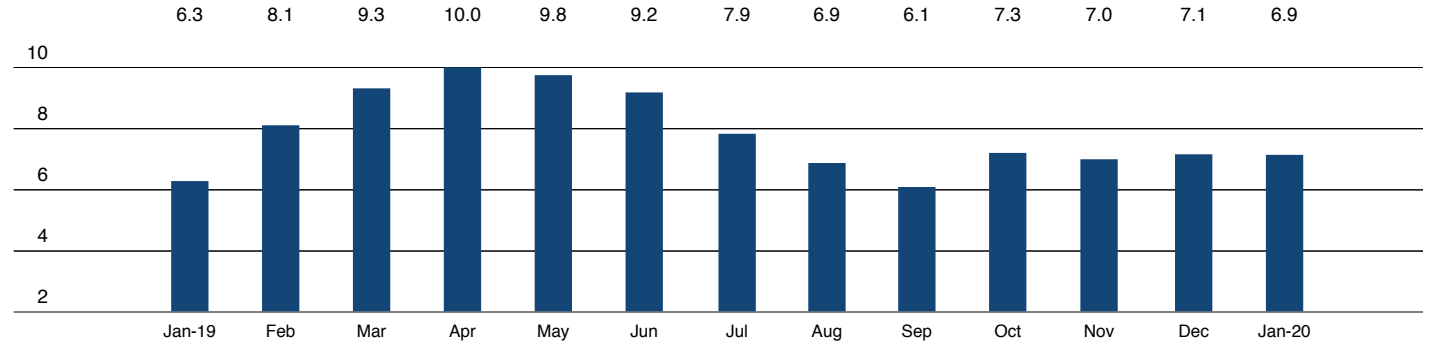


Halstead.com WEB# 19911517



Halstead.com WEB# 20012945

## Months' Supply: All Apartments



## Condominiums

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	83	7.8	100	9.1	69	5.7
1-Bedroom	214	4.7	269	5.1	235	7.5
2-Bedroom	322	8.1	362	8.5	247	7.6
3+Bedroom	281	15.3	312	10.7	254	8.3
Loft	92	11.0	118	11.4	99	10.6
All	992	8.1	1,161	7.9	904	7.8

## Cooperatives

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	63	4.7	71	5.2	42	2.9
1-Bedroom	136	3.7	156	4.3	137	3.3
2-Bedroom	90	4.6	118	5.7	89	4.4
3+Bedroom	47	10.4	57	9.2	51	7.1
Loft	93	9.6	110	10.3	92	8.5
All	429	5.1	512	5.8	411	4.4



# Upper Manhattan

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

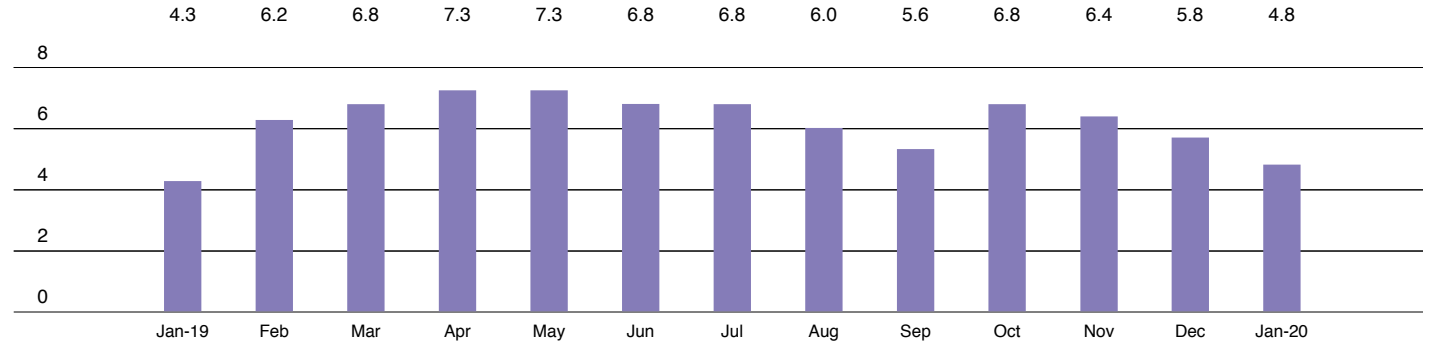


Halstead.com WEB# 19870769



Halstead.com WEB# 19188031

## Months' Supply: All Apartments



## Condominiums

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	11	6.0	14	7.0	7	2.2
1-Bedroom	61	4.8	77	6.9	49	3.5
2-Bedroom	76	5.0	100	6.5	68	5.0
3+Bedroom	52	10.8	65	11.1	43	8.3
All	200	5.7	256	7.4	167	4.7

## Cooperatives

	JANUARY 2020		DECEMBER 2019		JANUARY 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	15	4.7	13	4.1	7	4.2
1-Bedroom	61	3.6	78	4.4	58	4.5
2-Bedroom	59	3.6	78	4.7	57	3.4
3+Bedroom	40	5.1	43	5.4	26	4.0
All	175	4.0	212	4.6	148	3.9



# HALSTEAD

REAL ESTATE

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718.613.2000

### PARK SLOPE

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Brooklyn, NY 11215  
718.878.1960

### COBBLE HILL

162 Court Street  
Brooklyn, NY 11201  
718.613.2020

### BEDFORD STUYVESANT

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718.878.1750

### SOUTH SLOPE

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718.878.1888

### FORT GREENE

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Brooklyn, NY 1127  
718.613.2800

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203.966.7800

### NEW CANAAN - SOUTH AVENUE

6 South Avenue  
New Canaan, CT 06840  
203.966.7772

### ROWAYTON

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Rowayton, CT 06853  
203.655.1418

### GREENWICH

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212.381.3208

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New York, NY 10022  
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### GLOBAL SERVICES

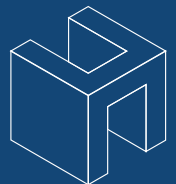
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212.508.7272

Prepared by Lisa Rae Castrigno,  
SVP of Research.

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