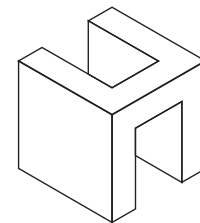


July 2019 Inventory Report Manhattan Apartments



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July 2019 Highlights

The months' supply for Manhattan apartments dipped from June to **8.3** months in July.

At 9.2 months, the months' supply for condos remained above the co-op level of **7.4** months.

Upper Manhattan had a **6.8** months' supply of units for sale, Manhattan's lowest.



Halstead.com WEB# 19601774



Halstead.com WEB# 19740175

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.

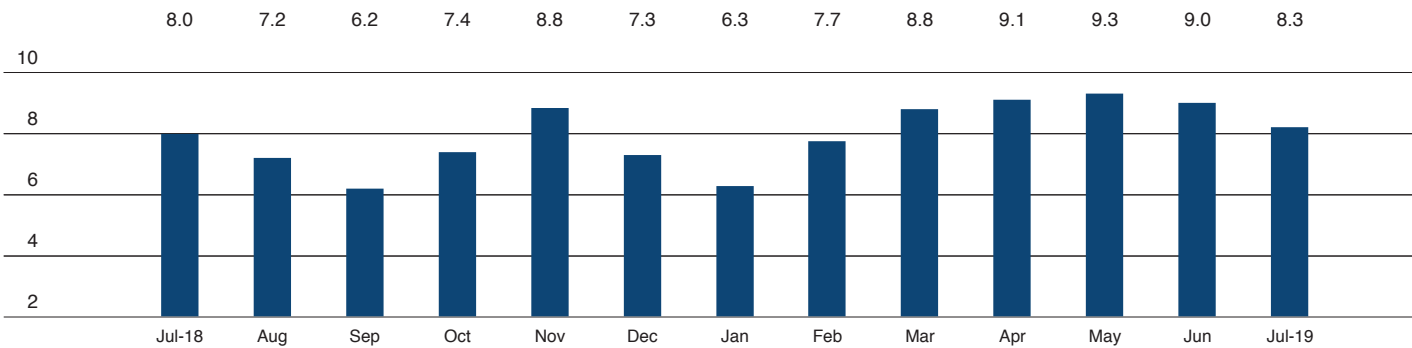
Cover Property: Halstead.com WEB# 19619176

Manhattan



Halstead.com WEB# 19748009

Months' Supply: All Apartments



Condominiums

JULY 2019			JUNE 2019		JULY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	300	9.9	302	10.0	250	8.2
1-Bedroom	1,110	7.0	1,095	7.3	1,014	7.7
2-Bedroom	1,319	9.3	1,321	10.0	1,153	9.6
3+Bedroom	1,300	12.2	1,329	16.0	1,144	14.5
Loft	171	9.8	168	10.5	311	11.4
All	4,200	9.2	4,215	10.2	3,872	10.0

Cooperatives

JULY 2019			JUNE 2019		JULY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	483	6.2	476	6.2	408	4.8
1-Bedroom	1,255	6.6	1,325	6.9	1,019	5.5
2-Bedroom	1,098	7.9	1,114	8.3	864	6.3
3+Bedroom	754	9.3	813	12.0	690	10.6
Loft	160	9.6	169	11.7	258	8.1
All	3,750	7.4	3,897	8.0	3,239	6.4



East Side

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

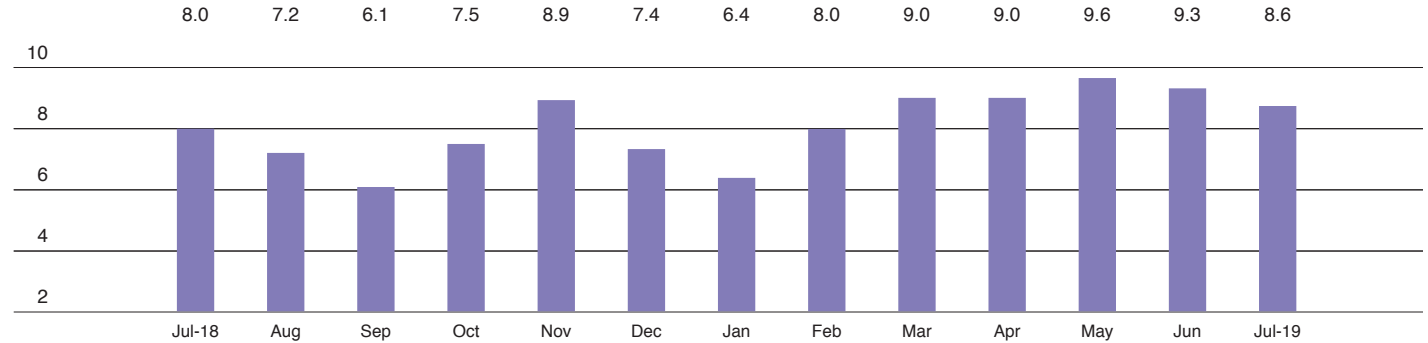


Halstead.com WEB# 19468065



Halstead.com WEB# 19613049

Months' Supply: All Apartments



Condominiums

JULY 2019			JUNE 2019		JULY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	36	9.4	30	9.5	22	4.4
1-Bedroom	124	6.4	117	6.1	110	6.2
2-Bedroom	151	7.9	154	9.1	134	7.7
3+Bedroom	225	11.8	228	15.0	207	14.4
All	536	8.8	529	9.7	473	8.7

Cooperatives

JULY 2019			JUNE 2019		JULY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	108	6.5	102	6.0	102	5.2
1-Bedroom	348	7.1	386	7.5	284	5.7
2-Bedroom	348	9.4	365	9.3	303	8.0
3+Bedroom	371	10.4	394	14.0	339	12.7
All	1,175	8.5	1,247	9.2	1,028	7.7



West Side

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



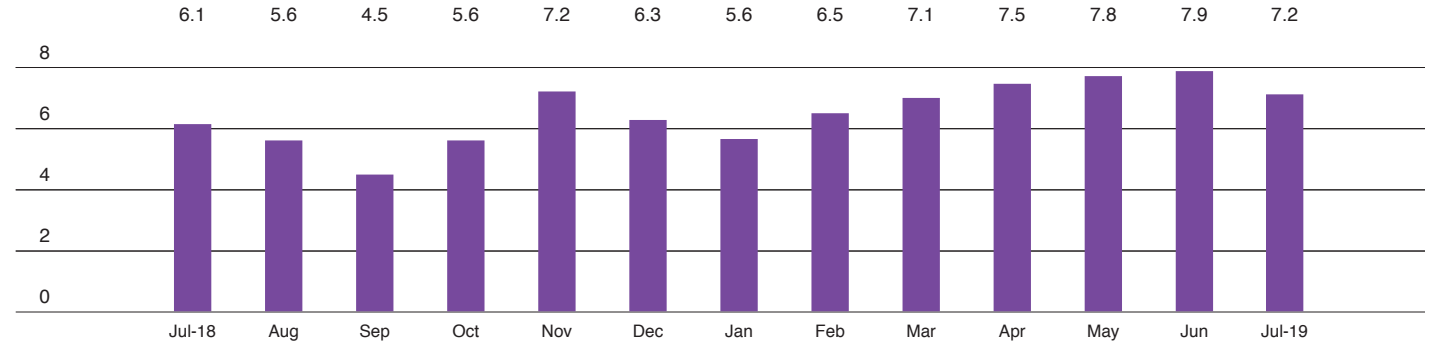
Halstead.com WEB# 19744476



Halstead.com WEB# 19741612



Months' Supply: All Apartments



Condominiums

JULY 2019			JUNE 2019		JULY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	27	10.1	36	14.4	27	7.0
1-Bedroom	149	9.5	136	8.9	123	5.7
2-Bedroom	163	9.6	166	10.6	156	8.6
3+Bedroom	232	10.7	242	13.7	195	9.9
All	571	10.0	580	11.3	501	7.9

Cooperatives

JULY 2019			JUNE 2019		JULY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	58	4.6	54	4.0	59	4.8
1-Bedroom	183	5.3	182	5.4	163	4.3
2-Bedroom	182	5.5	195	6.1	150	4.2
3+Bedroom	147	6.6	160	8.9	145	7.6
All	570	5.6	591	6.1	517	4.9

Midtown East

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

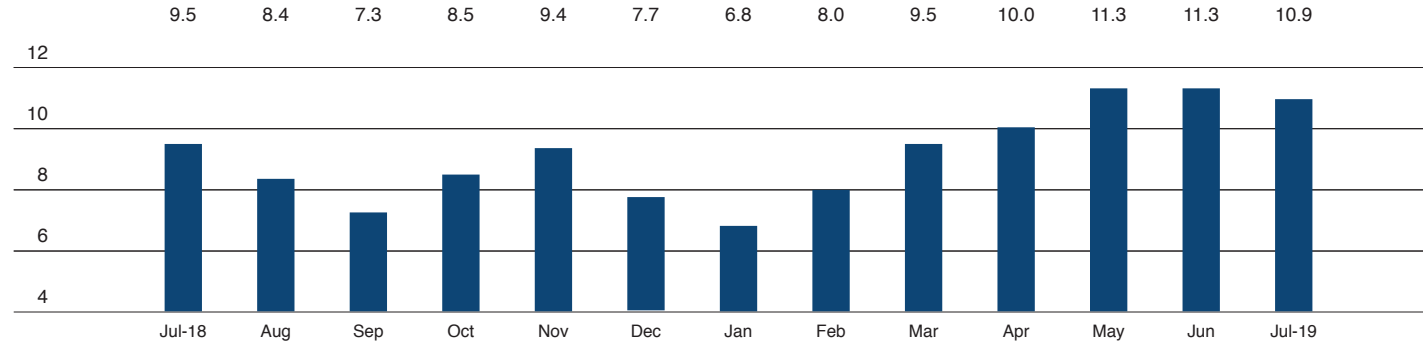


Halstead.com WEB# 19727670



Halstead.com WEB# 19734022

Months' Supply: All Apartments



Condominiums

JULY 2019			JUNE 2019		JULY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	39	7.8	39	6.9	37	9.3
1-Bedroom	140	9.0	145	9.1	167	9.5
2-Bedroom	152	12.3	169	12.8	175	14.4
3+Bedroom	107	14.3	112	17.7	119	13.0
All	438	10.9	465	11.3	498	11.6

Cooperatives

JULY 2019			JUNE 2019		JULY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	120	7.9	123	8.3	92	5.4
1-Bedroom	255	10.1	259	10.2	215	7.8
2-Bedroom	213	13.3	204	12.4	149	9.1
3+Bedroom	83	17.8	97	25.3	84	15.8
All	671	11.0	683	11.3	540	8.2



Midtown West

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

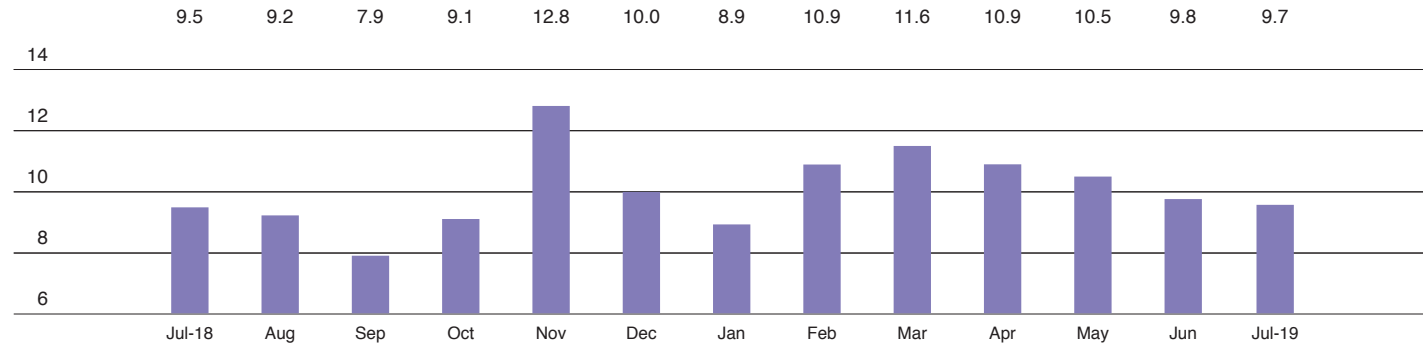


Halstead.com WEB# 19495421



Halstead.com WEB# 19754420

Months' Supply: All Apartments



Condominiums

JULY 2019			JUNE 2019		JULY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	54	10.1	58	12.0	36	6.0
1-Bedroom	182	7.7	176	7.0	157	9.7
2-Bedroom	164	9.8	157	10.0	135	9.5
3+Bedroom	137	19.6	133	19.5	109	28.4
All	537	10.2	524	10.0	437	10.9

Cooperatives

JULY 2019			JUNE 2019		JULY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	32	8.3	34	9.7	28	4.5
1-Bedroom	71	7.7	71	8.2	48	6.0
2-Bedroom	36	9.0	40	10.4	34	9.3
3+Bedroom	14	9.3	16	12.0	12	18.0
All	153	8.3	161	9.3	122	6.6



Downtown

34th - 14th Street



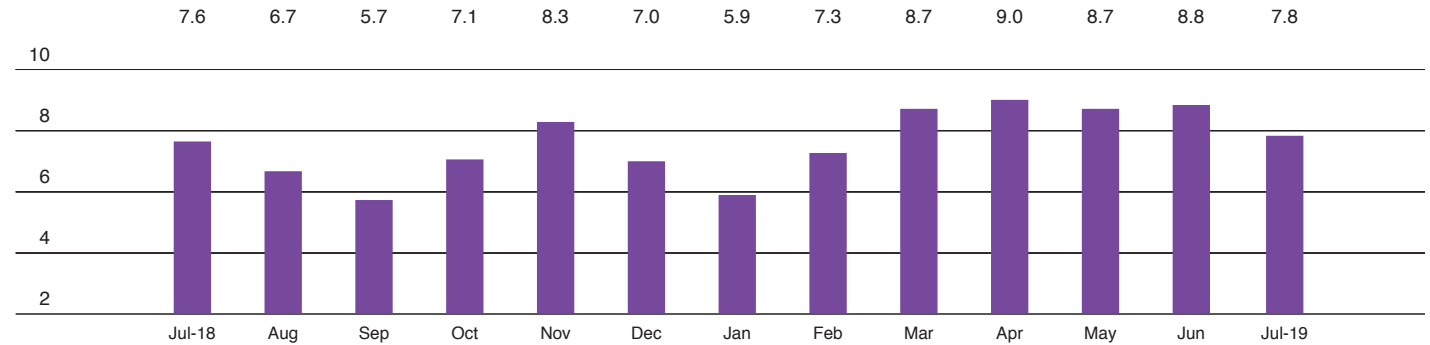
Halstead.com WEB# 19497958



Halstead.com WEB# 19371253



Months' Supply: All Apartments



Condominiums

JULY 2019			JUNE 2019		JULY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	27	6.2	25	5.6	24	7.6
1-Bedroom	142	5.1	144	5.7	129	5.6
2-Bedroom	209	9.4	202	11.2	169	8.8
3+Bedroom	188	14.1	202	22.0	146	16.2
Loft	33	16.5	32	14.8	78	12.3
All	599	8.6	605	10.2	546	9.0

Cooperatives

JULY 2019			JUNE 2019		JULY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	87	5.9	80	5.8	68	5.0
1-Bedroom	150	5.8	154	6.0	115	4.9
2-Bedroom	89	9.2	83	10.0	55	7.0
3+Bedroom	32	10.7	33	14.1	24	20.6
Loft	37	8.2	44	9.4	64	8.2
All	395	6.8	394	7.2	326	6.0

Downtown

South of 14th Street



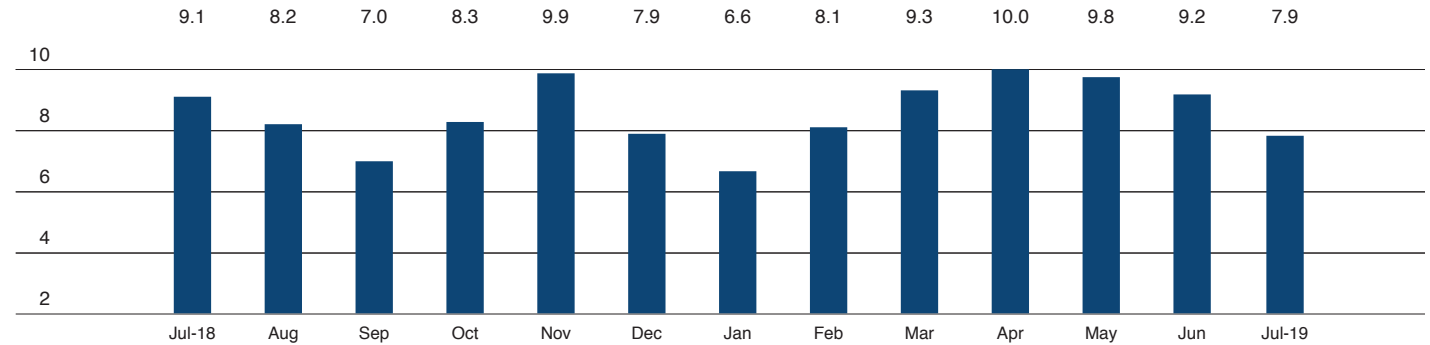
Halstead.com WEB# 19500299



Halstead.com WEB# 19585891



Months' Supply: All Apartments



Condominiums

JULY 2019			JUNE 2019		JULY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	105	14.3	104	13.0	90	11.3
1-Bedroom	304	6.5	316	8.1	253	9.7
2-Bedroom	388	9.9	382	10.5	310	10.6
3+Bedroom	352	10.5	357	14.7	317	16.4
Loft	129	9.2	128	10.4	210	11.0
All	1,278	9.1	1,287	10.7	1,180	11.6

Cooperatives

JULY 2019			JUNE 2019		JULY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	63	4.7	67	5.2	63	4.4
1-Bedroom	178	5.1	196	5.6	152	5.7
2-Bedroom	133	5.8	131	6.6	105	5.5
3+Bedroom	64	8.5	72	10.5	50	10.0
Loft	111	10.1	115	12.5	140	7.6
All	549	6.1	581	6.9	510	6.1

Upper Manhattan

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

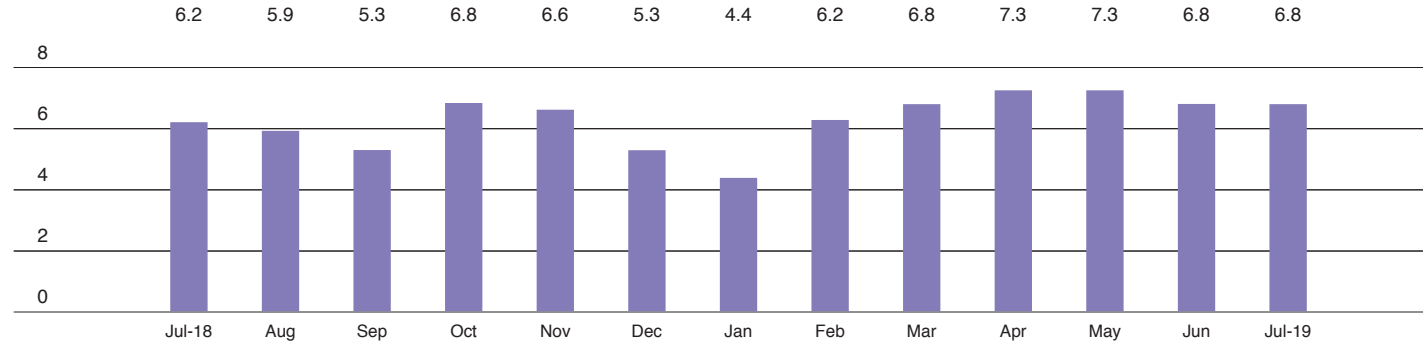


Halstead.com WEB# 19744697



Halstead.com WEB# 19744694

Months' Supply: All Apartments



Condominiums

JULY 2019			JUNE 2019		JULY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	16	8.0	13	7.8	14	14.0
1-Bedroom	72	7.0	63	5.5	77	8.6
2-Bedroom	93	5.7	93	5.8	84	7.6
3+Bedroom	60	10.6	56	12.9	62	15.5
All	241	7.0	225	6.7	237	9.5

Cooperatives

JULY 2019			JUNE 2019		JULY 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	17	12.8	18	15.4	9	2.3
1-Bedroom	75	6.2	81	6.7	66	4.0
2-Bedroom	98	6.1	97	6.6	77	4.6
3+Bedroom	47	7.1	44	6.3	44	5.9
All	237	6.5	240	6.9	196	4.4



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SVP of Research.

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