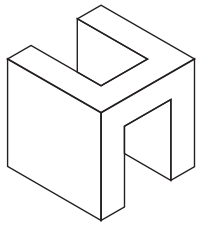


March 2020 Inventory Report Manhattan Apartments



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March 2020 Highlights

At 7.7-months, the months' supply of apartments for sale was unchanged from February, while dropping **13%** from a year ago.

Condos posted a **16%** decline from a year ago to 9.1 months' supply, while coops dropped 10% to 6.5 months.

With a **4.8**-month supply of units for sale, Upper Manhattan was the tightest market in March.



Halstead.com WEB# 20093748



Halstead.com WEB# 20081984

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.

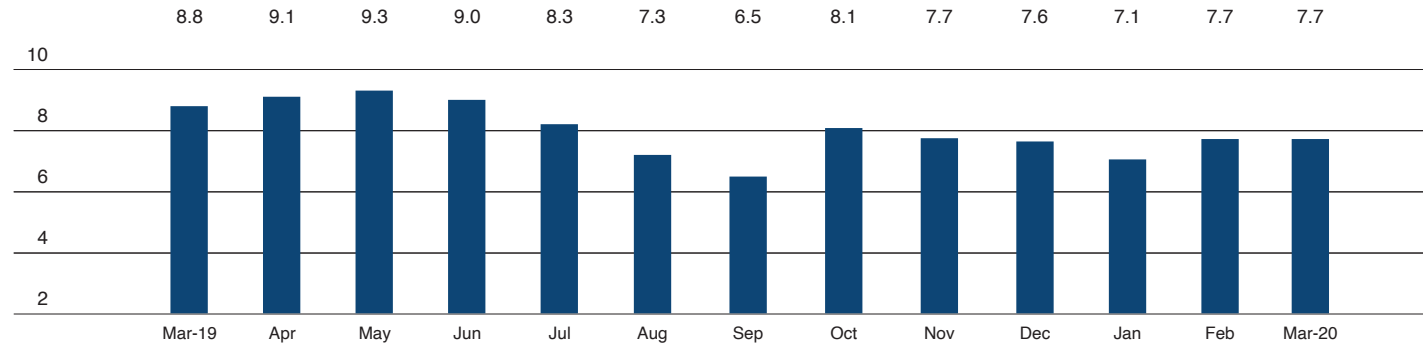
Cover Property: Halstead.com WEB# 20093791

Manhattan



Halstead.com WEB# 19870777

Months' Supply: All Apartments



Condominiums

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	209	6.1	241	6.8	295	8.3
1-Bedroom	854	6.3	863	6.1	1,056	8.9
2-Bedroom	1,117	8.6	1,159	8.6	1,103	10.9
3+Bedroom	1,188	16.2	1,199	16.7	1,131	14.7
Loft	131	11.2	122	10.6	157	12.6
All	3,499	9.1	3,584	9.1	3,742	10.9

Cooperatives

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	478	6.1	476	5.7	471	6.0
1-Bedroom	1,035	5.4	1,057	5.5	1,194	6.3
2-Bedroom	856	6.4	868	6.3	959	7.1
3+Bedroom	706	10.1	694	10.4	734	11.0
Loft	123	8.2	128	8.7	149	10.9
All	3,198	6.5	3,223	6.5	3,507	7.2



East Side

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

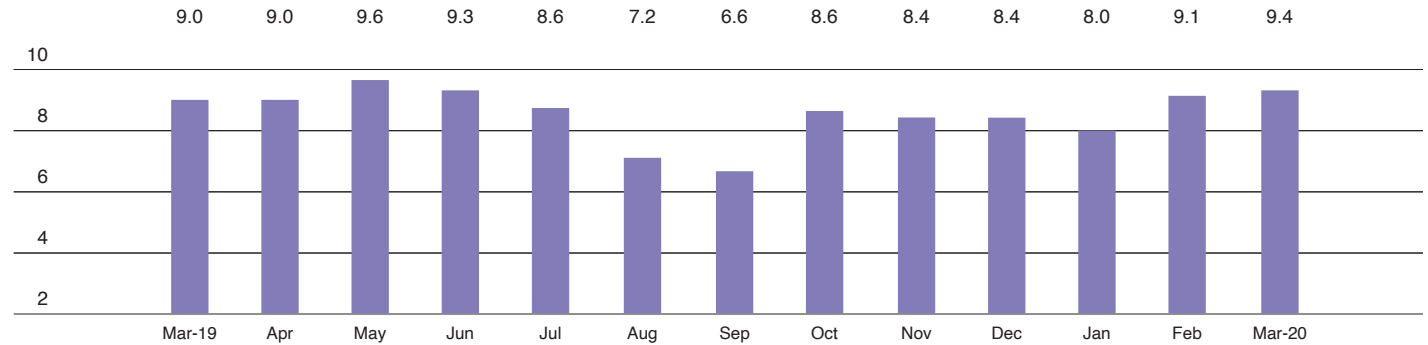


Halstead.com WEB# 20065440



Halstead.com WEB# 20093252

Months' Supply: All Apartments



Condominiums

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	28	8.4	35	10.5	32	9.6
1-Bedroom	98	6.0	100	5.8	138	9.6
2-Bedroom	136	9.8	143	9.5	145	10.4
3+Bedroom	251	25.1	243	22.8	190	11.9
All	513	11.8	521	11.3	505	10.6

Cooperatives

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	109	7.4	117	7.9	120	7.7
1-Bedroom	294	6.5	276	6.3	346	7.5
2-Bedroom	308	7.9	303	7.7	311	7.5
3+Bedroom	354	13.5	350	12.6	346	11.2
All	1,065	8.5	1,046	8.3	1,123	8.4



West Side

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

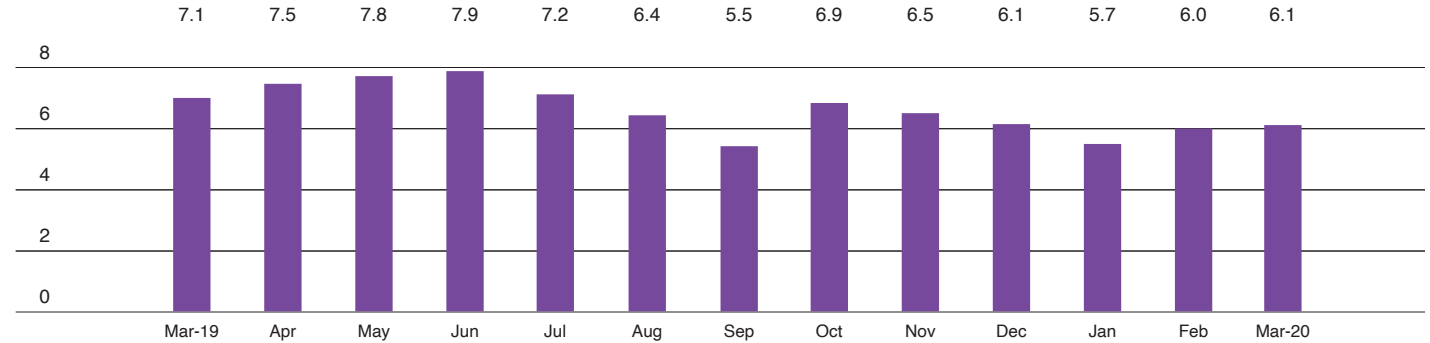


Halstead.com WEB# 19960144



Halstead.com WEB# 20095477

Months' Supply: All Apartments



Condominiums

MARCH 2020			FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	16	3.8	15	3.0	29	6.0
1-Bedroom	101	6.2	96	6.1	116	7.3
2-Bedroom	134	7.4	135	7.4	141	11.4
3+Bedroom	185	12.6	194	13.9	207	15.7
All	436	8.2	440	8.3	493	10.7

Cooperatives

MARCH 2020			FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	63	5.2	61	4.6	58	4.1
1-Bedroom	152	4.2	160	4.2	144	4.0
2-Bedroom	143	4.5	150	4.4	170	6.0
3+Bedroom	133	7.2	130	7.1	136	8.4
All	491	5.0	501	4.8	508	5.4



Midtown East

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

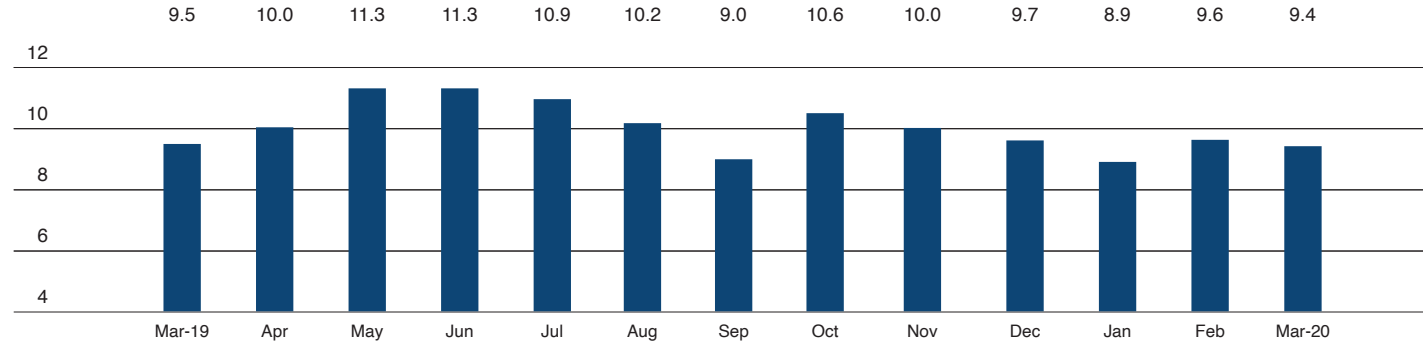


Halstead.com WEB# 19889944



Halstead.com WEB# 20083960

Months' Supply: All Apartments



Condominiums

MARCH 2020			FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	26	5.2	25	5.2	40	5.6
1-Bedroom	87	7.2	102	7.5	139	7.4
2-Bedroom	159	16.2	167	16.2	139	9.6
3+Bedroom	100	26.1	106	30.3	107	20.7
All	372	12.1	400	12.4	425	9.3

Cooperatives

MARCH 2020			FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	119	6.7	118	6.2	105	6.2
1-Bedroom	217	7.9	226	8.1	237	9.2
2-Bedroom	156	9.1	152	8.5	169	10.6
3+Bedroom	89	11.1	87	15.8	91	23.7
All	581	8.3	583	8.3	602	9.6



Midtown West

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

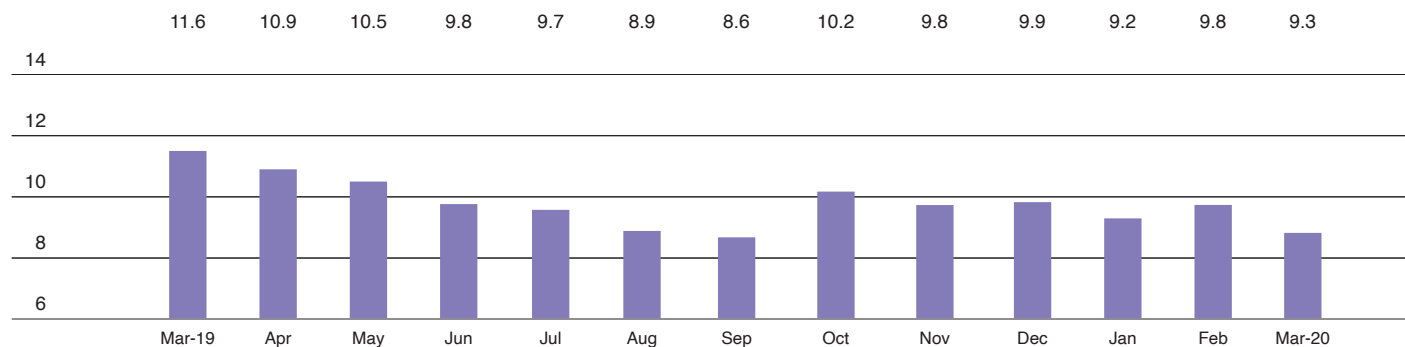


Halstead.com WEB# 19030790



Halstead.com WEB# 20065246

Months' Supply: All Apartments



Condominiums

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	30	3.8	35	4.8	70	13.1
1-Bedroom	162	8.7	161	8.5	182	10.1
2-Bedroom	148	11.8	159	12.1	137	12.6
3+Bedroom	122	10.9	123	12.1	106	19.3
All	462	9.2	478	9.7	495	12.5

Cooperatives

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	20	5.2	23	6.0	35	7.8
1-Bedroom	59	9.6	56	9.1	76	8.4
2-Bedroom	36	16.6	36	19.6	38	12.7
3+Bedroom	16	13.7	16	24.0	16	19.2
All	131	9.8	131	10.5	165	9.5



Downtown

34th - 14th Street



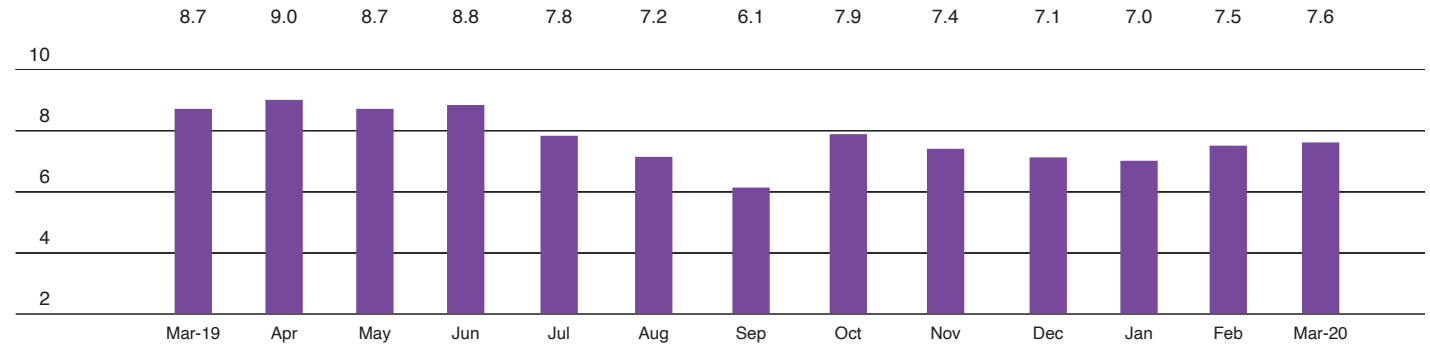
Halstead.com WEB# 20046337



Halstead.com WEB# 20066759



Months' Supply: All Apartments



Condominiums

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	20	6.0	25	6.8	24	6.3
1-Bedroom	112	6.7	113	6.2	136	8.0
2-Bedroom	164	8.9	165	8.5	160	11.4
3+Bedroom	183	22.0	183	21.1	162	21.1
Loft	19	9.5	21	10.5	35	12.4
All	498	10.2	507	9.7	517	11.4

Cooperatives

	MARCH 2020		FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	80	5.4	68	4.3	74	5.5
1-Bedroom	115	4.8	121	5.3	143	6.0
2-Bedroom	55	5.2	60	5.7	73	7.4
3+Bedroom	24	6.9	23	7.7	27	9.5
Loft	35	9.1	37	8.9	37	7.9
All	309	5.4	309	5.5	354	6.5

Downtown

South of 14th Street



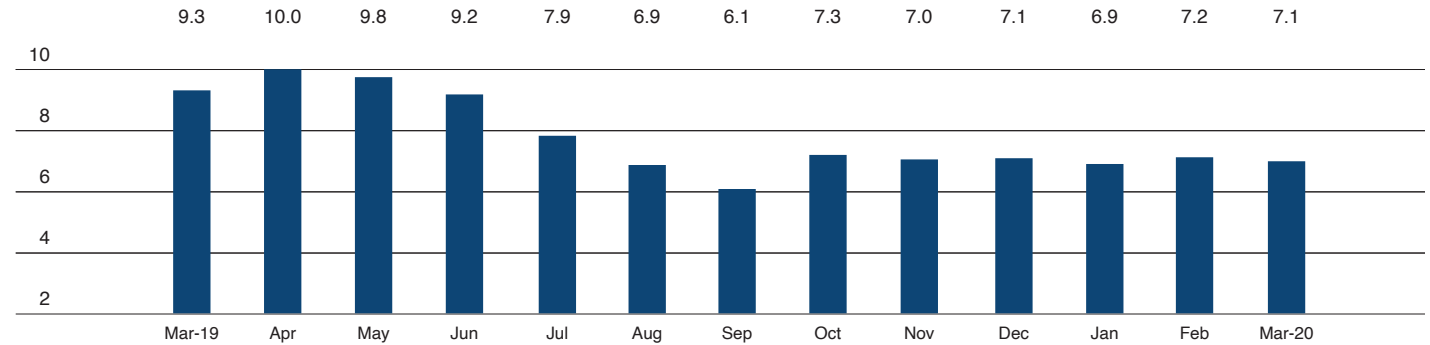
Halstead.com WEB# 20084482



Halstead.com WEB# 20070628



Months' Supply: All Apartments



Condominiums

MARCH 2020			FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	80	9.6	94	10.1	87	9.3
1-Bedroom	236	6.0	235	5.4	292	11.9
2-Bedroom	303	7.8	315	7.7	293	12.7
3+Bedroom	290	14.6	292	14.8	309	12.6
Loft	104	11.1	95	10.6	116	13.4
All	1,013	8.7	1,031	8.4	1,097	12.2

Cooperatives

MARCH 2020			FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	74	5.9	76	5.4	69	5.3
1-Bedroom	137	3.6	151	4.1	168	4.5
2-Bedroom	95	4.9	104	5.5	125	6.4
3+Bedroom	42	6.8	44	8.5	57	9.2
Loft	82	8.6	83	8.9	97	11.4
All	430	5.0	458	5.5	516	6.1

Upper Manhattan

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

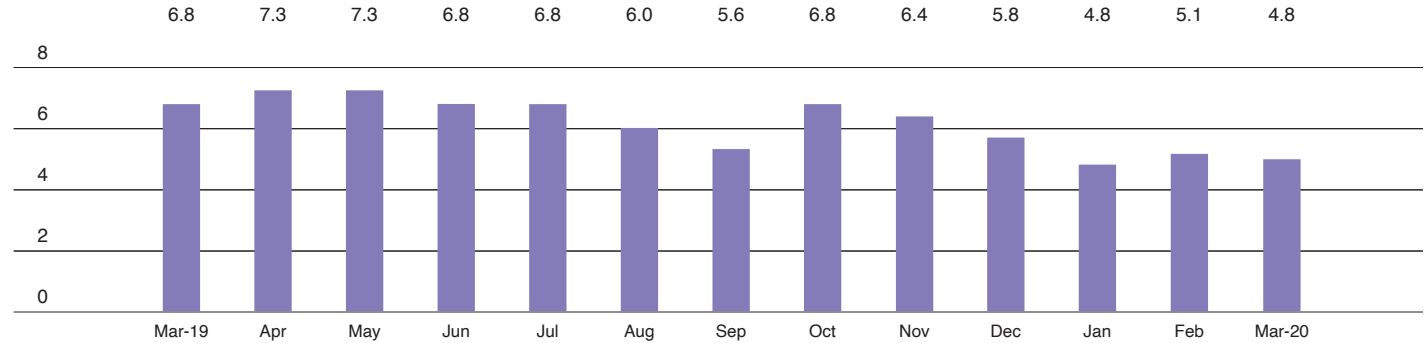


Halstead.com WEB# 20074080



Halstead.com WEB# 20079883

Months' Supply: All Apartments



Condominiums

MARCH 2020			FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	9	4.2	12	6.0	13	7.8
1-Bedroom	58	3.5	57	3.9	55	5.3
2-Bedroom	80	4.5	79	4.6	89	7.1
3+Bedroom	58	10.5	59	11.4	53	10.6
All	205	4.9	207	5.4	210	7.1

Cooperatives

MARCH 2020			FEBRUARY 2020		MARCH 2019	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	14	4.9	14	4.7	10	6.7
1-Bedroom	64	4.3	69	4.3	89	6.8
2-Bedroom	64	4.4	66	4.7	75	4.6
3+Bedroom	49	6.8	46	6.7	65	10.8
All	191	4.8	195	4.9	239	6.5



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SVP of Research.

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