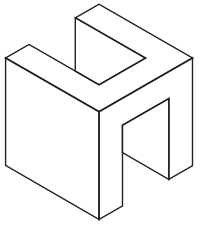


October 2019 Inventory Report Manhattan Apartments



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October 2019 Highlights

Manhattan had an **8.1**-month supply of apartments for sale in October, **8%** higher than a year ago.

The months' supply for condos dropped **3%** from October 2018, while co-ops rose 19%.

Upper Manhattan had the lowest months' supply of any market in October, with a **6.8**-month supply of apartments for sale.



Halstead.com WEB# 19911855



Halstead.com WEB# 19512672

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.

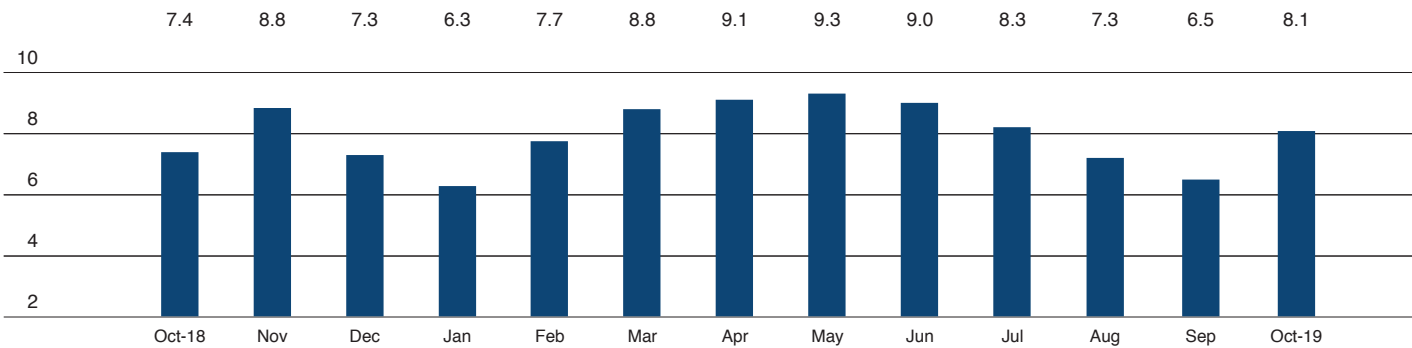
Cover Property: Halstead.com WEB# 19920224

Manhattan



Halstead.com WEB# 19519824

Months' Supply: All Apartments



Condominiums

OCTOBER 2019			SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	282	8.5	258	7.5	240	6.1
1-Bedroom	1,061	6.4	962	5.4	1,066	7.3
2-Bedroom	1,285	8.5	1,151	7.1	1,169	9.1
3+Bedroom	1,246	12.6	1,131	10.7	1,127	12.5
Loft	176	10.2	139	7.9	302	9.3
All	4,050	8.7	3,641	7.3	3,904	8.9

Cooperatives

OCTOBER 2019			SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	534	6.5	429	4.9	438	4.6
1-Bedroom	1,278	6.7	1,062	5.4	1,161	5.7
2-Bedroom	1,069	7.7	860	5.9	955	6.4
3+Bedroom	765	9.6	598	7.0	655	9.0
Loft	162	9.7	131	7.7	282	7.9
All	3,808	7.5	3,080	5.8	3,491	6.3



East Side

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

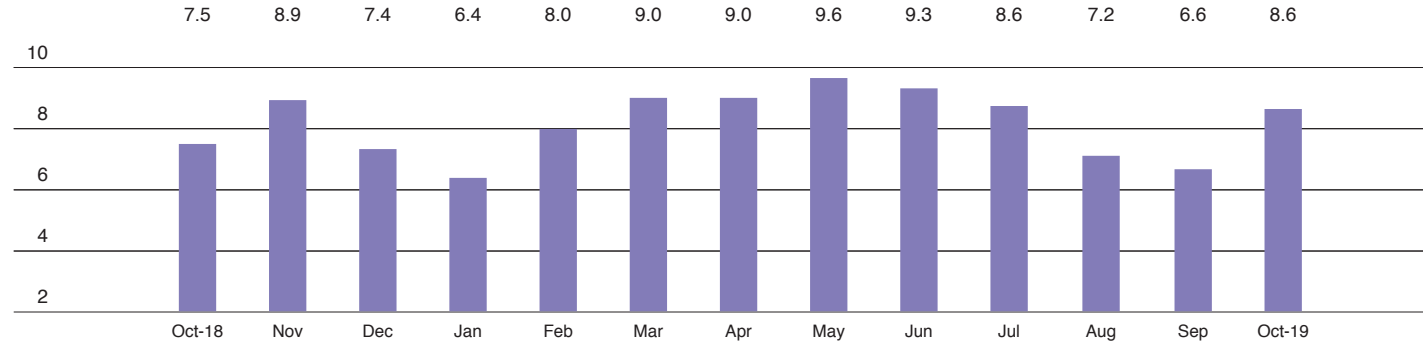


Halstead.com WEB# 19502311



Halstead.com WEB# 19891042

Months' Supply: All Apartments



Condominiums

OCTOBER 2019			SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	39	8.1	35	7.2	23	3.6
1-Bedroom	136	6.9	117	5.5	126	6.9
2-Bedroom	150	7.5	133	5.8	139	7.7
3+Bedroom	218	12.3	187	9.5	194	11.0
All	543	8.7	472	6.9	482	8.0

Cooperatives

OCTOBER 2019			SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	118	8.0	93	5.6	121	5.7
1-Bedroom	329	7.2	275	5.6	311	6.0
2-Bedroom	348	9.2	267	6.6	317	7.7
3+Bedroom	352	10.0	286	7.6	312	9.6
All	1,147	8.6	921	6.4	1,061	7.2



West Side

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

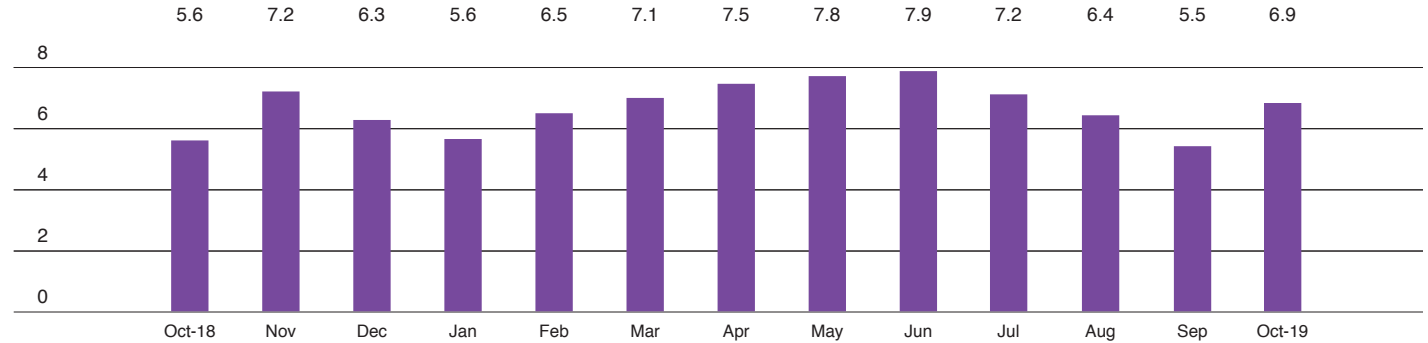


Halstead.com WEB# 19890102



Halstead.com WEB# 19870769

Months' Supply: All Apartments



Condominiums

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	26	6.5	24	5.5	23	5.5
1-Bedroom	128	7.7	111	6.4	116	5.8
2-Bedroom	165	9.0	138	7.1	121	6.8
3+Bedroom	218	10.9	205	9.4	192	8.9
All	537	9.1	478	7.6	452	7.1

Cooperatives

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	65	4.9	50	3.2	55	4.4
1-Bedroom	203	5.3	186	4.8	175	4.5
2-Bedroom	183	5.4	147	4.1	173	4.3
3+Bedroom	160	7.2	108	4.5	136	6.5
All	611	5.7	491	4.3	539	4.8



Midtown East

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

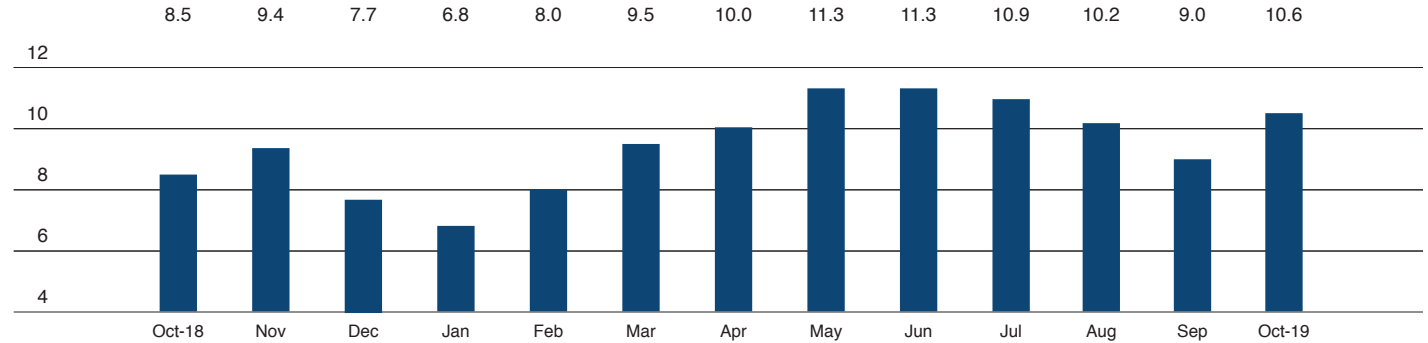


Halstead.com WEB# 19894856



Halstead.com WEB# 19857985

Months' Supply: All Apartments



Condominiums

OCTOBER 2019			SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	44	11.0	32	8.0	33	5.4
1-Bedroom	111	6.7	106	6.1	164	7.3
2-Bedroom	154	11.6	145	10.6	176	13.9
3+Bedroom	111	16.2	96	12.5	117	14.0
All	420	10.3	379	8.8	490	9.9

Cooperatives

OCTOBER 2019			SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	134	7.5	116	6.3	90	4.9
1-Bedroom	279	11.1	224	8.7	237	6.9
2-Bedroom	205	12.2	182	10.9	163	9.9
3+Bedroom	90	15.4	80	13.7	87	13.4
All	708	10.8	602	9.0	577	7.6



Midtown West

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



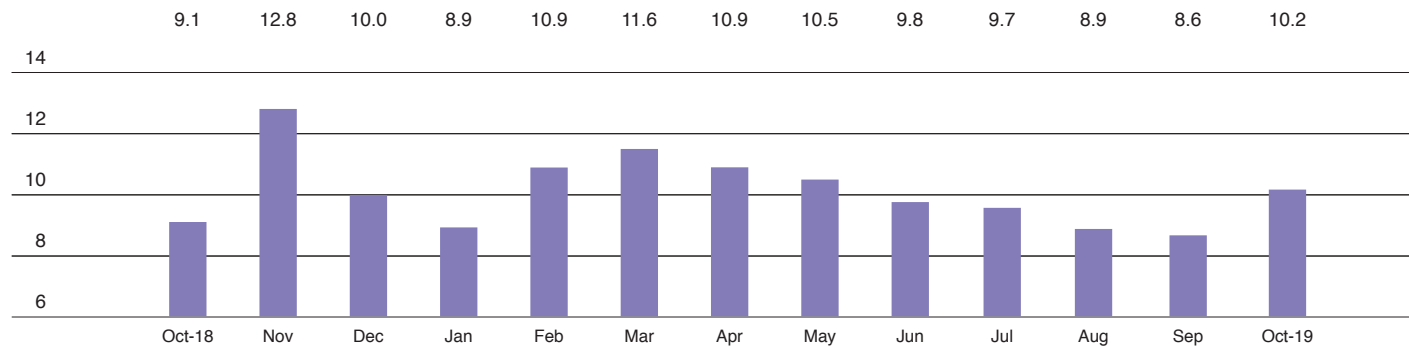
Halstead.com WEB# 19894766



Halstead.com WEB# 19820641



Months' Supply: All Apartments



Condominiums

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	45	7.9	46	8.4	42	6.6
1-Bedroom	178	10.1	162	7.2	144	8.3
2-Bedroom	160	9.7	146	7.8	139	9.5
3+Bedroom	126	23.6	127	24.6	98	25.6
All	509	11.3	481	9.3	423	10.0

Cooperatives

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	28	6.0	20	4.1	35	5.4
1-Bedroom	63	7.4	62	7.0	49	6.7
2-Bedroom	29	7.6	35	7.8	35	8.4
3+Bedroom	20	17.1	16	16.0	13	15.6
All	140	7.7	133	6.9	132	7.0

Downtown

34th - 14th Street



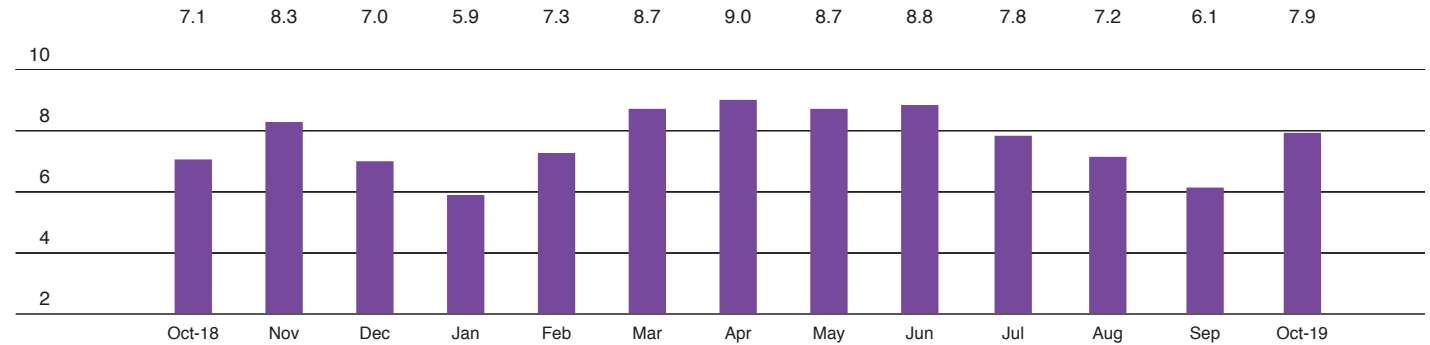
Halstead.com WEB# 19871342



Halstead.com WEB# 19638942



Months' Supply: All Apartments



Condominiums

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	20	5.5	16	3.7	26	6.5
1-Bedroom	156	6.0	130	4.3	145	5.8
2-Bedroom	198	8.3	177	6.8	181	7.8
3+Bedroom	189	14.0	168	11.7	162	17.4
Loft	34	15.7	23	15.3	67	7.6
All	597	8.6	514	6.7	581	8.3

Cooperatives

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	96	5.8	80	4.8	78	4.4
1-Bedroom	171	6.5	136	4.9	155	6.0
2-Bedroom	82	8.5	62	6.0	67	6.2
3+Bedroom	31	9.8	24	6.9	32	21.3
Loft	42	9.3	35	7.8	54	5.4
All	422	7.0	337	5.4	386	5.9

Downtown

South of 14th Street



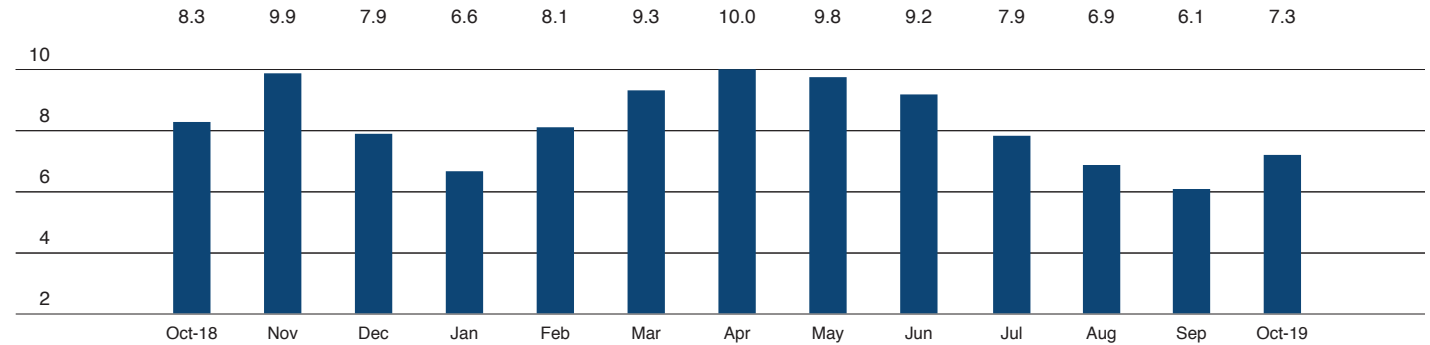
Halstead.com WEB# 19570269



Halstead.com WEB# 19588401



Months' Supply: All Apartments



Condominiums

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	97	10.8	96	10.3	77	7.5
1-Bedroom	279	4.9	266	4.4	279	9.2
2-Bedroom	356	8.3	331	7.5	310	10.3
3+Bedroom	320	10.4	299	9.2	303	12.6
Loft	132	9.5	107	7.2	211	9.8
All	1,184	7.7	1,099	6.8	1,180	10.1

Cooperatives

	OCTOBER 2019		SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	80	6.1	62	4.4	65	3.9
1-Bedroom	173	5.2	125	3.7	186	5.4
2-Bedroom	127	6.0	93	4.3	110	5.5
3+Bedroom	63	10.2	45	6.0	47	10.1
Loft	104	9.8	84	7.5	168	8.8
All	547	6.5	409	4.6	576	6.1

Upper Manhattan

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

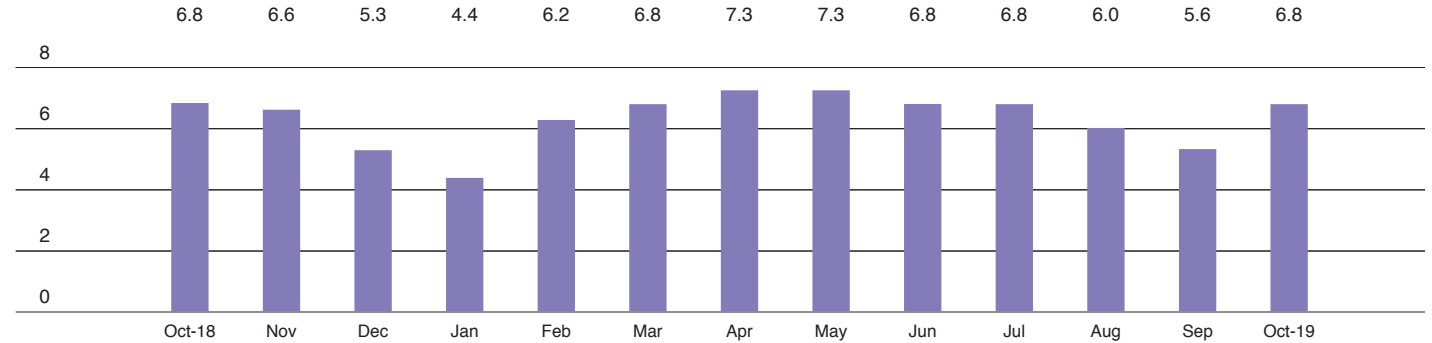


Halstead.com WEB# 19884016



Halstead.com WEB# 19836986

Months' Supply: All Apartments



Condominiums

OCTOBER 2019			SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	13	7.1	12	6.0	18	7.2
1-Bedroom	76	7.1	73	7.0	95	7.0
2-Bedroom	104	6.5	83	4.8	114	9.0
3+Bedroom	67	11.8	50	9.4	69	11.8
All	260	7.6	218	6.2	296	8.6

Cooperatives

OCTOBER 2019			SEPTEMBER 2019		OCTOBER 2018	
	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY	LISTINGS	MONTHS' SUPPLY
Studio	15	7.5	10	5.5	8	2.3
1-Bedroom	67	4.8	59	4.6	74	5.2
2-Bedroom	98	6.2	76	4.8	99	5.9
3+Bedroom	53	8.2	42	6.1	39	5.6
All	233	6.1	187	5.0	220	5.3



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SVP of Research.

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