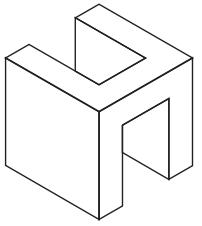


August 2018 Absorption Report Manhattan Apartments



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August 2018 Highlights

The absorption rate fell to **7.2** months in August, but remained 31% higher than a year ago.

At 5.9 months, the absorption rate for co-ops remains well **below** the 9.0-month rate for condos.

The West Side's absorption rate of **5.6** months was Manhattan's lowest.



halstead.com WEB# 18755562



halstead.com WEB# 16347180

Definitions

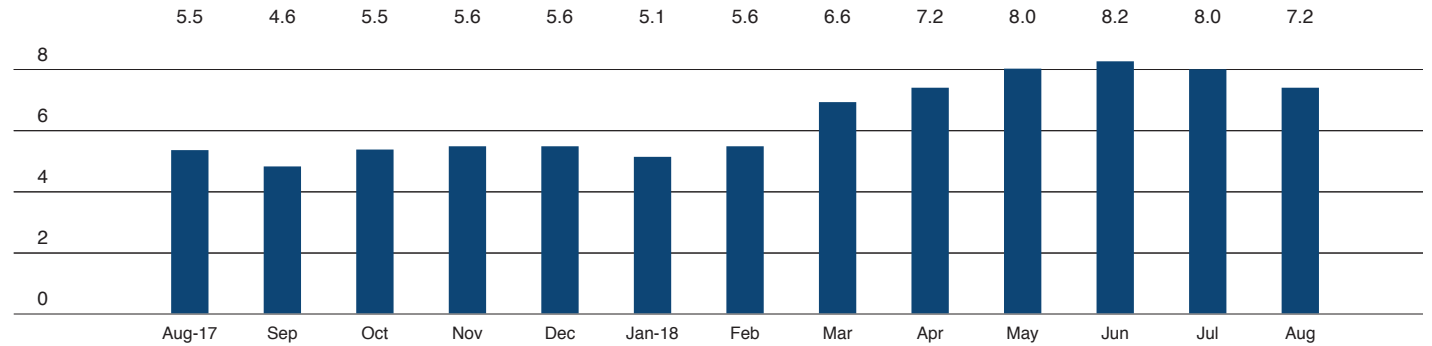
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

Absorption Rate: 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, an absorption rate between 6-9 months indicates a balanced market.

Cover Property: halstead.com WEB# 18904003

Manhattan

Absorption Rate in Months: All Apartments



Halstead.com WEB# 18787755



Halstead.com WEB# 18899404

Condominiums

	AUGUST 2018		JULY 2018		AUGUST 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	232	6.7	250	8.2	225	5.9
1-Bedroom	1,006	7.4	1,014	7.7	880	5.7
2-Bedroom	1,090	8.8	1,153	9.6	1,030	6.7
3+Bedroom	1,087	12.7	1,144	14.5	1,056	9.5
Loft	280	8.8	311	11.4	228	7.3
All	3,695	9.0	3,872	10.0	3,419	7.0

Cooperatives

	AUGUST 2018		JULY 2018		AUGUST 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	418	4.5	408	4.8	261	2.7
1-Bedroom	996	5.3	1,019	5.5	663	3.1
2-Bedroom	807	5.7	864	6.3	699	4.7
3+Bedroom	608	8.8	690	10.6	608	8.6
Loft	231	7.1	258	8.1	191	5.4
All	3,060	5.9	3,239	6.4	2,422	4.3



East Side

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

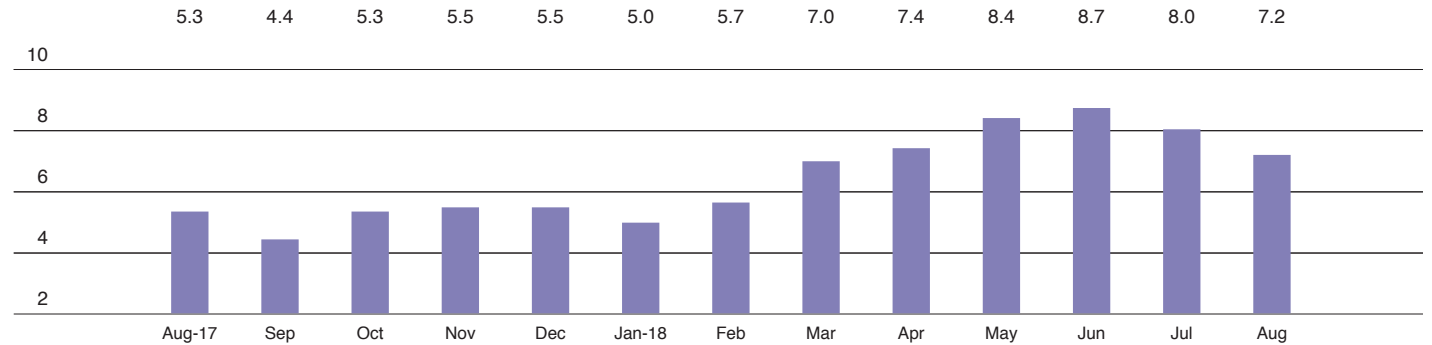


Halstead.com WEB# 18876228



Halstead.com WEB# 18851641

Absorption Rate in Months: All Apartments



Condominiums

	AUGUST 2018		JULY 2018		AUGUST 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	19	3.7	22	4.4	23	6.6
1-Bedroom	119	6.9	110	6.2	101	3.9
2-Bedroom	127	7.1	134	7.7	144	6.2
3+Bedroom	199	12.3	207	14.4	178	8.8
All	464	8.2	473	8.7	446	6.1

Cooperatives

	AUGUST 2018		JULY 2018		AUGUST 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	112	5.3	102	5.2	68	3.0
1-Bedroom	269	5.5	284	5.7	174	3.2
2-Bedroom	267	7.2	303	8.0	237	5.2
3+Bedroom	283	9.7	339	12.7	280	9.6
All	931	6.8	1,028	7.7	759	5.0



West Side

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

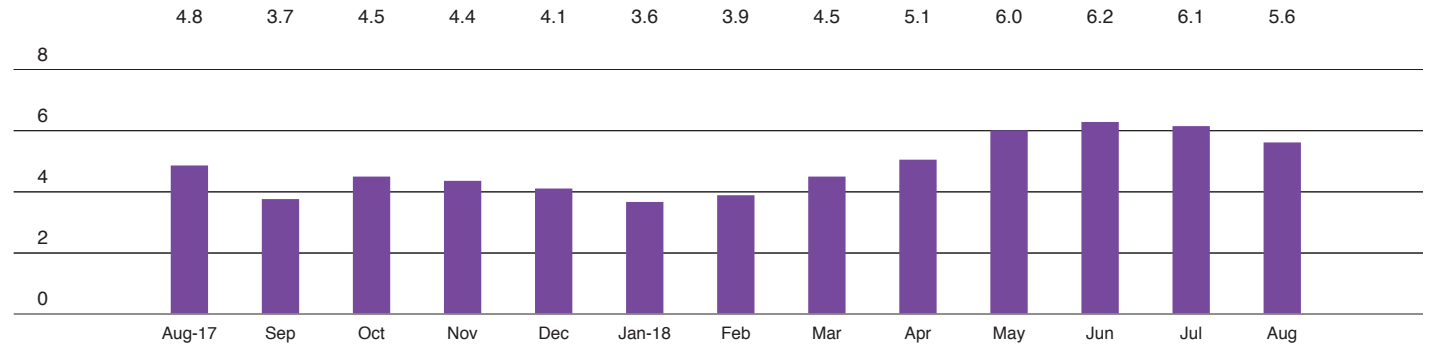


Halstead.com WEB# 18878232



Halstead.com WEB# 18883952

Absorption Rate in Months: All Apartments



Condominiums

	AUGUST 2018		JULY 2018		AUGUST 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	19	4.8	27	7.0	19	3.8
1-Bedroom	122	5.6	123	5.7	97	5.5
2-Bedroom	137	7.6	156	8.6	117	6.4
3+Bedroom	190	9.6	195	9.9	166	10.4
All	468	7.4	501	7.9	399	7.0

Cooperatives

	AUGUST 2018		JULY 2018		AUGUST 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	61	5.2	59	4.8	26	2.1
1-Bedroom	159	4.4	163	4.3	104	2.7
2-Bedroom	143	3.6	150	4.2	114	3.2
3+Bedroom	129	6.4	145	7.6	126	6.8
All	492	4.5	517	4.9	370	3.5



Midtown East

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

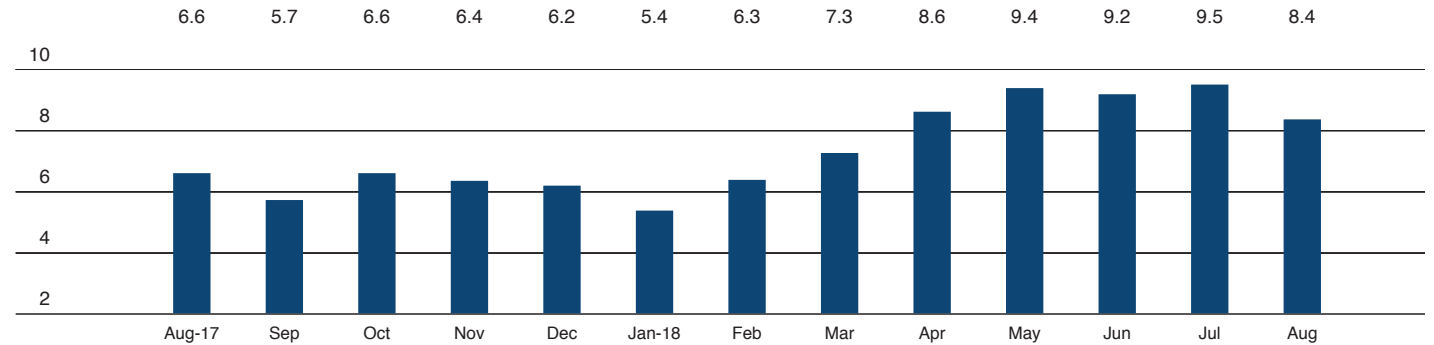


Halstead.com WEB# 18853059



Halstead.com WEB# 18823176

Absorption Rate in Months: All Apartments



Condominiums

	AUGUST 2018		JULY 2018		AUGUST 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	30	5.5	37	9.3	32	7.1
1-Bedroom	161	7.7	167	9.5	157	8.3
2-Bedroom	168	14.0	175	14.4	145	8.9
3+Bedroom	113	11.7	119	13.0	119	9.3
All	472	9.8	498	11.6	453	8.6

Cooperatives

	AUGUST 2018		JULY 2018		AUGUST 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	85	4.8	92	5.4	61	2.6
1-Bedroom	221	7.4	215	7.8	143	4.5
2-Bedroom	142	7.6	149	9.1	138	7.9
3+Bedroom	88	14.3	84	15.8	72	11.4
All	536	7.4	540	8.2	414	5.3



Midtown West

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

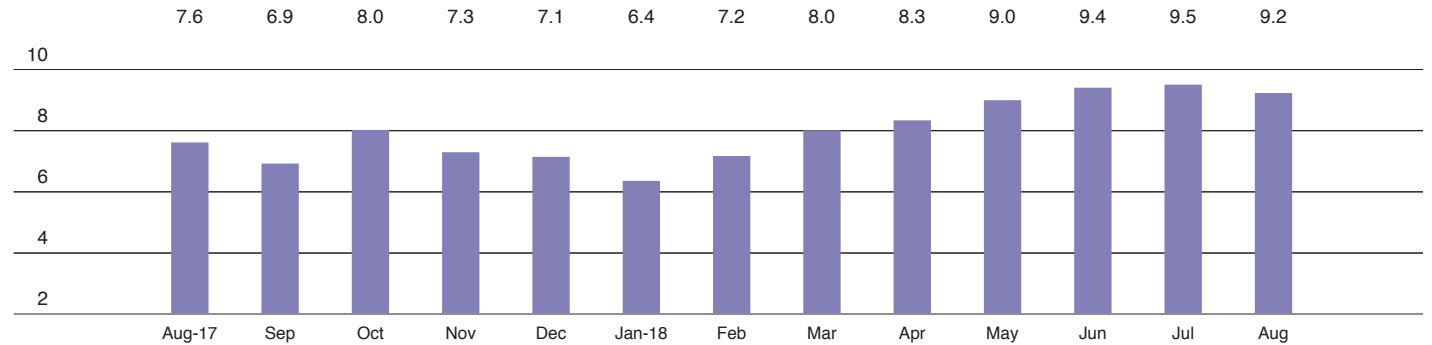


Halstead.com WEB# 16881167



Halstead.com WEB# 18439617

Absorption Rate in Months: All Apartments



Condominiums

	AUGUST 2018		JULY 2018		AUGUST 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	39	7.3	36	6.0	41	6.2
1-Bedroom	156	9.4	157	9.7	163	7.8
2-Bedroom	131	8.8	135	9.5	138	8.6
3+Bedroom	102	26.6	109	28.4	93	21.5
All	428	10.5	437	10.9	435	9.1

Cooperatives

	AUGUST 2018		JULY 2018		AUGUST 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	31	4.3	28	4.5	16	3.2
1-Bedroom	50	6.8	48	6.0	34	3.5
2-Bedroom	32	8.3	34	9.3	25	5.8
3+Bedroom	9	13.5	12	18.0	14	8.4
All	122	6.4	122	6.6	89	4.3



Downtown

34th - 14th Street

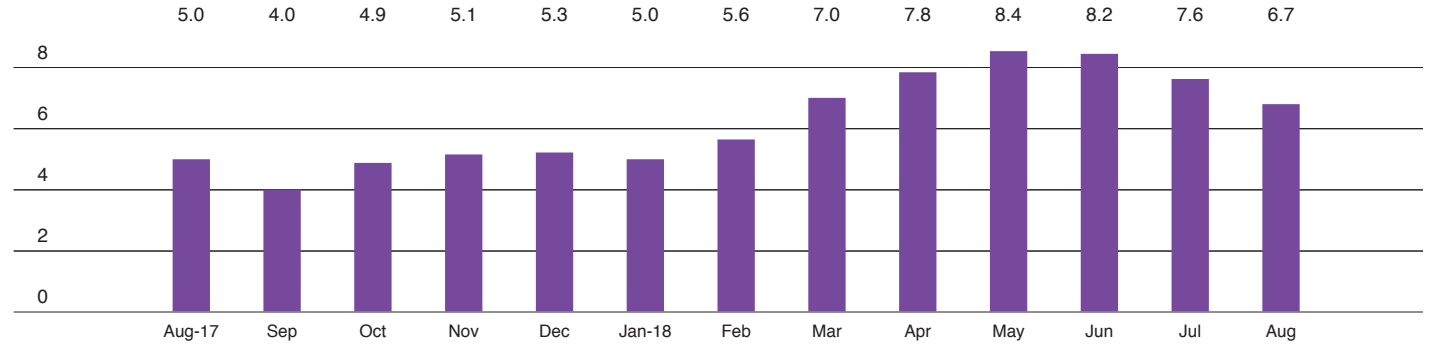


Halstead.com WEB# 18525546



Halstead.com WEB# 18625671

Absorption Rate in Months: All Apartments



Condominiums

	AUGUST 2018		JULY 2018		AUGUST 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	25	6.8	24	7.6	16	3.2
1-Bedroom	125	5.6	129	5.6	93	3.6
2-Bedroom	152	7.2	169	8.8	163	6.6
3+Bedroom	137	13.3	146	16.2	158	10.4
Loft	68	8.3	78	12.3	57	9.0
All	507	7.7	546	9.0	487	6.3

Cooperatives

	AUGUST 2018		JULY 2018		AUGUST 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	71	4.4	68	5.0	43	2.4
1-Bedroom	110	4.9	115	4.9	66	2.3
2-Bedroom	56	8.0	55	7.0	44	5.3
3+Bedroom	21	21.0	24	20.6	28	16.8
Loft	50	5.8	64	8.2	50	5.2
All	308	5.5	326	6.0	231	3.5



Downtown

South of 14th Street

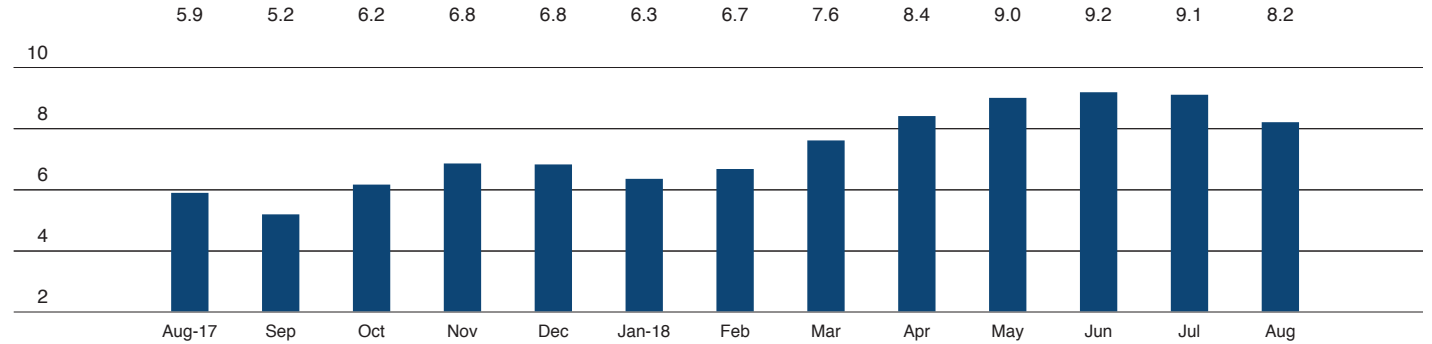


Halstead.com WEB# 18839537



Halstead.com WEB# 18527115

Absorption Rate in Months: All Apartments



Condominiums

	AUGUST 2018		JULY 2018		AUGUST 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	84	8.8	90	11.3	88	9.1
1-Bedroom	246	9.1	253	9.7	221	6.7
2-Bedroom	295	10.2	310	10.6	265	6.8
3+Bedroom	299	13.4	317	16.4	291	7.9
Loft	190	8.8	210	11.0	158	6.9
All	1,114	10.2	1,180	11.6	1,023	7.2

Cooperatives

	AUGUST 2018		JULY 2018		AUGUST 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	58	3.9	63	4.4	44	3.0
1-Bedroom	148	5.4	152	5.7	113	2.9
2-Bedroom	102	5.1	105	5.5	87	3.6
3+Bedroom	48	9.6	50	10.0	49	8.6
Loft	129	7.2	140	7.6	113	6.2
All	485	5.7	510	6.1	406	4.0



Upper Manhattan

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

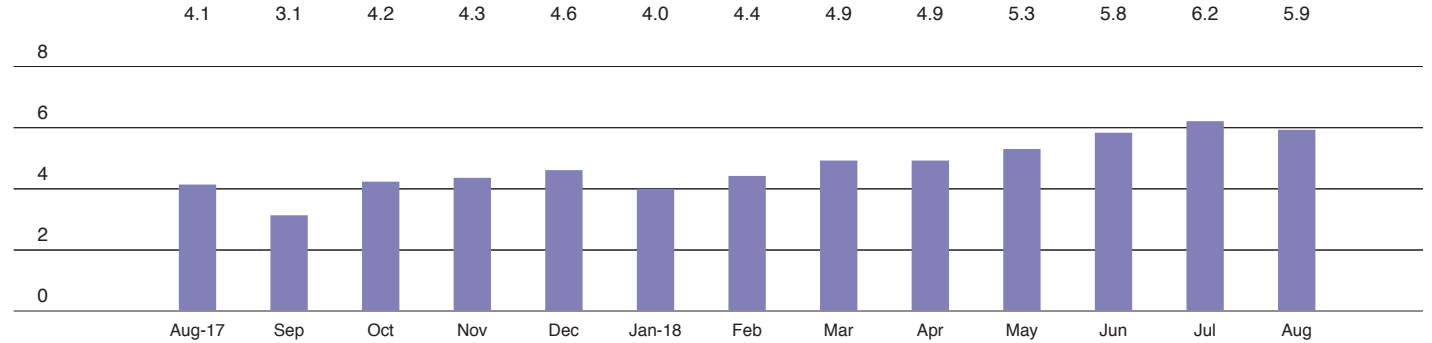


Halstead.com WEB# 18820665



Halstead.com WEB# 18688996

Absorption Rate in Months: All Apartments



Condominiums

	AUGUST 2018		JULY 2018		AUGUST 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	9.6	14	14.0	6	1.7
1-Bedroom	79	7.4	77	8.6	50	3.8
2-Bedroom	88	7.4	84	7.6	61	3.5
3+Bedroom	59	14.2	62	15.5	59	10.4
All	242	8.5	237	9.5	176	4.4

Cooperatives

	AUGUST 2018		JULY 2018		AUGUST 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	11	2.8	9	2.3	8	3.0
1-Bedroom	62	3.8	66	4.0	41	2.7
2-Bedroom	75	4.8	77	4.6	60	3.9
3+Bedroom	38	5.0	44	5.9	44	5.5
All	186	4.3	196	4.4	153	3.7



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MANAGEMENT COMPANY

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New York, NY, 10065
212.508.7272

Prepared by Lisa Rae Castrigno,
SVP of Research.

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