



June 2017 Highlights

The absorption rate for Manhattan apartments fell to **6.3** months in June, but remained 11% higher than a year ago.

The condo absorption rate rose **17%** from June 2016, while the co-op rate increased 4%.

With a **4.9**-month supply of units for sale, Upper Manhattan remains the tightest market in Manhattan.



halstead.com WEB# 16244890



halstead.com WEB# 16872898

Definitions

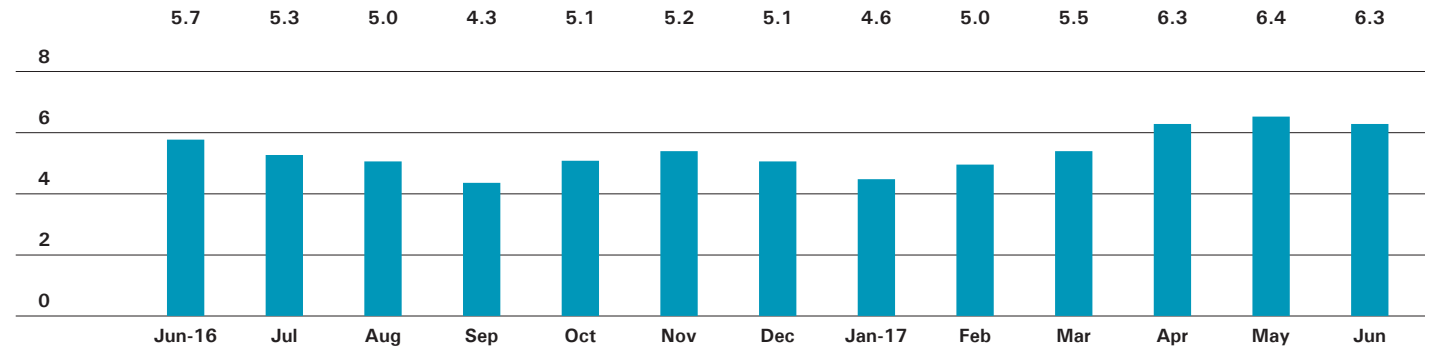
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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, halstead.com WEB# 16765294

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	209	5.6	198	5.7	201	4.7
1-Bedroom	925	5.9	873	5.9	847	4.8
2-Bedroom	1088	7.5	1028	7.4	984	5.8
3+Bedroom	1082	10.0	1077	11.0	1031	10.3
Loft	274	9.3	268	9.5	258	9.4
All	3,578	7.5	3,444	7.7	3,321	6.4

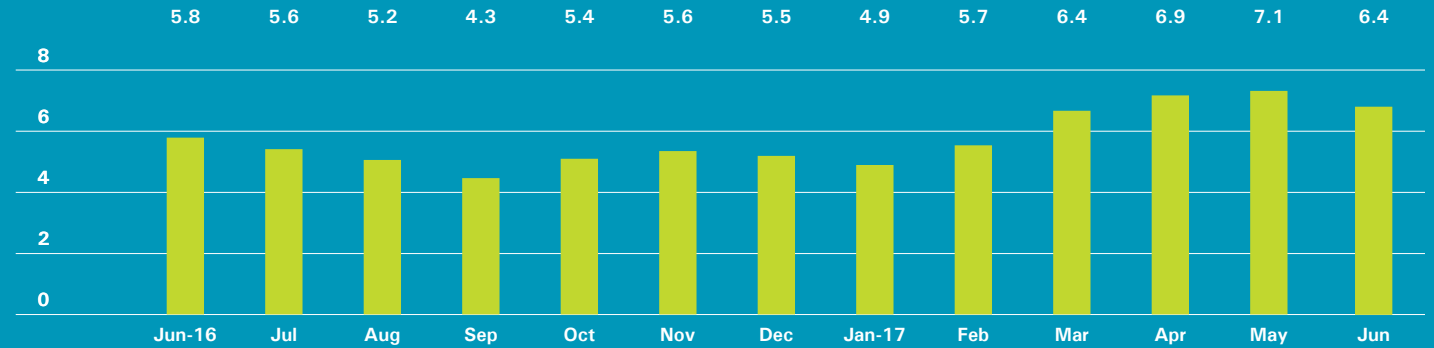
COOPERATIVES

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	255	2.8	228	2.6	273	3.0
1-Bedroom	712	3.5	718	3.7	728	3.8
2-Bedroom	730	5.7	706	5.9	644	5.0
3+Bedroom	677	11.7	662	12.1	635	10.5
Loft	243	8.0	237	8.0	209	6.5
All	2,617	5.1	2,551	5.3	2,489	4.9

East Side

Generally 59th St. to 96th St.,
Fifth Ave. to the East River

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

JUNE 2017			MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	26	5.6	21	6.3	14	1.7
1-Bedroom	97	4.0	82	3.8	92	2.6
2-Bedroom	152	8.2	140	8.7	142	4.8
3+Bedroom	196	10.3	182	11.1	200	9.1
All	471	7.1	425	7.4	448	4.7

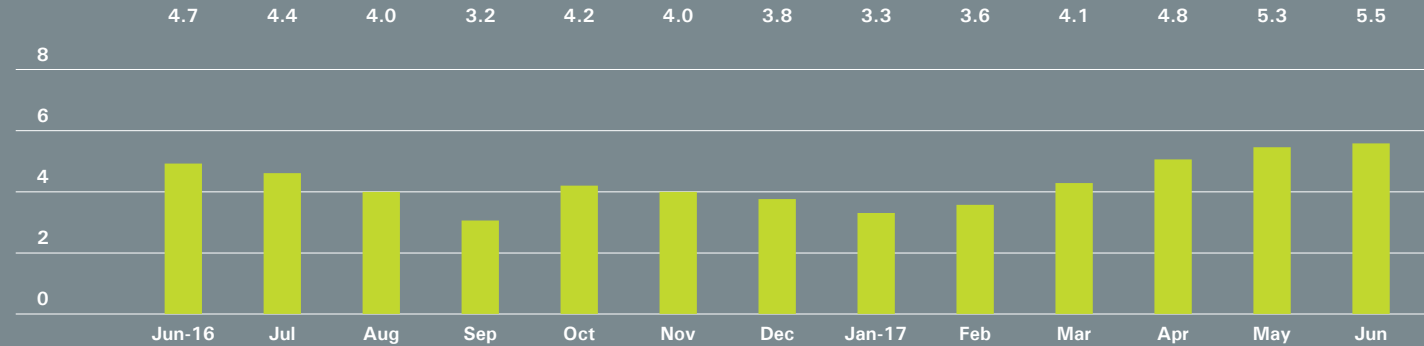
COOPERATIVES

JUNE 2017			MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	62	2.7	55	2.6	70	3.5
1-Bedroom	190	4.0	214	4.9	218	4.6
2-Bedroom	245	6.2	243	6.8	252	6.9
3+Bedroom	310	14.4	315	16.4	314	11.7
All	807	6.1	827	6.9	854	6.5

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	18	3.6	16	3.4	18	2.9
1-Bedroom	97	6.0	102	6.5	76	3.4
2-Bedroom	128	7.7	109	6.4	118	5.8
3+Bedroom	172	10.0	176	10.1	170	13.6
All	415	7.5	403	7.3	382	6.2

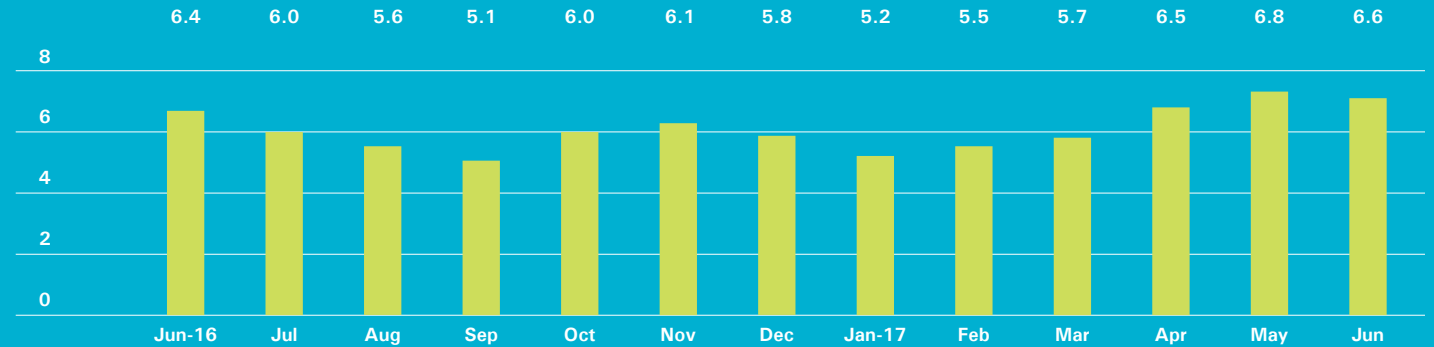
COOPERATIVES

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	34	2.6	19	1.4	32	2.2
1-Bedroom	123	3.1	112	2.7	121	3.1
2-Bedroom	128	4.2	125	4.7	107	3.5
3+Bedroom	148	9.3	141	8.6	107	7.1
All	433	4.4	397	4.1	367	3.7

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

JUNE 2017			MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	28	4.7	30	5.1	31	4.2
1-Bedroom	160	7.2	152	6.8	146	5.9
2-Bedroom	136	8.1	129	7.7	135	7.0
3+Bedroom	119	9.4	116	10.9	110	12.0
All	443	7.7	427	7.7	422	7.0

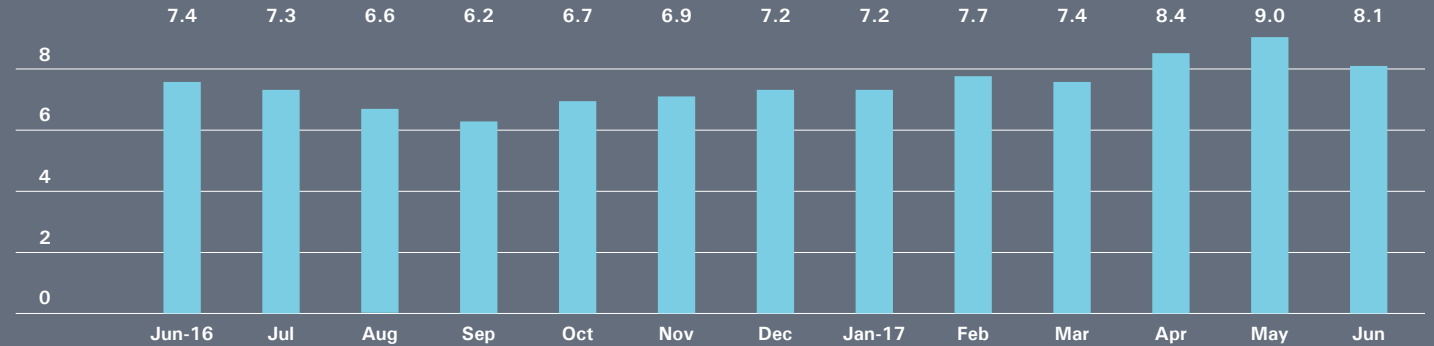
COOPERATIVES

JUNE 2017			MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	76	3.2	80	3.5	72	3.6
1-Bedroom	156	4.7	151	4.9	141	4.6
2-Bedroom	133	9.6	126	10.2	103	7.4
3+Bedroom	86	12.6	84	13.6	90	18.6
All	451	5.8	441	6.1	406	5.8

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	35	5.4	30	5.1	38	7.4
1-Bedroom	153	7.8	153	8.6	161	6.9
2-Bedroom	131	8.6	136	9.4	147	6.8
3+Bedroom	98	28.0	96	32.0	87	20.9
All	417	9.3	415	10.1	433	8.0

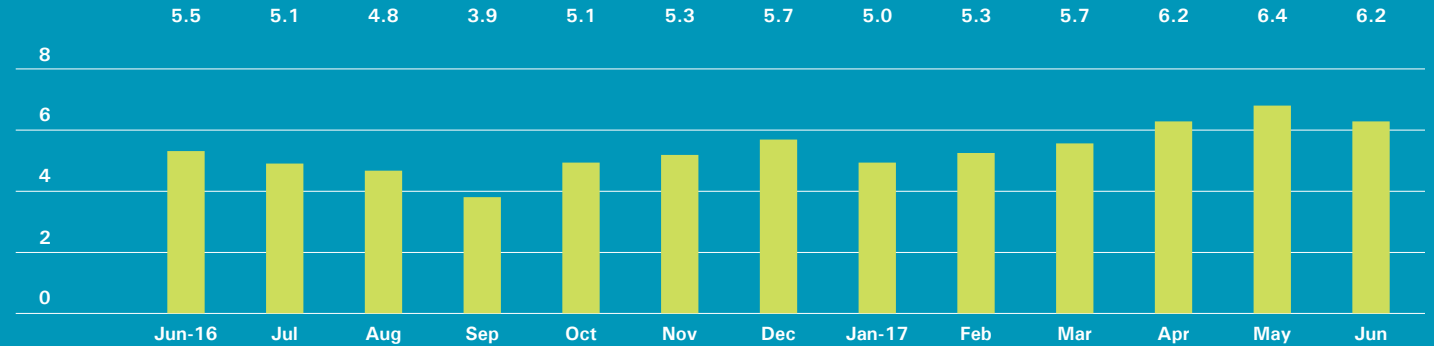
COOPERATIVES

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	3.5	15	3.9	13	2.3
1-Bedroom	32	4.3	33	5.2	39	4.2
2-Bedroom	21	5.0	21	6.3	30	10.6
3+Bedroom	12	10.3	15	15.0	27	23.1
All	79	4.7	84	5.8	109	5.7

Downtown

34th - 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

JUNE 2017			MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	4.4	14	3.4	23	5.3
1-Bedroom	120	5.3	117	5.9	95	3.7
2-Bedroom	170	8.4	157	8.4	144	6.9
3+Bedroom	155	9.8	156	10.5	146	11.1
Loft	73	12.9	71	15.2	68	9.3
All	534	7.8	515	8.3	476	6.7

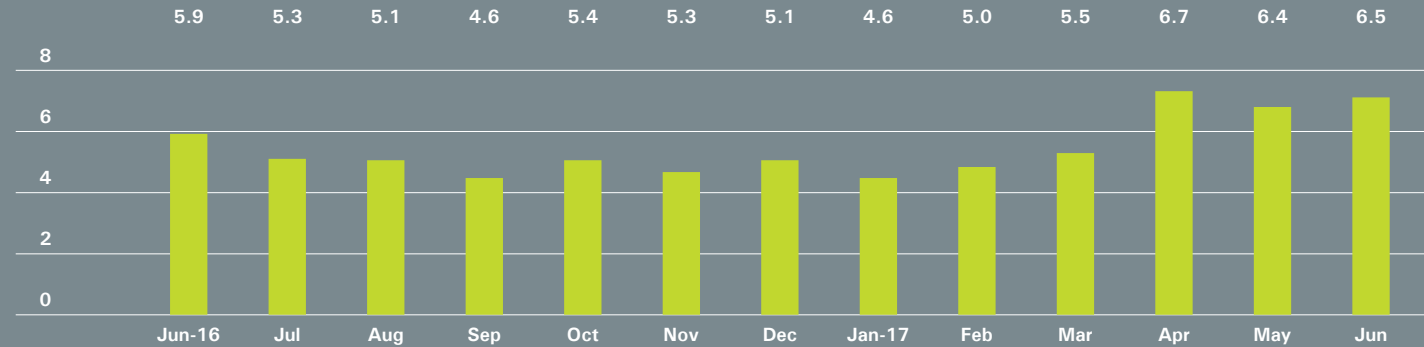
COOPERATIVES

JUNE 2017			MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	41	2.8	37	2.6	42	2.9
1-Bedroom	76	2.9	79	3.2	62	2.8
2-Bedroom	49	7.4	47	6.1	29	3.7
3+Bedroom	25	11.5	22	9.4	25	12.5
Loft	53	7.6	57	7.0	52	7.6
All	244	4.3	242	4.2	210	3.9

Downtown

South of 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	75	7.1	74	7.5	66	6.7
1-Bedroom	246	6.2	221	5.4	189	5.9
2-Bedroom	296	6.7	288	6.7	227	5.8
3+Bedroom	290	8.4	295	9.6	265	7.2
Loft	187	8.9	183	8.9	175	9.9
All	1,094	7.3	1,061	7.3	922	6.8

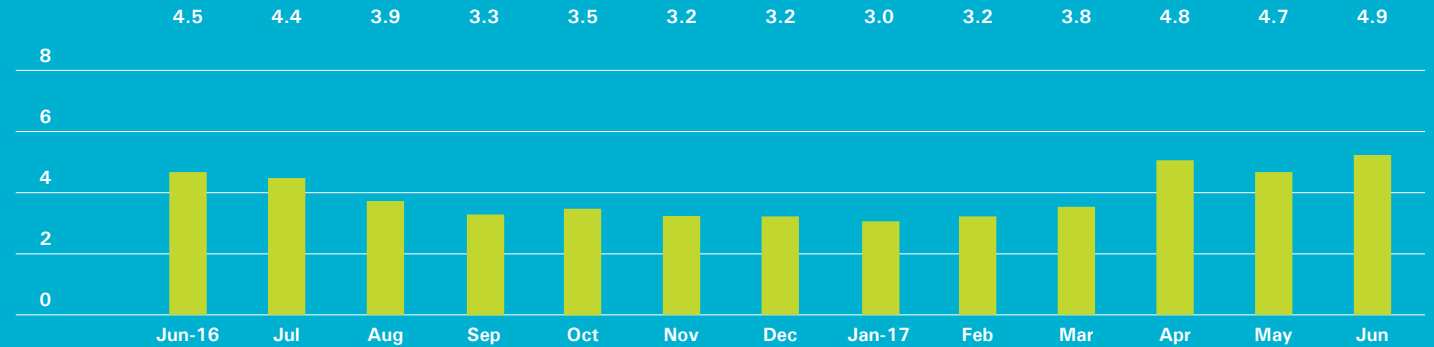
COOPERATIVES

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	36	2.8	29	2.6	38	2.7
1-Bedroom	113	3.4	107	3.2	109	3.7
2-Bedroom	99	4.9	90	4.7	76	4.0
3+Bedroom	55	12.7	47	12.3	47	8.3
Loft	145	8.4	137	8.7	115	6.6
All	448	5.1	410	4.9	385	4.5

Upper Manhattan

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

JUNE 2017			MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	11	13.2	13	9.8	11	4.1
1-Bedroom	53	4.0	47	3.9	93	6.0
2-Bedroom	79	5.6	74	5.4	76	3.9
3+Bedroom	61	11.4	64	12.0	58	20.5
All	204	6.1	198	6.1	238	5.9

COOPERATIVES

JUNE 2017			MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	7	2.6	5	1.6	13	3.1
1-Bedroom	41	2.6	39	2.5	53	2.6
2-Bedroom	60	4.0	63	3.9	60	3.4
3+Bedroom	47	7.6	43	6.8	32	5.8
All	155	3.9	150	3.6	158	3.3



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WEST SIDE

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VILLAGE

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SOHO

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New York, NY 10012
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HARLEM

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Riverdale, NY 10463
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RIVERDALE MOSHOLU

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Riverdale, NY 10471
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BROOKLYN BROOKLYN HEIGHTS

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NORTH SLOPE

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Brooklyn, NY 11217
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PARK SLOPE

160 7th Avenue
Brooklyn, NY 11215
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COBBLE HILL

162 Court Street
Brooklyn, NY 11201
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BEDFORD STUYVESANT

316 Stuyvesant Avenue
Brooklyn, NY 11233
718.613.2800

BEDFORD STUYVESANT

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Brooklyn, NY 11216
N/A

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Brooklyn, NY 11215
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FORT GREENE

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Brooklyn, NY 1127
718.613.2800

HUDSON VALLEY HUDSON

526 Warren Street
Hudson, NY 12534
518.828.0181

CONNECTICUT DARIEN

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Darien, CT 06820
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New Canaan, CT 06840
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
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GREENWICH

125 Mason Street
Greenwich, CT 06830
203.869.8100

STAMFORD

1099 High Ridge Road
Stamford, CT 06905
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WESTPORT

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Westport, CT 06880
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Wilton, CT 06897
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201.478.6700

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