





# November 2015 Highlights

Manhattan had a **4.1**-month supply of apartments for sale at the beginning of November; down slightly from the prior month and 5% lower than a year ago.

Both Midtown East and Midtown West posted sharp declines in their absorption rates from a year ago, as new development closings picked up.

At **3.1** months, the West Side had Manhattan's lowest absorption rate, followed by Upper Manhattan at **3.2** months.



halstead.com WEB# 13787907



halstead.com WEB# 13829799

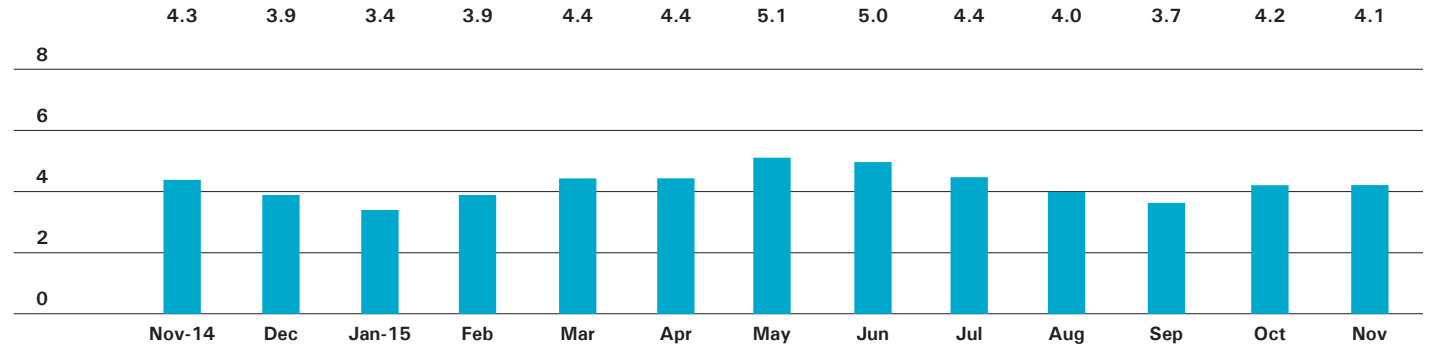
## Definitions

**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# 13817822

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	NOVEMBER 2015		OCTOBER 2015		NOVEMBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	188	3.2	206	3.7	212	4.1
1-Bedroom	679	3.6	730	3.8	665	3.7
2-Bedroom	800	4.8	829	5.1	742	4.8
3+Bedroom	871	8.9	900	9.6	787	10.0
Loft	226	6.6	237	6.7	216	5.8
<b>All</b>	<b>2,764</b>	<b>5.1</b>	<b>2,902</b>	<b>5.4</b>	<b>2,622</b>	<b>5.2</b>

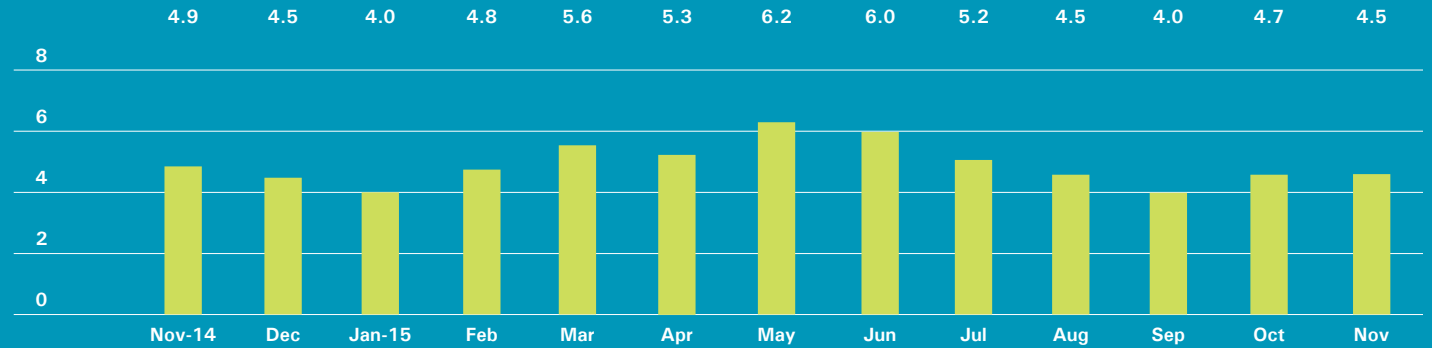
## COOPERATIVES

	NOVEMBER 2015		OCTOBER 2015		NOVEMBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	321	2.5	360	2.9	441	3.7
1-Bedroom	671	2.6	684	2.6	799	3.0
2-Bedroom	598	3.4	590	3.3	609	3.3
3+Bedroom	530	5.9	538	6.0	542	7.2
Loft	180	3.7	167	3.5	190	4.1
<b>All</b>	<b>2,300</b>	<b>3.3</b>	<b>2,339</b>	<b>3.3</b>	<b>2,581</b>	<b>3.7</b>

# East Side

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	NOVEMBER 2015		OCTOBER 2015		NOVEMBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	24	3.8	25	3.8	25	2.9
1-Bedroom	107	4.8	109	4.5	78	3.3
2-Bedroom	130	6.1	129	6.0	106	4.7
3+Bedroom	160	9.3	170	9.1	188	8.7
<b>All</b>	<b>421</b>	<b>6.3</b>	<b>433</b>	<b>6.1</b>	<b>397</b>	<b>5.2</b>

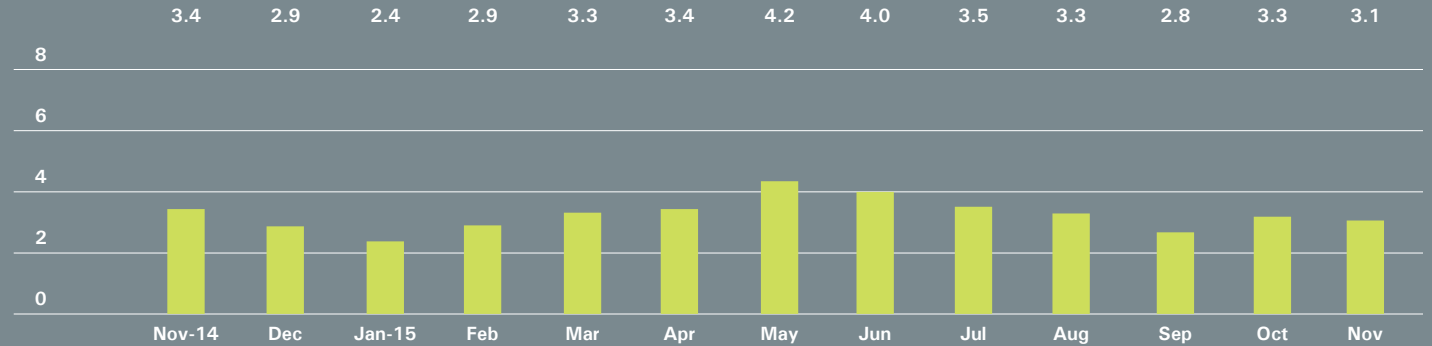
## COOPERATIVES

	NOVEMBER 2015		OCTOBER 2015		NOVEMBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	90	3.1	98	3.7	132	5.9
1-Bedroom	179	2.7	199	2.9	243	3.7
2-Bedroom	207	3.8	206	3.6	219	4.0
3+Bedroom	276	7.0	276	7.4	259	7.6
<b>All</b>	<b>752</b>	<b>3.9</b>	<b>779</b>	<b>4.1</b>	<b>853</b>	<b>4.8</b>

# West Side

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	NOVEMBER 2015		OCTOBER 2015		NOVEMBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	23	3.5	26	3.8	28	3.2
1-Bedroom	76	2.2	92	2.7	89	3.2
2-Bedroom	98	3.2	110	4.4	65	2.5
3+Bedroom	181	8.6	180	9.1	135	7.0
<b>All</b>	<b>378</b>	<b>4.1</b>	<b>408</b>	<b>4.8</b>	<b>317</b>	<b>3.9</b>

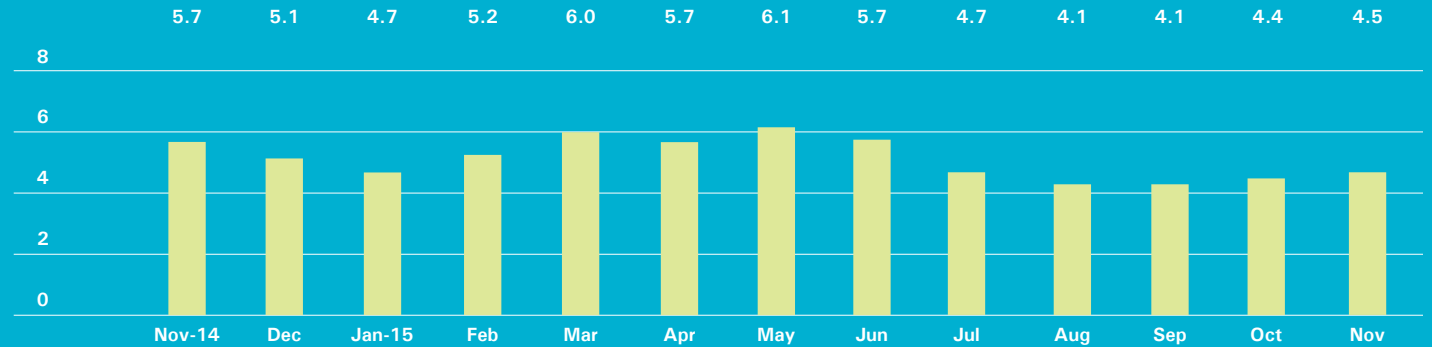
## COOPERATIVES

	NOVEMBER 2015		OCTOBER 2015		NOVEMBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	49	2.4	51	2.5	79	3.9
1-Bedroom	110	2.2	105	2.1	144	2.7
2-Bedroom	96	2.3	100	2.3	102	2.2
3+Bedroom	87	3.3	96	3.6	106	5.2
<b>All</b>	<b>342</b>	<b>2.5</b>	<b>352</b>	<b>2.5</b>	<b>431</b>	<b>3.1</b>

# Midtown East

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	NOVEMBER 2015		OCTOBER 2015		NOVEMBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	25	3.0	26	3.2	32	6.6
1-Bedroom	119	3.8	127	3.8	96	5.3
2-Bedroom	136	6.4	136	5.7	121	9.1
3+Bedroom	107	15.3	120	18.9	82	20.5
<b>All</b>	<b>387</b>	<b>5.7</b>	<b>409</b>	<b>5.7</b>	<b>331</b>	<b>8.2</b>

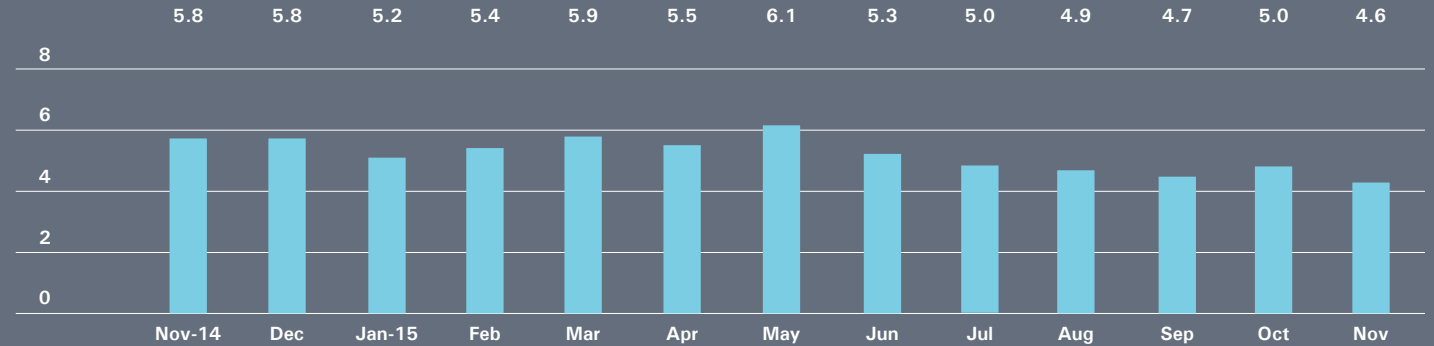
## COOPERATIVES

	NOVEMBER 2015		OCTOBER 2015		NOVEMBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	74	2.5	80	2.8	96	3.7
1-Bedroom	141	3.3	132	3.0	154	3.8
2-Bedroom	91	4.1	87	3.9	98	4.3
3+Bedroom	66	9.9	63	9.5	83	16.1
<b>All</b>	<b>372</b>	<b>3.7</b>	<b>362</b>	<b>3.6</b>	<b>431</b>	<b>4.6</b>

# Midtown West

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	NOVEMBER 2015		OCTOBER 2015		NOVEMBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	25	1.8	23	2.0	28	3.4
1-Bedroom	114	3.9	120	4.4	109	5.3
2-Bedroom	111	5.7	109	6.3	109	7.3
3+Bedroom	72	9.6	74	10.8	71	15.2
<b>All</b>	<b>322</b>	<b>4.6</b>	<b>326</b>	<b>5.2</b>	<b>317</b>	<b>6.5</b>

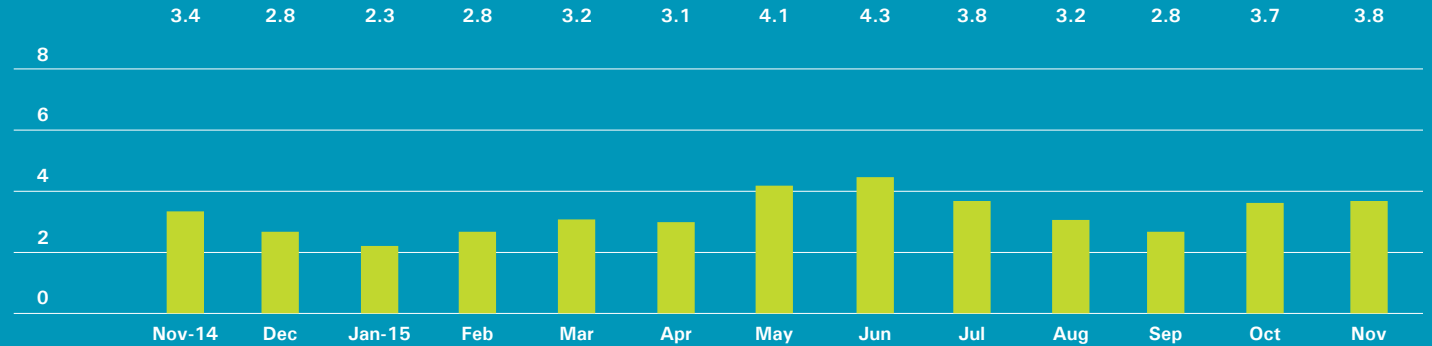
## COOPERATIVES

	NOVEMBER 2015		OCTOBER 2015		NOVEMBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	2.4	18	2.7	14	2.0
1-Bedroom	43	4.5	41	3.7	40	3.6
2-Bedroom	32	5.3	35	6.4	31	6.6
3+Bedroom	20	10.0	19	8.8	18	12.0
<b>All</b>	<b>111</b>	<b>4.6</b>	<b>113</b>	<b>4.5</b>	<b>103</b>	<b>4.2</b>

# Downtown

34th - 14th Street

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	NOVEMBER 2015		OCTOBER 2015		NOVEMBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	22	3.8	29	4.8	24	4.1
1-Bedroom	75	3.5	67	3.3	49	1.8
2-Bedroom	98	5.5	97	5.2	92	4.2
3+Bedroom	94	7.7	91	8.0	81	9.5
Loft	58	7.1	62	7.4	43	4.5
<b>All</b>	<b>347</b>	<b>5.3</b>	<b>346</b>	<b>5.4</b>	<b>289</b>	<b>4.0</b>

## COOPERATIVES

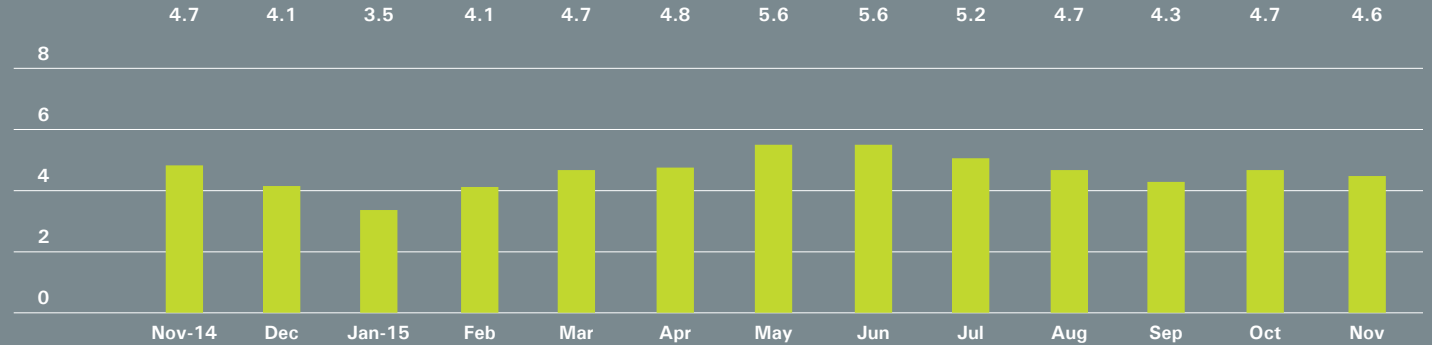
	NOVEMBER 2015		OCTOBER 2015		NOVEMBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	36	1.5	45	1.9	63	2.8
1-Bedroom	70	2.2	74	2.2	77	2.2
2-Bedroom	41	3.3	31	2.6	32	2.1
3+Bedroom	19	6.0	18	4.9	19	6.7
Loft	41	3.7	37	3.3	53	4.8
<b>All</b>	<b>207</b>	<b>2.5</b>	<b>205</b>	<b>2.5</b>	<b>244</b>	<b>2.8</b>



# Downtown

South of 14th Street

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	NOVEMBER 2015		OCTOBER 2015		NOVEMBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	59	4.2	63	4.2	64	4.5
1-Bedroom	150	4.6	162	4.7	203	4.4
2-Bedroom	158	3.9	182	4.7	172	5.0
3+Bedroom	235	9.5	244	11.1	200	17.1
Loft	155	7.0	156	6.6	151	6.1
<b>All</b>	<b>757</b>	<b>5.6</b>	<b>807</b>	<b>6.0</b>	<b>790</b>	<b>6.0</b>

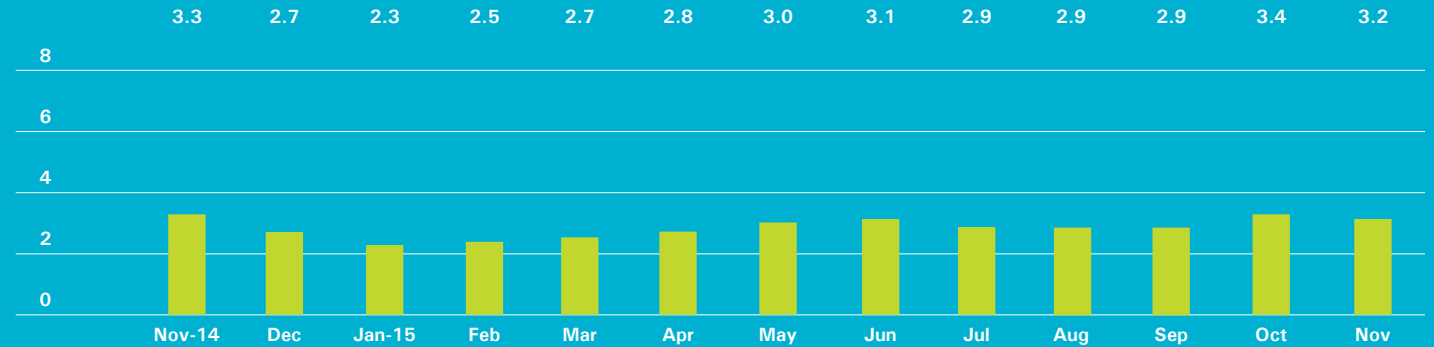
## COOPERATIVES

	NOVEMBER 2015		OCTOBER 2015		NOVEMBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	51	2.9	62	3.5	56	3.2
1-Bedroom	85	2.1	84	2.0	94	2.2
2-Bedroom	75	3.7	68	3.4	70	3.2
3+Bedroom	40	7.7	37	7.4	18	4.5
Loft	96	3.9	92	3.7	93	3.7
<b>All</b>	<b>347</b>	<b>3.2</b>	<b>343</b>	<b>3.2</b>	<b>331</b>	<b>3.0</b>

# 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

	NOVEMBER 2015		OCTOBER 2015		NOVEMBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	12	4.0	16	5.6	12	4.8
1-Bedroom	42	2.1	57	2.7	46	2.7
2-Bedroom	71	4.4	71	3.8	83	3.8
3+Bedroom	27	3.3	29	3.3	40	4.3
<b>All</b>	<b>152</b>	<b>3.2</b>	<b>173</b>	<b>3.3</b>	<b>181</b>	<b>3.6</b>

## COOPERATIVES

	NOVEMBER 2015		OCTOBER 2015		NOVEMBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	11	2.5	13	3.0	13	2.3
1-Bedroom	59	2.6	62	2.7	65	2.7
2-Bedroom	67	3.3	74	3.8	67	2.8
3+Bedroom	32	4.3	36	4.2	43	5.3
<b>All</b>	<b>169</b>	<b>3.1</b>	<b>185</b>	<b>3.4</b>	<b>188</b>	<b>3.0</b>



## OFFICES

### MANHATTAN

**PARK AVENUE**  
499 Park Avenue  
New York, NY 10022  
212.734.0010

### EAST SIDE

770 Lexington Avenue  
New York, NY 10065  
212.317.7800

### WEST SIDE

408 Columbus Avenue  
New York, NY 10024  
212.769.3000

### VILLAGE

831 Broadway  
New York, NY 10003  
212.253.9300

### SOHO

451 West Broadway  
New York, NY 10012  
212.253.9300

### HARLEM

2169 Frederick Douglass Boulevard  
New York, NY 10026  
212.381.2570

### WASHINGTON HEIGHTS

819 West 187th Street  
New York, NY 10033  
212.928.3805

### RIVERDALE

**RIVERDALE JOHNSON**  
3531 Johnson Avenue  
Riverdale, NY 10463  
718.878.1700

### RIVERDALE MOSHOLU

5626 Mosholu Avenue  
Riverdale, NY 10471  
718.549.4116

### BROOKLYN

**BROOKLYN HEIGHTS**  
150 Montague Street  
Brooklyn, NY 11201  
718.613.2000

### BOERUM HILL

495 Atlantic Avenue  
Brooklyn, NY 11217  
718.613.2090

### PARK SLOPE

76 Seventh Avenue  
Brooklyn, NY 11217  
718.399.2222

### PARK SLOPE

244 Fifth Avenue  
Brooklyn, NY 11215  
718.622.9300

### COBBLE HILL

162 Court Street  
Brooklyn, NY 11201  
718.613.2020

### BEDFORD STUYVESANT

316 Stuyvesant Avenue  
Brooklyn, NY 11233  
718.613.2800

### HUDSON VALLEY

**HUDSON**  
526 Warren Street  
Hudson, NY 12534  
518.828.0181

### NEW JERSEY

**HOBOKEN**  
200 Washington Street  
Hoboken, NJ 07030  
201.478.6700

### MONTCLAIR

635 Valley Road,  
Montclair, NJ 07030  
973.744.6033

### CONNECTICUT

**DARIEN**  
671 Boston Post Road  
Darien, CT 06820  
203.655.1418

### NEW CANAAN - ELM STREET

183 Elm Street  
New Canaan, CT 06840  
203.966.7800

### NEW CANAAN - SOUTH AVENUE

6 South Avenue  
New Canaan, CT 06840  
203.966.7772

### ROWAYTON

140 Rowayton Avenue  
Rowayton, CT 06853  
203.655.1418

### GREENWICH

125 Mason Street  
Greenwich, CT 06830  
203.869.8100

### STAMFORD

1099 High Ridge Road  
Stamford, CT 06905  
203.329.8801

### WESTPORT

379 Post Road East  
Westport, CT 06880  
203.221.0666

### WILTON

21 River Road  
Wilton, CT 06897  
203.762.8118

### QUEENS

**LONG ISLAND CITY**  
47-12 Vernon Boulevard  
Queens, NY 11110  
718.878.1800

### HAMPTONS

**EAST HAMPTON**  
2 Newtown Lane  
East Hampton, NY 11937  
631.324.6100

### SOUTHAMPTON

31 Main Street  
Southampton, NY 11968  
631.283.2883

### CORPORATE

**COMMERCIAL SALES**  
770 Lexington Avenue  
New York, NY 10065  
212.381.3208

### DEVELOPMENT MARKETING

445 Park Avenue  
New York, NY 10022  
212.253.9300

### GLOBAL SERVICES

770 Lexington Avenue  
New York, NY 10065  
800.765.2692 x6521

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