



December 2016 Highlights

The absorption rate for Manhattan apartments ticked down in December, but remained **35%** higher than a year ago.

Both condos and co-ops saw sharp **increases** in their absorption rates compared to a year ago.

Upper Manhattan continues to be Manhattan's tightest market, with just a **3.2**-month supply of apartments for sale.



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Definitions

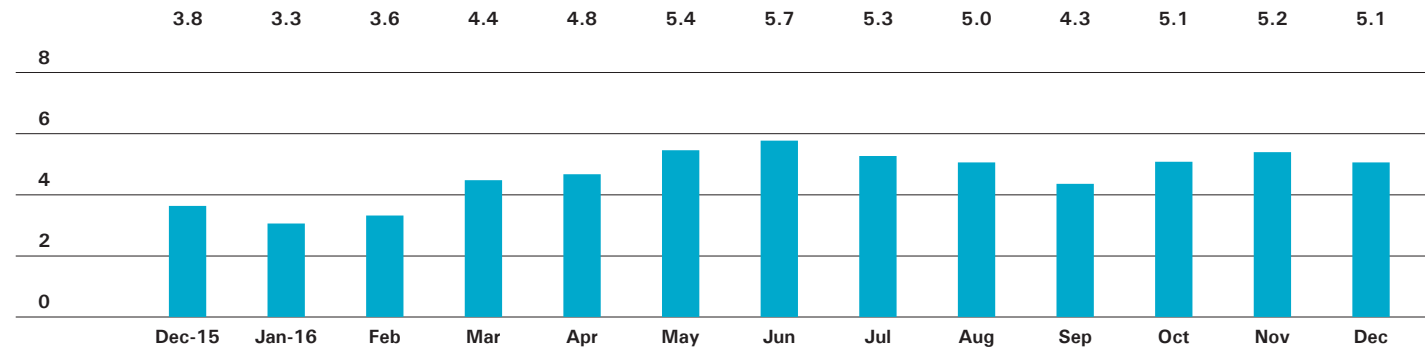
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 15751832

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2016		NOVEMBER 2016		DECEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	157	3.3	184	3.7	157	2.8
1-Bedroom	753	4.8	797	4.6	631	3.3
2-Bedroom	944	6.7	983	6.4	751	4.4
3+Bedroom	990	9.8	1,002	9.5	855	8.1
Loft	219	7.3	242	7.9	221	6.8
All	3,063	6.4	3,208	6.3	2,615	4.7

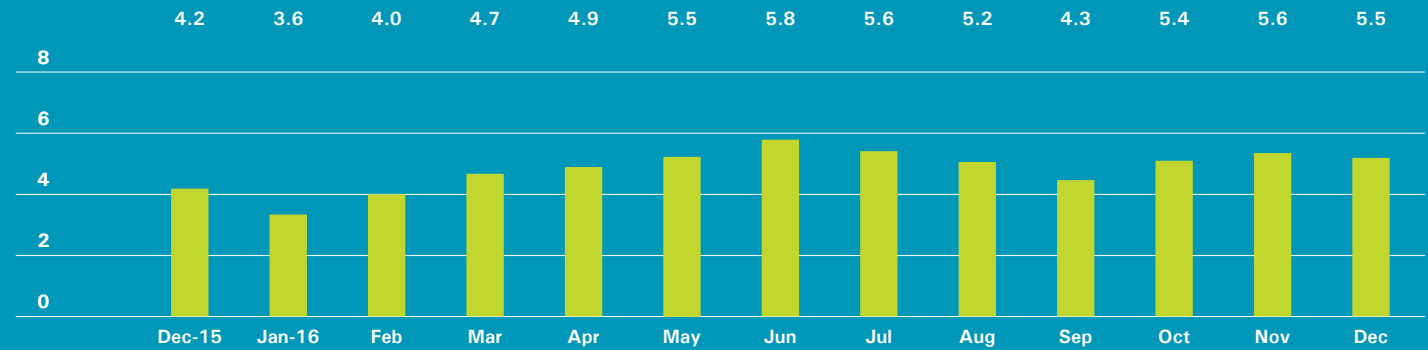
COOPERATIVES

	DECEMBER 2016		NOVEMBER 2016		DECEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	259	2.4	270	2.5	243	2.0
1-Bedroom	755	3.4	802	3.5	592	2.4
2-Bedroom	629	3.9	672	4.1	521	3.1
3+Bedroom	556	8.5	593	8.7	494	6.1
Loft	217	5.5	216	5.4	162	3.5
All	2,416	4.0	2,553	4.2	2,012	3.0

East Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2016		NOVEMBER 2016		DECEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	2.2	20	2.7	19	2.9
1-Bedroom	71	3.3	82	3.0	95	3.5
2-Bedroom	142	7.5	143	7.1	117	5.7
3+Bedroom	171	11.7	172	10.6	163	9.5
All	398	6.4	417	5.9	394	5.5

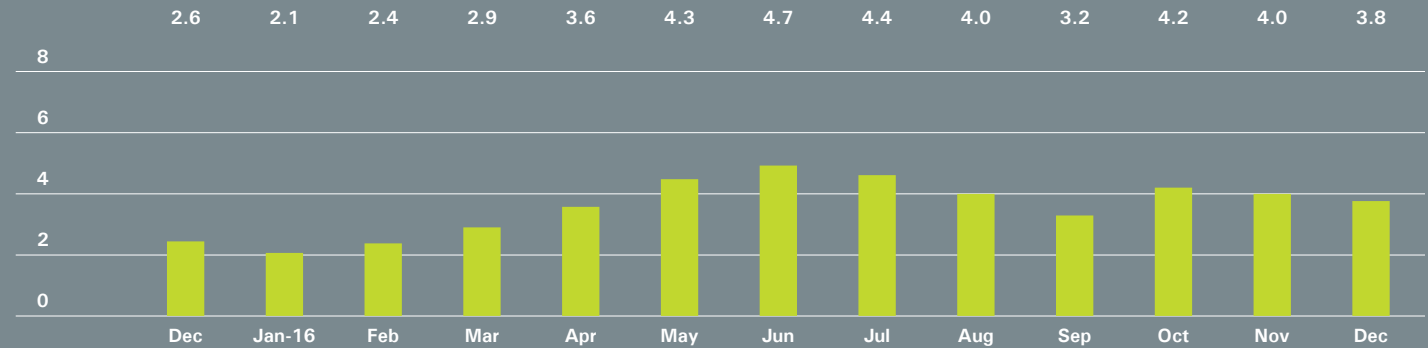
COOPERATIVES

	DECEMBER 2016		NOVEMBER 2016		DECEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	64	3.0	69	3.4	55	1.9
1-Bedroom	203	3.6	224	3.9	164	2.6
2-Bedroom	229	4.9	249	5.4	198	3.7
3+Bedroom	266	10.4	282	10.4	252	6.9
All	762	5.1	824	5.4	669	3.7

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2016		NOVEMBER 2016		DECEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	13	2.4	18	3.0	20	3.0
1-Bedroom	82	4.0	94	4.4	69	2.1
2-Bedroom	95	5.1	101	5.2	89	2.3
3+Bedroom	151	9.6	158	10.3	164	6.3
All	341	5.7	371	6.0	342	3.3

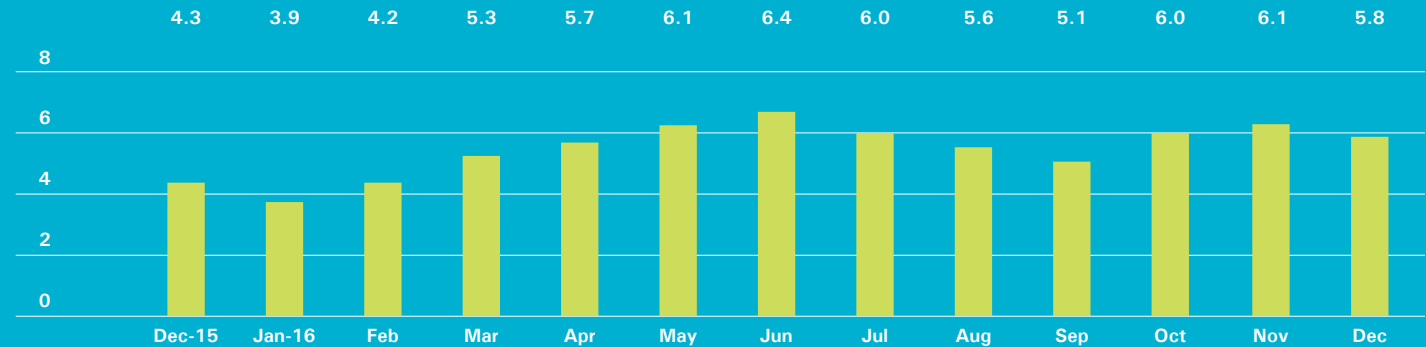
COOPERATIVES

	DECEMBER 2016		NOVEMBER 2016		DECEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	22	1.2	24	1.2	33	1.7
1-Bedroom	136	3.0	144	3.1	92	1.8
2-Bedroom	87	2.3	95	2.3	75	1.9
3+Bedroom	104	5.5	115	5.8	88	3.6
All	349	2.9	378	3.0	288	2.2

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2016		NOVEMBER 2016		DECEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	18	2.5	19	2.3	23	2.7
1-Bedroom	124	6.7	133	7.2	120	3.9
2-Bedroom	110	6.3	125	6.8	128	5.7
3+Bedroom	117	11.3	122	9.8	102	13.9
All	369	6.9	399	6.9	373	5.4

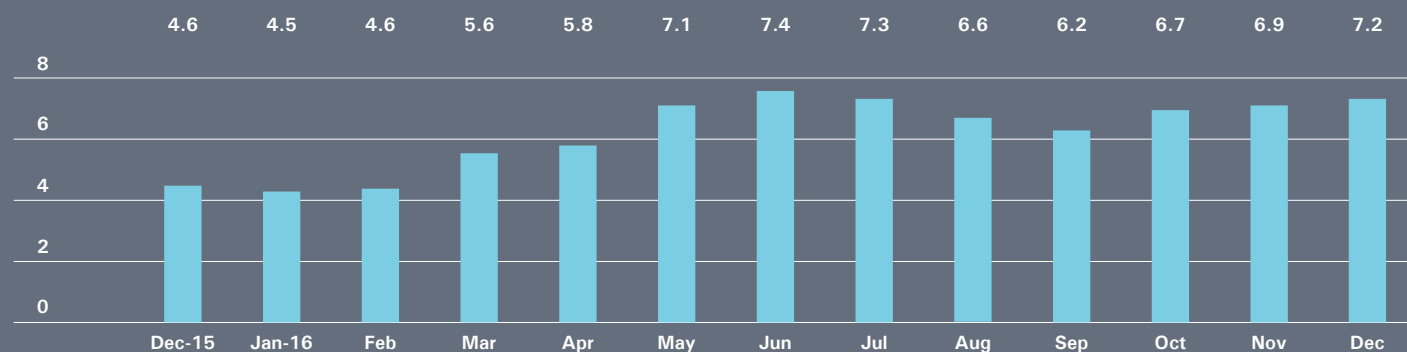
COOPERATIVES

	DECEMBER 2016		NOVEMBER 2016		DECEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	69	2.7	79	3.5	66	2.3
1-Bedroom	155	4.3	163	4.4	134	3.2
2-Bedroom	120	6.9	115	6.6	77	3.6
3+Bedroom	81	16.8	85	17.6	68	11.0
All	425	5.1	442	5.4	345	3.5

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2016		NOVEMBER 2016		DECEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	26	2.6	28	2.8	23	2.0
1-Bedroom	155	6.1	155	5.7	110	3.9
2-Bedroom	138	11.0	140	10.5	110	5.6
3+Bedroom	88	22.0	84	20.2	76	9.3
All	407	7.9	407	7.5	319	4.7

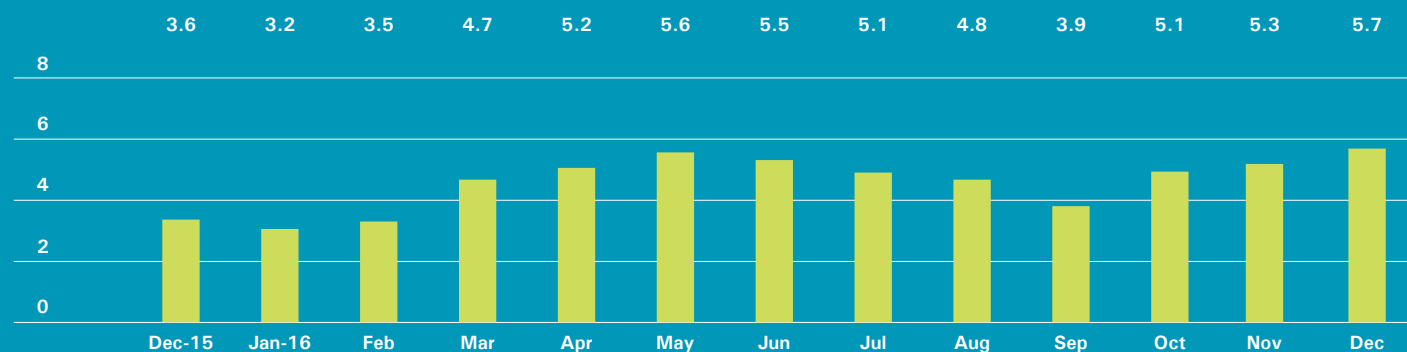
COOPERATIVES

	DECEMBER 2016		NOVEMBER 2016		DECEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	2.7	11	2.1	16	2.7
1-Bedroom	40	5.1	49	5.5	36	3.9
2-Bedroom	32	6.6	28	6.2	28	4.9
3+Bedroom	19	19.0	20	17.1	17	9.3
All	105	5.6	108	5.5	97	4.3

Downtown

34th - 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2016		NOVEMBER 2016		DECEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	17	3.2	21	4.1	21	3.4
1-Bedroom	98	4.7	97	3.5	69	3.0
2-Bedroom	152	8.9	158	7.9	104	6.2
3+Bedroom	171	11.9	159	10.1	99	7.6
Loft	66	8.8	71	8.7	61	8.1
All	504	7.7	506	6.6	354	5.4

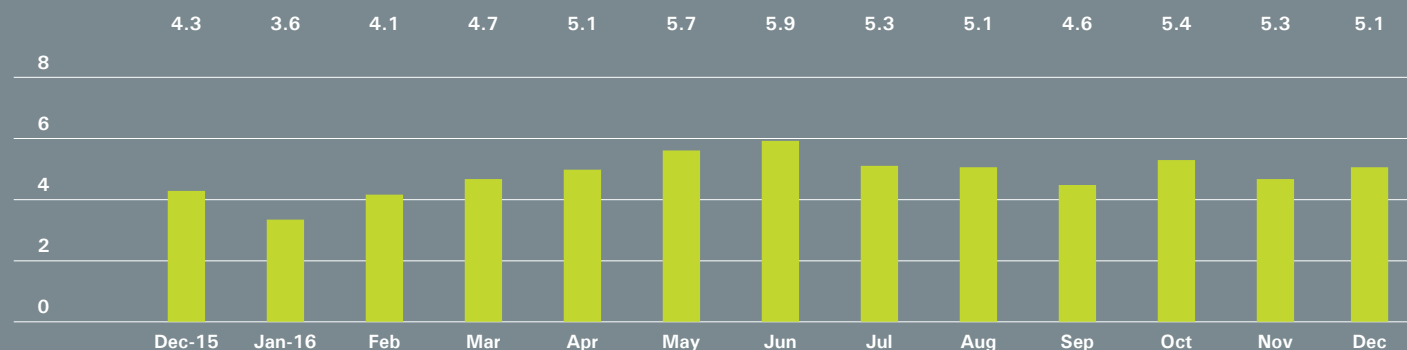
COOPERATIVES

	DECEMBER 2016		NOVEMBER 2016		DECEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	48	2.5	52	2.7	30	1.3
1-Bedroom	94	3.6	89	3.3	56	1.8
2-Bedroom	34	3.2	38	3.7	30	2.7
3+Bedroom	24	6.9	27	6.5	17	6.0
Loft	57	5.9	57	7.0	35	3.0
All	257	3.7	263	3.9	168	2.1

Downtown

South of 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2016		NOVEMBER 2016		DECEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	61	6.1	72	7.0	49	3.6
1-Bedroom	167	4.6	185	5.2	141	4.4
2-Bedroom	244	6.3	257	6.1	150	3.7
3+Bedroom	244	7.1	260	7.5	229	8.6
Loft	141	7.0	156	7.9	148	7.0
All	857	6.1	930	6.5	717	5.4

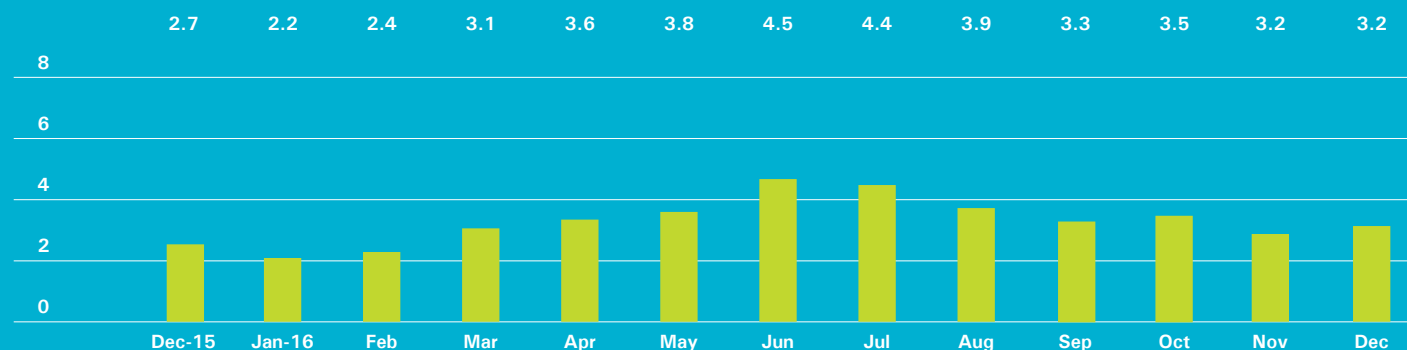
COOPERATIVES

	DECEMBER 2016		NOVEMBER 2016		DECEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	43	2.5	37	2.0	43	2.7
1-Bedroom	106	2.9	110	2.9	76	2.0
2-Bedroom	77	3.3	87	3.9	59	2.9
3+Bedroom	41	8.2	40	8.3	37	8.2
Loft	121	5.5	123	5.3	84	3.7
All	388	3.7	397	3.7	299	2.9

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

	DECEMBER 2016		NOVEMBER 2016		DECEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	8	2.5	6	2.3	4	1.3
1-Bedroom	58	4.0	56	3.7	29	1.5
2-Bedroom	70	3.6	66	3.2	55	3.5
3+Bedroom	51	6.2	50	6.4	28	3.7
All	187	4.1	178	3.8	116	2.5

COOPERATIVES

	DECEMBER 2016		NOVEMBER 2016		DECEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	6	1.6	6	1.6	9	2.3
1-Bedroom	36	1.8	39	2.0	50	2.4
2-Bedroom	60	2.7	65	2.9	62	2.9
3+Bedroom	28	3.8	31	4.4	25	4.2
All	130	2.5	141	2.7	146	2.8



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EAST SIDE

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VILLAGE

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SOHO

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2169 Frederick Douglass Boulevard
New York, NY 10026
212.381.2570

WASHINGTON HEIGHTS

819 West 187th Street
New York, NY 10033
212.928.3805

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RIVERDALE JOHNSON

3531 Johnson Avenue
Riverdale, NY 10463
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RIVERDALE MOSHOLU

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BROOKLYN

BROOKLYN HEIGHTS

150 Montague Street
Brooklyn, NY 11201
718.613.2000

BOERUM HILL

495 Atlantic Avenue
Brooklyn, NY 11217
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PARK SLOPE

76 Seventh Avenue
Brooklyn, NY 11217
718.399.2222

PARK SLOPE

244 Fifth Avenue
Brooklyn, NY 11215
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COBBLE HILL

162 Court Street
Brooklyn, NY 11201
718.613.2020

BEDFORD STUYVESANT

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Brooklyn, NY 11233
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SOUTH SLOPE

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Brooklyn, NY 11215
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Montclair, NJ 07030
973.744.6033

HUDSON VALLEY

HUDSON

526 Warren Street
Hudson, NY 12534
518.828.0181

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
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WILTON

21 River Road
Wilton, CT 06897
203.762.8118

QUEENS

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HAMPTONS

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East Hampton, NY 11937
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CORPORATE

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