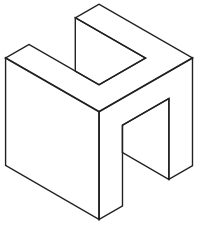


# July 2018 Absorption Report Manhattan Apartments



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# July 2018 Highlights

The absorption rate for Manhattan apartments edged down from June to **8.0** months.

At 6.4 months, the absorption rate for coops remains well **below** the 10.0-month rate for condos.

With a **6.2**-month supply of units for sale, Upper Manhattan was the tightest market in July.



halstead.com WEB# 18713736



halstead.com WEB# 18669407

## Definitions

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

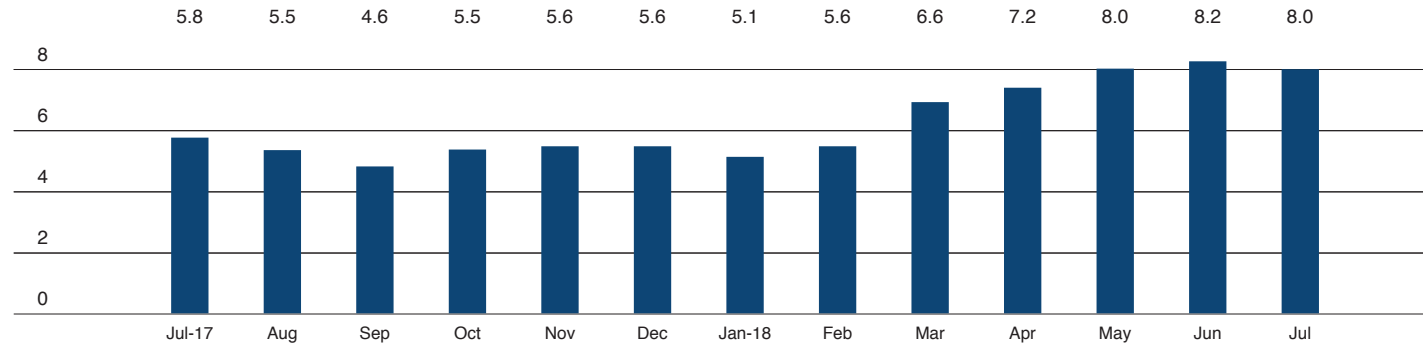
**Absorption Rate:** How many months it would take to sell all active listings in a given market. We calculate it by dividing the number of listings by the average number of closings over the prior 6 months. Historically, an absorption rate between 6-9 months indicates a balanced market.

Cover Property: halstead.com WEB# 18726715



# Manhattan

## Absorption Rate in Months: All Apartments



Halstead.com WEB# 18790780



Halstead.com WEB# 18102498

## Condominiums

	JULY 2018		JUNE 2018		JULY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	250	8.2	258	7.9	233	6.3
1-Bedroom	1,014	7.7	1,018	7.6	888	5.6
2-Bedroom	1,153	9.6	1,153	9.5	1,054	6.9
3+Bedroom	1,144	14.5	1,185	13.7	1,090	9.8
Loft	311	11.4	301	11.1	248	8.3
All	3,872	10.0	3,915	9.8	3,513	7.2

## Cooperatives

	JULY 2018		JUNE 2018		JULY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	408	4.8	390	4.9	281	3.0
1-Bedroom	1,019	5.5	1,038	5.7	687	3.2
2-Bedroom	864	6.3	928	6.8	739	5.2
3+Bedroom	690	10.6	732	11.7	634	9.6
Loft	258	8.1	287	9.7	211	6.0
All	3,239	6.4	3,375	6.9	2,552	4.6



# East Side

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

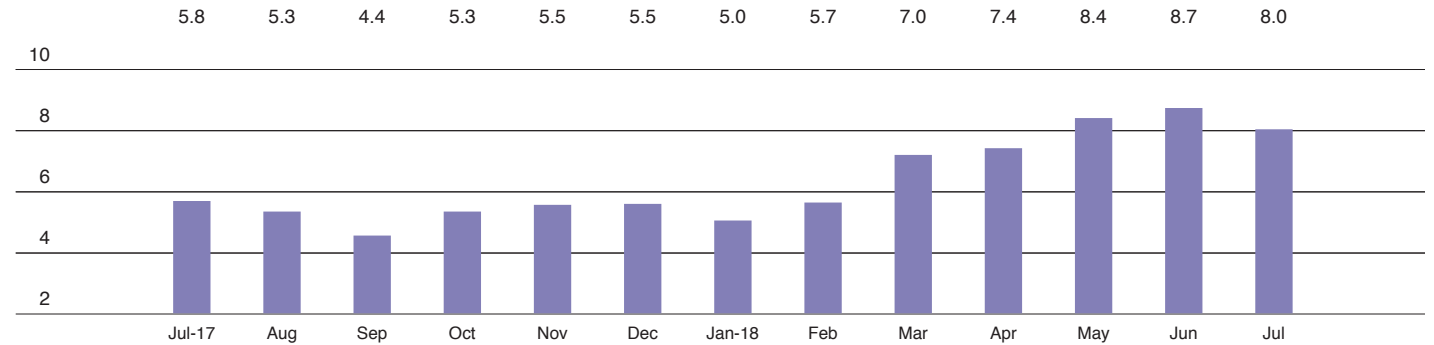


Halstead.com WEB# 18738035



Halstead.com WEB# 16423143

## Absorption Rate in Months: All Apartments



## Condominiums

	JULY 2018		JUNE 2018		JULY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	22	4.4	25	5.6	29	7.9
1-Bedroom	110	6.2	124	7.0	101	4.0
2-Bedroom	134	7.7	145	8.1	149	7.3
3+Bedroom	207	14.4	216	13.5	186	8.9
All	473	8.7	510	9.1	465	6.6

## Cooperatives

	JULY 2018		JUNE 2018		JULY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	102	5.2	97	5.2	60	2.7
1-Bedroom	284	5.7	289	6.3	186	3.6
2-Bedroom	303	8.0	332	8.8	255	5.8
3+Bedroom	339	12.7	373	14.7	288	10.7
All	1,028	7.7	1,091	8.6	789	5.4



# West Side

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

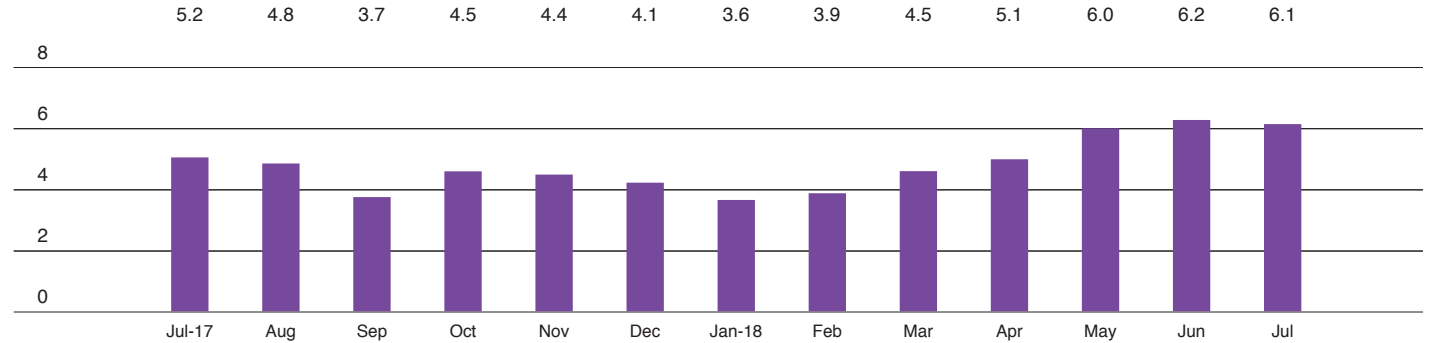


Halstead.com WEB# 18783136



Halstead.com WEB# 18058579

## Absorption Rate in Months: All Apartments



## Condominiums

	JULY 2018		JUNE 2018		JULY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	27	7.0	22	4.9	20	3.9
1-Bedroom	123	5.7	132	6.1	101	5.5
2-Bedroom	156	8.6	147	7.9	116	6.7
3+Bedroom	195	9.9	196	9.1	177	11.7
All	501	7.9	497	7.5	414	7.4

## Cooperatives

	JULY 2018		JUNE 2018		JULY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	59	4.8	52	4.3	34	2.5
1-Bedroom	163	4.3	176	5.0	114	3.0
2-Bedroom	150	4.2	163	4.8	121	3.6
3+Bedroom	145	7.6	150	7.9	139	7.9
All	517	4.9	541	5.4	408	4.0



# Midtown East

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

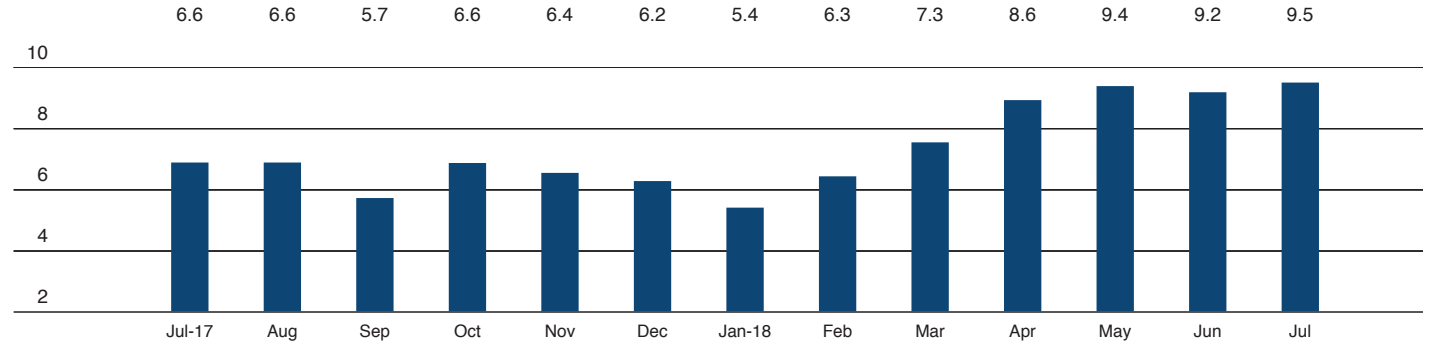


Halstead.com WEB# 18779821



Halstead.com WEB# 18439617

## Absorption Rate in Months: All Apartments



## Condominiums

	JULY 2018		JUNE 2018		JULY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	37	9.3	36	8.0	28	5.3
1-Bedroom	167	9.5	162	8.9	158	7.8
2-Bedroom	175	14.4	169	13.5	143	8.6
3+Bedroom	119	13.0	123	12.9	124	9.3
All	498	11.6	490	11.0	453	8.1

## Cooperatives

	JULY 2018		JUNE 2018		JULY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	92	5.4	86	5.5	76	3.1
1-Bedroom	215	7.8	221	7.7	154	4.5
2-Bedroom	149	9.1	155	8.5	146	9.0
3+Bedroom	84	15.8	87	17.4	78	12.0
All	540	8.2	549	8.1	454	5.6



# Midtown West

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

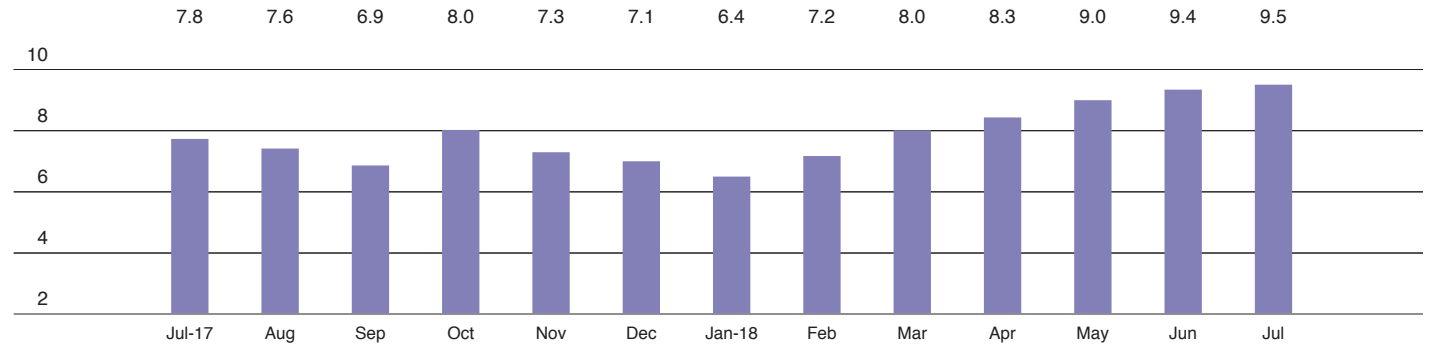


Halstead.com WEB# 17561148



Halstead.com WEB# 17987802

## Absorption Rate in Months: All Apartments



## Condominiums

	JULY 2018		JUNE 2018		JULY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	36	6.0	38	5.8	41	6.5
1-Bedroom	157	9.7	157	9.1	154	7.5
2-Bedroom	135	9.5	126	9.7	135	9.4
3+Bedroom	109	28.4	109	26.2	94	24.5
All	437	10.9	430	10.5	424	9.4

## Cooperatives

	JULY 2018		JUNE 2018		JULY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	28	4.5	28	5.1	22	4.9
1-Bedroom	48	6.0	45	5.7	30	3.0
2-Bedroom	34	9.3	33	10.4	19	4.4
3+Bedroom	12	18.0	11	16.5	13	8.7
All	122	6.6	117	6.8	84	4.1



# Downtown

34th - 14th Street

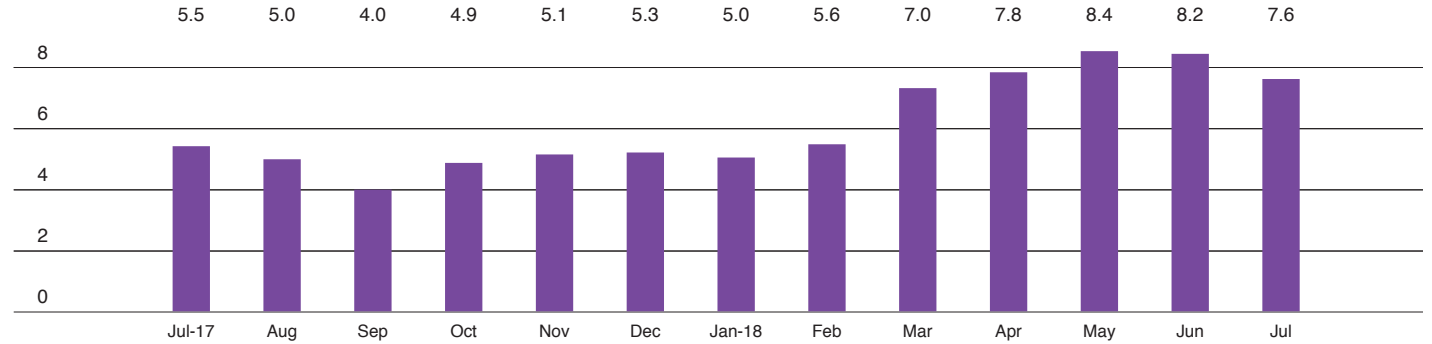


Halstead.com WEB# 18311619



Halstead.com WEB# 18492772

## Absorption Rate in Months: All Apartments



## Condominiums

	JULY 2018		JUNE 2018		JULY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	24	7.6	24	7.2	14	3.1
1-Bedroom	129	5.6	119	5.3	101	4.0
2-Bedroom	169	8.8	172	8.9	164	7.7
3+Bedroom	146	16.2	158	16.3	159	10.5
Loft	78	12.3	78	12.0	60	10.3
All	546	9.0	551	9.0	498	6.9

## Cooperatives

	JULY 2018		JUNE 2018		JULY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	68	5.0	72	5.9	42	2.6
1-Bedroom	115	4.9	119	5.1	62	2.2
2-Bedroom	55	7.0	60	8.4	53	8.2
3+Bedroom	24	20.6	31	20.7	32	13.7
Loft	64	8.2	82	12.0	50	5.4
All	326	6.0	364	7.2	239	3.8





# Downtown

South of 14th Street

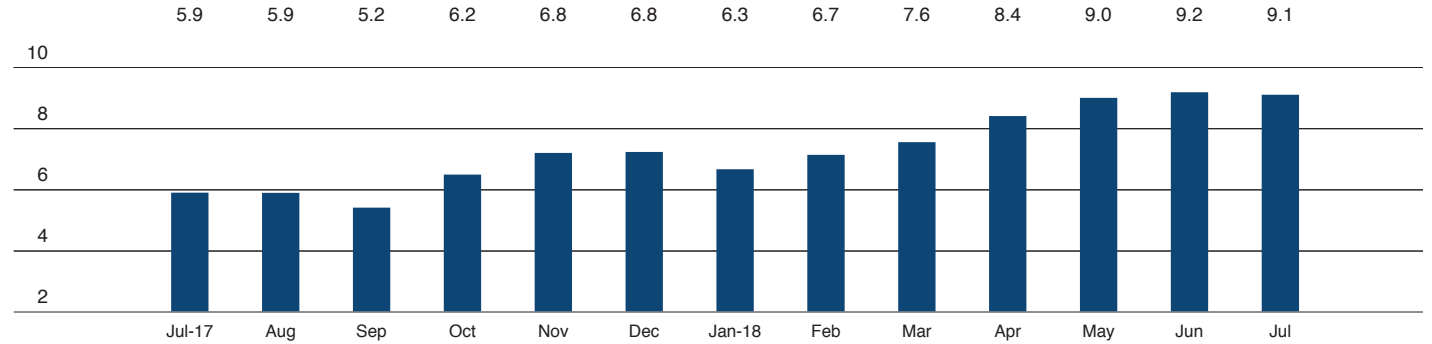


Halstead.com WEB# 18145439



Halstead.com WEB# 18203129

## Absorption Rate in Months: All Apartments



## Condominiums

	JULY 2018		JUNE 2018		JULY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	90	11.3	98	11.8	90	8.7
1-Bedroom	253	9.7	247	9.4	229	6.2
2-Bedroom	310	10.6	313	9.8	277	6.0
3+Bedroom	317	16.4	330	16.2	295	7.8
Loft	210	11.0	207	11.3	179	8.0
All	1,180	11.6	1,195	11.4	1,070	7.0

## Cooperatives

	JULY 2018		JUNE 2018		JULY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	63	4.4	59	4.6	46	3.2
1-Bedroom	152	5.7	158	5.6	117	3.2
2-Bedroom	105	5.5	115	5.9	87	3.8
3+Bedroom	50	10.0	50	10.3	49	10.5
Loft	140	7.6	148	8.6	124	6.6
All	510	6.1	530	6.4	423	4.3



# Upper Manhattan

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

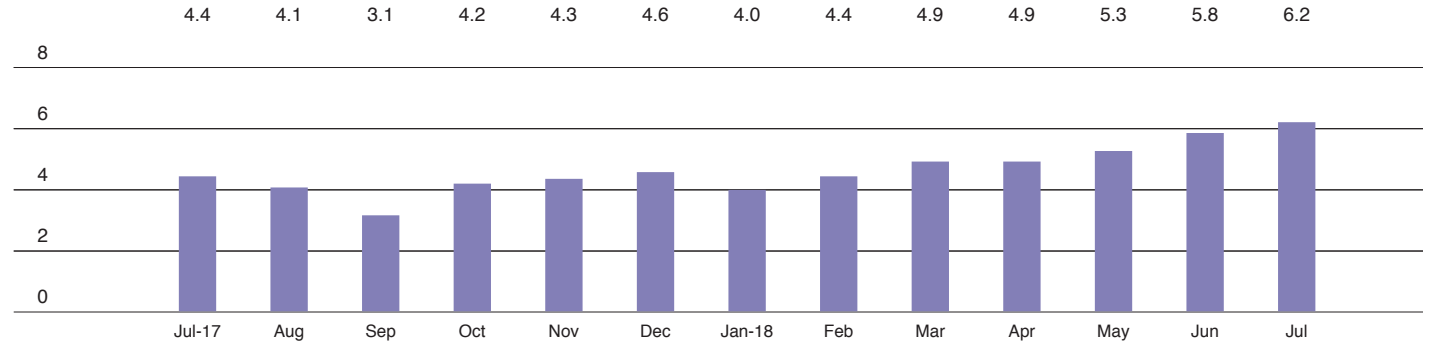


Halstead.com WEB# 18790144



Halstead.com WEB# 18248635

## Absorption Rate in Months: All Apartments



## Condominiums

	JULY 2018		JUNE 2018		JULY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	14.0	16	10.7	11	6.6
1-Bedroom	77	8.6	79	7.9	45	3.8
2-Bedroom	84	7.6	87	8.7	72	4.1
3+Bedroom	62	15.5	60	10.6	61	11.1
All	237	9.5	242	8.9	189	5.2

## Cooperatives

	JULY 2018		JUNE 2018		JULY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	9	2.3	7	1.8	9	3.6
1-Bedroom	66	4.0	58	3.4	40	2.6
2-Bedroom	77	4.6	79	4.4	64	4.2
3+Bedroom	44	5.9	39	5.6	42	5.6
All	196	4.4	183	4.0	155	3.8



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