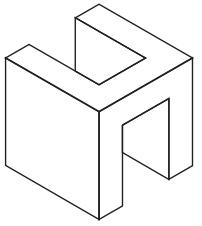


November 2018 Absorption Report Manhattan Apartments



HALSTEAD
REAL ESTATE

LUXURY PORTFOLIO
INTERNATIONAL

Leading REAL ESTATE
COMPANIES
OF THE WORLD.

November 2018 Highlights

The absorption rate for Manhattan apartments rose to **8.8** months in November, from 7.4 months in October.

The absorption rate was **10.5** months for condominiums, and 7.6 months for cooperatives.

Upper Manhattan had the lowest absorption rate of any market in November, with a **6.6**-month supply of apartments for sale.



halstead.com WEB# 18904003



halstead.com WEB# 19046736

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# 19162124

Manhattan



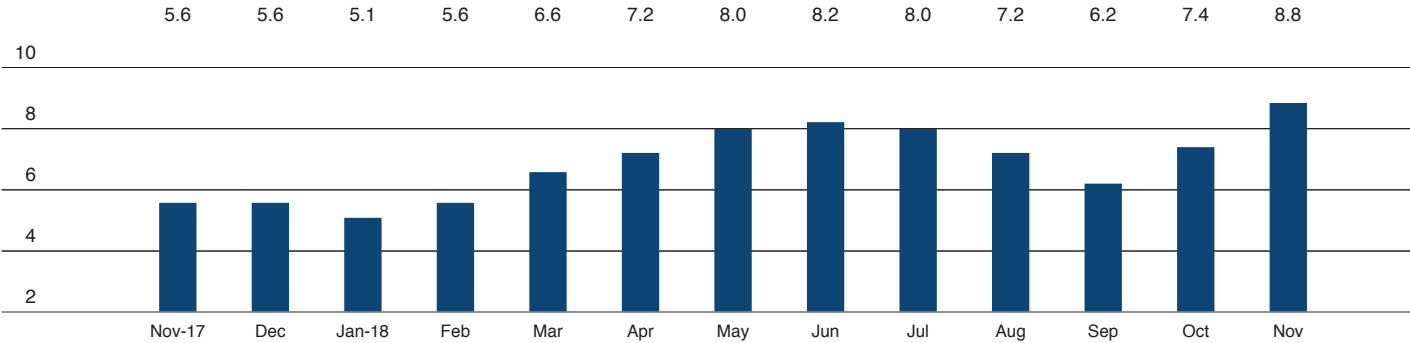
Halstead.com WEB# 18971200



Halstead.com WEB# 19030790



Absorption Rate in Months: All Apartments



Condominiums

	NOVEMBER 2018		OCTOBER 2018		NOVEMBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	240	7.8	240	6.1	264	6.1
1-Bedroom	1,006	8.2	1,066	7.3	915	5.4
2-Bedroom	1,048	9.6	1,169	9.1	1,090	6.7
3+Bedroom	1,076	14.8	1,127	12.5	1,102	10.0
Loft	287	22.1	302	9.3	270	9.3
All	3,657	10.5	3,904	8.9	3,641	7.0

Cooperatives

	NOVEMBER 2018		OCTOBER 2018		NOVEMBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	407	5.2	438	4.6	302	2.9
1-Bedroom	1,173	6.6	1,161	5.7	812	3.5
2-Bedroom	970	7.5	955	6.4	822	4.8
3+Bedroom	699	11.2	655	9.0	685	8.4
Loft	264	17.6	282	7.9	238	5.6
All	3,513	7.6	3,491	6.3	2,859	4.5

East Side

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

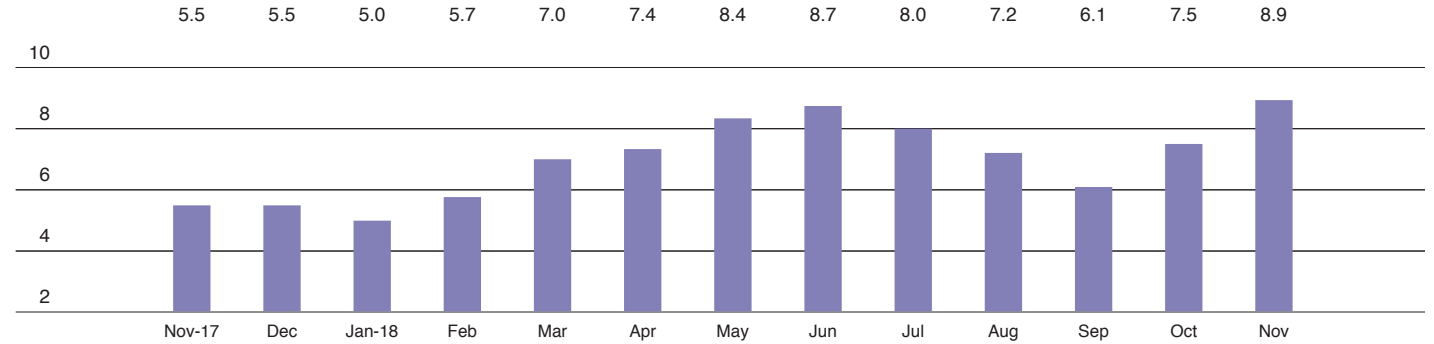


Halstead.com WEB# 18749735



Halstead.com WEB# 18949594

Absorption Rate in Months: All Apartments



Condominiums

	NOVEMBER 2018		OCTOBER 2018		NOVEMBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	27	6.2	23	3.6	25	4.3
1-Bedroom	126	8.0	126	6.9	106	4.3
2-Bedroom	129	8.1	139	7.7	137	4.9
3+Bedroom	192	14.8	194	11.0	195	9.7
All	474	9.7	482	8.0	463	5.9

Cooperatives

	NOVEMBER 2018		OCTOBER 2018		NOVEMBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	112	6.8	121	5.7	79	3.5
1-Bedroom	327	7.2	311	6.0	239	3.9
2-Bedroom	338	9.0	317	7.7	274	5.2
3+Bedroom	337	11.5	312	9.6	323	8.9
All	1,114	8.6	1,061	7.2	915	5.3



West Side

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

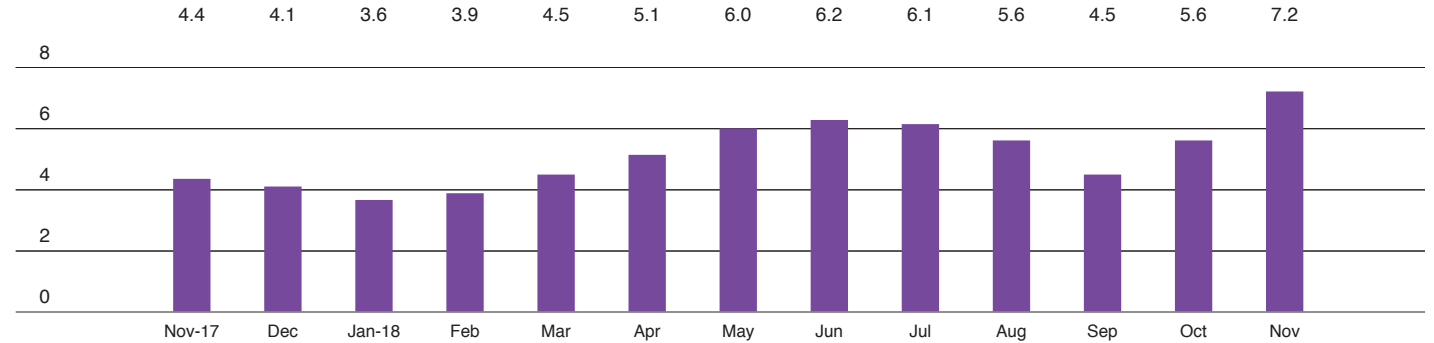


Halstead.com WEB# 19045778



Halstead.com WEB# 19163999

Absorption Rate in Months: All Apartments



Condominiums

	NOVEMBER 2018		OCTOBER 2018		NOVEMBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	24	6.0	23	5.5	24	4.8
1-Bedroom	113	6.2	116	5.8	96	3.3
2-Bedroom	127	7.9	121	6.8	121	4.4
3+Bedroom	207	11.9	192	8.9	168	7.6
All	471	8.5	452	7.1	409	4.8

Cooperatives

	NOVEMBER 2018		OCTOBER 2018		NOVEMBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	51	5.0	55	4.4	29	2.0
1-Bedroom	180	5.7	175	4.5	129	3.2
2-Bedroom	189	5.8	173	4.3	168	4.0
3+Bedroom	152	9.8	136	6.5	154	7.5
All	572	6.4	539	4.8	480	4.1



Midtown East

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

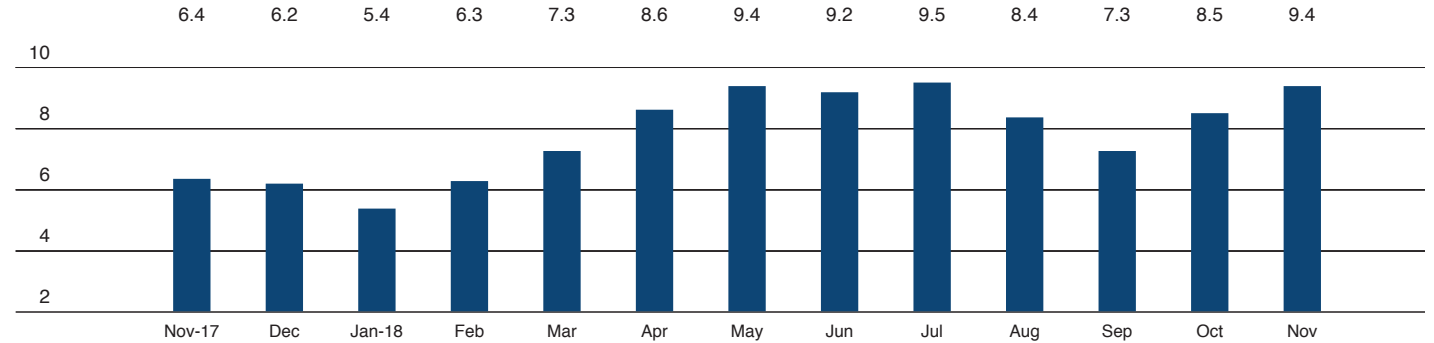


Halstead.com WEB# 19210120



Halstead.com WEB# 17505510

Absorption Rate in Months: All Apartments



Condominiums

	NOVEMBER 2018		OCTOBER 2018		NOVEMBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	29	6.7	33	5.4	37	9.3
1-Bedroom	152	8.7	164	7.3	160	7.8
2-Bedroom	172	16.4	176	13.9	135	8.9
3+Bedroom	95	15.0	117	14.0	123	9.7
All	448	11.6	490	9.9	455	8.7

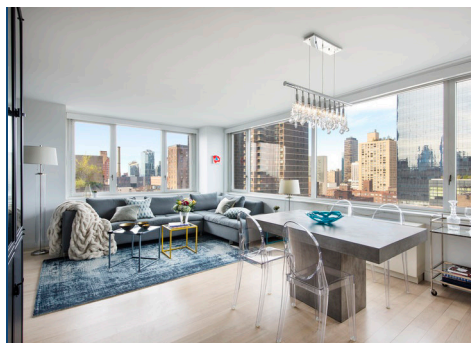
Cooperatives

	NOVEMBER 2018		OCTOBER 2018		NOVEMBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	92	5.1	90	4.9	69	2.4
1-Bedroom	246	7.8	237	6.9	161	4.3
2-Bedroom	152	9.8	163	9.9	147	7.9
3+Bedroom	81	17.4	87	13.4	94	13.4
All	571	8.2	577	7.6	471	5.1



Midtown West

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



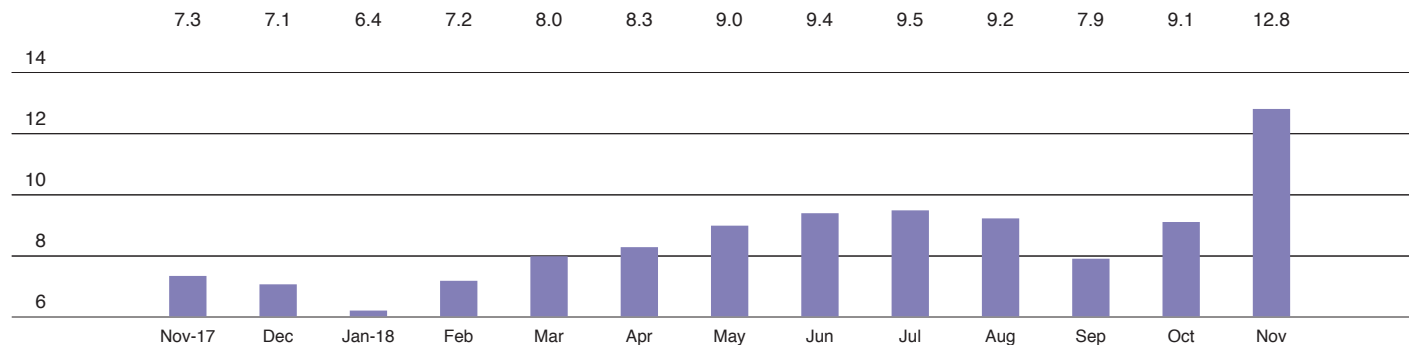
Halstead.com WEB# 19114235



Halstead.com WEB# 17561148



Absorption Rate in Months: All Apartments



Condominiums

	NOVEMBER 2018		OCTOBER 2018		NOVEMBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	51	11.8	42	6.6	38	5.3
1-Bedroom	163	11.9	144	8.3	156	7.6
2-Bedroom	133	11.2	139	9.5	135	7.7
3+Bedroom	115	43.1	98	25.6	105	21.0
All	462	14.2	423	10.0	434	8.7

Cooperatives

	NOVEMBER 2018		OCTOBER 2018		NOVEMBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	27	6.0	35	5.4	15	2.6
1-Bedroom	58	10.5	49	6.7	44	4.1
2-Bedroom	32	9.1	35	8.4	31	5.6
3+Bedroom	15	30.0	13	15.6	11	9.4
All	132	9.4	132	7.0	101	4.3

Downtown

34th - 14th Street



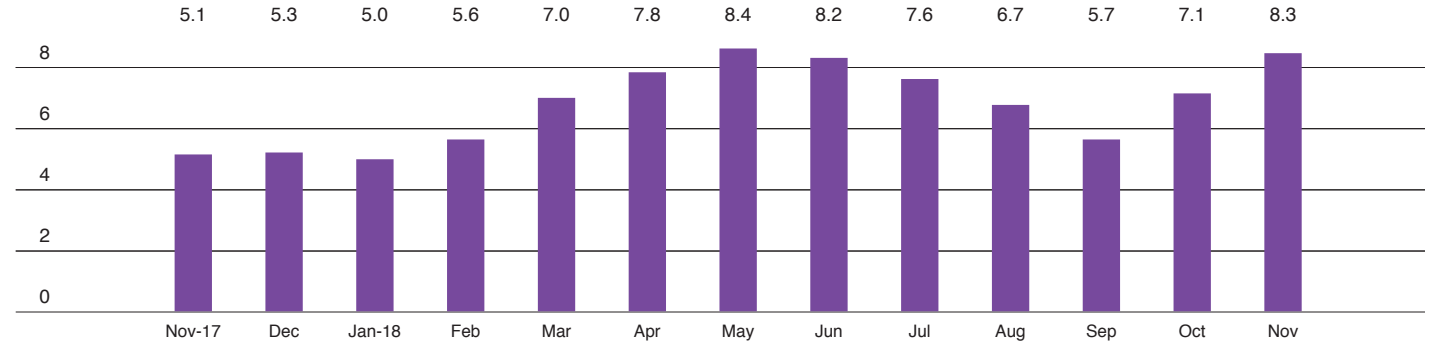
Halstead.com WEB# 19137822



Halstead.com WEB# 18678083



Absorption Rate in Months: All Apartments



Condominiums

	NOVEMBER 2018		OCTOBER 2018		NOVEMBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	29	12.4	26	6.5	22	4.1
1-Bedroom	126	5.5	145	5.8	98	3.3
2-Bedroom	143	8.2	181	7.8	179	6.8
3+Bedroom	131	20.7	162	17.4	158	11.6
Loft	67	22.3	67	7.6	70	10.5
All	496	9.5	581	8.3	527	6.5

Cooperatives

	NOVEMBER 2018		OCTOBER 2018		NOVEMBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	77	5.4	78	4.4	53	3.0
1-Bedroom	151	6.5	155	6.0	88	2.7
2-Bedroom	75	8.2	67	6.2	43	3.9
3+Bedroom	35	21.0	32	21.3	26	11.1
Loft	42	8.7	54	5.4	63	5.7
All	380	7.2	386	5.9	273	3.7

Downtown

South of 14th Street



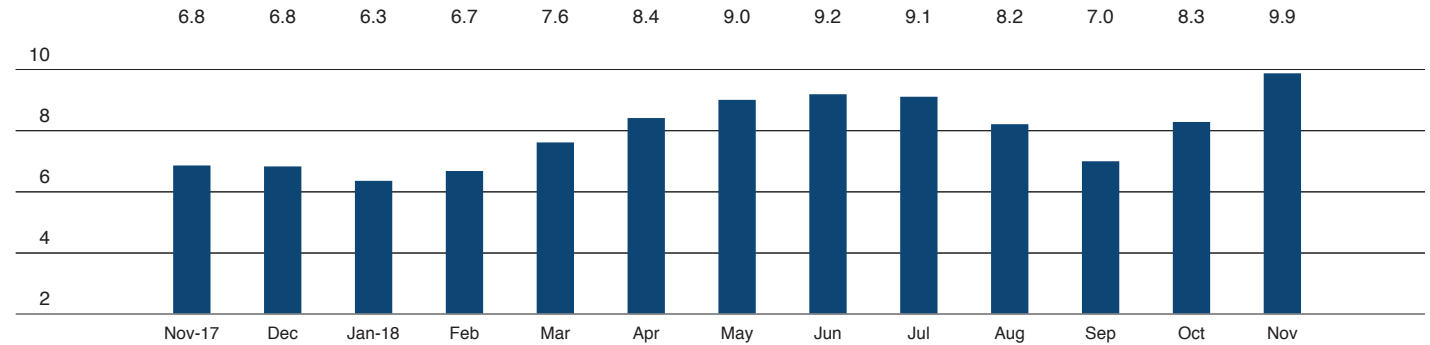
Halstead.com WEB# 19197486



Halstead.com WEB# 18755562



Absorption Rate in Months: All Apartments



Condominiums

	NOVEMBER 2018		OCTOBER 2018		NOVEMBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	70	7.9	77	7.5	105	9.7
1-Bedroom	275	11.4	279	9.2	235	7.5
2-Bedroom	263	10.1	310	10.3	304	10.0
3+Bedroom	286	12.3	303	12.6	319	10.5
Loft	198	20.8	211	9.8	183	8.6
All	1,092	11.9	1,180	10.1	1,146	9.2

Cooperatives

	NOVEMBER 2018		OCTOBER 2018		NOVEMBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	51	4.0	65	3.9	48	3.3
1-Bedroom	171	5.8	186	5.4	125	3.2
2-Bedroom	111	6.3	110	5.5	90	3.5
3+Bedroom	51	11.8	47	10.1	41	5.7
Loft	164	17.0	168	8.8	133	6.0
All	548	7.4	576	6.1	437	4.0

Upper Manhattan

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

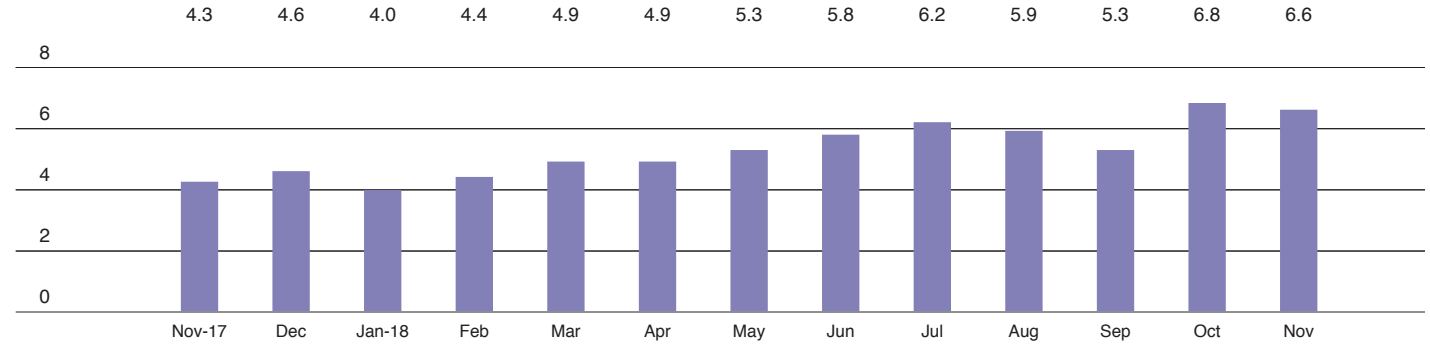


Halstead.com WEB# 18688996



Halstead.com WEB# 18866158

Absorption Rate in Months: All Apartments



Condominiums

	NOVEMBER 2018		OCTOBER 2018		NOVEMBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	10	3.8	18	7.2	13	2.5
1-Bedroom	56	5.2	95	7.0	67	4.6
2-Bedroom	90	8.1	114	9.0	84	4.5
3+Bedroom	58	14.5	69	11.8	43	6.5
All	214	7.5	296	8.6	207	4.6

Cooperatives

	NOVEMBER 2018		OCTOBER 2018		NOVEMBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	7	4.2	8	2.3	12	4.2
1-Bedroom	69	6.5	74	5.2	50	3.2
2-Bedroom	81	5.6	99	5.9	75	4.0
3+Bedroom	39	6.2	39	5.6	45	6.0
All	196	5.9	220	5.3	182	4.1



HALSTEAD

REAL ESTATE

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
212.381.6500

SOHO

451 West Broadway
New York, NY 10012
212.381.4200

HARLEM

2169 Frederick Douglass Boulevard
New York, NY 10026
212.381.2570

WASHINGTON HEIGHTS

819 West 187th Street
New York, NY 10033
212.381.2452

BRONX 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

122 Montague Street
Brooklyn, NY 11201
718.613.2000

NORTH SLOPE

76 Seventh Avenue
Brooklyn, NY 11217
718.399.2222

PARK SLOPE

160 7th Avenue
Brooklyn, NY 11215
718.878.1960

COBBLE HILL

162 Court Street
Brooklyn, NY 11201
718.613.2020

BEDFORD STUYVESANT

1191 Bedford Avenue,
Brooklyn, NY 11216
718.878.1750

STUYVESANT HEIGHTS

316 Stuyvesant Avenue,
Brooklyn, NY 11233
718.613.2800

SOUTH SLOPE

1214 8th Avenue
Brooklyn, NY 11215
718.878.1888

FORT GREENE

725 Fulton Street
Brooklyn, NY 1127
718.613.2800

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
203.221.0666

WILTON

21 River Road
Wilton, CT 06897
203.762.8118

QUEENS LONG ISLAND CITY

47-12 Vernon Boulevard
Queens, NY 1110
718.878.1800

FOREST HILLS

108-23 Ascan Avenue
Forest Hills, NY 11375
718.520.0303

NEW JERSEY HOBOKEN

200 Washington Street
Hoboken, NJ 07030
201.478.6700

MONTCLAIR

635 Valley Road,
Montclair, NJ 07030
973.744.6033

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
212.521.5703

GLOBAL SERVICES

770 Lexington Avenue
New York, NY 10065
212.381.6521

MANAGEMENT COMPANY

770 Lexington Avenue, 7th floor
New York, NY, 10065
212.508.7272

Prepared by Lisa Rae Castrigno,
SVP of Research.

©2018 by Halstead Manhattan, LLC. All
Rights Reserved. This information
may not be copied, commercially
used or distributed without
Halstead's prior consent.
While information is believed true,
no guaranty is made of accuracy.



Visit halstead.com for access to all of our reports, listings, neighborhood information and more.