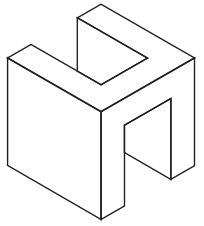


October 2018 Absorption Report Manhattan Apartments



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October 2018 Highlights

The absorption rate for Manhattan apartments rose to **7.4** months in October.

At **8.9** months, the condo absorption rate remained well above the co-op level of 6.3 months.

The West Side's absorption rate of **5.6** months was Manhattan's lowest.



halstead.com WEB# 19045778



halstead.com WEB# 19020964

Definitions

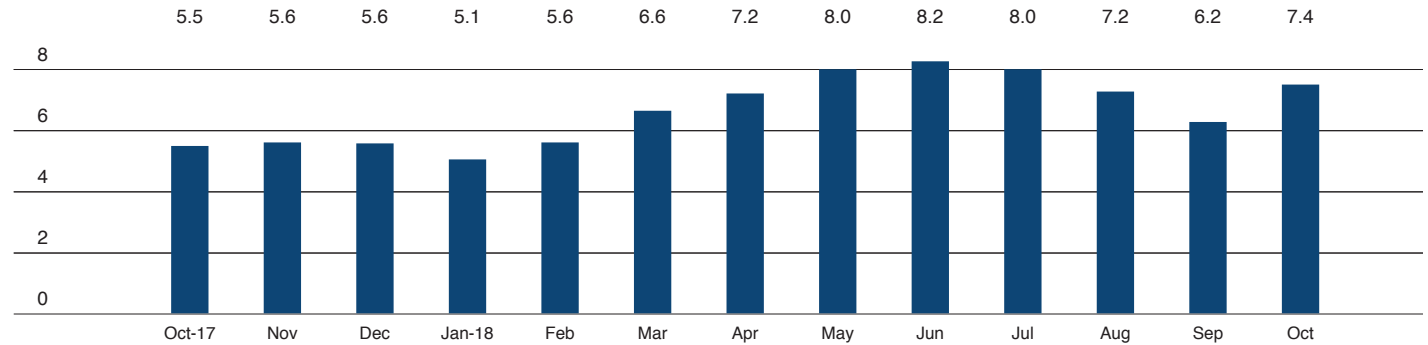
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 19053259

Manhattan

Absorption Rate in Months: All Apartments



Halstead.com WEB# 19094737



Halstead.com WEB# 19101718

Condominiums

	OCTOBER 2018		SEPTEMBER 2018		OCTOBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	240	6.1	221	5.6	269	6.5
1-Bedroom	1,066	7.3	944	6.3	935	5.6
2-Bedroom	1,169	9.1	1,022	7.9	1,087	6.7
3+Bedroom	1,127	12.5	970	10.8	1,061	9.3
Loft	302	9.3	244	7.1	234	7.7
All	3,904	8.9	3,401	7.7	3,586	7.0

Cooperatives

	OCTOBER 2018		SEPTEMBER 2018		OCTOBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	438	4.6	378	3.9	306	3.1
1-Bedroom	1,161	5.7	896	4.5	787	3.4
2-Bedroom	955	6.4	719	4.8	773	4.6
3+Bedroom	655	9.0	522	7.2	636	7.8
Loft	282	7.9	212	5.9	217	5.3
All	3,491	6.3	2,727	4.9	2,719	4.4



East Side

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

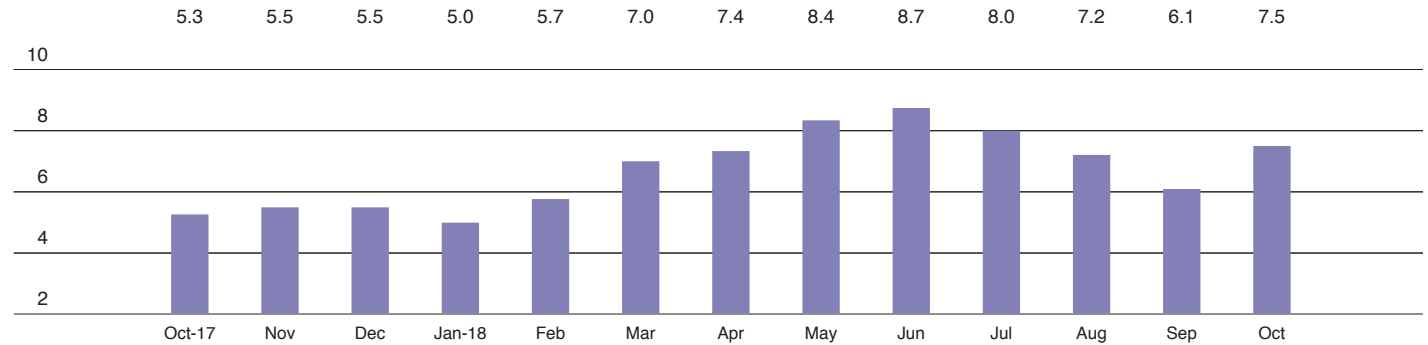


Halstead.com WEB# 18749735



Halstead.com WEB# 19064156

Absorption Rate in Months: All Apartments



Condominiums

	OCTOBER 2018		SEPTEMBER 2018		OCTOBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	23	3.6	21	3.2	25	5.0
1-Bedroom	126	6.9	107	5.7	119	5.1
2-Bedroom	139	7.7	118	6.3	142	5.4
3+Bedroom	194	11.0	172	9.7	175	8.6
All	482	8.0	418	6.8	461	6.1

Cooperatives

	OCTOBER 2018		SEPTEMBER 2018		OCTOBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	121	5.7	105	4.8	82	3.8
1-Bedroom	311	6.0	250	4.8	207	3.3
2-Bedroom	317	7.7	241	6.1	264	5.0
3+Bedroom	312	9.6	238	7.8	290	8.1
All	1,061	7.2	834	5.8	843	4.9



West Side

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

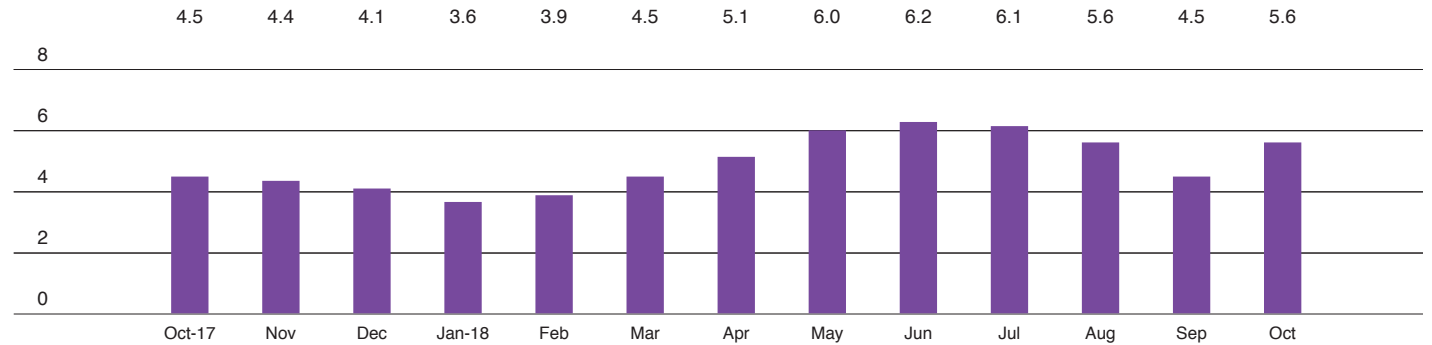


Halstead.com WEB# 19093639



Halstead.com WEB# 19119702

Absorption Rate in Months: All Apartments



Condominiums

	OCTOBER 2018		SEPTEMBER 2018		OCTOBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	23	5.5	18	4.3	25	5.6
1-Bedroom	116	5.8	102	4.5	92	3.7
2-Bedroom	121	6.8	113	6.2	124	5.1
3+Bedroom	192	8.9	170	8.0	167	8.4
All	452	7.1	403	6.1	408	5.5

Cooperatives

	OCTOBER 2018		SEPTEMBER 2018		OCTOBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	55	4.4	47	3.7	29	2.0
1-Bedroom	175	4.5	127	3.5	133	3.3
2-Bedroom	173	4.3	126	3.0	146	3.6
3+Bedroom	136	6.5	104	5.0	134	6.6
All	539	4.8	404	3.6	442	3.8



Midtown East

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

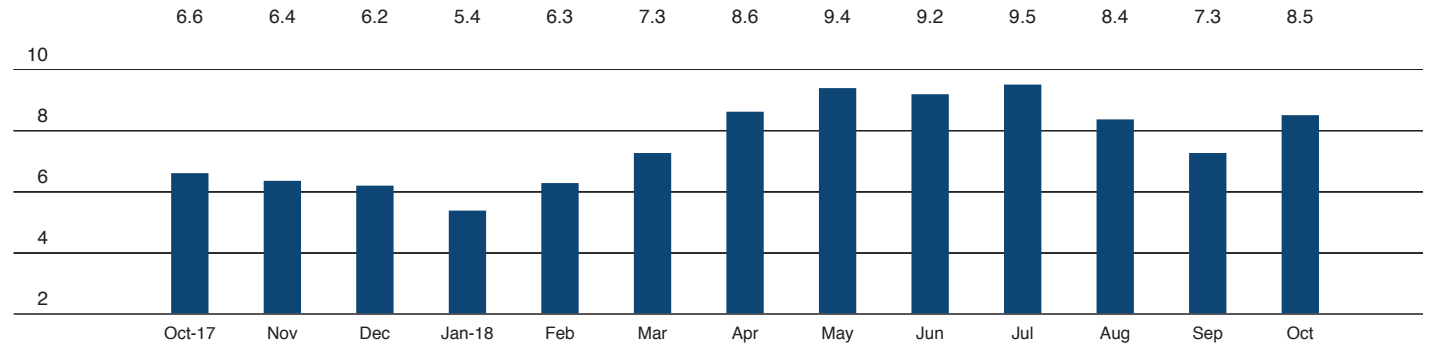


Halstead.com WEB# 19106054



Halstead.com WEB# 19101360

Absorption Rate in Months: All Apartments



Condominiums

	OCTOBER 2018		SEPTEMBER 2018		OCTOBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	33	5.4	27	4.1	35	9.5
1-Bedroom	164	7.3	159	7.1	164	8.0
2-Bedroom	176	13.9	154	12.5	133	8.0
3+Bedroom	117	14.0	111	11.9	121	9.1
All	490	9.9	451	8.9	453	8.4

Cooperatives

	OCTOBER 2018		SEPTEMBER 2018		OCTOBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	90	4.9	80	4.4	86	3.1
1-Bedroom	237	6.9	194	5.8	163	4.7
2-Bedroom	163	9.9	130	7.0	141	7.6
3+Bedroom	87	13.4	74	11.7	92	12.3
All	577	7.6	478	6.2	482	5.5



Midtown West

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

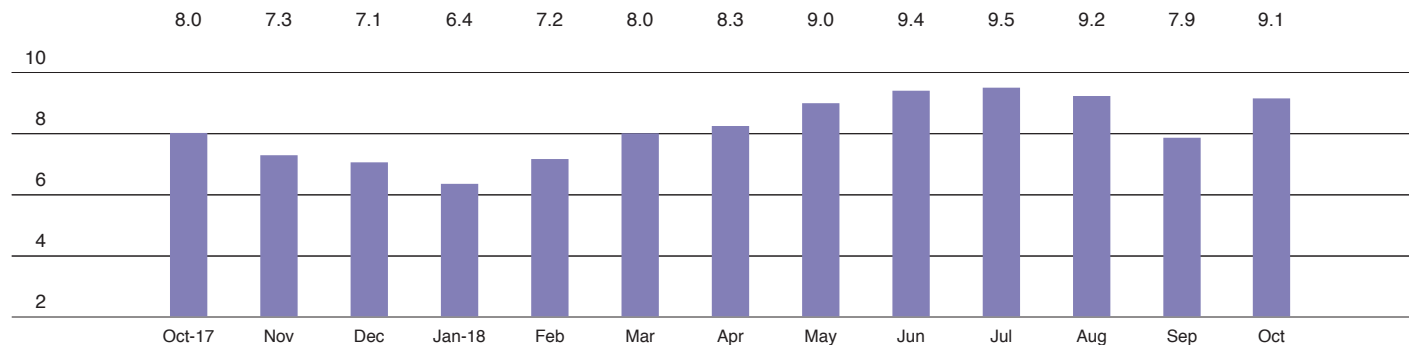


Halstead.com WEB# 19114235



Halstead.com WEB# 19030697

Absorption Rate in Months: All Apartments



Condominiums

	OCTOBER 2018		SEPTEMBER 2018		OCTOBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	42	6.6	35	5.8	46	7.5
1-Bedroom	144	8.3	138	8.0	156	7.6
2-Bedroom	139	9.5	123	7.9	143	9.2
3+Bedroom	98	25.6	87	19.3	101	20.9
All	423	10.0	383	8.8	446	9.5

Cooperatives

	OCTOBER 2018		SEPTEMBER 2018		OCTOBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	35	5.4	33	4.6	17	3.3
1-Bedroom	49	6.7	42	5.1	39	3.9
2-Bedroom	35	8.4	28	8.0	38	7.6
3+Bedroom	13	15.6	11	16.5	11	6.6
All	132	7.0	114	5.8	105	4.8



Downtown

34th - 14th Street

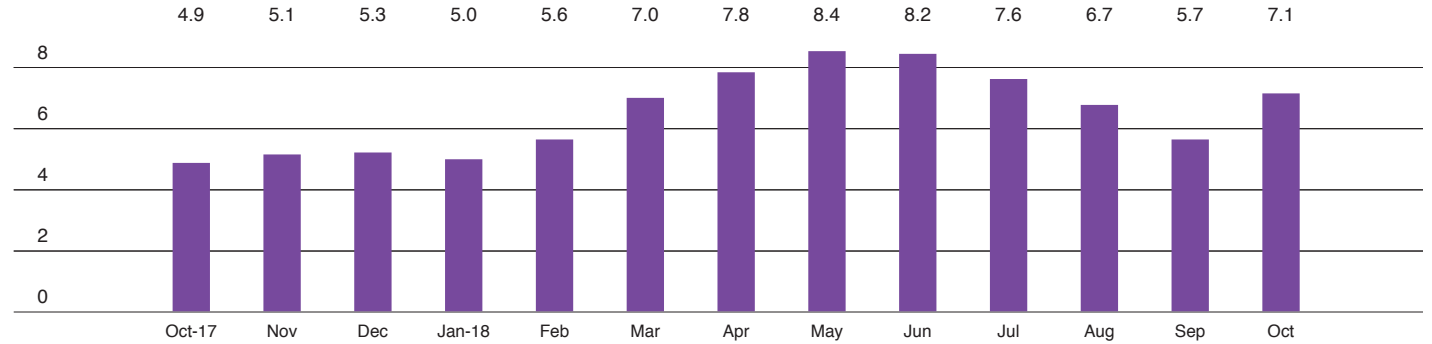


Halstead.com WEB# 19041474



Halstead.com WEB# 18194968

Absorption Rate in Months: All Apartments



Condominiums

	OCTOBER 2018		SEPTEMBER 2018		OCTOBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	26	6.5	23	5.8	20	3.6
1-Bedroom	145	5.8	120	5.0	101	3.3
2-Bedroom	181	7.8	149	6.5	177	6.6
3+Bedroom	162	17.4	130	13.4	152	9.1
Loft	67	7.6	55	5.8	60	8.0
All	581	8.3	477	6.8	510	5.8

Cooperatives

	OCTOBER 2018		SEPTEMBER 2018		OCTOBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	78	4.4	60	3.4	54	3.3
1-Bedroom	155	6.0	110	4.4	93	2.9
2-Bedroom	67	6.2	40	4.6	40	4.1
3+Bedroom	32	21.3	23	19.7	28	15.3
Loft	54	5.4	42	4.1	56	5.3
All	386	5.9	275	4.4	271	3.8



Downtown

South of 14th Street

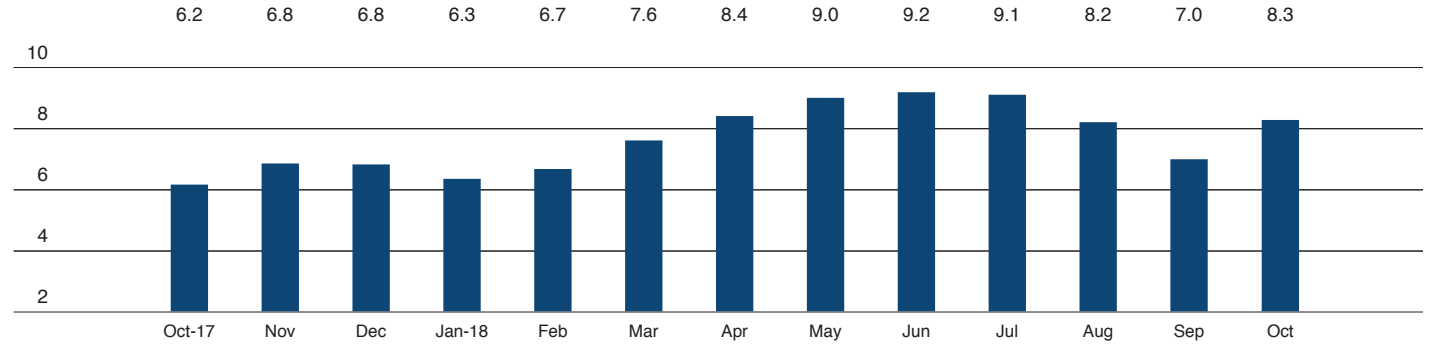


Halstead.com WEB# 19015064



Halstead.com WEB# 18260708

Absorption Rate in Months: All Apartments



Condominiums

	OCTOBER 2018		SEPTEMBER 2018		OCTOBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	77	7.5	80	8.1	102	8.9
1-Bedroom	279	9.2	242	7.8	241	7.2
2-Bedroom	310	10.3	283	9.7	301	9.0
3+Bedroom	303	12.6	253	10.8	298	9.0
Loft	211	9.8	170	7.6	160	7.4
All	1,180	10.1	1,028	8.9	1,102	8.3

Cooperatives

	OCTOBER 2018		SEPTEMBER 2018		OCTOBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	65	3.9	54	3.3	38	2.6
1-Bedroom	186	5.4	132	4.2	117	2.8
2-Bedroom	110	5.5	92	4.3	89	3.3
3+Bedroom	47	10.1	48	9.0	44	6.0
Loft	168	8.8	118	6.3	126	5.7
All	576	6.1	444	4.8	414	3.7



Upper Manhattan

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

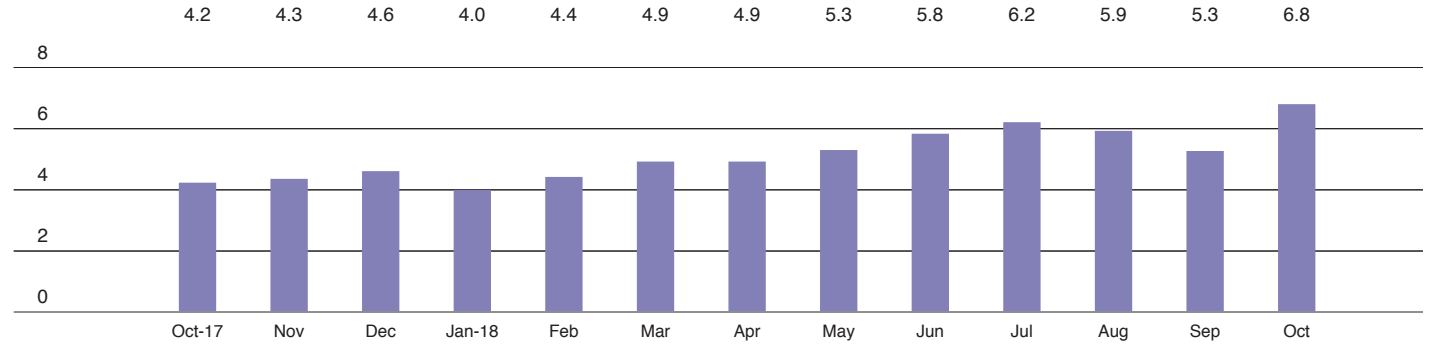


Halstead.com WEB# 19094111



Halstead.com WEB# 19068883

Absorption Rate in Months: All Apartments



Condominiums

	OCTOBER 2018		SEPTEMBER 2018		OCTOBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	18	7.2	17	6.8	17	3.3
1-Bedroom	95	7.0	78	5.4	64	4.6
2-Bedroom	114	9.0	89	6.7	72	3.8
3+Bedroom	69	11.8	57	12.7	53	8.8
All	296	8.6	241	7.0	206	4.7

Cooperatives

	OCTOBER 2018		SEPTEMBER 2018		OCTOBER 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	8	2.3	10	2.4	7	2.6
1-Bedroom	74	5.2	65	4.2	50	3.3
2-Bedroom	99	5.9	71	4.3	63	3.5
3+Bedroom	39	5.6	32	3.7	42	5.4
All	220	5.3	178	4.0	162	3.7



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