



April 2016 Highlights

The absorption rate for Manhattan apartments rose to **4.8** months in April, due to an increase in available listings.

While condos continue to have a higher rate than co-ops, the spread between the two has narrowed in recent months.

The West Side and Upper Manhattan each had a **3.6**-month supply of apartments in April, the lowest of any market areas in our report.



halstead.com WEB# 14472718



halstead.com WEB# 14499255

Definitions

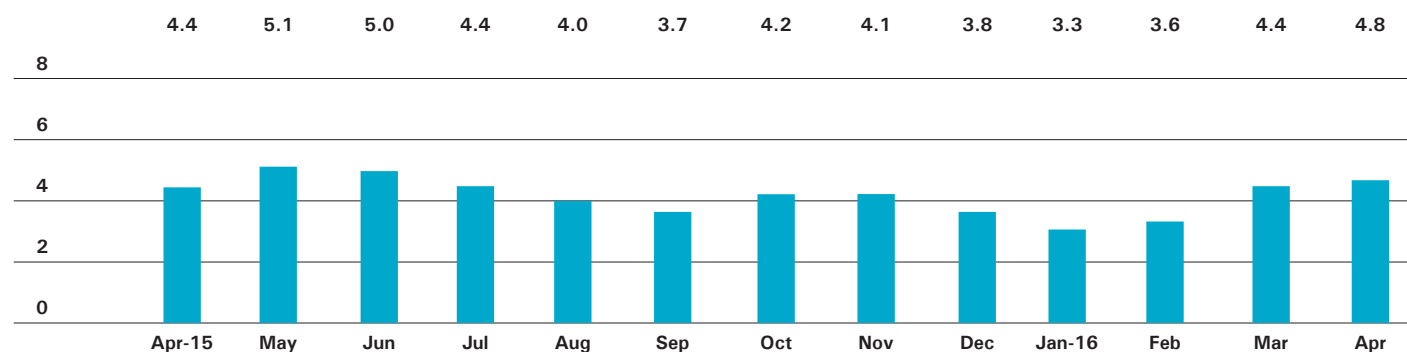
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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.

halstead.com WEB# 14700834

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	APRIL 2016		MARCH 2016		APRIL 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	201	4.4	184	4.1	182	4.4
1-Bedroom	734	4.2	694	4.1	618	3.9
2-Bedroom	840	4.8	770	4.4	635	4.7
3+Bedroom	917	8.6	876	8.3	775	10.8
Loft	214	8.3	198	7.5	169	5.1
All	2,906	5.5	2,722	5.2	2,379	5.4

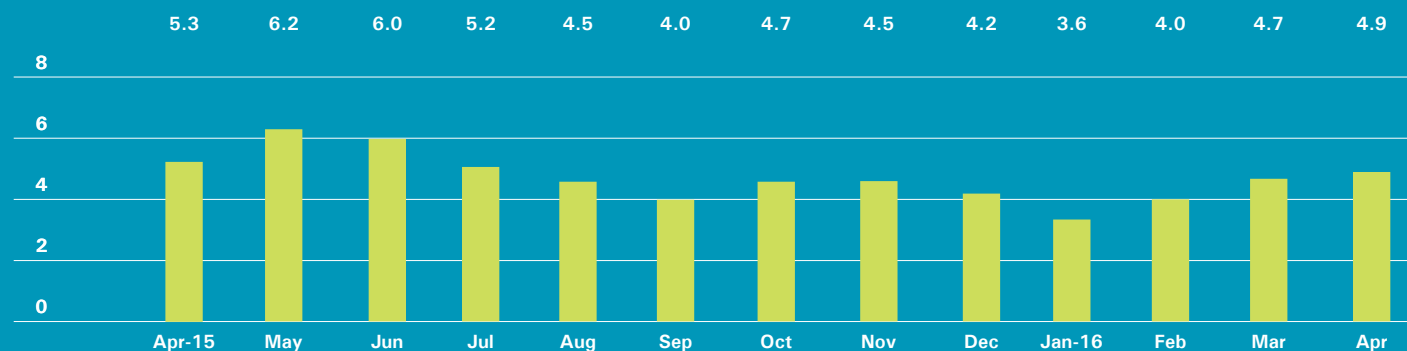
COOPERATIVES

	APRIL 2016		MARCH 2016		APRIL 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	288	2.9	258	2.5	369	3.7
1-Bedroom	633	3.1	557	2.7	610	2.8
2-Bedroom	583	4.3	545	4.0	468	3.1
3+Bedroom	549	9.0	461	7.4	485	7.6
Loft	196	5.3	162	4.1	158	4.2
All	2,249	4.2	1,983	3.6	2,090	3.6

East Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	APRIL 2016		MARCH 2016		APRIL 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	19	2.5	22	3.2	22	6.0
1-Bedroom	94	2.9	101	3.4	93	5.0
2-Bedroom	127	4.4	115	4.2	109	5.7
3+Bedroom	164	7.8	163	8.9	165	11.0
All	404	4.5	401	4.9	389	6.9

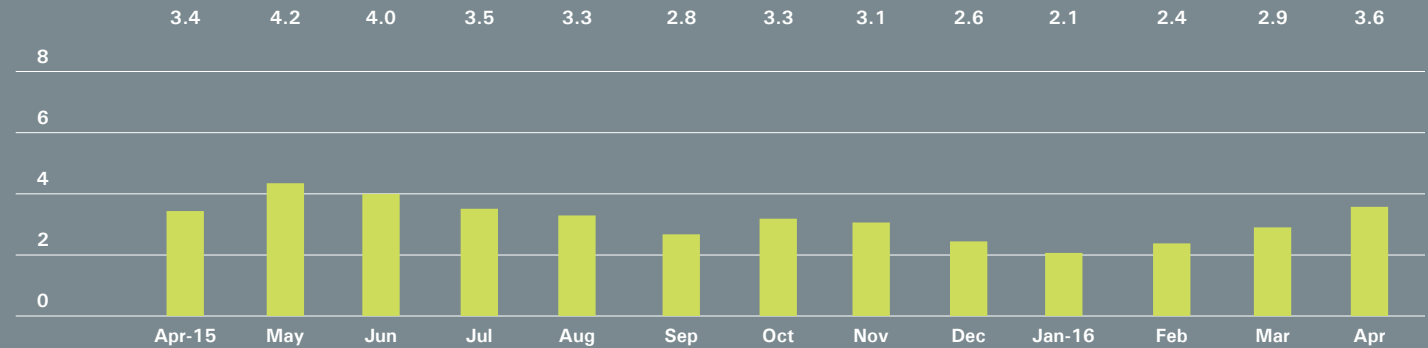
COOPERATIVES

	APRIL 2016		MARCH 2016		APRIL 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	61	2.6	60	2.2	113	5.1
1-Bedroom	189	3.7	162	3.1	191	3.7
2-Bedroom	223	5.8	201	5.1	174	3.4
3+Bedroom	272	9.3	250	9.2	243	8.4
All	745	5.2	673	4.6	721	4.7

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	APRIL 2016		MARCH 2016		APRIL 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	22	3.0	23	3.9	26	3.6
1-Bedroom	73	2.8	57	2.2	85	4.0
2-Bedroom	107	3.4	99	2.9	67	3.8
3+Bedroom	167	8.8	158	7.7	131	9.0
All	369	4.4	337	3.9	309	5.1

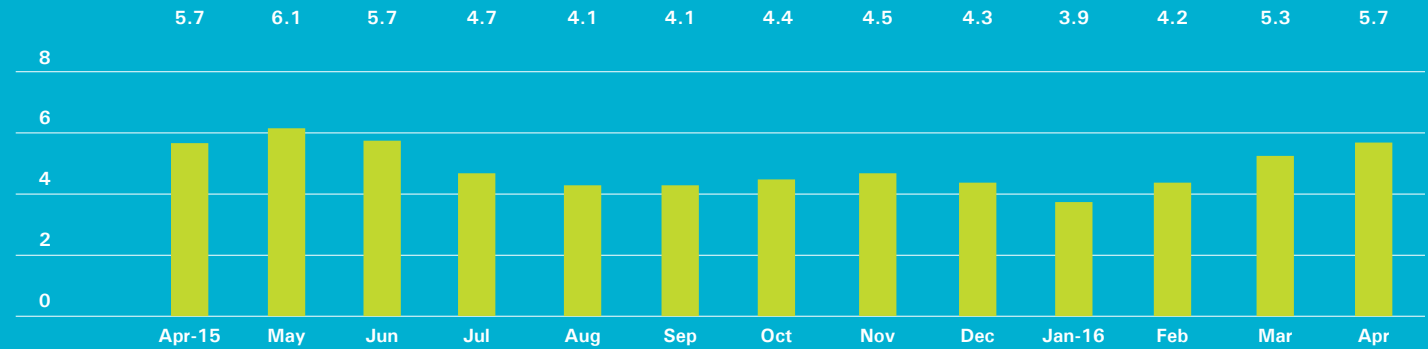
COOPERATIVES

	APRIL 2016		MARCH 2016		APRIL 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	43	2.5	29	1.6	54	2.6
1-Bedroom	98	2.3	78	1.7	89	1.9
2-Bedroom	85	2.6	76	2.3	70	2.0
3+Bedroom	94	6.4	70	3.8	95	6.1
All	320	3.0	253	2.2	308	2.6

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	APRIL 2016		MARCH 2016		APRIL 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	34	4.3	37	4.4	23	2.7
1-Bedroom	128	5.5	123	5.1	95	4.6
2-Bedroom	125	6.6	115	6.2	107	8.0
3+Bedroom	108	11.8	105	11.7	100	26.1
All	395	6.7	380	6.3	325	7.0

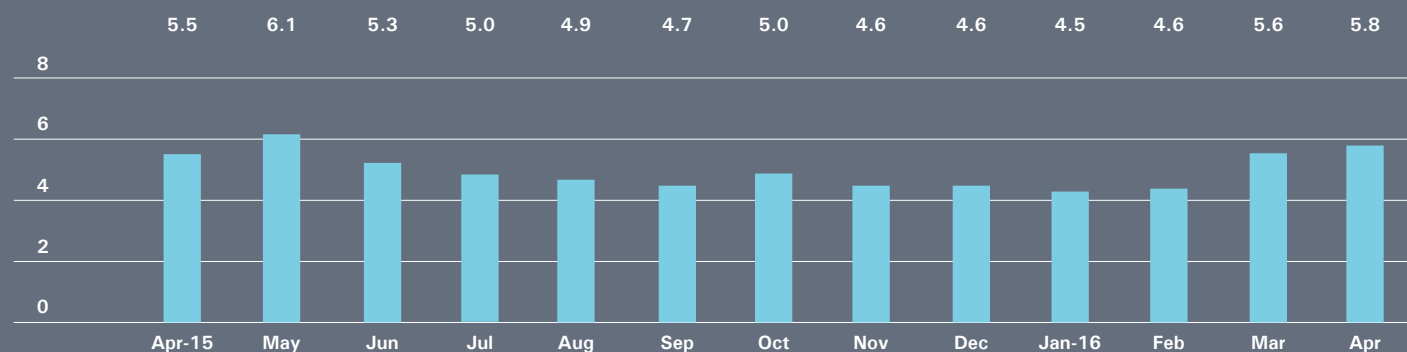
COOPERATIVES

	APRIL 2016		MARCH 2016		APRIL 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	74	3.3	61	2.6	96	4.7
1-Bedroom	137	3.9	125	3.8	137	4.1
2-Bedroom	99	5.9	93	5.7	88	5.1
3+Bedroom	85	20.4	70	15.6	55	10.3
All	395	5.0	349	4.5	376	4.9

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	APRIL 2016		MARCH 2016		APRIL 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	28	4.1	26	3.7	15	2.4
1-Bedroom	150	5.2	139	4.8	111	4.9
2-Bedroom	129	5.2	120	5.1	97	5.8
3+Bedroom	89	16.2	91	11.6	67	10.6
All	396	6.0	376	5.6	290	5.6

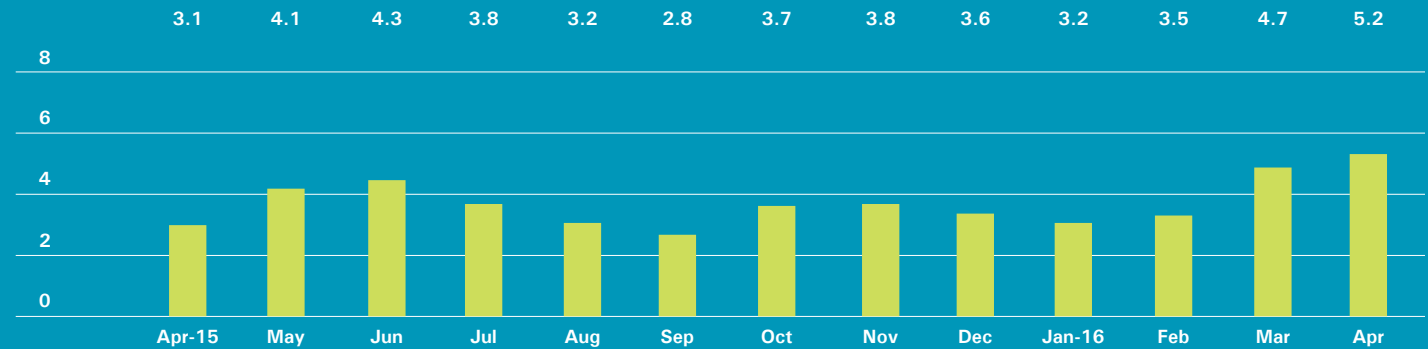
COOPERATIVES

	APRIL 2016		MARCH 2016		APRIL 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	10	1.9	12	2.4	16	3.1
1-Bedroom	28	3.5	32	3.8	40	4.3
2-Bedroom	33	8.6	36	9.8	29	9.2
3+Bedroom	22	18.9	19	19.0	22	11.0
All	93	5.1	99	5.4	107	5.4

Downtown

34th - 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	APRIL 2016		MARCH 2016		APRIL 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	25	6.0	19	4.2	26	5.6
1-Bedroom	81	4.0	84	4.1	46	1.8
2-Bedroom	113	6.8	91	6.0	55	2.6
3+Bedroom	124	10.5	97	8.7	82	7.3
Loft	55	7.9	52	8.2	27	3.2
All	398	6.7	343	6.0	236	3.3

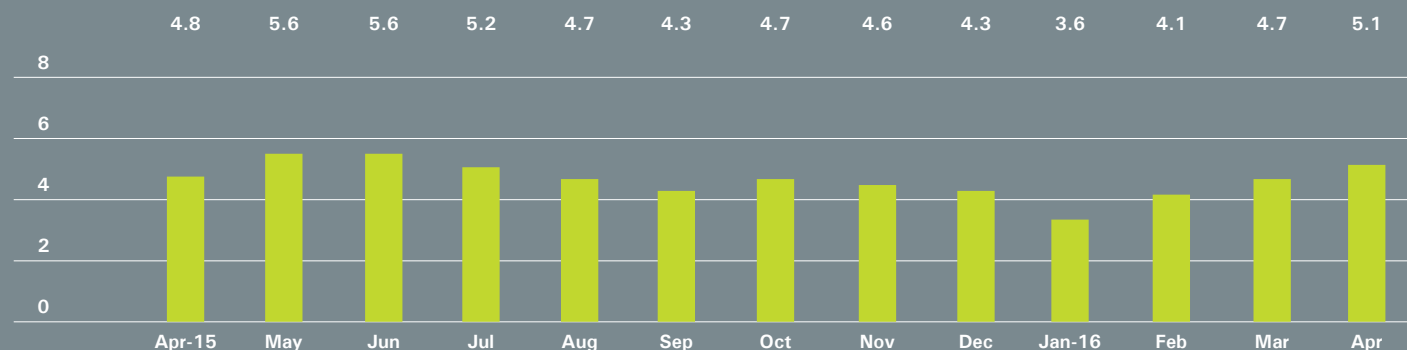
COOPERATIVES

	APRIL 2016		MARCH 2016		APRIL 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	46	3.0	46	3.0	54	3.2
1-Bedroom	54	2.5	50	2.4	49	1.9
2-Bedroom	38	4.5	29	3.2	20	2.3
3+Bedroom	20	10.9	18	12.0	18	13.5
Loft	52	5.9	44	4.6	37	4.3
All	210	3.7	187	3.3	178	2.9

Downtown

South of 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	APRIL 2016		MARCH 2016		APRIL 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	67	7.1	53	5.8	60	6.3
1-Bedroom	154	5.1	141	5.3	150	4.0
2-Bedroom	166	4.2	170	4.3	157	5.8
3+Bedroom	232	6.4	237	6.8	214	20.4
Loft	150	8.9	139	8.0	125	5.9
All	769	5.8	740	5.8	706	6.7

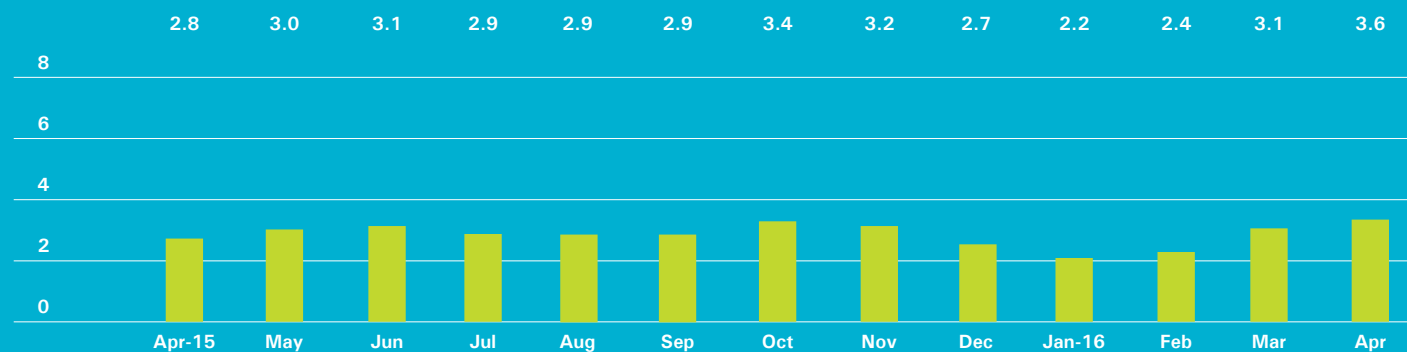
COOPERATIVES

	APRIL 2016		MARCH 2016		APRIL 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	47	3.2	40	2.6	35	2.8
1-Bedroom	100	3.2	89	2.9	62	1.8
2-Bedroom	59	3.2	61	3.2	56	2.8
3+Bedroom	42	8.4	28	6.2	20	5.5
Loft	101	5.3	81	3.9	73	3.6
All	349	4.0	299	3.3	246	2.7

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

	APRIL 2016		MARCH 2016		APRIL 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	7	2.2	4	1.3	11	9.4
1-Bedroom	55	4.0	50	3.8	43	3.0
2-Bedroom	75	4.4	61	3.7	45	2.3
3+Bedroom	38	9.9	30	6.4	25	2.3
All	175	4.6	145	3.8	124	2.7

COOPERATIVES

	APRIL 2016		MARCH 2016		APRIL 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	11	2.8	11	3.3	12	3.4
1-Bedroom	45	2.0	36	1.8	61	2.9
2-Bedroom	56	3.1	59	3.1	44	2.2
3+Bedroom	25	4.8	17	3.2	37	4.1
All	137	2.8	123	2.6	154	2.9

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

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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 1110
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

Prepared by Gregory Heym,
Chief Economist,
Halstead Property, LLC.

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