





# February 2016 Highlights

Although up from the prior month, February's absorption rate of **3.6** months was lower than a year ago.

The gap between the co-op and condo rates widened last month, as the co-op rate of 2.8 months was **1.7** months lower than the condo rate.

Upper Manhattan and the West Side each had a **2.4**-month absorption rate in February, the lowest in Manhattan.



halstead.com WEB# 14375483



halstead.com WEB# 14335011

## Definitions

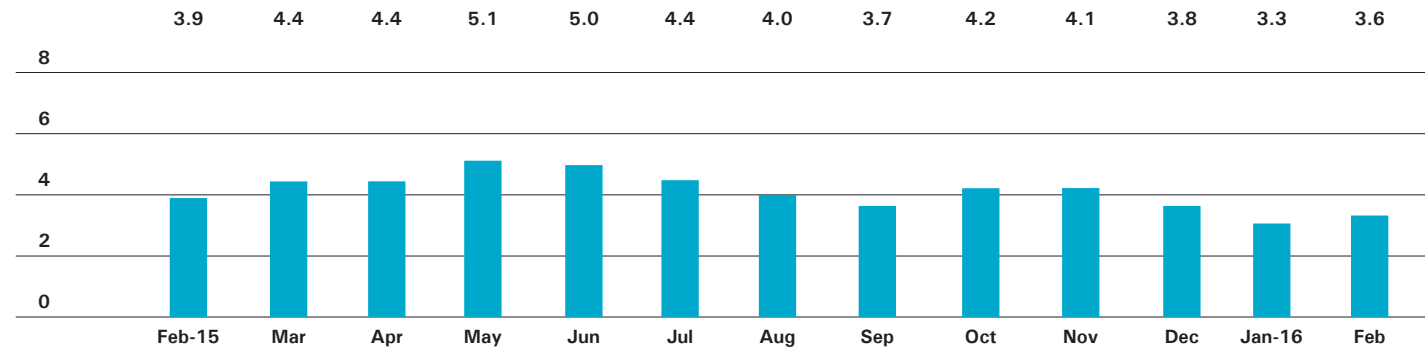
**Listings:** Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

**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# 14119408

# Manhattan

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	164	2.9	141	2.5	171	3.8
1-Bedroom	633	3.2	556	2.9	586	3.3
2-Bedroom	740	4.0	650	3.6	605	4.1
3+Bedroom	838	7.7	778	7.4	707	9.9
Loft	204	6.9	182	6.3	179	5.4
<b>All</b>	<b>2,579</b>	<b>4.5</b>	<b>2,307</b>	<b>4.1</b>	<b>2,248</b>	<b>4.7</b>

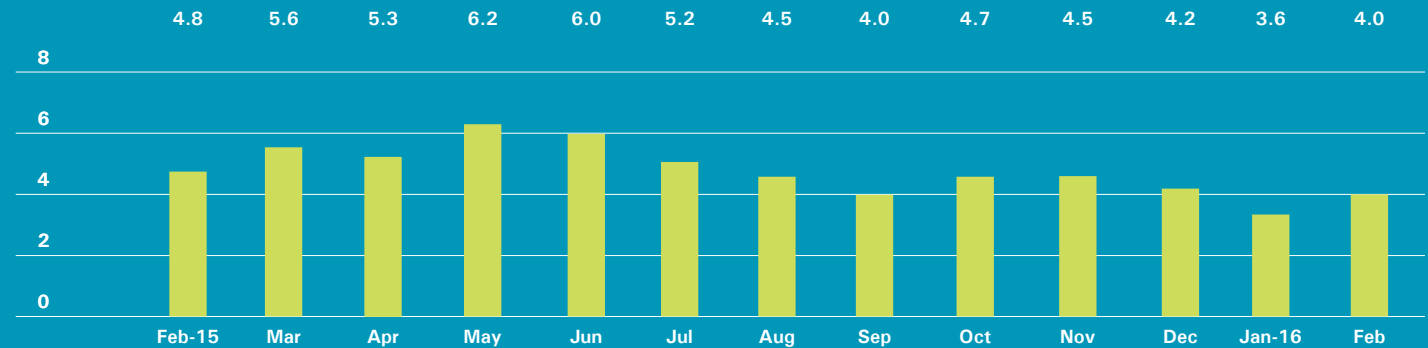
## COOPERATIVES

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	245	2.0	208	1.8	344	3.1
1-Bedroom	509	2.1	445	1.9	623	2.6
2-Bedroom	485	3.0	394	2.5	431	2.6
3+Bedroom	446	6.0	413	5.6	454	7.3
Loft	154	3.4	118	2.7	139	3.4
<b>All</b>	<b>1,839</b>	<b>2.8</b>	<b>1,578</b>	<b>2.5</b>	<b>1,991</b>	<b>3.3</b>

# East Side

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	19	2.9	14	2.1	23	3.2
1-Bedroom	107	3.2	89	2.8	79	3.9
2-Bedroom	111	4.4	82	3.3	89	4.1
3+Bedroom	165	9.9	143	9.0	167	10.9
<b>All</b>	<b>402</b>	<b>4.9</b>	<b>328</b>	<b>4.1</b>	<b>358</b>	<b>5.6</b>

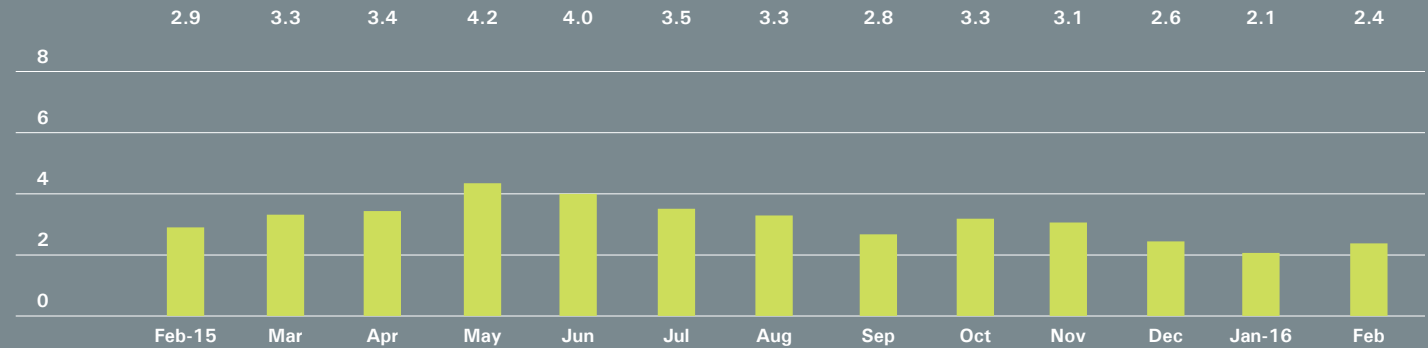
## COOPERATIVES

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	53	1.8	53	1.9	112	4.8
1-Bedroom	148	2.4	135	2.2	201	3.7
2-Bedroom	177	3.6	152	3.1	160	3.2
3+Bedroom	245	7.5	224	7.0	221	7.8
<b>All</b>	<b>623</b>	<b>3.6</b>	<b>564</b>	<b>3.3</b>	<b>694</b>	<b>4.4</b>

# West Side

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	23	2.8	15	1.8	23	2.7
1-Bedroom	56	1.6	46	1.4	83	3.3
2-Bedroom	93	2.3	79	2.0	58	2.5
3+Bedroom	159	6.2	151	6.0	106	6.6
<b>All</b>	<b>331</b>	<b>3.0</b>	<b>291</b>	<b>2.7</b>	<b>270</b>	<b>3.7</b>

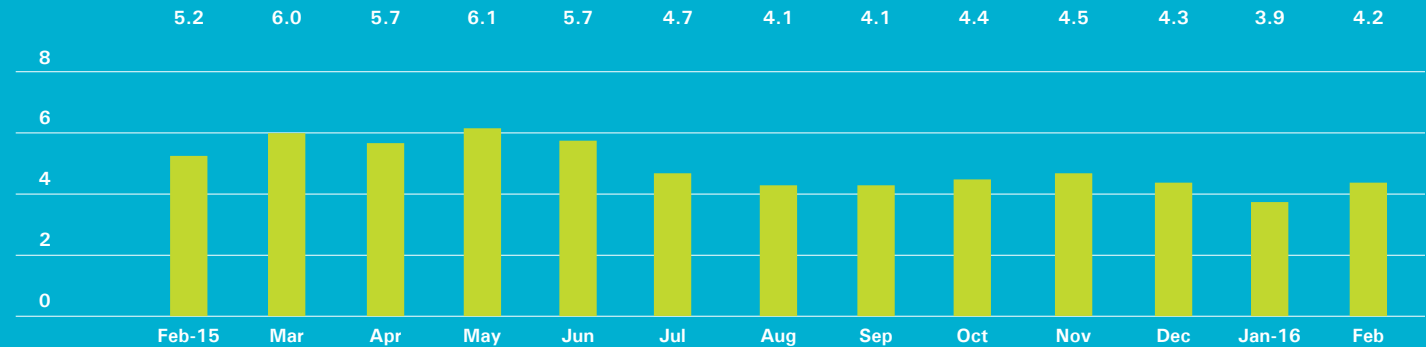
## COOPERATIVES

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	26	1.3	28	1.5	60	2.8
1-Bedroom	70	1.4	53	1.1	94	1.9
2-Bedroom	69	1.8	50	1.4	81	2.0
3+Bedroom	73	3.4	67	3.1	90	5.7
<b>All</b>	<b>238</b>	<b>1.9</b>	<b>198</b>	<b>1.6</b>	<b>325</b>	<b>2.5</b>

# Midtown East

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

FEBRUARY 2016			JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	28	2.9	24	2.7	24	4.1
1-Bedroom	123	4.3	108	3.8	89	4.7
2-Bedroom	115	5.3	113	5.3	105	8.1
3+Bedroom	99	14.1	97	14.9	83	20.8
<b>All</b>	<b>365</b>	<b>5.4</b>	<b>342</b>	<b>5.3</b>	<b>301</b>	<b>7.2</b>

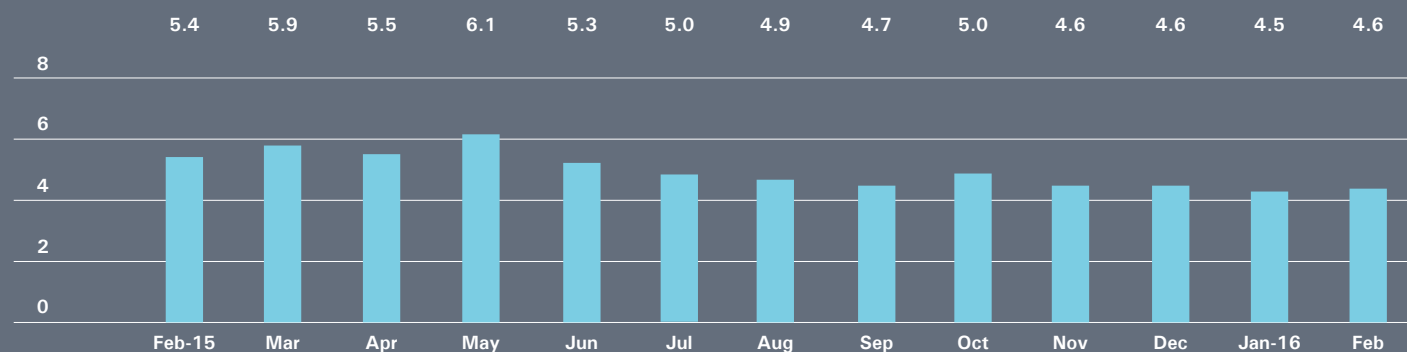
## COOPERATIVES

FEBRUARY 2016			JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	62	2.3	48	1.8	74	3.1
1-Bedroom	119	2.9	102	2.6	134	3.8
2-Bedroom	72	3.4	62	3.1	75	4.3
3+Bedroom	62	11.6	55	10.3	57	10.7
<b>All</b>	<b>315</b>	<b>3.3</b>	<b>267</b>	<b>2.9</b>	<b>340</b>	<b>4.2</b>

# Midtown West

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	25	2.6	22	2.5	20	2.9
1-Bedroom	121	3.8	109	3.5	109	5.1
2-Bedroom	111	5.1	106	5.2	95	5.7
3+Bedroom	83	9.6	80	9.2	61	11.8
<b>All</b>	<b>340</b>	<b>4.7</b>	<b>317</b>	<b>4.6</b>	<b>285</b>	<b>5.7</b>

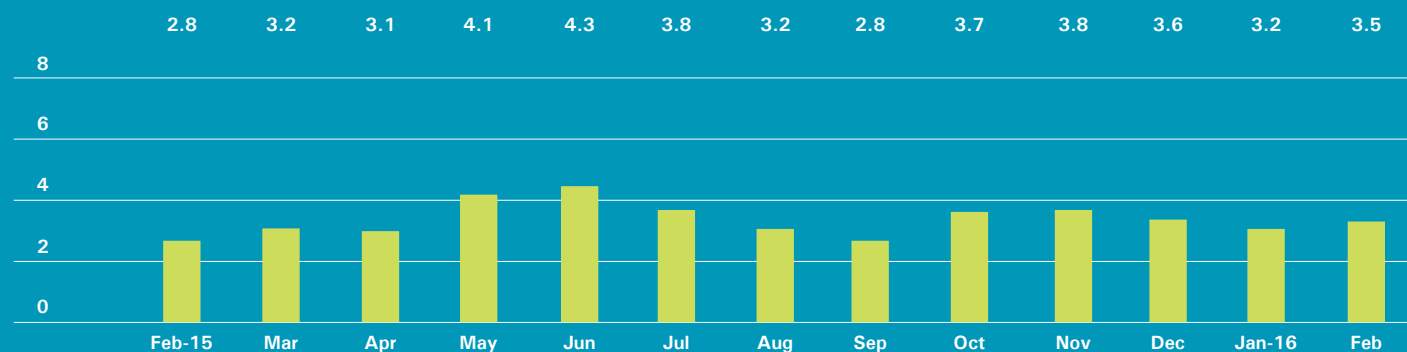
## COOPERATIVES

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	12	2.0	15	2.9	11	2.1
1-Bedroom	29	3.3	31	3.7	36	3.9
2-Bedroom	29	5.4	22	4.3	26	7.8
3+Bedroom	20	17.1	18	15.4	18	21.6
<b>All</b>	<b>90</b>	<b>4.2</b>	<b>86</b>	<b>4.3</b>	<b>91</b>	<b>4.8</b>

# Downtown

34th - 14th Street

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	2.7	20	3.3	26	6.2
1-Bedroom	66	3.2	52	2.6	47	1.6
2-Bedroom	90	5.6	79	5.0	58	2.4
3+Bedroom	95	7.8	91	7.7	74	6.3
Loft	51	6.5	46	5.9	35	4.7
<b>All</b>	<b>318</b>	<b>5.1</b>	<b>288</b>	<b>4.7</b>	<b>240</b>	<b>3.1</b>

## COOPERATIVES

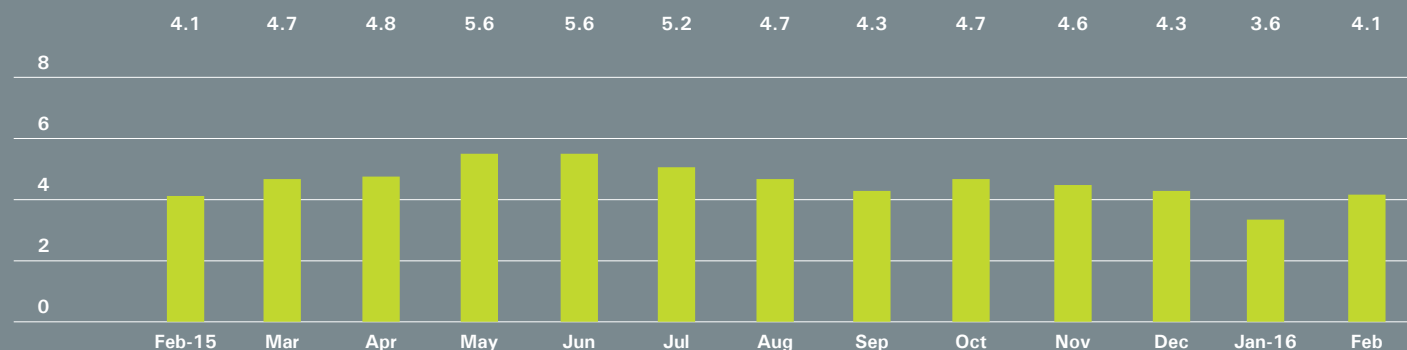
	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	42	1.9	28	1.3	44	2.2
1-Bedroom	44	1.5	42	1.5	52	1.8
2-Bedroom	31	3.0	24	2.4	21	2.1
3+Bedroom	14	6.5	14	7.0	21	11.5
Loft	38	3.3	30	2.6	32	3.3
<b>All</b>	<b>169</b>	<b>2.3</b>	<b>138</b>	<b>1.9</b>	<b>170</b>	<b>2.4</b>



# Downtown

South of 14th Street

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	51	3.8	44	3.3	47	4.0
1-Bedroom	119	3.9	123	4.1	139	3.2
2-Bedroom	166	3.8	136	3.3	154	4.9
3+Bedroom	220	6.8	201	6.5	202	17.3
Loft	140	7.6	128	7.3	127	5.5
<b>All</b>	<b>696</b>	<b>5.0</b>	<b>632</b>	<b>4.7</b>	<b>669</b>	<b>5.5</b>

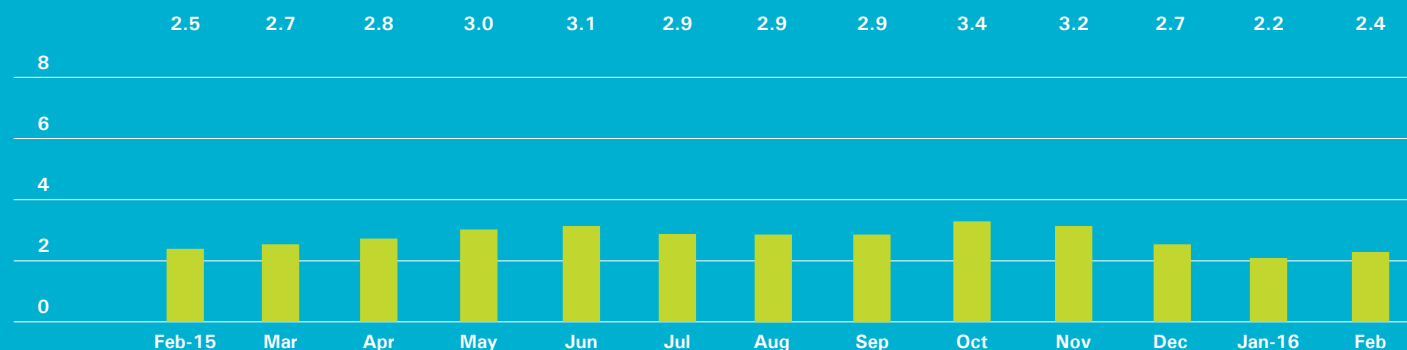
## COOPERATIVES

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	44	2.7	35	2.2	44	3.1
1-Bedroom	72	1.9	54	1.5	68	1.8
2-Bedroom	58	2.9	40	2.0	40	2.0
3+Bedroom	25	5.2	28	5.8	18	4.9
Loft	83	3.7	53	2.5	66	3.0
<b>All</b>	<b>282</b>	<b>2.8</b>	<b>210</b>	<b>2.1</b>	<b>236</b>	<b>2.4</b>

# 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

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	3	0.7	3	0.8	8	6.9
1-Bedroom	45	2.6	31	1.9	42	2.4
2-Bedroom	56	3.2	54	3.1	50	2.5
3+Bedroom	23	3.5	18	2.8	25	3.0
<b>All</b>	<b>127</b>	<b>2.8</b>	<b>106</b>	<b>2.4</b>	<b>125</b>	<b>2.7</b>

## COOPERATIVES

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	8	1.8	7	1.8	8	1.5
1-Bedroom	42	1.9	42	2.0	56	2.4
2-Bedroom	56	2.5	50	2.4	38	1.7
3+Bedroom	16	2.1	15	2.1	33	4.6
<b>All</b>	<b>122</b>	<b>2.2</b>	<b>114</b>	<b>2.1</b>	<b>135</b>	<b>2.3</b>

## 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

76 Seventh Avenue  
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

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