



January 2017 Highlights

The absorption rate for Manhattan apartments fell to 4.6 months in January, but remained 39% higher than a year ago.

The condo rate climbed 45% from January 2016, while the coop rate rose 38%.

Upper Manhattan remained the tightest market in January, with just a 3.0-month supply of units for sale.



halstead.com WEB# 15938807



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Definitions

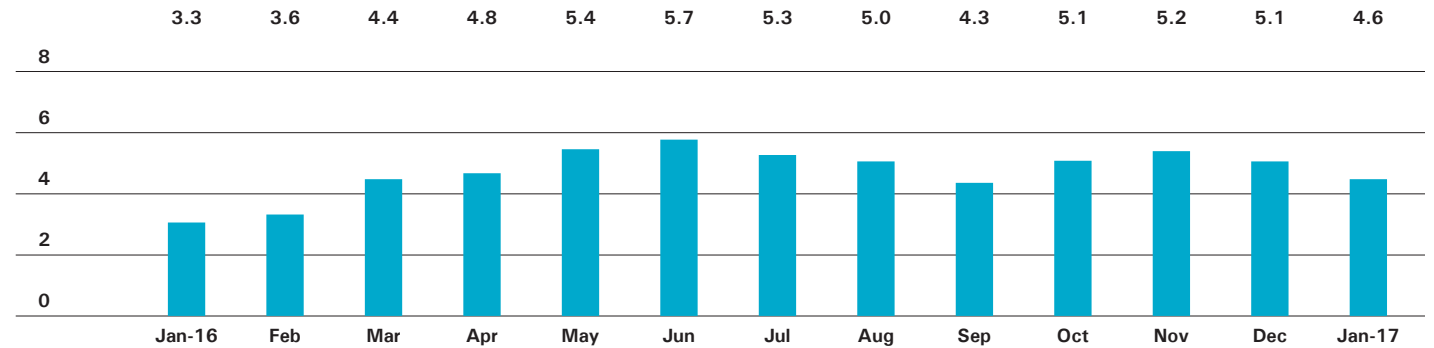
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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, halstead.com WEB# 15966369

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JANUARY 2017		DECEMBER 2016		JANUARY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	133	3.0	157	3.3	141	2.5
1-Bedroom	661	4.4	753	4.8	556	2.9
2-Bedroom	861	6.4	944	6.7	650	3.6
3+Bedroom	916	9.2	990	9.8	778	7.4
Loft	171	5.6	219	7.3	182	6.3
All	2,742	6.0	3,063	6.4	2,307	4.1

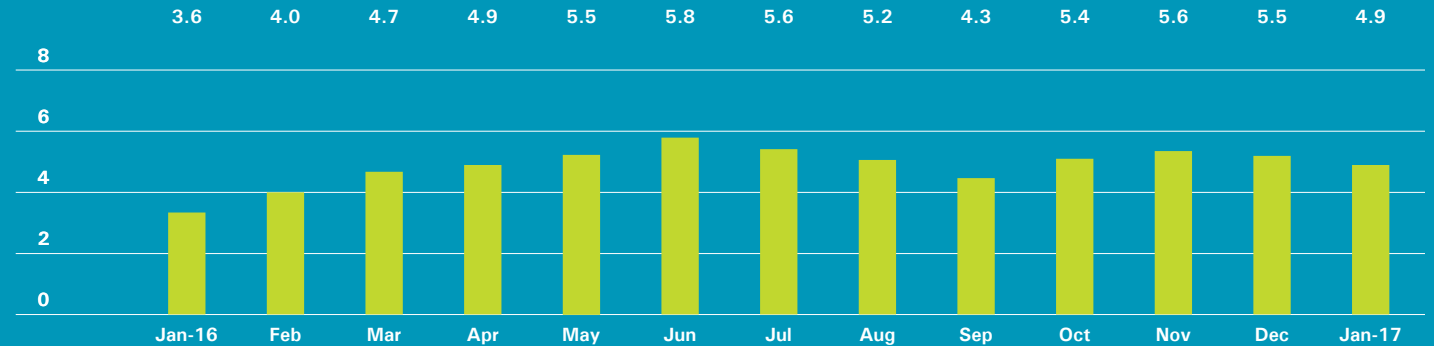
COOPERATIVES

	JANUARY 2017		DECEMBER 2016		JANUARY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	215	2.1	259	2.4	208	1.8
1-Bedroom	570	2.7	755	3.4	445	1.9
2-Bedroom	508	3.4	629	3.9	394	2.5
3+Bedroom	471	8.0	556	8.5	413	5.6
Loft	167	4.4	217	5.5	118	2.7
All	1,931	3.4	2,416	4.0	1,578	2.5

East Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

JANUARY 2017			DECEMBER 2016		JANUARY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	11	1.6	14	2.2	14	2.1
1-Bedroom	61	3.0	71	3.3	89	2.8
2-Bedroom	129	7.3	142	7.5	82	3.3
3+Bedroom	159	11.4	171	11.7	143	9.0
All	360	6.1	398	6.4	328	4.1

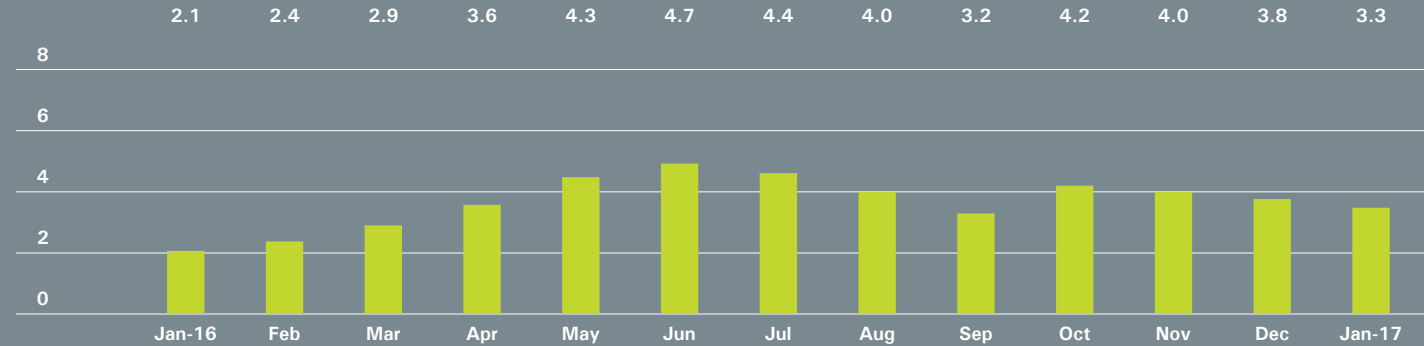
COOPERATIVES

JANUARY 2017			DECEMBER 2016		JANUARY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	48	2.2	64	3.0	53	1.9
1-Bedroom	153	2.9	203	3.6	135	2.2
2-Bedroom	179	4.0	229	4.9	152	3.1
3+Bedroom	229	10.5	266	10.4	224	7.0
All	609	4.3	762	5.1	564	3.3

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JANUARY 2017		DECEMBER 2016		JANUARY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	11	2.1	13	2.4	15	1.8
1-Bedroom	75	4.2	82	4.0	46	1.4
2-Bedroom	84	4.5	95	5.1	79	2.0
3+Bedroom	136	7.4	151	9.6	151	6.0
All	306	5.1	341	5.7	291	2.7

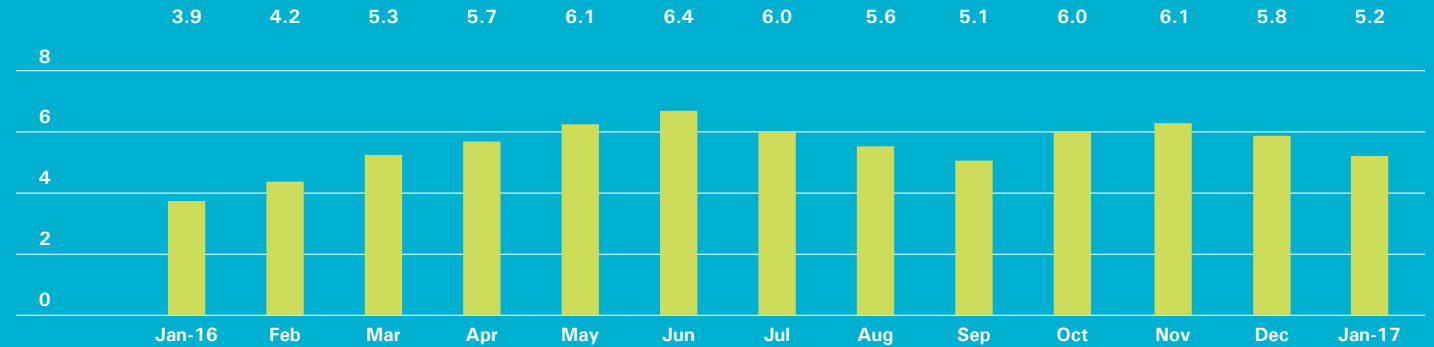
COOPERATIVES

	JANUARY 2017		DECEMBER 2016		JANUARY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	22	1.3	22	1.2	28	1.5
1-Bedroom	103	2.3	136	3.0	53	1.1
2-Bedroom	67	1.9	87	2.3	50	1.4
3+Bedroom	76	4.5	104	5.5	67	3.1
All	268	2.4	349	2.9	198	1.6

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

JANUARY 2017			DECEMBER 2016		JANUARY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	18	2.6	18	2.5	24	2.7
1-Bedroom	108	5.5	124	6.7	108	3.8
2-Bedroom	100	5.7	110	6.3	113	5.3
3+Bedroom	109	10.4	117	11.3	97	14.9
All	335	6.1	369	6.9	342	5.3

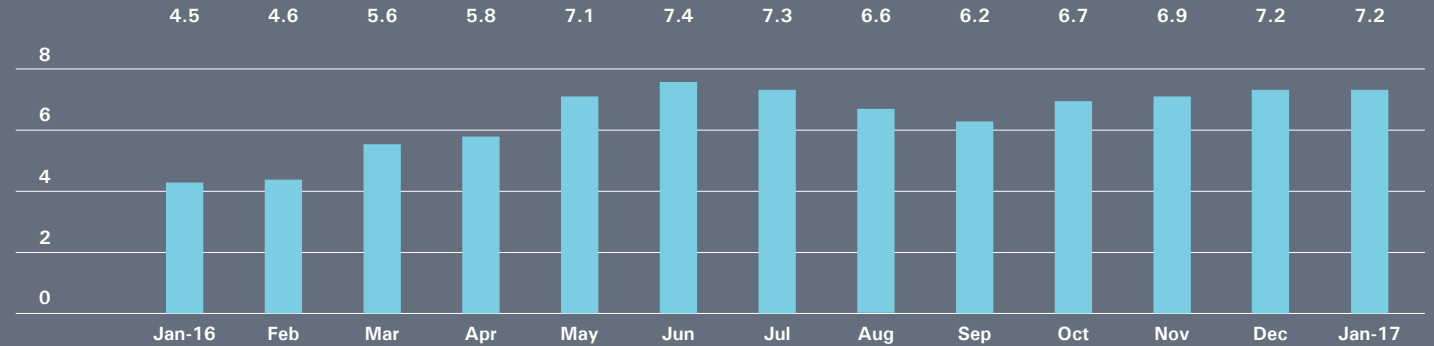
COOPERATIVES

JANUARY 2017			DECEMBER 2016		JANUARY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	58	2.4	69	2.7	48	1.8
1-Bedroom	128	3.7	155	4.3	102	2.6
2-Bedroom	97	6.4	120	6.9	62	3.1
3+Bedroom	80	15.5	81	16.8	55	10.3
All	363	4.6	425	5.1	267	2.9

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JANUARY 2017		DECEMBER 2016		JANUARY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	18	1.7	26	2.6	22	2.5
1-Bedroom	142	6.3	155	6.1	109	3.5
2-Bedroom	132	11.3	138	11.0	106	5.2
3+Bedroom	85	22.2	88	22.0	80	9.2
All	377	7.8	407	7.9	317	4.6

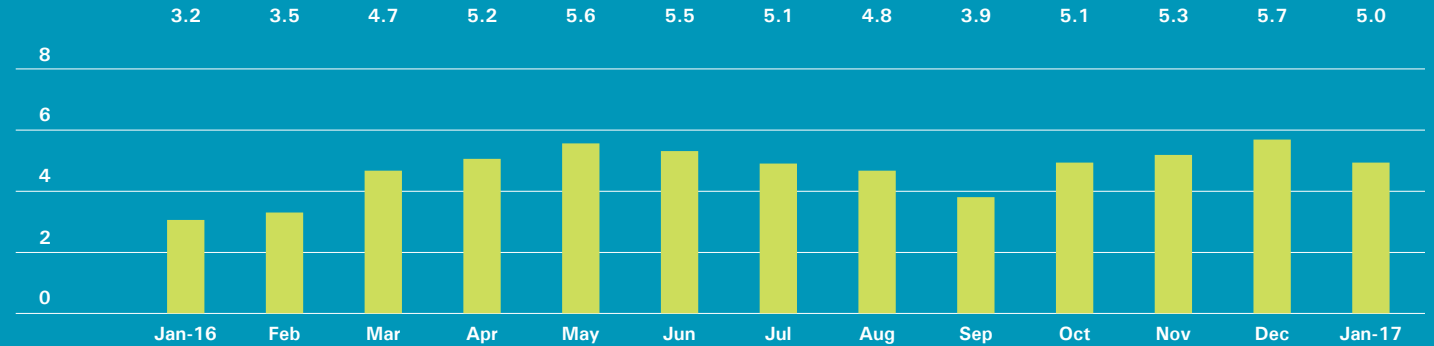
COOPERATIVES

	JANUARY 2017		DECEMBER 2016		JANUARY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	9	2.3	14	2.7	15	2.9
1-Bedroom	35	5.0	40	5.1	31	3.7
2-Bedroom	28	6.5	32	6.6	22	4.3
3+Bedroom	17	20.4	19	19.0	18	15.4
All	89	5.6	105	5.6	86	4.3

Downtown

34th - 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JANUARY 2017		DECEMBER 2016		JANUARY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	4.4	17	3.2	20	3.3
1-Bedroom	80	4.0	98	4.7	52	2.6
2-Bedroom	145	8.7	152	8.9	79	5.0
3+Bedroom	155	10.0	171	11.9	91	7.7
Loft	52	7.4	66	8.8	46	5.9
All	448	7.1	504	7.7	288	4.7

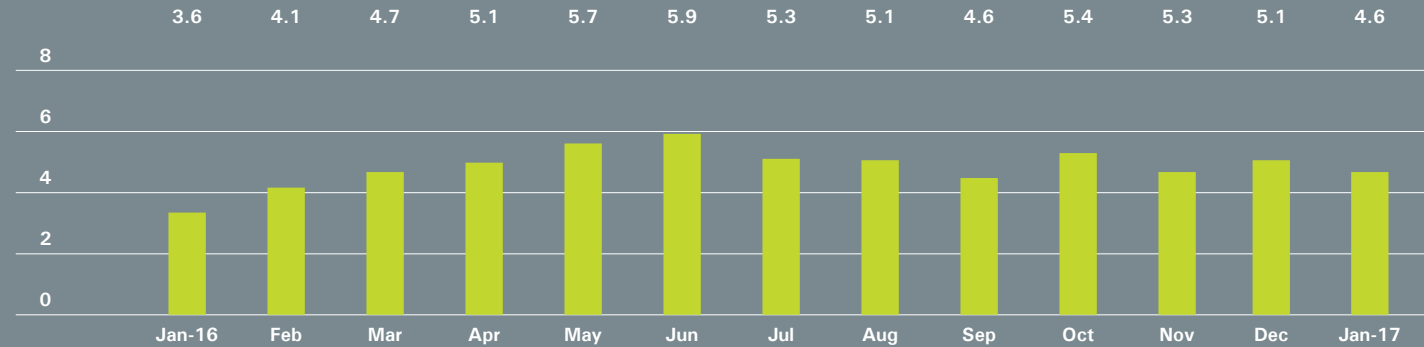
COOPERATIVES

	JANUARY 2017		DECEMBER 2016		JANUARY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	41	2.4	48	2.5	28	1.3
1-Bedroom	62	2.4	94	3.6	42	1.5
2-Bedroom	24	2.6	34	3.2	24	2.4
3+Bedroom	20	6.3	24	6.9	14	7.0
Loft	45	5.3	57	5.9	30	2.6
All	192	3.0	257	3.7	138	1.9

Downtown

South of 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JANUARY 2017		DECEMBER 2016		JANUARY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	52	5.4	61	6.1	44	3.3
1-Bedroom	144	3.9	167	4.6	123	4.1
2-Bedroom	210	5.6	244	6.3	136	3.3
3+Bedroom	227	7.7	244	7.1	201	6.5
Loft	113	5.6	141	7.0	128	7.3
All	746	5.6	857	6.1	632	4.7

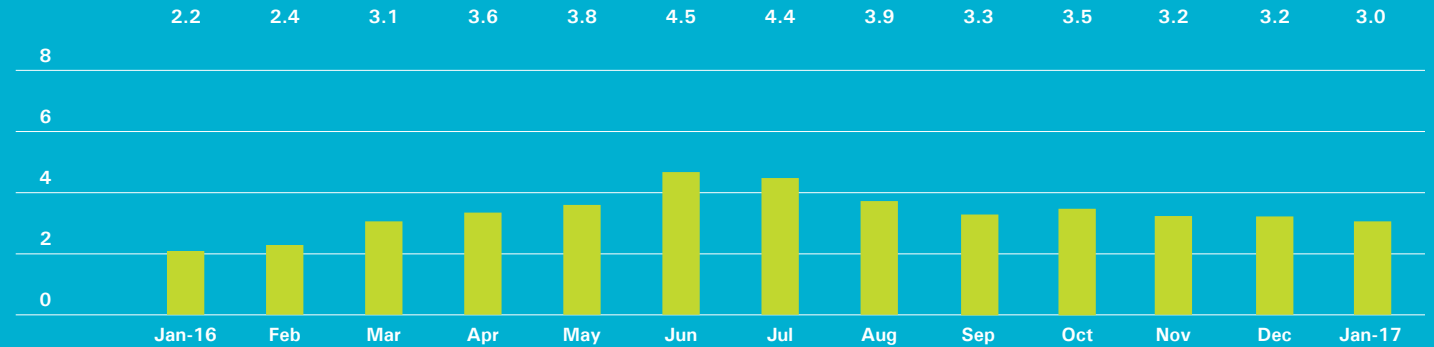
COOPERATIVES

	JANUARY 2017		DECEMBER 2016		JANUARY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	35	2.4	43	2.5	35	2.2
1-Bedroom	77	2.2	106	2.9	54	1.5
2-Bedroom	74	3.6	77	3.3	40	2.0
3+Bedroom	28	5.6	41	8.2	28	5.8
Loft	93	4.4	121	5.5	53	2.5
All	307	3.2	388	3.7	210	2.1

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

JANUARY 2017			DECEMBER 2016		JANUARY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	7	3.0	8	2.5	3	0.8
1-Bedroom	51	3.7	58	4.0	31	1.9
2-Bedroom	64	3.9	70	3.6	54	3.1
3+Bedroom	48	6.1	51	6.2	18	2.8
All	170	4.2	187	4.1	106	2.4

COOPERATIVES

JANUARY 2017			DECEMBER 2016		JANUARY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	7	1.8	6	1.6	7	1.8
1-Bedroom	23	1.2	36	1.8	42	2.0
2-Bedroom	48	2.3	60	2.7	50	2.4
3+Bedroom	25	3.8	28	3.8	15	2.1
All	103	2.0	130	2.5	114	2.1



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EAST SIDE

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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

SOUTH SLOPE

1214 8th Avenue
Brooklyn, NY 11215
718.878.1888

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Hoboken, NJ 07030
201.478.6700

MONTCLAIR

635 Valley Road,
Montclair, NJ 07030
973.744.6033

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

HAMPTONS EAST HAMPTON

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East Hampton, NY 11937
631.324.6100

SOUTHAMPTON

31 Main Street
Southampton, NY 11968
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CORPORATE COMMERCIAL SALES

770 Lexington Avenue
New York, NY 10065
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DEVELOPMENT MARKETING

445 Park Avenue
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