



July 2017 Highlights

After dropping for the second month in a row, the Manhattan absorption rate of **5.8** is 9% higher than a year ago.

The condo absorption rate rose **14%** from a year ago, while the co-op rate increased 5%.

Upper Manhattan was the tightest market in July with a **4.4**-month supply of units for sale.



halstead.com WEB# 17080788



halstead.com WEB# 17026978

Definitions

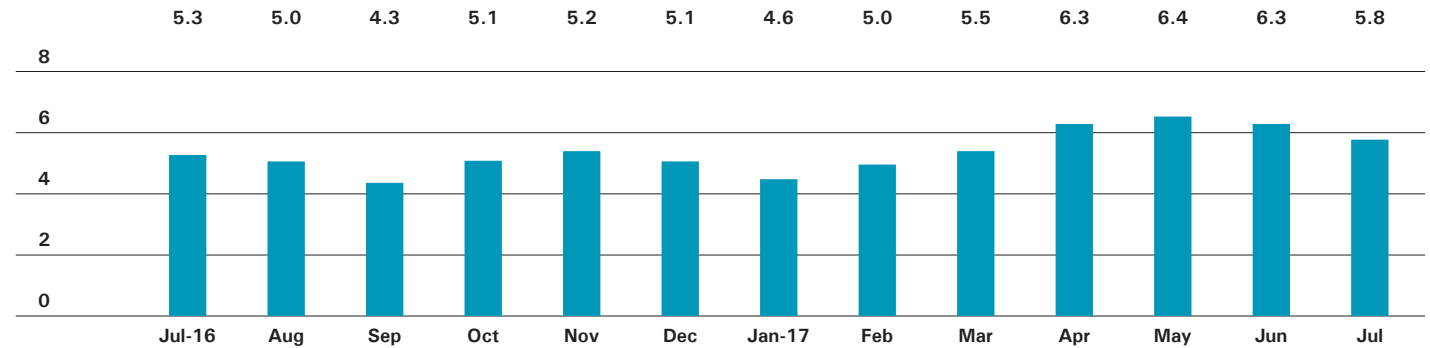
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 17108981

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	233	6.3	209	5.6	196	4.6
1-Bedroom	888	5.6	925	5.9	855	4.8
2-Bedroom	1054	6.9	1088	7.5	948	5.7
3+Bedroom	1090	9.8	1082	10.0	998	9.8
Loft	248	8.3	274	9.3	234	9.1
All	3,513	7.2	3,578	7.5	3,231	6.3

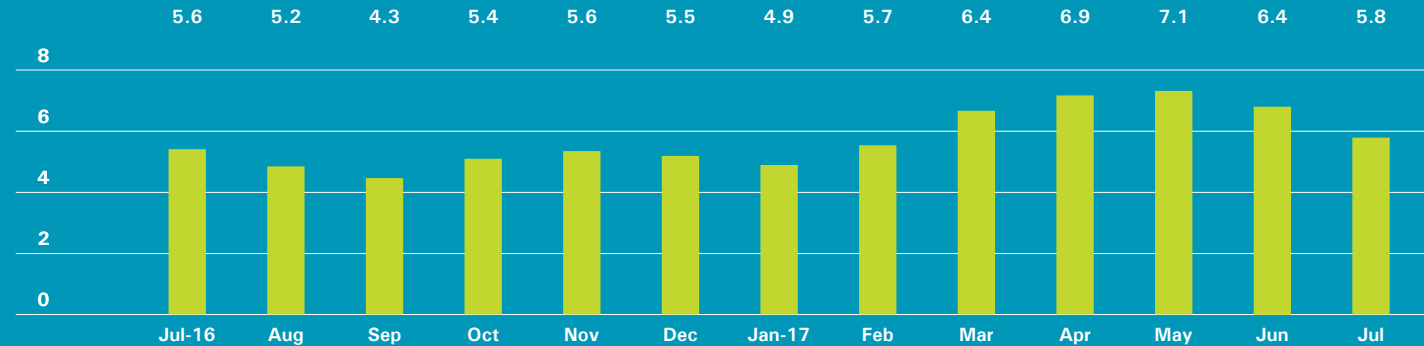
COOPERATIVES

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	281	3.0	255	2.8	243	2.5
1-Bedroom	687	3.2	712	3.5	714	3.6
2-Bedroom	739	5.2	730	5.7	602	4.5
3+Bedroom	634	9.6	677	11.7	571	9.0
Loft	211	6.0	243	8.0	184	5.5
All	2,552	4.6	2,617	5.1	2,314	4.4

East Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	29	7.9	26	5.6	21	2.6
1-Bedroom	101	4.0	97	4.0	90	2.9
2-Bedroom	149	7.3	152	8.2	142	5.5
3+Bedroom	186	8.9	196	10.3	189	9.1
All	465	6.6	471	7.1	442	5.2

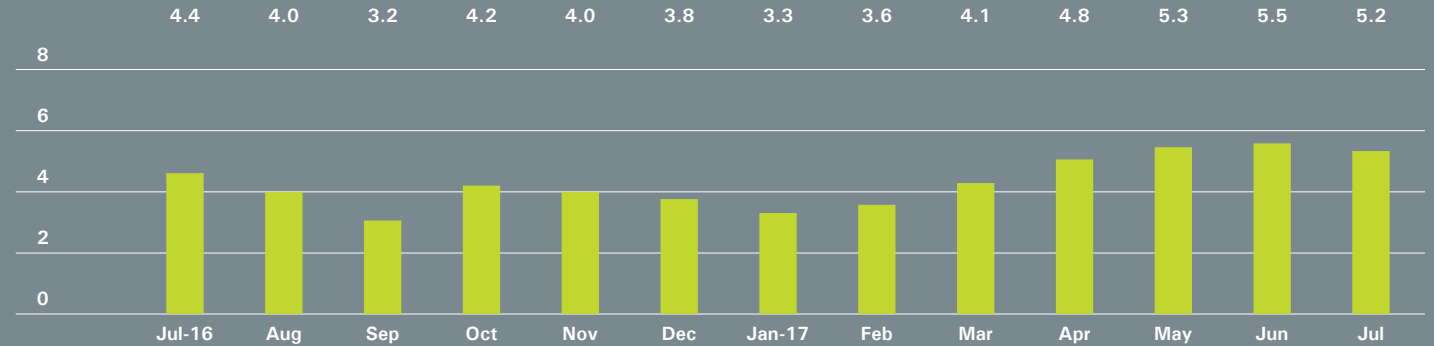
COOPERATIVES

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	60	2.7	62	2.7	61	3.2
1-Bedroom	186	3.6	190	4.0	211	4.6
2-Bedroom	255	5.8	245	6.2	240	6.3
3+Bedroom	288	10.7	310	14.4	273	9.4
All	789	5.4	807	6.1	785	5.9

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	20	3.9	18	3.6	13	2.2
1-Bedroom	101	5.5	97	6.0	88	4.0
2-Bedroom	116	6.7	128	7.7	119	6.5
3+Bedroom	177	11.7	172	10.0	159	13.3
All	414	7.4	415	7.5	379	6.5

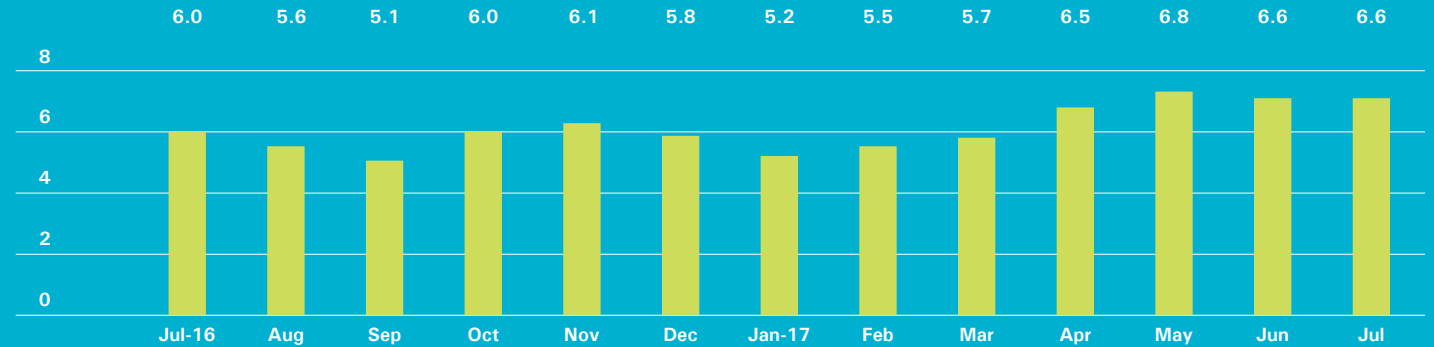
COOPERATIVES

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	34	2.5	34	2.6	32	2.0
1-Bedroom	114	3.0	123	3.1	119	3.0
2-Bedroom	121	3.6	128	4.2	80	2.5
3+Bedroom	139	7.9	148	9.3	101	5.9
All	408	4.0	433	4.4	332	3.2

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

JULY 2017			JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	28	5.3	28	4.7	24	3.7
1-Bedroom	158	7.8	160	7.2	152	6.1
2-Bedroom	143	8.6	136	8.1	127	6.6
3+Bedroom	124	9.3	119	9.4	111	10.1
All	453	8.1	443	7.7	414	6.7

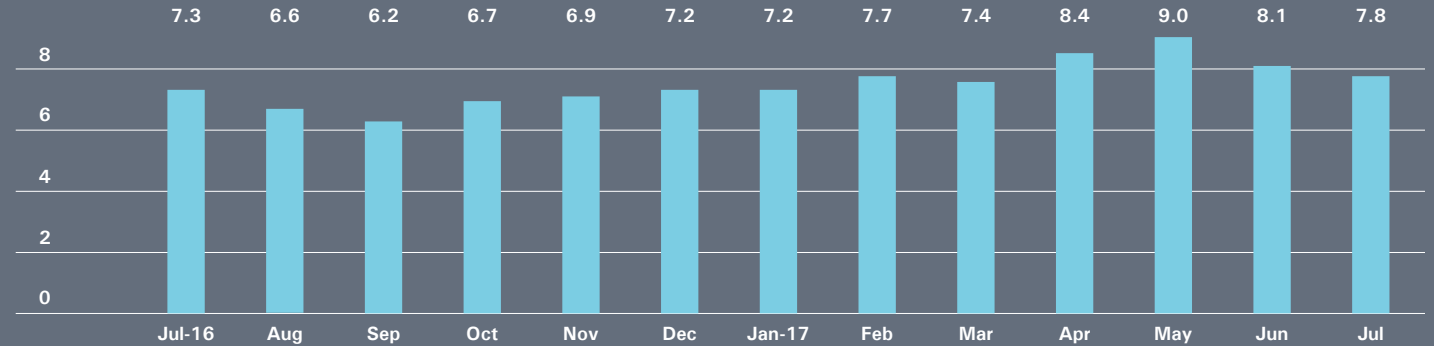
COOPERATIVES

JULY 2017			JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	76	3.1	76	3.2	66	3.2
1-Bedroom	154	4.5	156	4.7	136	4.3
2-Bedroom	146	9.0	133	9.6	95	6.9
3+Bedroom	78	12.0	86	12.6	83	16.6
All	454	5.6	451	5.8	380	5.3

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	41	6.5	35	5.4	37	7.4
1-Bedroom	154	7.5	153	7.8	156	7.1
2-Bedroom	135	9.4	131	8.6	139	7.0
3+Bedroom	94	24.5	98	28.0	91	20.2
All	424	9.4	417	9.3	423	8.2

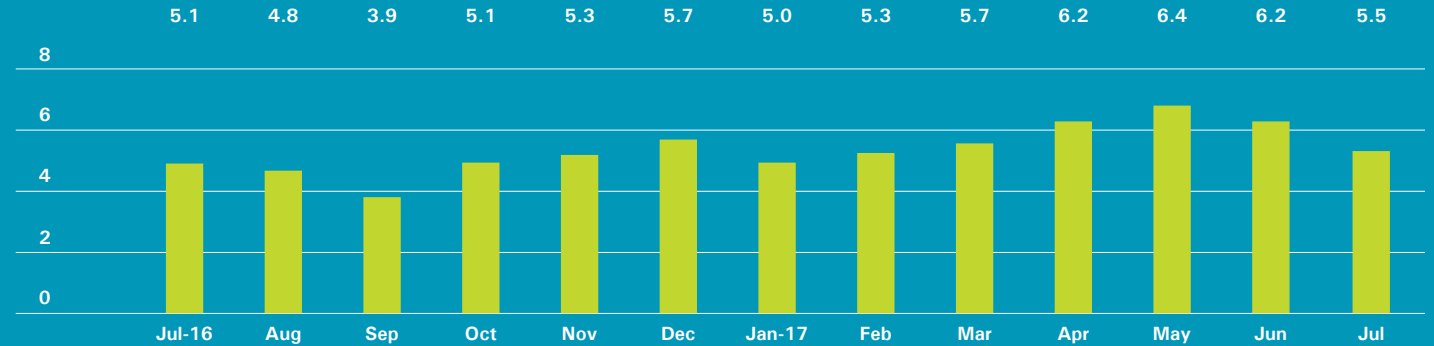
COOPERATIVES

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	22	4.9	14	3.5	9	1.5
1-Bedroom	30	3.0	32	4.3	32	3.6
2-Bedroom	19	4.4	21	5.0	26	7.4
3+Bedroom	13	8.7	12	10.3	27	20.3
All	84	4.1	79	4.7	94	4.8

Downtown

34th - 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	3.1	16	4.4	22	4.6
1-Bedroom	101	4.0	120	5.3	107	3.7
2-Bedroom	164	7.7	170	8.4	140	6.0
3+Bedroom	159	10.5	155	9.8	137	10.1
Loft	60	10.3	73	12.9	67	9.8
All	498	6.9	534	7.8	473	6.1

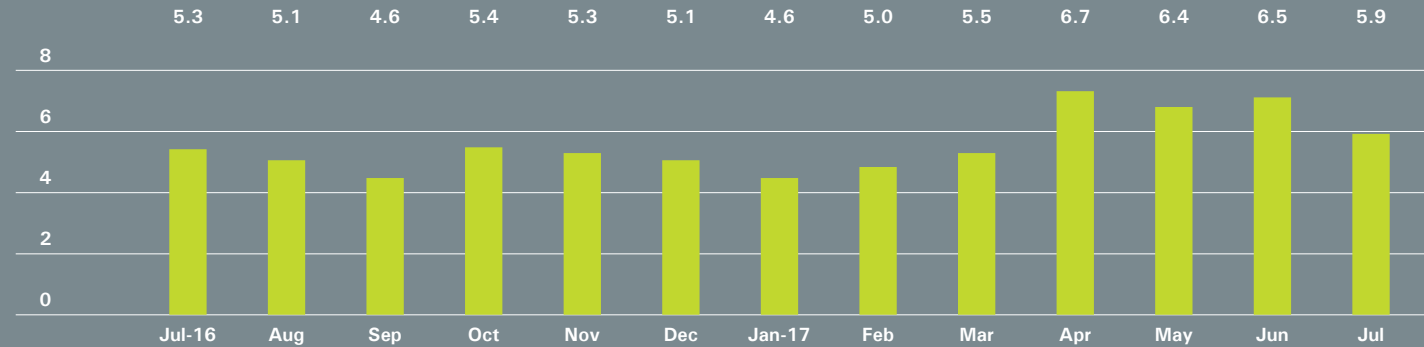
COOPERATIVES

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	42	2.6	41	2.8	33	2.1
1-Bedroom	62	2.2	76	2.9	67	2.9
2-Bedroom	53	8.2	49	7.4	39	4.4
3+Bedroom	32	13.7	25	11.5	19	7.1
Loft	50	5.4	53	7.6	51	7.0
All	239	3.8	244	4.3	209	3.6

Downtown

South of 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	90	8.7	75	7.1	65	6.5
1-Bedroom	229	6.2	246	6.2	194	5.5
2-Bedroom	277	6.0	296	6.7	212	5.3
3+Bedroom	295	7.8	290	8.4	256	6.9
Loft	179	8.0	187	8.9	157	9.2
All	1,070	7.0	1,094	7.3	884	6.3

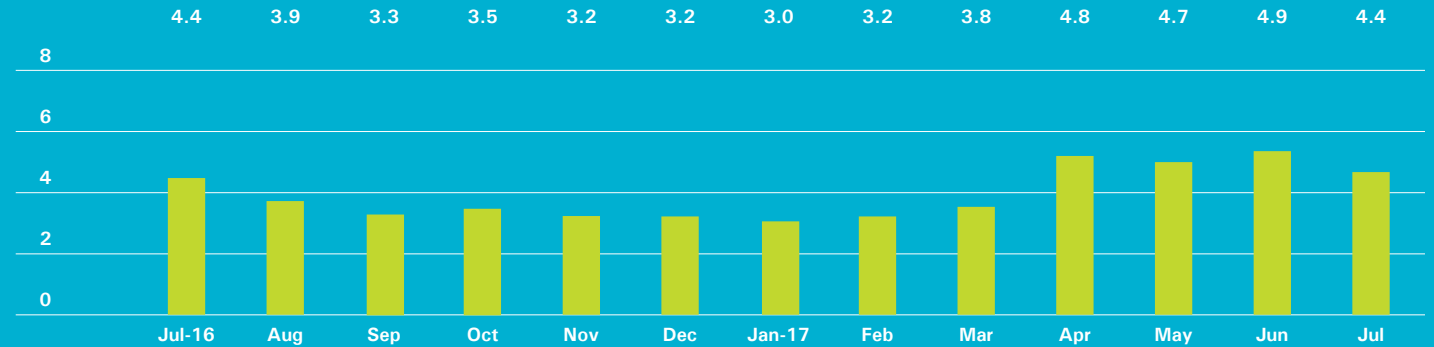
COOPERATIVES

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	46	3.2	36	2.8	39	2.3
1-Bedroom	117	3.2	113	3.4	109	3.4
2-Bedroom	87	3.8	99	4.9	71	3.4
3+Bedroom	49	10.5	55	12.7	40	8.3
Loft	124	6.6	145	8.4	93	5.1
All	423	4.3	448	5.1	352	3.8

Upper Manhattan

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

JULY 2017			JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	11	6.6	11	13.2	14	6.5
1-Bedroom	45	3.8	53	4.0	70	4.2
2-Bedroom	72	4.1	79	5.6	73	3.8
3+Bedroom	61	11.1	61	11.4	59	22.1
All	189	5.2	204	6.1	216	5.3

COOPERATIVES

JULY 2017			JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	9	3.6	7	2.6	11	3.5
1-Bedroom	40	2.6	41	2.6	56	2.9
2-Bedroom	64	4.2	60	4.0	61	3.2
3+Bedroom	42	5.6	47	7.6	34	7.3
All	155	3.8	155	3.9	162	3.5



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SOHO

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WASHINGTON HEIGHTS

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New York, NY 10033
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RIVERDALE JOHNSON

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RIVERDALE MOSHOLU

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Riverdale, NY 10471
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718.613.2000

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76 Seventh Avenue
Brooklyn, NY 11217
718.399.2222

PARK SLOPE

160 7th Avenue
Brooklyn, NY 11215
718.878.1960

COBBLE HILL

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Brooklyn, NY 11201
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316 Stuyvesant Avenue
Brooklyn, NY 11233
718.613.2800

BEDFORD STUYVESANT

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Brooklyn, NY 11216
N/A

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Brooklyn, NY 11215
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Brooklyn, NY 1127
718.613.2800

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Hudson, NY 12534
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Darien, CT 06820
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New Canaan, CT 06840
203.966.7800

NEW CANAAN - SOUTH AVENUE

6 South Avenue
New Canaan, CT 06840
203.966.7772

ROWAYTON

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Rowayton, CT 06853
203.655.1418

GREENWICH

125 Mason Street
Greenwich, CT 06830
203.869.8100

STAMFORD

1099 High Ridge Road
Stamford, CT 06905
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Westport, CT 06880
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WILTON

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