



March 2016 Highlights

The absorption rate rose to **4.4** months in March, up from 3.6 months the prior month. It is typical for the absorption rate to rise in March as listings are added for the spring selling season.

New developments continue to keep the condo rate above that for co-ops.

With just a **2.9**-month supply of apartments, the West Side is Manhattan's tightest market.



halstead.com WEB# 14315295



halstead.com WEB# 14516687

Definitions

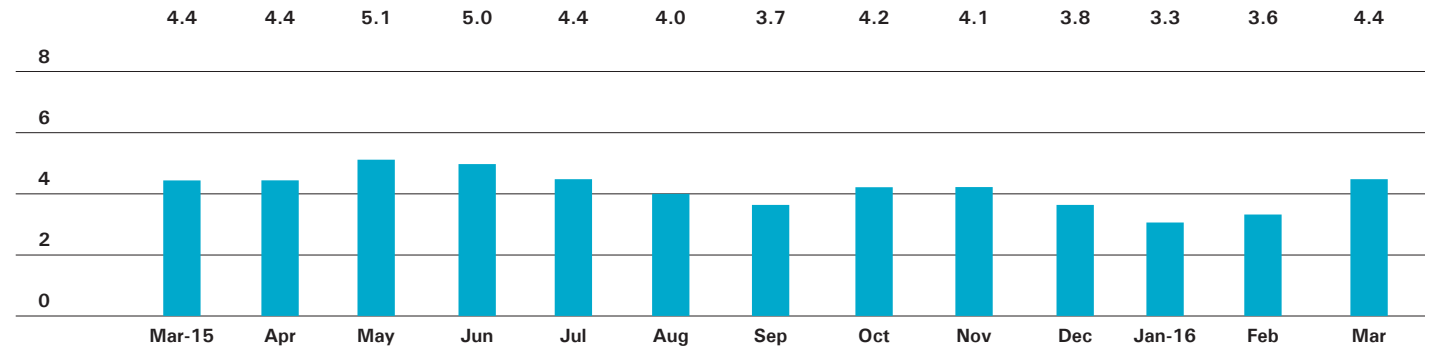
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 14392644

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MARCH 2016		FEBRUARY 2016		MARCH 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	184	4.1	164	2.9	193	4.5
1-Bedroom	694	4.1	633	3.2	603	3.6
2-Bedroom	770	4.4	740	4.0	629	4.6
3+Bedroom	876	8.3	838	7.7	796	11.5
Loft	198	7.5	204	6.9	180	5.5
All	2,722	5.2	2,579	4.5	2,401	5.4

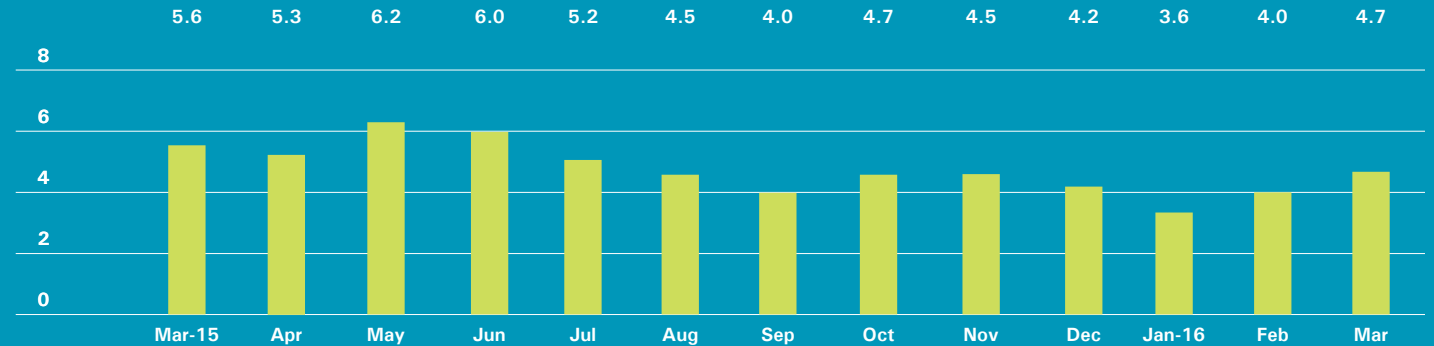
COOPERATIVES

	MARCH 2016		FEBRUARY 2016		MARCH 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	258	2.5	245	2.0	386	3.8
1-Bedroom	557	2.7	509	2.1	647	2.9
2-Bedroom	545	4.0	485	3.0	492	3.2
3+Bedroom	461	7.4	446	6.0	497	8.4
Loft	162	4.1	154	3.4	137	3.5
All	1,983	3.6	1,839	2.8	2,159	3.7

East Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MARCH 2016		FEBRUARY 2016		MARCH 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	22	3.2	19	2.9	29	5.1
1-Bedroom	101	3.4	107	3.2	89	4.9
2-Bedroom	115	4.2	111	4.4	105	5.3
3+Bedroom	163	8.9	165	9.9	173	12.4
All	401	4.9	402	4.9	396	6.9

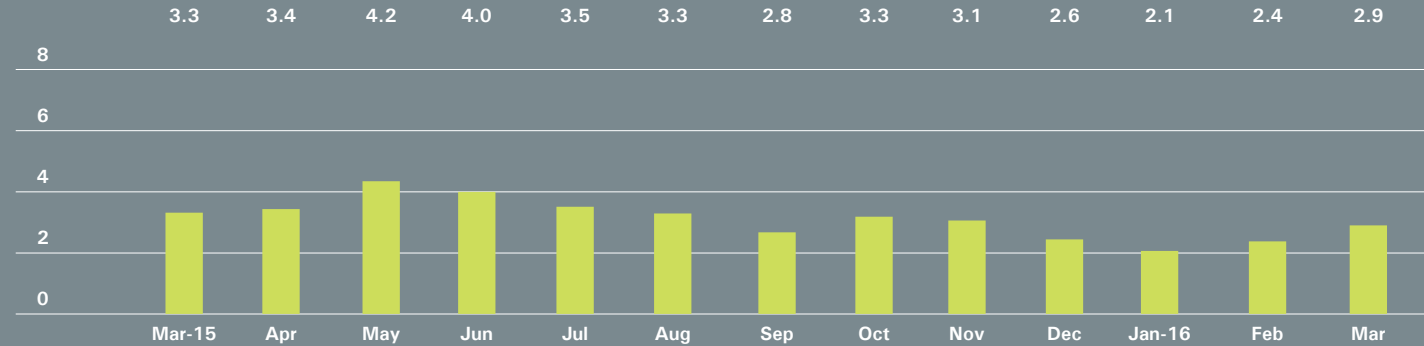
COOPERATIVES

	MARCH 2016		FEBRUARY 2016		MARCH 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	60	2.2	53	1.8	123	5.8
1-Bedroom	162	3.1	148	2.4	200	3.9
2-Bedroom	201	5.1	177	3.6	172	3.5
3+Bedroom	250	9.2	245	7.5	249	9.8
All	673	4.6	623	3.6	744	5.1

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MARCH 2016		FEBRUARY 2016		MARCH 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	23	3.9	23	2.8	21	3.0
1-Bedroom	57	2.2	56	1.6	86	3.6
2-Bedroom	99	2.9	93	2.3	66	3.2
3+Bedroom	158	7.7	159	6.2	126	8.0
All	337	3.9	331	3.0	299	4.5

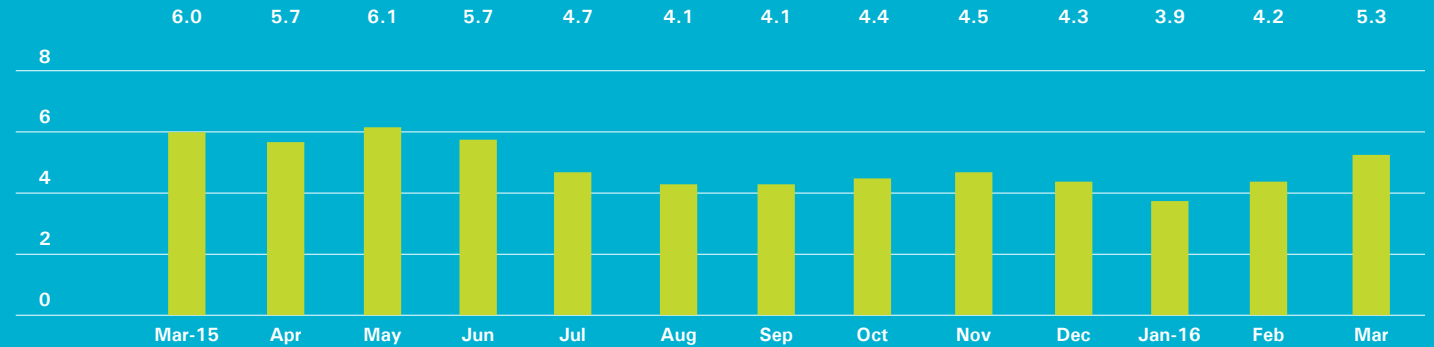
COOPERATIVES

	MARCH 2016		FEBRUARY 2016		MARCH 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	29	1.6	26	1.3	57	2.9
1-Bedroom	78	1.7	70	1.4	85	1.8
2-Bedroom	76	2.3	69	1.8	74	2.0
3+Bedroom	70	3.8	73	3.4	104	6.6
All	253	2.2	238	1.9	320	2.7

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

MARCH 2016			FEBRUARY 2016		MARCH 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	37	4.4	28	2.9	29	3.9
1-Bedroom	123	5.1	123	4.3	91	4.8
2-Bedroom	115	6.2	115	5.3	107	8.8
3+Bedroom	105	11.7	99	14.1	92	27.6
All	380	6.3	365	5.4	319	7.6

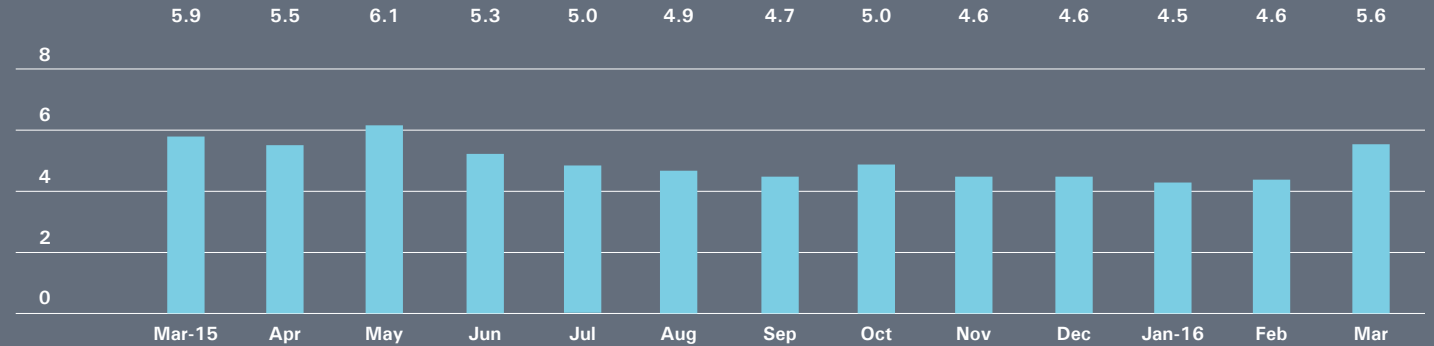
COOPERATIVES

MARCH 2016			FEBRUARY 2016		MARCH 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	61	2.6	62	2.3	91	4.2
1-Bedroom	125	3.8	119	2.9	145	4.3
2-Bedroom	93	5.7	72	3.4	97	5.7
3+Bedroom	70	15.6	62	11.6	57	12.2
All	349	4.5	315	3.3	390	5.1

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MARCH 2016		FEBRUARY 2016		MARCH 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	26	3.7	25	2.6	20	3.6
1-Bedroom	139	4.8	121	3.8	109	5.2
2-Bedroom	120	5.1	111	5.1	89	5.4
3+Bedroom	91	11.6	83	9.6	76	14.7
All	376	5.6	340	4.7	294	6.1

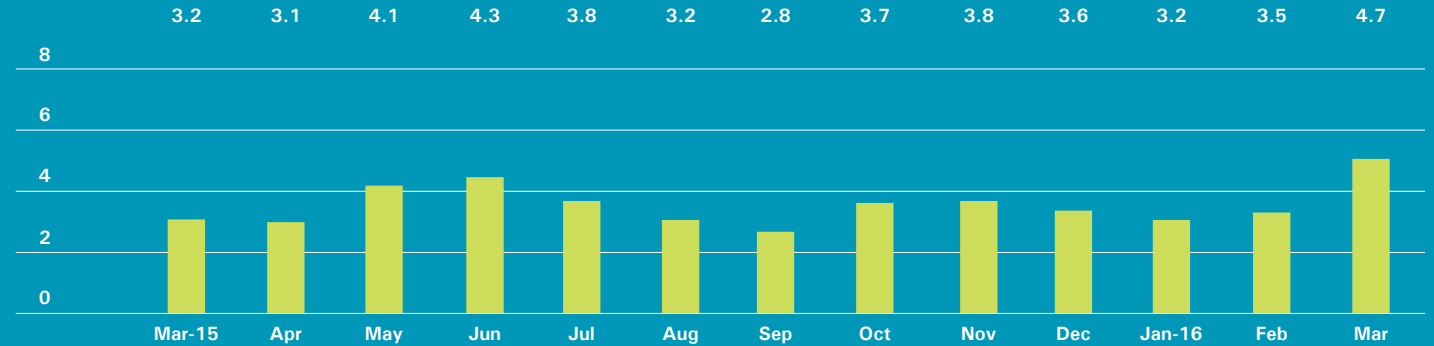
COOPERATIVES

	MARCH 2016		FEBRUARY 2016		MARCH 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	12	2.4	12	2.0	20	3.6
1-Bedroom	32	3.8	29	3.3	38	4.1
2-Bedroom	36	9.8	29	5.4	25	7.9
3+Bedroom	19	19.0	20	17.1	18	12.0
All	99	5.4	90	4.2	101	5.2

Downtown

34th - 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MARCH 2016		FEBRUARY 2016		MARCH 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	19	4.2	16	2.7	25	5.0
1-Bedroom	84	4.1	66	3.2	51	1.8
2-Bedroom	91	6.0	90	5.6	61	2.7
3+Bedroom	97	8.7	95	7.8	83	7.0
Loft	52	8.2	51	6.5	37	4.9
All	343	6.0	318	5.1	257	3.4

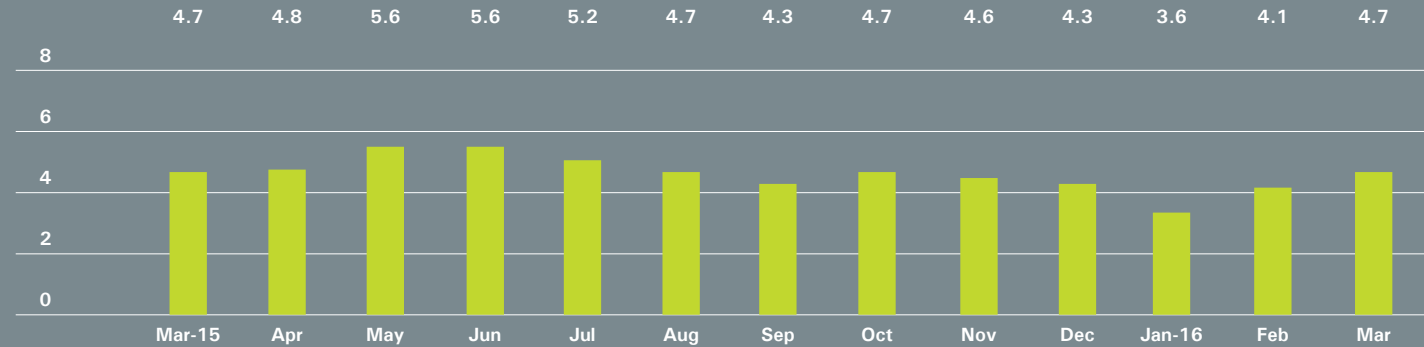
COOPERATIVES

	MARCH 2016		FEBRUARY 2016		MARCH 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	46	3.0	42	1.9	46	2.6
1-Bedroom	50	2.4	44	1.5	59	2.1
2-Bedroom	29	3.2	31	3.0	25	2.7
3+Bedroom	18	12.0	14	6.5	23	19.7
Loft	44	4.6	38	3.3	36	4.2
All	187	3.3	169	2.3	189	2.9

Downtown

South of 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MARCH 2016		FEBRUARY 2016		MARCH 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	53	5.8	51	3.8	59	5.3
1-Bedroom	141	5.3	119	3.9	144	3.6
2-Bedroom	170	4.3	166	3.8	160	5.5
3+Bedroom	237	6.8	220	6.8	228	20.7
Loft	139	8.0	140	7.6	127	5.8
All	740	5.8	696	5.0	718	6.3

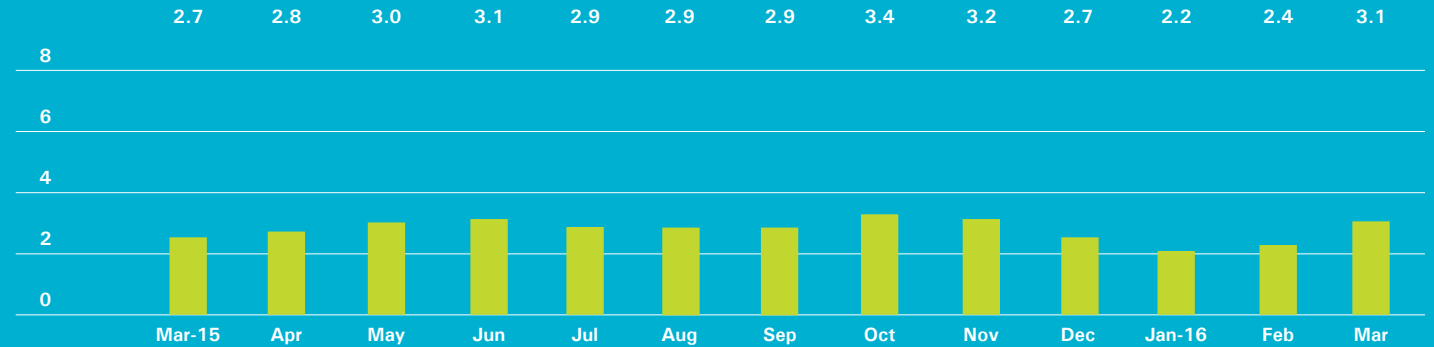
COOPERATIVES

	MARCH 2016		FEBRUARY 2016		MARCH 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	40	2.6	44	2.7	45	3.5
1-Bedroom	89	2.9	72	1.9	78	2.2
2-Bedroom	61	3.2	58	2.9	49	2.5
3+Bedroom	28	6.2	25	5.2	20	5.5
Loft	81	3.9	83	3.7	69	3.2
All	299	3.3	282	2.8	261	2.8

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

MARCH 2016			FEBRUARY 2016		MARCH 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	4	1.3	3	0.7	10	8.6
1-Bedroom	50	3.8	45	2.6	38	2.4
2-Bedroom	61	3.7	56	3.2	44	2.3
3+Bedroom	30	6.4	23	3.5	26	2.9
All	145	3.8	127	2.8	118	2.6

COOPERATIVES

MARCH 2016			FEBRUARY 2016		MARCH 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	11	3.3	8	1.8	14	2.7
1-Bedroom	36	1.8	42	1.9	58	2.6
2-Bedroom	59	3.1	56	2.5	55	2.7
3+Bedroom	17	3.2	16	2.1	27	3.1
All	123	2.6	122	2.2	154	2.7

OFFICES

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EAST SIDE

770 Lexington Avenue
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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
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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
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East Hampton, NY 11937
631.324.6100

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31 Main Street
Southampton, NY 11968
631.283.2883

CORPORATE COMMERCIAL SALES

770 Lexington Avenue
New York, NY 10065
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DEVELOPMENT MARKETING

445 Park Avenue
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770 Lexington Avenue
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