



# April 2017 Highlights

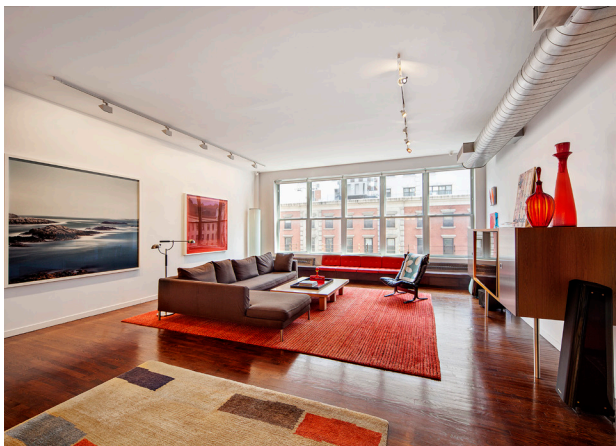
The Manhattan apartment absorption rate rose to 6.3 months in April, a 30% increase from a year ago.

At 7.6 months, condo absorption rates remained well above the co-op level of 5.0 months.

Upper Manhattan and the West Side were the tightest markets in April, with a 4.8-month supply of apartments for sale.



halstead.com WEB# 16433898



halstead.com WEB# 16397820

## Definitions

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

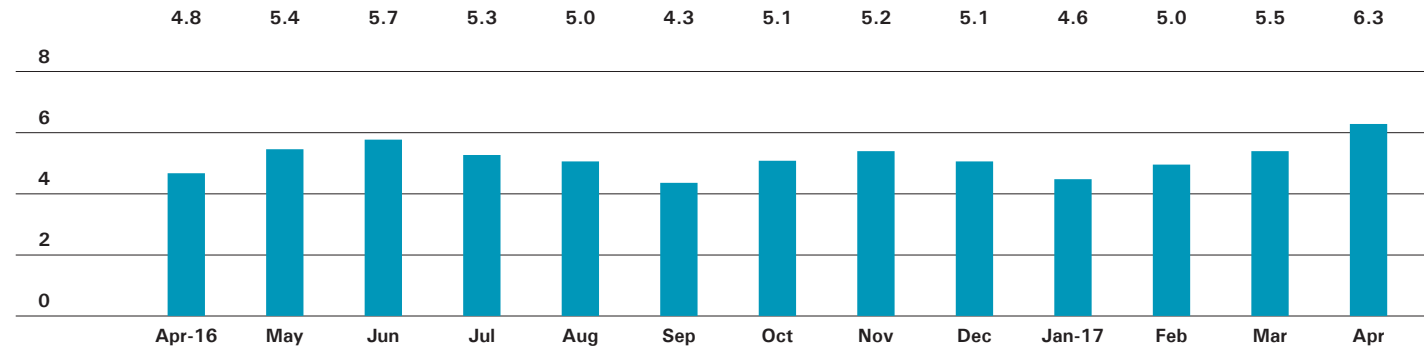
**Absorption Rate:** How many months it would take to sell all active listings in a given market. We calculate it by dividing the number of listings by the average number of closings over the prior 6 months. Historically, an absorption rate between 6-9 months indicates a balanced market.

cover, halstead.com WEB# 16428210



# Manhattan

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	203	5.3	153	3.8	201	4.4
1-Bedroom	886	5.9	733	4.8	734	4.2
2-Bedroom	1079	7.8	935	6.8	840	4.8
3+Bedroom	1130	12.0	979	10.6	917	8.6
Loft	152	5.3	224	8.2	214	8.3
<b>All</b>	<b>3,450</b>	<b>7.6</b>	<b>3,024</b>	<b>6.7</b>	<b>2,906</b>	<b>5.5</b>

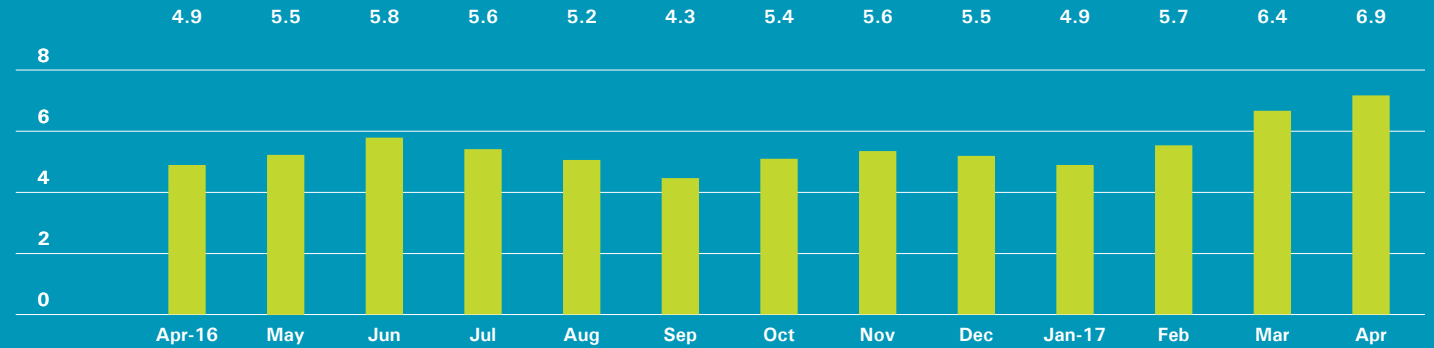
## COOPERATIVES

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	245	2.7	234	2.6	288	2.9
1-Bedroom	766	3.9	625	3.1	633	3.1
2-Bedroom	698	5.6	608	4.8	583	4.3
3+Bedroom	613	11.2	556	10.1	549	9.0
Loft	158	5.5	201	6.3	196	5.3
<b>All</b>	<b>2,480</b>	<b>5.0</b>	<b>2,224</b>	<b>4.4</b>	<b>2,249</b>	<b>4.2</b>

# East Side

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

APRIL 2017			MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	22	5.7	16	3.3	19	2.5
1-Bedroom	96	4.7	80	4.0	94	2.9
2-Bedroom	132	8.0	132	8.1	127	4.4
3+Bedroom	182	11.7	170	13.1	164	7.8
<b>All</b>	<b>432</b>	<b>7.7</b>	<b>398</b>	<b>7.3</b>	<b>404</b>	<b>4.5</b>

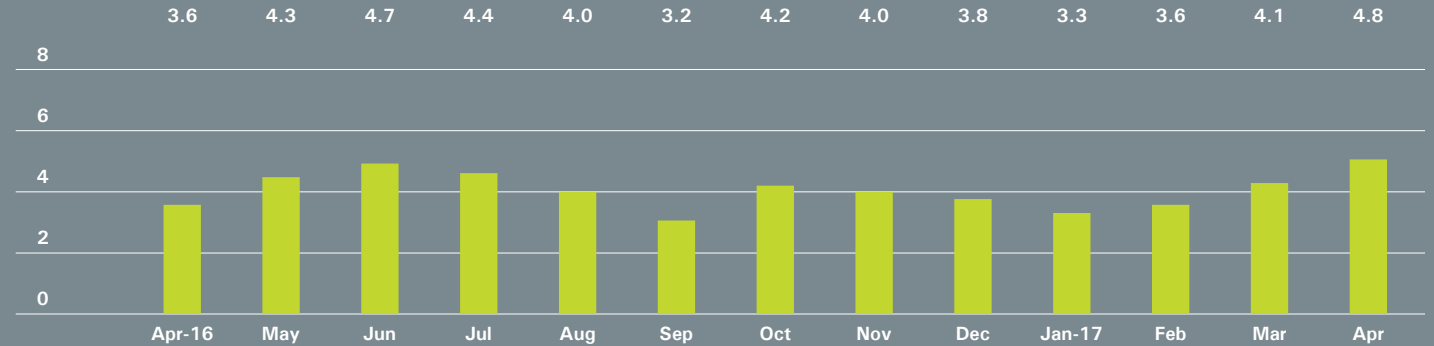
## COOPERATIVES

APRIL 2017			MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	64	3.1	58	2.8	61	2.6
1-Bedroom	200	4.6	191	4.1	189	3.7
2-Bedroom	241	6.4	228	5.9	223	5.8
3+Bedroom	283	14.8	280	13.9	272	9.3
<b>All</b>	<b>788</b>	<b>6.5</b>	<b>757</b>	<b>6.0</b>	<b>745</b>	<b>5.2</b>

# West Side

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	21	4.3	17	3.4	22	3.0
1-Bedroom	92	5.4	85	4.8	73	2.8
2-Bedroom	114	6.3	86	4.9	107	3.4
3+Bedroom	176	9.7	156	9.4	167	8.8
<b>All</b>	<b>403</b>	<b>6.9</b>	<b>344</b>	<b>6.0</b>	<b>369</b>	<b>4.4</b>

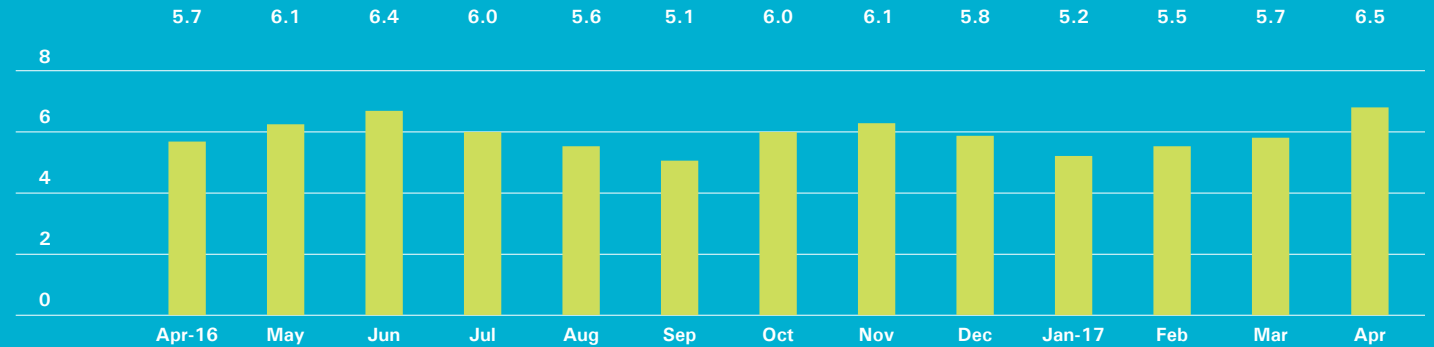
## COOPERATIVES

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	19	1.4	21	1.3	43	2.5
1-Bedroom	113	2.7	88	2.1	98	2.3
2-Bedroom	110	4.0	96	3.4	85	2.6
3+Bedroom	112	6.6	102	6.3	94	6.4
<b>All</b>	<b>354</b>	<b>3.5</b>	<b>307</b>	<b>3.0</b>	<b>320</b>	<b>3.0</b>

# Midtown East

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

APRIL 2017			MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	29	4.5	25	3.6	34	4.3
1-Bedroom	145	6.4	115	5.2	128	5.5
2-Bedroom	126	7.2	114	6.8	125	6.6
3+Bedroom	121	12.5	117	11.1	108	11.8
<b>All</b>	<b>421</b>	<b>7.5</b>	<b>371</b>	<b>6.6</b>	<b>395</b>	<b>6.7</b>

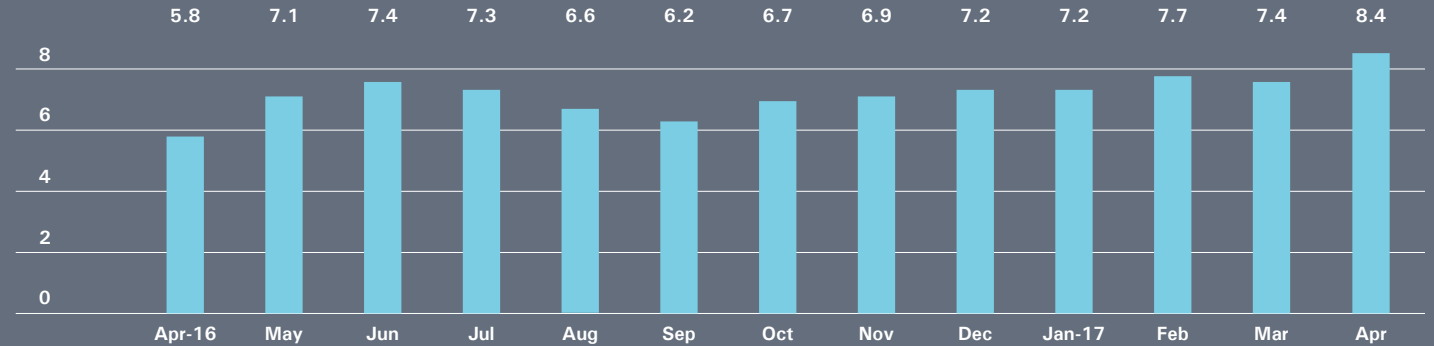
## COOPERATIVES

APRIL 2017			MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	63	2.7	65	3.0	74	3.3
1-Bedroom	150	4.7	125	3.7	137	3.9
2-Bedroom	118	9.4	107	8.1	99	5.9
3+Bedroom	87	14.5	82	14.5	85	20.4
<b>All</b>	<b>418</b>	<b>5.7</b>	<b>379</b>	<b>5.1</b>	<b>395</b>	<b>5.0</b>

# Midtown West

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	26	3.1	24	2.3	28	4.1
1-Bedroom	154	7.5	142	6.0	150	5.2
2-Bedroom	147	9.6	134	9.5	129	5.2
3+Bedroom	105	30.0	97	32.3	89	16.2
<b>All</b>	<b>432</b>	<b>9.0</b>	<b>397</b>	<b>7.8</b>	<b>396</b>	<b>6.0</b>

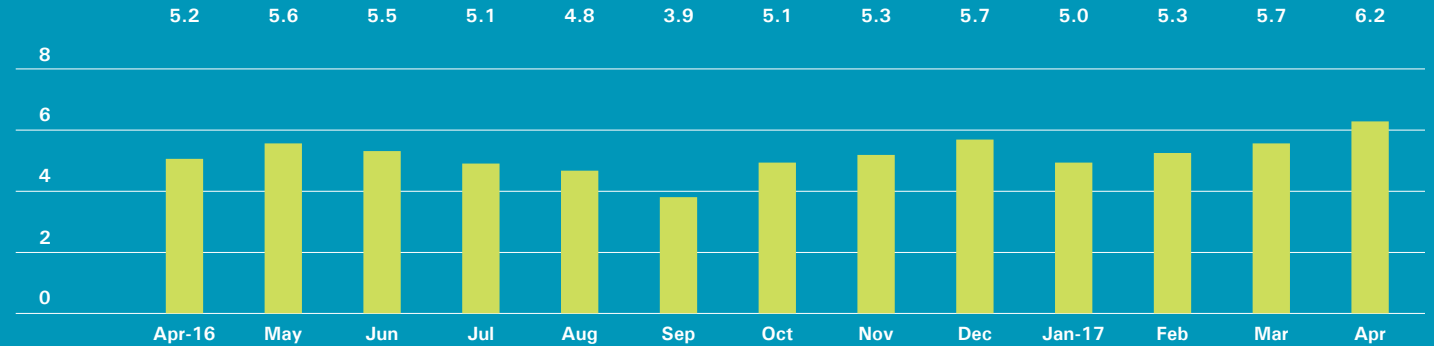
## COOPERATIVES

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	12	3.4	16	4.6	10	1.9
1-Bedroom	42	6.1	34	5.1	28	3.5
2-Bedroom	25	7.5	30	7.5	33	8.6
3+Bedroom	14	16.8	14	16.8	22	18.9
<b>All</b>	<b>93</b>	<b>6.4</b>	<b>94</b>	<b>6.3</b>	<b>93</b>	<b>5.1</b>

# Downtown

34th - 14th Street

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	12	3.3	14	4.2	25	6.0
1-Bedroom	116	6.2	93	4.7	81	4.0
2-Bedroom	180	10.3	152	8.6	113	6.8
3+Bedroom	166	12.1	142	9.8	124	10.5
Loft	28	5.3	74	13.1	55	7.9
<b>All</b>	<b>502</b>	<b>8.5</b>	<b>475</b>	<b>7.8</b>	<b>398</b>	<b>6.7</b>

## COOPERATIVES

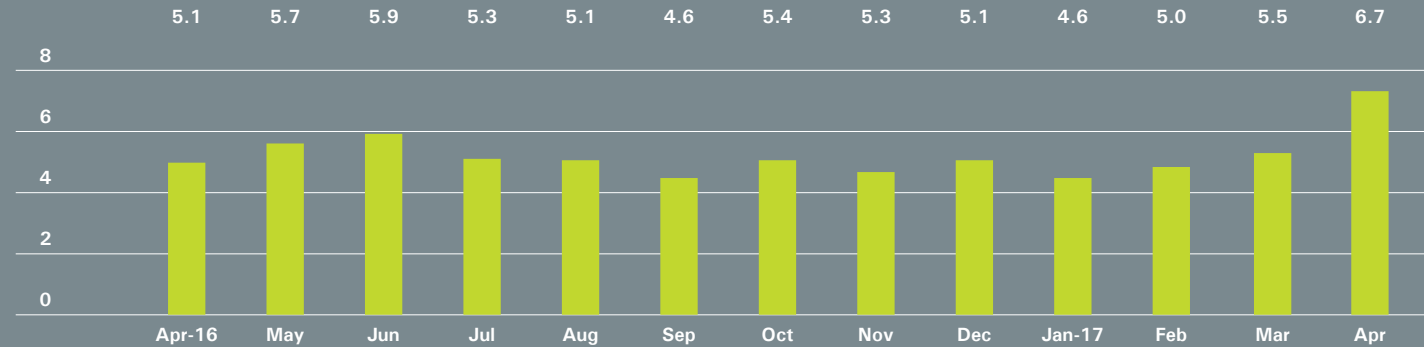
	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	37	2.4	33	2.3	46	3.0
1-Bedroom	79	3.2	69	2.8	54	2.5
2-Bedroom	48	5.6	32	4.1	38	4.5
3+Bedroom	27	12.5	17	6.0	20	10.9
Loft	39	5.0	52	6.6	52	5.9
<b>All</b>	<b>230</b>	<b>3.9</b>	<b>203</b>	<b>3.5</b>	<b>210</b>	<b>3.7</b>



# Downtown

South of 14th Street

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	86	9.6	48	6.0	67	7.1
1-Bedroom	239	6.0	169	4.2	154	5.1
2-Bedroom	308	7.4	244	5.9	166	4.2
3+Bedroom	317	11.2	249	8.7	232	6.4
Loft	116	5.8	145	7.8	150	8.9
<b>All</b>	<b>1,066</b>	<b>7.7</b>	<b>855</b>	<b>6.3</b>	<b>769</b>	<b>5.8</b>

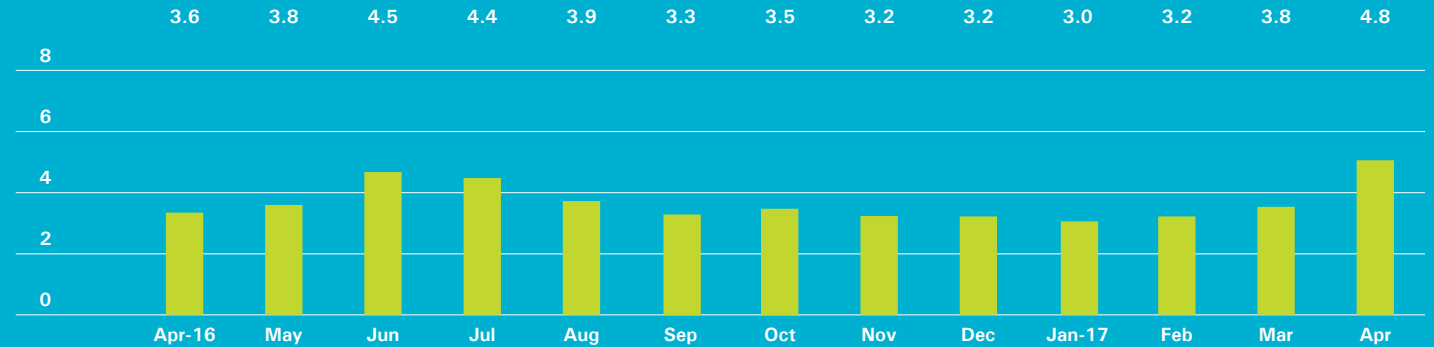
## COOPERATIVES

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	43	3.5	37	3.2	47	3.2
1-Bedroom	135	4.1	103	3.2	100	3.2
2-Bedroom	89	4.6	73	3.9	59	3.2
3+Bedroom	43	12.9	33	8.3	42	8.4
Loft	112	7.1	119	6.6	101	5.3
<b>All</b>	<b>422</b>	<b>5.0</b>	<b>365</b>	<b>4.3</b>	<b>349</b>	<b>4.0</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

APRIL 2017			MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	7	3.8	9	4.5	7	2.2
1-Bedroom	47	3.8	49	4.1	55	4.0
2-Bedroom	74	5.3	75	5.1	75	4.4
3+Bedroom	66	10.7	51	8.1	38	9.9
<b>All</b>	<b>194</b>	<b>5.6</b>	<b>184</b>	<b>5.3</b>	<b>175</b>	<b>4.6</b>

## COOPERATIVES

APRIL 2017			MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	8	2.5	8	2.4	11	2.8
1-Bedroom	47	2.7	28	1.5	45	2.0
2-Bedroom	70	4.4	51	3.0	56	3.1
3+Bedroom	50	8.1	32	6.0	25	4.8
<b>All</b>	<b>175</b>	<b>4.1</b>	<b>119</b>	<b>2.7</b>	<b>137</b>	<b>2.8</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

### SOUTH SLOPE

1214 8th Avenue  
Brooklyn, NY 11215  
718.878.1888

### NEW JERSEY HOBOKEN

200 Washington Street  
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

2 Newtown Lane  
East Hampton, NY 11937  
631.324.6100

### SOUTHAMPTON

31 Main Street  
Southampton, NY 11968  
631.283.2883

### CORPORATE COMMERCIAL SALES

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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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