



July 2015 Highlights

Manhattan had a

4.4 month supply of apartments for sale in July, down from 5.0 months in June

6% decline in apartments for sale fueled this increase.

Although all markets saw their absorption rate fall in July, most were higher than a year ago.

Upper Manhattan (2.9 months)
and the West Side (3.5 months)
remain the tightest markets in Manhattan



halstead.com WEB# 12974835



halstead.com WEB# 12948282

Definitions

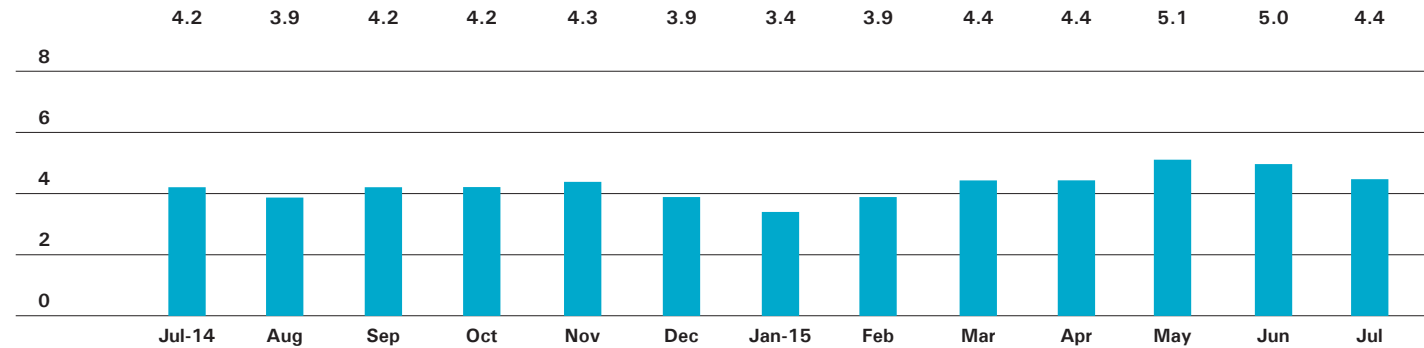
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 12923529

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2015		JUNE 2015		JULY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	199	4.3	220	5.2	208	3.8
1-Bedroom	682	4.2	730	4.7	575	3.8
2-Bedroom	673	5.1	683	5.5	626	4.4
3+Bedroom	855	11.6	847	12.2	673	8.4
Loft	208	5.6	206	6.4	173	4.6
All	2,617	5.8	2,686	6.3	2,255	4.8

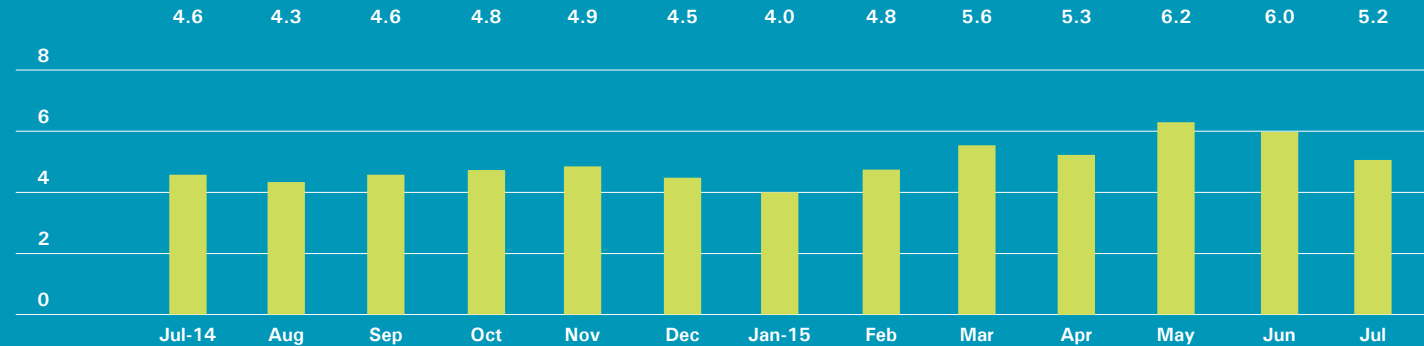
COOPERATIVES

	JULY 2015		JUNE 2015		JULY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	361	3.4	385	3.9	387	3.5
1-Bedroom	604	2.6	652	2.9	713	3.0
2-Bedroom	504	3.2	528	3.5	541	3.3
3+Bedroom	486	6.0	581	8.1	434	6.9
Loft	170	4.3	194	5.2	180	4.2
All	2,125	3.4	2,340	4.0	2,255	3.7

East Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2015		JUNE 2015		JULY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	22	5.3	20	5.7	34	6.6
1-Bedroom	105	6.2	119	7.0	74	3.5
2-Bedroom	125	6.8	127	7.3	103	4.8
3+Bedroom	169	9.6	188	11.8	137	6.6
All	421	7.4	454	8.4	348	5.1

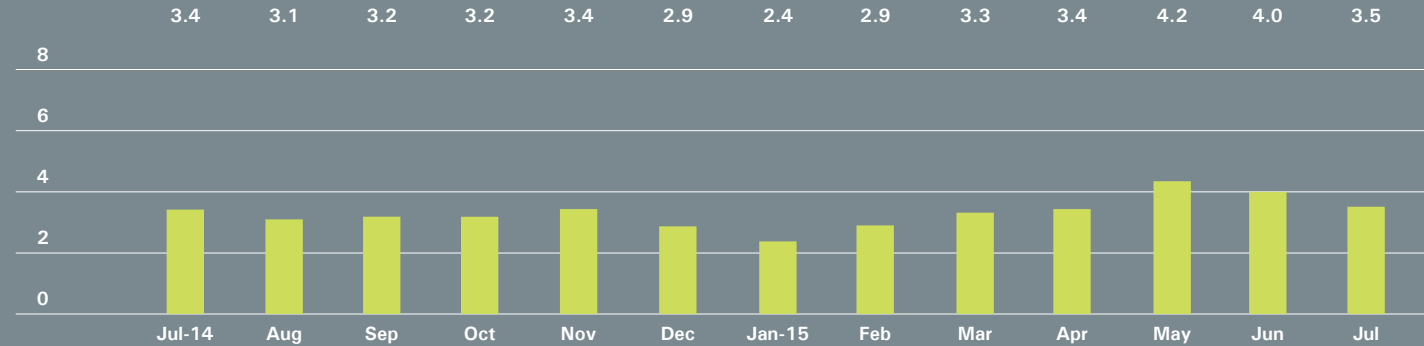
COOPERATIVES

	JULY 2015		JUNE 2015		JULY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	136	6.4	139	7.0	121	5.3
1-Bedroom	176	3.0	196	3.6	196	3.1
2-Bedroom	171	3.5	176	3.7	207	3.8
3+Bedroom	250	6.8	291	9.1	201	8.0
All	733	4.4	802	5.2	725	4.4

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2015		JUNE 2015		JULY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	24	4.0	30	4.1	24	3.6
1-Bedroom	85	3.5	76	3.2	72	2.9
2-Bedroom	85	5.7	67	4.8	79	3.6
3+Bedroom	155	9.9	139	9.9	111	5.5
All	349	5.8	312	5.3	286	3.9

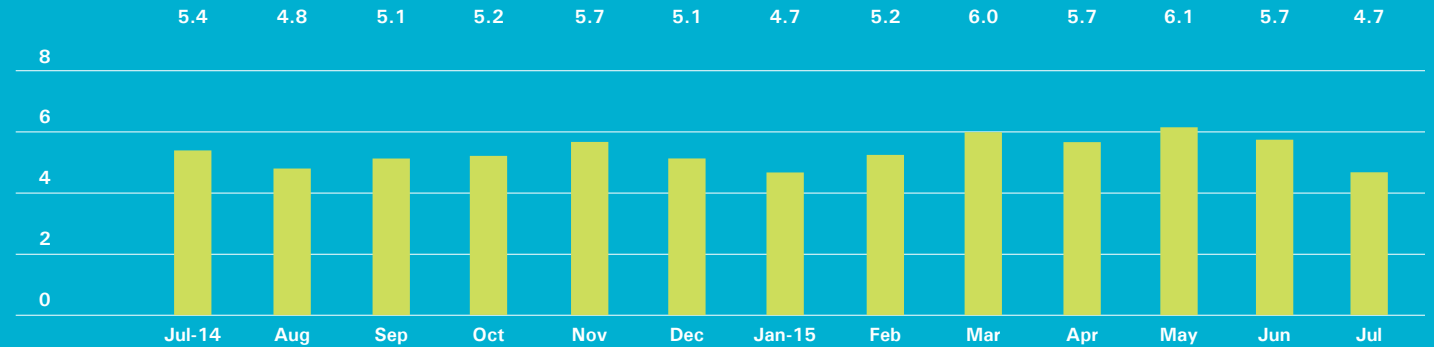
COOPERATIVES

	JULY 2015		JUNE 2015		JULY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	47	2.5	56	2.8	59	3.1
1-Bedroom	106	2.2	109	2.4	113	2.4
2-Bedroom	79	1.9	102	2.8	100	2.5
3+Bedroom	86	4.3	134	7.8	102	6.2
All	318	2.5	401	3.4	374	3.1

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

JULY 2015			JUNE 2015		JULY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	29	2.8	30	3.3	27	4.6
1-Bedroom	110	3.9	116	4.8	85	5.2
2-Bedroom	113	6.8	118	8.0	99	6.8
3+Bedroom	103	18.2	105	26.3	74	17.8
All	355	5.8	369	7.1	285	7.0

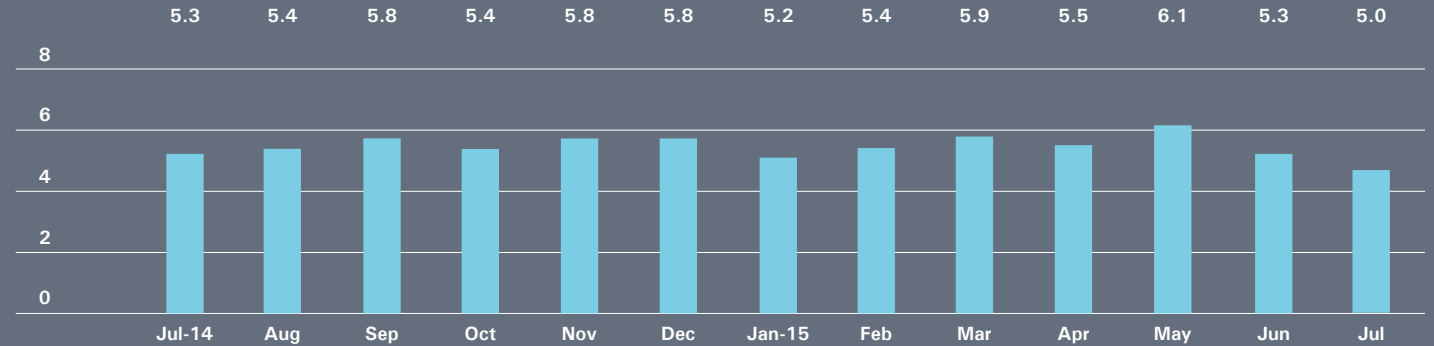
COOPERATIVES

JULY 2015			JUNE 2015		JULY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	74	3.0	94	4.5	95	4.1
1-Bedroom	125	3.6	132	4.1	162	4.2
2-Bedroom	81	4.1	84	4.6	90	4.2
3+Bedroom	56	10.5	61	11.1	64	12.4
All	336	3.9	371	4.8	411	4.6

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2015		JUNE 2015		JULY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	25	2.4	25	3.2	24	2.5
1-Bedroom	119	4.5	134	4.8	103	6.2
2-Bedroom	98	5.5	98	5.9	78	5.0
3+Bedroom	70	14.5	69	10.6	62	18.6
All	312	5.2	326	5.5	267	6.0

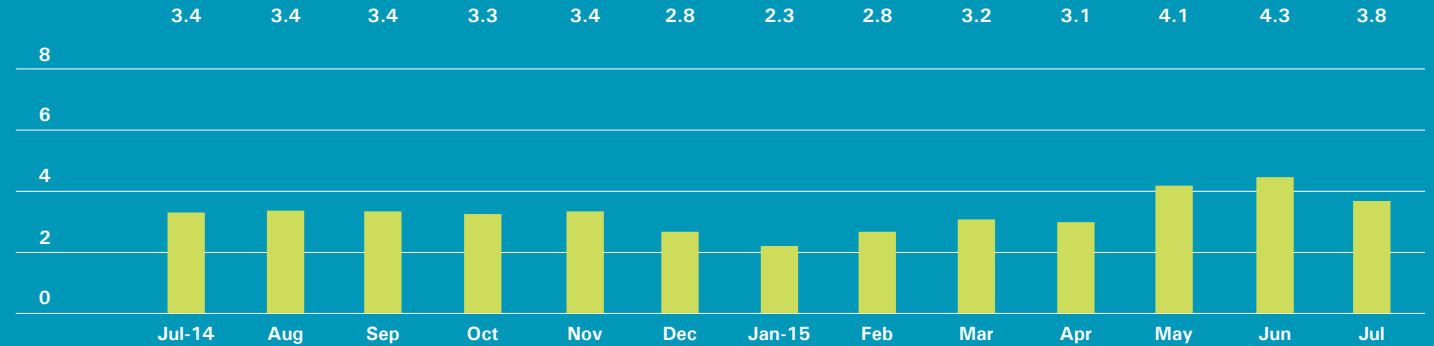
COOPERATIVES

	JULY 2015		JUNE 2015		JULY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	22	3.9	14	2.4	14	2.2
1-Bedroom	32	3.1	37	4.0	40	4.1
2-Bedroom	30	6.7	32	6.9	19	5.0
3+Bedroom	17	5.4	20	7.1	14	8.4
All	101	4.3	103	4.5	87	4.0

Downtown

34th - 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

JULY 2015			JUNE 2015		JULY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	24	5.0	30	6.7	20	2.9
1-Bedroom	61	3.3	70	4.4	52	2.5
2-Bedroom	65	3.9	69	3.9	84	4.5
3+Bedroom	95	10.6	91	10.5	85	10.6
Loft	46	5.4	46	5.9	39	4.0
All	291	5.0	306	5.6	280	4.4

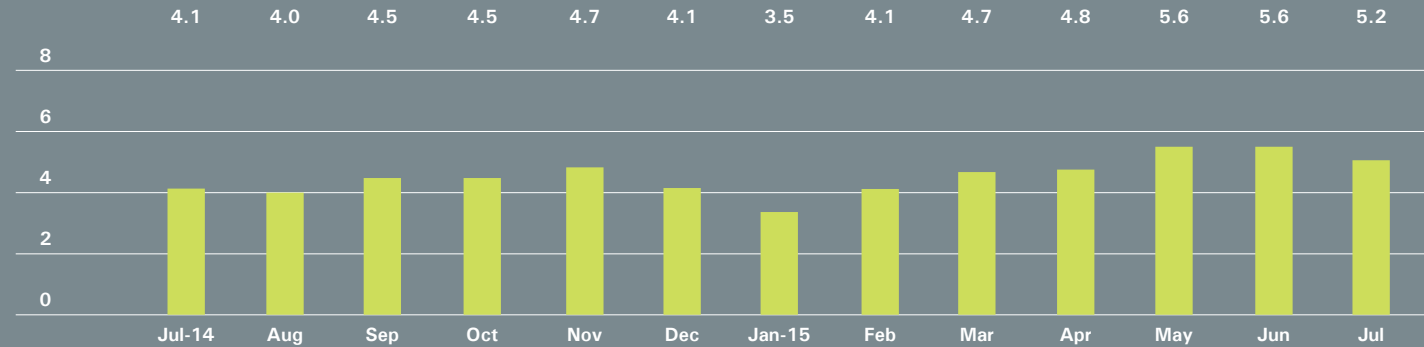
COOPERATIVES

JULY 2015			JUNE 2015		JULY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	42	2.4	51	3.0	49	2.3
1-Bedroom	51	1.9	59	2.3	73	2.3
2-Bedroom	34	3.6	28	3.2	29	2.2
3+Bedroom	16	5.6	18	8.3	18	4.2
Loft	44	4.6	44	5.3	38	3.9
All	187	2.8	200	3.2	207	2.6

Downtown

South of 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2015		JUNE 2015		JULY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	63	6.6	70	7.2	63	3.9
1-Bedroom	162	5.2	168	5.2	145	3.4
2-Bedroom	155	5.8	166	6.6	135	4.2
3+Bedroom	237	23.3	228	24.9	157	12.2
Loft	136	5.4	139	6.4	117	5.1
All	753	7.3	771	7.9	617	4.9

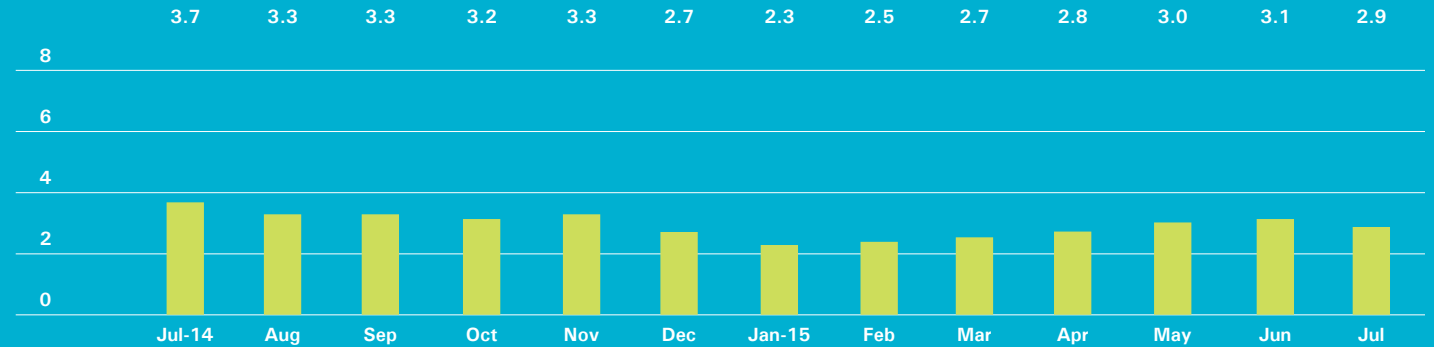
COOPERATIVES

	JULY 2015		JUNE 2015		JULY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	39	2.8	38	2.9	41	2.4
1-Bedroom	69	1.8	81	2.1	91	2.6
2-Bedroom	55	3.0	56	3.2	56	3.0
3+Bedroom	35	7.5	27	7.0	11	2.5
Loft	85	4.0	95	4.6	90	3.8
All	283	2.9	297	3.2	289	2.9

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

JULY 2015			JUNE 2015		JULY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	13.7	17	17.0	10	2.1
1-Bedroom	48	2.6	54	3.6	53	4.1
2-Bedroom	39	1.8	42	2.0	66	3.0
3+Bedroom	33	2.8	35	3.0	40	4.5
All	136	2.6	148	3.0	169	3.5

COOPERATIVES

JULY 2015			JUNE 2015		JULY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	8	2.0	7	1.8	21	4.3
1-Bedroom	63	2.9	61	3.0	64	3.8
2-Bedroom	65	3.7	62	3.4	63	3.6
3+Bedroom	31	3.3	36	3.9	31	4.3
All	167	3.2	166	3.2	179	3.9



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212.769.3000

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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

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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

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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

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Hoboken, NJ 07030
201.478.6700

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635 Valley Road,
Montclair, NJ 07030
973.744.6033

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671 Boston Post Road
Darien, CT 06820
203.655.1418

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183 Elm Street
New Canaan, CT 06840
203.966.7800

ROWAYTON

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Rowayton, CT 06853
203.655.1418

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Greenwich, CT 06830
203.869.8100

GREENWICH

75 Holly Hill Lane
Greenwich, CT 06830
203.869.8100

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1099 High Ridge Road
Stamford, CT 06905
203.329.8801

WESTPORT

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Westport, CT 06880
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WILTON

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Wilton, CT 06897
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CORPORATE COMMERCIAL SALES

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