



JULY 2016 Highlights

While the absorption rate for Manhattan

apartments fell to **5.3** months in July, it remains 21% higher than a year ago.

Co-ops have seen their absorption **rise** faster than condos over the past year.

With just a **4.4**-month supply of apartments for sale, the West Side and Upper Manhattan are Manhattan's tightest markets.



halstead.com WEB# 15130165



halstead.com WEB# 14919653

Definitions

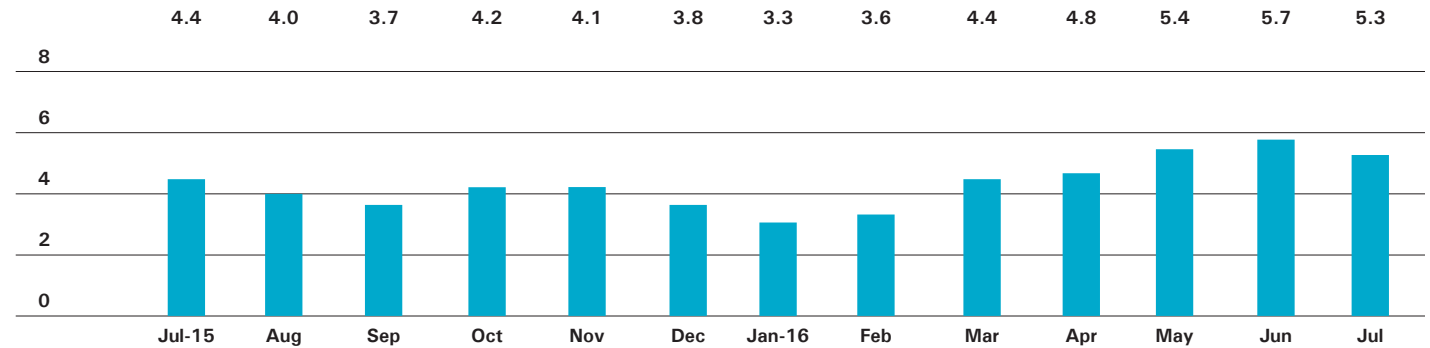
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 15178685

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	196	4.6	201	4.7	199	4.3
1-Bedroom	855	4.8	847	4.8	682	4.2
2-Bedroom	948	5.7	984	5.8	673	5.1
3+Bedroom	998	9.8	1031	10.3	855	11.6
Loft	234	9.1	258	9.4	208	5.6
All	3,231	6.3	3,321	6.4	2,617	5.8

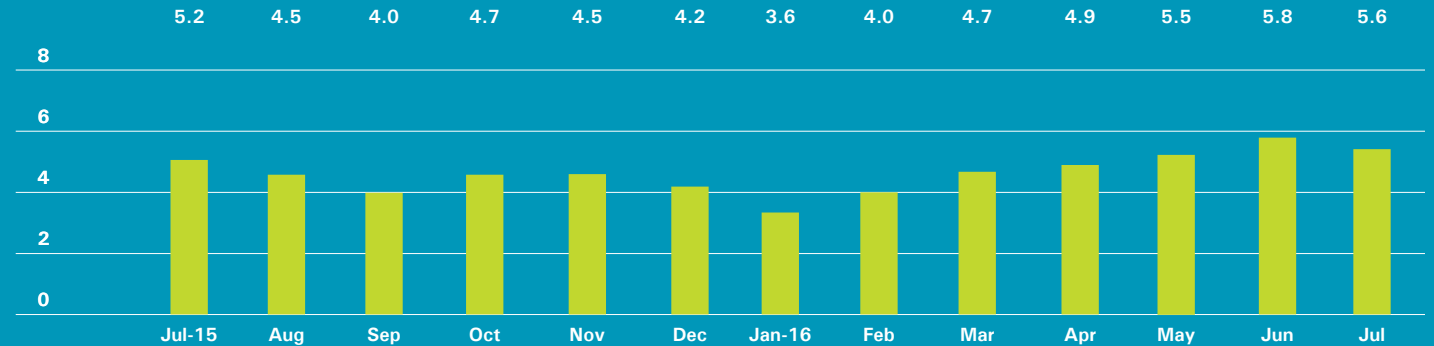
COOPERATIVES

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	243	2.5	273	3.0	361	3.4
1-Bedroom	714	3.6	728	3.8	604	2.6
2-Bedroom	602	4.5	644	5.0	504	3.2
3+Bedroom	571	9.0	635	10.5	486	6.0
Loft	184	5.5	209	6.5	170	4.3
All	2,314	4.4	2,489	4.9	2,125	3.4

East Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

JULY 2016			JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	21	2.6	14	1.7	22	5.3
1-Bedroom	90	2.9	92	2.6	105	6.2
2-Bedroom	142	5.5	142	4.8	125	6.8
3+Bedroom	189	9.1	200	9.1	169	9.6
All	442	5.2	448	4.7	421	7.4

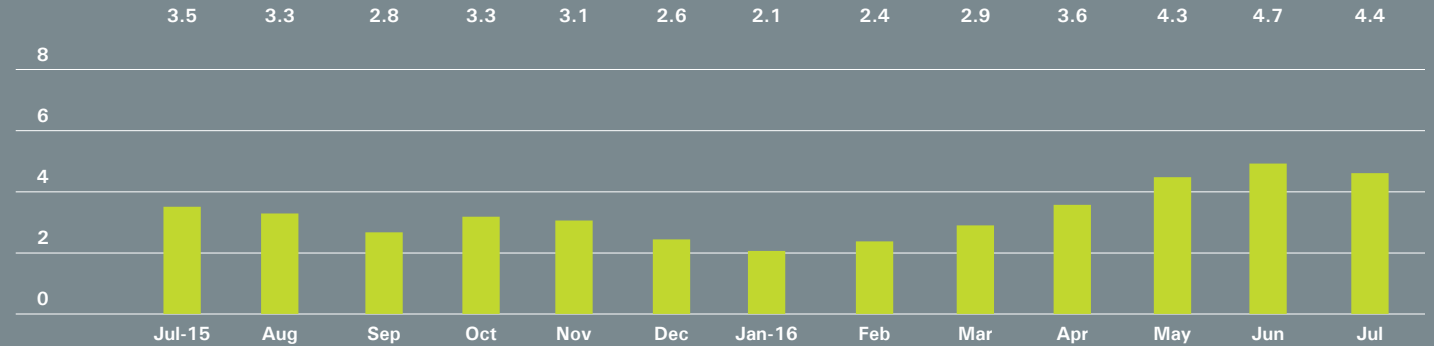
COOPERATIVES

JULY 2016			JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	61	3.2	70	3.5	136	6.4
1-Bedroom	211	4.6	218	4.6	176	3.0
2-Bedroom	240	6.3	252	6.9	171	3.5
3+Bedroom	273	9.4	314	11.7	250	6.8
All	785	5.9	854	6.5	733	4.4

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	13	2.2	18	2.9	24	4.0
1-Bedroom	88	4.0	76	3.4	85	3.5
2-Bedroom	119	6.5	118	5.8	85	5.7
3+Bedroom	159	13.3	170	13.6	155	9.9
All	379	6.5	382	6.2	349	5.8

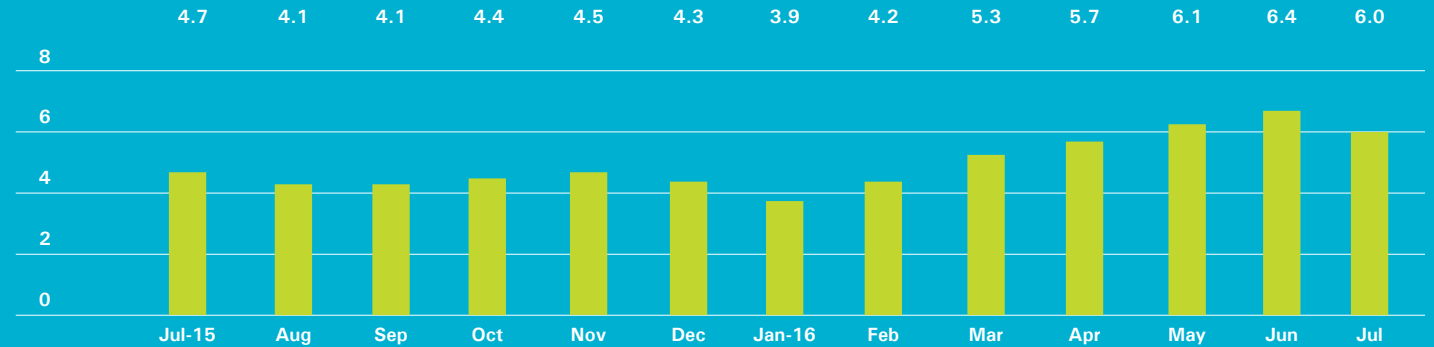
COOPERATIVES

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	32	2.0	32	2.2	47	2.5
1-Bedroom	119	3.0	121	3.1	106	2.2
2-Bedroom	80	2.5	107	3.5	79	1.9
3+Bedroom	101	5.9	107	7.1	86	4.3
All	332	3.2	367	3.7	318	2.5

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

JULY 2016			JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	24	3.7	31	4.2	29	2.8
1-Bedroom	152	6.1	146	5.9	110	3.9
2-Bedroom	127	6.6	135	7.0	113	6.8
3+Bedroom	111	10.1	110	12.0	103	18.2
All	414	6.7	422	7.0	355	5.8

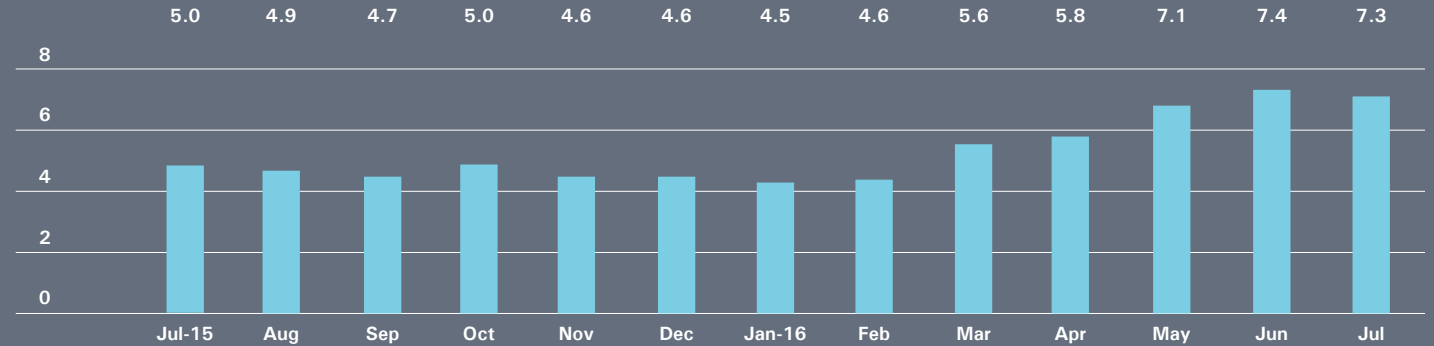
COOPERATIVES

JULY 2016			JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	66	3.2	72	3.6	74	3.0
1-Bedroom	136	4.3	141	4.6	125	3.6
2-Bedroom	95	6.9	103	7.4	81	4.1
3+Bedroom	83	16.6	90	18.6	56	10.5
All	380	5.3	406	5.8	336	3.9

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	37	7.4	38	7.4	25	2.4
1-Bedroom	156	7.1	161	6.9	119	4.5
2-Bedroom	139	7.0	147	6.8	98	5.5
3+Bedroom	91	20.2	87	20.9	70	14.5
All	423	8.2	433	8.0	312	5.2

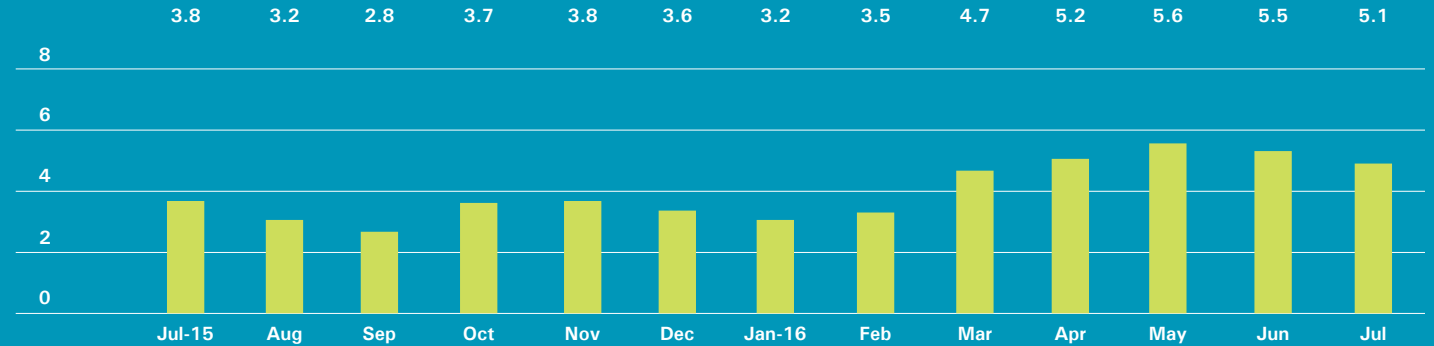
COOPERATIVES

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	9	1.5	13	2.3	22	3.9
1-Bedroom	32	3.6	39	4.2	32	3.1
2-Bedroom	26	7.4	30	10.6	30	6.7
3+Bedroom	27	20.3	27	23.1	17	5.4
All	94	4.8	109	5.7	101	4.3

Downtown

34th - 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

JULY 2016			JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	22	4.6	23	5.3	24	5.0
1-Bedroom	107	3.7	95	3.7	61	3.3
2-Bedroom	140	6.0	144	6.9	65	3.9
3+Bedroom	137	10.1	146	11.1	95	10.6
Loft	67	9.8	68	9.3	46	5.4
All	473	6.1	476	6.7	291	5.0

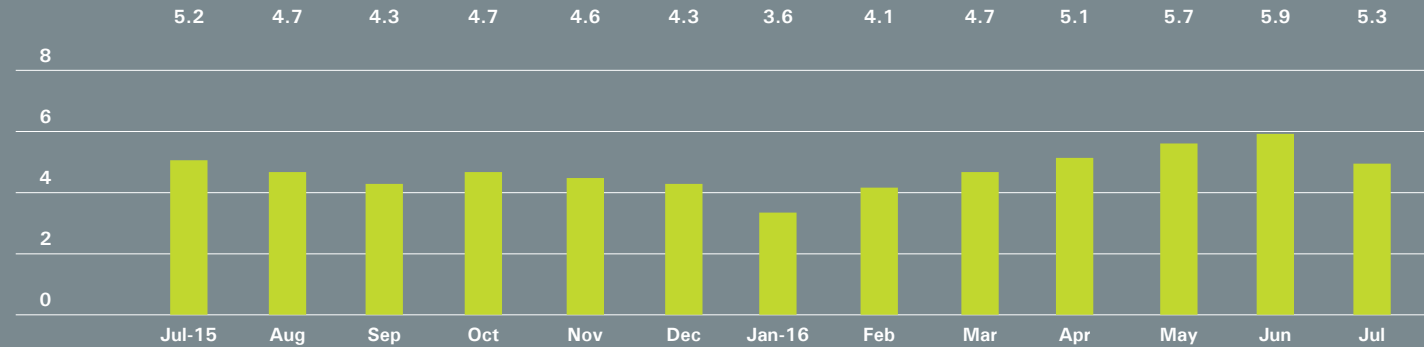
COOPERATIVES

JULY 2016			JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	33	2.1	42	2.9	42	2.4
1-Bedroom	67	2.9	62	2.8	51	1.9
2-Bedroom	39	4.4	29	3.7	34	3.6
3+Bedroom	19	7.1	25	12.5	16	5.6
Loft	51	7.0	52	7.6	44	4.6
All	209	3.6	210	3.9	187	2.8

Downtown

South of 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	65	6.5	66	6.7	63	6.6
1-Bedroom	194	5.5	189	5.9	162	5.2
2-Bedroom	212	5.3	227	5.8	155	5.8
3+Bedroom	256	6.9	265	7.2	237	23.3
Loft	157	9.2	175	9.9	136	5.4
All	884	6.3	922	6.8	753	7.3

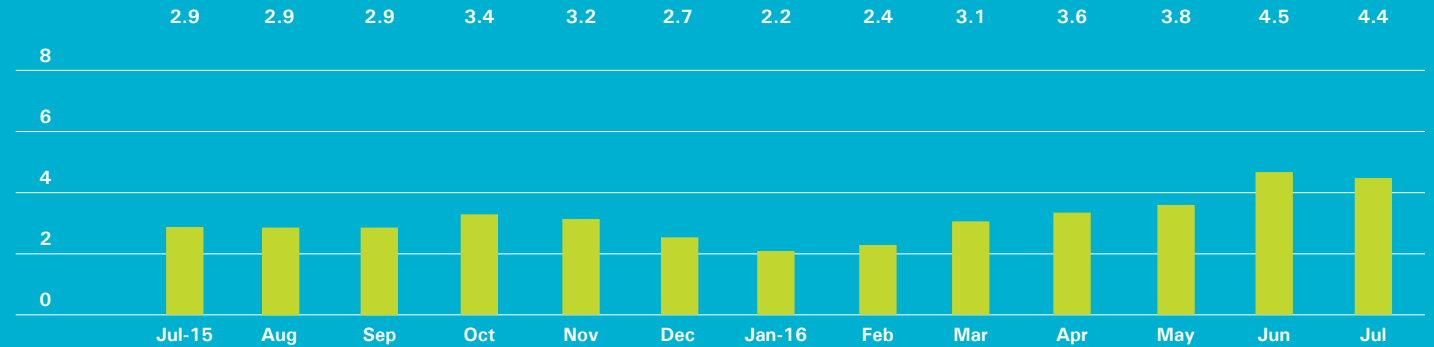
COOPERATIVES

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	39	2.3	38	2.7	39	2.8
1-Bedroom	109	3.4	109	3.7	69	1.8
2-Bedroom	71	3.4	76	4.0	55	3.0
3+Bedroom	40	8.3	47	8.3	35	7.5
Loft	93	5.1	115	6.6	85	4.0
All	352	3.8	385	4.5	283	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 2016			JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	6.5	11	4.1	16	13.7
1-Bedroom	70	4.2	93	6.0	48	2.6
2-Bedroom	73	3.8	76	3.9	39	1.8
3+Bedroom	59	22.1	58	20.5	33	2.8
All	216	5.3	238	5.9	136	2.6

COOPERATIVES

JULY 2016			JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	11	3.5	13	3.1	8	2.0
1-Bedroom	56	2.9	53	2.6	63	2.9
2-Bedroom	61	3.2	60	3.4	65	3.7
3+Bedroom	34	7.3	32	5.8	31	3.3
All	162	3.5	158	3.3	167	3.2



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

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
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

770 Lexington Avenue
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

Prepared by Lisa Rae Castrigno,
VP of Research.

©2016 by Halstead Property, LLC. All Rights Reserved. This information may not be copied, commercially used or distributed without Halstead Property's prior consent. While information is believed true, no guaranty is made of accuracy.

