



June 2015 Highlights

The absorption rate for Manhattan apartments fell slightly to

5.0 months

in June, but was 11% higher than a year ago.

4.0 months

the supply of co-ops for sale remains well below the 6.3-month rate for condos.

Upper Manhattan

continues to be the tightest market in Manhattan, with just a 3.1-month supply of apartments for sale.



halstead.com WEB# 12739374



halstead.com WEB# 12737514

Definitions

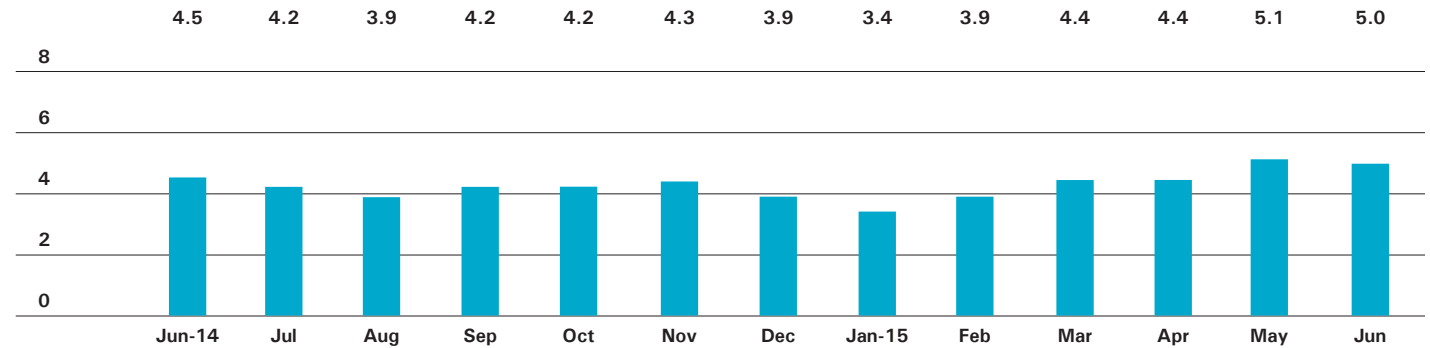
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 12777952

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JUNE 2015		MAY 2015		JUNE 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	220	5.2	217	5.5	189	3.5
1-Bedroom	730	4.7	730	4.8	592	3.9
2-Bedroom	683	5.5	699	5.5	694	4.8
3+Bedroom	847	12.2	821	11.7	689	7.9
Loft	206	6.4	184	5.9	208	5.4
All	2,686	6.3	2,651	6.3	2,372	5.0

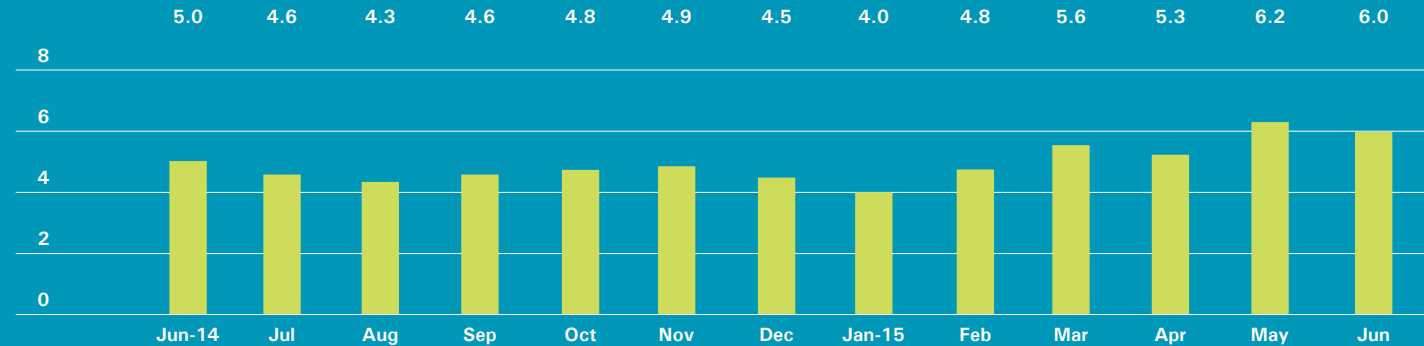
COOPERATIVES

	JUNE 2015		MAY 2015		JUNE 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	385	3.9	383	4.1	437	4.1
1-Bedroom	652	2.9	691	3.3	731	3.3
2-Bedroom	528	3.5	526	3.6	588	3.8
3+Bedroom	581	8.1	556	8.5	458	7.3
Loft	194	5.2	182	5.2	189	4.2
All	2,340	4.0	2,338	4.2	2,403	4.1

East Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

JUNE 2015			MAY 2015		JUNE 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	20	5.7	26	7.4	22	4.9
1-Bedroom	119	7.0	113	6.4	78	4.0
2-Bedroom	127	7.3	132	7.8	127	5.7
3+Bedroom	188	11.8	176	12.0	151	5.8
All	454	8.4	447	8.5	378	5.2

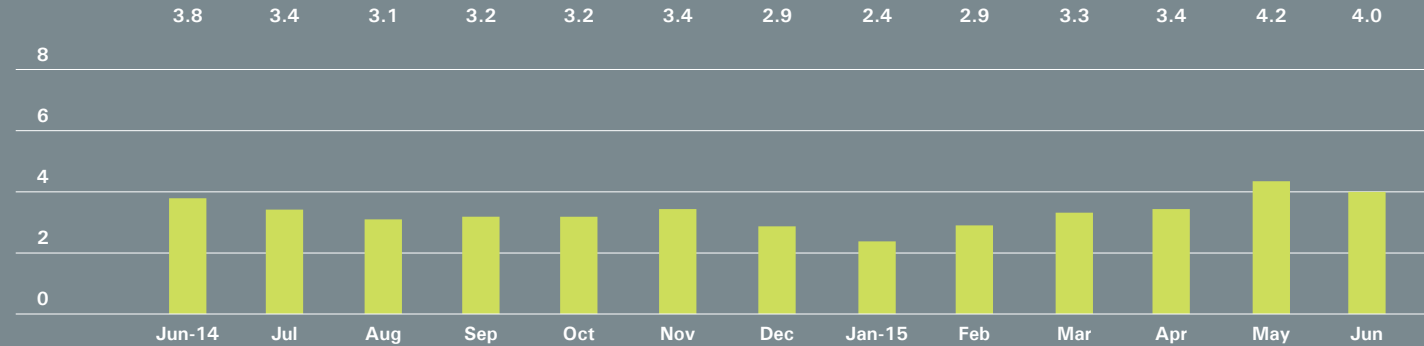
COOPERATIVES

JUNE 2015			MAY 2015		JUNE 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	139	7.0	128	6.1	123	5.4
1-Bedroom	196	3.6	200	4.1	210	3.6
2-Bedroom	176	3.7	185	3.8	210	4.0
3+Bedroom	291	9.1	276	9.8	237	9.4
All	802	5.2	789	5.4	780	4.9

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JUNE 2015		MAY 2015		JUNE 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	30	4.1	34	4.9	28	4.2
1-Bedroom	76	3.2	92	4.3	83	3.1
2-Bedroom	67	4.8	76	4.9	101	4.2
3+Bedroom	139	9.9	140	10.4	126	6.2
All	312	5.3	342	6.0	338	4.4

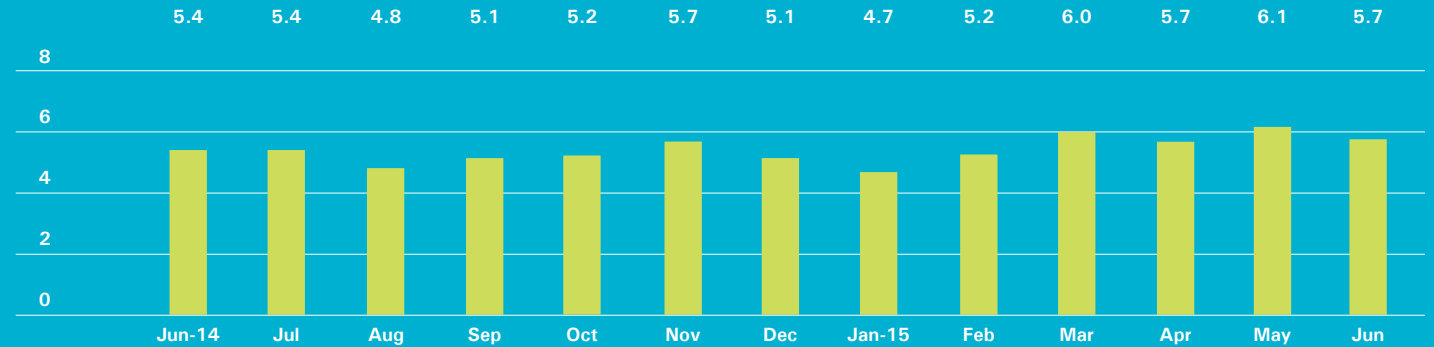
COOPERATIVES

	JUNE 2015		MAY 2015		JUNE 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	56	2.8	57	3.3	71	3.9
1-Bedroom	109	2.4	112	2.4	121	2.6
2-Bedroom	102	2.8	95	2.7	114	3.2
3+Bedroom	134	7.8	117	7.5	98	6.2
All	401	3.4	381	3.3	404	3.5

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

JUNE 2015			MAY 2015		JUNE 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	30	3.3	27	3.2	25	3.8
1-Bedroom	116	4.8	119	5.3	93	5.7
2-Bedroom	118	8.0	118	8.4	96	6.3
3+Bedroom	105	26.3	105	24.2	79	19.0
All	369	7.1	369	7.5	293	6.9

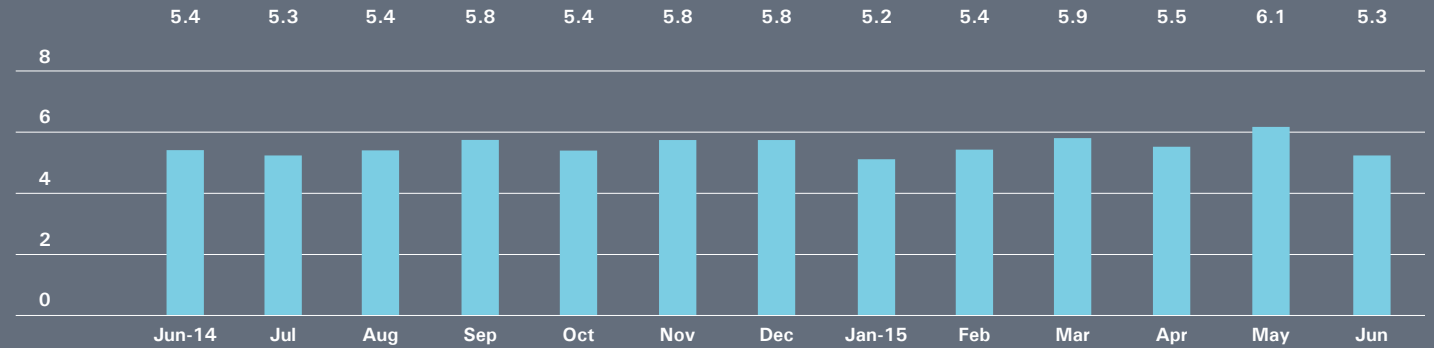
COOPERATIVES

JUNE 2015			MAY 2015		JUNE 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	94	4.5	92	4.6	100	4.3
1-Bedroom	132	4.1	145	4.6	155	4.0
2-Bedroom	84	4.6	84	4.9	92	4.5
3+Bedroom	61	11.1	59	10.7	66	10.4
All	371	4.8	380	5.1	413	4.7

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JUNE 2015		MAY 2015		JUNE 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	25	3.2	17	2.8	17	1.6
1-Bedroom	134	4.8	130	5.5	89	5.3
2-Bedroom	98	5.9	102	6.4	81	5.3
3+Bedroom	69	10.6	73	11.8	62	20.7
All	326	5.5	322	6.2	249	5.5

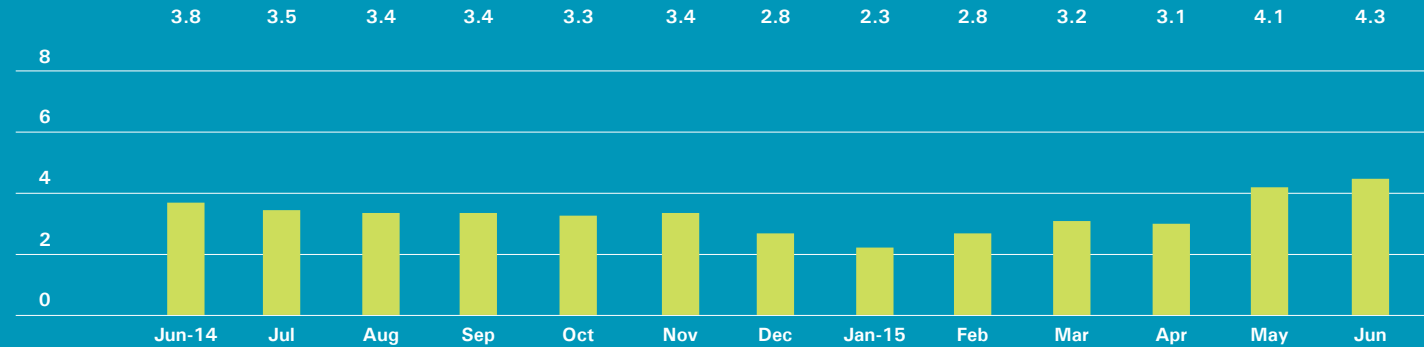
COOPERATIVES

	JUNE 2015		MAY 2015		JUNE 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	2.4	14	2.7	20	3.5
1-Bedroom	37	4.0	48	5.2	43	5.3
2-Bedroom	32	6.9	33	9.0	22	6.0
3+Bedroom	20	7.1	24	10.3	14	10.5
All	103	4.5	119	5.9	99	5.3

Downtown

34th - 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

JUNE 2015			MAY 2015		JUNE 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	30	6.7	27	6.2	19	3.7
1-Bedroom	70	4.4	70	3.4	56	2.6
2-Bedroom	69	3.9	67	3.5	80	4.4
3+Bedroom	91	10.5	83	8.2	88	8.0
Loft	46	5.9	43	5.9	36	3.9
All	306	5.6	290	4.7	279	4.3

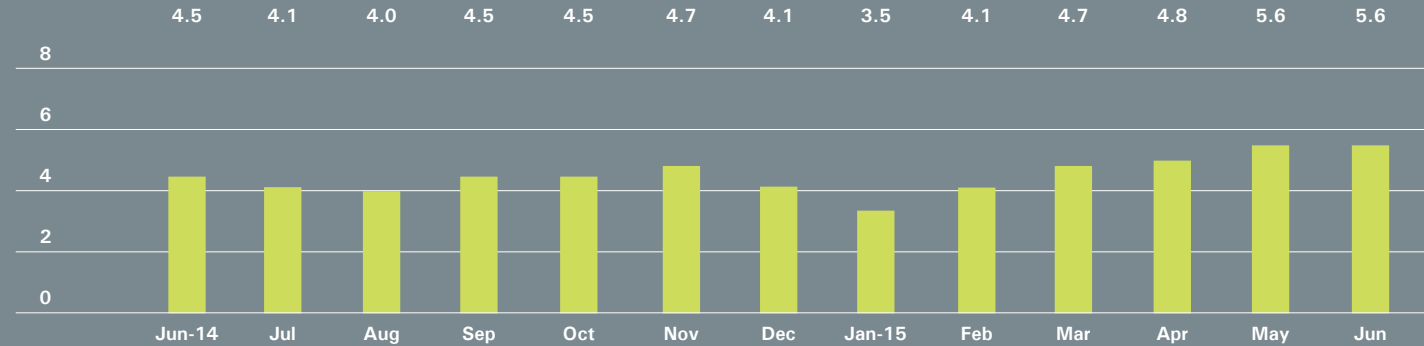
COOPERATIVES

JUNE 2015			MAY 2015		JUNE 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	51	3.0	50	3.0	55	2.8
1-Bedroom	59	2.3	62	2.5	81	2.8
2-Bedroom	28	3.2	30	3.3	38	3.7
3+Bedroom	18	8.3	17	8.5	19	6.0
Loft	44	5.3	44	5.6	46	4.5
All	200	3.2	203	3.4	239	3.3

Downtown

South of 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JUNE 2015		MAY 2015		JUNE 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	70	7.2	71	7.9	71	4.2
1-Bedroom	168	5.2	166	5.0	141	3.7
2-Bedroom	166	6.6	166	6.6	143	4.7
3+Bedroom	228	24.9	220	20.3	154	11.6
Loft	139	6.4	119	5.8	158	6.2
All	771	7.9	742	7.5	667	5.4

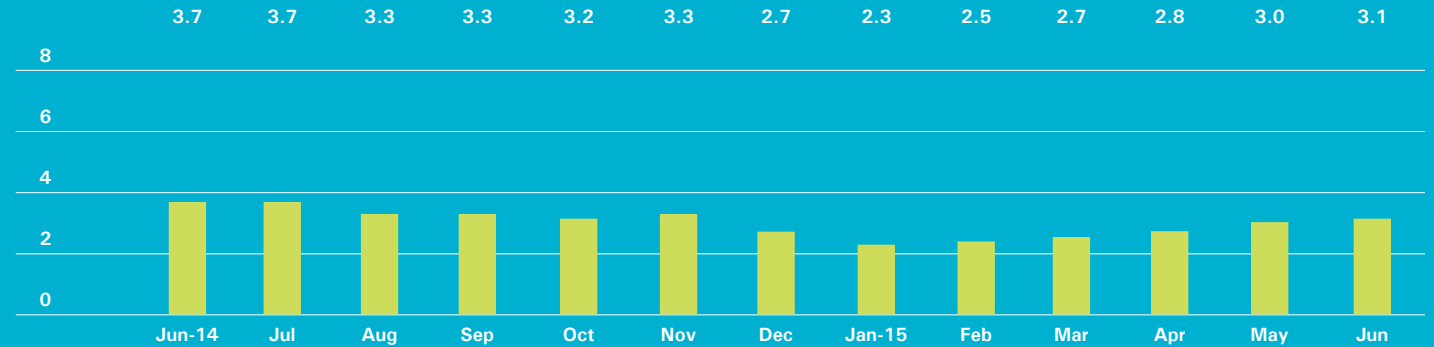
COOPERATIVES

	JUNE 2015		MAY 2015		JUNE 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	38	2.9	43	3.6	53	3.7
1-Bedroom	81	2.1	89	2.7	83	2.8
2-Bedroom	56	3.2	64	3.4	47	3.1
3+Bedroom	27	7.0	30	7.8	12	2.7
Loft	95	4.6	85	4.3	100	3.8
All	297	3.2	311	3.5	295	3.3

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

JUNE 2015			MAY 2015		JUNE 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	17	17.0	16	13.7	8	2.0
1-Bedroom	54	3.6	50	3.4	54	4.0
2-Bedroom	42	2.0	41	2.0	69	3.5
3+Bedroom	35	3.0	32	2.8	37	4.1
All	148	3.0	139	2.9	168	3.6

COOPERATIVES

JUNE 2015			MAY 2015		JUNE 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	7	1.8	11	3.5	24	4.5
1-Bedroom	61	3.0	56	2.8	57	3.3
2-Bedroom	62	3.4	50	2.8	73	4.4
3+Bedroom	36	3.9	38	4.3	19	2.7
All	166	3.2	155	3.1	173	3.7



OFFICES

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EAST SIDE

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408 Columbus Avenue
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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

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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

METRO NEW JERSEY

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Hoboken, NJ 07030
201.478.6700

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671 Boston Post Road
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203.655.1418

NEW CANAAN

183 Elm Street
New Canaan, CT 06840
203.966.7800

ROWAYTON

140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

GREENWICH

125 Mason Street
Greenwich, CT 06830
203.869.8100

GREENWICH

75 Holly Hill Lane
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

HAMPTONS EAST HAMPTON

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East Hampton, NY 11937
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SOUTHAMPTON

31 Main Street
Southampton, NY 11968
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CORPORATE COMMERCIAL SALES

770 Lexington Avenue
New York, NY 10065
212.381.3208

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445 Park Avenue
New York, NY 10022
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770 Lexington Avenue
New York, NY 10065
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