



JUNE 2016 Highlights

The absorption rate for Manhattan apartments rose to 5.7 months in June, **14%** higher than a year ago.

At **6.4** months, the condo absorption rate remains above the co-op rate of **4.9** months.

Upper Manhattan remained the tightest market, with just a **4.5**-month supply of apartments for sale at the start of June.



halstead.com WEB# 14886052



halstead.com WEB# 14965039

Definitions

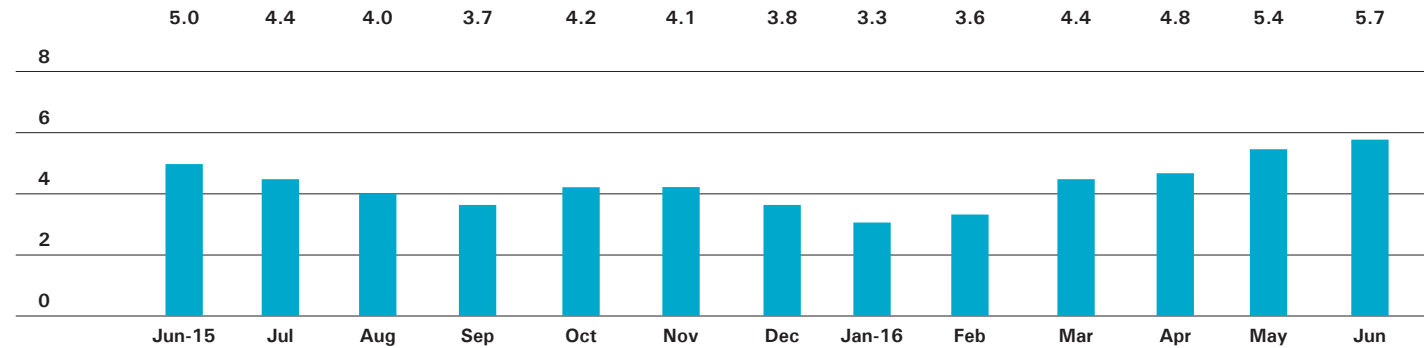
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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.

halstead.com WEB# 15008602

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JUNE 2016		MAY 2016		JUNE 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	201	4.7	197	4.5	220	5.2
1-Bedroom	847	4.8	793	4.6	730	4.7
2-Bedroom	984	5.8	888	5.2	683	5.5
3+Bedroom	1031	10.3	941	9.1	847	12.2
Loft	258	9.4	234	9.1	206	6.4
All	3,321	6.4	3,053	5.9	2,686	6.3

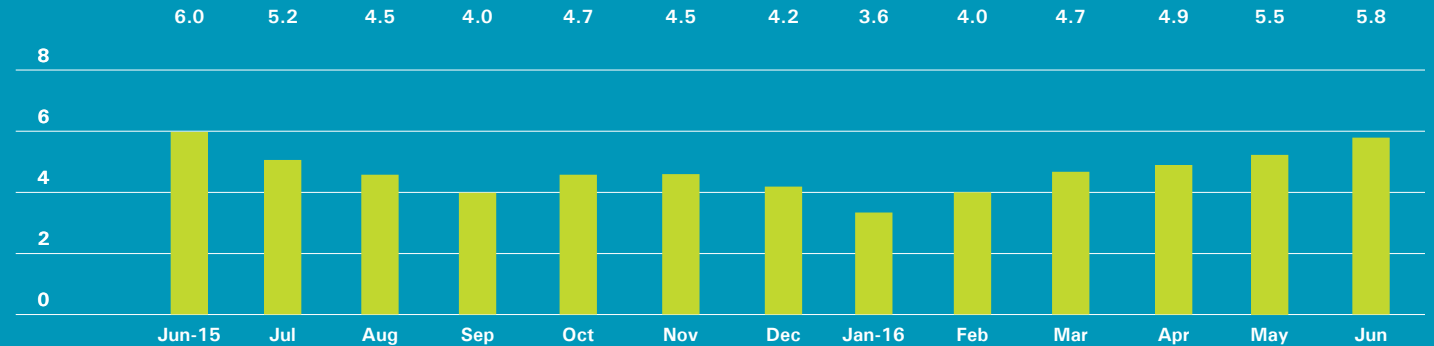
COOPERATIVES

	JUNE 2016		MAY 2016		JUNE 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	273	3.0	263	2.8	385	3.9
1-Bedroom	728	3.8	720	3.8	652	2.9
2-Bedroom	644	5.0	634	5.0	528	3.5
3+Bedroom	635	10.5	632	11.0	581	8.1
Loft	209	6.5	201	6.1	194	5.2
All	2,489	4.9	2,450	4.9	2,340	4.0

East Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JUNE 2016		MAY 2016		JUNE 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	1.7	14	1.7	20	5.7
1-Bedroom	92	2.6	93	2.5	119	7.0
2-Bedroom	142	4.8	130	4.3	127	7.3
3+Bedroom	200	9.1	178	8.2	188	11.8
All	448	4.7	415	4.3	454	8.4

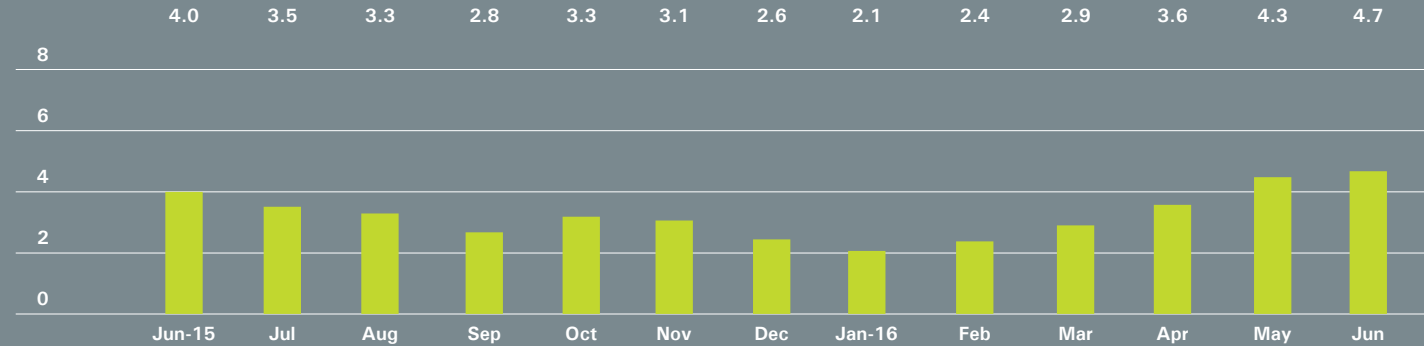
COOPERATIVES

	JUNE 2016		MAY 2016		JUNE 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	70	3.5	62	3.0	139	7.0
1-Bedroom	218	4.6	213	4.6	196	3.6
2-Bedroom	252	6.9	242	6.6	176	3.7
3+Bedroom	314	11.7	314	11.8	291	9.1
All	854	6.5	831	6.4	802	5.2

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JUNE 2016		MAY 2016		JUNE 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	18	2.9	19	2.7	30	4.1
1-Bedroom	76	3.4	75	3.2	76	3.2
2-Bedroom	118	5.8	109	4.2	67	4.8
3+Bedroom	170	13.6	170	9.8	139	9.9
All	382	6.2	373	5.1	312	5.3

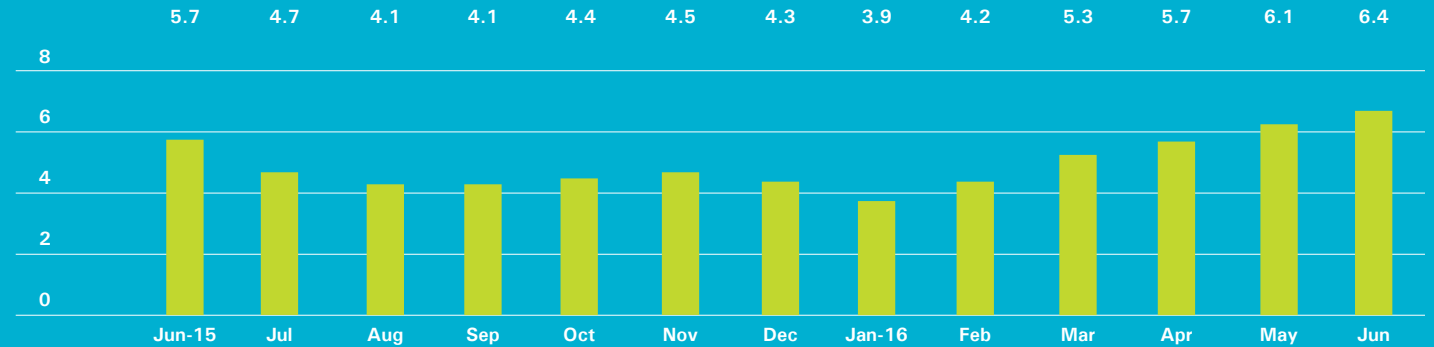
COOPERATIVES

	JUNE 2016		MAY 2016		JUNE 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	32	2.2	36	2.3	56	2.8
1-Bedroom	121	3.1	120	3.2	109	2.4
2-Bedroom	107	3.5	105	3.5	102	2.8
3+Bedroom	107	7.1	108	7.6	134	7.8
All	367	3.7	369	3.8	401	3.4

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

JUNE 2016			MAY 2016		JUNE 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	31	4.2	34	4.6	30	3.3
1-Bedroom	146	5.9	129	5.3	116	4.8
2-Bedroom	135	7.0	125	6.2	118	8.0
3+Bedroom	110	12.0	110	12.0	105	26.3
All	422	7.0	398	6.5	369	7.1

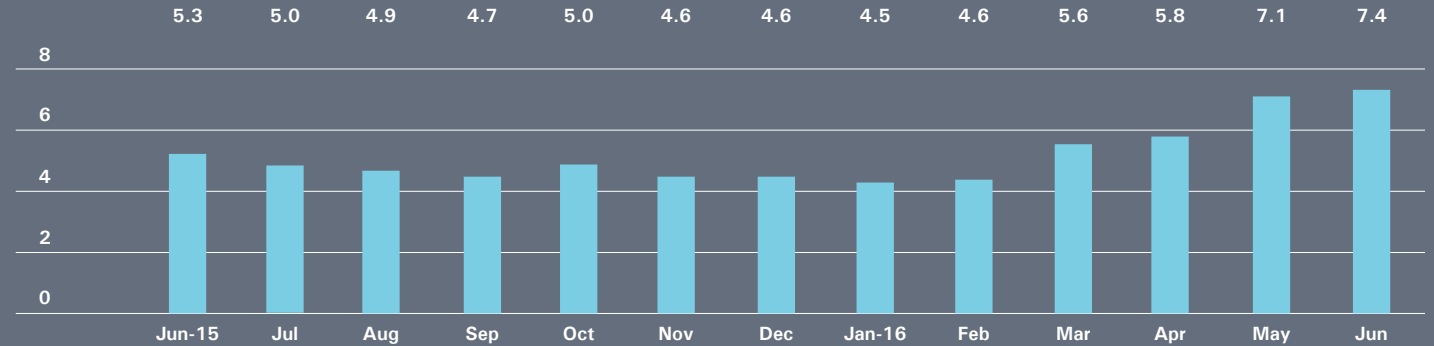
COOPERATIVES

JUNE 2016			MAY 2016		JUNE 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	72	3.6	62	2.9	94	4.5
1-Bedroom	141	4.6	144	4.6	132	4.1
2-Bedroom	103	7.4	108	7.6	84	4.6
3+Bedroom	90	18.6	89	23.2	61	11.1
All	406	5.8	403	5.7	371	4.8

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JUNE 2016		MAY 2016		JUNE 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	38	7.4	33	6.8	25	3.2
1-Bedroom	161	6.9	170	6.9	134	4.8
2-Bedroom	147	6.8	130	5.8	98	5.9
3+Bedroom	87	20.9	85	19.6	69	10.6
All	433	8.0	418	7.4	326	5.5

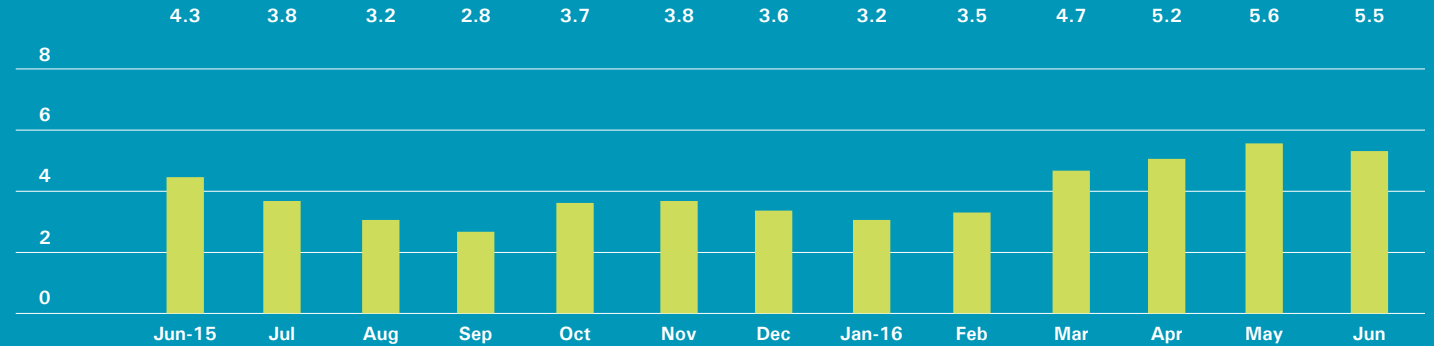
COOPERATIVES

	JUNE 2016		MAY 2016		JUNE 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	13	2.3	14	2.8	14	2.4
1-Bedroom	39	4.2	31	4.1	37	4.0
2-Bedroom	30	10.6	29	8.7	32	6.9
3+Bedroom	27	23.1	24	20.6	20	7.1
All	109	5.7	98	5.8	103	4.5

Downtown

34th - 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JUNE 2016		MAY 2016		JUNE 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	23	5.3	22	5.3	30	6.7
1-Bedroom	95	3.7	90	4.4	70	4.4
2-Bedroom	144	6.9	129	7.4	69	3.9
3+Bedroom	146	11.1	131	10.3	91	10.5
Loft	68	9.3	60	9.2	46	5.9
All	476	6.7	432	7.1	306	5.6

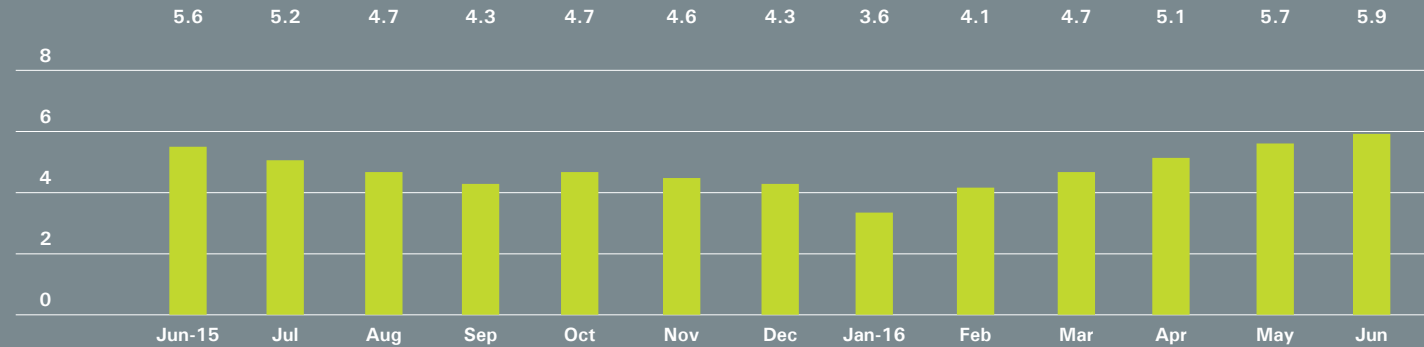
COOPERATIVES

	JUNE 2016		MAY 2016		JUNE 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	42	2.9	38	2.7	51	3.0
1-Bedroom	62	2.8	58	2.8	59	2.3
2-Bedroom	29	3.7	29	4.0	28	3.2
3+Bedroom	25	12.5	28	14.0	18	8.3
Loft	52	7.6	53	6.6	44	5.3
All	210	3.9	206	3.9	200	3.2

Downtown

South of 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JUNE 2016		MAY 2016		JUNE 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	66	6.7	69	7.0	70	7.2
1-Bedroom	189	5.9	177	5.9	168	5.2
2-Bedroom	227	5.8	202	5.4	166	6.6
3+Bedroom	265	7.2	237	6.6	228	24.9
Loft	175	9.9	160	9.3	139	6.4
All	922	6.8	845	6.5	771	7.9

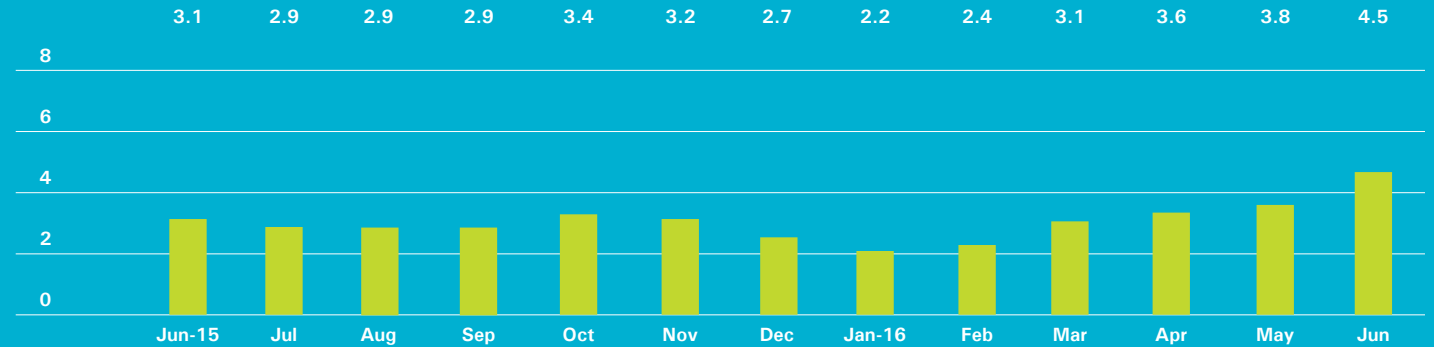
COOPERATIVES

	JUNE 2016		MAY 2016		JUNE 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	38	2.7	47	3.1	38	2.9
1-Bedroom	109	3.7	110	3.6	81	2.1
2-Bedroom	76	4.0	71	3.8	56	3.2
3+Bedroom	47	8.3	48	9.0	27	7.0
Loft	115	6.6	111	6.5	95	4.6
All	385	4.5	387	4.5	297	3.2

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 2016			MAY 2016		JUNE 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	11	4.1	7	2.5	17	17.0
1-Bedroom	93	6.0	62	4.2	54	3.6
2-Bedroom	76	3.9	66	3.6	42	2.0
3+Bedroom	58	20.5	37	14.8	35	3.0
All	238	5.9	172	4.5	148	3.0

COOPERATIVES

JUNE 2016			MAY 2016		JUNE 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	13	3.1	7	1.8	7	1.8
1-Bedroom	53	2.6	59	2.8	61	3.0
2-Bedroom	60	3.4	61	3.5	62	3.4
3+Bedroom	32	5.8	29	5.6	36	3.9
All	158	3.3	156	3.3	166	3.2

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Riverdale, NY 10463
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RIVERDALE MOSHOLU

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718.613.2000

BOERUM HILL

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Brooklyn, NY 11217
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PARK SLOPE

76 Seventh Avenue
Brooklyn, NY 11217
718.399.2222

PARK SLOPE

244 Fifth Avenue
Brooklyn, NY 11215
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COBBLE HILL

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Brooklyn, NY 11201
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BEDFORD STUYVESANT

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Brooklyn, NY 11233
718.613.2800

SOUTH SLOPE OFFICE

1214 8th Avenue
Brooklyn, NY 11215
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HUDSON VALLEY HUDSON

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Hudson, NY 12534
518.828.0181

CONNECTICUT DARIEN

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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
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Stamford, CT 06905
203.329.8801

WESTPORT

379 Post Road East
Westport, CT 06880
203.221.0666

WILTON

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Wilton, CT 06897
203.762.8118

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Hoboken, NJ 07030
201.478.6700

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Southampton, NY 11968
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