



March 2017 Highlights

The Manhattan absorption rate rose **25%** from a year ago, to a 5.5-month supply of available units.

The rate for condos rose **28%** from March 2016 to 6.7 months, while the co-op rate increased 23% to 4.4 months.

Upper Manhattan's absorption rate remains the lowest of any area, with just a **3.8**-month supply of apartments for sale.



halstead.com WEB# 16040158



halstead.com WEB# 16212966

Definitions

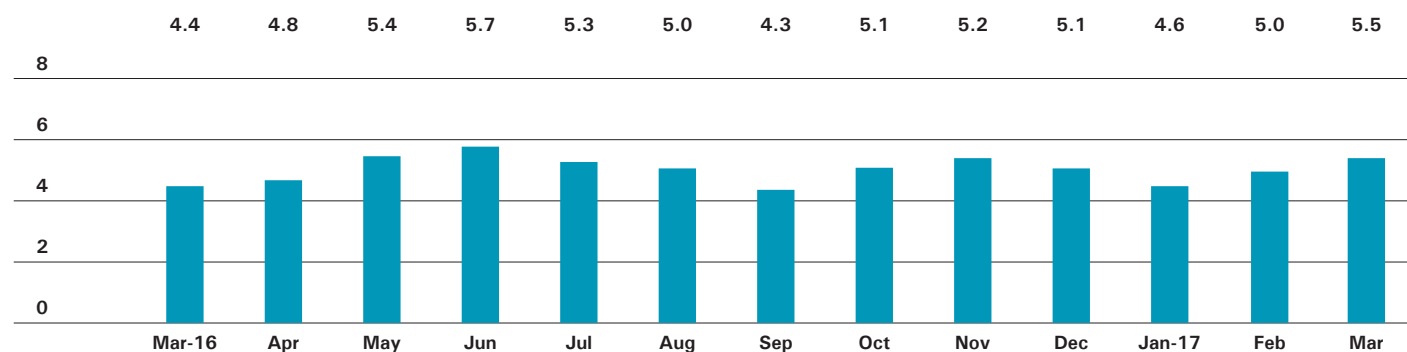
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 16335491

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MARCH 2017		FEBRUARY 2017		MARCH 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	153	3.8	149	3.4	184	4.1
1-Bedroom	733	4.8	713	4.6	694	4.1
2-Bedroom	935	6.8	905	6.6	770	4.4
3+Bedroom	979	10.6	942	10.0	876	8.3
Loft	224	8.2	195	6.6	198	7.5
All	3,024	6.7	2,904	6.3	2,722	5.2

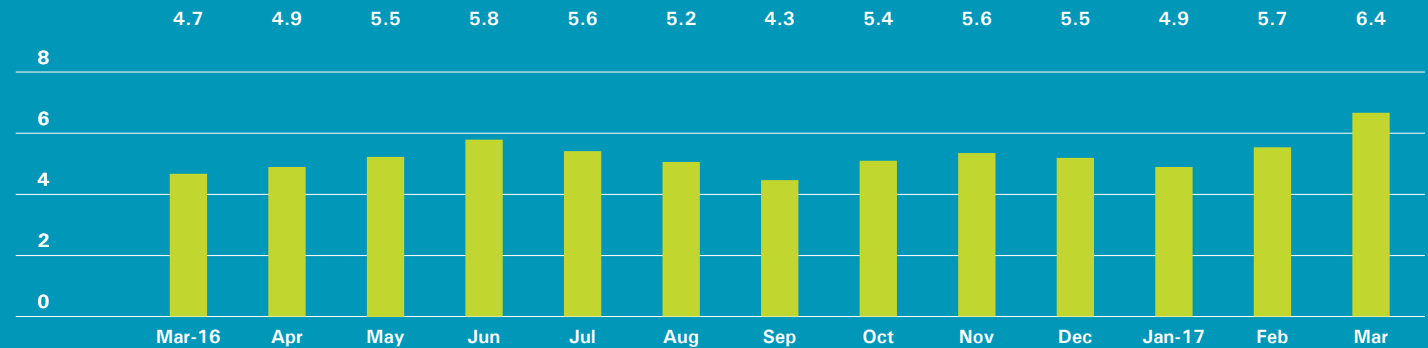
COOPERATIVES

	MARCH 2017		FEBRUARY 2017		MARCH 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	234	2.6	231	2.4	258	2.5
1-Bedroom	625	3.1	630	3.0	557	2.7
2-Bedroom	608	4.8	587	4.0	545	4.0
3+Bedroom	556	10.1	514	8.5	461	7.4
Loft	201	6.3	185	5.3	162	4.1
All	2,224	4.4	2,147	3.9	1,983	3.6

East Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MARCH 2017		FEBRUARY 2017		MARCH 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	3.3	15	2.4	22	3.2
1-Bedroom	80	4.0	78	3.7	101	3.4
2-Bedroom	132	8.1	135	8.4	115	4.2
3+Bedroom	170	13.1	170	12.4	163	8.9
All	398	7.3	398	7.0	401	4.9

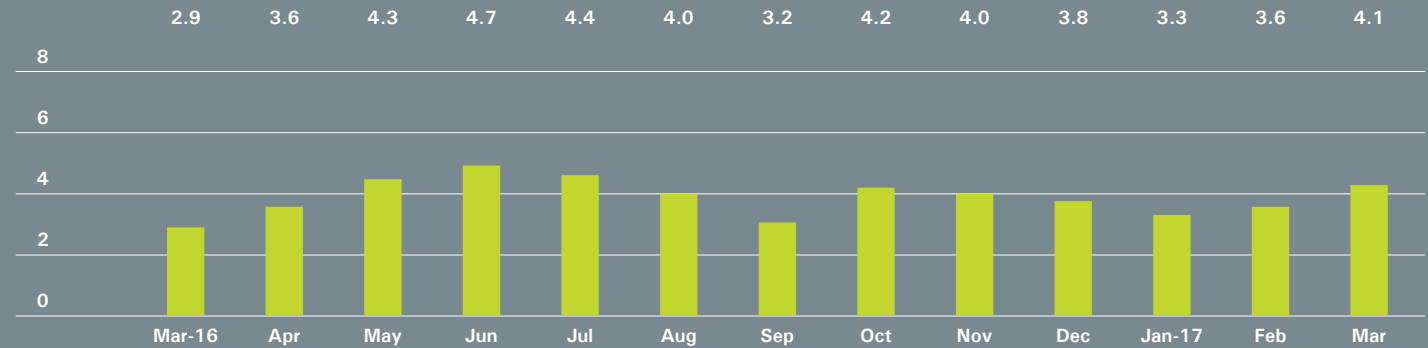
COOPERATIVES

	MARCH 2017		FEBRUARY 2017		MARCH 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	58	2.8	55	2.5	60	2.2
1-Bedroom	191	4.1	176	3.5	162	3.1
2-Bedroom	228	5.9	225	5.1	201	5.1
3+Bedroom	280	13.9	249	12.1	250	9.2
All	757	6.0	705	5.1	673	4.6

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MARCH 2017		FEBRUARY 2017		MARCH 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	17	3.4	15	2.7	23	3.9
1-Bedroom	85	4.8	81	4.5	57	2.2
2-Bedroom	86	4.9	83	4.5	99	2.9
3+Bedroom	156	9.4	148	8.3	158	7.7
All	344	6.0	327	5.5	337	3.9

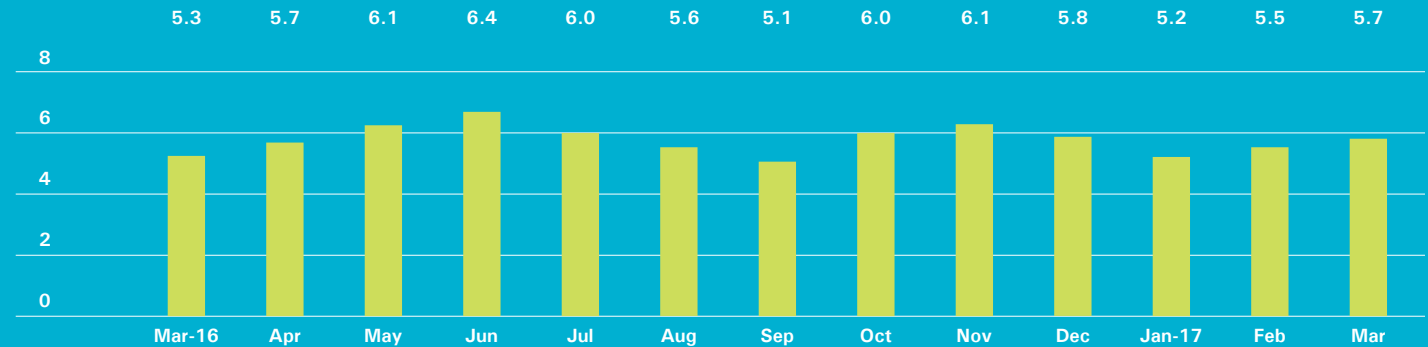
COOPERATIVES

	MARCH 2017		FEBRUARY 2017		MARCH 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	21	1.3	24	1.4	29	1.6
1-Bedroom	88	2.1	93	2.1	78	1.7
2-Bedroom	96	3.4	78	2.2	76	2.3
3+Bedroom	102	6.3	100	5.6	70	3.8
All	307	3.0	295	2.6	253	2.2

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MARCH 2017		FEBRUARY 2017		MARCH 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	25	3.6	19	2.7	37	4.4
1-Bedroom	115	5.2	113	5.3	123	5.1
2-Bedroom	114	6.8	96	5.7	115	6.2
3+Bedroom	117	11.1	114	10.5	105	11.7
All	371	6.6	342	6.1	380	6.3

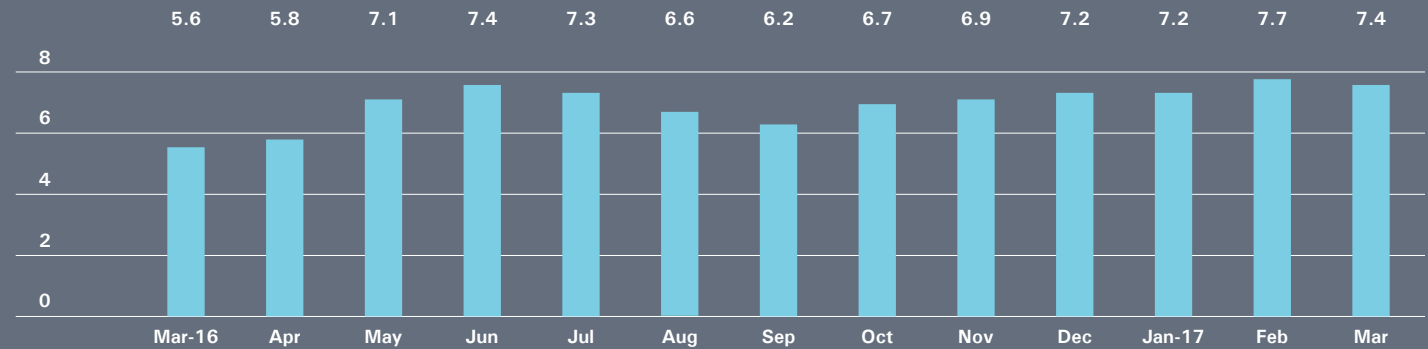
COOPERATIVES

	MARCH 2017		FEBRUARY 2017		MARCH 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	65	3.0	65	2.8	61	2.6
1-Bedroom	125	3.7	143	4.1	125	3.8
2-Bedroom	107	8.1	117	7.8	93	5.7
3+Bedroom	82	14.5	77	12.5	70	15.6
All	379	5.1	402	5.1	349	4.5

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MARCH 2017		FEBRUARY 2017		MARCH 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	24	2.3	22	2.3	26	3.7
1-Bedroom	142	6.0	140	6.3	139	4.8
2-Bedroom	134	9.5	143	10.9	120	5.1
3+Bedroom	97	32.3	87	29.0	91	11.6
All	397	7.8	392	8.1	376	5.6

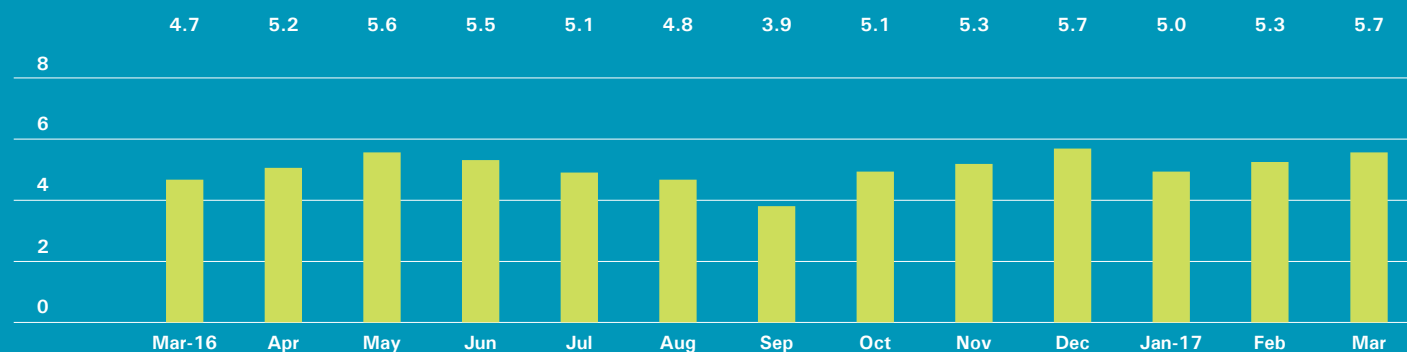
COOPERATIVES

	MARCH 2017		FEBRUARY 2017		MARCH 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	4.6	15	4.5	12	2.4
1-Bedroom	34	5.1	36	5.4	32	3.8
2-Bedroom	30	7.5	27	6.2	36	9.8
3+Bedroom	14	16.8	16	32.0	19	19.0
All	94	6.3	94	6.3	99	5.4

Downtown

34th - 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MARCH 2017		FEBRUARY 2017		MARCH 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	4.2	15	4.5	19	4.2
1-Bedroom	93	4.7	91	4.3	84	4.1
2-Bedroom	152	8.6	145	8.5	91	6.0
3+Bedroom	142	9.8	140	9.2	97	8.7
Loft	74	13.1	68	11.7	52	8.2
All	475	7.8	459	7.3	343	6.0

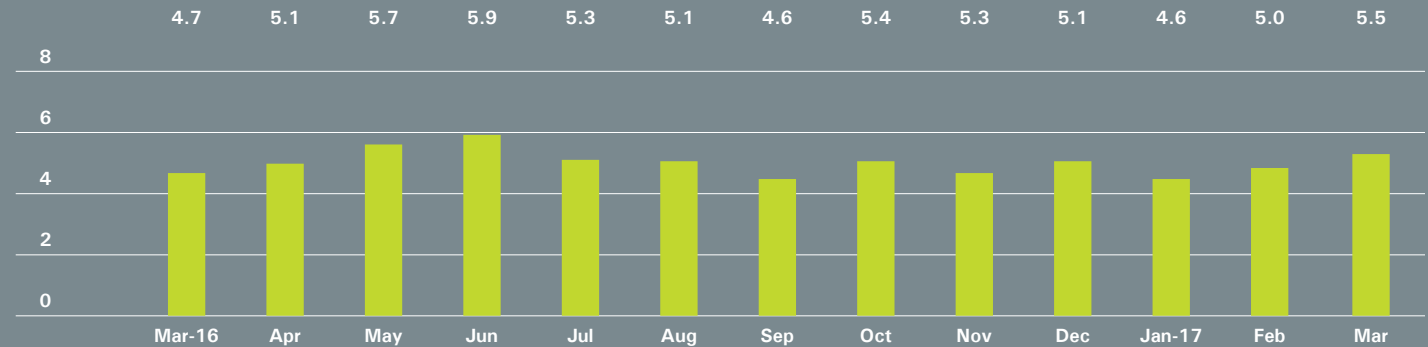
COOPERATIVES

	MARCH 2017		FEBRUARY 2017		MARCH 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	33	2.3	42	2.7	46	3.0
1-Bedroom	69	2.8	67	2.5	50	2.4
2-Bedroom	32	4.1	24	2.8	29	3.2
3+Bedroom	17	6.0	15	4.1	18	12.0
Loft	52	6.6	52	6.2	44	4.6
All	203	3.5	200	3.2	187	3.3

Downtown

South of 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MARCH 2017		FEBRUARY 2017		MARCH 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	48	6.0	51	4.9	53	5.8
1-Bedroom	169	4.2	162	4.1	141	5.3
2-Bedroom	244	5.9	235	5.9	170	4.3
3+Bedroom	249	8.7	238	8.4	237	6.8
Loft	145	7.8	123	6.0	139	8.0
All	855	6.3	809	5.8	740	5.8

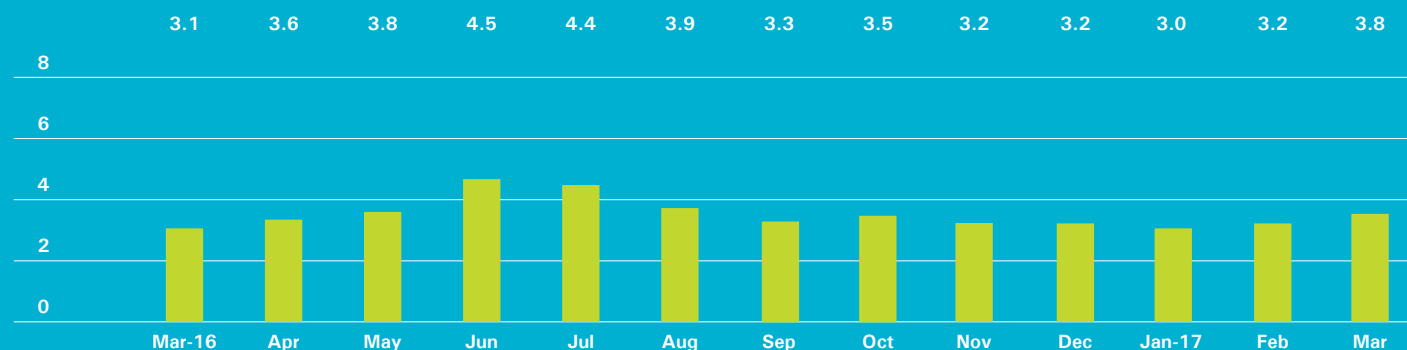
COOPERATIVES

	MARCH 2017		FEBRUARY 2017		MARCH 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	37	3.2	31	2.3	40	2.6
1-Bedroom	103	3.2	100	2.9	89	2.9
2-Bedroom	73	3.9	80	3.9	61	3.2
3+Bedroom	33	8.3	31	6.0	28	6.2
Loft	119	6.6	98	5.0	81	3.9
All	365	4.3	340	3.6	299	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

	MARCH 2017		FEBRUARY 2017		MARCH 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	9	4.5	12	4.8	4	1.3
1-Bedroom	49	4.1	48	3.3	50	3.8
2-Bedroom	75	5.1	69	4.3	61	3.7
3+Bedroom	51	8.1	48	7.8	30	6.4
All	184	5.3	177	4.5	145	3.8

COOPERATIVES

	MARCH 2017		FEBRUARY 2017		MARCH 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	8	2.4	5	1.4	11	3.3
1-Bedroom	28	1.5	30	1.5	36	1.8
2-Bedroom	51	3.0	46	2.4	59	3.1
3+Bedroom	32	6.0	30	4.4	17	3.2
All	119	2.7	111	2.3	123	2.6



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212.769.3000

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SOHO

451 West Broadway
New York, NY 10012
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HARLEM

2169 Frederick Douglass Boulevard
New York, NY 10026
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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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BROOKLYN HEIGHTS

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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

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HOBOKEN

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Hoboken, NJ 07030
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MONTCLAIR

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Montclair, NJ 07030
973.744.6033

HUDSON VALLEY

HUDSON

526 Warren Street
Hudson, NY 12534
518.828.0181

CONNECTICUT

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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

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Queens, NY 1110
718.878.1800

HAMPTONS

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East Hampton, NY 11937
631.324.6100

SOUTHAMPTON

31 Main Street
Southampton, NY 11968
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CORPORATE

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New York, NY 10065
212.381.3208

DEVELOPMENT MARKETING

445 Park Avenue
New York, NY 10022
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