



May 2015 Highlights

The absorption rate for
Manhattan apartments rose to

5.1 months

in May; still points to a sellers' market.

6.3 months:

the absorption rate for condos remains significantly higher than the 4.2-month rate for co-ops. This difference is due to increased new development listings

Upper Manhattan

continues to have the lowest rate: 3.0 months.



halstead.com WEB# 12386241



halstead.com WEB# 12512556

Definitions

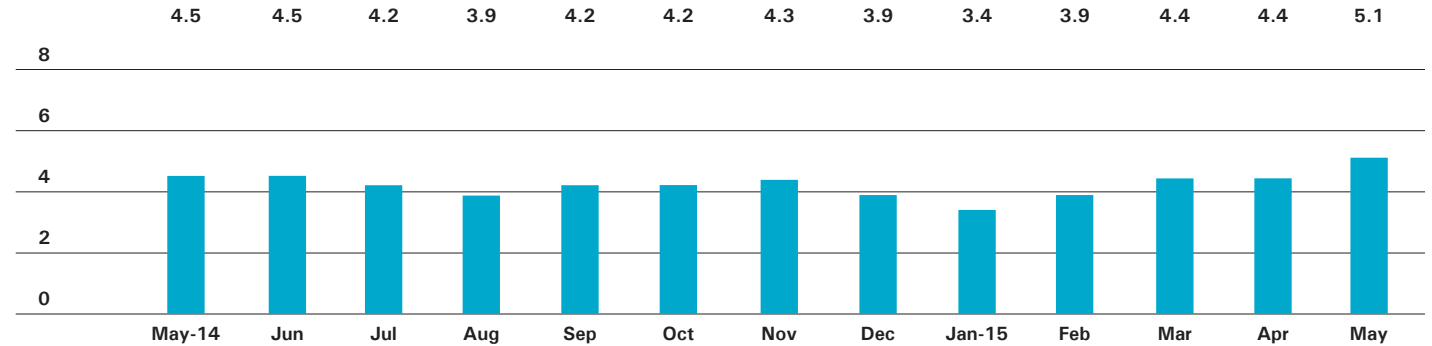
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 12545233

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	217	5.5	182	4.4	188	3.5
1-Bedroom	730	4.8	618	3.9	583	4.0
2-Bedroom	699	5.5	635	4.7	669	4.9
3+Bedroom	821	11.7	775	10.8	680	7.8
Loft	184	5.9	169	5.1	198	4.7
All	2,651	6.3	2,379	5.4	2,318	5.0

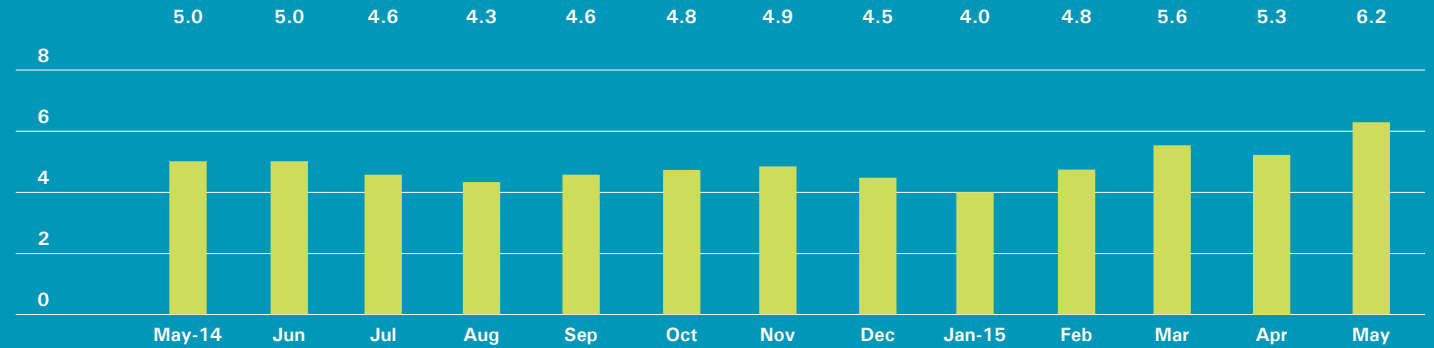
COOPERATIVES

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	383	4.1	369	3.7	452	4.3
1-Bedroom	691	3.3	610	2.8	757	3.4
2-Bedroom	526	3.6	468	3.1	591	4.0
3+Bedroom	556	8.5	485	7.6	448	7.4
Loft	182	5.2	158	4.2	165	3.7
All	2,338	4.2	2,090	3.6	2,413	4.2

East Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	26	7.4	22	6.0	22	6.0
1-Bedroom	113	6.4	93	5.0	67	3.5
2-Bedroom	132	7.8	109	5.7	119	5.4
3+Bedroom	176	12.0	165	11.0	156	5.7
All	447	8.5	389	6.9	364	5.0

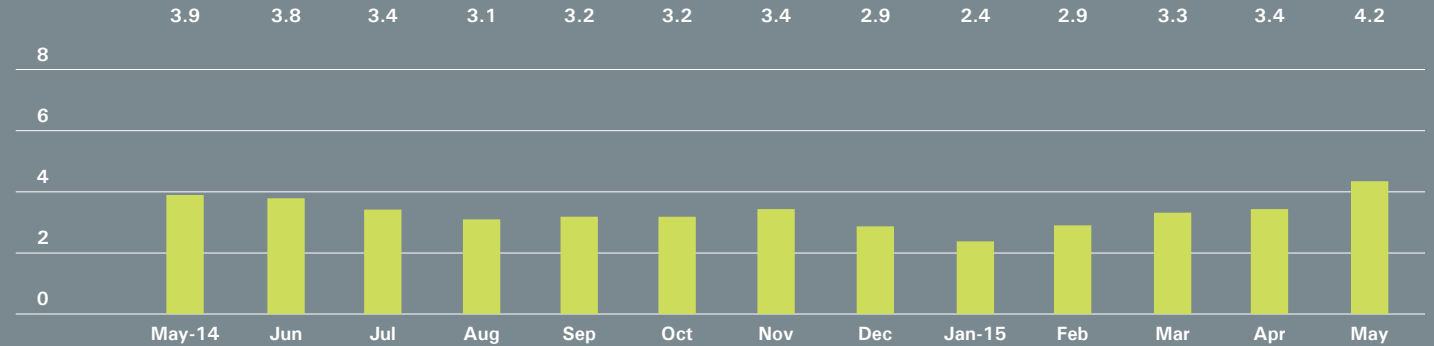
COOPERATIVES

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	128	6.1	113	5.1	127	5.3
1-Bedroom	200	4.1	191	3.7	213	3.6
2-Bedroom	185	3.8	174	3.4	207	4.1
3+Bedroom	276	9.8	243	8.4	238	9.8
All	789	5.4	721	4.7	785	4.9

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	34	4.9	26	3.6	26	4.1
1-Bedroom	92	4.3	85	4.0	77	3.0
2-Bedroom	76	4.9	67	3.8	92	3.8
3+Bedroom	140	10.4	131	9.0	130	6.3
All	342	6.0	309	5.1	325	4.2

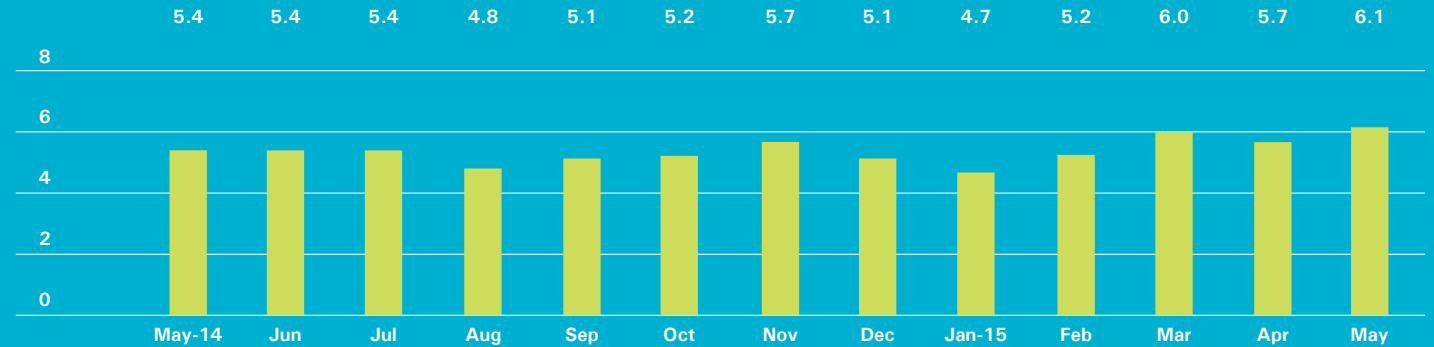
COOPERATIVES

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	57	3.3	54	2.6	67	3.7
1-Bedroom	112	2.4	89	1.9	135	3.0
2-Bedroom	95	2.7	70	2.0	114	3.3
3+Bedroom	117	7.5	95	6.1	94	6.6
All	381	3.3	308	2.6	410	3.6

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

MAY 2015			APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	27	3.2	23	2.7	27	3.5
1-Bedroom	119	5.3	95	4.6	93	5.3
2-Bedroom	118	8.4	107	8.0	92	6.2
3+Bedroom	105	24.2	100	26.1	82	20.5
All	369	7.5	325	7.0	294	6.7

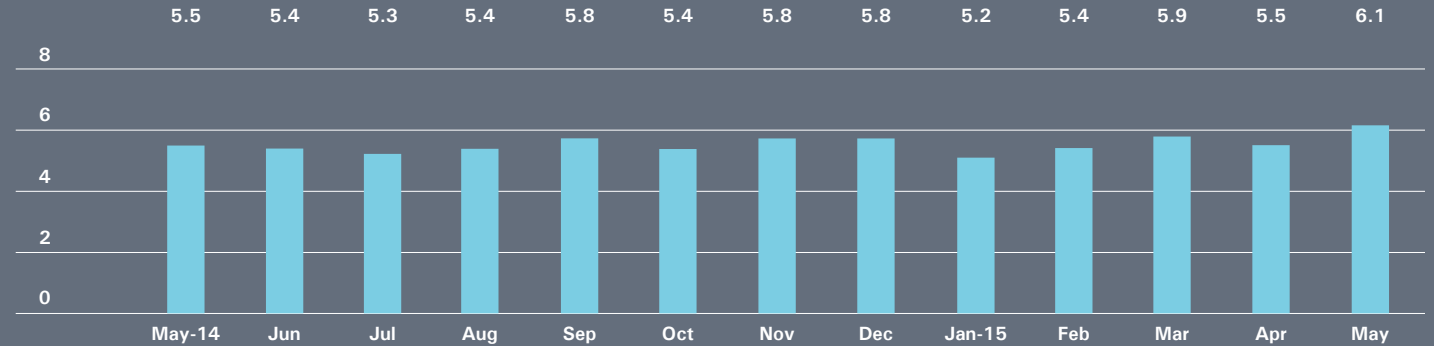
COOPERATIVES

MAY 2015			APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	92	4.6	96	4.7	104	4.6
1-Bedroom	145	4.6	137	4.1	160	4.0
2-Bedroom	84	4.9	88	5.1	100	5.0
3+Bedroom	59	10.7	55	10.3	56	9.6
All	380	5.1	376	4.9	420	4.8

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	17	2.8	15	2.4	20	1.8
1-Bedroom	130	5.5	111	4.9	96	5.8
2-Bedroom	102	6.4	97	5.8	77	5.7
3+Bedroom	73	11.8	67	10.6	58	24.9
All	322	6.2	290	5.6	251	5.8

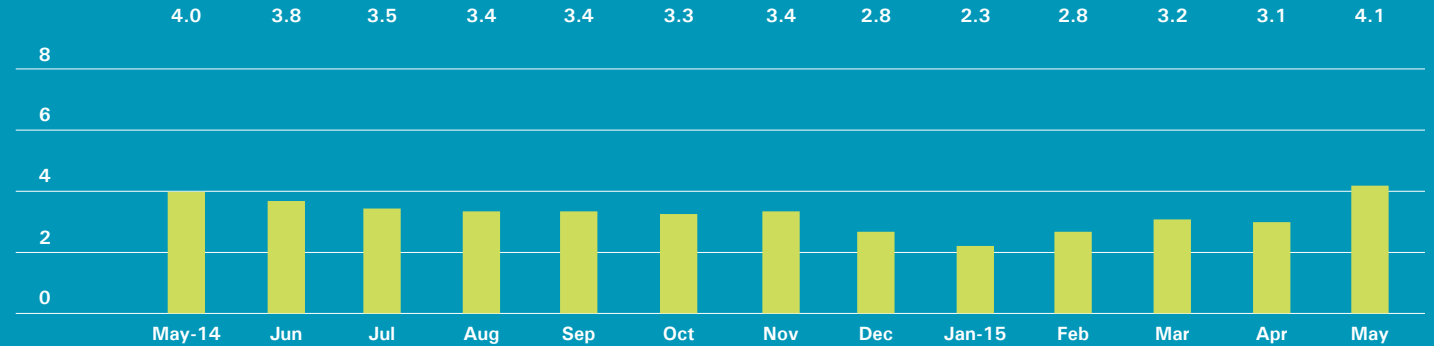
COOPERATIVES

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	2.7	16	3.1	20	3.4
1-Bedroom	48	5.2	40	4.3	38	4.8
2-Bedroom	33	9.0	29	9.2	19	5.7
3+Bedroom	24	10.3	22	11.0	11	9.4
All	119	5.9	107	5.4	88	4.8

Downtown

34th - 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	27	6.2	26	5.6	22	4.3
1-Bedroom	70	3.4	46	1.8	59	2.7
2-Bedroom	67	3.5	55	2.6	86	5.1
3+Bedroom	83	8.2	82	7.3	86	7.4
Loft	43	5.9	27	3.2	36	4.3
All	290	4.7	236	3.3	289	4.5

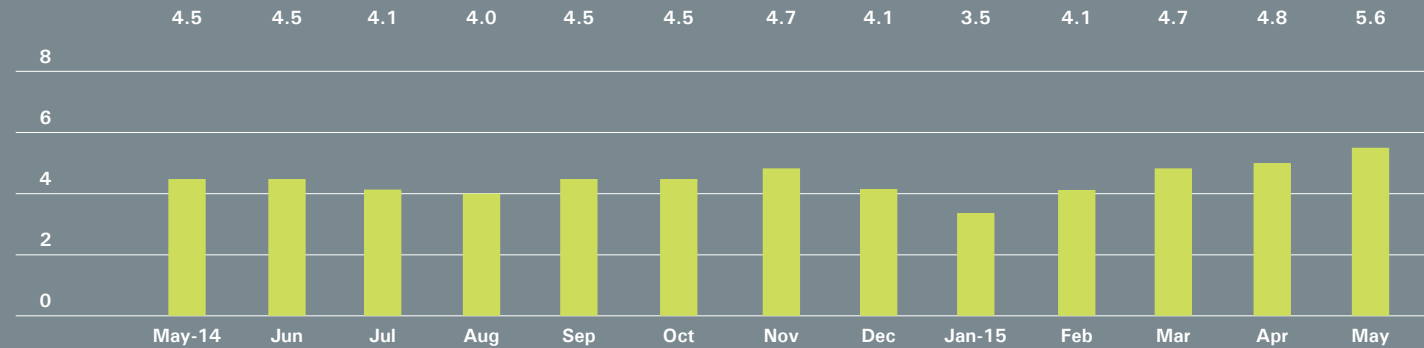
COOPERATIVES

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	50	3.0	54	3.2	62	3.6
1-Bedroom	62	2.5	49	1.9	86	3.0
2-Bedroom	30	3.3	20	2.3	45	4.9
3+Bedroom	17	8.5	18	13.5	17	5.1
Loft	44	5.6	37	4.3	35	3.5
All	203	3.4	178	2.9	245	3.6

Downtown

South of 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	71	7.9	60	6.3	67	4.2
1-Bedroom	166	5.0	150	4.0	149	4.3
2-Bedroom	166	6.6	157	5.8	137	4.7
3+Bedroom	220	20.3	214	20.4	140	10.1
Loft	119	5.8	125	5.9	150	4.9
All	742	7.5	706	6.7	643	5.2

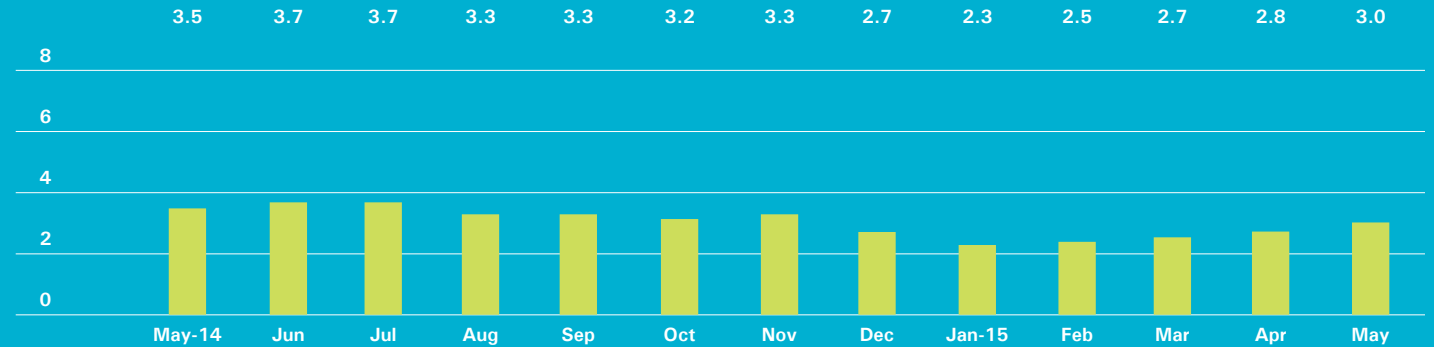
COOPERATIVES

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	43	3.6	35	2.8	58	3.8
1-Bedroom	89	2.7	62	1.8	89	3.1
2-Bedroom	64	3.4	56	2.8	53	4.0
3+Bedroom	30	7.8	20	5.5	15	3.6
Loft	85	4.3	73	3.6	91	3.5
All	311	3.5	246	2.7	306	3.5

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

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	13.7	11	9.4	5	1.2
1-Bedroom	50	3.4	43	3.0	44	3.4
2-Bedroom	41	2.0	45	2.3	66	3.8
3+Bedroom	32	2.8	25	2.3	37	4.7
All	139	2.9	124	2.7	152	3.6

COOPERATIVES

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	11	3.5	12	3.4	22	4.6
1-Bedroom	56	2.8	61	2.9	51	3.0
2-Bedroom	50	2.8	44	2.2	64	3.7
3+Bedroom	38	4.3	37	4.1	22	2.9
All	155	3.1	154	2.9	159	3.4

MANHATTAN

PARK AVENUE

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212.734.0010

EAST SIDE

770 Lexington Avenue
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WEST SIDE

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New York, NY 10024
212.769.3000

VILLAGE

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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
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WASHINGTON HEIGHTS

819 West 187th Street
New York, NY 10033
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RIVERDALE

RIVERDALE

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

RIVERDALE MOSHOLU

5626 Mosholu Avenue
Riverdale, NY 10471
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EAST HAMPTON

2 Newtown Lane
East Hampton, NY 11937
631.324.6100

SOUTHAMPTON

31 Main Street
Southampton, NY 11968
631.283.2883

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 VALLEY

526 Warren Street
Hudson, NY 12534
518.828.0181

NEW JERSEY

METRO NEW JERSEY

200 Washington Street
Hoboken, NJ 07030
201.478.6700

CONNECTICUT

DARIEN

671 Boston Post Road
Darien, CT 06820
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

56 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

CORPORATE

COMMERCIAL SALES

770 Lexington Avenue
New York, NY 10065
212.381.3208

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445 Park Avenue
New York, NY 10022
212.253.9300

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770 Lexington Avenue
New York, NY 10065
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