



May 2016 Highlights

Manhattan had a 5.4-month supply of apartments for sale at the beginning of May, up **5%** from a year ago.

The absorption rate rose over the past year for co-ops, while the condo rate fell to **5.9** months.

Upper Manhattan's absorption rate of **3.8** months was Manhattan's lowest.



halstead.com WEB# 14805149



halstead.com WEB# 14786560

Definitions

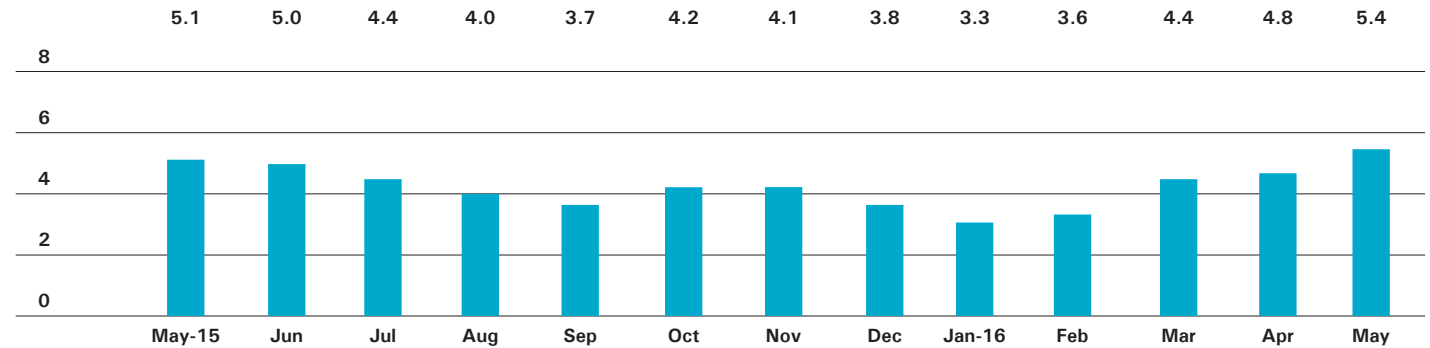
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 14499250

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	197	4.5	201	4.4	217	5.5
1-Bedroom	793	4.6	734	4.2	730	4.8
2-Bedroom	888	5.2	840	4.8	699	5.5
3+Bedroom	941	9.1	917	8.6	821	11.7
Loft	234	9.1	214	8.3	184	5.9
All	3,053	5.9	2,906	5.5	2,651	6.3

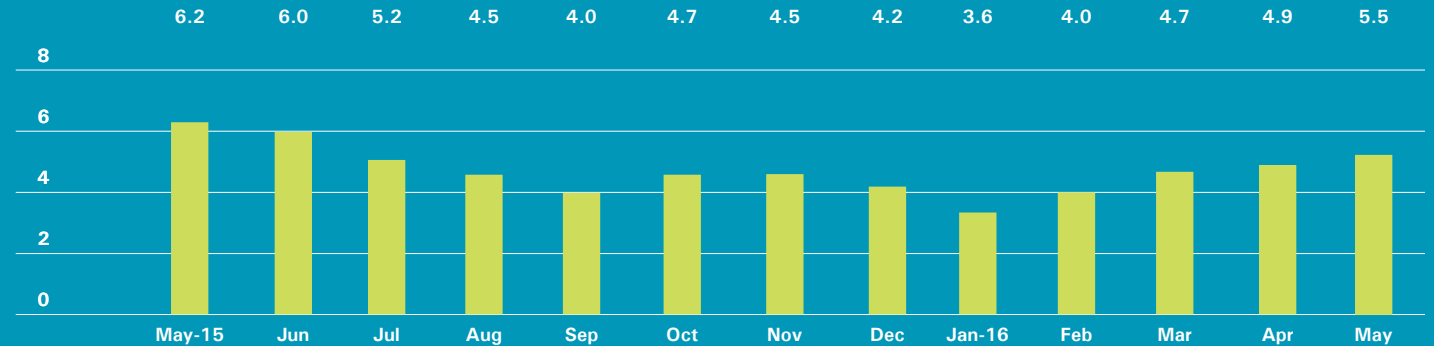
COOPERATIVES

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	263	2.8	288	2.9	383	4.1
1-Bedroom	720	3.8	633	3.1	691	3.3
2-Bedroom	634	5.0	583	4.3	526	3.6
3+Bedroom	632	11.0	549	9.0	556	8.5
Loft	201	6.1	196	5.3	182	5.2
All	2,450	4.9	2,249	4.2	2,338	4.2

East Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

MAY 2016			APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	1.7	19	2.5	26	7.4
1-Bedroom	93	2.5	94	2.9	113	6.4
2-Bedroom	130	4.3	127	4.4	132	7.8
3+Bedroom	178	8.2	164	7.8	176	12.0
All	415	4.3	404	4.5	447	8.5

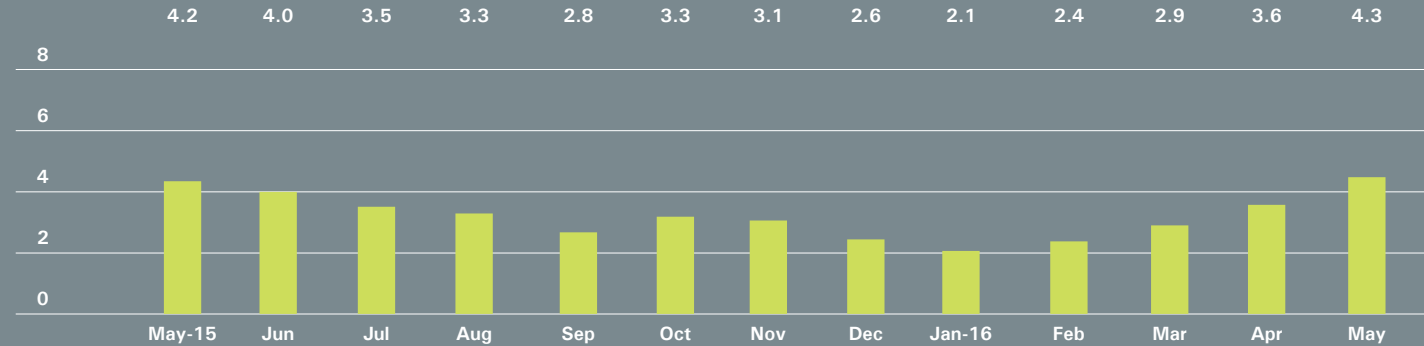
COOPERATIVES

MAY 2016			APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	62	3.0	61	2.6	128	6.1
1-Bedroom	213	4.6	189	3.7	200	4.1
2-Bedroom	242	6.6	223	5.8	185	3.8
3+Bedroom	314	11.8	272	9.3	276	9.8
All	831	6.4	745	5.2	789	5.4

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	19	2.7	22	3.0	34	4.9
1-Bedroom	75	3.2	73	2.8	92	4.3
2-Bedroom	109	4.2	107	3.4	76	4.9
3+Bedroom	170	9.8	167	8.8	140	10.4
All	373	5.1	369	4.4	342	6.0

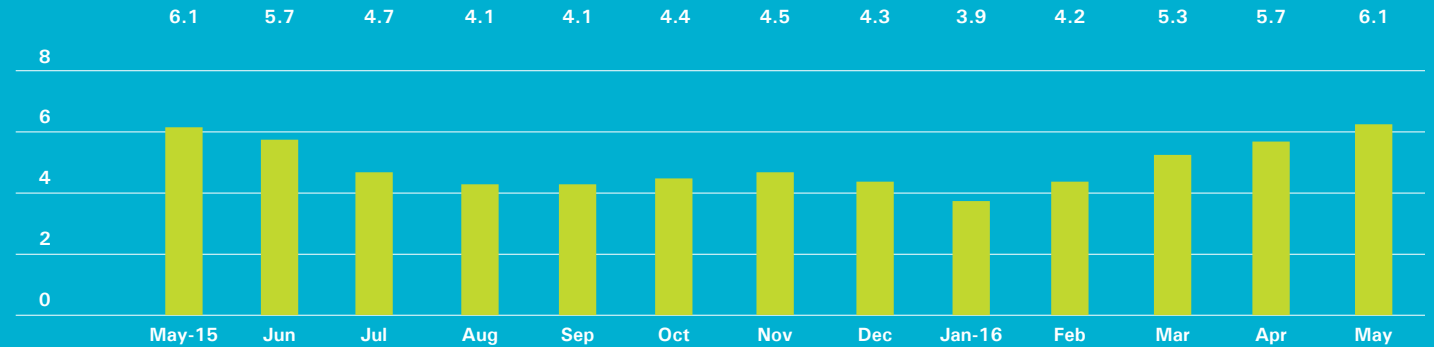
COOPERATIVES

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	36	2.3	43	2.5	57	3.3
1-Bedroom	120	3.2	98	2.3	112	2.4
2-Bedroom	105	3.5	85	2.6	95	2.7
3+Bedroom	108	7.6	94	6.4	117	7.5
All	369	3.8	320	3.0	381	3.3

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

MAY 2016			APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	34	4.6	34	4.3	27	3.2
1-Bedroom	129	5.3	128	5.5	119	5.3
2-Bedroom	125	6.2	125	6.6	118	8.4
3+Bedroom	110	12.0	108	11.8	105	24.2
All	398	6.5	395	6.7	369	7.5

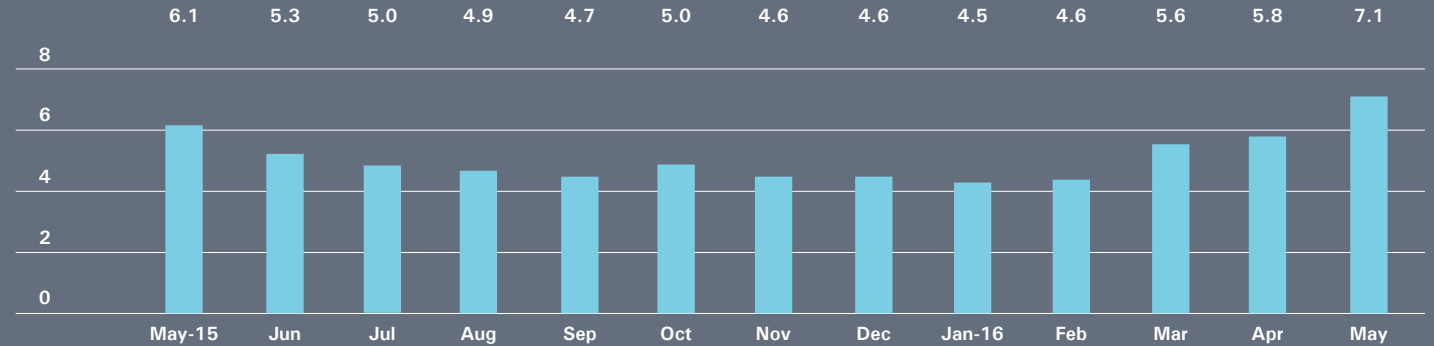
COOPERATIVES

MAY 2016			APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	62	2.9	74	3.3	92	4.6
1-Bedroom	144	4.6	137	3.9	145	4.6
2-Bedroom	108	7.6	99	5.9	84	4.9
3+Bedroom	89	23.2	85	20.4	59	10.7
All	403	5.7	395	5.0	380	5.1

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	33	6.8	28	4.1	17	2.8
1-Bedroom	170	6.9	150	5.2	130	5.5
2-Bedroom	130	5.8	129	5.2	102	6.4
3+Bedroom	85	19.6	89	16.2	73	11.8
All	418	7.4	396	6.0	322	6.2

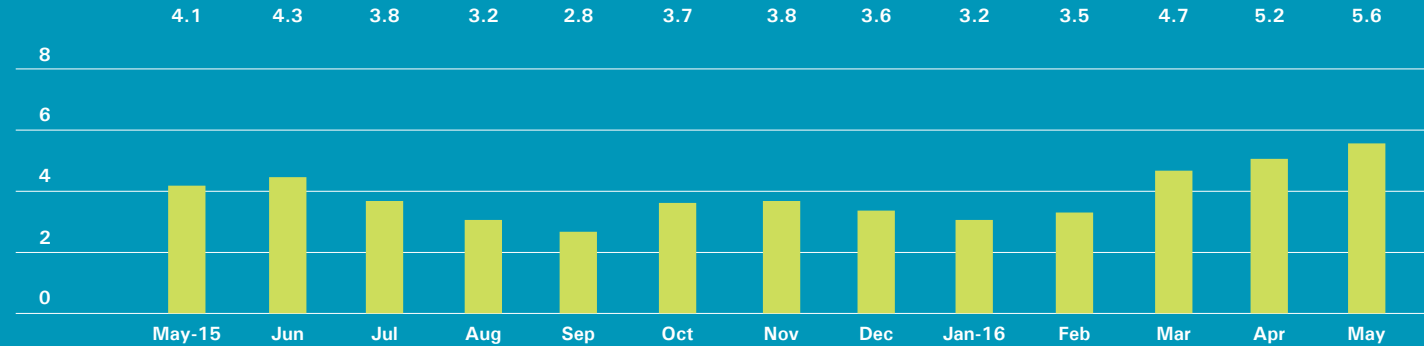
COOPERATIVES

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	2.8	10	1.9	14	2.7
1-Bedroom	31	4.1	28	3.5	48	5.2
2-Bedroom	29	8.7	33	8.6	33	9.0
3+Bedroom	24	20.6	22	18.9	24	10.3
All	98	5.8	93	5.1	119	5.9

Downtown

34th - 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

MAY 2016			APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	22	5.3	25	6.0	27	6.2
1-Bedroom	90	4.4	81	4.0	70	3.4
2-Bedroom	129	7.4	113	6.8	67	3.5
3+Bedroom	131	10.3	124	10.5	83	8.2
Loft	60	9.2	55	7.9	43	5.9
All	432	7.1	398	6.7	290	4.7

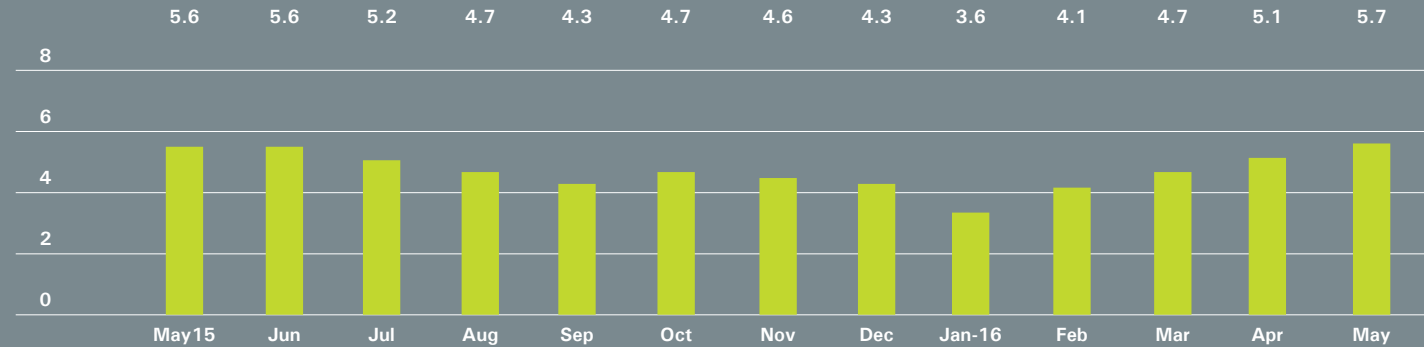
COOPERATIVES

MAY 2016			APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	38	2.7	46	3.0	50	3.0
1-Bedroom	58	2.8	54	2.5	62	2.5
2-Bedroom	29	4.0	38	4.5	30	3.3
3+Bedroom	28	14.0	20	10.9	17	8.5
Loft	53	6.6	52	5.9	44	5.6
All	206	3.9	210	3.7	203	3.4

Downtown

South of 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	69	7.0	67	7.1	71	7.9
1-Bedroom	177	5.9	154	5.1	166	5.0
2-Bedroom	202	5.4	166	4.2	166	6.6
3+Bedroom	237	6.6	232	6.4	220	20.3
Loft	160	9.3	150	8.9	119	5.8
All	845	6.5	769	5.8	742	7.5

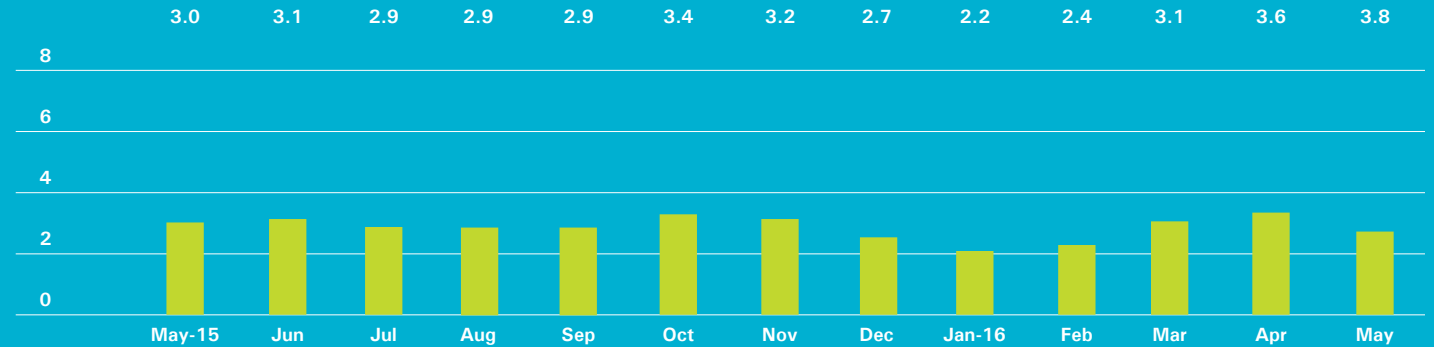
COOPERATIVES

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	47	3.1	47	3.2	43	3.6
1-Bedroom	110	3.6	100	3.2	89	2.7
2-Bedroom	71	3.8	59	3.2	64	3.4
3+Bedroom	48	9.0	42	8.4	30	7.8
Loft	111	6.5	101	5.3	85	4.3
All	387	4.5	349	4.0	311	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 2016			APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	7	2.5	7	2.2	16	13.7
1-Bedroom	62	4.2	55	4.0	50	3.4
2-Bedroom	66	3.6	75	4.4	41	2.0
3+Bedroom	37	14.8	38	9.9	32	2.8
All	172	4.5	175	4.6	139	2.9

COOPERATIVES

MAY 2016			APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	7	1.8	11	2.8	11	3.5
1-Bedroom	59	2.8	45	2.0	56	2.8
2-Bedroom	61	3.5	56	3.1	50	2.8
3+Bedroom	29	5.6	25	4.8	38	4.3
All	156	3.3	137	2.8	155	3.1

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212.381.6500

SOHO

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New York, NY 10012
212.381.4200

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New York, NY 10026
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819 West 187th Street
New York, NY 10033
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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

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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 OFFICE

1214 8th Avenue
Brooklyn, NY 11215
718.878.1888

HUDSON VALLEY HUDSON

526 Warren Street
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
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

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Hoboken, NJ 07030
201.478.6700

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Upper Montclair, NJ 07043
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Queens, NY 11101
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31 Main Street
Southampton, NY 11968
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212.521.5703

DEVELOPMENT MARKETING

445 Park Avenue, 12th Floor
New York, NY 10022
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