



November 2016 Highlights

The absorption rate for Manhattan apartments rose to 5.2 months in November, a **27%** increase from a year ago.

While unchanged from the prior month, the co-op absorption rate **rose** at a faster pace than condos over the past year.

Upper Manhattan continues to have the lowest supply levels, with just a **3.2**-month supply of apartments for sale.



halstead.com WEB# 14590902



halstead.com WEB# 15826893

Definitions

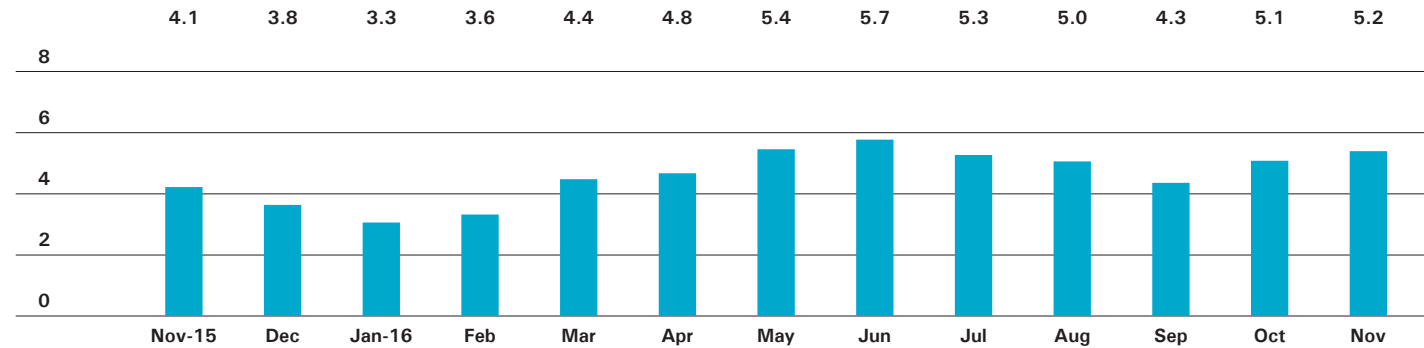
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 15751355

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2016		OCTOBER 2016		NOVEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	184	3.7	183	3.8	188	3.2
1-Bedroom	797	4.6	839	4.7	679	3.6
2-Bedroom	983	6.4	978	6.3	800	4.8
3+Bedroom	1,002	9.5	989	9.3	871	8.9
Loft	242	7.9	245	8.1	226	6.6
All	3,208	6.3	3,234	6.2	2,764	5.1

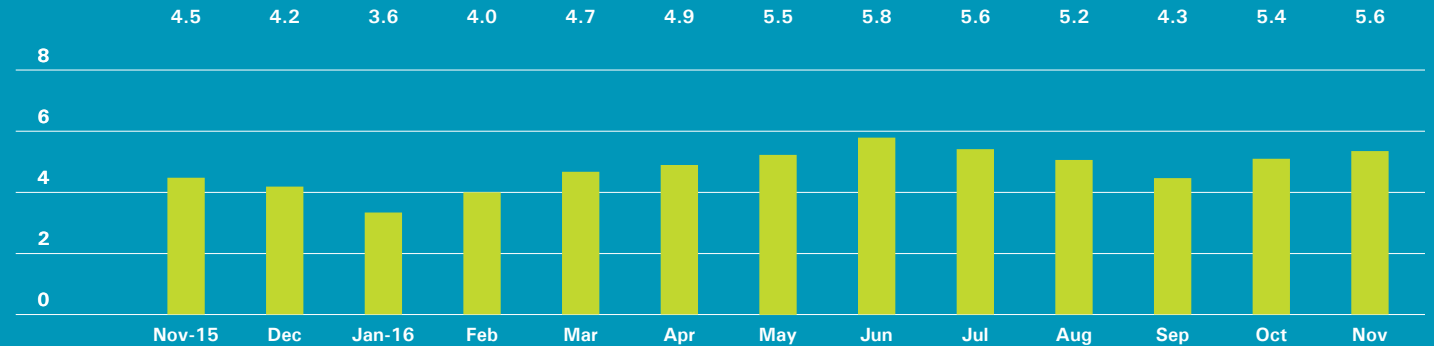
COOPERATIVES

	NOVEMBER 2016		OCTOBER 2016		NOVEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	270	2.5	265	2.5	321	2.5
1-Bedroom	802	3.5	766	3.5	671	2.6
2-Bedroom	672	4.1	668	4.2	598	3.4
3+Bedroom	593	8.7	564	8.4	530	5.9
Loft	216	5.4	198	5.3	180	3.7
All	2,553	4.2	2,461	4.2	2,300	3.3

East Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2016		OCTOBER 2016		NOVEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	20	2.7	19	2.5	24	3.8
1-Bedroom	82	3.0	86	2.9	107	4.8
2-Bedroom	143	7.1	139	6.3	130	6.1
3+Bedroom	172	10.6	179	10.3	160	9.3
All	417	5.9	423	5.5	421	6.3

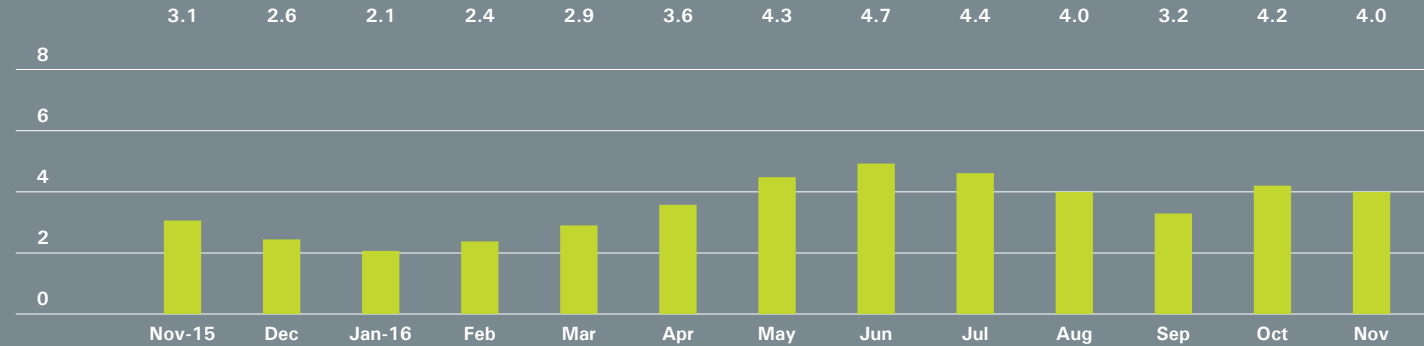
COOPERATIVES

	NOVEMBER 2016		OCTOBER 2016		NOVEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	69	3.4	66	3.2	90	3.1
1-Bedroom	224	3.9	200	3.7	179	2.7
2-Bedroom	249	5.4	251	5.6	207	3.8
3+Bedroom	282	10.4	269	9.9	276	7.0
All	824	5.4	786	5.4	752	3.9

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2016		OCTOBER 2016		NOVEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	18	3.0	17	2.8	23	3.5
1-Bedroom	94	4.4	94	4.5	76	2.2
2-Bedroom	101	5.2	110	5.9	98	3.2
3+Bedroom	158	10.3	161	11.2	181	8.6
All	371	6.0	382	6.4	378	4.1

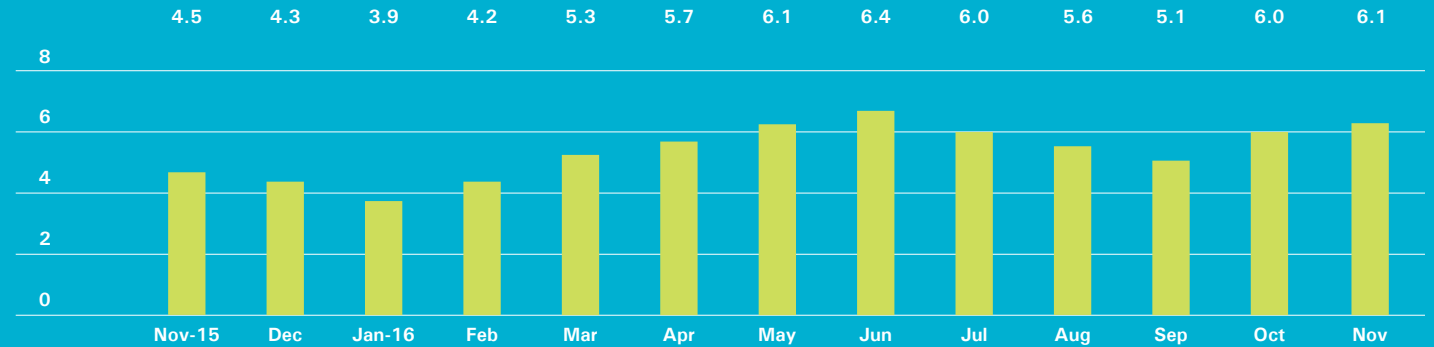
COOPERATIVES

	NOVEMBER 2016		OCTOBER 2016		NOVEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	24	1.2	23	1.2	49	2.4
1-Bedroom	144	3.1	152	3.4	110	2.2
2-Bedroom	95	2.3	90	2.4	96	2.3
3+Bedroom	115	5.8	104	5.3	87	3.3
All	378	3.0	369	3.1	342	2.5

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

NOVEMBER 2016			OCTOBER 2016		NOVEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	19	2.3	23	2.7	25	3.0
1-Bedroom	133	7.2	144	6.8	119	3.8
2-Bedroom	125	6.8	124	7.2	136	6.4
3+Bedroom	122	9.8	118	9.8	107	15.3
All	399	6.9	409	6.9	387	5.7

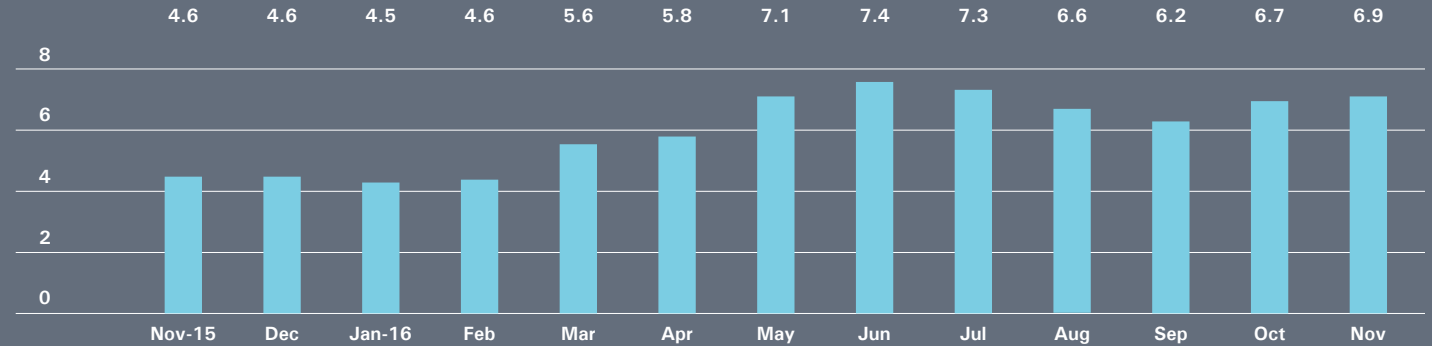
COOPERATIVES

NOVEMBER 2016			OCTOBER 2016		NOVEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	79	3.5	66	3.0	74	2.5
1-Bedroom	163	4.4	156	4.5	141	3.3
2-Bedroom	115	6.6	109	6.5	91	4.1
3+Bedroom	85	17.6	82	15.9	66	9.9
All	442	5.4	413	5.2	372	3.7

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2016		OCTOBER 2016		NOVEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	28	2.8	29	3.6	25	1.8
1-Bedroom	155	5.7	149	5.6	114	3.9
2-Bedroom	140	10.5	135	9.3	111	5.7
3+Bedroom	84	20.2	86	19.8	72	9.6
All	407	7.5	399	7.5	322	4.6

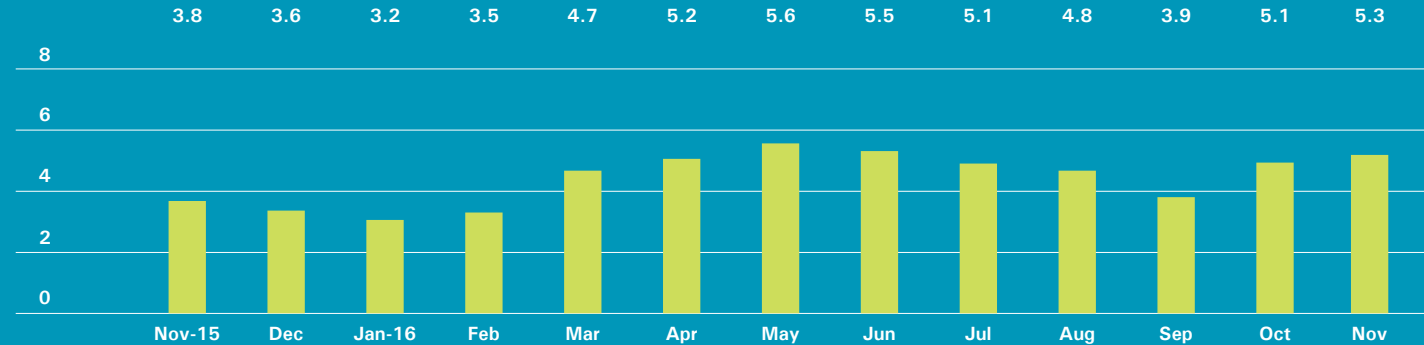
COOPERATIVES

	NOVEMBER 2016		OCTOBER 2016		NOVEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	11	2.1	14	2.4	16	2.4
1-Bedroom	49	5.5	35	3.8	43	4.5
2-Bedroom	28	6.2	25	6.3	32	5.3
3+Bedroom	20	17.1	19	14.3	20	10.0
All	108	5.5	93	4.6	111	4.6

Downtown

34th - 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2016		OCTOBER 2016		NOVEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	21	4.1	18	3.0	22	3.8
1-Bedroom	97	3.5	114	3.9	75	3.5
2-Bedroom	158	7.9	151	6.8	98	5.5
3+Bedroom	159	10.1	136	9.0	94	7.7
Loft	71	8.7	69	9.2	58	7.1
All	506	6.6	488	6.1	347	5.3

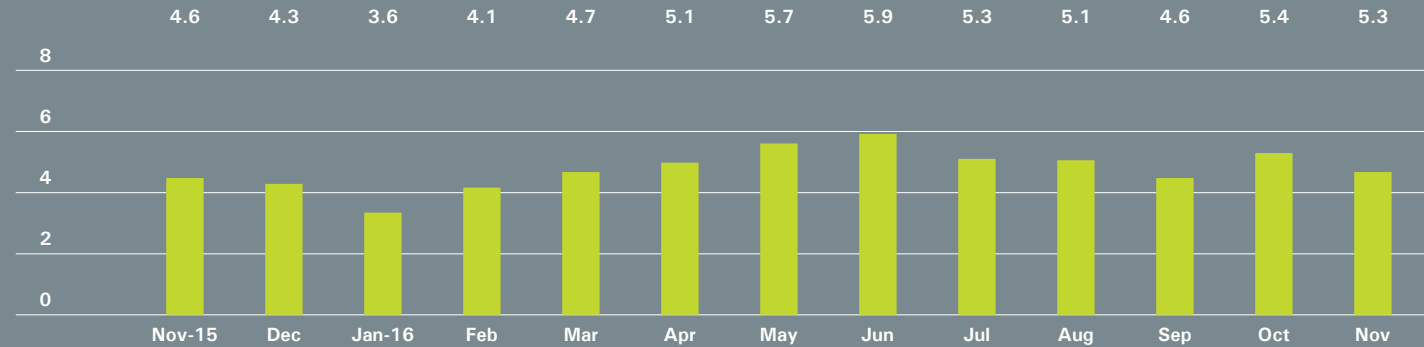
COOPERATIVES

	NOVEMBER 2016		OCTOBER 2016		NOVEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	52	2.7	61	3.2	36	1.5
1-Bedroom	89	3.3	89	3.4	70	2.2
2-Bedroom	38	3.7	39	3.8	41	3.3
3+Bedroom	27	6.5	29	7.3	19	6.0
Loft	57	7.0	49	6.0	41	3.7
All	263	3.9	267	4.0	207	2.5

Downtown

South of 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2016		OCTOBER 2016		NOVEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	72	7.0	72	7.0	59	4.2
1-Bedroom	185	5.2	191	5.5	150	4.6
2-Bedroom	257	6.1	252	6.2	158	3.9
3+Bedroom	260	7.5	267	7.2	235	9.5
Loft	156	7.9	161	8.1	155	7.0
All	930	6.5	943	6.6	757	5.6

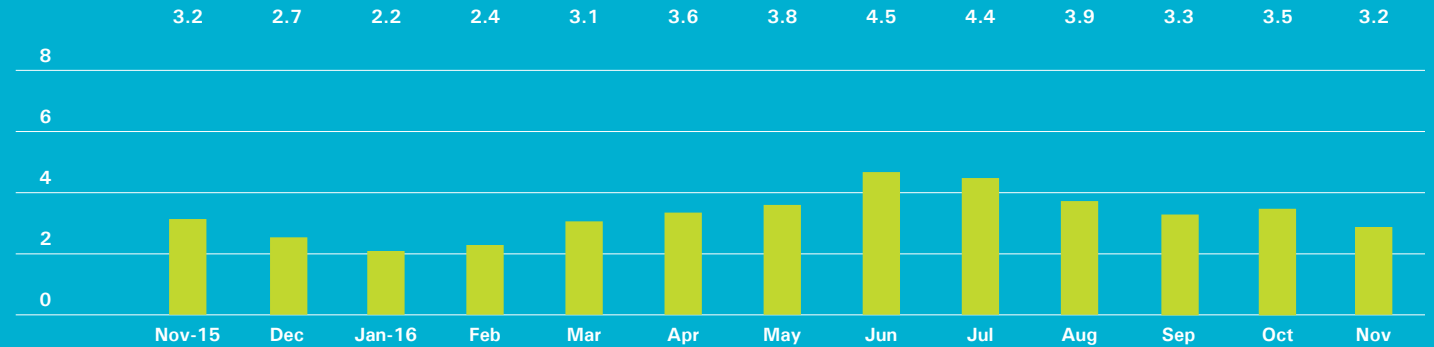
COOPERATIVES

	NOVEMBER 2016		OCTOBER 2016		NOVEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	37	2.0	33	1.8	51	2.9
1-Bedroom	110	2.9	108	3.0	85	2.1
2-Bedroom	87	3.9	94	4.1	75	3.7
3+Bedroom	40	8.3	38	7.4	40	7.7
Loft	123	5.3	112	5.3	96	3.9
All	397	3.7	385	3.7	347	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

NOVEMBER 2016			OCTOBER 2016		NOVEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	6	2.3	5	2.3	12	4.0
1-Bedroom	56	3.7	65	3.9	42	2.1
2-Bedroom	66	3.2	75	3.6	71	4.4
3+Bedroom	50	6.4	45	6.6	27	3.3
All	178	3.8	190	4.1	152	3.2

COOPERATIVES

NOVEMBER 2016			OCTOBER 2016		NOVEMBER 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	6	1.6	8	2.2	11	2.5
1-Bedroom	39	2.0	41	2.2	59	2.6
2-Bedroom	65	2.9	70	3.0	67	3.3
3+Bedroom	31	4.4	29	5.0	32	4.3
All	141	2.7	148	2.9	169	3.1



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EAST SIDE

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WEST SIDE

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VILLAGE

831 Broadway
New York, NY 10003
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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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WASHINGTON HEIGHTS

819 West 187th Street
New York, NY 10033
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3531 Johnson Avenue
Riverdale, NY 10463
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RIVERDALE MOSHOLU

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Riverdale, NY 10471
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BROOKLYN BROOKLYN HEIGHTS

150 Montague Street
Brooklyn, NY 11201
718.613.2000

BOERUM HILL

495 Atlantic Avenue
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
718.622.9300

COBBLE HILL

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Brooklyn, NY 11201
718.613.2020

BEDFORD STUYVESANT

316 Stuyvesant Avenue
Brooklyn, NY 11233
718.613.2800

SOUTH SLOPE

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Brooklyn, NY 11215
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Hoboken, NJ 07030
201.478.6700

MONTCLAIR

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Montclair, NJ 07030
973.744.6033

HUDSON VALLEY HUDSON

526 Warren Street
Hudson, NY 12534
518.828.0181

CONNECTICUT DARIEN

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
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STAMFORD

1099 High Ridge Road
Stamford, CT 06905
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WESTPORT

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Westport, CT 06880
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WILTON

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Wilton, CT 06897
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East Hampton, NY 11937
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New York, NY 10065
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