



# October 2015 Highlights

A sharp rise in inventory brought Manhattan's absorption rate up to **4.2** from a year ago.

At **5.4** months, the condo absorption rate remains well above the co-op rate of 3.3 months.

The West Side rate of **3.3** months was Manhattan's lowest, followed by Upper Manhattan's **3.4** -month rate.



halstead.com WEB# 13366202



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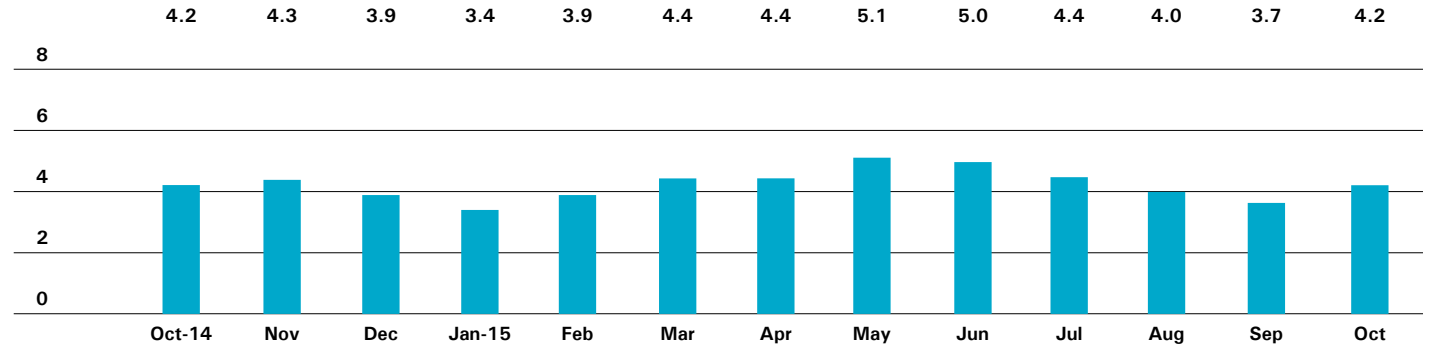
## Definitions

**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#

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	206	3.7	191	3.6	211	3.7
1-Bedroom	730	3.8	621	3.5	658	3.7
2-Bedroom	829	5.1	696	4.8	732	4.8
3+Bedroom	900	9.6	787	9.5	738	9.1
Loft	237	6.7	176	5.3	213	5.5
<b>All</b>	<b>2,902</b>	<b>5.4</b>	<b>2,471</b>	<b>5.0</b>	<b>2,552</b>	<b>5.0</b>

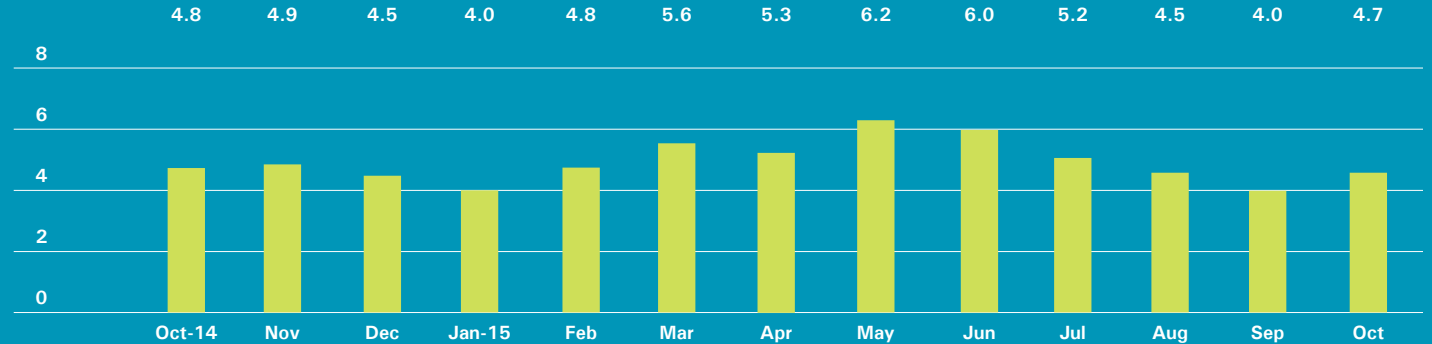
## COOPERATIVES

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	360	2.9	302	2.6	429	3.6
1-Bedroom	684	2.6	506	2.0	762	2.9
2-Bedroom	590	3.3	441	2.6	603	3.2
3+Bedroom	538	6.0	385	4.3	499	6.7
Loft	167	3.5	119	2.8	191	4.1
<b>All</b>	<b>2,339</b>	<b>3.3</b>	<b>1,753</b>	<b>2.6</b>	<b>2,484</b>	<b>3.6</b>

# East Side

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	25	3.8	25	4.1	26	3.2
1-Bedroom	109	4.5	99	4.6	77	3.5
2-Bedroom	129	6.0	108	5.5	108	4.8
3+Bedroom	170	9.1	155	8.2	166	7.6
<b>All</b>	<b>433</b>	<b>6.1</b>	<b>387</b>	<b>5.8</b>	<b>377</b>	<b>5.1</b>

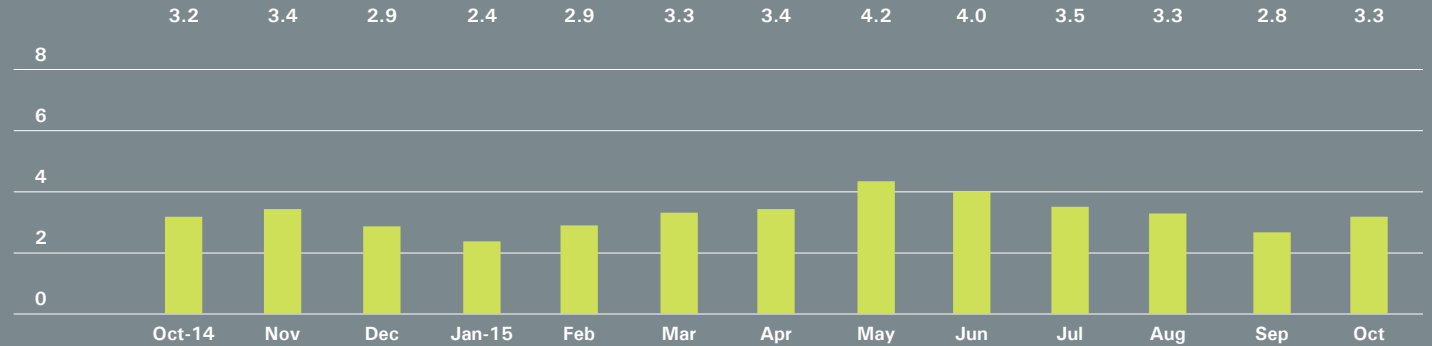
## COOPERATIVES

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	98	3.7	107	4.8	136	5.7
1-Bedroom	199	2.9	151	2.4	239	3.5
2-Bedroom	206	3.6	149	2.8	219	3.9
3+Bedroom	276	7.4	191	4.8	241	7.5
<b>All</b>	<b>779</b>	<b>4.1</b>	<b>598</b>	<b>3.3</b>	<b>835</b>	<b>4.7</b>

# West Side

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	26	3.8	20	2.9	28	3.4
1-Bedroom	92	2.7	77	2.7	92	3.2
2-Bedroom	110	4.4	91	4.6	68	2.7
3+Bedroom	180	9.1	149	8.7	116	5.6
<b>All</b>	<b>408</b>	<b>4.8</b>	<b>337</b>	<b>4.6</b>	<b>304</b>	<b>3.7</b>

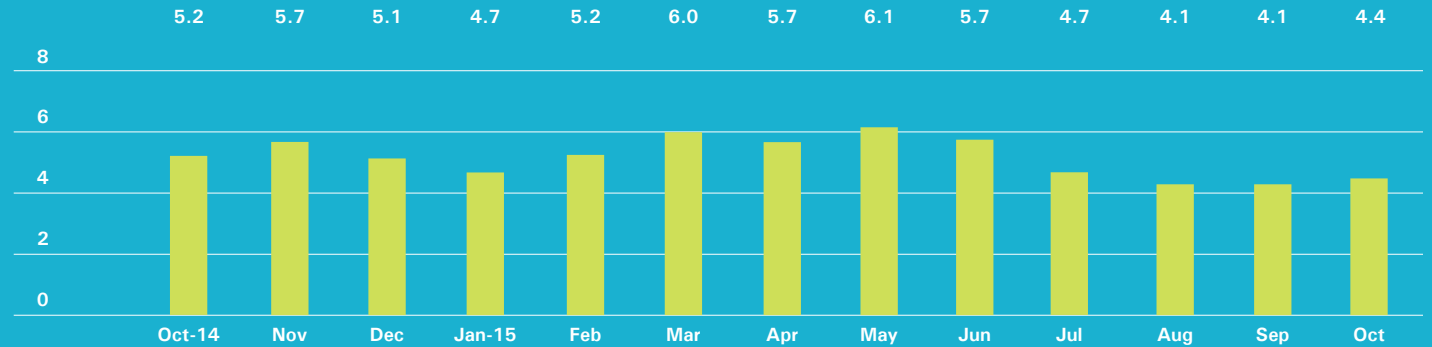
## COOPERATIVES

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	51	2.5	37	1.8	64	3.1
1-Bedroom	105	2.1	73	1.5	134	2.6
2-Bedroom	100	2.3	71	1.7	107	2.4
3+Bedroom	96	3.6	65	2.8	96	4.8
<b>All</b>	<b>352</b>	<b>2.5</b>	<b>246</b>	<b>1.8</b>	<b>401</b>	<b>2.9</b>

# Midtown East

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	26	3.2	30	3.9	28	6.2
1-Bedroom	127	3.8	105	3.5	87	4.4
2-Bedroom	136	5.7	118	5.6	119	8.3
3+Bedroom	120	18.9	103	17.2	73	16.8
<b>All</b>	<b>409</b>	<b>5.7</b>	<b>356</b>	<b>5.5</b>	<b>307</b>	<b>7.2</b>

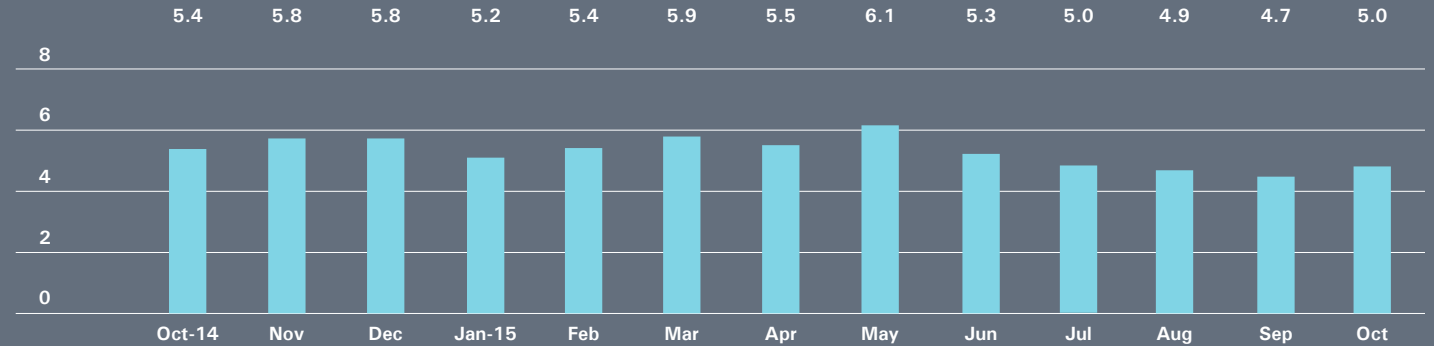
## COOPERATIVES

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	80	2.8	59	2.2	98	3.7
1-Bedroom	132	3.0	116	2.9	155	3.7
2-Bedroom	87	3.9	67	3.1	90	3.8
3+Bedroom	63	9.5	50	8.1	73	14.6
<b>All</b>	<b>362</b>	<b>3.6</b>	<b>292</b>	<b>3.1</b>	<b>416</b>	<b>4.3</b>

# Midtown West

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	23	2.0	26	2.2	23	2.2
1-Bedroom	120	4.4	107	4.2	111	5.3
2-Bedroom	109	6.3	101	6.2	109	7.3
3+Bedroom	74	10.8	73	13.3	69	16.6
<b>All</b>	<b>326</b>	<b>5.2</b>	<b>307</b>	<b>5.2</b>	<b>312</b>	<b>6.2</b>

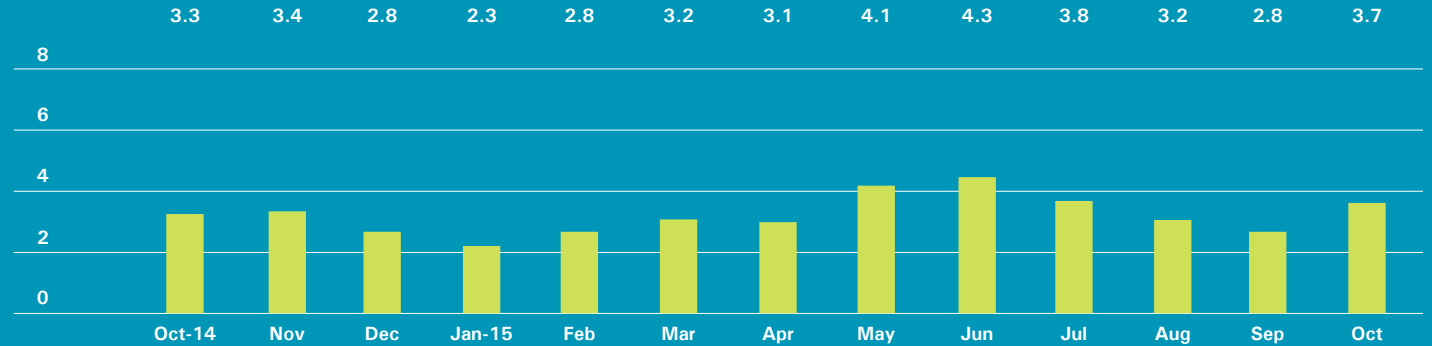
## COOPERATIVES

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	18	2.7	18	2.6	15	2.3
1-Bedroom	41	3.7	32	3.0	37	3.2
2-Bedroom	35	6.4	29	5.0	31	6.2
3+Bedroom	19	8.8	13	4.6	16	9.6
<b>All</b>	<b>113</b>	<b>4.5</b>	<b>92</b>	<b>3.5</b>	<b>99</b>	<b>4.0</b>

# Downtown

34th - 14th Street

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	29	4.8	17	3.5	20	3.1
1-Bedroom	67	3.3	42	2.3	48	1.9
2-Bedroom	97	5.2	68	3.7	89	4.2
3+Bedroom	91	8.0	80	8.0	86	10.8
Loft	62	7.4	42	5.4	46	4.8
<b>All</b>	<b>346</b>	<b>5.4</b>	<b>249</b>	<b>4.2</b>	<b>289</b>	<b>4.1</b>

## COOPERATIVES

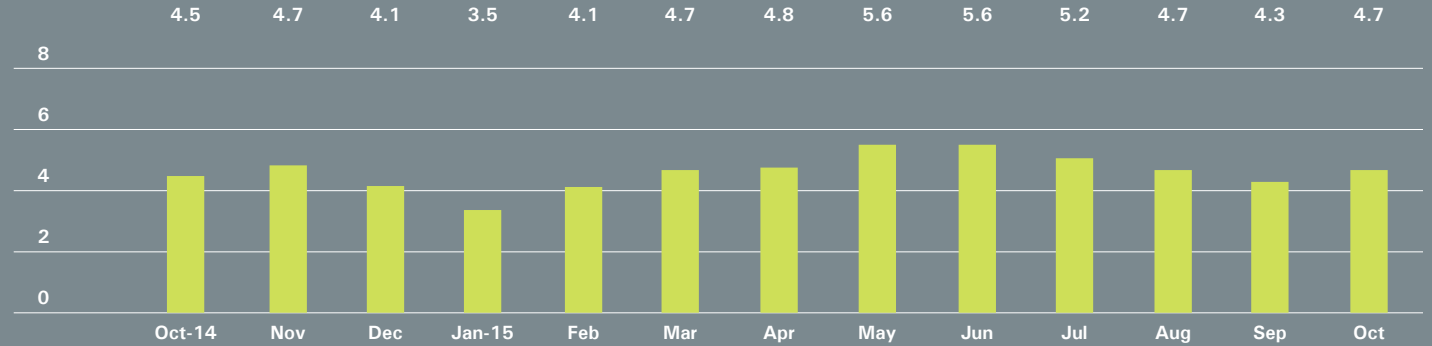
	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	45	1.9	36	1.6	60	2.5
1-Bedroom	74	2.2	43	1.4	71	2.0
2-Bedroom	31	2.6	23	2.2	36	2.6
3+Bedroom	18	4.9	13	3.7	18	4.5
Loft	37	3.3	21	2.2	46	4.4
<b>All</b>	<b>205</b>	<b>2.5</b>	<b>136</b>	<b>1.8</b>	<b>231</b>	<b>2.6</b>



# Downtown

South of 14th Street

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	63	4.2	59	4.4	73	4.6
1-Bedroom	162	4.7	145	4.6	197	4.4
2-Bedroom	182	4.7	158	5.1	164	4.8
3+Bedroom	244	11.1	207	12.4	196	16.1
Loft	156	6.6	118	5.2	147	5.7
<b>All</b>	<b>807</b>	<b>6.0</b>	<b>687</b>	<b>6.0</b>	<b>777</b>	<b>5.8</b>

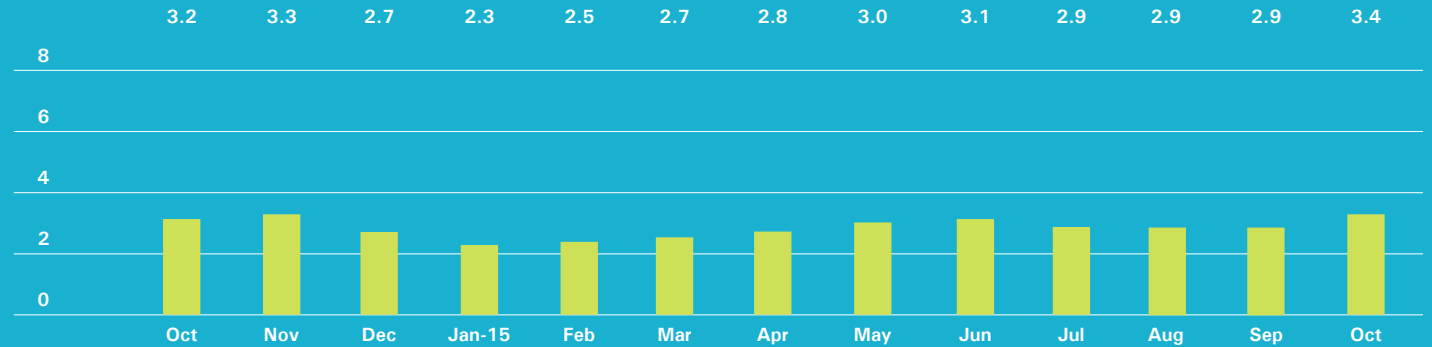
## COOPERATIVES

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	62	3.5	43	2.8	52	3.1
1-Bedroom	84	2.0	58	1.4	84	2.1
2-Bedroom	68	3.4	49	2.6	68	3.1
3+Bedroom	37	7.4	31	6.6	17	3.9
Loft	92	3.7	59	2.6	100	3.9
<b>All</b>	<b>343</b>	<b>3.2</b>	<b>240</b>	<b>2.4</b>	<b>321</b>	<b>2.9</b>

# 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

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	5.6	16	8.7	14	3.5
1-Bedroom	57	2.7	51	2.5	51	3.0
2-Bedroom	71	3.8	55	2.9	81	3.5
3+Bedroom	29	3.3	26	2.7	40	3.8
<b>All</b>	<b>173</b>	<b>3.3</b>	<b>148</b>	<b>2.9</b>	<b>186</b>	<b>3.4</b>

## COOPERATIVES

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	13	3.0	7	1.7	15	2.7
1-Bedroom	62	2.7	51	2.4	59	2.6
2-Bedroom	74	3.8	61	3.4	66	2.7
3+Bedroom	36	4.2	30	3.2	41	4.9
<b>All</b>	<b>185</b>	<b>3.4</b>	<b>149</b>	<b>2.9</b>	<b>181</b>	<b>3.0</b>



## OFFICES

### MANHATTAN

**PARK AVENUE**  
499 Park Avenue  
New York, NY 10022  
212.734.0010

### EAST SIDE

770 Lexington Avenue  
New York, NY 10065  
212.317.7800

### WEST SIDE

408 Columbus Avenue  
New York, NY 10024  
212.769.3000

### VILLAGE

831 Broadway  
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  
212.381.2570

### WASHINGTON HEIGHTS

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

### 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**  
526 Warren Street  
Hudson, NY 12534  
518.828.0181

### NEW JERSEY

**HOBOKEN**  
200 Washington Street  
Hoboken, NJ 07030  
201.478.6700

### MONTCLAIR

635 Valley Road,  
Montclair, NJ 07030  
973.744.6033

### 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  
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**  
47-12 Vernon Boulevard  
Queens, NY 1110  
718.878.1800

### HAMPTONS

**EAST HAMPTON**  
2 Newtown Lane  
East Hampton, NY 11937  
631.324.6100

### SOUTHAMPTON

31 Main Street  
Southampton, NY 11968  
631.283.2883

### CORPORATE

**COMMERCIAL SALES**  
770 Lexington Avenue  
New York, NY 10065  
212.381.3208

### DEVELOPMENT MARKETING

445 Park Avenue  
New York, NY 10022  
212.253.9300

### GLOBAL SERVICES

770 Lexington Avenue  
New York, NY 10065  
800.765.2692 x6521

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