



September 2016 Highlights

The absorption rate fell to 4.3 months in September, but remained **18%** higher than a year ago.

The condo absorption rate rose **8%** from September 2015, while the co-op rate increased **23%**.

The West Side replaced Upper Manhattan as the tightest market in September, with a **3.2**-month supply of apartments for sale.



halstead.com WEB# 15525602



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Definitions

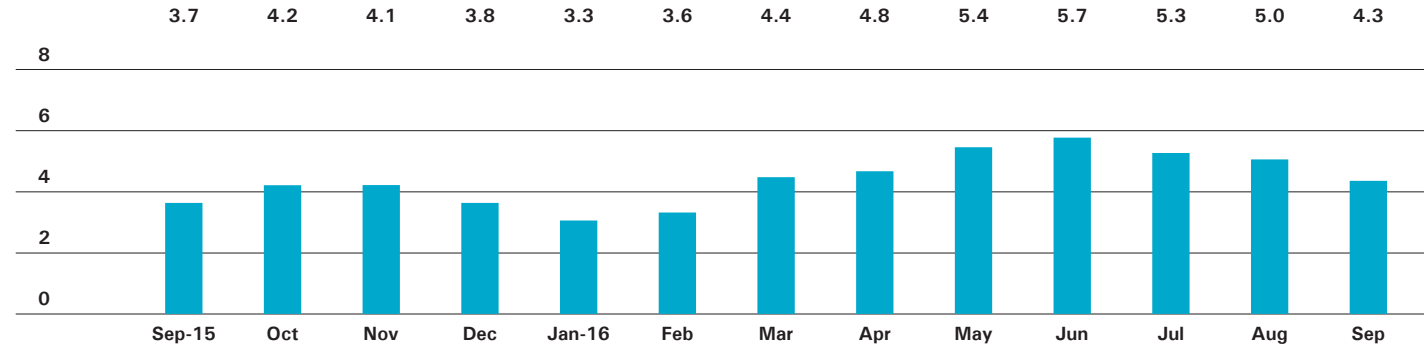
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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, halstead.com WEB# 15418694

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	SEPT 2016		AUG 2016		SEPT 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	177	3.8	181	4.2	191	3.6
1-Bedroom	738	4.0	806	4.4	621	3.5
2-Bedroom	862	5.3	902	5.5	696	4.8
3+Bedroom	929	8.8	980	9.5	787	9.5
Loft	187	6.3	214	7.7	176	5.3
All	2,893	5.5	3,083	5.9	2,471	5.0

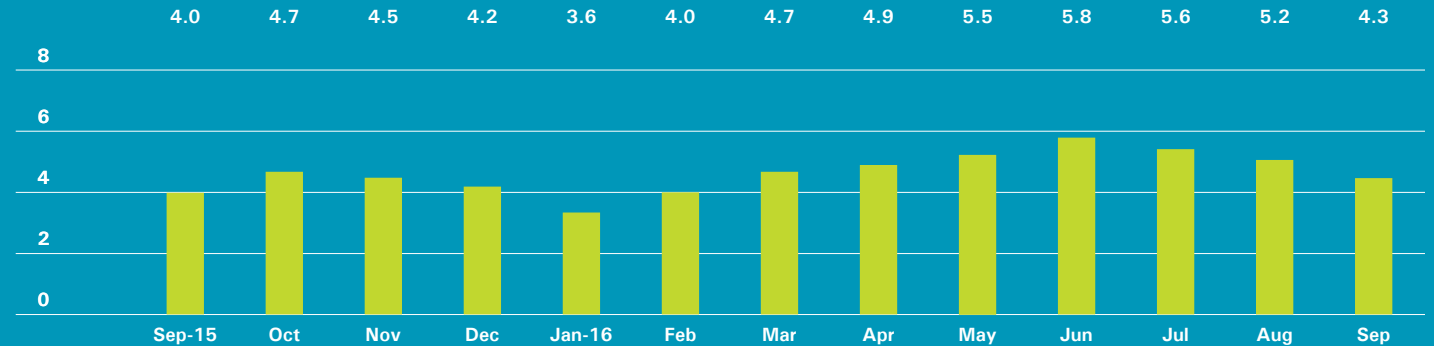
COOPERATIVES

	SEPT 2016		AUG 2016		SEPT 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	225	2.1	241	2.5	302	2.6
1-Bedroom	576	2.6	681	3.3	506	2.0
2-Bedroom	503	3.3	576	4.1	441	2.6
3+Bedroom	436	6.6	524	8.3	385	4.3
Loft	139	3.8	186	5.3	119	2.8
All	1,879	3.2	2,208	4.1	1,753	2.6

East Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	SEPT 2016		AUG 2016		SEPT 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	20	2.7	18	2.5	25	4.1
1-Bedroom	73	2.3	87	3.0	99	4.6
2-Bedroom	123	5.5	130	5.3	108	5.5
3+Bedroom	159	8.7	181	8.8	155	8.2
All	375	4.7	416	5.1	387	5.8

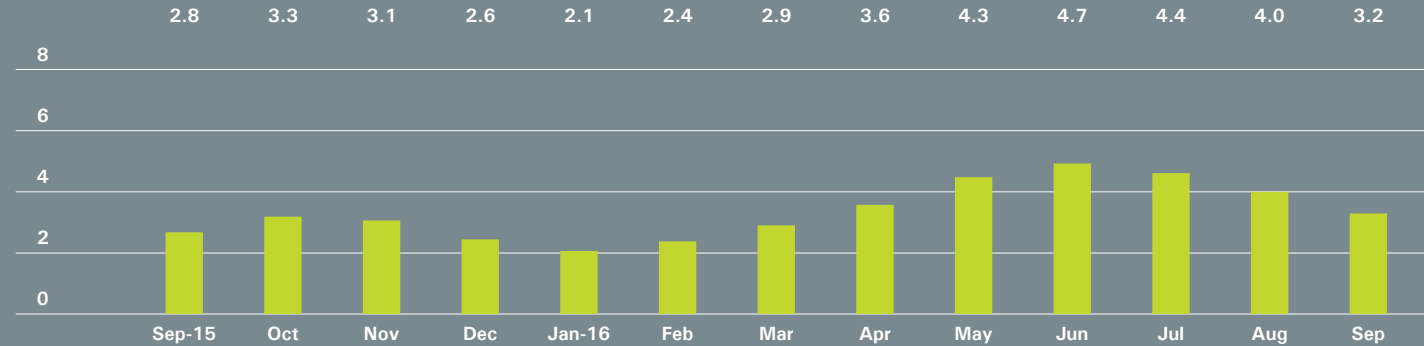
COOPERATIVES

	SEPT 2016		AUG 2016		SEPT 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	54	2.9	71	4.0	107	4.8
1-Bedroom	144	2.8	182	3.9	151	2.4
2-Bedroom	194	4.4	223	5.5	149	2.8
3+Bedroom	204	7.1	247	8.1	191	4.8
All	596	4.1	723	5.3	598	3.3

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	SEPT 2016		AUG 2016		SEPT 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	15	2.6	14	2.3	20	2.9
1-Bedroom	77	3.4	90	3.9	77	2.7
2-Bedroom	90	4.8	105	6.1	91	4.6
3+Bedroom	146	9.5	152	11.4	149	8.7
All	328	5.3	361	6.1	337	4.6

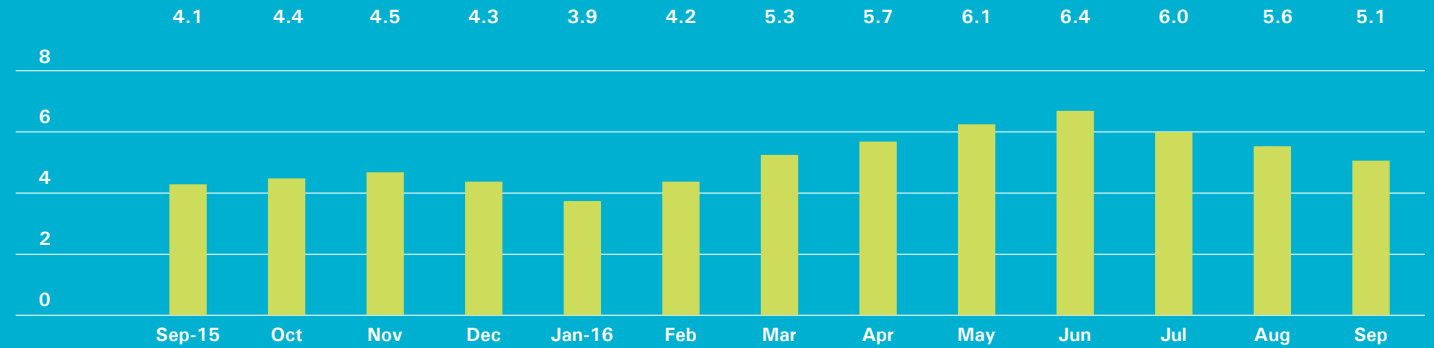
COOPERATIVES

	SEPT 2016		AUG 2016		SEPT 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	23	1.4	29	1.9	37	1.8
1-Bedroom	97	2.3	112	2.7	73	1.5
2-Bedroom	57	1.5	65	2.0	71	1.7
3+Bedroom	69	3.8	89	5.4	65	2.8
All	246	2.1	295	2.8	246	1.8

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

SEPT 2016			AUG 2016		SEPT 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	25	3.1	23	3.5	30	3.9
1-Bedroom	129	5.7	142	6.0	105	3.5
2-Bedroom	109	6.0	121	6.5	118	5.6
3+Bedroom	114	10.5	113	10.9	103	17.2
All	377	6.3	399	6.7	356	5.5

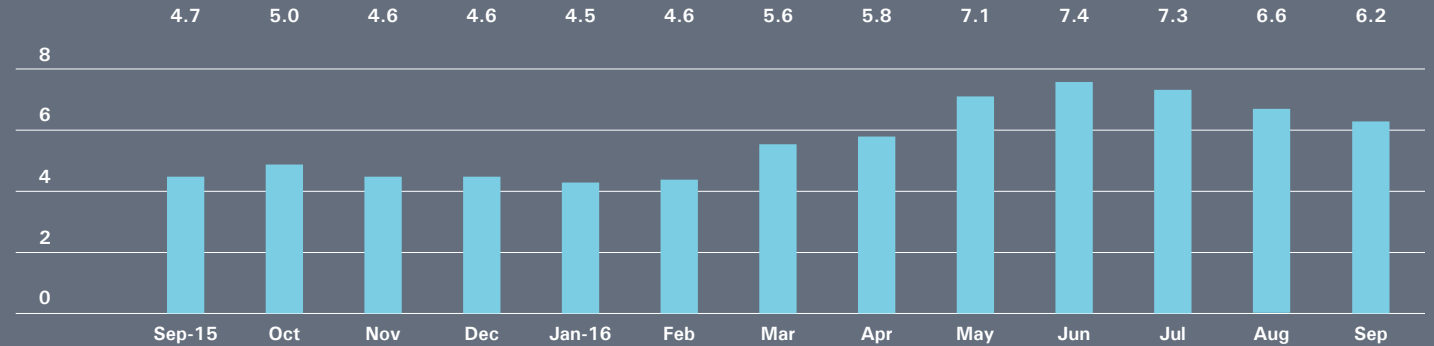
COOPERATIVES

SEPT 2016			AUG 2016		SEPT 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	59	2.5	59	2.5	59	2.2
1-Bedroom	124	3.5	129	3.8	116	2.9
2-Bedroom	86	5.5	89	6.2	67	3.1
3+Bedroom	63	11.8	74	17.8	50	8.1
All	332	4.2	351	4.6	292	3.1

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	SEPT 2016		AUG 2016		SEPT 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	30	4.6	30	4.7	26	2.2
1-Bedroom	130	4.9	140	5.9	107	4.2
2-Bedroom	134	7.8	136	7.4	101	6.2
3+Bedroom	96	19.2	92	21.2	73	13.3
All	390	7.1	398	7.5	307	5.2

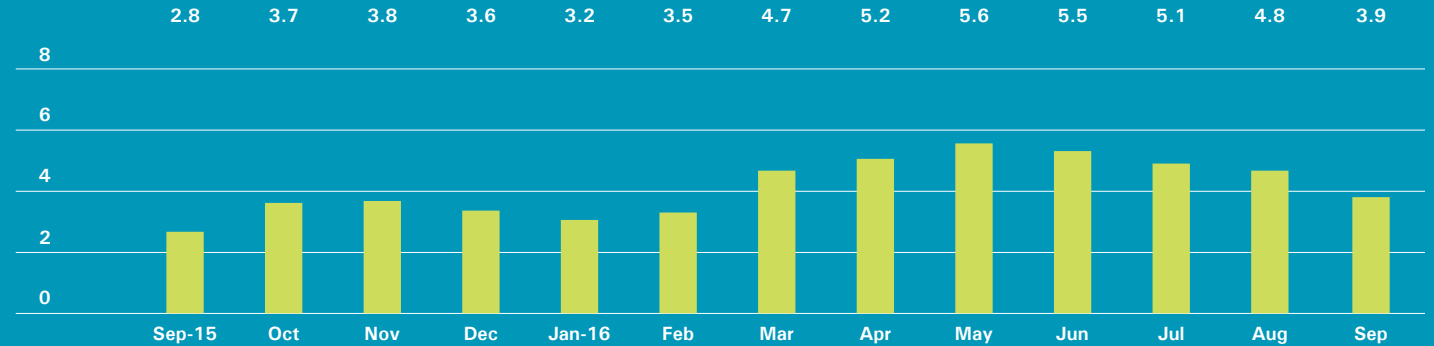
COOPERATIVES

	SEPT 2016		AUG 2016		SEPT 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	9	1.4	9	1.4	18	2.6
1-Bedroom	32	3.8	35	3.7	32	3.0
2-Bedroom	20	6.0	28	8.0	29	5.0
3+Bedroom	20	10.9	22	12.0	13	4.6
All	81	4.0	94	4.4	92	3.5

Downtown

34th - 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	SEPT 2016		AUG 2016		SEPT 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	2.2	18	2.8	17	3.5
1-Bedroom	91	3.0	104	3.5	42	2.3
2-Bedroom	123	5.5	127	5.7	68	3.7
3+Bedroom	126	8.9	133	9.7	80	8.0
Loft	47	5.9	66	8.4	42	5.4
All	401	5.0	448	5.6	249	4.2

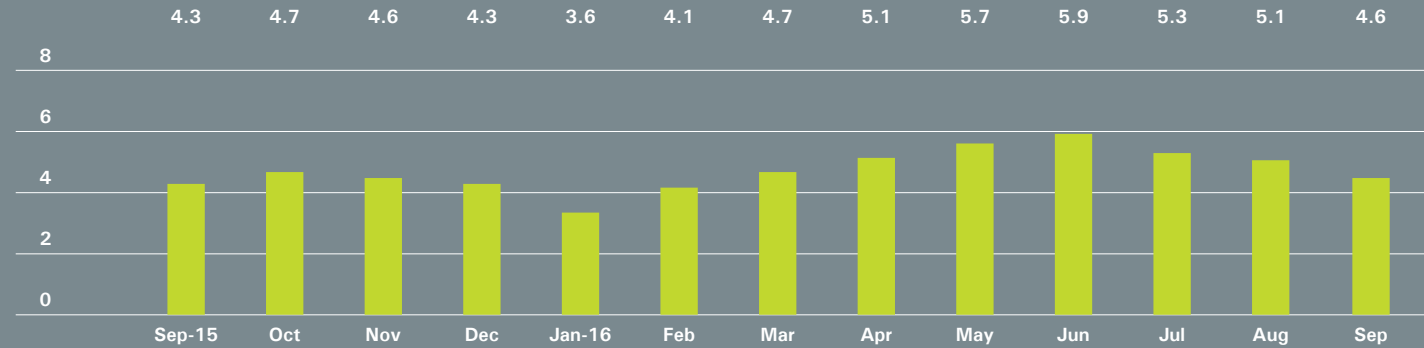
COOPERATIVES

	SEPT 2016		AUG 2016		SEPT 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	38	1.9	35	2.0	36	1.6
1-Bedroom	55	2.0	74	3.0	43	1.4
2-Bedroom	31	3.2	38	4.0	23	2.2
3+Bedroom	16	4.8	20	8.0	13	3.7
Loft	35	4.5	57	7.8	21	2.2
All	175	2.6	224	3.7	136	1.8

Downtown

South of 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	SEPT 2016		AUG 2016		SEPT 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	64	6.0	66	7.2	59	4.4
1-Bedroom	176	4.9	181	5.1	145	4.6
2-Bedroom	216	5.0	213	5.1	158	5.1
3+Bedroom	247	6.8	258	7.2	207	12.4
Loft	133	6.8	139	7.7	118	5.2
All	836	5.7	857	6.1	687	6.0

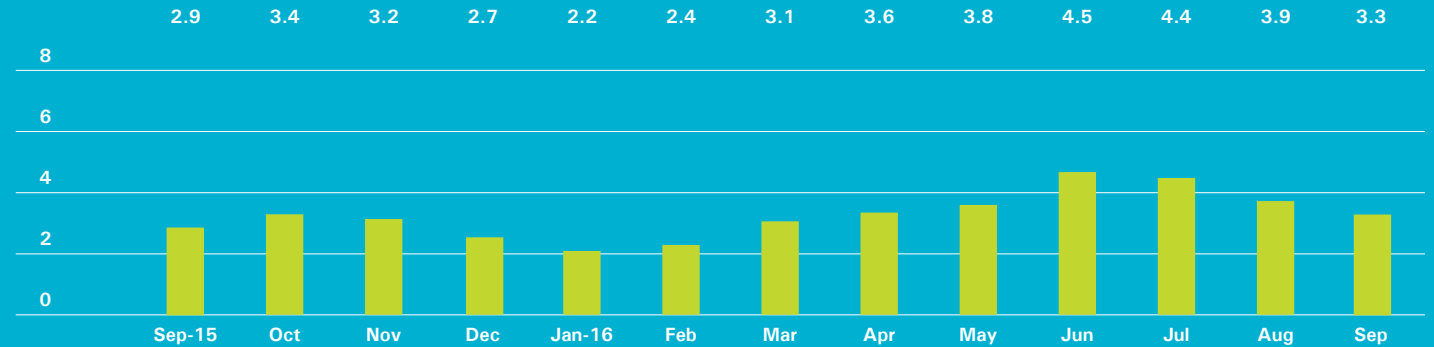
COOPERATIVES

	SEPT 2016		AUG 2016		SEPT 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	36	1.9	37	2.1	43	2.8
1-Bedroom	90	2.5	106	3.0	58	1.4
2-Bedroom	71	3.4	87	4.1	49	2.6
3+Bedroom	38	7.4	44	9.8	31	6.6
Loft	74	3.9	88	4.7	59	2.6
All	309	3.1	362	3.7	240	2.4

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

SEPT 2016			AUG 2016		SEPT 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	9	4.2	12	6.0	16	8.7
1-Bedroom	63	3.5	64	3.6	51	2.5
2-Bedroom	70	3.4	74	3.7	55	2.9
3+Bedroom	44	8.3	54	11.2	26	2.7
All	186	4.0	204	4.6	148	2.9

COOPERATIVES

SEPT 2016			AUG 2016		SEPT 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	10	2.5	10	3.0	7	1.7
1-Bedroom	45	2.2	58	2.8	51	2.4
2-Bedroom	53	2.3	58	2.7	61	3.4
3+Bedroom	32	5.8	33	7.1	30	3.2
All	140	2.7	159	3.2	149	2.9



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SOHO

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New York, NY 10012
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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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BOERUM HILL

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Brooklyn, NY 11217
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76 Seventh Avenue
Brooklyn, NY 11217
718.399.2222

PARK SLOPE

244 Fifth Avenue
Brooklyn, NY 11215
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COBBLE HILL

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Brooklyn, NY 11201
718.613.2020

BEDFORD STUYVESANT

316 Stuyvesant Avenue
Brooklyn, NY 11233
718.613.2800

HUDSON VALLEY HUDSON

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Hudson, NY 12534
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201.478.6700

MONTCLAIR

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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

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Greenwich, CT 06830
203.869.8100

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Stamford, CT 06905
203.329.8801

WESTPORT

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Westport, CT 06880
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New York, NY 10065
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