



FEBRUARY 2018 Highlights

The Manhattan absorption rate rose 13% from a year ago, to a 5.6 - month supply of available units.

At 7.0 months, condo absorption rates remained well above the co-op level of 4.5 months.

With just a 3.9 - month supply of units for sale in February, the West Side was the tightest market in Manhattan.



halstead.com WEB# 18057460



halstead.com WEB# 18072043

Definitions

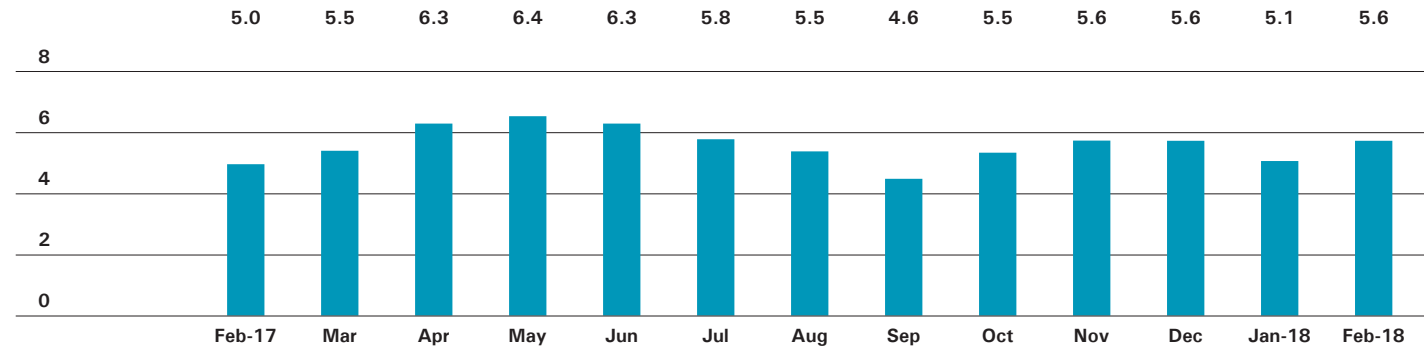
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 17982849

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2018		JANUARY 2018		FEBRUARY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	207	5.0	194	4.5	149	3.4
1-Bedroom	803	5.1	767	4.8	713	4.6
2-Bedroom	979	6.9	923	6.3	905	6.6
3+Bedroom	982	10.7	963	10.0	942	10.0
Loft	237	9.7	214	8.3	195	6.6
All	3,208	7.0	3,061	6.5	2,904	6.3

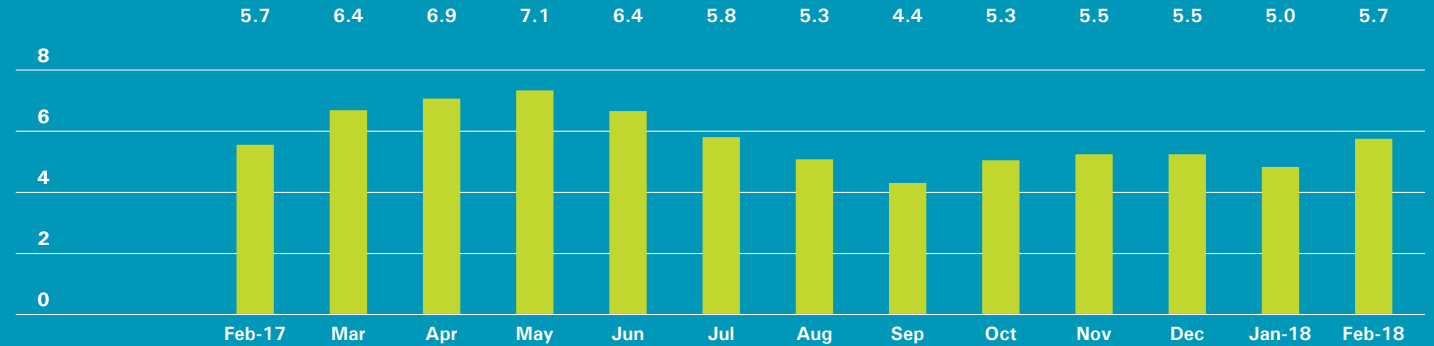
COOPERATIVES

	FEBRUARY 2018		JANUARY 2018		FEBRUARY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	305	3.3	234	2.5	231	2.4
1-Bedroom	753	3.6	630	3.0	630	3.0
2-Bedroom	655	4.4	600	3.9	587	4.0
3+Bedroom	566	8.6	524	7.5	514	8.5
Loft	194	5.5	185	5.1	185	5.3
All	2,473	4.5	2,173	3.9	2,147	3.9

East Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2018		JANUARY 2018		FEBRUARY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	24	4.0	19	3.5	15	2.4
1-Bedroom	92	4.1	83	3.6	78	3.7
2-Bedroom	132	5.5	124	5.0	135	8.4
3+Bedroom	162	9.9	156	9.6	170	12.4
All	410	5.9	382	5.4	398	7.0

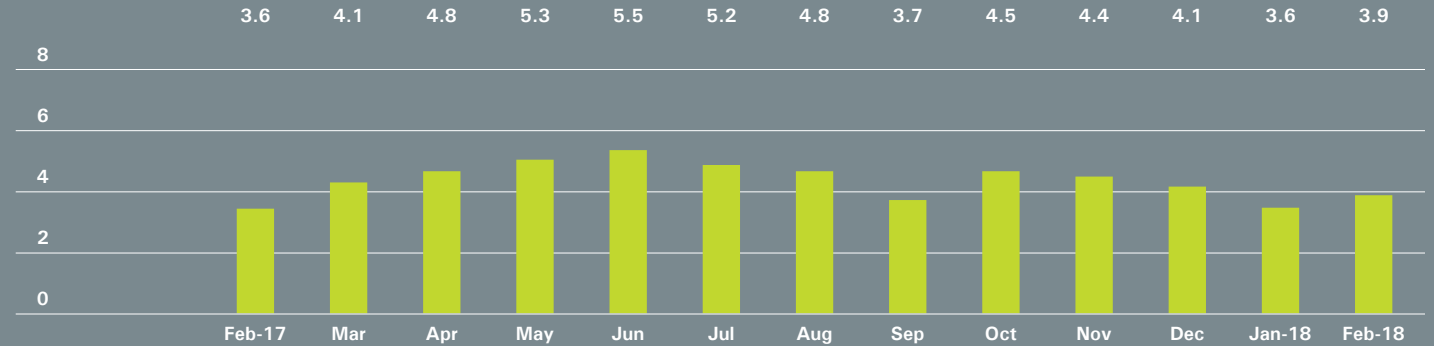
COOPERATIVES

	FEBRUARY 2018		JANUARY 2018		FEBRUARY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	69	3.5	59	2.9	55	2.5
1-Bedroom	226	4.1	184	3.3	176	3.5
2-Bedroom	218	5.3	209	4.9	225	5.1
3+Bedroom	285	10.8	252	8.6	249	12.1
All	798	5.6	704	4.7	705	5.1

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2018		JANUARY 2018		FEBRUARY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	17	3.5	19	4.2	15	2.7
1-Bedroom	80	2.7	79	2.7	81	4.5
2-Bedroom	126	4.4	116	4.0	83	4.5
3+Bedroom	157	7.0	146	6.5	148	8.3
All	380	4.5	360	4.3	327	5.5

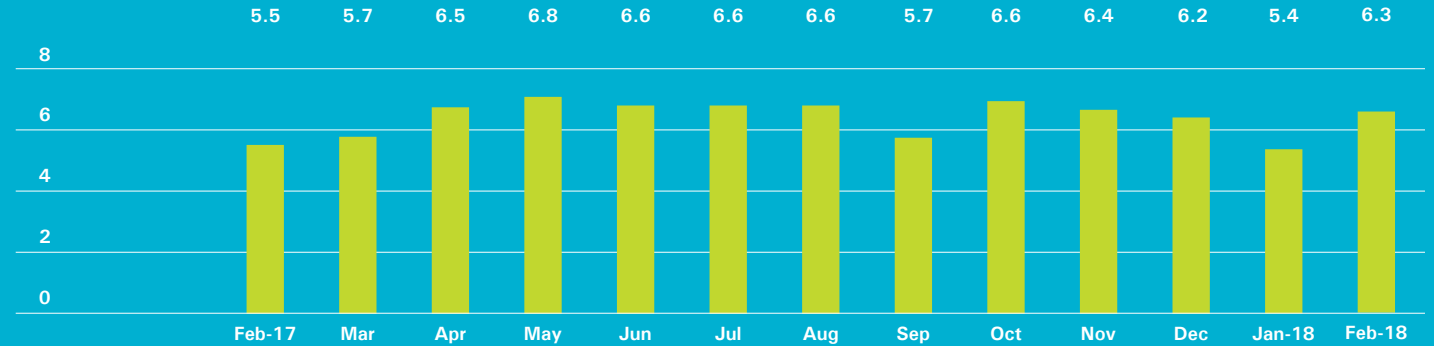
COOPERATIVES

	FEBRUARY 2018		JANUARY 2018		FEBRUARY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	31	2.1	25	1.8	24	1.4
1-Bedroom	120	3.2	108	2.9	93	2.1
2-Bedroom	116	3.4	106	2.9	78	2.2
3+Bedroom	103	5.2	98	4.9	100	5.6
All	370	3.5	337	3.1	295	2.6

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2018		JANUARY 2018		FEBRUARY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	25	5.2	28	5.8	19	2.7
1-Bedroom	143	7.0	132	6.4	113	5.3
2-Bedroom	118	8.7	113	8.2	96	5.7
3+Bedroom	119	11.3	111	10.2	114	10.5
All	405	8.2	384	7.7	342	6.1

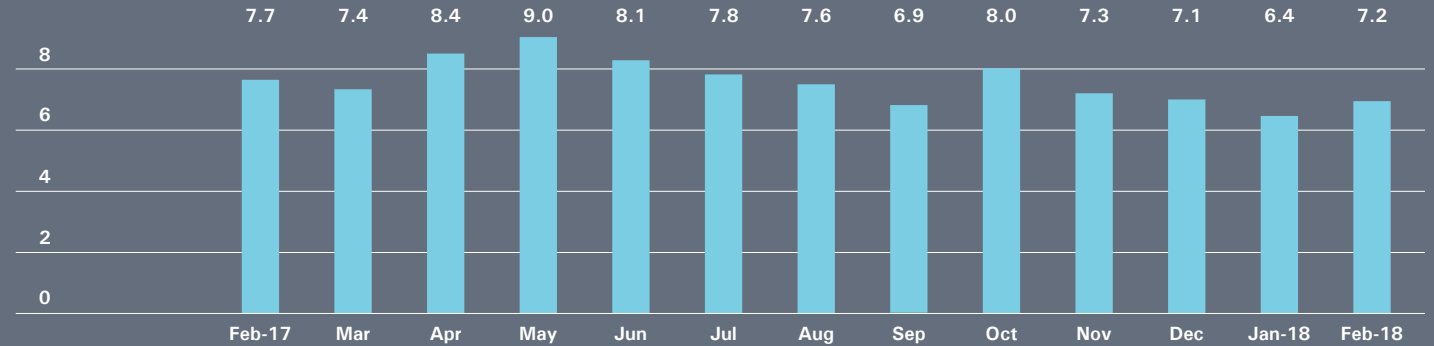
COOPERATIVES

	FEBRUARY 2018		JANUARY 2018		FEBRUARY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	79	3.1	49	2.0	65	2.8
1-Bedroom	159	4.2	124	3.4	143	4.1
2-Bedroom	130	7.4	111	6.0	117	7.8
3+Bedroom	82	15.4	69	11.8	77	12.5
All	450	5.2	353	4.1	402	5.1

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2018		JANUARY 2018		FEBRUARY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	30	3.8	27	3.9	22	2.3
1-Bedroom	131	6.5	118	5.4	140	6.3
2-Bedroom	123	8.7	124	7.5	143	10.9
3+Bedroom	100	27.3	92	23.0	87	29.0
All	384	8.4	361	7.3	392	8.1

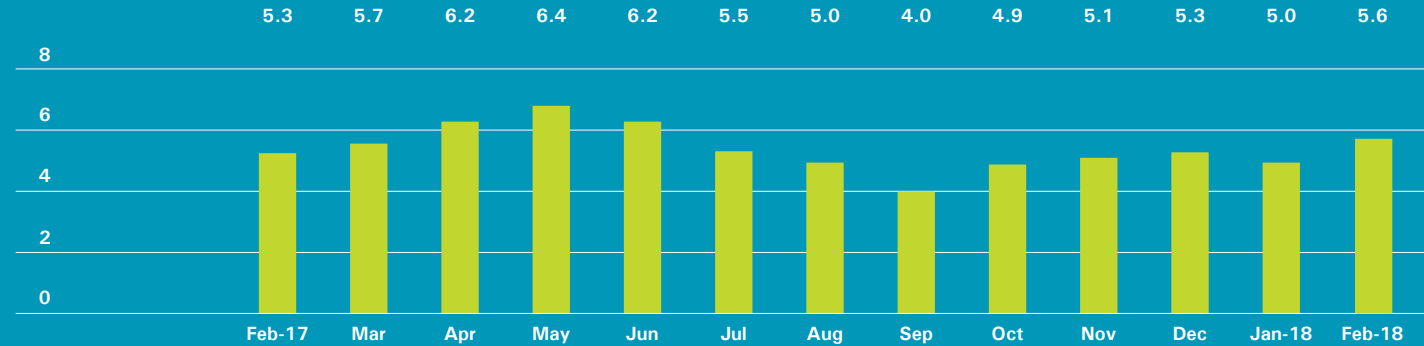
COOPERATIVES

	FEBRUARY 2018		JANUARY 2018		FEBRUARY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	18	3.3	19	3.3	15	4.5
1-Bedroom	27	3.0	30	3.8	36	5.4
2-Bedroom	26	8.2	19	5.2	27	6.2
3+Bedroom	7	8.4	7	8.4	16	32.0
All	78	4.2	75	4.1	94	6.3

Downtown

34th - 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2018		JANUARY 2018		FEBRUARY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	17	3.6	18	3.5	15	4.5
1-Bedroom	88	4.0	84	3.8	91	4.3
2-Bedroom	151	8.3	137	6.5	145	8.5
3+Bedroom	138	11.8	147	12.4	140	9.2
Loft	61	9.4	53	7.2	68	11.7
All	455	7.2	439	6.5	459	7.3

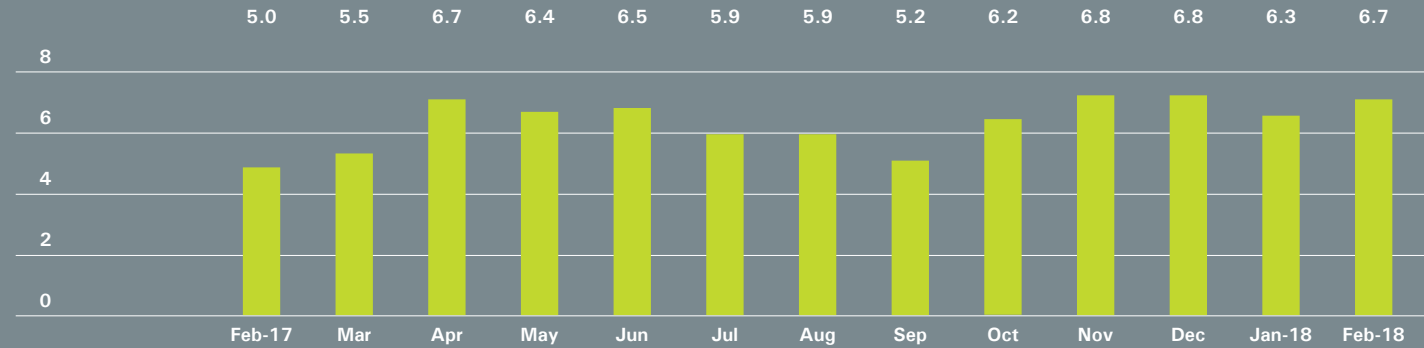
COOPERATIVES

	FEBRUARY 2018		JANUARY 2018		FEBRUARY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	47	3.6	38	2.5	42	2.7
1-Bedroom	88	3.2	79	2.9	67	2.5
2-Bedroom	33	3.0	27	2.3	24	2.8
3+Bedroom	20	6.7	22	7.8	15	4.1
Loft	58	7.6	58	7.0	52	6.2
All	246	4.0	224	3.4	200	3.2

Downtown

South of 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2018		JANUARY 2018		FEBRUARY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	80	7.2	71	6.3	51	4.9
1-Bedroom	210	6.6	215	6.9	162	4.1
2-Bedroom	259	8.5	246	8.6	235	5.9
3+Bedroom	269	12.5	274	11.6	238	8.4
Loft	160	10.0	149	8.9	123	6.0
All	978	8.8	955	8.6	809	5.8

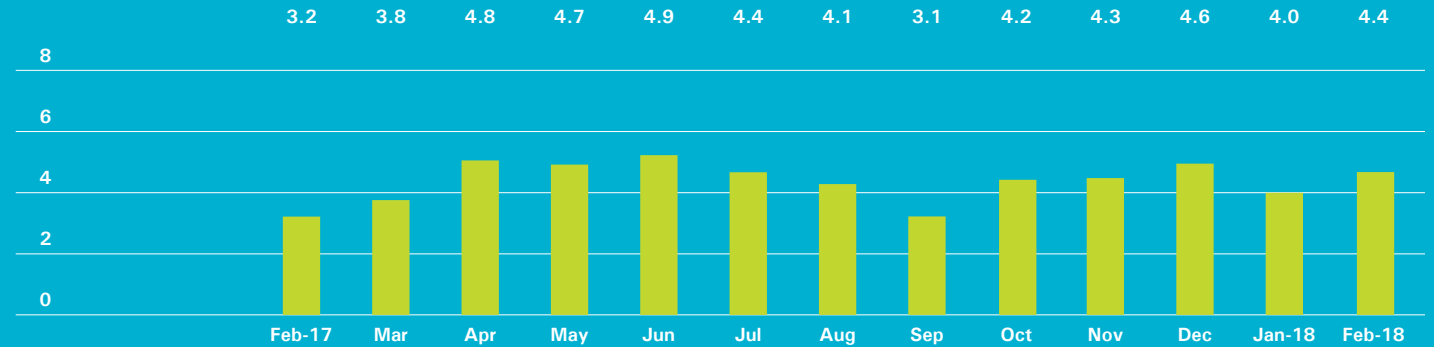
COOPERATIVES

	FEBRUARY 2018		JANUARY 2018		FEBRUARY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	58	4.3	39	3.0	31	2.3
1-Bedroom	106	3.2	84	2.5	100	2.9
2-Bedroom	81	3.7	72	3.2	80	3.9
3+Bedroom	41	7.0	40	6.3	31	6.0
Loft	105	5.4	100	5.3	98	5.0
All	391	4.1	335	3.5	340	3.6

Upper Manhattan

Generally north of 96th Street on the East Side, and 110th Street on the West Side

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2018		JANUARY 2018		FEBRUARY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	6.0	13	2.5	12	4.8
1-Bedroom	61	5.3	57	4.4	48	3.3
2-Bedroom	77	5.9	68	5.2	69	4.3
3+Bedroom	42	6.5	42	6.0	48	7.8
All	196	5.8	180	4.7	177	4.5

COOPERATIVES

	FEBRUARY 2018		JANUARY 2018		FEBRUARY 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	9	2.8	10	3.0	5	1.4
1-Bedroom	43	3.0	38	2.8	30	1.5
2-Bedroom	55	2.8	58	2.9	46	2.4
3+Bedroom	33	6.4	39	7.5	30	4.4
All	140	3.3	145	3.4	111	2.3



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EAST SIDE

770 Lexington Avenue
New York, NY 10065
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WEST SIDE

408 Columbus Avenue
New York, NY 10024
212.769.3000

VILLAGE

831 Broadway
New York, NY 10003
212.381.6500

SOHO

451 West Broadway
New York, NY 10012
212.381.4200

HARLEM

2169 Frederick Douglass Boulevard
New York, NY 10026
212.381.2570

WASHINGTON HEIGHTS

819 West 187th Street
New York, NY 10033
212.381.2452

BRONX

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

122 Montague Street
Brooklyn, NY 11201
718.613.2000

NORTH SLOPE

76 Seventh Avenue
Brooklyn, NY 11217
718.399.2222

PARK SLOPE

160 7th Avenue
Brooklyn, NY 11215
718.878.1960

COBBLE HILL

162 Court Street
Brooklyn, NY 11201
718.613.2020

BEDFORD STUYVESANT

316 Stuyvesant Avenue
Brooklyn, NY 11233
718.613.2800

SOUTH SLOPE

1214 8th Avenue
Brooklyn, NY 11215
718.878.1888

FORT GREENE

725 Fulton Street
Brooklyn, NY 1127
718.613.2800

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
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

FOREST HILLS

108-23 Ascan Avenue
Forest Hills, NY 11375
Main #: 718-520-0303

NEW JERSEY

HOBOKEN

200 Washington Street
Hoboken, NJ 07030
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MONTCLAIR

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Montclair, NJ 07030
973.744.6033

HAMPTONS

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East Hampton, NY 11937
631.324.6100

SOUTHAMPTON

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New York, NY 10065
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DEVELOPMENT MARKETING

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New York, NY 10022
212.521.5703

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New York, NY 10065
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770 Lexington Avenue, 7th floor
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