



HALSTEAD
REAL ESTATE

MARCH 2018 ABSORPTION REPORT MANHATTAN APARTMENTS



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MARCH 2018 Highlights

The Manhattan absorption rate rose to a **6.6**-month supply of available units.

The absorption rate for co-ops and condos climbed **21%** over the past year, to 5.4 and 8.1 months respectively.

The West Side rate of **4.5** months was Manhattan's lowest, followed by Upper Manhattan's 4.9-month rate.



halstead.com WEB# 18213969



halstead.com WEB# 18165472

Definitions

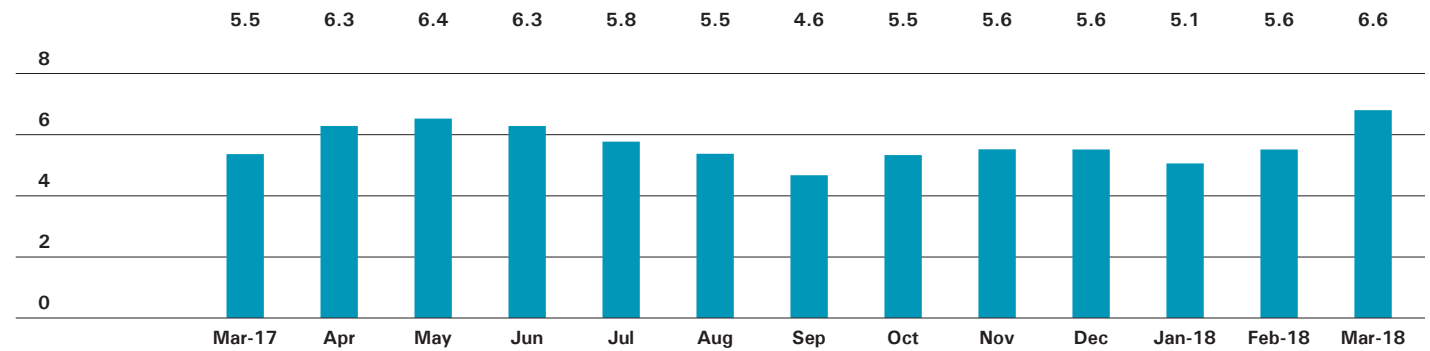
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 18242333

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MARCH 2018		FEBRUARY 2018		MARCH 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	212	6.1	207	5.0	153	3.8
1-Bedroom	841	6.0	803	5.1	733	4.8
2-Bedroom	985	7.8	979	6.9	935	6.8
3+Bedroom	1,007	12.0	982	10.7	979	10.6
Loft	256	11.1	237	9.7	224	8.2
All	3,301	8.1	3,208	7.0	3,024	6.7

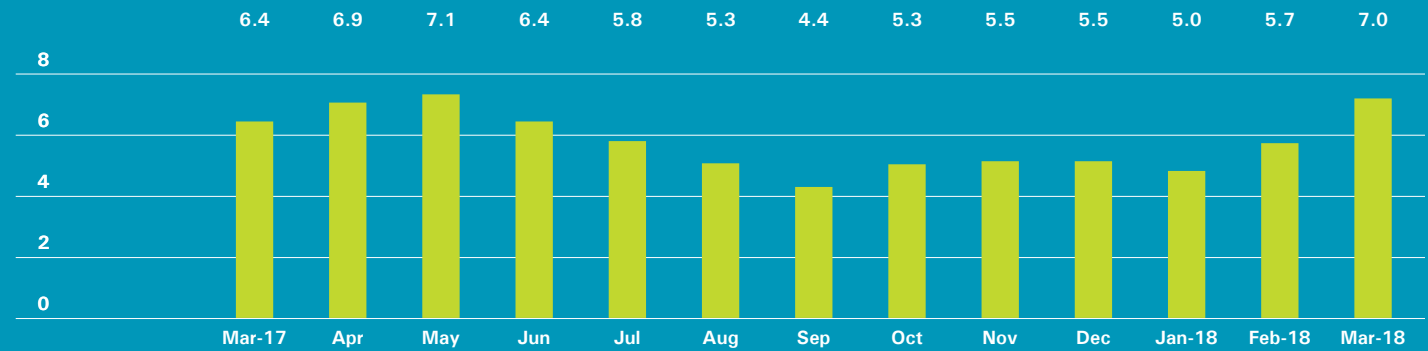
COOPERATIVES

	MARCH 2018		FEBRUARY 2018		MARCH 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	331	3.9	305	3.3	234	2.6
1-Bedroom	798	4.3	753	3.6	625	3.1
2-Bedroom	732	5.4	655	4.4	608	4.8
3+Bedroom	594	10.2	566	8.6	556	10.1
Loft	215	6.5	194	5.5	201	6.3
All	2,670	5.4	2,473	4.5	2,224	4.4

East Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MARCH 2018		FEBRUARY 2018		MARCH 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	27	6.0	24	4.0	16	3.3
1-Bedroom	99	4.5	92	4.1	80	4.0
2-Bedroom	139	7.1	132	5.5	132	8.1
3+Bedroom	167	11.8	162	9.9	170	13.1
All	432	7.2	410	5.9	398	7.3

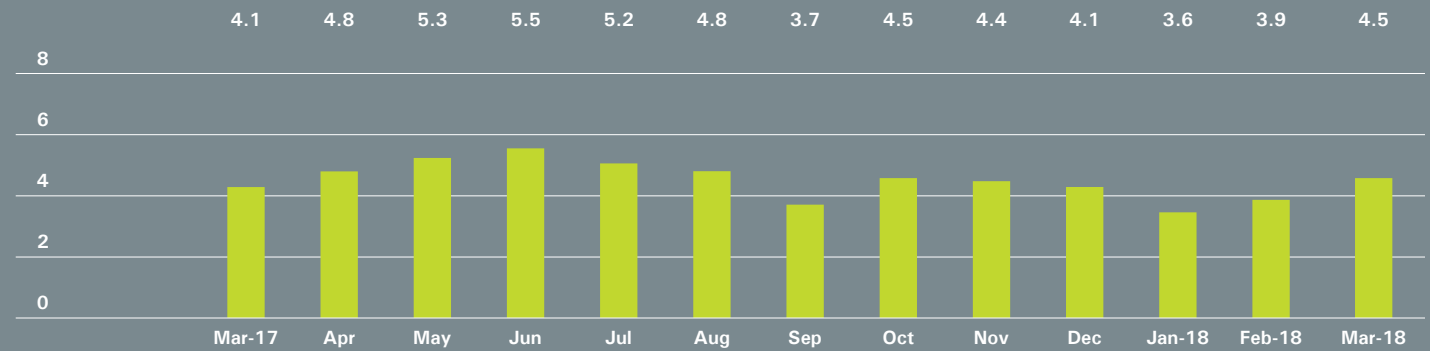
COOPERATIVES

	MARCH 2018		FEBRUARY 2018		MARCH 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	85	4.5	69	3.5	58	2.8
1-Bedroom	245	5.0	226	4.1	191	4.1
2-Bedroom	252	6.6	218	5.3	228	5.9
3+Bedroom	297	13.6	285	10.8	280	13.9
All	879	6.9	798	5.6	757	6.0

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MARCH 2018		FEBRUARY 2018		MARCH 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	3.4	17	3.5	17	3.4
1-Bedroom	92	3.7	80	2.7	85	4.8
2-Bedroom	114	4.2	126	4.4	86	4.9
3+Bedroom	157	7.4	157	7.0	156	9.4
All	379	4.8	380	4.5	344	6.0

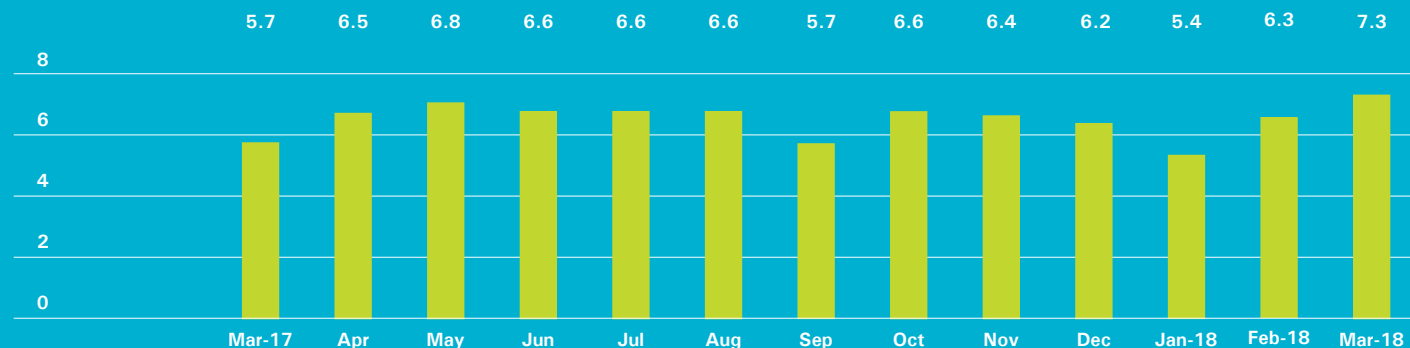
COOPERATIVES

	MARCH 2018		FEBRUARY 2018		MARCH 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	40	3.2	31	2.1	21	1.3
1-Bedroom	129	3.8	120	3.2	88	2.1
2-Bedroom	127	4.1	116	3.4	96	3.4
3+Bedroom	111	6.0	103	5.2	102	6.3
All	407	4.2	370	3.5	307	3.0

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MARCH 2018		FEBRUARY 2018		MARCH 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	31	7.2	25	5.2	25	3.6
1-Bedroom	143	7.9	143	7.0	115	5.2
2-Bedroom	128	10.7	118	8.7	114	6.8
3+Bedroom	123	11.9	119	11.3	117	11.1
All	425	9.5	405	8.2	371	6.6

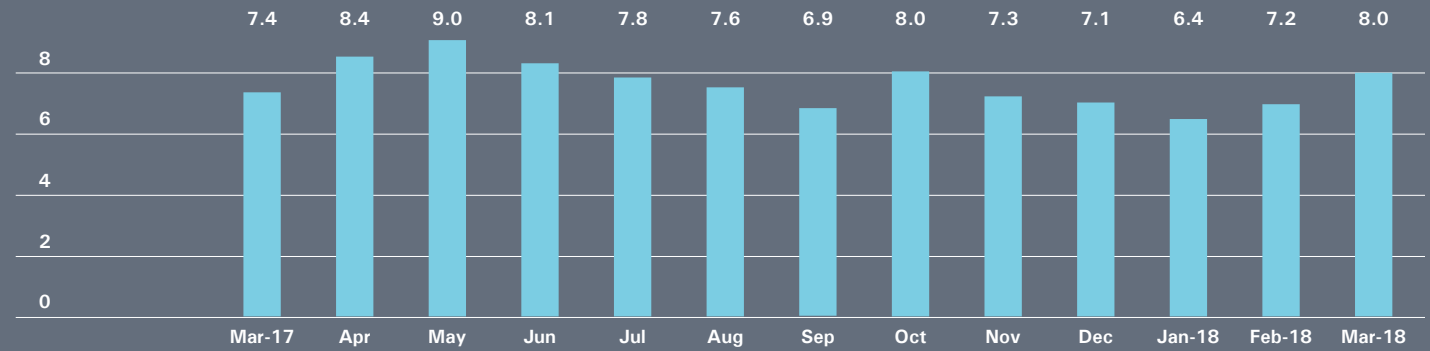
COOPERATIVES

	MARCH 2018		FEBRUARY 2018		MARCH 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	82	3.6	79	3.1	65	3.0
1-Bedroom	166	4.9	159	4.2	125	3.7
2-Bedroom	147	8.5	130	7.4	107	8.1
3+Bedroom	90	18.6	82	15.4	82	14.5
All	485	6.1	450	5.2	379	5.1

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MARCH 2018		FEBRUARY 2018		MARCH 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	29	4.0	30	3.8	24	2.3
1-Bedroom	131	6.8	131	6.5	142	6.0
2-Bedroom	115	9.3	123	8.7	134	9.5
3+Bedroom	99	29.7	100	27.3	97	32.3
All	374	8.9	384	8.4	397	7.8

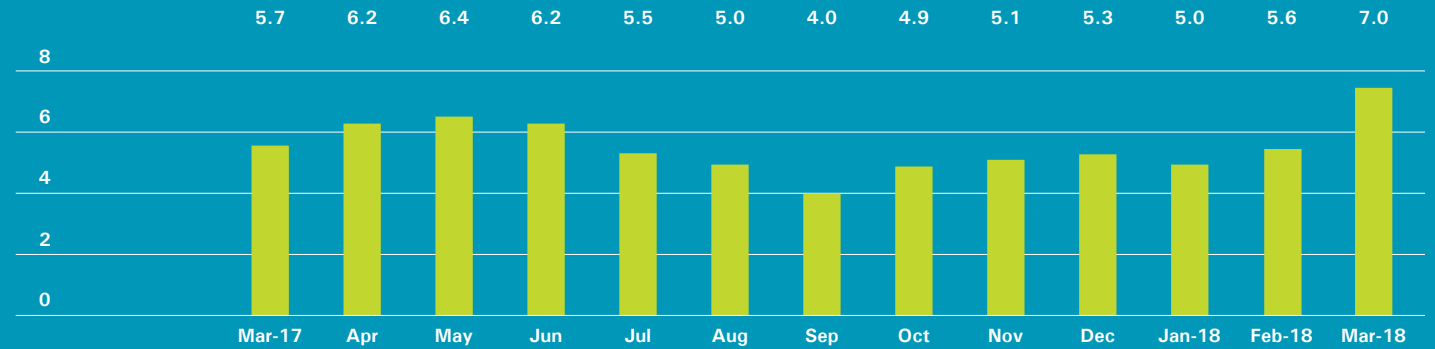
COOPERATIVES

	MARCH 2018		FEBRUARY 2018		MARCH 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	17	3.4	18	3.3	16	4.6
1-Bedroom	39	5.1	27	3.0	34	5.1
2-Bedroom	30	9.0	26	8.2	30	7.5
3+Bedroom	8	12.0	7	8.4	14	16.8
All	94	5.6	78	4.2	94	6.3

Downtown

34th - 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MARCH 2018		FEBRUARY 2018		MARCH 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	5.1	17	3.6	14	4.2
1-Bedroom	91	4.8	88	4.0	93	4.7
2-Bedroom	147	10.3	151	8.3	152	8.6
3+Bedroom	134	14.4	138	11.8	142	9.8
Loft	67	13.0	61	9.4	74	13.1
All	455	8.9	455	7.2	475	7.8

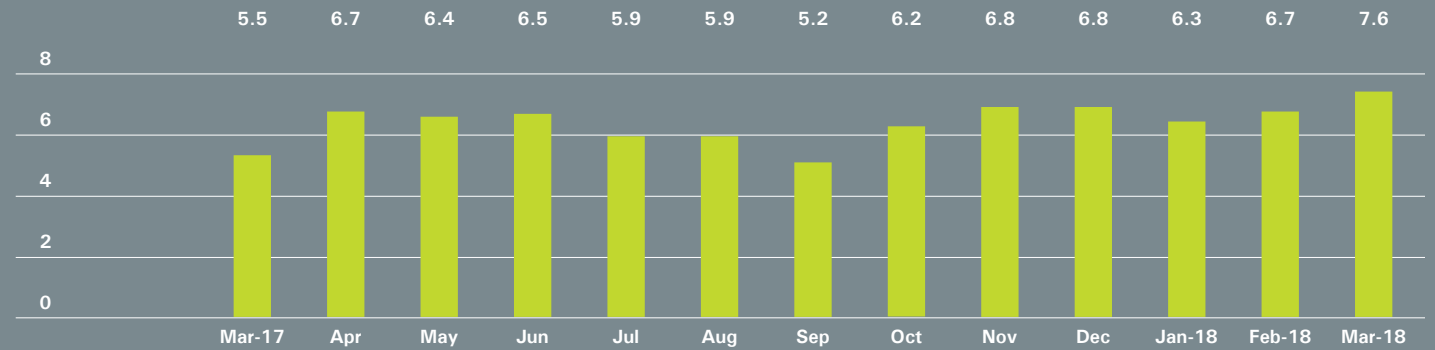
COOPERATIVES

	MARCH 2018		FEBRUARY 2018		MARCH 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	56	4.8	47	3.6	33	2.3
1-Bedroom	94	4.1	88	3.2	69	2.8
2-Bedroom	46	4.7	33	3.0	32	4.1
3+Bedroom	23	8.6	20	6.7	17	6.0
Loft	68	9.5	58	7.6	52	6.6
All	287	5.3	246	4.0	203	3.5

Downtown

South of 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MARCH 2018		FEBRUARY 2018		MARCH 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	79	8.0	80	7.2	48	6.0
1-Bedroom	224	8.6	210	6.6	169	4.2
2-Bedroom	272	8.7	259	8.5	244	5.9
3+Bedroom	285	14.3	269	12.5	249	8.7
Loft	170	10.5	160	10.0	145	7.8
All	1,030	10.0	978	8.8	855	6.3

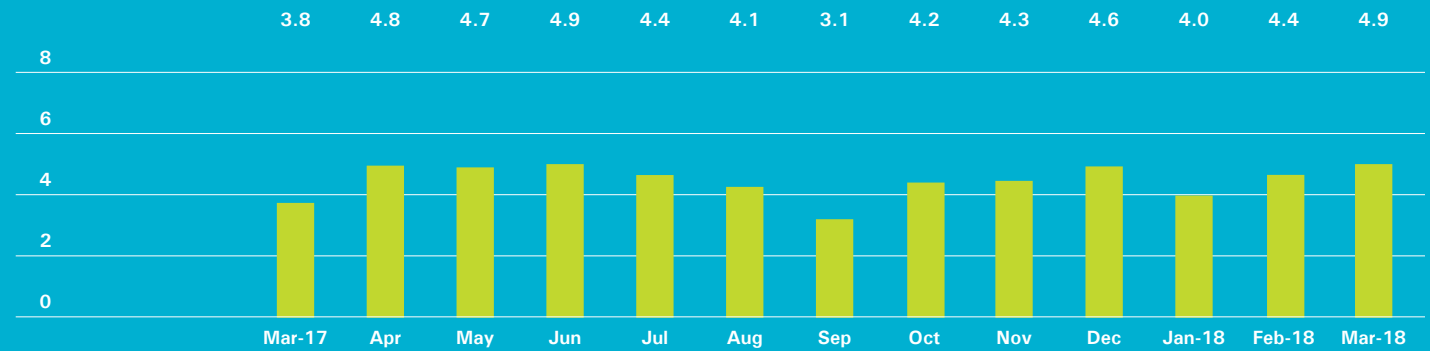
COOPERATIVES

	MARCH 2018		FEBRUARY 2018		MARCH 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	51	4.0	58	4.3	37	3.2
1-Bedroom	109	3.8	106	3.2	103	3.2
2-Bedroom	81	4.4	81	3.7	73	3.9
3+Bedroom	39	8.4	41	7.0	33	8.3
Loft	106	5.8	105	5.4	119	6.6
All	386	4.7	391	4.1	365	4.3

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

	MARCH 2018		FEBRUARY 2018		MARCH 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	17	10.2	16	6.0	9	4.5
1-Bedroom	65	6.7	61	5.3	49	4.1
2-Bedroom	76	7.2	77	5.9	75	5.1
3+Bedroom	48	8.2	42	6.5	51	8.1
All	206	7.4	196	5.8	184	5.3

COOPERATIVES

	MARCH 2018		FEBRUARY 2018		MARCH 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	8	2.4	9	2.8	8	2.4
1-Bedroom	36	2.6	43	3.0	28	1.5
2-Bedroom	55	2.9	55	2.8	51	3.0
3+Bedroom	33	5.8	33	6.4	32	6.0
All	132	3.2	140	3.3	119	2.7



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New York, NY 10024
212.769.3000

VILLAGE

831 Broadway
New York, NY 10003
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SOHO

451 West Broadway
New York, NY 10012
212.381.4200

HARLEM

2169 Frederick Douglass Boulevard
New York, NY 10026
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WASHINGTON HEIGHTS

819 West 187th Street
New York, NY 10033
212.381.2452

BRONX

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3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

RIVERDALE MOSHOLU

5626 Mosholu Avenue
Riverdale, NY 10471
718.549.4116

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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

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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

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

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Hoboken, NJ 07030
201.478.6700

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Montclair, NJ 07030
973.744.6033

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East Hampton, NY 11937
631.324.6100

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Southampton, NY 11968
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New York, NY 10022
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New York, NY 10065
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