



November 2017 Highlights

The absorption rate for Manhattan apartments rose to **5.6** months in November.

The condo absorption rate climbed 12% from November of 2016, while the co-op rate rose **7%**.

At 4.3 months, Upper Manhattan had Manhattan's lowest absorption rate, followed by the West Side at **4.4** months.



halstead.com WEB# 17734508



halstead.com WEB# 16428210

Definitions

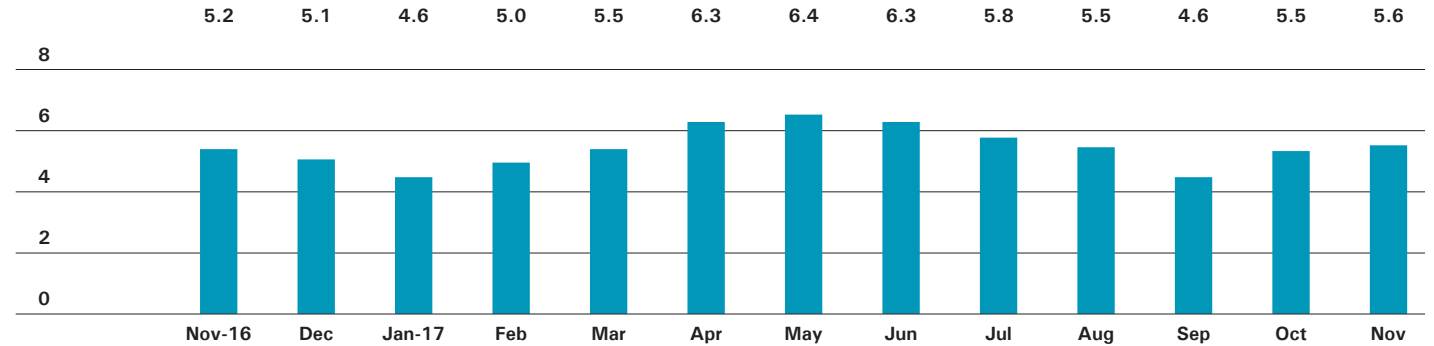
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 16428216

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2017		OCTOBER 2017		NOVEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	264	6.1	269	6.5	184	3.7
1-Bedroom	915	5.4	935	5.6	797	4.6
2-Bedroom	1090	6.7	1087	6.7	983	6.4
3+Bedroom	1102	10.0	1061	9.3	1002	9.5
Loft	270	9.3	234	7.7	242	7.9
All	3,641	7.0	3,586	7.0	3,208	6.3

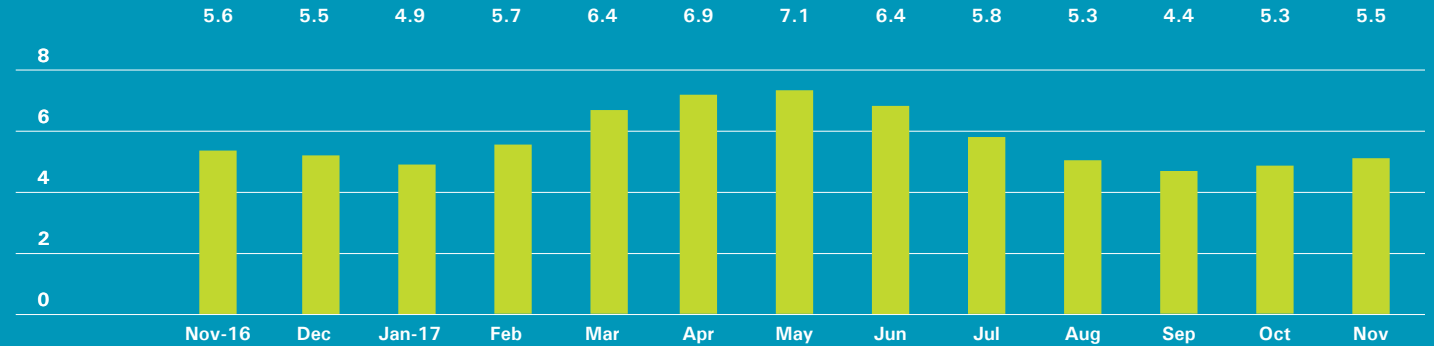
COOPERATIVES

	NOVEMBER 2017		OCTOBER 2017		NOVEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	302	2.9	306	3.1	270	2.5
1-Bedroom	812	3.5	787	3.4	802	3.5
2-Bedroom	822	4.8	773	4.6	672	4.1
3+Bedroom	685	8.4	636	7.8	593	8.7
Loft	238	5.6	217	5.3	216	5.4
All	2,859	4.5	2,719	4.4	2,553	4.2

East Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2017		OCTOBER 2017		NOVEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	25	4.3	25	5.0	20	2.7
1-Bedroom	106	4.3	119	5.1	82	3.0
2-Bedroom	137	4.9	142	5.4	143	7.1
3+Bedroom	195	9.7	175	8.6	172	10.6
All	463	5.9	461	6.1	417	5.9

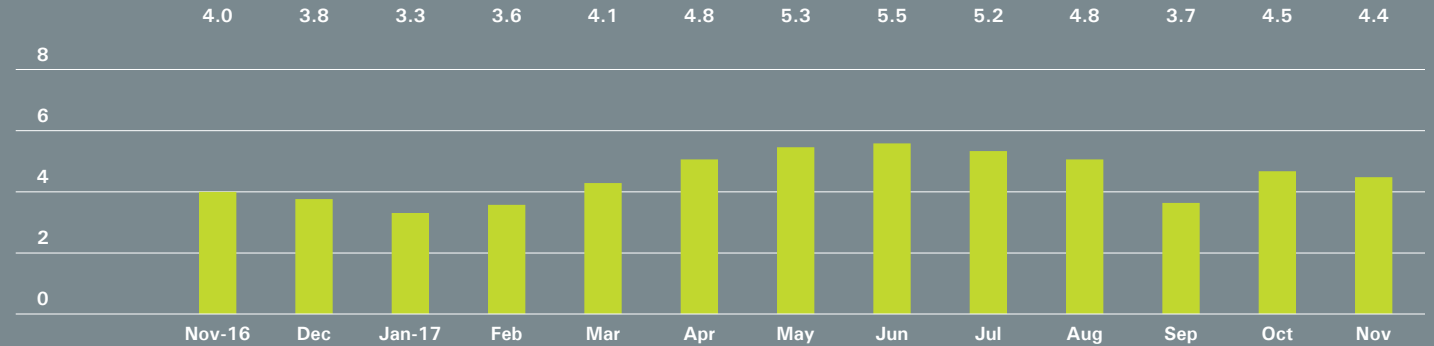
COOPERATIVES

	NOVEMBER 2017		OCTOBER 2017		NOVEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	79	3.5	82	3.8	69	3.4
1-Bedroom	239	3.9	207	3.3	224	3.9
2-Bedroom	274	5.2	264	5.0	249	5.4
3+Bedroom	323	8.9	290	8.1	282	10.4
All	915	5.3	843	4.9	824	5.4

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2017		OCTOBER 2017		NOVEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	24	4.8	25	5.6	18	3.0
1-Bedroom	96	3.3	92	3.7	94	4.4
2-Bedroom	121	4.4	124	5.1	101	5.2
3+Bedroom	168	7.6	167	8.4	158	10.3
All	409	4.8	408	5.5	371	6.0

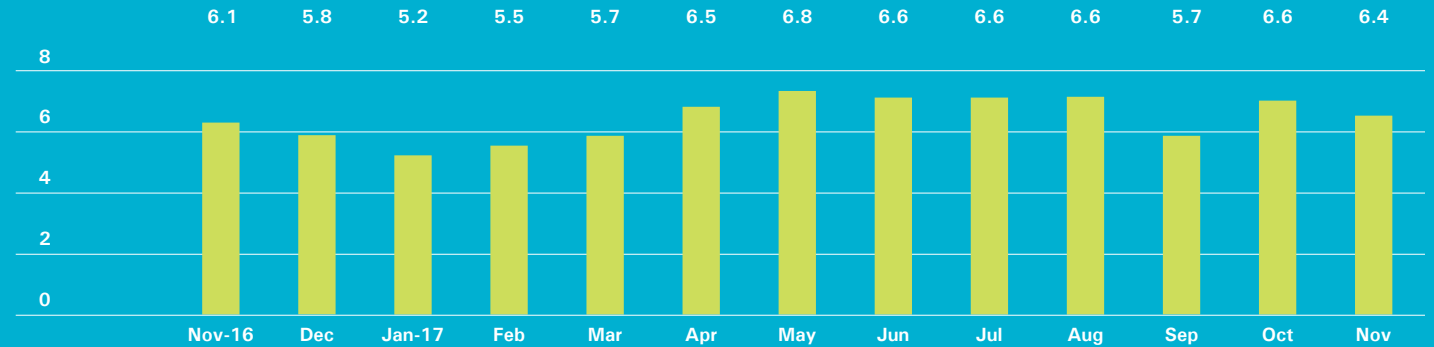
COOPERATIVES

	NOVEMBER 2017		OCTOBER 2017		NOVEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	29	2.0	29	2.0	24	1.2
1-Bedroom	129	3.2	133	3.3	144	3.1
2-Bedroom	168	4.0	146	3.6	95	2.3
3+Bedroom	154	7.5	134	6.6	115	5.8
All	480	4.1	442	3.8	378	3.0

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

NOVEMBER 2017			OCTOBER 2017		NOVEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	37	9.3	35	9.5	19	2.3
1-Bedroom	160	7.8	164	8.0	133	7.2
2-Bedroom	135	8.9	133	8.0	125	6.8
3+Bedroom	123	9.7	121	9.1	122	9.8
All	455	8.7	453	8.4	399	6.9

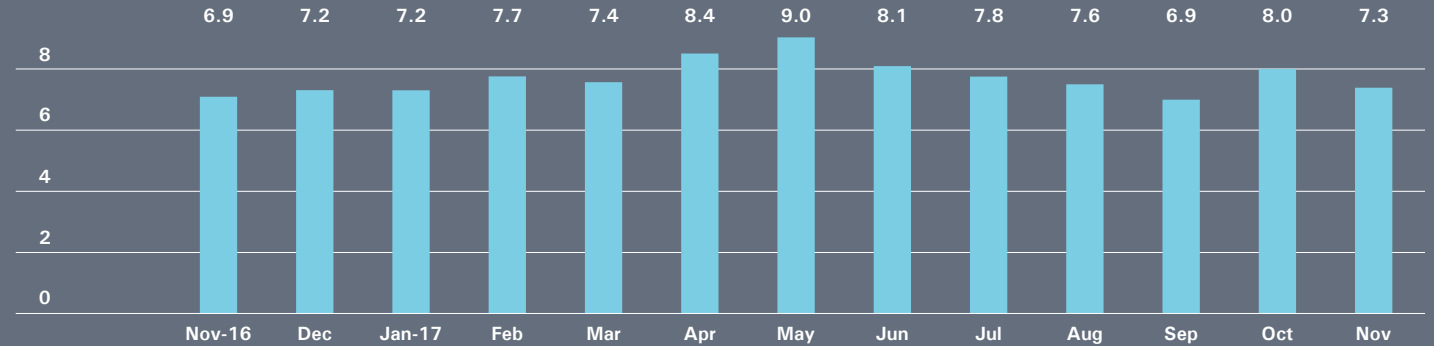
COOPERATIVES

NOVEMBER 2017			OCTOBER 2017		NOVEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	69	2.4	86	3.1	79	3.5
1-Bedroom	161	4.3	163	4.7	163	4.4
2-Bedroom	147	7.9	141	7.6	115	6.6
3+Bedroom	94	13.4	92	12.3	85	17.6
All	471	5.1	482	5.5	442	5.4

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2017		OCTOBER 2017		NOVEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	38	5.3	46	7.5	28	2.8
1-Bedroom	156	7.6	156	7.6	155	5.7
2-Bedroom	135	7.7	143	9.2	140	10.5
3+Bedroom	105	21.0	101	20.9	84	20.2
All	434	8.7	446	9.5	407	7.5

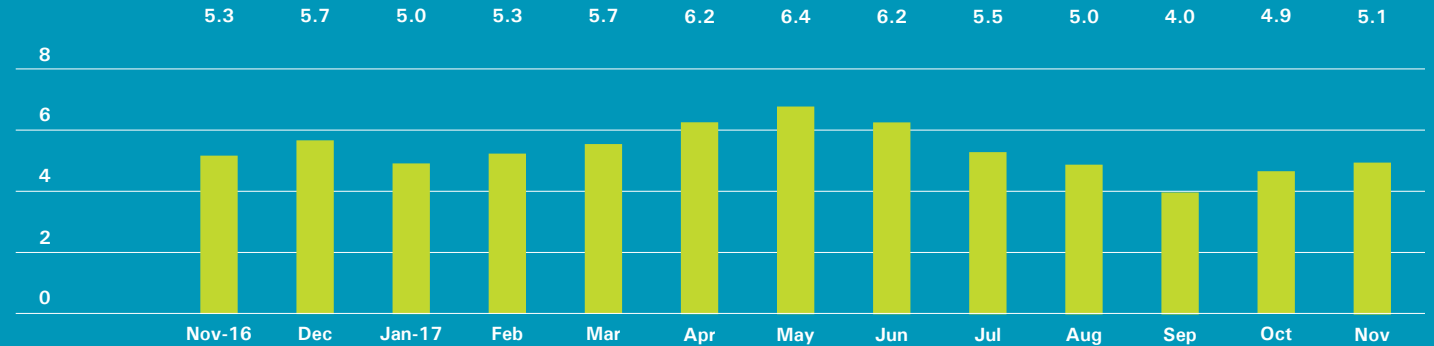
COOPERATIVES

	NOVEMBER 2017		OCTOBER 2017		NOVEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	15	2.6	17	3.3	11	2.1
1-Bedroom	44	4.1	39	3.9	49	5.5
2-Bedroom	31	5.6	38	7.6	28	6.2
3+Bedroom	11	9.4	11	6.6	20	17.1
All	101	4.3	105	4.8	108	5.5

Downtown

34th - 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2017		OCTOBER 2017		NOVEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	22	4.1	20	3.6	21	4.1
1-Bedroom	98	3.3	101	3.3	97	3.5
2-Bedroom	179	6.8	177	6.6	158	7.9
3+Bedroom	158	11.6	152	9.1	159	10.1
Loft	70	10.5	60	8.0	71	8.7
All	527	6.5	510	5.8	506	6.6

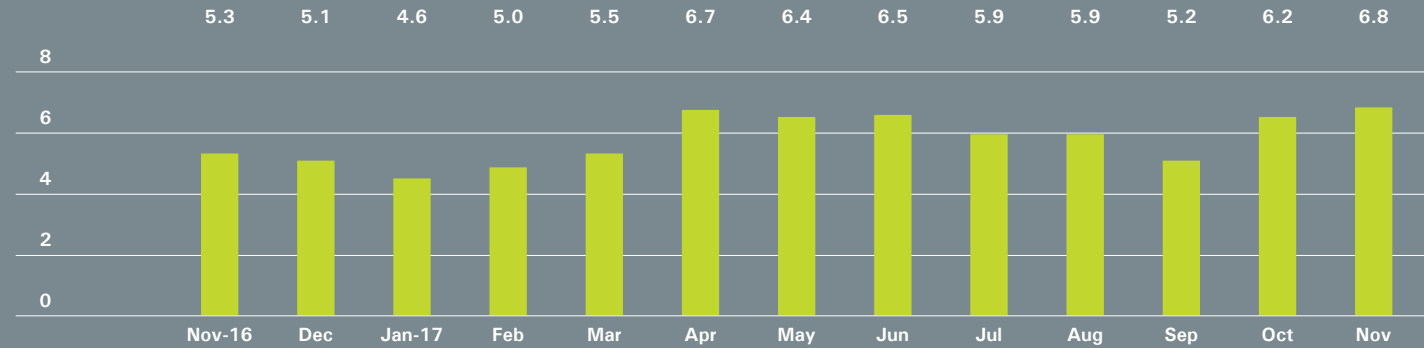
COOPERATIVES

	NOVEMBER 2017		OCTOBER 2017		NOVEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	53	3.0	54	3.3	52	2.7
1-Bedroom	88	2.7	93	2.9	89	3.3
2-Bedroom	43	3.9	40	4.1	38	3.7
3+Bedroom	26	11.1	28	15.3	27	6.5
Loft	63	5.7	56	5.3	57	7.0
All	273	3.7	271	3.8	263	3.9

Downtown

South of 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2017		OCTOBER 2017		NOVEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	105	9.7	102	8.9	72	7.0
1-Bedroom	235	7.5	241	7.2	185	5.2
2-Bedroom	304	10.0	301	9.0	257	6.1
3+Bedroom	319	10.5	298	9.0	260	7.5
Loft	183	8.6	160	7.4	156	7.9
All	1,146	9.2	1,102	8.3	930	6.5

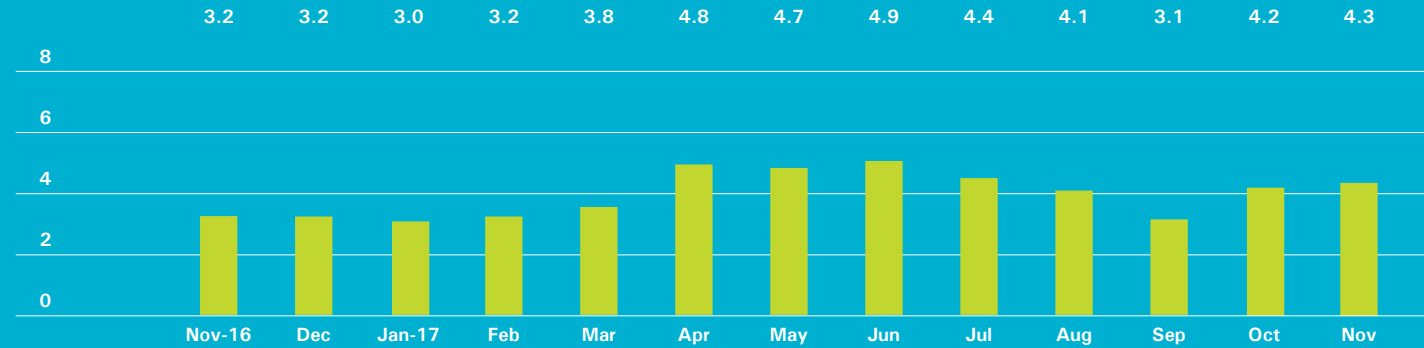
COOPERATIVES

	NOVEMBER 2017		OCTOBER 2017		NOVEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	48	3.3	38	2.6	37	2.0
1-Bedroom	125	3.2	117	2.8	110	2.9
2-Bedroom	90	3.5	89	3.3	87	3.9
3+Bedroom	41	5.7	44	6.0	40	8.3
Loft	133	6.0	126	5.7	123	5.3
All	437	4.0	414	3.7	397	3.7

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

	NOVEMBER 2017		OCTOBER 2017		NOVEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	13	2.5	17	3.3	6	2.3
1-Bedroom	67	4.6	64	4.6	56	3.7
2-Bedroom	84	4.5	72	3.8	66	3.2
3+Bedroom	43	6.5	53	8.8	50	6.4
All	207	4.6	206	4.7	178	3.8

COOPERATIVES

	NOVEMBER 2017		OCTOBER 2017		NOVEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	12	4.2	7	2.6	6	1.6
1-Bedroom	50	3.2	50	3.3	39	2.0
2-Bedroom	75	4.0	63	3.5	65	2.9
3+Bedroom	45	6.0	42	5.4	31	4.4
All	182	4.1	162	3.7	141	2.7



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212.769.3000

VILLAGE

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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

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Riverdale, NY 10463
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RIVERDALE MOSHOLU

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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
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PARK SLOPE

160 7th Avenue
Brooklyn, NY 11215
718.878.1960

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Brooklyn, NY 11201
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Brooklyn, NY 11233
718.613.2800

SOUTH SLOPE

1214 8th Avenue
Brooklyn, NY 11215
718.878.1888

FORT GREENE

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Brooklyn, NY 1127
718.613.2800

HUDSON VALLEY HUDSON

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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

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21 River Road
Wilton, CT 06897
203.762.8118

QUEENS

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47-12 Vernon Boulevard
Queens, NY 1110
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FOREST HILLS

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Forest Hills, NY 11375
Main #: 718-520-0303

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Hoboken, NJ 07030
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SOUTHAMPTON

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