



October 2017 Highlights

Manhattan had a 5.5-month supply of apartments for sale at the beginning of October, up 8% from a year ago.

At 7.0 months, the condo absorption rate remains above the co-op rate of 4.4 months.

Upper Manhattan's absorption rate of 4.2 months was Manhattan's lowest.



halstead.com WEB# 17670245



halstead.com WEB# 17577927

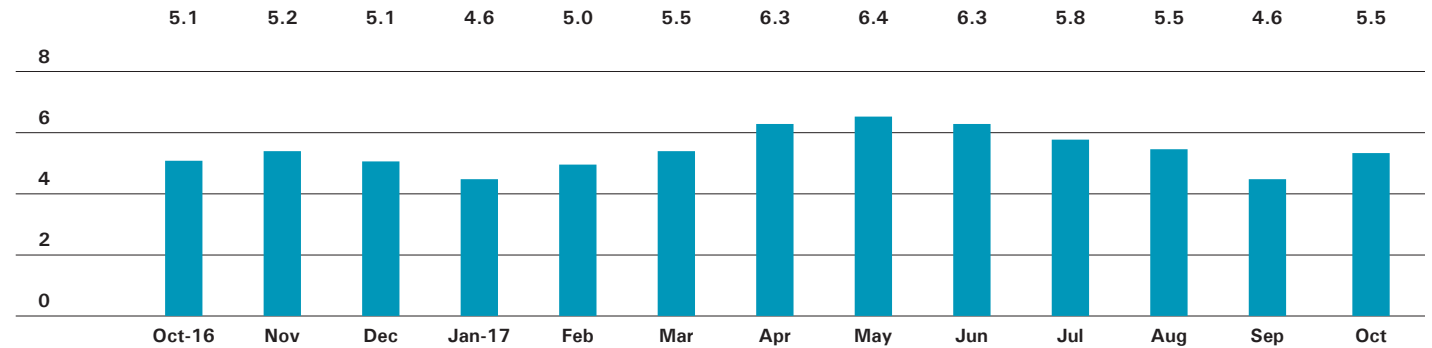
Definitions

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.

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2017		SEPTEMBER 2017		OCTOBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	269	6.5	232	5.5	183	3.8
1-Bedroom	935	5.6	822	5.0	839	4.7
2-Bedroom	1087	6.7	944	5.8	978	6.3
3+Bedroom	1061	9.3	950	8.1	989	9.3
Loft	234	7.7	196	5.9	245	8.1
All	3,586	7.0	3,144	6.1	3,234	6.2

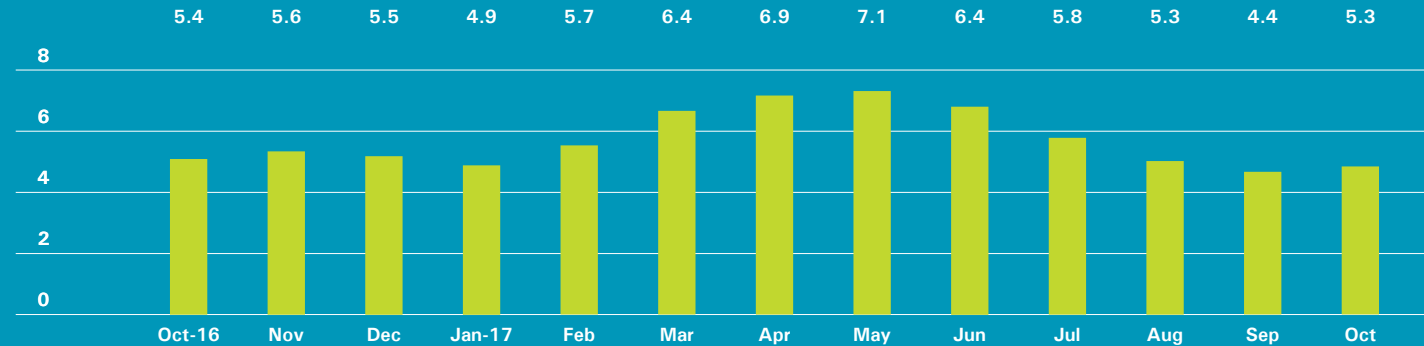
COOPERATIVES

	OCTOBER 2017		SEPTEMBER 2017		OCTOBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	306	3.1	244	2.5	265	2.5
1-Bedroom	787	3.4	597	2.6	766	3.5
2-Bedroom	773	4.6	580	3.6	668	4.2
3+Bedroom	636	7.8	518	6.6	564	8.4
Loft	217	5.3	156	4.0	198	5.3
All	2,719	4.4	2,095	3.4	2,461	4.2

East Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2017		SEPTEMBER 2017		OCTOBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	25	5.0	20	4.3	19	2.5
1-Bedroom	119	5.1	98	3.9	86	2.9
2-Bedroom	142	5.4	134	5.2	139	6.3
3+Bedroom	175	8.6	156	7.0	179	10.3
All	461	6.1	408	5.2	423	5.5

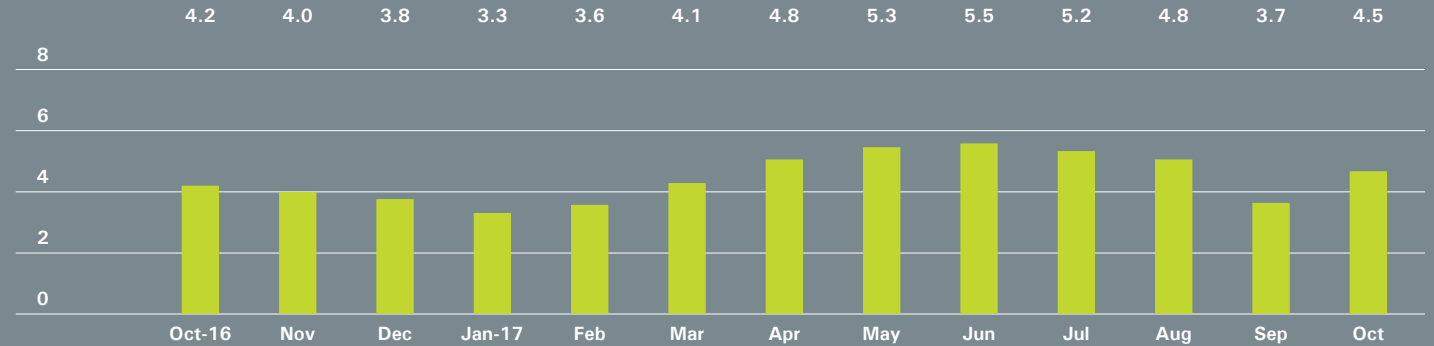
COOPERATIVES

	OCTOBER 2017		SEPTEMBER 2017		OCTOBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	82	3.8	67	2.9	66	3.2
1-Bedroom	207	3.3	159	2.7	200	3.7
2-Bedroom	264	5.0	206	4.1	251	5.6
3+Bedroom	290	8.1	240	7.0	269	9.9
All	843	4.9	672	4.0	786	5.4

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2017		SEPTEMBER 2017		OCTOBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	25	5.6	23	4.5	17	2.8
1-Bedroom	92	3.7	85	3.9	94	4.5
2-Bedroom	124	5.1	99	4.7	110	5.9
3+Bedroom	167	8.4	152	8.7	161	11.2
All	408	5.5	359	5.5	382	6.4

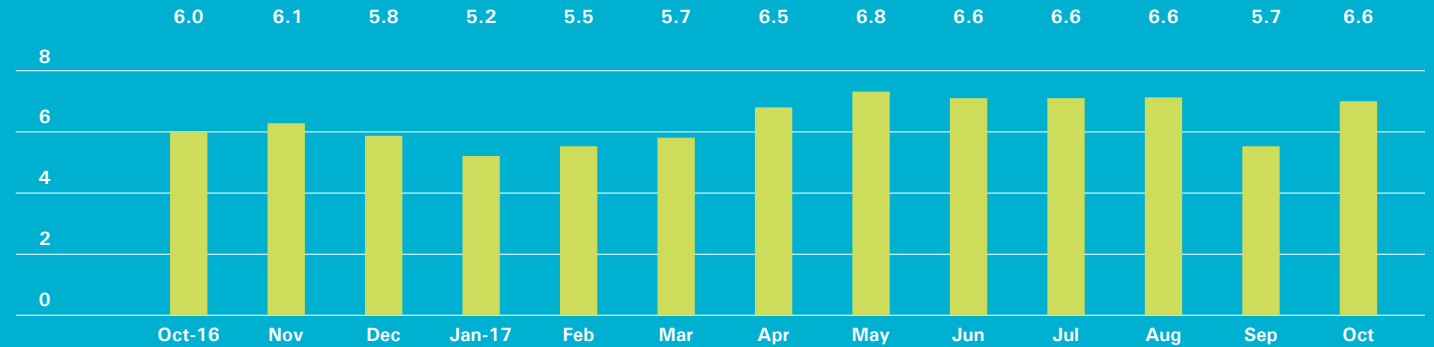
COOPERATIVES

	OCTOBER 2017		SEPTEMBER 2017		OCTOBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	29	2.0	26	1.9	23	1.2
1-Bedroom	133	3.3	91	2.2	152	3.4
2-Bedroom	146	3.6	86	2.3	90	2.4
3+Bedroom	134	6.6	104	5.2	104	5.3
All	442	3.8	307	2.7	369	3.1

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

OCTOBER 2017			SEPTEMBER 2017		OCTOBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	35	9.5	32	7.7	23	2.7
1-Bedroom	164	8.0	151	7.3	144	6.8
2-Bedroom	133	8.0	130	7.6	124	7.2
3+Bedroom	121	9.1	100	7.4	118	9.8
All	453	8.4	413	7.4	409	6.9

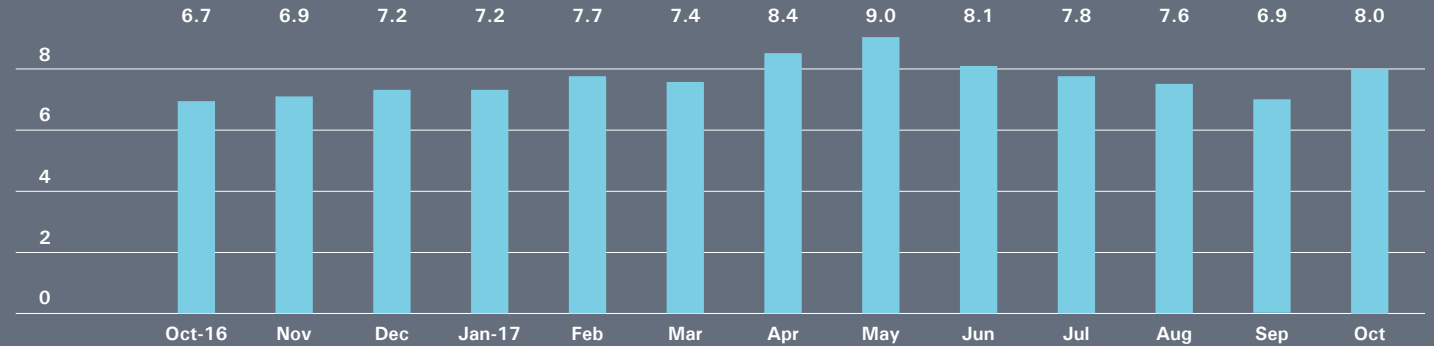
COOPERATIVES

OCTOBER 2017			SEPTEMBER 2017		OCTOBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	86	3.1	61	2.4	66	3.0
1-Bedroom	163	4.7	135	4.1	156	4.5
2-Bedroom	141	7.6	119	6.2	109	6.5
3+Bedroom	92	12.3	68	10.2	82	15.9
All	482	5.5	383	4.5	413	5.2

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2017		SEPTEMBER 2017		OCTOBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	46	7.5	42	6.5	29	3.6
1-Bedroom	156	7.6	150	7.1	149	5.6
2-Bedroom	143	9.2	122	7.6	135	9.3
3+Bedroom	101	20.9	91	20.2	86	19.8
All	446	9.5	405	8.4	399	7.5

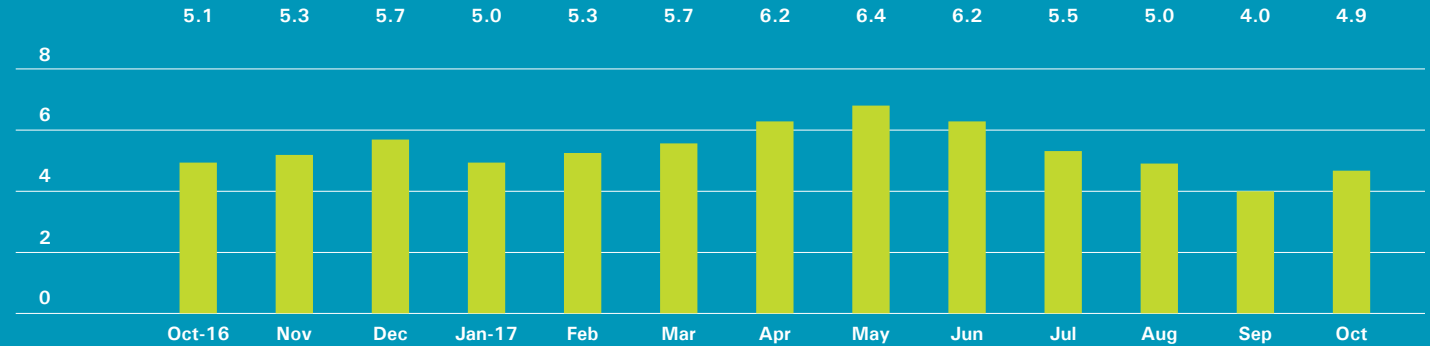
COOPERATIVES

	OCTOBER 2017		SEPTEMBER 2017		OCTOBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	17	3.3	14	2.6	14	2.4
1-Bedroom	39	3.9	32	2.9	35	3.8
2-Bedroom	38	7.6	25	5.4	25	6.3
3+Bedroom	11	6.6	11	6.6	19	14.3
All	105	4.8	82	3.6	93	4.6

Downtown

34th - 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2017		SEPTEMBER 2017		OCTOBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	20	3.6	16	2.7	18	3.0
1-Bedroom	101	3.3	86	2.9	114	3.9
2-Bedroom	177	6.6	154	5.7	151	6.8
3+Bedroom	152	9.1	141	8.1	136	9.0
Loft	60	8.0	49	6.3	69	9.2
All	510	5.8	446	5.1	488	6.1

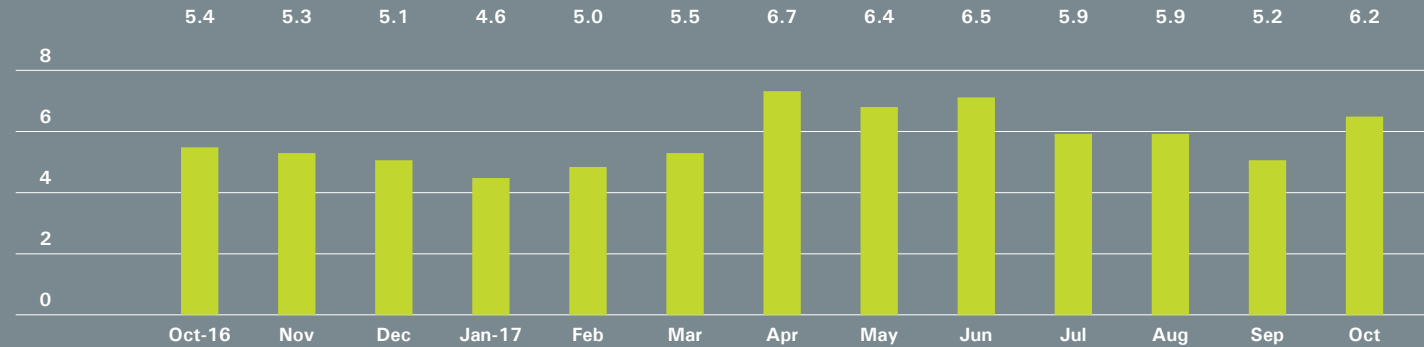
COOPERATIVES

	OCTOBER 2017		SEPTEMBER 2017		OCTOBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	54	3.3	37	2.1	61	3.2
1-Bedroom	93	2.9	58	1.8	89	3.4
2-Bedroom	40	4.1	36	3.7	39	3.8
3+Bedroom	28	15.3	19	10.4	29	7.3
Loft	56	5.3	44	4.2	49	6.0
All	271	3.8	194	2.7	267	4.0

Downtown

South of 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2017		SEPTEMBER 2017		OCTOBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	102	8.9	93	8.7	72	7.0
1-Bedroom	241	7.2	211	6.4	191	5.5
2-Bedroom	301	9.0	256	6.9	252	6.2
3+Bedroom	298	9.0	267	7.3	267	7.2
Loft	160	7.4	137	5.9	161	8.1
All	1,102	8.3	964	6.9	943	6.6

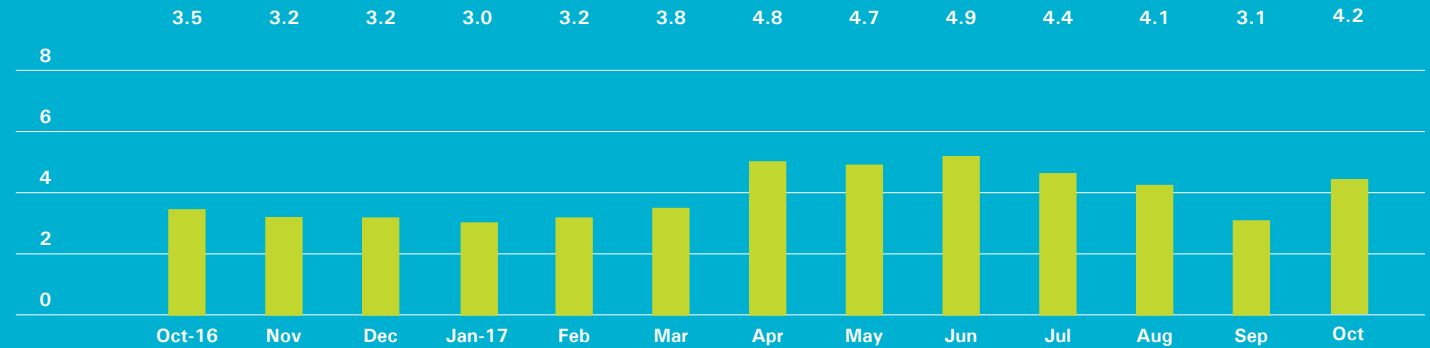
COOPERATIVES

	OCTOBER 2017		SEPTEMBER 2017		OCTOBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	38	2.6	36	2.5	33	1.8
1-Bedroom	117	2.8	96	2.4	108	3.0
2-Bedroom	89	3.3	71	2.7	94	4.1
3+Bedroom	44	6.0	41	5.6	38	7.4
Loft	126	5.7	87	4.3	112	5.3
All	414	3.7	331	3.0	385	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

	OCTOBER 2017		SEPTEMBER 2017		OCTOBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	17	3.3	6	1.2	5	2.3
1-Bedroom	64	4.6	43	3.0	65	3.9
2-Bedroom	72	3.8	51	2.8	75	3.6
3+Bedroom	53	8.8	49	8.2	45	6.6
All	206	4.7	149	3.4	190	4.1

COOPERATIVES

	OCTOBER 2017		SEPTEMBER 2017		OCTOBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	7	2.6	8	3.0	8	2.2
1-Bedroom	50	3.3	36	2.1	41	2.2
2-Bedroom	63	3.5	43	2.6	70	3.0
3+Bedroom	42	5.4	39	5.3	29	5.0
All	162	3.7	126	2.9	148	2.9



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
212.381.6500

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

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
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

BEDFORD STUYVESANT

1191 Bedford Avenue
Brooklyn, NY 11216
N/A

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
201.478.6700

MONTCLAIR

635 Valley Road,
Montclair, NJ 07030
973.744.6033

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
212.521.5703

GLOBAL SERVICES

770 Lexington Avenue
New York, NY 10065
212.381.6521

MANAGEMENT COMPANY

770 Lexington Avenue, 7th floor
New York, NY, 10065
212.508.7272

Prepared by Lisa Rae Castrigno,
VP of Research.

©2017 by Halstead Property, LLC. All
Rights Reserved. This information
may not be copied, commercially
used or distributed without
Halstead's prior consent.
While information is believed true,
no guaranty is made of accuracy.



Visit halstead.com for access to all of our reports, listings, neighborhood information and more.