



September 2017 Highlights

Manhattan had a 4.6-month supply of apartments for sale in September, down from 5.5 months in August.

At 3.4 months, the absorption rate for coops remains well below the 6.1-month rate for condos.

Upper Manhattan was the tightest market with just a 3.1-month supply of units for sale.



halstead.com WEB# 17110887



halstead.com WEB# 17334262

Definitions

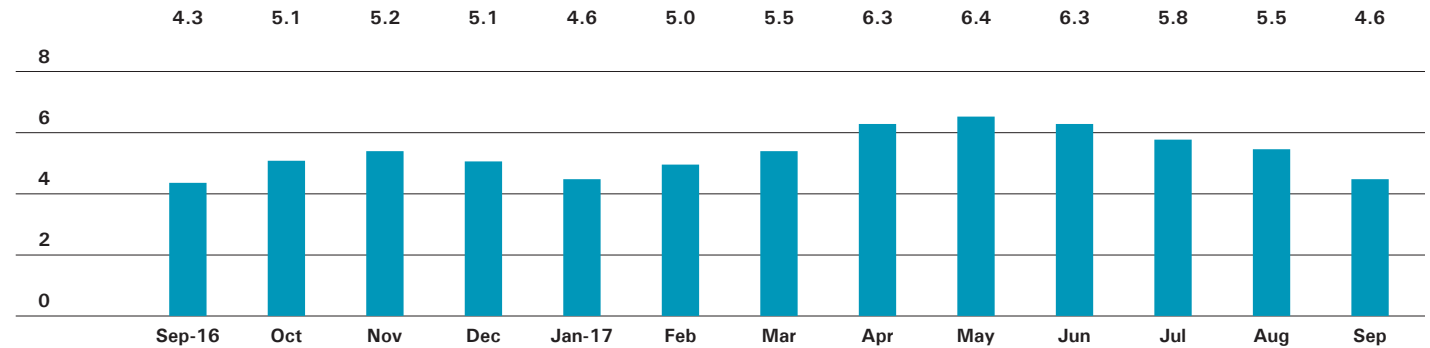
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 17110887

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	232	5.5	225	5.9	177	3.8
1-Bedroom	822	5.0	880	5.7	738	4.0
2-Bedroom	944	5.8	1030	6.7	862	5.3
3+Bedroom	950	8.1	1056	9.5	929	8.8
Loft	196	5.9	228	7.3	187	6.3
All	3,144	6.1	3,419	7.0	2,893	5.5

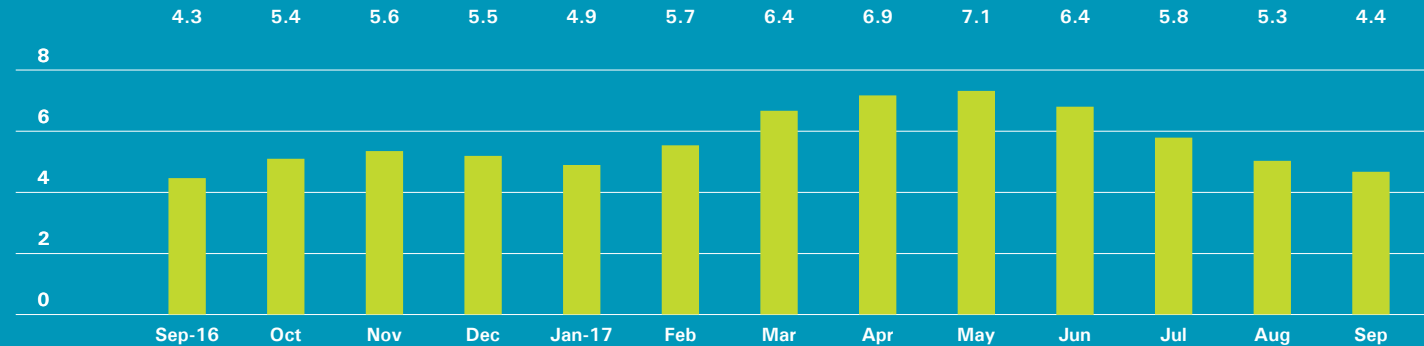
COOPERATIVES

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	244	2.5	261	2.7	225	2.1
1-Bedroom	597	2.6	663	3.1	576	2.6
2-Bedroom	580	3.6	699	4.7	503	3.3
3+Bedroom	518	6.6	608	8.6	436	6.6
Loft	156	4.0	191	5.4	139	3.8
All	2,095	3.4	2,422	4.3	1,879	3.2

East Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

SEPTEMBER 2017			AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	20	4.3	23	6.6	20	2.7
1-Bedroom	98	3.9	101	3.9	73	2.3
2-Bedroom	134	5.2	144	6.2	123	5.5
3+Bedroom	156	7.0	178	8.8	159	8.7
All	408	5.2	446	6.1	375	4.7

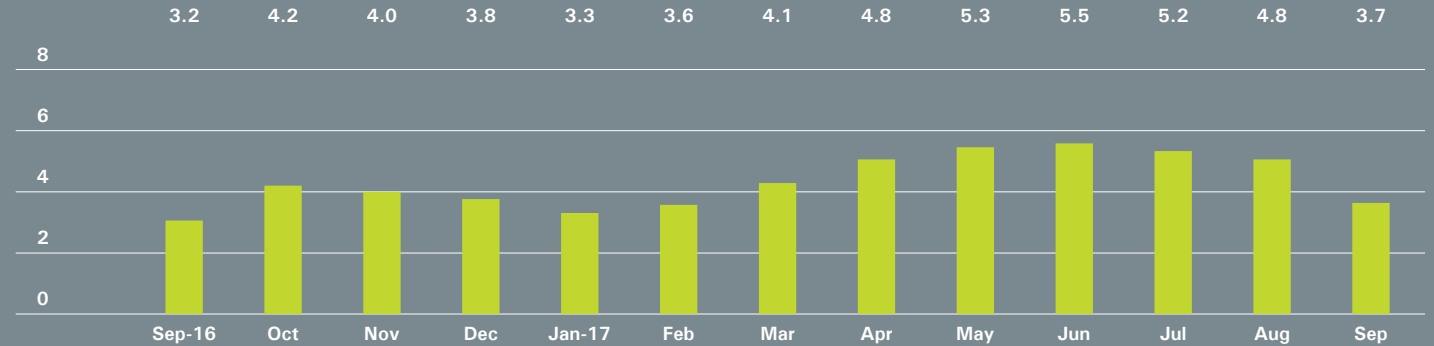
COOPERATIVES

SEPTEMBER 2017			AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	67	2.9	68	3.0	54	2.9
1-Bedroom	159	2.7	174	3.2	144	2.8
2-Bedroom	206	4.1	237	5.2	194	4.4
3+Bedroom	240	7.0	280	9.6	204	7.1
All	672	4.0	759	5.0	596	4.1

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	23	4.5	19	3.8	15	2.6
1-Bedroom	85	3.9	97	5.5	77	3.4
2-Bedroom	99	4.7	117	6.4	90	4.8
3+Bedroom	152	8.7	166	10.4	146	9.5
All	359	5.5	399	7.0	328	5.3

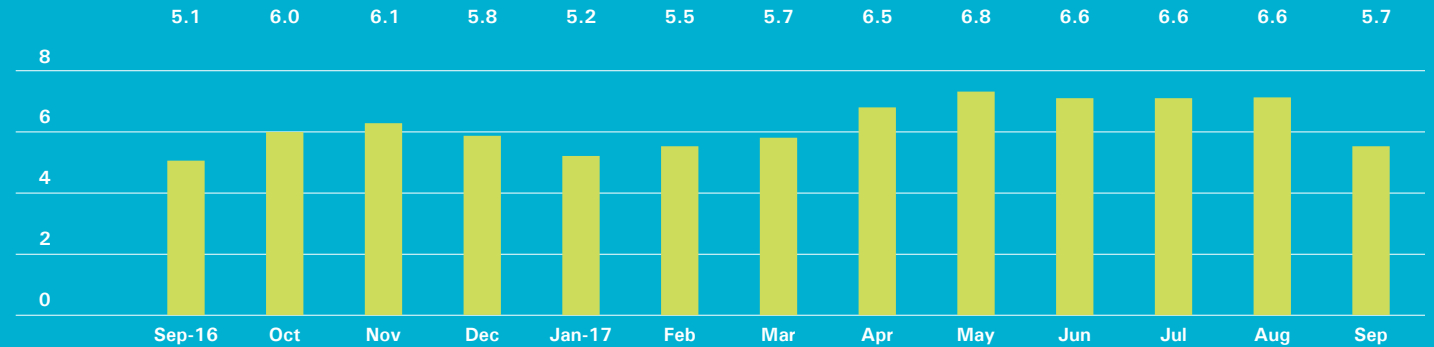
COOPERATIVES

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	26	1.9	26	2.1	23	1.4
1-Bedroom	91	2.2	104	2.7	97	2.3
2-Bedroom	86	2.3	114	3.2	57	1.5
3+Bedroom	104	5.2	126	6.8	69	3.8
All	307	2.7	370	3.5	246	2.1

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

SEPTEMBER 2017			AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	32	7.7	32	7.1	25	3.1
1-Bedroom	151	7.3	157	8.3	129	5.7
2-Bedroom	130	7.6	145	8.9	109	6.0
3+Bedroom	100	7.4	119	9.3	114	10.5
All	413	7.4	453	8.6	377	6.3

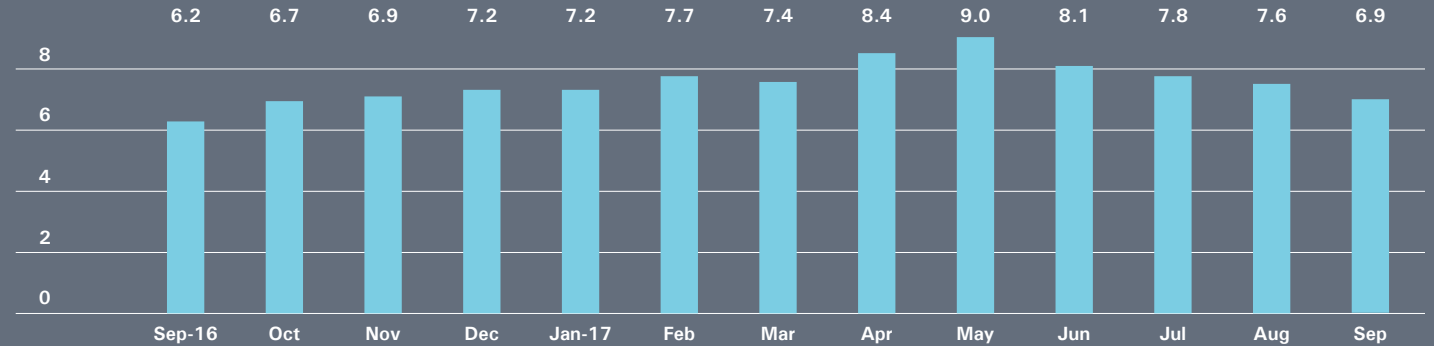
COOPERATIVES

SEPTEMBER 2017			AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	61	2.4	61	2.6	59	2.5
1-Bedroom	135	4.1	143	4.5	124	3.5
2-Bedroom	119	6.2	138	7.9	86	5.5
3+Bedroom	68	10.2	72	11.4	63	11.8
All	383	4.5	414	5.3	332	4.2

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	42	6.5	41	6.2	30	4.6
1-Bedroom	150	7.1	163	7.8	130	4.9
2-Bedroom	122	7.6	138	8.6	134	7.8
3+Bedroom	91	20.2	93	21.5	96	19.2
All	405	8.4	435	9.1	390	7.1

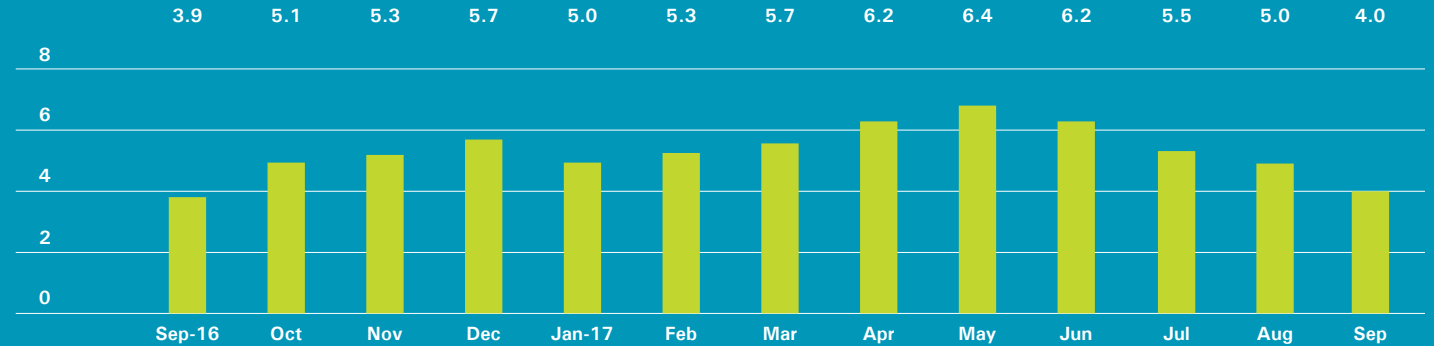
COOPERATIVES

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	2.6	16	3.2	9	1.4
1-Bedroom	32	2.9	34	3.5	32	3.8
2-Bedroom	25	5.4	25	5.8	20	6.0
3+Bedroom	11	6.6	14	8.4	20	10.9
All	82	3.6	89	4.3	81	4.0

Downtown

34th - 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	2.7	16	3.2	14	2.2
1-Bedroom	86	2.9	93	3.6	91	3.0
2-Bedroom	154	5.7	163	6.6	123	5.5
3+Bedroom	141	8.1	158	10.4	126	8.9
Loft	49	6.3	57	9.0	47	5.9
All	446	5.1	487	6.3	401	5.0

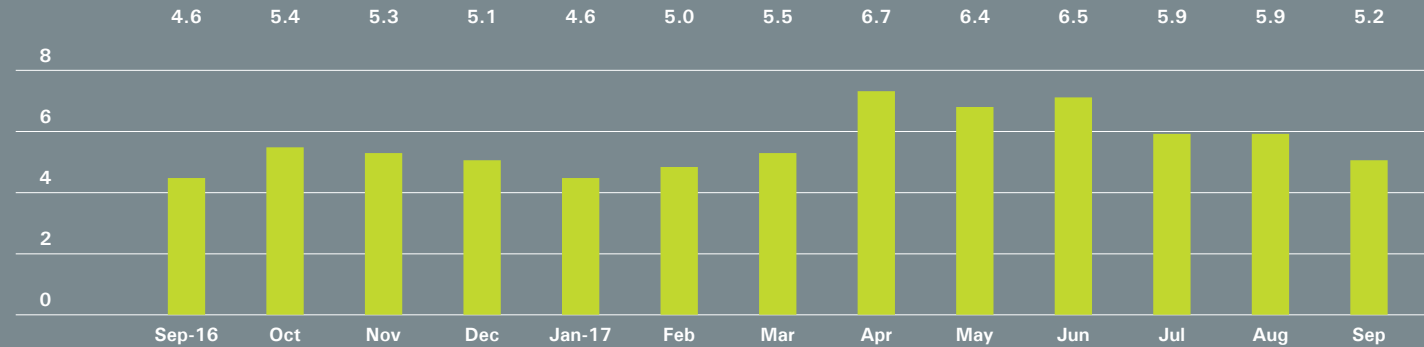
COOPERATIVES

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	37	2.1	43	2.4	38	1.9
1-Bedroom	58	1.8	66	2.3	55	2.0
2-Bedroom	36	3.7	44	5.3	31	3.2
3+Bedroom	19	10.4	28	16.8	16	4.8
Loft	44	4.2	50	5.2	35	4.5
All	194	2.7	231	3.5	175	2.6

Downtown

South of 14th Street

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	93	8.7	88	9.1	64	6.0
1-Bedroom	211	6.4	221	6.7	176	4.9
2-Bedroom	256	6.9	265	6.8	216	5.0
3+Bedroom	267	7.3	291	7.9	247	6.8
Loft	137	5.9	158	6.9	133	6.8
All	964	6.9	1,023	7.2	836	5.7

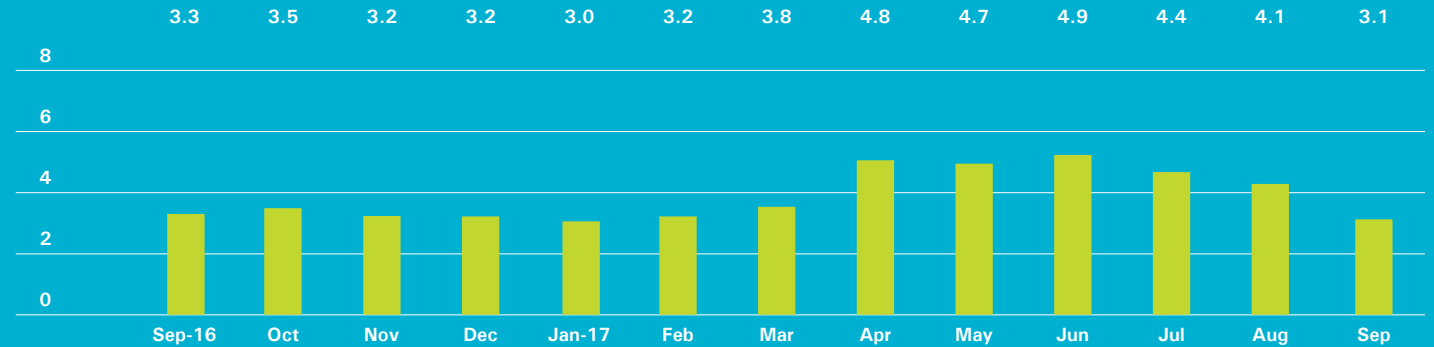
COOPERATIVES

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	36	2.5	44	3.0	36	1.9
1-Bedroom	96	2.4	113	2.9	90	2.5
2-Bedroom	71	2.7	87	3.6	71	3.4
3+Bedroom	41	5.6	49	8.6	38	7.4
Loft	87	4.3	113	6.2	74	3.9
All	331	3.0	406	4.0	309	3.1

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

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	6	1.2	6	1.7	9	4.2
1-Bedroom	43	3.0	50	3.8	63	3.5
2-Bedroom	51	2.8	61	3.5	70	3.4
3+Bedroom	49	8.2	59	10.4	44	8.3
All	149	3.4	176	4.4	186	4.0

COOPERATIVES

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	8	3.0	8	3.0	10	2.5
1-Bedroom	36	2.1	41	2.7	45	2.2
2-Bedroom	43	2.6	60	3.9	53	2.3
3+Bedroom	39	5.3	44	5.5	32	5.8
All	126	2.9	153	3.7	140	2.7



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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

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

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1214 8th Avenue
Brooklyn, NY 11215
718.878.1888

FORT GREENE

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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

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Hoboken, NJ 07030
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Montclair, NJ 07030
973.744.6033

HAMPTONS EAST HAMPTON

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East Hampton, NY 11937
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New York, NY 10065
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445 Park Avenue
New York, NY 10022
212.521.5703

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