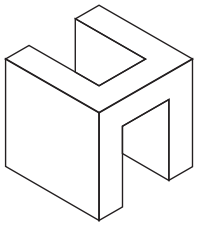


June 2018 Absorption Report Manhattan Apartments



HALSTEAD
REAL ESTATE

LUXURY PORTFOLIO
INTERNATIONAL

Leading REAL ESTATE
COMPANIES
OF THE WORLD.

June 2018 Highlights

Manhattan's absorption rate rose to 8.2 months in June, an increase of **30%** from a year ago.

The absorption rate was **9.8** months for condominiums, and 6.9 months for cooperatives.

Upper Manhattan had the **lowest** absorption rate of any market in June, with a 5.8-month supply of apartments for sale.



halstead.com WEB# 18102498



halstead.com WEB# 18058579

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.

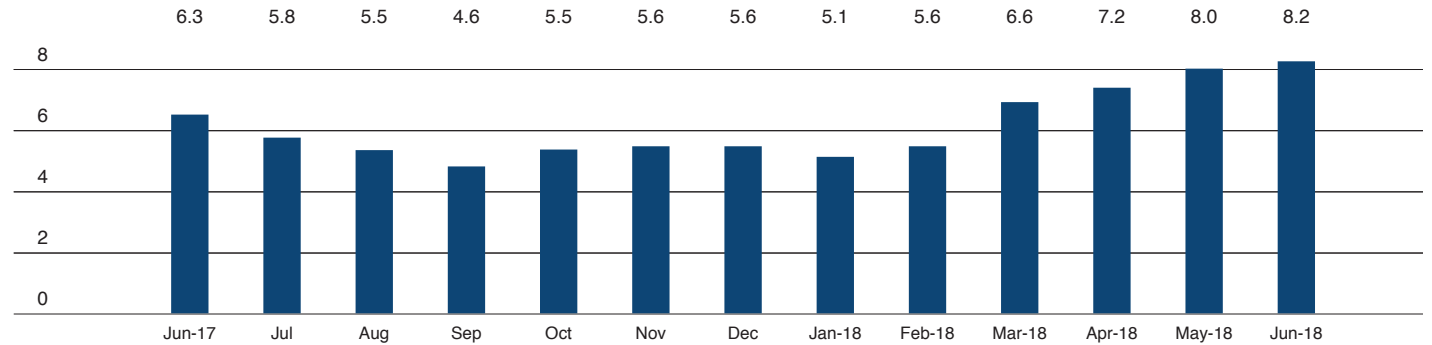
Cover Property: halstead.com WEB# 18621830

Manhattan



Halstead.com WEB# 18527592

Absorption Rate in Months: All Apartments



Condominiums

	JUNE 2018		MAY 2018		JUNE 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	258	7.9	237	7.3	209	5.6
1-Bedroom	1,018	7.6	984	7.4	925	5.9
2-Bedroom	1,153	9.5	1,099	9.1	1,088	7.5
3+Bedroom	1,185	13.7	1,125	13.3	1,082	10.0
Loft	301	11.1	288	11.1	274	9.3
All	3,915	9.8	3,733	9.4	3,578	7.5

Cooperatives

	JUNE 2018		MAY 2018		JUNE 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	390	4.9	383	4.9	255	2.8
1-Bedroom	1,038	5.7	979	5.5	712	3.5
2-Bedroom	928	6.8	894	6.9	730	5.7
3+Bedroom	732	11.7	716	12.1	677	11.7
Loft	287	9.7	270	9.1	243	8.0
All	3,375	6.9	3,242	6.8	2,617	5.1



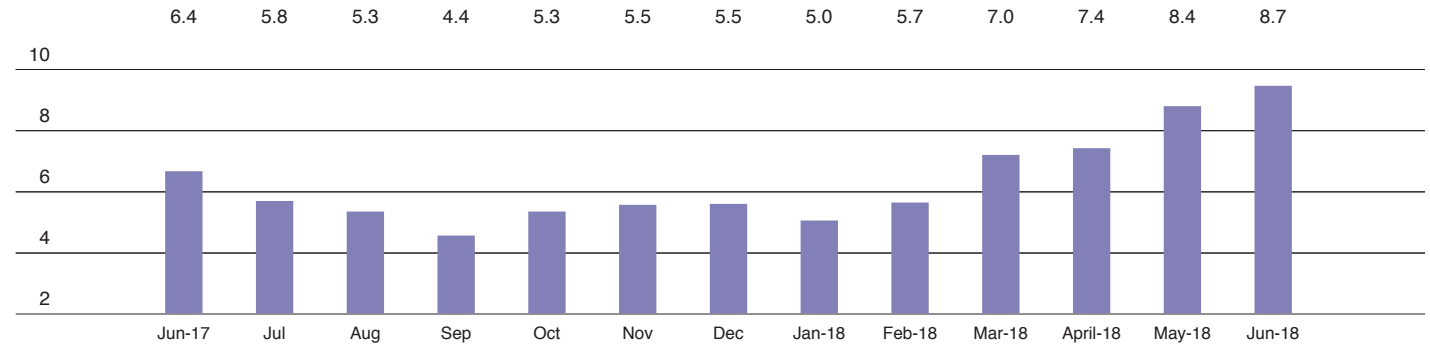
East Side

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



Halstead.com WEB# 18354287

Absorption Rate in Months: All Apartments



Condominiums

	JUNE 2018		MAY 2018		JUNE 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	25	5.6	24	4.6	26	5.6
1-Bedroom	124	7.0	110	6.2	97	4.0
2-Bedroom	145	8.1	136	7.8	152	8.2
3+Bedroom	216	13.5	194	13.2	196	10.3
All	510	9.1	464	8.4	471	7.1

Cooperatives

	JUNE 2018		MAY 2018		JUNE 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	97	5.2	94	5.0	62	2.7
1-Bedroom	289	6.3	261	5.7	190	4.0
2-Bedroom	332	8.8	316	8.7	245	6.2
3+Bedroom	373	14.7	367	16.3	310	14.4
All	1,091	8.6	1,038	8.4	807	6.1



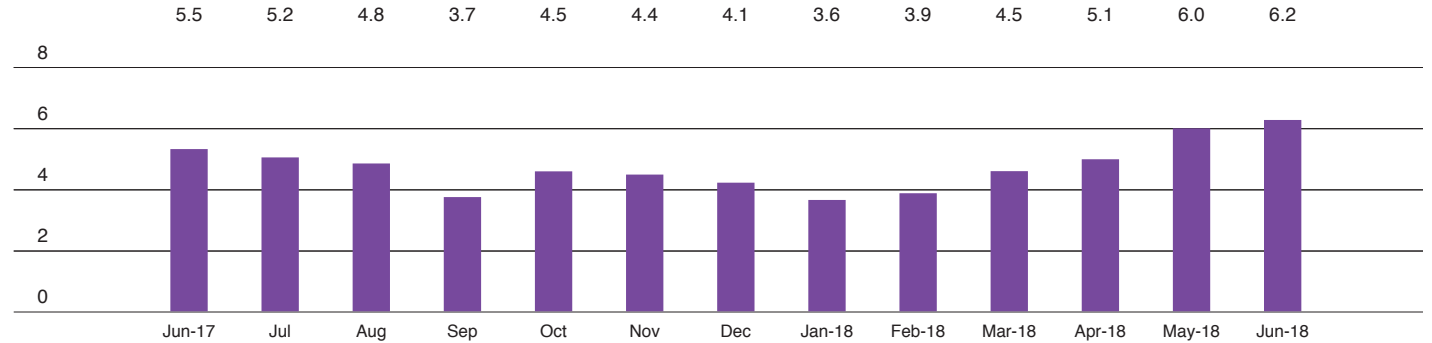
West Side

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



Halstead.com WEB# 18588069

Absorption Rate in Months: All Apartments



Condominiums

	JUNE 2018		MAY 2018		JUNE 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	22	4.9	17	4.6	18	3.6
1-Bedroom	132	6.1	125	6.0	97	6.0
2-Bedroom	147	7.9	137	6.9	128	7.7
3+Bedroom	196	9.1	174	8.4	172	10.0
All	497	7.5	453	6.9	415	7.5

Cooperatives

	JUNE 2018		MAY 2018		JUNE 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	52	4.3	58	5.0	34	2.6
1-Bedroom	176	5.0	162	4.6	123	3.1
2-Bedroom	163	4.8	146	4.9	128	4.2
3+Bedroom	150	7.9	146	8.0	148	9.3
All	541	5.4	512	5.4	433	4.4



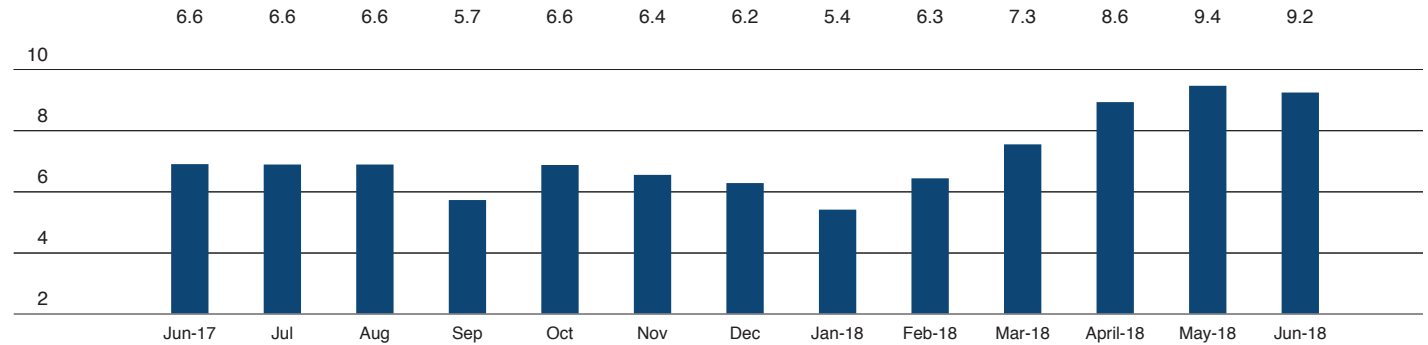
Midtown East

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



Halstead.com WEB# 18197409

Absorption Rate in Months: All Apartments



Condominiums

	JUNE 2018		MAY 2018		JUNE 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	36	8.0	36	7.4	28	4.7
1-Bedroom	162	8.9	175	9.9	160	7.2
2-Bedroom	169	13.5	150	12.7	136	8.1
3+Bedroom	123	12.9	126	12.6	119	9.4
All	490	11.0	487	11.0	443	7.7

Cooperatives

	JUNE 2018		MAY 2018		JUNE 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	86	5.5	87	5.2	76	3.2
1-Bedroom	221	7.7	236	8.4	156	4.7
2-Bedroom	155	8.5	166	8.7	133	9.6
3+Bedroom	87	17.4	88	18.9	86	12.6
All	549	8.1	577	8.4	451	5.8



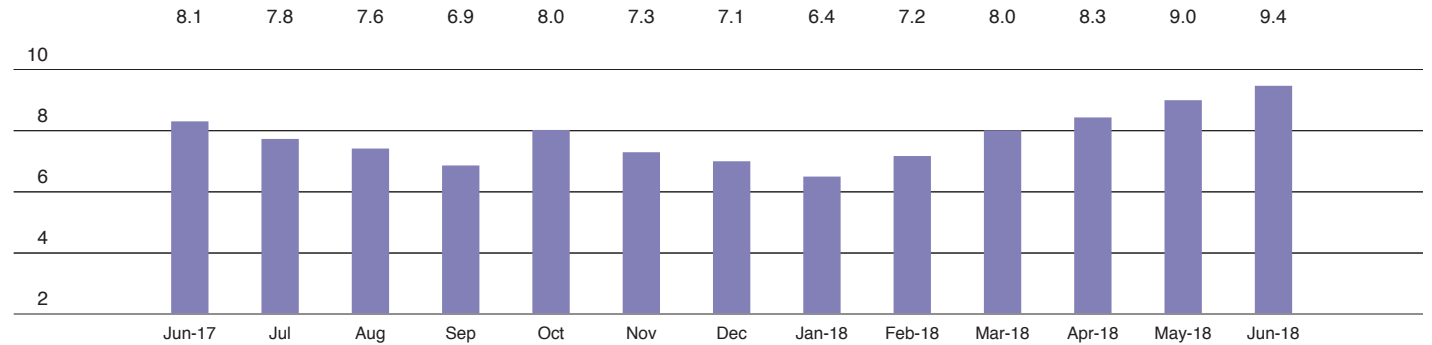
Midtown West

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



Halstead.com WEB# 18181345

Absorption Rate in Months: All Apartments



Condominiums

	JUNE 2018		MAY 2018		JUNE 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	38	5.8	36	5.8	35	5.4
1-Bedroom	157	9.1	148	7.5	153	7.8
2-Bedroom	126	9.7	129	10.5	131	8.6
3+Bedroom	109	26.2	105	26.3	98	28.0
All	430	10.5	418	9.9	417	9.3

Cooperatives

	JUNE 2018		MAY 2018		JUNE 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	28	5.1	26	4.7	14	3.5
1-Bedroom	45	5.7	35	4.6	32	4.3
2-Bedroom	33	10.4	36	13.5	21	5.0
3+Bedroom	11	16.5	15	22.5	12	10.3
All	117	6.8	112	6.8	79	4.7



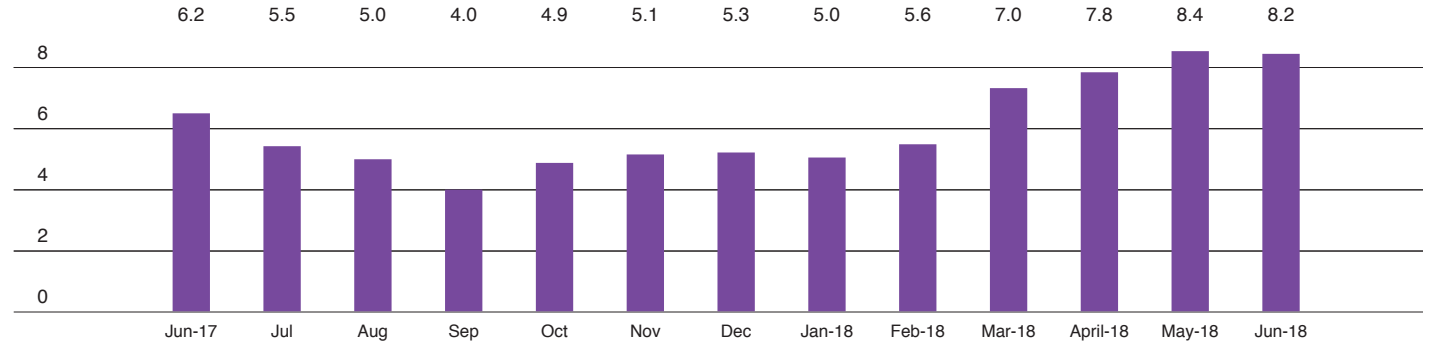
Downtown

34th - 14th Street



Halstead.com WEB# 18230107

Absorption Rate in Months: All Apartments



Condominiums

	JUNE 2018		MAY 2018		JUNE 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	24	7.2	21	7.0	16	4.4
1-Bedroom	119	5.3	111	5.6	120	5.3
2-Bedroom	172	8.9	165	9.3	170	8.4
3+Bedroom	158	16.3	152	15.7	155	9.8
Loft	78	12.0	70	10.2	73	12.9
All	551	9.0	519	9.1	534	7.8

Cooperatives

	JUNE 2018		MAY 2018		JUNE 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	72	5.9	69	5.8	41	2.8
1-Bedroom	119	5.1	121	5.7	76	2.9
2-Bedroom	60	8.4	69	10.6	49	7.4
3+Bedroom	31	20.7	29	17.4	25	11.5
Loft	82	12.0	87	11.9	53	7.6
All	364	7.2	375	7.7	244	4.3



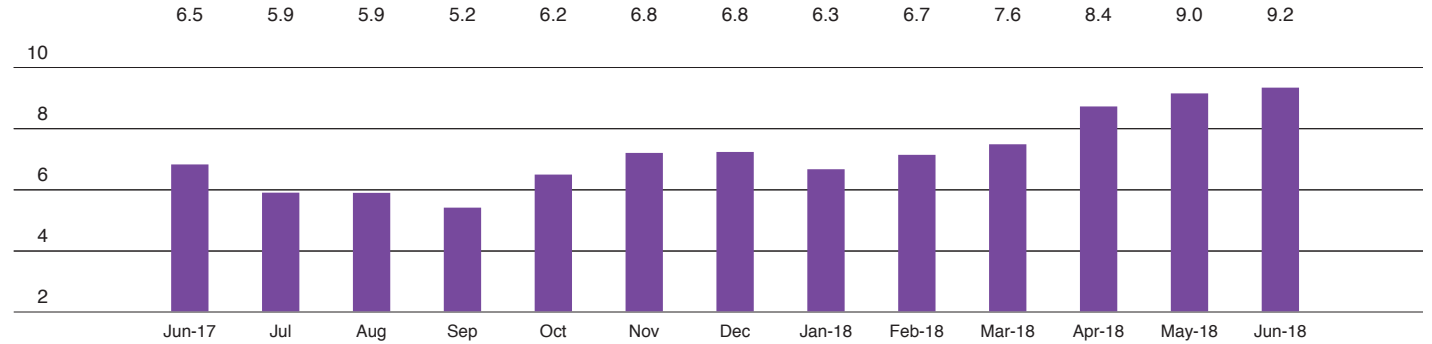
Downtown

South of 14th Street



Halstead.com WEB# 18437981

Absorption Rate in Months: All Apartments



Condominiums

	JUNE 2018		MAY 2018		JUNE 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	98	11.8	89	10.3	75	7.1
1-Bedroom	247	9.4	255	9.6	246	6.2
2-Bedroom	313	9.8	312	9.6	296	6.7
3+Bedroom	330	16.2	326	15.9	290	8.4
Loft	207	11.3	199	11.9	187	8.9
All	1,195	11.4	1,181	11.2	1,094	7.3

Cooperatives

	JUNE 2018		MAY 2018		JUNE 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	59	4.6	54	4.3	36	2.8
1-Bedroom	158	5.6	146	5.5	113	3.4
2-Bedroom	115	5.9	105	5.7	99	4.9
3+Bedroom	50	10.3	43	8.3	55	12.7
Loft	148	8.6	120	7.5	145	8.4
All	530	6.4	468	5.9	448	5.1



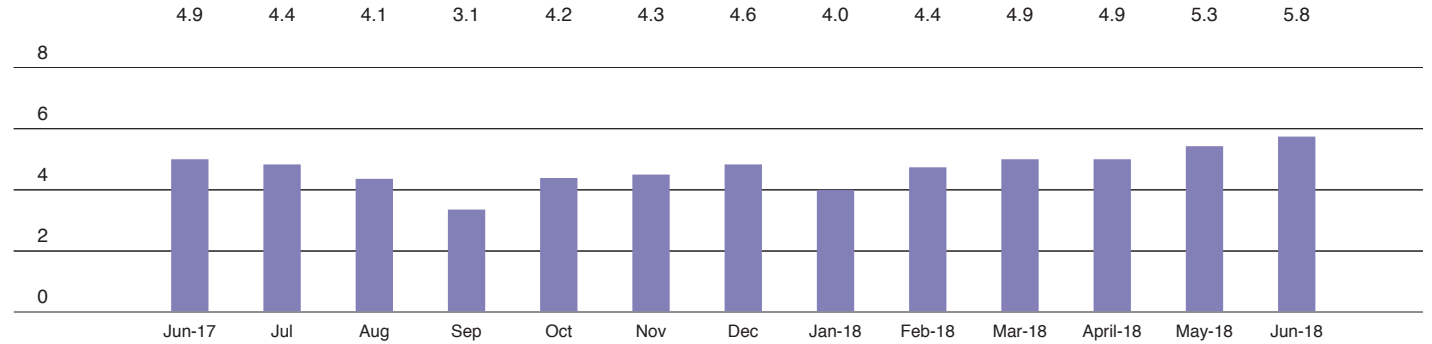
Upper Manhattan

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



Halstead.com WEB# 18327719

Absorption Rate in Months: All Apartments



Condominiums

	JUNE 2018		MAY 2018		JUNE 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	10.7	15	10.0	11	13.2
1-Bedroom	79	7.9	64	6.4	53	4.0
2-Bedroom	87	8.7	77	8.0	79	5.6
3+Bedroom	60	10.6	55	10.3	61	11.4
All	242	8.9	211	8.0	204	6.1

Cooperatives

	JUNE 2018		MAY 2018		JUNE 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	7	1.8	9	2.8	7	2.6
1-Bedroom	58	3.4	46	3.1	41	2.6
2-Bedroom	79	4.4	64	3.6	60	4.0
3+Bedroom	39	5.6	41	5.7	47	7.6
All	183	4.0	160	3.7	155	3.9



HALSTEAD

REAL ESTATE

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

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

1191 Bedford Avenue,
Brooklyn, NY 11216
718.878.1750

STUYVESANT HEIGHTS

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
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,
SVP of Research.

©2018 by Halstead Manhattan, 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.