





# May 2017 Highlights

Manhattan had a 6.4-month supply of apartments for sale at the beginning of May, up from 5.4 months a year ago.

At 5.3 months, the absorption rate for co-ops remains well below the 7.7-month rate for condos.

With a 4.7-month supply of units for sale, Upper Manhattan remains Manhattan's tightest market.



halstead.com WEB# 16734739



halstead.com WEB# 16707779

## Definitions

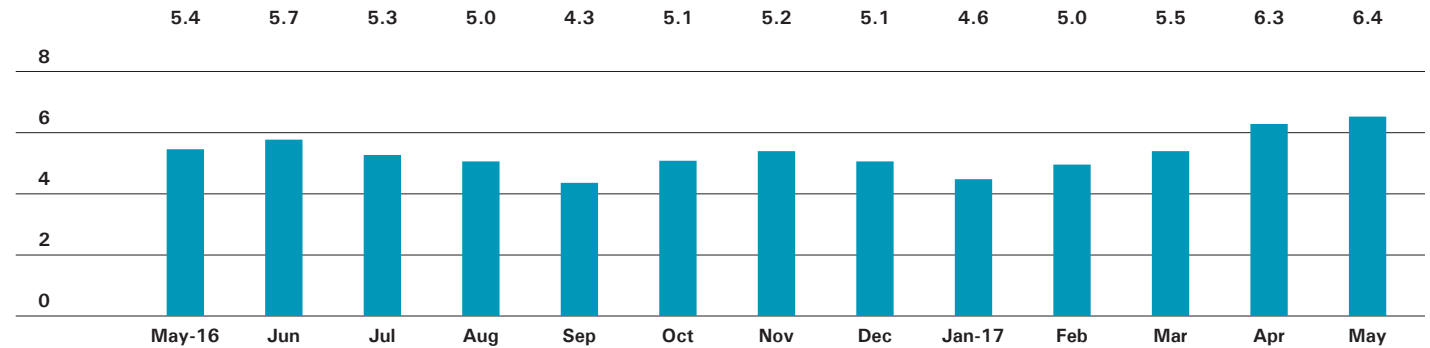
**Listings:** Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

**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# 16755852

# Manhattan

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	MAY 2017		APRIL 2017		MAY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	198	5.7	203	5.3	197	4.5
1-Bedroom	873	5.9	886	5.9	793	4.6
2-Bedroom	1028	7.4	1079	7.8	888	5.2
3+Bedroom	1077	11.0	1130	12.0	941	9.1
Loft	268	9.5	152	5.3	234	9.1
<b>All</b>	<b>3,444</b>	<b>7.7</b>	<b>3,450</b>	<b>7.6</b>	<b>3,053</b>	<b>5.9</b>

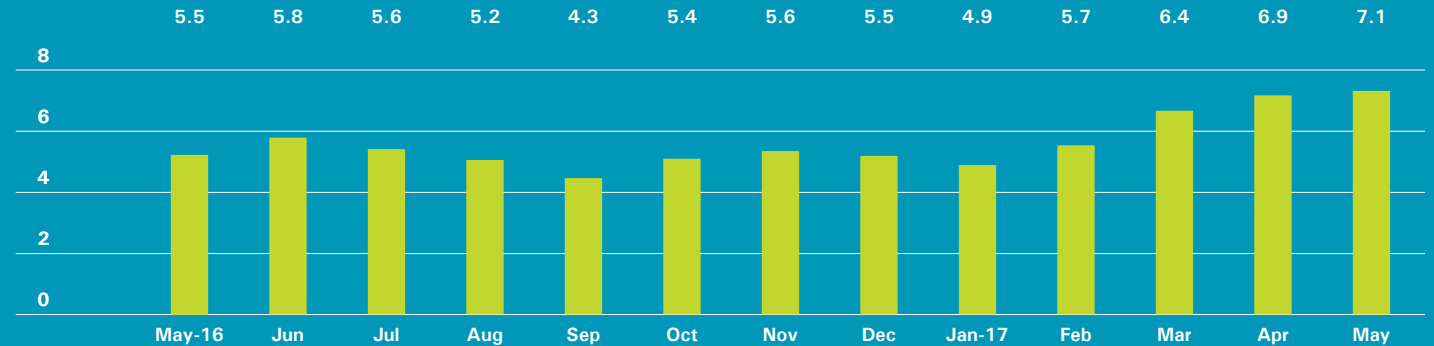
## COOPERATIVES

	MAY 2017		APRIL 2017		MAY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	228	2.6	245	2.7	263	2.8
1-Bedroom	718	3.7	766	3.9	720	3.8
2-Bedroom	706	5.9	698	5.6	634	5.0
3+Bedroom	662	12.1	613	11.2	632	11.0
Loft	237	8.0	158	5.5	201	6.1
<b>All</b>	<b>2,551</b>	<b>5.3</b>	<b>2,480</b>	<b>5.0</b>	<b>2,450</b>	<b>4.9</b>

# East Side

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

MAY 2017			APRIL 2017		MAY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	21	6.3	22	5.7	14	1.7
1-Bedroom	82	3.8	96	4.7	93	2.5
2-Bedroom	140	8.7	132	8.0	130	4.3
3+Bedroom	182	11.1	182	11.7	178	8.2
<b>All</b>	<b>425</b>	<b>7.4</b>	<b>432</b>	<b>7.7</b>	<b>415</b>	<b>4.3</b>

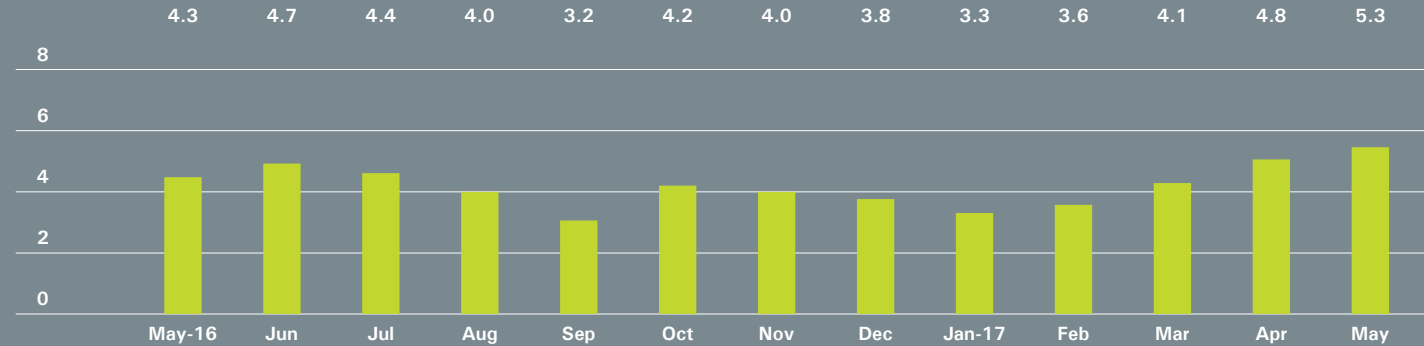
## COOPERATIVES

MAY 2017			APRIL 2017		MAY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	55	2.6	64	3.1	62	3.0
1-Bedroom	214	4.9	200	4.6	213	4.6
2-Bedroom	243	6.8	241	6.4	242	6.6
3+Bedroom	315	16.4	283	14.8	314	11.8
<b>All</b>	<b>827</b>	<b>6.9</b>	<b>788</b>	<b>6.5</b>	<b>831</b>	<b>6.4</b>

# West Side

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	MAY 2017		APRIL 2017		MAY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	3.4	21	4.3	19	2.7
1-Bedroom	102	6.5	92	5.4	75	3.2
2-Bedroom	109	6.4	114	6.3	109	4.2
3+Bedroom	176	10.1	176	9.7	170	9.8
<b>All</b>	<b>403</b>	<b>7.3</b>	<b>403</b>	<b>6.9</b>	<b>373</b>	<b>5.1</b>

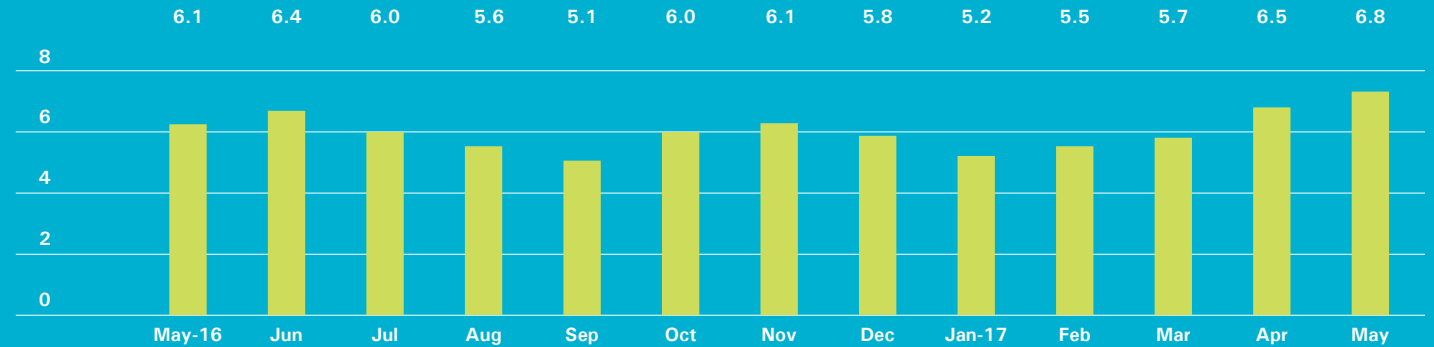
## COOPERATIVES

	MAY 2017		APRIL 2017		MAY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	19	1.4	19	1.4	36	2.3
1-Bedroom	112	2.7	113	2.7	120	3.2
2-Bedroom	125	4.7	110	4.0	105	3.5
3+Bedroom	141	8.6	112	6.6	108	7.6
<b>All</b>	<b>397</b>	<b>4.1</b>	<b>354</b>	<b>3.5</b>	<b>369</b>	<b>3.8</b>

# Midtown East

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

MAY 2017			APRIL 2017		MAY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	30	5.1	29	4.5	34	4.6
1-Bedroom	152	6.8	145	6.4	129	5.3
2-Bedroom	129	7.7	126	7.2	125	6.2
3+Bedroom	116	10.9	121	12.5	110	12.0
<b>All</b>	<b>427</b>	<b>7.7</b>	<b>421</b>	<b>7.5</b>	<b>398</b>	<b>6.5</b>

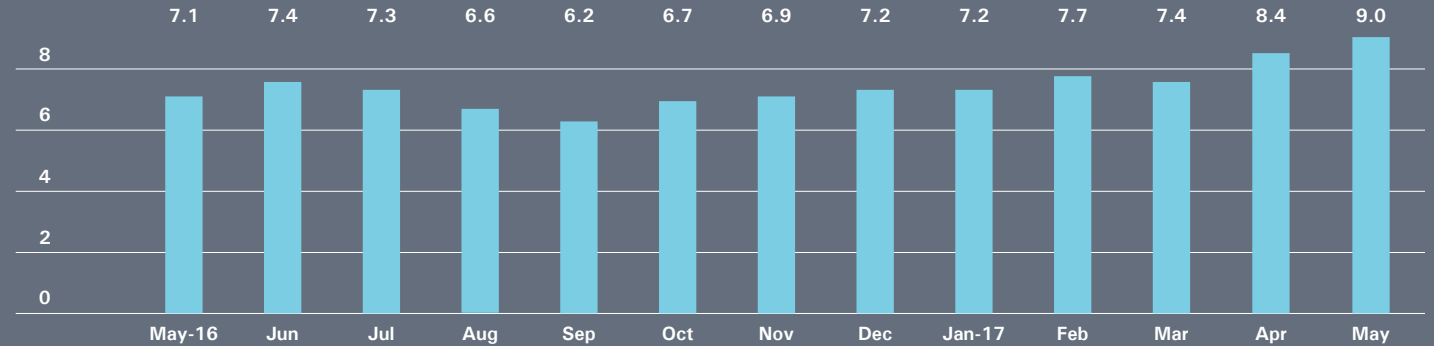
## COOPERATIVES

MAY 2017			APRIL 2017		MAY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	80	3.5	63	2.7	62	2.9
1-Bedroom	151	4.9	150	4.7	144	4.6
2-Bedroom	126	10.2	118	9.4	108	7.6
3+Bedroom	84	13.6	87	14.5	89	23.2
<b>All</b>	<b>441</b>	<b>6.1</b>	<b>418</b>	<b>5.7</b>	<b>403</b>	<b>5.7</b>

# Midtown West

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	MAY 2017		APRIL 2017		MAY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	30	5.1	26	3.1	33	6.8
1-Bedroom	153	8.6	154	7.5	170	6.9
2-Bedroom	136	9.4	147	9.6	130	5.8
3+Bedroom	96	32.0	105	30.0	85	19.6
<b>All</b>	<b>415</b>	<b>10.1</b>	<b>432</b>	<b>9.0</b>	<b>418</b>	<b>7.4</b>

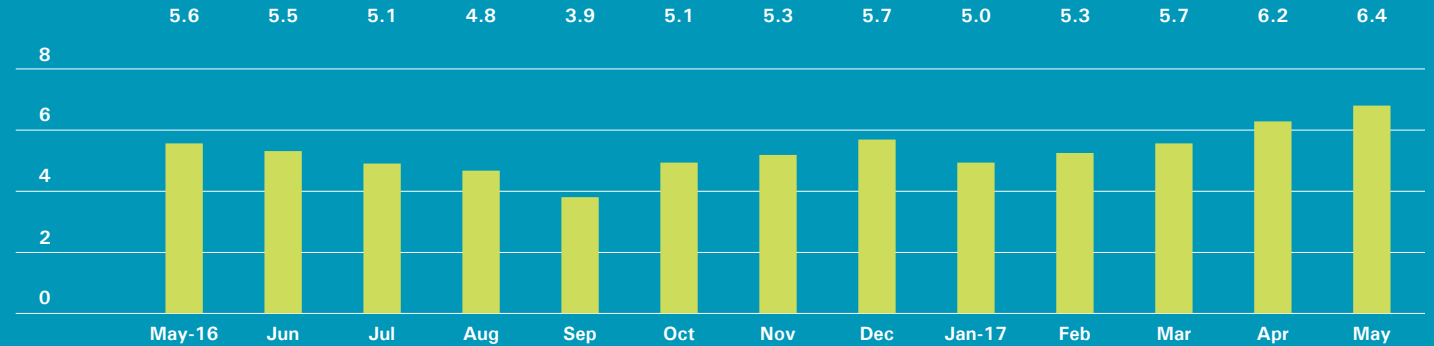
## COOPERATIVES

	MAY 2017		APRIL 2017		MAY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	15	3.9	12	3.4	14	2.8
1-Bedroom	33	5.2	42	6.1	31	4.1
2-Bedroom	21	6.3	25	7.5	29	8.7
3+Bedroom	15	15.0	14	16.8	24	20.6
<b>All</b>	<b>84</b>	<b>5.8</b>	<b>93</b>	<b>6.4</b>	<b>98</b>	<b>5.8</b>

# Downtown

34th - 14th Street

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	MAY 2017		APRIL 2017		MAY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	3.4	12	3.3	22	5.3
1-Bedroom	117	5.9	116	6.2	90	4.4
2-Bedroom	157	8.4	180	10.3	129	7.4
3+Bedroom	156	10.5	166	12.1	131	10.3
Loft	71	15.2	28	5.3	60	9.2
<b>All</b>	<b>515</b>	<b>8.3</b>	<b>502</b>	<b>8.5</b>	<b>432</b>	<b>7.1</b>

## COOPERATIVES

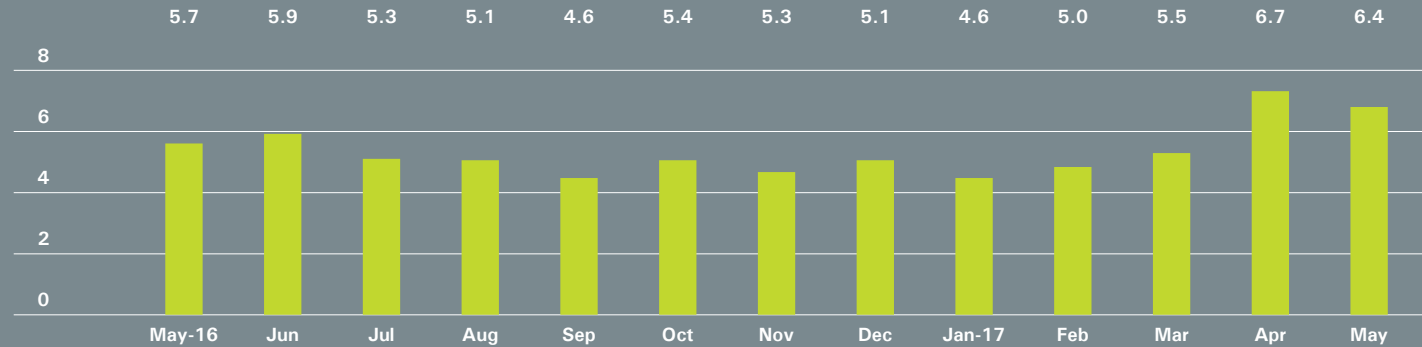
	MAY 2017		APRIL 2017		MAY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	37	2.6	37	2.4	38	2.7
1-Bedroom	79	3.2	79	3.2	58	2.8
2-Bedroom	47	6.1	48	5.6	29	4.0
3+Bedroom	22	9.4	27	12.5	28	14.0
Loft	57	7.0	39	5.0	53	6.6
<b>All</b>	<b>242</b>	<b>4.2</b>	<b>230</b>	<b>3.9</b>	<b>206</b>	<b>3.9</b>



# Downtown

South of 14th Street

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

	MAY 2017		APRIL 2017		MAY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	74	7.5	86	9.6	69	7.0
1-Bedroom	221	5.4	239	6.0	177	5.9
2-Bedroom	288	6.7	308	7.4	202	5.4
3+Bedroom	295	9.6	317	11.2	237	6.6
Loft	183	8.9	116	5.8	160	9.3
<b>All</b>	<b>1,061</b>	<b>7.3</b>	<b>1,066</b>	<b>7.7</b>	<b>845</b>	<b>6.5</b>

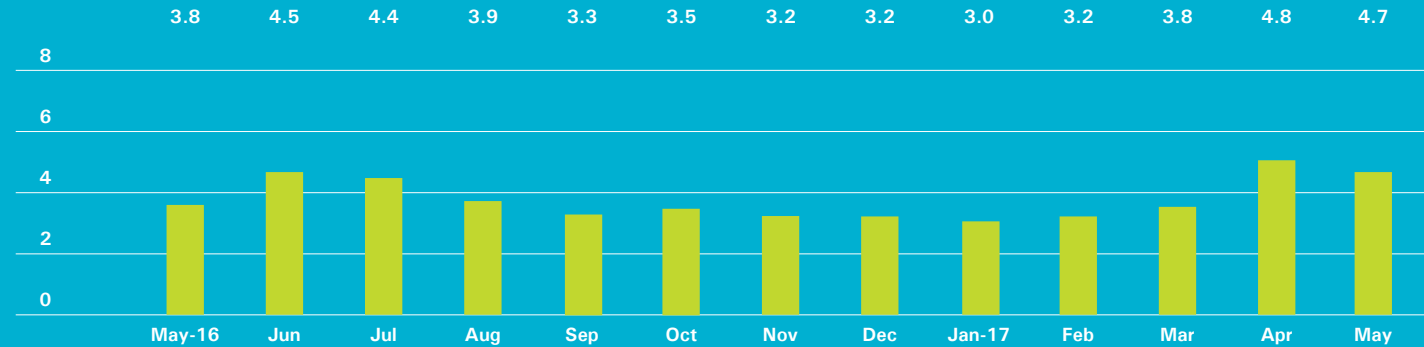
## COOPERATIVES

	MAY 2017		APRIL 2017		MAY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	29	2.6	43	3.5	47	3.1
1-Bedroom	107	3.2	135	4.1	110	3.6
2-Bedroom	90	4.7	89	4.6	71	3.8
3+Bedroom	47	12.3	43	12.9	48	9.0
Loft	137	8.7	112	7.1	111	6.5
<b>All</b>	<b>410</b>	<b>4.9</b>	<b>422</b>	<b>5.0</b>	<b>387</b>	<b>4.5</b>

# Upper Manhattan

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

## ABSORPTION RATE IN MONTHS: ALL APARTMENTS



## CONDOMINIUMS

MAY 2017			APRIL 2017		MAY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	13	9.8	7	3.8	7	2.5
1-Bedroom	47	3.9	47	3.8	62	4.2
2-Bedroom	74	5.4	74	5.3	66	3.6
3+Bedroom	64	12.0	66	10.7	37	14.8
<b>All</b>	<b>198</b>	<b>6.1</b>	<b>194</b>	<b>5.6</b>	<b>172</b>	<b>4.5</b>

## COOPERATIVES

MAY 2017			APRIL 2017		MAY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	5	1.6	8	2.5	7	1.8
1-Bedroom	39	2.5	47	2.7	59	2.8
2-Bedroom	63	3.9	70	4.4	61	3.5
3+Bedroom	43	6.8	50	8.1	29	5.6
<b>All</b>	<b>150</b>	<b>3.6</b>	<b>175</b>	<b>4.1</b>	<b>156</b>	<b>3.3</b>



## 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

### BOERUM HILL

495 Atlantic Avenue  
Brooklyn, NY 11217  
718.613.2090

### PARK SLOPE

76 Seventh Avenue  
Brooklyn, NY 11217  
718.399.2222

### PARK SLOPE

160 7th Avenue  
Brooklyn, NY 11215  
718.622.9300

### COBBLE HILL

162 Court Street  
Brooklyn, NY 11201  
718.613.2020

### BEDFORD STUYVESANT

316 Stuyvesant Avenue  
Brooklyn, NY 11233  
718.613.2800

### BEFORD 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  
N/A

### 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

### NEW JERSEY HOBOKEN

200 Washington Street  
Hoboken, NJ 07030  
201.478.6700

### MONTCLAIR

635 Valley Road,  
Montclair, NJ 07030  
973.744.6033

### QUEENS

#### LONG ISLAND CITY

47-12 Vernon Boulevard  
Queens, NY 1110  
718.878.1800

### 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  
212.253.9300

### GLOBAL SERVICES

770 Lexington Avenue  
New York, NY 10065  
800.765.2692 x6521

### 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 Property's prior consent. While information is believed true, no guaranty is made of accuracy.

