

April 2017

ABSORPTION REPORT MANHATTAN APARTMENTS

BROWN HARRIS STEVENS Established 1873



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April 2017 Highlights

The Manhattan apartment absorption rate rose to 6.3 months in April, a **30%** increase from a year ago.

At **7.6** months, condo absorption rates remained well above the co-op level of 5.0 months.

Upper Manhattan and the West Side were the tightest markets in April, with a **4.8**-month supply of apartments for sale.



BrownHarrisStevens.com WEB# 16464068



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Definitions

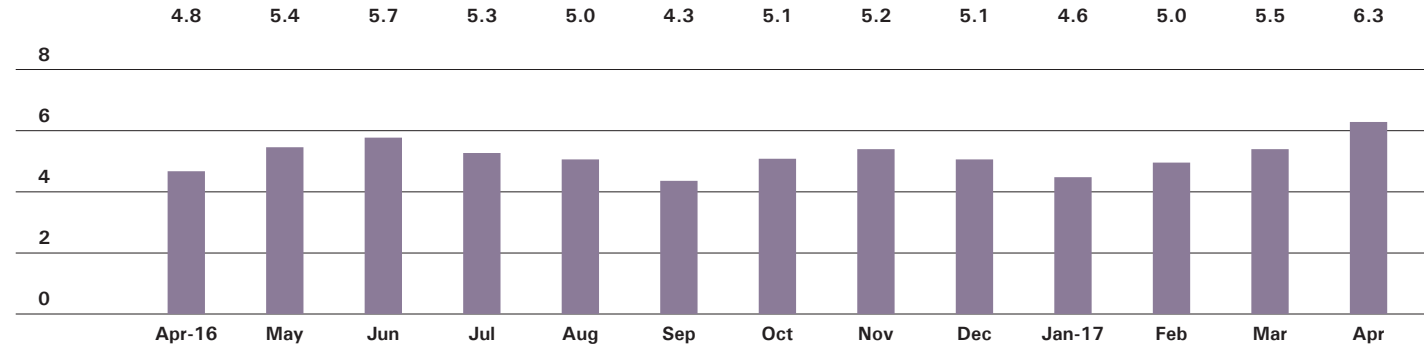
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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: BrownHarrisStevens.com WEB# 16347074

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	203	5.3	153	3.8	201	4.4
1-Bedroom	886	5.9	733	4.8	734	4.2
2-Bedroom	1079	7.8	935	6.8	840	4.8
3+Bedroom	1130	12.0	979	10.6	917	8.6
Loft	152	5.3	224	8.2	214	8.3
All	3,450	7.6	3,024	6.7	2,906	5.5

COOPERATIVES

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	245	2.7	234	2.6	288	2.9
1-Bedroom	766	3.9	625	3.1	633	3.1
2-Bedroom	698	5.6	608	4.8	583	4.3
3+Bedroom	613	11.2	556	10.1	549	9.0
Loft	158	5.5	201	6.3	196	5.3
All	2,480	5.0	2,224	4.4	2,249	4.2

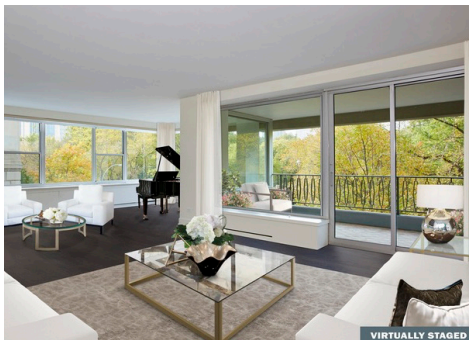


East Side

GENERALLY 59TH ST. TO 96TH ST.,
FIFTH AVE. TO THE EAST RIVER

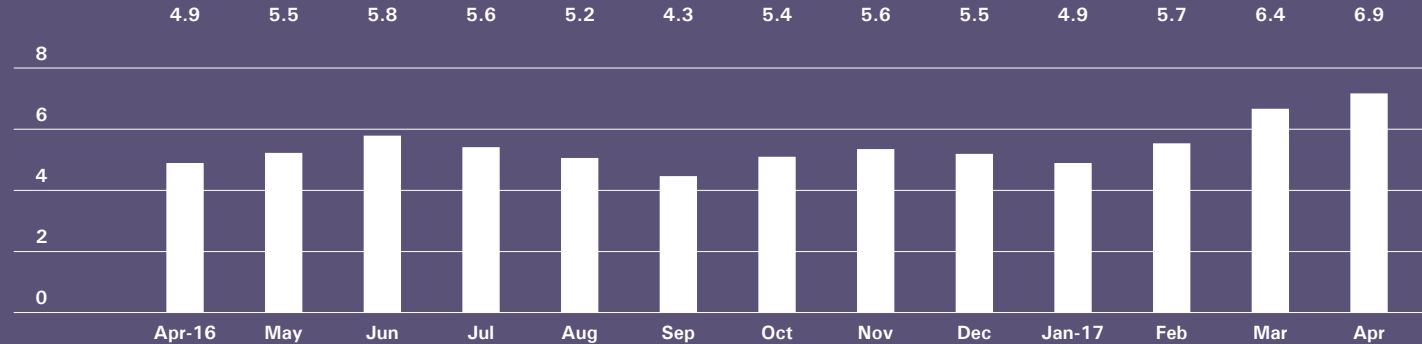


BrownHarrisStevens.com WEB# 16170603



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ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	22	5.7	16	3.3	19	2.5
1-Bedroom	96	4.7	80	4.0	94	2.9
2-Bedroom	132	8.0	132	8.1	127	4.4
3+Bedroom	182	11.7	170	13.1	164	7.8
All	432	7.7	398	7.3	404	4.5

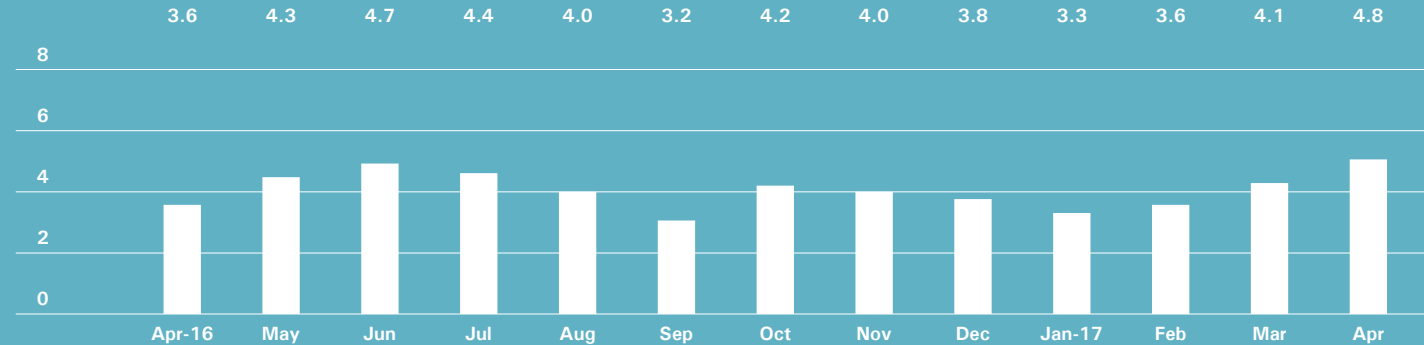
COOPERATIVES

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	64	3.1	58	2.8	61	2.6
1-Bedroom	200	4.6	191	4.1	189	3.7
2-Bedroom	241	6.4	228	5.9	223	5.8
3+Bedroom	283	14.8	280	13.9	272	9.3
All	788	6.5	757	6.0	745	5.2

West Side

GENERALLY 59TH TO 110TH STREET,
HUDSON RIVER TO WEST OF FIFTH AVENUE

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	21	4.3	17	3.4	22	3.0
1-Bedroom	92	5.4	85	4.8	73	2.8
2-Bedroom	114	6.3	86	4.9	107	3.4
3+Bedroom	176	9.7	156	9.4	167	8.8
All	403	6.9	344	6.0	369	4.4

COOPERATIVES

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	19	1.4	21	1.3	43	2.5
1-Bedroom	113	2.7	88	2.1	98	2.3
2-Bedroom	110	4.0	96	3.4	85	2.6
3+Bedroom	112	6.6	102	6.3	94	6.4
All	354	3.5	307	3.0	320	3.0

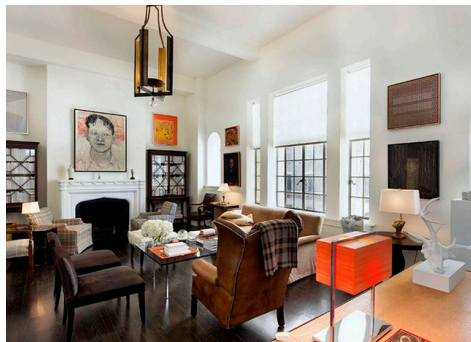


Midtown East

GENERALLY 34TH TO 59TH STREET,
FIFTH AVENUE TO THE EAST RIVER

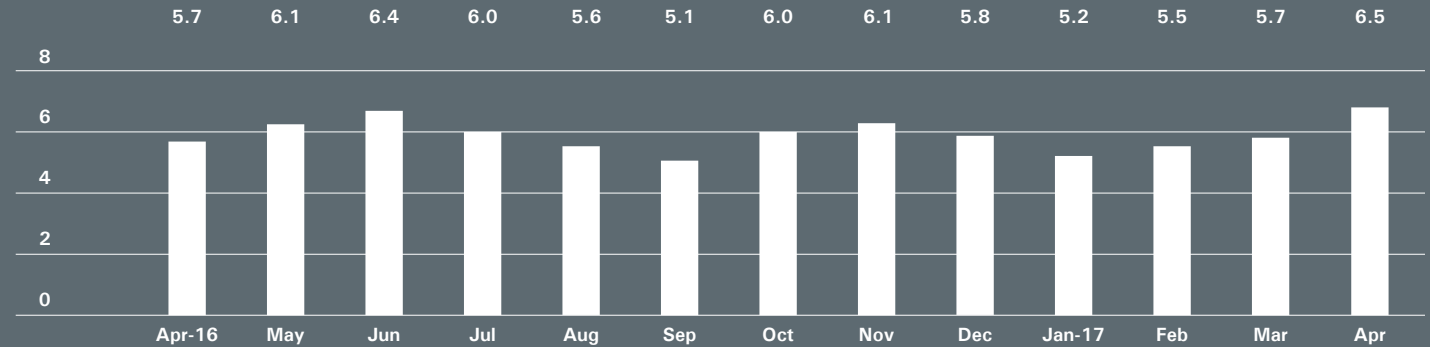


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ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	29	4.5	25	3.6	34	4.3
1-Bedroom	145	6.4	115	5.2	128	5.5
2-Bedroom	126	7.2	114	6.8	125	6.6
3+Bedroom	121	12.5	117	11.1	108	11.8
All	421	7.5	371	6.6	395	6.7

COOPERATIVES

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	63	2.7	65	3.0	74	3.3
1-Bedroom	150	4.7	125	3.7	137	3.9
2-Bedroom	118	9.4	107	8.1	99	5.9
3+Bedroom	87	14.5	82	14.5	85	20.4
All	418	5.7	379	5.1	395	5.0

Midtown West

GENERALLY 34TH TO 59TH STREET,
HUDSON RIVER TO WEST OF FIFTH AVENUE

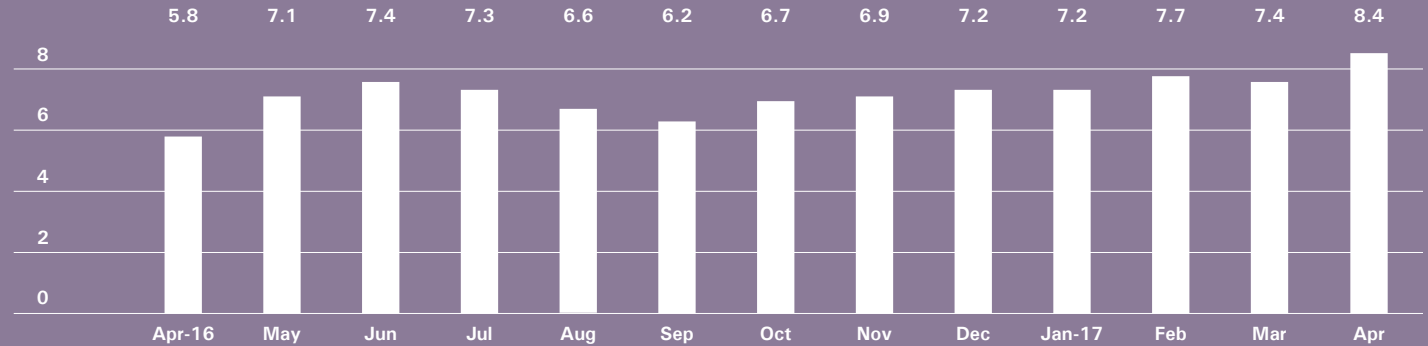


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ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	26	3.1	24	2.3	28	4.1
1-Bedroom	154	7.5	142	6.0	150	5.2
2-Bedroom	147	9.6	134	9.5	129	5.2
3+Bedroom	105	30.0	97	32.3	89	16.2
All	432	9.0	397	7.8	396	6.0

COOPERATIVES

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	12	3.4	16	4.6	10	1.9
1-Bedroom	42	6.1	34	5.1	28	3.5
2-Bedroom	25	7.5	30	7.5	33	8.6
3+Bedroom	14	16.8	14	16.8	22	18.9
All	93	6.4	94	6.3	93	5.1

Downtown

34TH - 14TH STREET

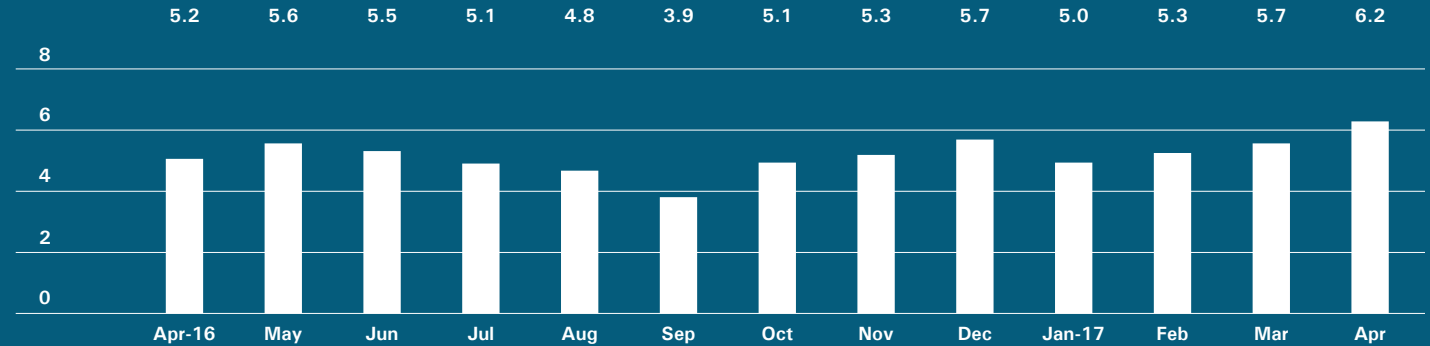


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ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	12	3.3	14	4.2	25	6.0
1-Bedroom	116	6.2	93	4.7	81	4.0
2-Bedroom	180	10.3	152	8.6	113	6.8
3+Bedroom	166	12.1	142	9.8	124	10.5
Loft	28	5.3	74	13.1	55	7.9
All	502	8.5	475	7.8	398	6.7

COOPERATIVES

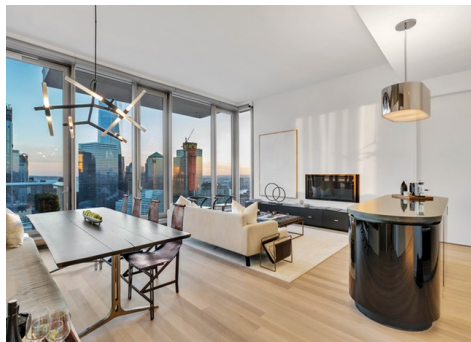
	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	37	2.4	33	2.3	46	3.0
1-Bedroom	79	3.2	69	2.8	54	2.5
2-Bedroom	48	5.6	32	4.1	38	4.5
3+Bedroom	27	12.5	17	6.0	20	10.9
Loft	39	5.0	52	6.6	52	5.9
All	230	3.9	203	3.5	210	3.7

Downtown

SOUTH OF 14TH STREET

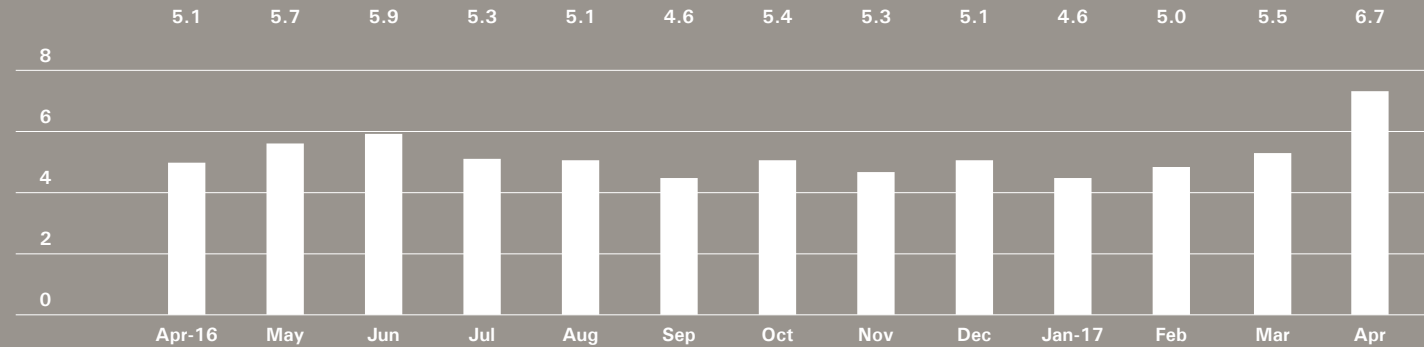


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ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	86	9.6	48	6.0	67	7.1
1-Bedroom	239	6.0	169	4.2	154	5.1
2-Bedroom	308	7.4	244	5.9	166	4.2
3+Bedroom	317	11.2	249	8.7	232	6.4
Loft	116	5.8	145	7.8	150	8.9
All	1,066	7.7	855	6.3	769	5.8

COOPERATIVES

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	43	3.5	37	3.2	47	3.2
1-Bedroom	135	4.1	103	3.2	100	3.2
2-Bedroom	89	4.6	73	3.9	59	3.2
3+Bedroom	43	12.9	33	8.3	42	8.4
Loft	112	7.1	119	6.6	101	5.3
All	422	5.0	365	4.3	349	4.0

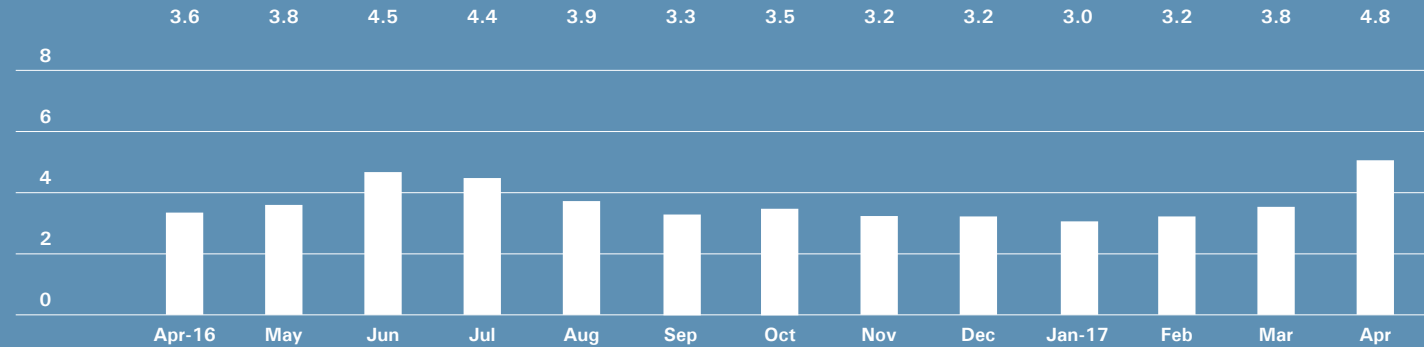
Upper Manhattan

GENERALLY NORTH OF 96TH ST. ON THE
EAST SIDE, AND 110TH ST. ON THE WEST SIDE



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ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	7	3.8	9	4.5	7	2.2
1-Bedroom	47	3.8	49	4.1	55	4.0
2-Bedroom	74	5.3	75	5.1	75	4.4
3+Bedroom	66	10.7	51	8.1	38	9.9
All	194	5.6	184	5.3	175	4.6

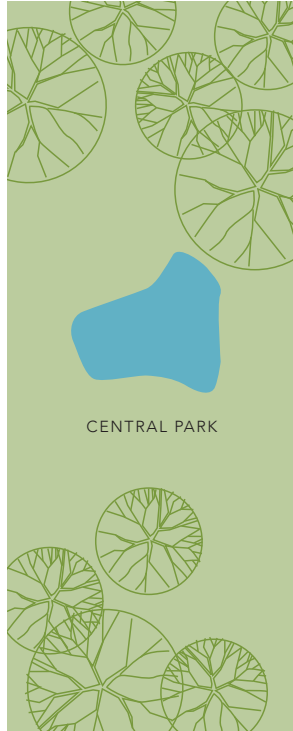
COOPERATIVES

	APRIL 2017		MARCH 2017		APRIL 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	8	2.5	8	2.4	11	2.8
1-Bedroom	47	2.7	28	1.5	45	2.0
2-Bedroom	70	4.4	51	3.0	56	3.1
3+Bedroom	50	8.1	32	6.0	25	4.8
All	175	4.1	119	2.7	137	2.8

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