

October
2017

ABSORPTION REPORT
MANHATTAN APARTMENTS

BROWN HARRIS STEVENS Established 1873



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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.



BrownHarrisStevens.com WEB# 17520884



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Definitions

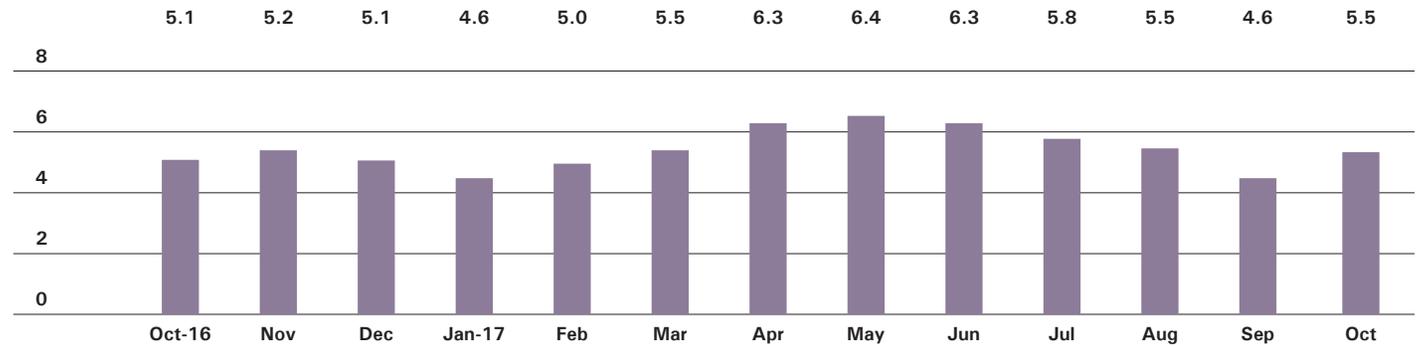
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 17661645

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 STREET TO 96TH STREET,
FIFTH AVENUE TO THE EAST RIVER



BrownHarrisStevens.com WEB# 17103900



BrownHarrisStevens.com WEB# 17423088

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



BrownHarrisStevens.com WEB# 16912317



BrownHarrisStevens.com WEB# 17223632

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



BrownHarrisStevens.com WEB#17041444



BrownHarrisStevens.com WEB# 14766222

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



BrownHarrisStevens.com WEB#16612080



BrownHarrisStevens.com WEB# 16632933

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



BrownHarrisStevens.com WEB# 16839238



BrownHarrisStevens.com WEB# 17009409

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



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