

February 2019

Absorption Report Manhattan Apartments

**Brown
Harris
Stevens**



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February 2019 Highlights

The absorption rate for Manhattan apartments rose to **7.7** months in February, from 6.3 months the prior month.

The absorption rate was **9.3** months for condominiums, and 6.5 months for cooperatives.

The Northern Manhattan rate of 6.2 months was Manhattan's lowest, followed by the West Side's **6.5**-month rate.



BrownHarrisStevens.com WEB# 193567814



BrownHarrisStevens.com WEB# 19434503

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# 19356506

Manhattan

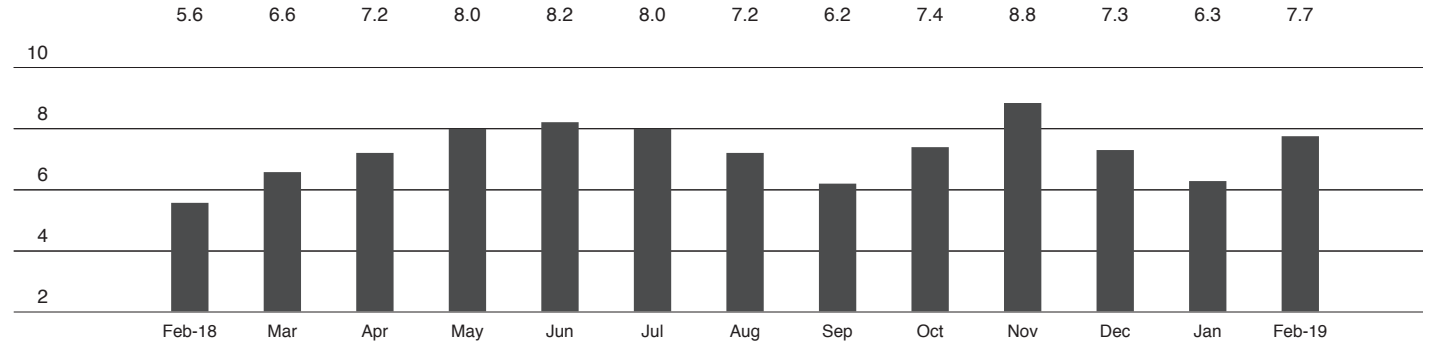


BrownHarrisStevens.com WEB# 17952840



BrownHarrisStevens.com WEB# 18948545

Absorption Rate in Months: All Apartments



Condominiums

	FEBRUARY 2019		JANUARY 2019		FEBRUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	280	6.7	208	5.0	207	5.0
1-Bedroom	1,049	7.7	865	6.2	803	5.1
2-Bedroom	1,112	9.3	957	7.9	979	6.9
3+Bedroom	1,113	12.8	985	11.1	982	10.7
Loft	157	11.1	133	9.1	237	9.7
All	3,711	9.3	3,148	7.8	3,208	7.0

Cooperatives

	FEBRUARY 2019		JANUARY 2019		FEBRUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	446	5.1	376	4.3	305	3.3
1-Bedroom	1,163	5.7	928	4.5	753	3.6
2-Bedroom	923	6.3	757	5.1	655	4.4
3+Bedroom	733	10.5	557	7.9	566	8.6
Loft	144	8.2	126	7.2	194	5.5
All	3,409	6.5	2,744	5.2	2,473	4.5

East Side

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

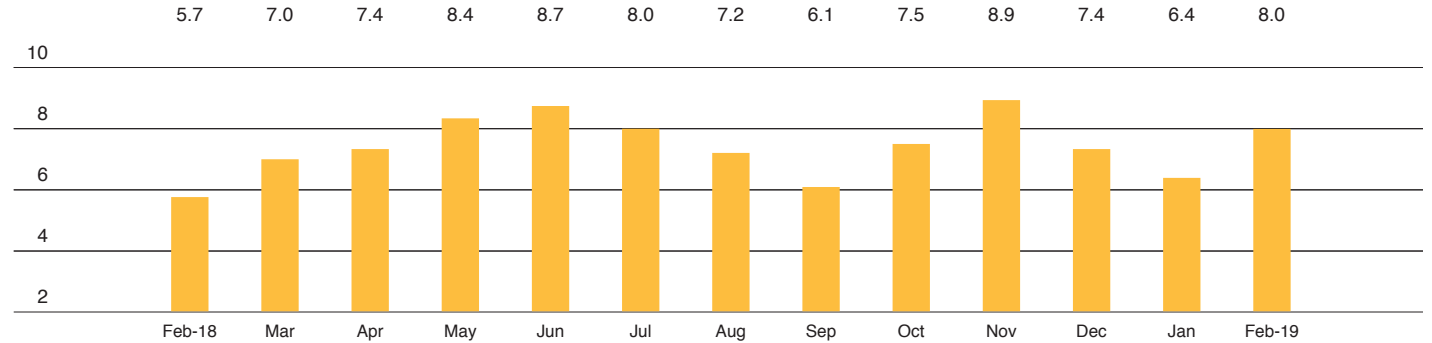


BrownHarrisStevens.com WEB# 19413651



BrownHarrisStevens.com WEB# 19172250

Absorption Rate in Months: All Apartments



Condominiums

	FEBRUARY 2019		JANUARY 2019		FEBRUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	30	5.6	21	3.9	24	4.0
1-Bedroom	133	8.3	112	6.9	92	4.1
2-Bedroom	142	8.5	113	6.5	132	5.5
3+Bedroom	186	10.2	170	8.9	162	9.9
All	491	8.7	416	7.2	410	5.9

Cooperatives

	FEBRUARY 2019		JANUARY 2019		FEBRUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	112	6.5	93	5.4	69	3.5
1-Bedroom	344	7.2	264	5.5	226	4.1
2-Bedroom	305	6.6	256	5.5	218	5.3
3+Bedroom	342	10.5	264	7.9	285	10.8
All	1,103	7.7	877	6.0	798	5.6

West Side

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

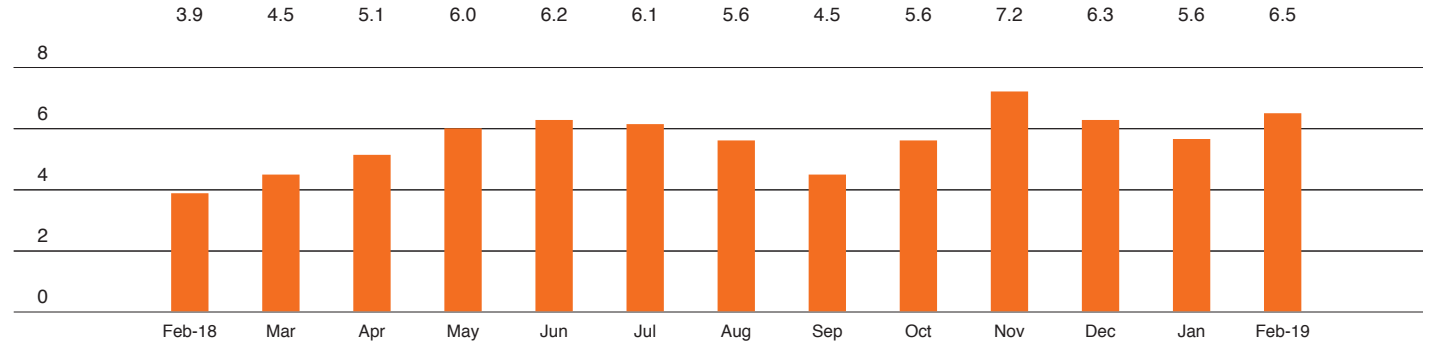


BrownHarrisStevens.com WEB# 19423612



BrownHarrisStevens.com WEB# 19155453

Absorption Rate in Months: All Apartments



Condominiums

	FEBRUARY 2019		JANUARY 2019		FEBRUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	29	5.8	24	4.8	17	3.5
1-Bedroom	119	6.6	104	5.8	80	2.7
2-Bedroom	143	9.9	113	7.6	126	4.4
3+Bedroom	210	13.8	192	12.4	157	7.0
All	501	9.5	433	8.1	380	4.5

Cooperatives

	FEBRUARY 2019		JANUARY 2019		FEBRUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	58	4.1	52	3.7	31	2.1
1-Bedroom	143	3.8	129	3.4	120	3.2
2-Bedroom	165	5.0	152	4.6	116	3.4
3+Bedroom	138	8.2	108	6.4	103	5.2
All	504	5.0	441	4.3	370	3.5

Midtown East

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

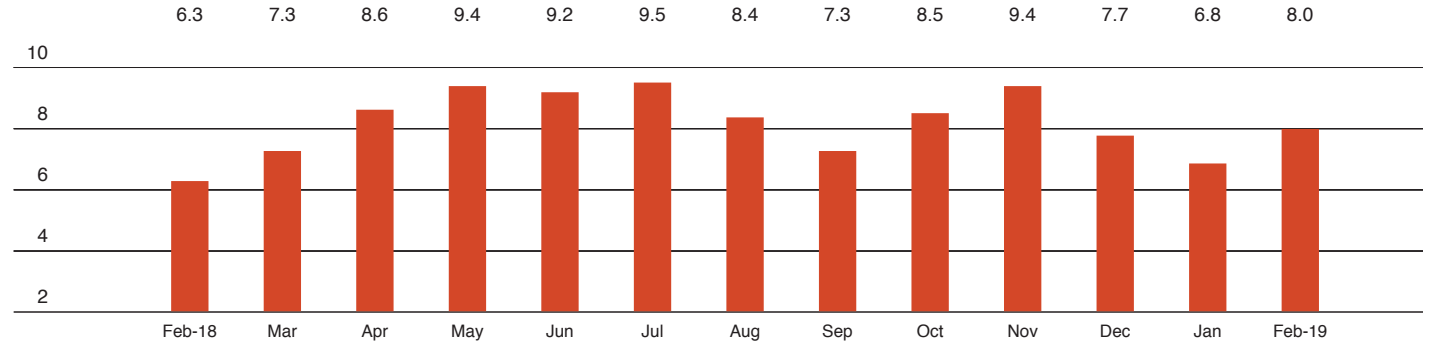


BrownHarrisStevens.com WEB# 17976001



BrownHarrisStevens.com WEB# 19413621

Absorption Rate in Months: All Apartments



Condominiums

	FEBRUARY 2019		JANUARY 2019		FEBRUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	35	4.5	24	3.1	25	5.2
1-Bedroom	148	6.4	129	5.4	143	7.0
2-Bedroom	149	10.3	150	10.2	118	8.7
3+Bedroom	104	14.5	90	12.6	119	11.3
All	436	8.3	393	7.3	405	8.2

Cooperatives

	FEBRUARY 2019		JANUARY 2019		FEBRUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	108	5.4	88	4.4	79	3.1
1-Bedroom	230	7.1	201	6.0	159	4.2
2-Bedroom	151	8.4	119	6.6	130	7.4
3+Bedroom	94	18.8	78	15.6	82	15.4
All	583	7.8	486	6.4	450	5.2

Midtown West

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

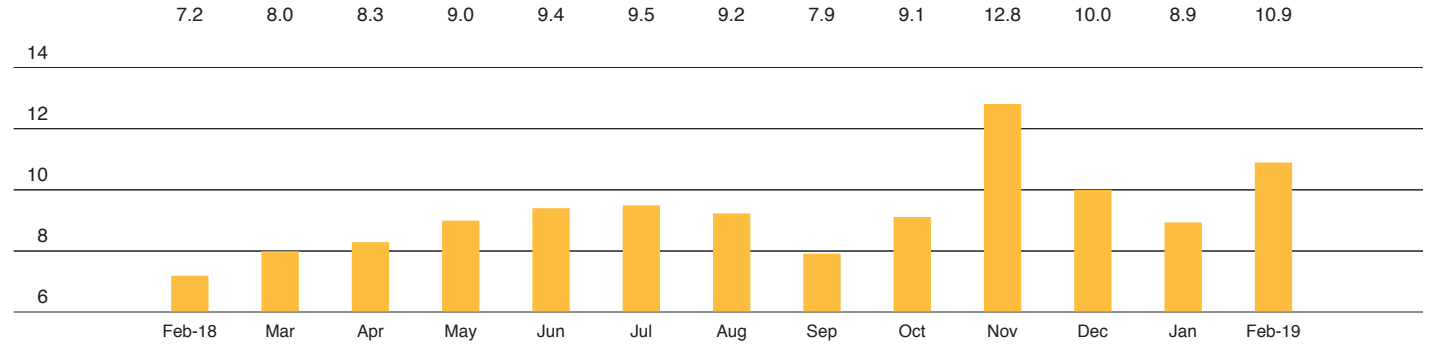


BrownHarrisStevens.com WEB# 18945496



BrownHarrisStevens.com WEB# 19001550

Absorption Rate in Months: All Apartments



Condominiums

	FEBRUARY 2019		JANUARY 2019		FEBRUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	61	11.8	43	8.1	30	3.8
1-Bedroom	172	9.7	136	7.4	131	6.5
2-Bedroom	139	11.7	134	11.3	123	8.7
3+Bedroom	111	25.6	107	23.8	100	27.3
All	483	12.4	420	10.5	384	8.4

Cooperatives

	FEBRUARY 2019		JANUARY 2019		FEBRUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	36	6.2	28	4.9	18	3.3
1-Bedroom	69	7.5	48	5.0	27	3.0
2-Bedroom	35	9.1	30	7.8	26	8.2
3+Bedroom	10	20.0	9	18.0	7	8.4
All	150	7.8	115	5.8	78	4.2

Downtown

34th - 14th Street

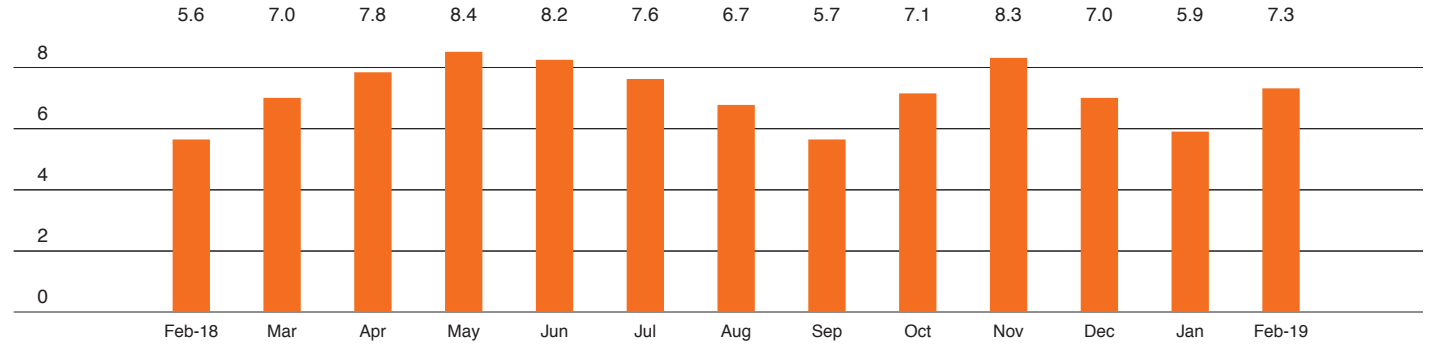


BrownHarrisStevens.com WEB# 18653790



BrownHarrisStevens.com WEB# 17009409

Absorption Rate in Months: All Apartments



Condominiums

	FEBRUARY 2019		JANUARY 2019		FEBRUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	25	6.8	21	5.7	17	3.6
1-Bedroom	124	6.5	102	5.3	88	4.0
2-Bedroom	159	8.2	133	6.7	151	8.3
3+Bedroom	152	17.9	132	15.5	138	11.8
Loft	32	9.1	27	7.4	61	9.4
All	492	9.1	415	7.5	455	7.2

Cooperatives

	FEBRUARY 2019		JANUARY 2019		FEBRUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	73	4.8	66	4.4	47	3.6
1-Bedroom	132	5.1	94	3.6	88	3.2
2-Bedroom	70	6.6	56	5.0	33	3.0
3+Bedroom	27	12.5	22	9.4	20	6.7
Loft	41	7.2	28	4.9	58	7.6
All	343	5.8	266	4.4	246	4.0

Downtown

South of 14th Street

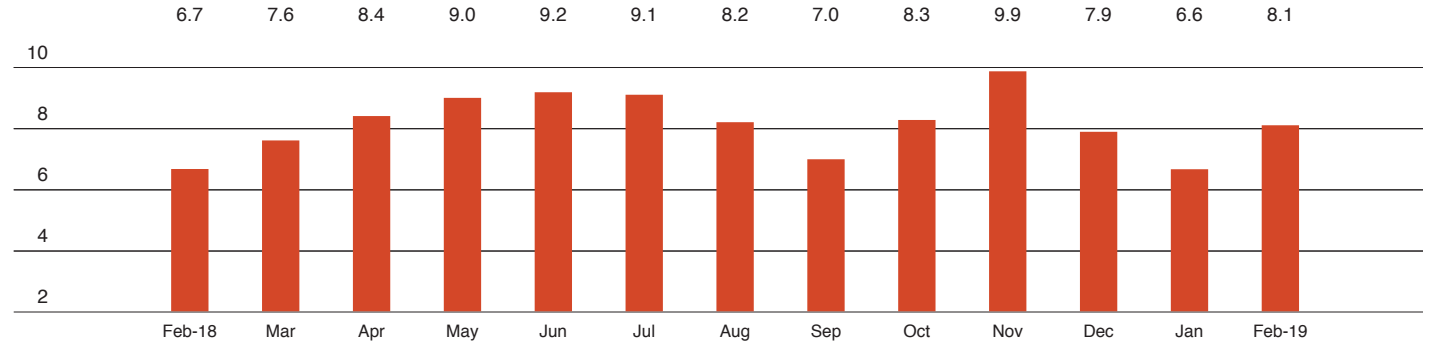


BrownHarrisStevens.com WEB# 19388899



BrownHarrisStevens.com WEB# 19356973

Absorption Rate in Months: All Apartments



Condominiums

	FEBRUARY 2019		JANUARY 2019		FEBRUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	90	7.8	69	6.0	80	7.2
1-Bedroom	299	10.3	235	7.9	210	6.6
2-Bedroom	294	10.2	247	8.6	259	8.5
3+Bedroom	301	10.6	254	8.9	269	12.5
Loft	119	11.7	99	9.4	160	10.0
All	1,103	10.2	904	8.3	978	8.8

Cooperatives

	FEBRUARY 2019		JANUARY 2019		FEBRUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	51	3.9	42	3.2	58	4.3
1-Bedroom	174	4.4	137	3.4	106	3.2
2-Bedroom	116	6.2	89	4.8	81	3.7
3+Bedroom	56	8.8	51	8.1	41	7.0
Loft	91	8.1	92	8.2	105	5.4
All	488	5.5	411	4.6	391	4.1

Upper Manhattan

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

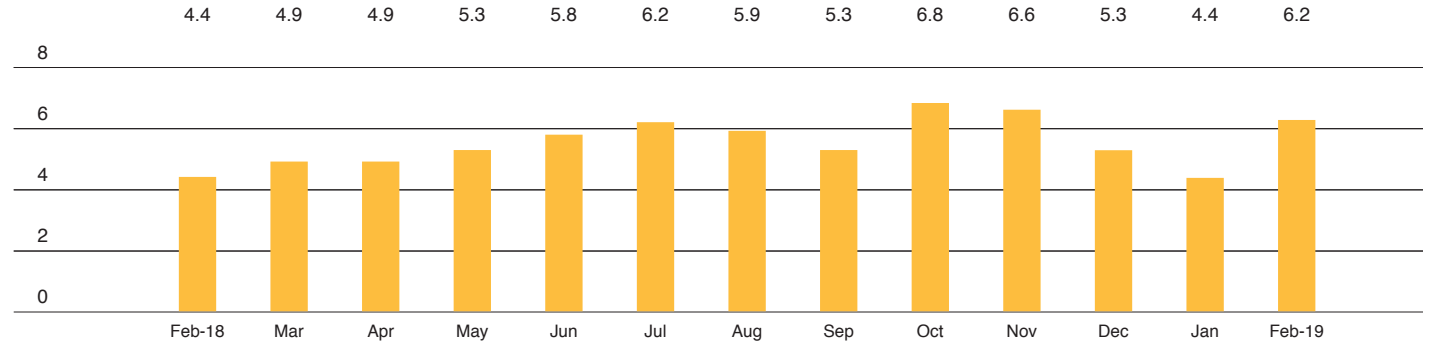


BrownHarrisStevens.com WEB# 19049117



BrownHarrisStevens.com WEB# 18707037

Absorption Rate in Months: All Apartments



Condominiums

	FEBRUARY 2019		JANUARY 2019		FEBRUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	10	3.3	7	2.3	16	6.0
1-Bedroom	56	4.0	49	3.5	61	5.3
2-Bedroom	87	6.5	68	5.1	77	5.9
3+Bedroom	52	10.1	43	8.1	42	6.5
All	205	5.8	167	4.7	196	5.8

Cooperatives

	FEBRUARY 2019		JANUARY 2019		FEBRUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	8	5.3	7	4.7	9	2.8
1-Bedroom	82	6.6	58	4.6	43	3.0
2-Bedroom	82	5.1	57	3.5	55	2.8
3+Bedroom	66	10.7	26	4.2	33	6.4
All	238	6.6	148	4.1	140	3.3

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CENTRAL PARK WEST

CENTRAL PARK

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