

August
2016

ABSORPTION REPORT
MANHATTAN APARTMENTS

BROWN HARRIS STEVENS Established 1873



exclusive affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE
in New York City, The Hamptons & Palm Beach

August 2016 Highlights

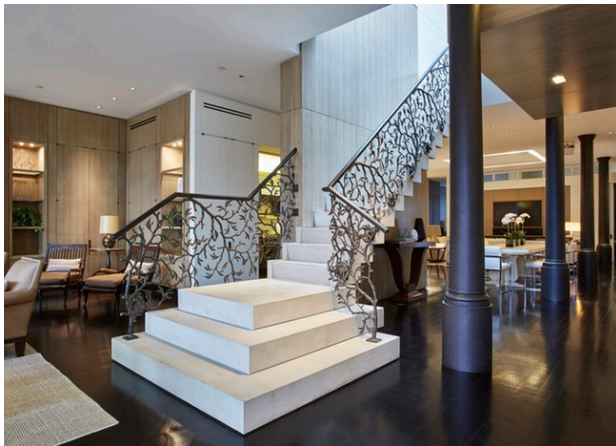
While down from July, the August absorption rate of **5.0** months for Manhattan apartments was 24% higher than a year ago.

The co-op absorption rate climbed **35%** from August of 2015, while the condo rate rose **12%**.

Upper Manhattan remains the tightest market, with a **3.9** - month supply of apartments for sale.



BrownHarrisStevens.com WEB# 14663248



BrownHarrisStevens.com WEB# 14598881

Definitions

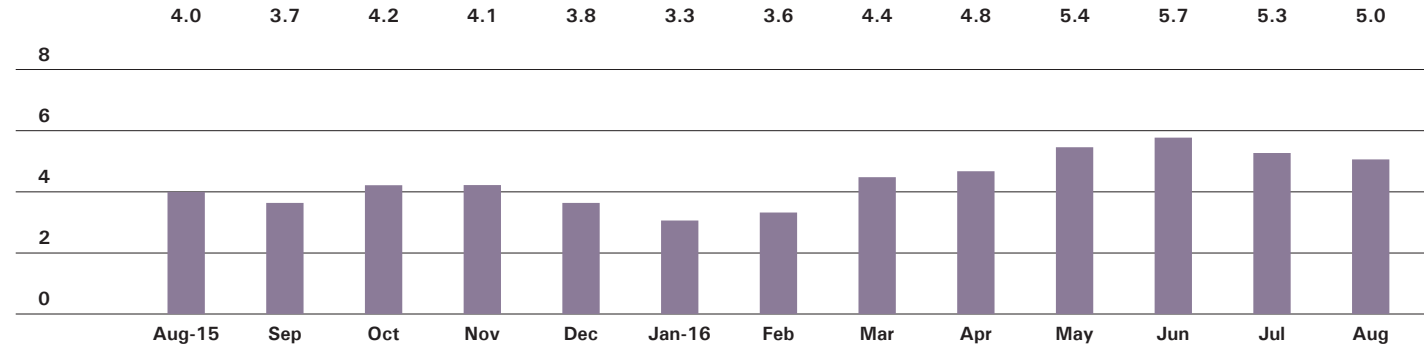
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 14158711

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

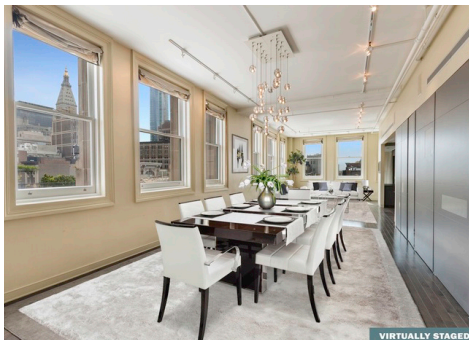
	AUGUST 2016		JULY 2016		AUGUST 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	181	4.2	196	4.6	183	3.6
1-Bedroom	806	4.4	855	4.8	644	3.8
2-Bedroom	902	5.5	948	5.7	681	4.9
3+Bedroom	980	9.5	998	9.8	811	10.5
Loft	214	7.7	234	9.1	185	5.4
All	3,083	5.9	3,231	6.3	2,504	5.3

COOPERATIVES

	AUGUST 2016		JULY 2016		AUGUST 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	241	2.5	243	2.5	326	3.0
1-Bedroom	681	3.3	714	3.6	534	2.2
2-Bedroom	576	4.1	602	4.5	471	2.9
3+Bedroom	524	8.3	571	9.0	447	5.2
Loft	186	5.3	184	5.5	151	3.8
All	2,208	4.1	2,314	4.4	1,929	3.0



BrownHarrisStevens.com WEB# 14741331



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East Side

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

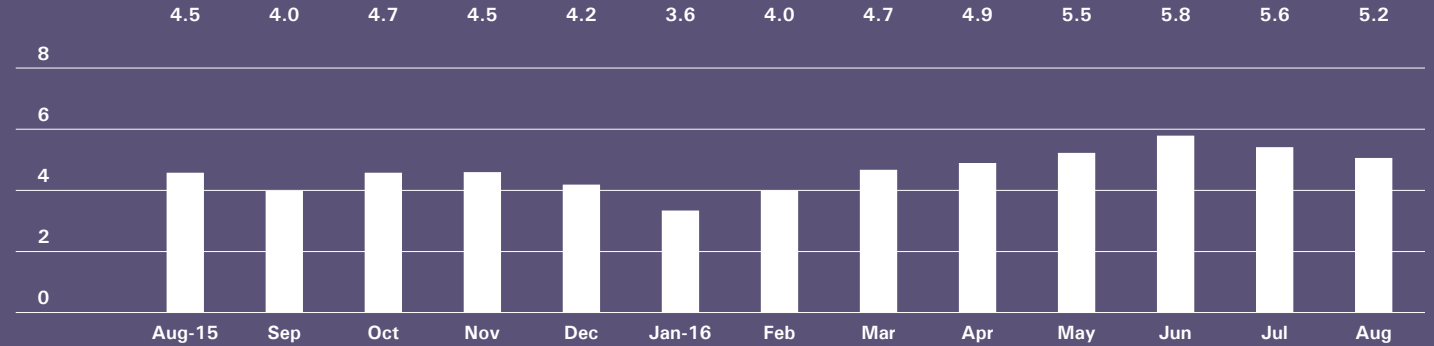


BrownHarrisStevens.com WEB# 14346959



BrownHarrisStevens.com WEB# 14590388

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

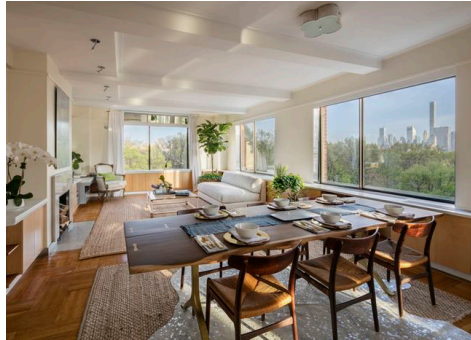
	AUGUST 2016		JULY 2016		AUGUST 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	18	2.5	21	2.6	19	3.7
1-Bedroom	87	3.0	90	2.9	94	4.6
2-Bedroom	130	5.3	142	5.5	116	6.0
3+Bedroom	181	8.8	189	9.1	156	8.5
All	416	5.1	442	5.2	385	6.1

COOPERATIVES

	AUGUST 2016		JULY 2016		AUGUST 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	71	4.0	61	3.2	112	5.4
1-Bedroom	182	3.9	211	4.6	158	2.6
2-Bedroom	223	5.5	240	6.3	148	2.9
3+Bedroom	247	8.1	273	9.4	232	6.3
All	723	5.3	785	5.9	650	3.8

West Side

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

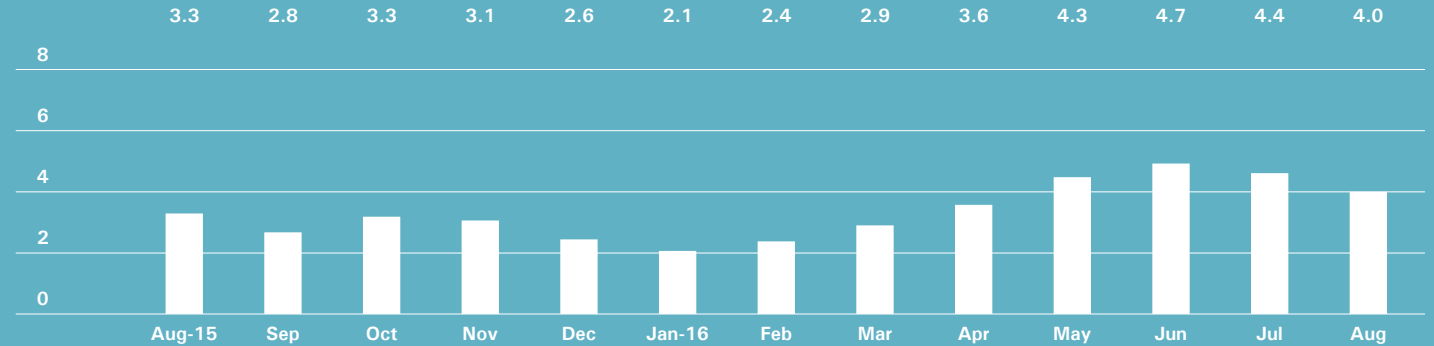


BrownHarrisStevens.com WEB# 14746286



BrownHarrisStevens.com WEB# 14854656

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2016		JULY 2016		AUGUST 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	2.3	13	2.2	19	2.9
1-Bedroom	90	3.9	88	4.0	82	3.2
2-Bedroom	105	6.1	119	6.5	93	5.2
3+Bedroom	152	11.4	159	13.3	150	8.9
All	361	6.1	379	6.5	344	5.1

COOPERATIVES

	AUGUST 2016		JULY 2016		AUGUST 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	29	1.9	32	2.0	45	2.4
1-Bedroom	112	2.7	119	3.0	92	2.0
2-Bedroom	65	2.0	80	2.5	77	1.9
3+Bedroom	89	5.4	101	5.9	79	3.5
All	295	2.8	332	3.2	293	2.3

Midtown East

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

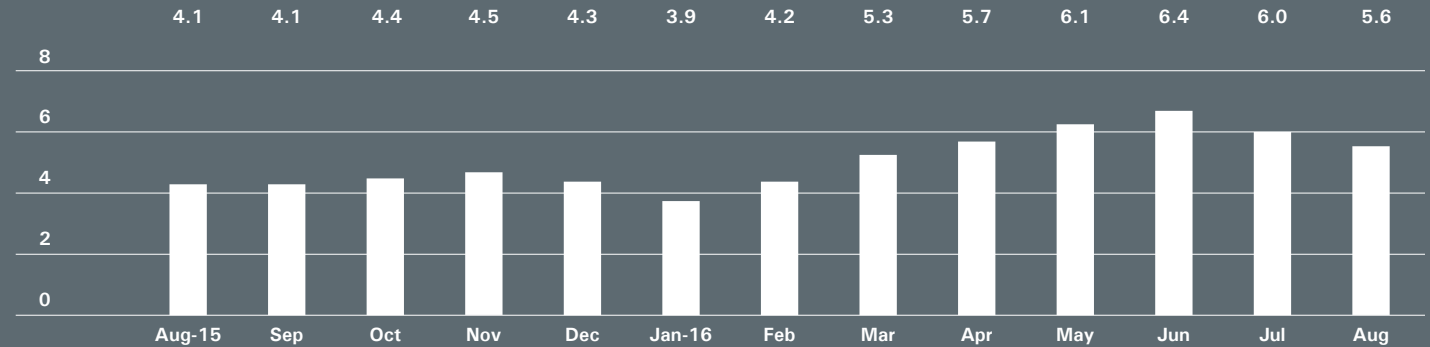


BrownHarrisStevens.com WEB# 13739272



BrownHarrisStevens.com WEB# 14981234

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2016		JULY 2016		AUGUST 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	23	3.5	24	3.7	29	2.9
1-Bedroom	142	6.0	152	6.1	104	3.5
2-Bedroom	121	6.5	127	6.6	107	5.5
3+Bedroom	113	10.9	111	10.1	98	15.1
All	399	6.7	414	6.7	338	5.1

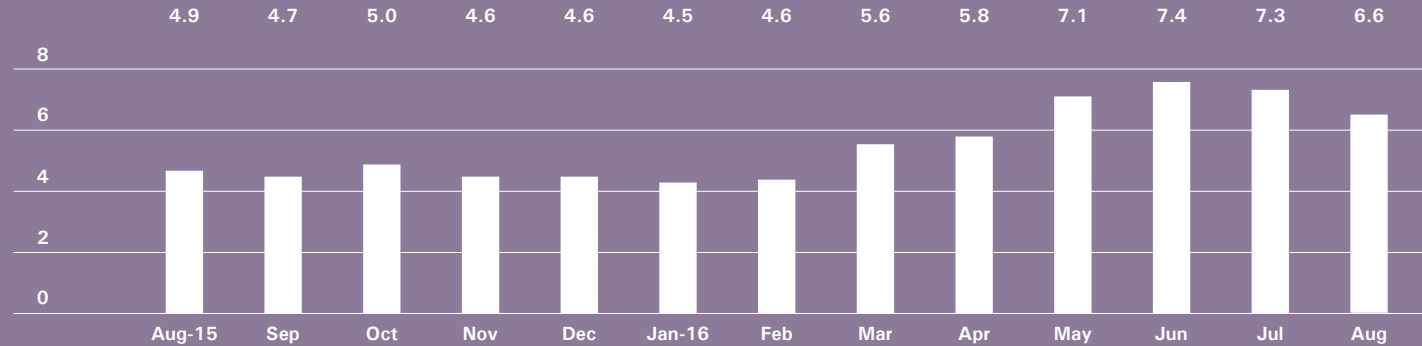
COOPERATIVES

	AUGUST 2016		JULY 2016		AUGUST 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	59	2.5	66	3.2	65	2.5
1-Bedroom	129	3.8	136	4.3	117	3.1
2-Bedroom	89	6.2	95	6.9	75	3.5
3+Bedroom	74	17.8	83	16.6	55	8.5
All	351	4.6	380	5.3	312	3.4

Midtown West

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS

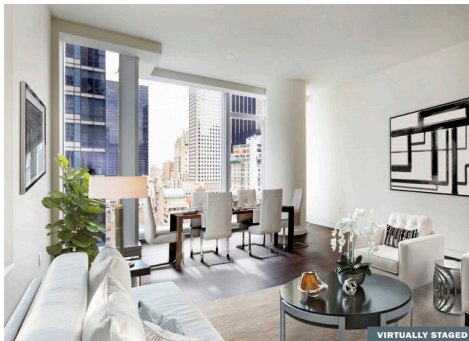


CONDOMINIUMS

	AUGUST 2016		JULY 2016		AUGUST 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	30	4.7	37	7.4	24	2.3
1-Bedroom	140	5.9	156	7.1	114	4.5
2-Bedroom	136	7.4	139	7.0	103	6.2
3+Bedroom	92	21.2	91	20.2	74	14.8
All	398	7.5	423	8.2	315	5.5

COOPERATIVES

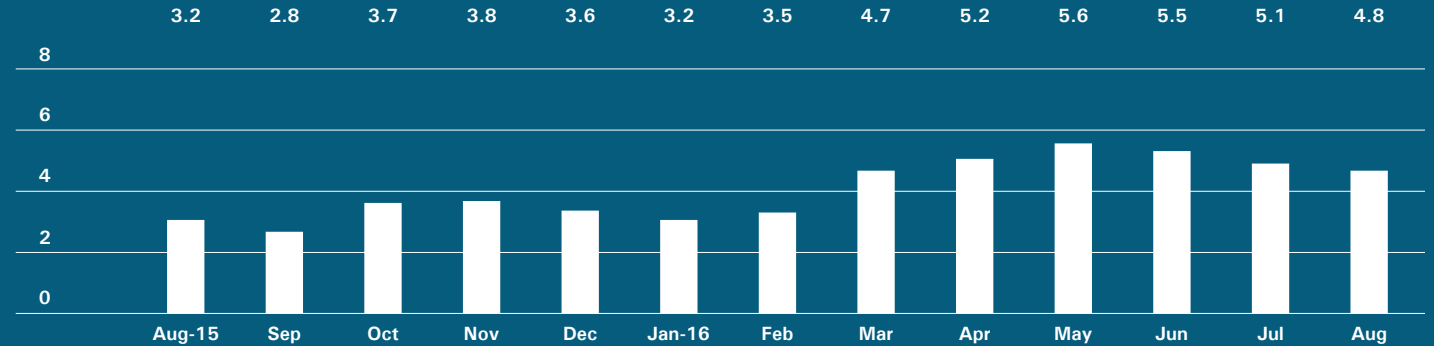
	AUGUST 2016		JULY 2016		AUGUST 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	9	1.4	9	1.5	22	3.0
1-Bedroom	35	3.7	32	3.6	31	3.0
2-Bedroom	28	8.0	26	7.4	31	6.2
3+Bedroom	22	12.0	27	20.3	13	3.9
All	94	4.4	94	4.8	97	3.8



Downtown

34TH - 14TH STREET

ABSORPTION RATE IN MONTHS: ALL APARTMENTS

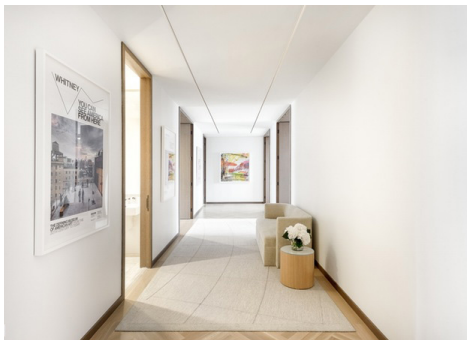


CONDOMINIUMS

	AUGUST 2016		JULY 2016		AUGUST 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	18	2.8	22	4.6	17	3.3
1-Bedroom	104	3.5	107	3.7	57	3.1
2-Bedroom	127	5.7	140	6.0	70	3.9
3+Bedroom	133	9.7	137	10.1	87	11.1
Loft	66	8.4	67	9.8	42	5.1
All	448	5.6	473	6.1	273	4.7

COOPERATIVES

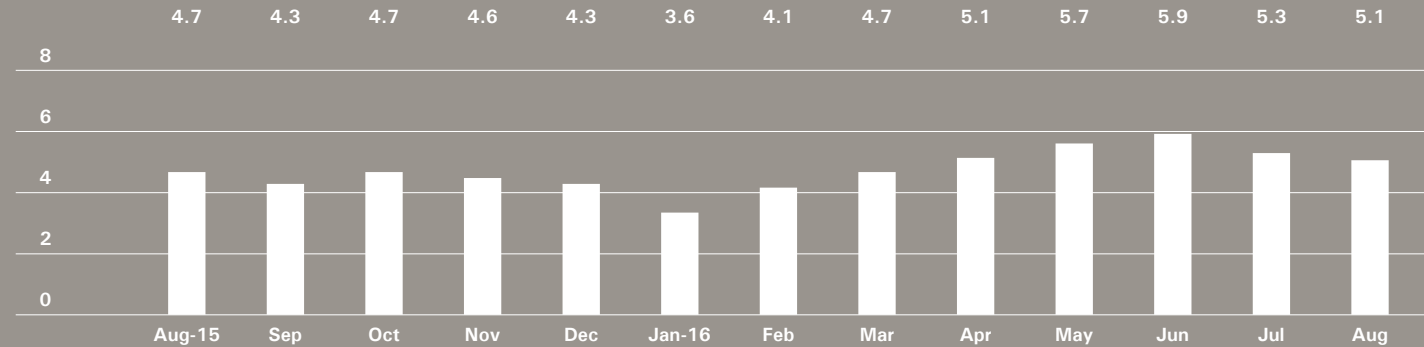
	AUGUST 2016		JULY 2016		AUGUST 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	35	2.0	33	2.1	38	1.9
1-Bedroom	74	3.0	67	2.9	34	1.1
2-Bedroom	38	4.0	39	4.4	29	2.7
3+Bedroom	20	8.0	19	7.1	14	4.9
Loft	57	7.8	51	7.0	32	3.7
All	224	3.7	209	3.6	147	2.0



Downtown

SOUTH OF 14TH STREET

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2016		JULY 2016		AUGUST 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	66	7.2	65	6.5	59	5.1
1-Bedroom	181	5.1	194	5.5	156	5.0
2-Bedroom	213	5.1	212	5.3	151	5.1
3+Bedroom	258	7.2	256	6.9	217	15.9
Loft	139	7.7	157	9.2	123	5.5
All	857	6.1	884	6.3	706	6.5

COOPERATIVES

	AUGUST 2016		JULY 2016		AUGUST 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	37	2.1	39	2.3	42	2.8
1-Bedroom	106	3.0	109	3.4	65	1.6
2-Bedroom	87	4.1	71	3.4	58	3.0
3+Bedroom	44	9.8	40	8.3	28	5.4
Loft	88	4.7	93	5.1	80	3.7
All	362	3.7	352	3.8	273	2.7



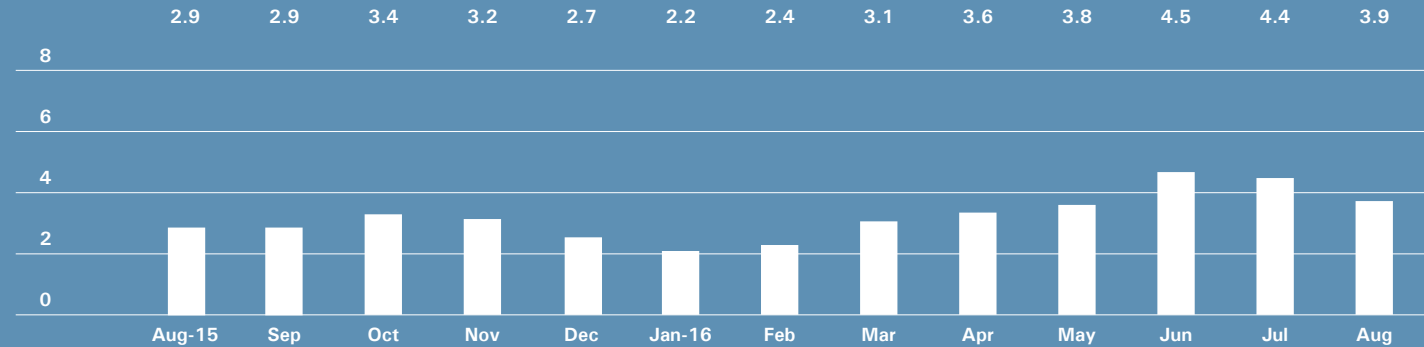
Upper Manhattan

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



BrownHarrisStevens.com WEB# 13104162

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2016		JULY 2016		AUGUST 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	12	6.0	14	6.5	18	9.8
1-Bedroom	64	3.6	70	4.2	46	2.2
2-Bedroom	74	3.7	73	3.8	44	2.2
3+Bedroom	54	11.2	59	22.1	35	3.4
All	204	4.6	216	5.3	143	2.7

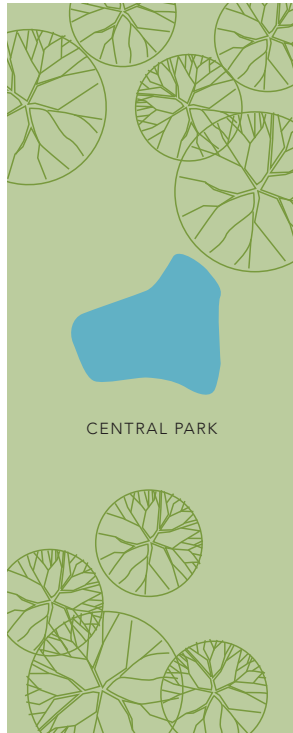
COOPERATIVES

	AUGUST 2016		JULY 2016		AUGUST 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	10	3.0	11	3.5	8	1.9
1-Bedroom	58	2.8	56	2.9	56	2.6
2-Bedroom	58	2.7	61	3.2	60	3.5
3+Bedroom	33	7.1	34	7.3	33	3.5
All	159	3.2	162	3.5	157	3.0

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