

February
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

February 2016 Highlights

Although up from the prior month, February's absorption rate of **3.6** months was lower than a year ago.

The gap between the co-op and condo rates widened last month, as the co-op rate of 2.8 months was **1.7** months lower than the condo rate.

Upper Manhattan and the West Side each had a **2.4**-month absorption rate in February, the lowest in Manhattan.



BrownHarrisStevens.com WEB# 14296239



BrownHarrisStevens.com WEB# 12615115

Definitions

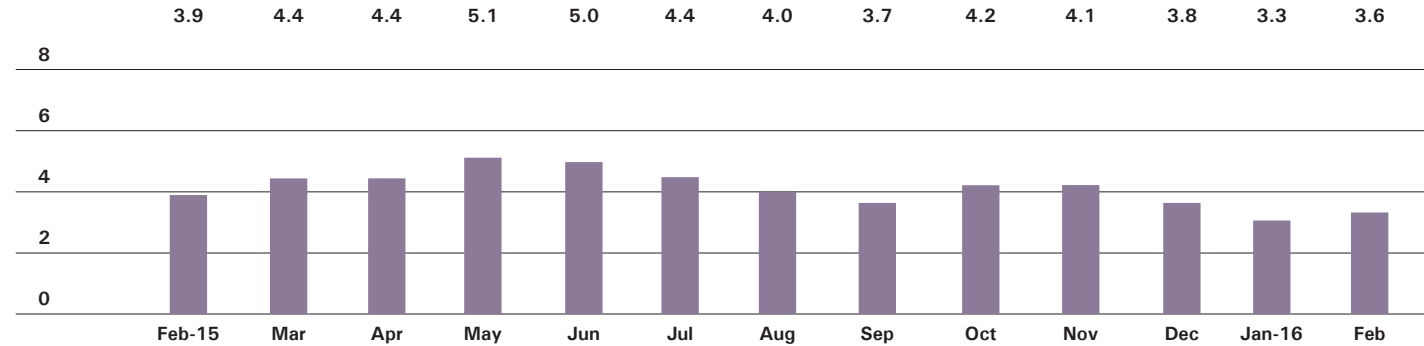
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 13444519

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	164	2.9	141	2.5	171	3.8
1-Bedroom	633	3.2	556	2.9	586	3.3
2-Bedroom	740	4.0	650	3.6	605	4.1
3+Bedroom	838	7.7	778	7.4	707	9.9
Loft	204	6.9	182	6.3	179	5.4
All	2,579	4.5	2,307	4.1	2,248	4.7

COOPERATIVES

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	245	2.0	208	1.8	344	3.1
1-Bedroom	509	2.1	445	1.9	623	2.6
2-Bedroom	485	3.0	394	2.5	431	2.6
3+Bedroom	446	6.0	413	5.6	454	7.3
Loft	154	3.4	118	2.7	139	3.4
All	1,839	2.8	1,578	2.5	1,991	3.3



BrownHarrisStevens.com WEB#



BrownHarrisStevens.com WEB# 14337455

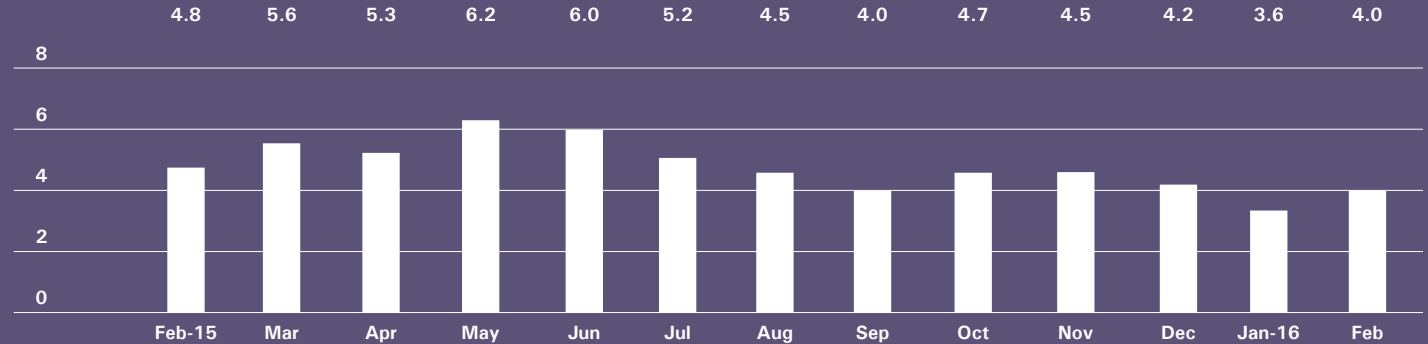
East Side

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



BrownHarrisStevens.com WEB# 12395575

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	19	2.9	14	2.1	23	3.2
1-Bedroom	107	3.2	89	2.8	79	3.9
2-Bedroom	111	4.4	82	3.3	89	4.1
3+Bedroom	165	9.9	143	9.0	167	10.9
All	402	4.9	328	4.1	358	5.6

COOPERATIVES

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	53	1.8	53	1.9	112	4.8
1-Bedroom	148	2.4	135	2.2	201	3.7
2-Bedroom	177	3.6	152	3.1	160	3.2
3+Bedroom	245	7.5	224	7.0	221	7.8
All	623	3.6	564	3.3	694	4.4

West Side

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

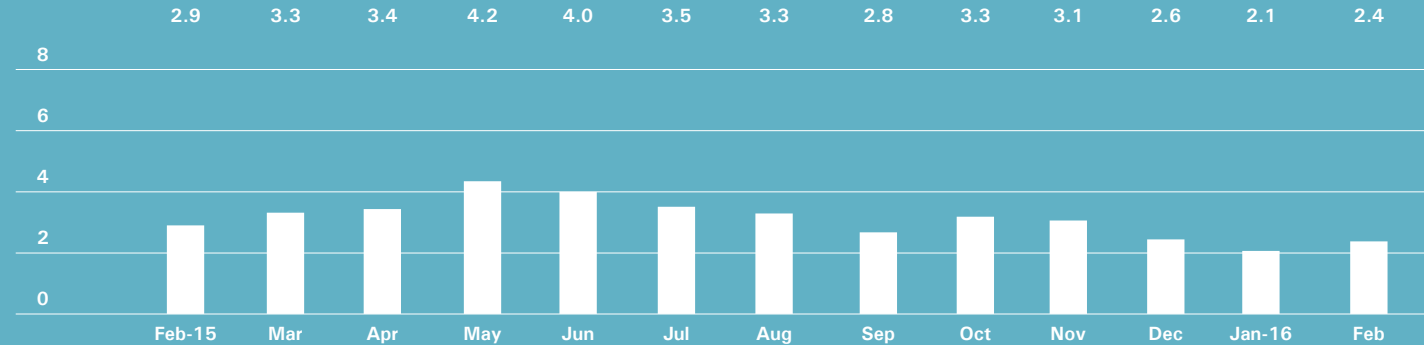


BrownHarrisStevens.com WEB# 13029673



BrownHarrisStevens.com WEB# 14158054

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	23	2.8	15	1.8	23	2.7
1-Bedroom	56	1.6	46	1.4	83	3.3
2-Bedroom	93	2.3	79	2.0	58	2.5
3+Bedroom	159	6.2	151	6.0	106	6.6
All	331	3.0	291	2.7	270	3.7

COOPERATIVES

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	26	1.3	28	1.5	60	2.8
1-Bedroom	70	1.4	53	1.1	94	1.9
2-Bedroom	69	1.8	50	1.4	81	2.0
3+Bedroom	73	3.4	67	3.1	90	5.7
All	238	1.9	198	1.6	325	2.5

Midtown East

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

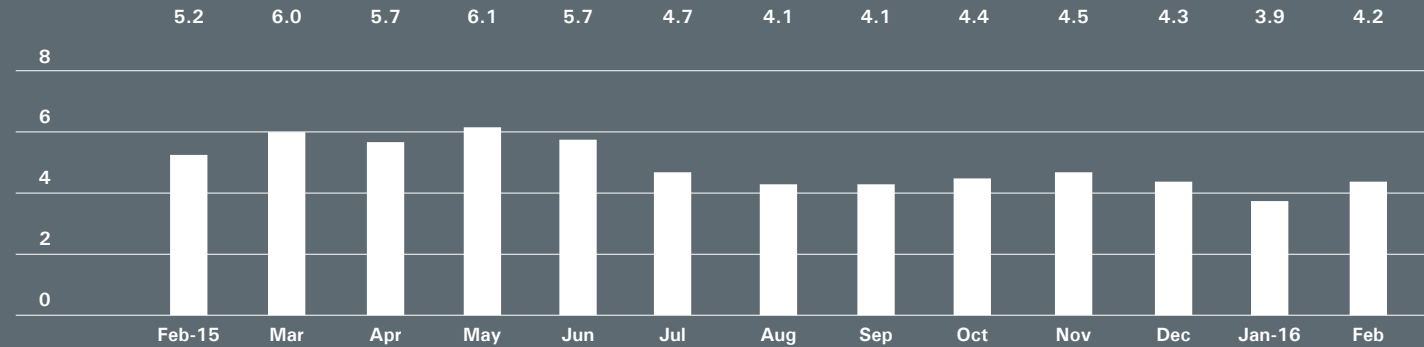


BrownHarrisStevens.com WEB# 13231290



BrownHarrisStevens.com WEB# 13753010

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	28	2.9	24	2.7	24	4.1
1-Bedroom	123	4.3	108	3.8	89	4.7
2-Bedroom	115	5.3	113	5.3	105	8.1
3+Bedroom	99	14.1	97	14.9	83	20.8
All	365	5.4	342	5.3	301	7.2

COOPERATIVES

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	62	2.3	48	1.8	74	3.1
1-Bedroom	119	2.9	102	2.6	134	3.8
2-Bedroom	72	3.4	62	3.1	75	4.3
3+Bedroom	62	11.6	55	10.3	57	10.7
All	315	3.3	267	2.9	340	4.2

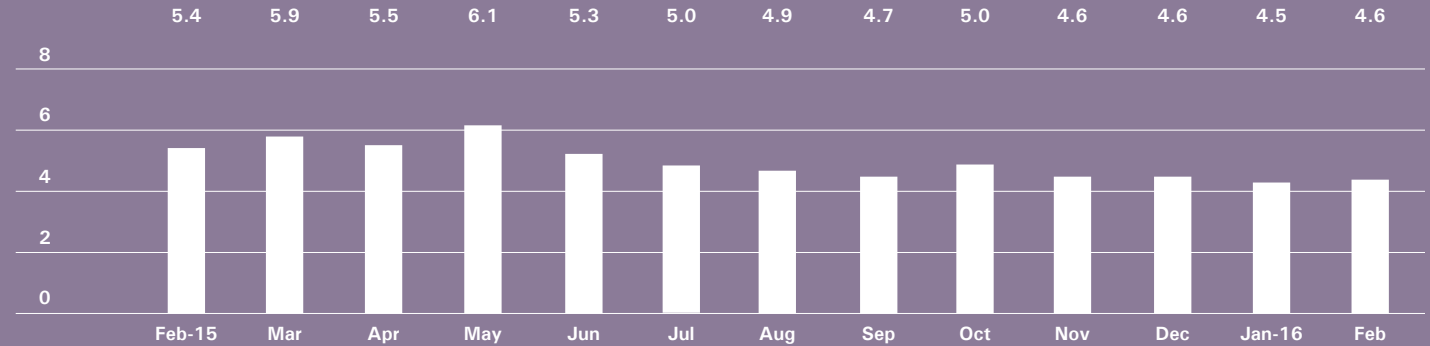
Midtown West

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



BrownHarrisStevens.com WEB# 13355434

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	25	2.6	22	2.5	20	2.9
1-Bedroom	121	3.8	109	3.5	109	5.1
2-Bedroom	111	5.1	106	5.2	95	5.7
3+Bedroom	83	9.6	80	9.2	61	11.8
All	340	4.7	317	4.6	285	5.7

COOPERATIVES

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	12	2.0	15	2.9	11	2.1
1-Bedroom	29	3.3	31	3.7	36	3.9
2-Bedroom	29	5.4	22	4.3	26	7.8
3+Bedroom	20	17.1	18	15.4	18	21.6
All	90	4.2	86	4.3	91	4.8

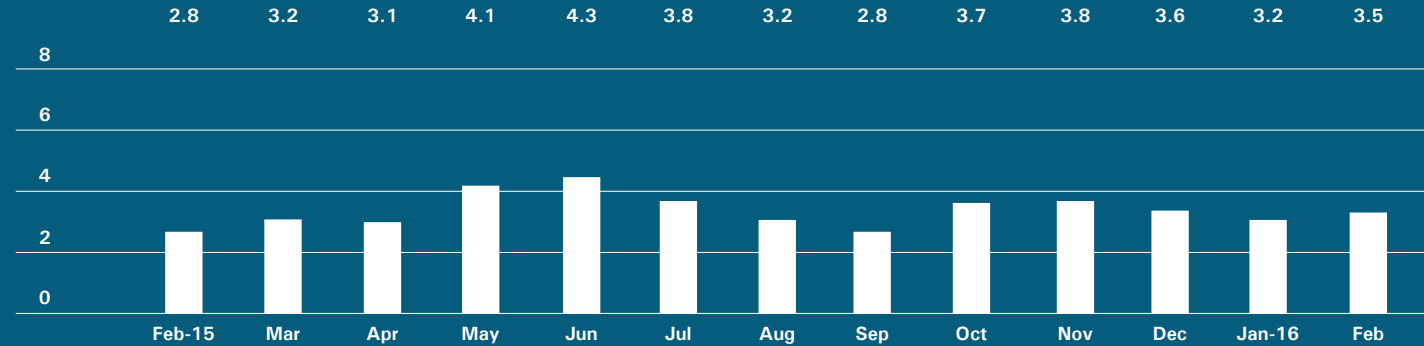
Downtown

34TH - 14TH STREET



BrownHarrisStevens.com WEB# 14040453

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

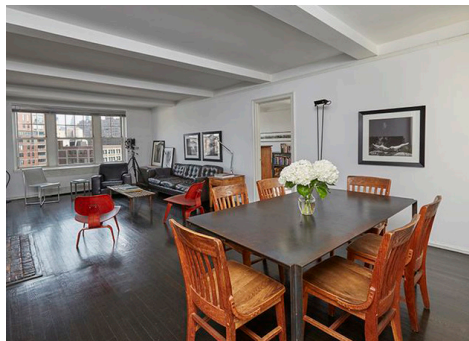
	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	2.7	20	3.3	26	6.2
1-Bedroom	66	3.2	52	2.6	47	1.6
2-Bedroom	90	5.6	79	5.0	58	2.4
3+Bedroom	95	7.8	91	7.7	74	6.3
Loft	51	6.5	46	5.9	35	4.7
All	318	5.1	288	4.7	240	3.1

COOPERATIVES

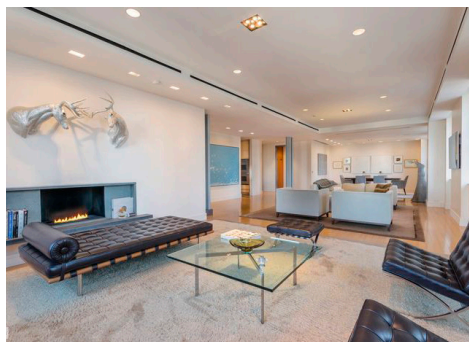
	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	42	1.9	28	1.3	44	2.2
1-Bedroom	44	1.5	42	1.5	52	1.8
2-Bedroom	31	3.0	24	2.4	21	2.1
3+Bedroom	14	6.5	14	7.0	21	11.5
Loft	38	3.3	30	2.6	32	3.3
All	169	2.3	138	1.9	170	2.4

Downtown

SOUTH OF 14TH STREET

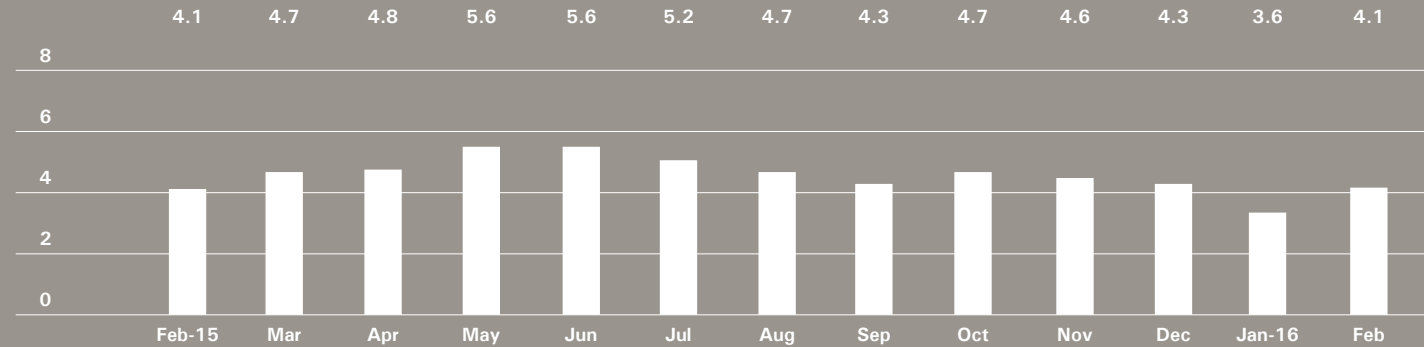


BrownHarrisStevens.com WEB# 14348089



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ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	51	3.8	44	3.3	47	4.0
1-Bedroom	119	3.9	123	4.1	139	3.2
2-Bedroom	166	3.8	136	3.3	154	4.9
3+Bedroom	220	6.8	201	6.5	202	17.3
Loft	140	7.6	128	7.3	127	5.5
All	696	5.0	632	4.7	669	5.5

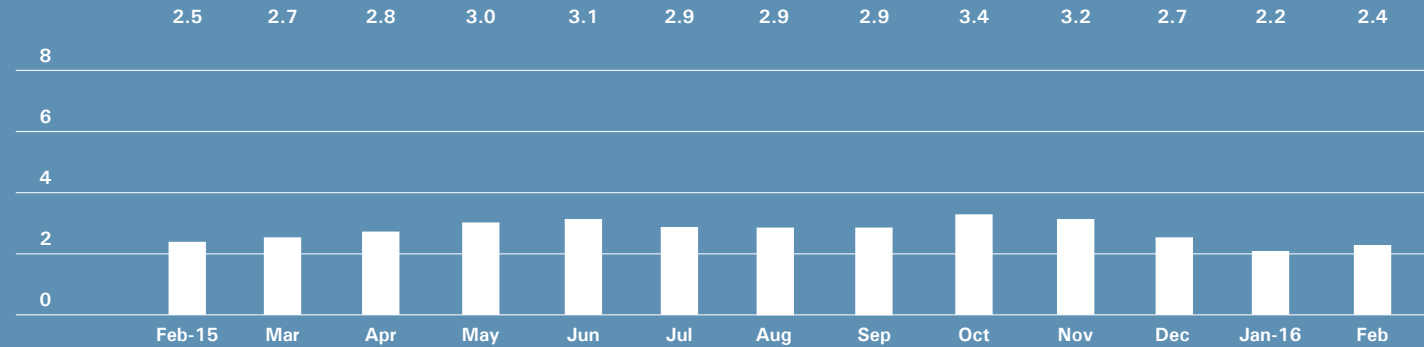
COOPERATIVES

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	44	2.7	35	2.2	44	3.1
1-Bedroom	72	1.9	54	1.5	68	1.8
2-Bedroom	58	2.9	40	2.0	40	2.0
3+Bedroom	25	5.2	28	5.8	18	4.9
Loft	83	3.7	53	2.5	66	3.0
All	282	2.8	210	2.1	236	2.4

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

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	3	0.7	3	0.8	8	6.9
1-Bedroom	45	2.6	31	1.9	42	2.4
2-Bedroom	56	3.2	54	3.1	50	2.5
3+Bedroom	23	3.5	18	2.8	25	3.0
All	127	2.8	106	2.4	125	2.7

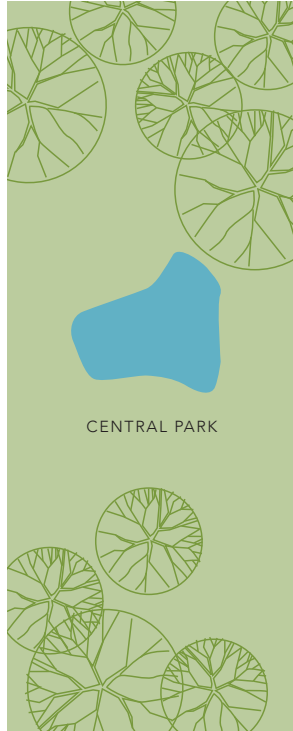
COOPERATIVES

	FEBRUARY 2016		JANUARY 2016		FEBRUARY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	8	1.8	7	1.8	8	1.5
1-Bedroom	42	1.9	42	2.0	56	2.4
2-Bedroom	56	2.5	50	2.4	38	1.7
3+Bedroom	16	2.1	15	2.1	33	4.6
All	122	2.2	114	2.1	135	2.3

Contact us

West Side
1926 Broadway
Kevin Kovesci, EVP
Managing Director of Sales

CENTRAL PARK WEST



5TH AVENUE

Upper East Side
1121 Madison Avenue
Peter R. Marra, EVP
Managing Director of Sales
Sarah Orlinsky-Maitland, EVP
Managing Director of Sales

Edward Lee Cave
Division
790 Madison Avenue
Caroline E. Y. Guthrie
President

East Side
445 Park Avenue
Hall F. Willkie, President
Bess Freedman, EVP
Managing Director of Sales
and Business Development
Ruth McCoy, EVP
Managing Director of Sales
Richard Ferrari, EVP
Managing Director of Sales

Downtown
130 Fifth Avenue
Stephen Klym, EVP
Managing Director of Sales
Denine Townsend
Sales Director

Brown Harris Stevens
Development
Marketing
445 Park Avenue
Stephen Kliegerman,
President

Tribeca
43 North Moore
Stephen Klym, EVP
Managing Director of Sales
Denine Townsend
Sales Director

Brooklyn Heights
129 Montague Street
Christopher Thomas, EVP
Managing Director of Sales

Park Slope
100 Seventh Avenue
Camille Logan, EVP
Managing Director of Sales

Prepared by Gregory Heym, Chief
Economist, Brown Harris Stevens.

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