

July
2016

ABSORPTION REPORT
MANHATTAN APARTMENTS

BROWN HARRIS STEVENS Established 1873



July 2016 Highlights

While the absorption rate for Manhattan

apartments fell to **5.3** months in July, it remains 21% higher than a year ago.

Co-ops have seen their absorption **rise** faster than condos over the past year.

With just a **4.4**-month supply of apartments for sale, the West Side and Upper Manhattan are Manhattan's tightest markets.



BrownHarrisStevens.com WEB# 15055080



BrownHarrisStevens.com WEB# 14598881

Definitions

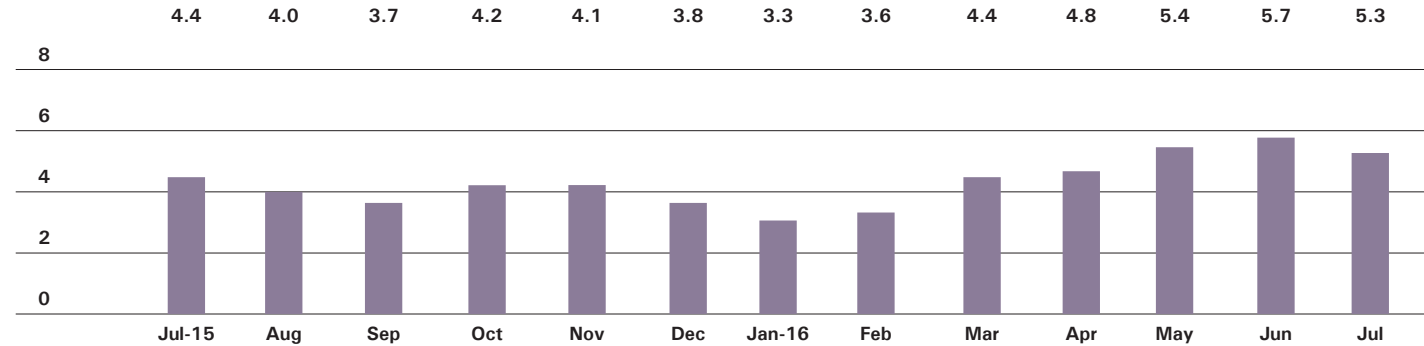
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 14241371

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	196	4.6	201	4.7	199	4.3
1-Bedroom	855	4.8	847	4.8	682	4.2
2-Bedroom	948	5.7	984	5.8	673	5.1
3+Bedroom	998	9.8	1031	10.3	855	11.6
Loft	234	9.1	258	9.4	208	5.6
All	3,231	6.3	3,321	6.4	2,617	5.8

COOPERATIVES

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	243	2.5	273	3.0	361	3.4
1-Bedroom	714	3.6	728	3.8	604	2.6
2-Bedroom	602	4.5	644	5.0	504	3.2
3+Bedroom	571	9.0	635	10.5	486	6.0
Loft	184	5.5	209	6.5	170	4.3
All	2,314	4.4	2,489	4.9	2,125	3.4



BrownHarrisStevens.com WEB# 14468277



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East Side

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

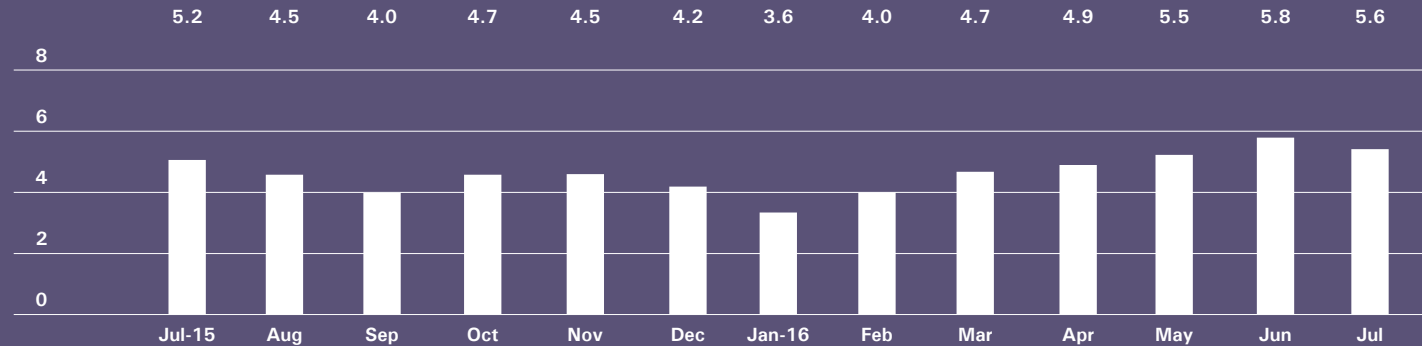


BrownHarrisStevens.com WEB# 12858499



BrownHarrisStevens.com WEB# 14346959

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	21	2.6	14	1.7	22	5.3
1-Bedroom	90	2.9	92	2.6	105	6.2
2-Bedroom	142	5.5	142	4.8	125	6.8
3+Bedroom	189	9.1	200	9.1	169	9.6
All	442	5.2	448	4.7	421	7.4

COOPERATIVES

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	61	3.2	70	3.5	136	6.4
1-Bedroom	211	4.6	218	4.6	176	3.0
2-Bedroom	240	6.3	252	6.9	171	3.5
3+Bedroom	273	9.4	314	11.7	250	6.8
All	785	5.9	854	6.5	733	4.4

West Side

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

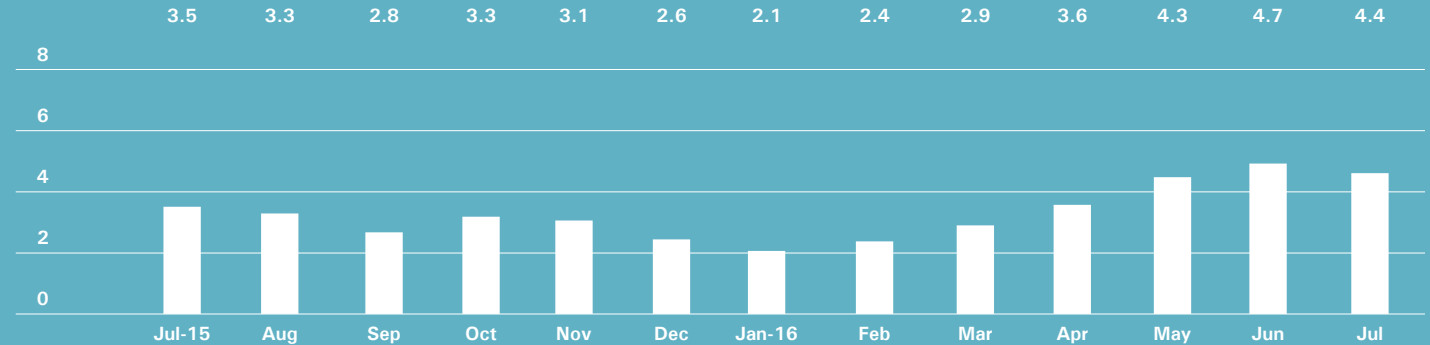


BrownHarrisStevens.com WEB# 14893365



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ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	13	2.2	18	2.9	24	4.0
1-Bedroom	88	4.0	76	3.4	85	3.5
2-Bedroom	119	6.5	118	5.8	85	5.7
3+Bedroom	159	13.3	170	13.6	155	9.9
All	379	6.5	382	6.2	349	5.8

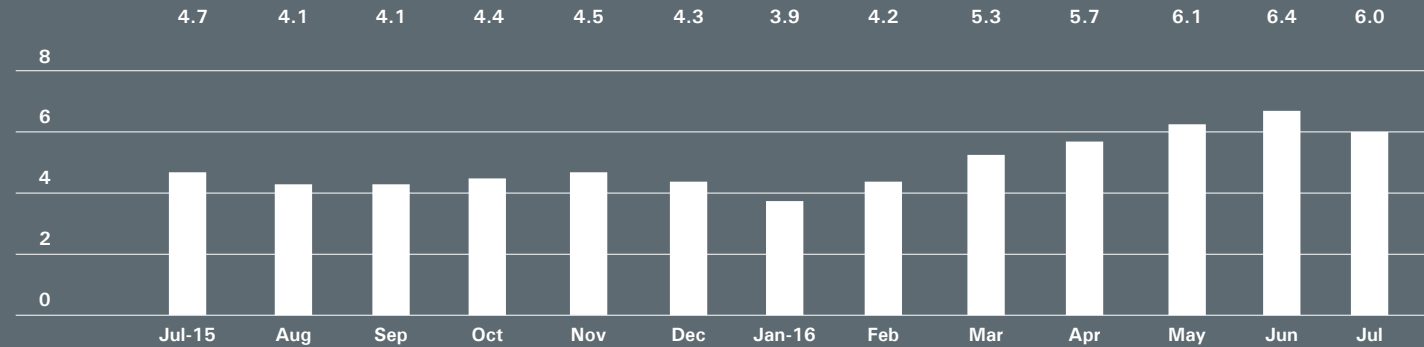
COOPERATIVES

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	32	2.0	32	2.2	47	2.5
1-Bedroom	119	3.0	121	3.1	106	2.2
2-Bedroom	80	2.5	107	3.5	79	1.9
3+Bedroom	101	5.9	107	7.1	86	4.3
All	332	3.2	367	3.7	318	2.5

Midtown East

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	24	3.7	31	4.2	29	2.8
1-Bedroom	152	6.1	146	5.9	110	3.9
2-Bedroom	127	6.6	135	7.0	113	6.8
3+Bedroom	111	10.1	110	12.0	103	18.2
All	414	6.7	422	7.0	355	5.8

COOPERATIVES

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	66	3.2	72	3.6	74	3.0
1-Bedroom	136	4.3	141	4.6	125	3.6
2-Bedroom	95	6.9	103	7.4	81	4.1
3+Bedroom	83	16.6	90	18.6	56	10.5
All	380	5.3	406	5.8	336	3.9



Midtown West

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

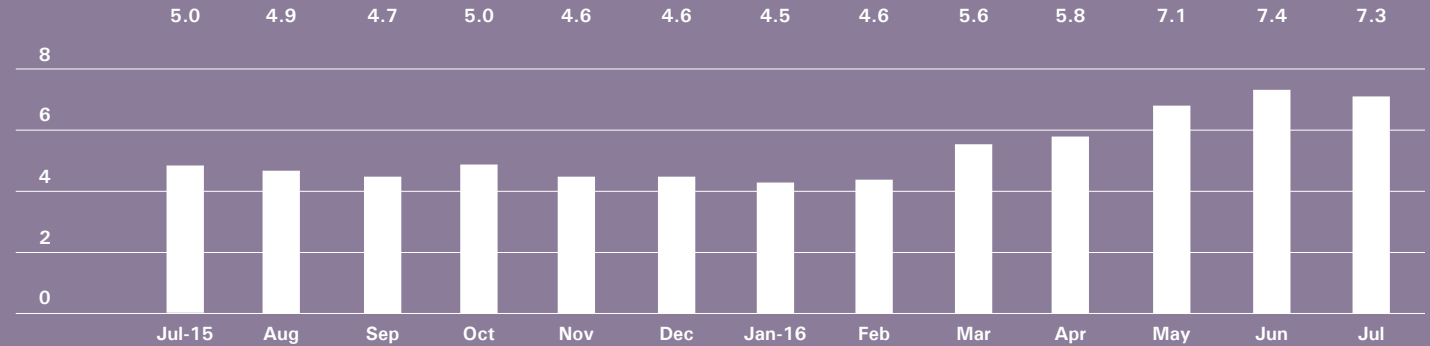


BrownHarrisStevens.com WEB# 15136155



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ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	37	7.4	38	7.4	25	2.4
1-Bedroom	156	7.1	161	6.9	119	4.5
2-Bedroom	139	7.0	147	6.8	98	5.5
3+Bedroom	91	20.2	87	20.9	70	14.5
All	423	8.2	433	8.0	312	5.2

COOPERATIVES

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	9	1.5	13	2.3	22	3.9
1-Bedroom	32	3.6	39	4.2	32	3.1
2-Bedroom	26	7.4	30	10.6	30	6.7
3+Bedroom	27	20.3	27	23.1	17	5.4
All	94	4.8	109	5.7	101	4.3

Downtown

34TH - 14TH STREET

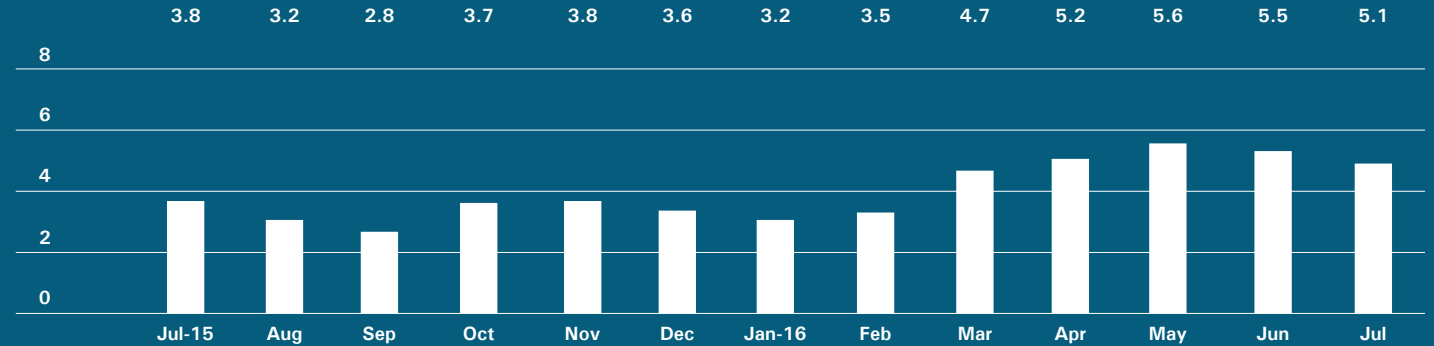


BrownHarrisStevens.com WEB# 15060119



BrownHarrisStevens.com WEB# 15161262

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	22	4.6	23	5.3	24	5.0
1-Bedroom	107	3.7	95	3.7	61	3.3
2-Bedroom	140	6.0	144	6.9	65	3.9
3+Bedroom	137	10.1	146	11.1	95	10.6
Loft	67	9.8	68	9.3	46	5.4
All	473	6.1	476	6.7	291	5.0

COOPERATIVES

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	33	2.1	42	2.9	42	2.4
1-Bedroom	67	2.9	62	2.8	51	1.9
2-Bedroom	39	4.4	29	3.7	34	3.6
3+Bedroom	19	7.1	25	12.5	16	5.6
Loft	51	7.0	52	7.6	44	4.6
All	209	3.6	210	3.9	187	2.8

Downtown

SOUTH OF 14TH STREET

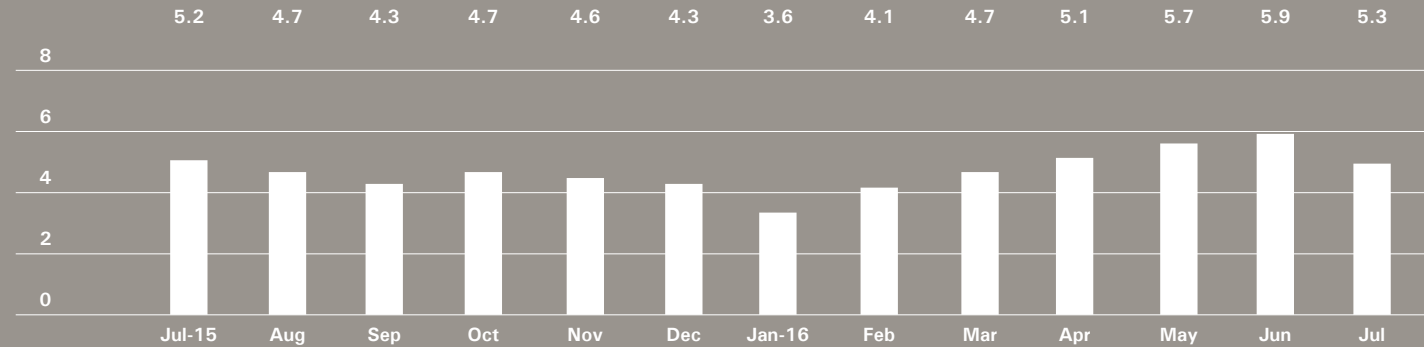


BrownHarrisStevens.com WEB# 14814041



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ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	65	6.5	66	6.7	63	6.6
1-Bedroom	194	5.5	189	5.9	162	5.2
2-Bedroom	212	5.3	227	5.8	155	5.8
3+Bedroom	256	6.9	265	7.2	237	23.3
Loft	157	9.2	175	9.9	136	5.4
All	884	6.3	922	6.8	753	7.3

COOPERATIVES

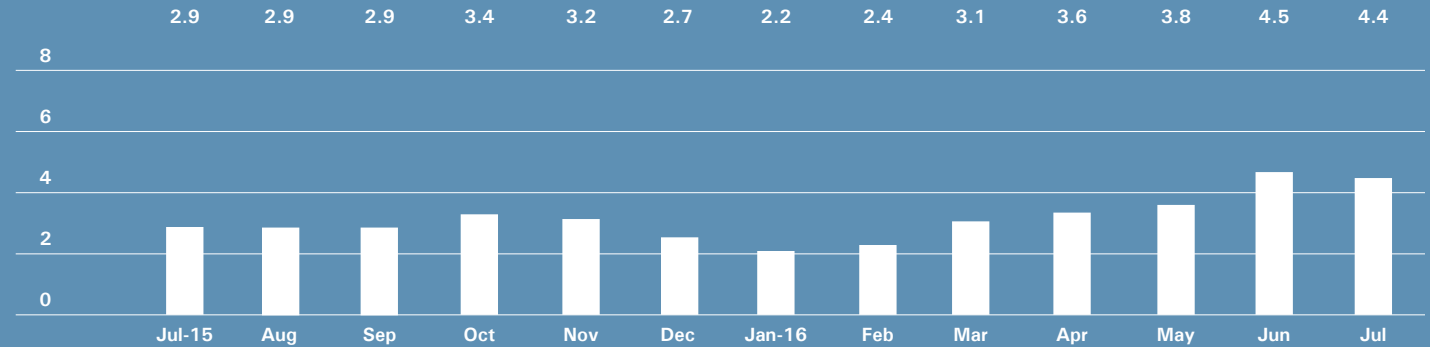
	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	39	2.3	38	2.7	39	2.8
1-Bedroom	109	3.4	109	3.7	69	1.8
2-Bedroom	71	3.4	76	4.0	55	3.0
3+Bedroom	40	8.3	47	8.3	35	7.5
Loft	93	5.1	115	6.6	85	4.0
All	352	3.8	385	4.5	283	2.9

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

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	6.5	11	4.1	16	13.7
1-Bedroom	70	4.2	93	6.0	48	2.6
2-Bedroom	73	3.8	76	3.9	39	1.8
3+Bedroom	59	22.1	58	20.5	33	2.8
All	216	5.3	238	5.9	136	2.6

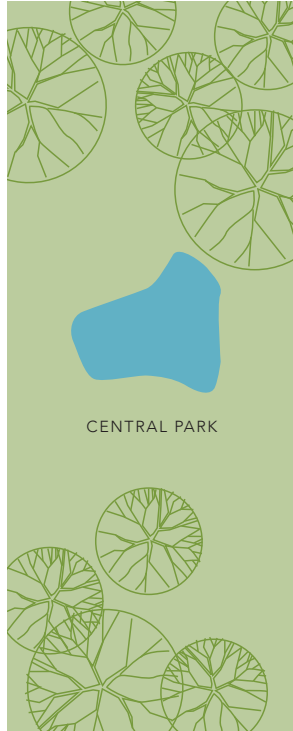
COOPERATIVES

	JULY 2016		JUNE 2016		JULY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	11	3.5	13	3.1	8	2.0
1-Bedroom	56	2.9	53	2.6	63	2.9
2-Bedroom	61	3.2	60	3.4	65	3.7
3+Bedroom	34	7.3	32	5.8	31	3.3
All	162	3.5	158	3.3	167	3.2

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