

July
2017

ABSORPTION REPORT
MANHATTAN APARTMENTS

BROWN HARRIS STEVENS Established 1873



**LUXURY
PORTFOLIO**
INTERNATIONAL®

Leading
REAL ESTATE COMPANIES
OF THE WORLD

July 2017 Highlights

After dropping for the second month in a row, the Manhattan absorption rate of **5.8** is 9% higher than a year ago.

The condo absorption rate rose **14%** from a year ago, while the co-op rate increased 5%.

Upper Manhattan was the tightest market in July with a **4.4**-month supply of units for sale.



BrownHarrisStevens.com WEB# 17148150



BrownHarrisStevens.com WEB# 17130003

Definitions

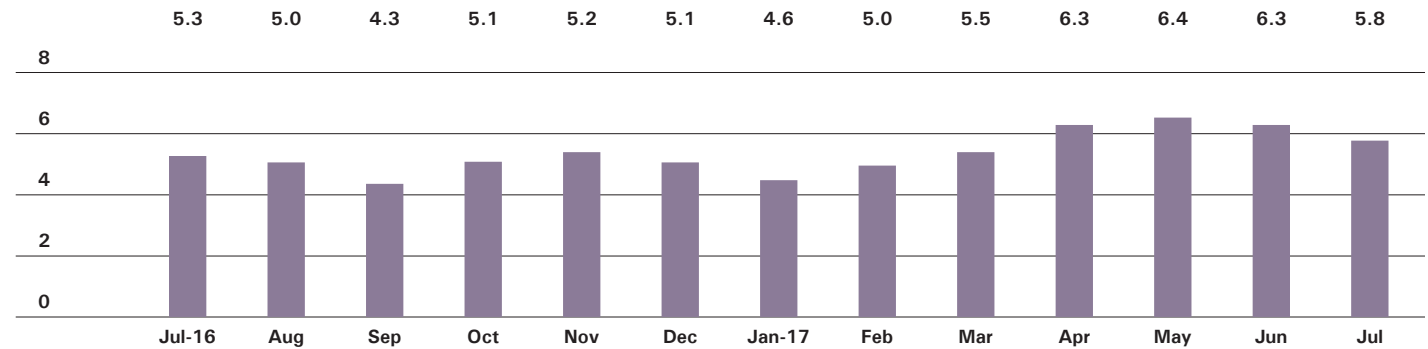
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 17129376

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	233	6.3	209	5.6	196	4.6
1-Bedroom	888	5.6	925	5.9	855	4.8
2-Bedroom	1054	6.9	1088	7.5	948	5.7
3+Bedroom	1090	9.8	1082	10.0	998	9.8
Loft	248	8.3	274	9.3	234	9.1
All	3,513	7.2	3,578	7.5	3,231	6.3

COOPERATIVES

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	281	3.0	255	2.8	243	2.5
1-Bedroom	687	3.2	712	3.5	714	3.6
2-Bedroom	739	5.2	730	5.7	602	4.5
3+Bedroom	634	9.6	677	11.7	571	9.0
Loft	211	6.0	243	8.0	184	5.5
All	2,552	4.6	2,617	5.1	2,314	4.4



East Side

GENERALLY 59TH STREET TO 96TH STREET,
FIFTH AVENUE TO THE EAST RIVER

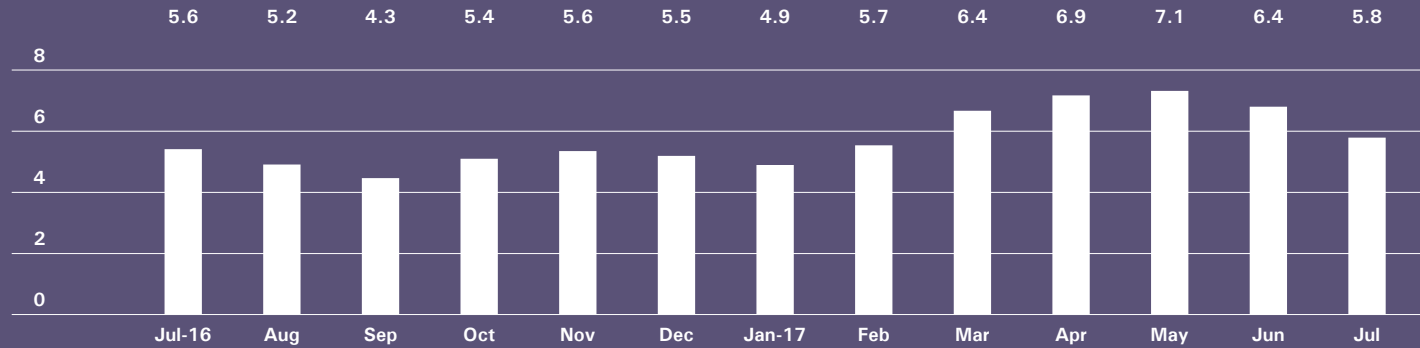


BrownHarrisStevens.com WEB# 16707502



BrownHarrisStevens.com WEB# 16819094

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	29	7.9	26	5.6	21	2.6
1-Bedroom	101	4.0	97	4.0	90	2.9
2-Bedroom	149	7.3	152	8.2	142	5.5
3+Bedroom	186	8.9	196	10.3	189	9.1
All	465	6.6	471	7.1	442	5.2

COOPERATIVES

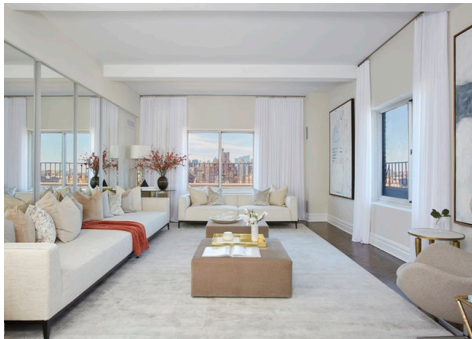
	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	60	2.7	62	2.7	61	3.2
1-Bedroom	186	3.6	190	4.0	211	4.6
2-Bedroom	255	5.8	245	6.2	240	6.3
3+Bedroom	288	10.7	310	14.4	273	9.4
All	789	5.4	807	6.1	785	5.9

West Side

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

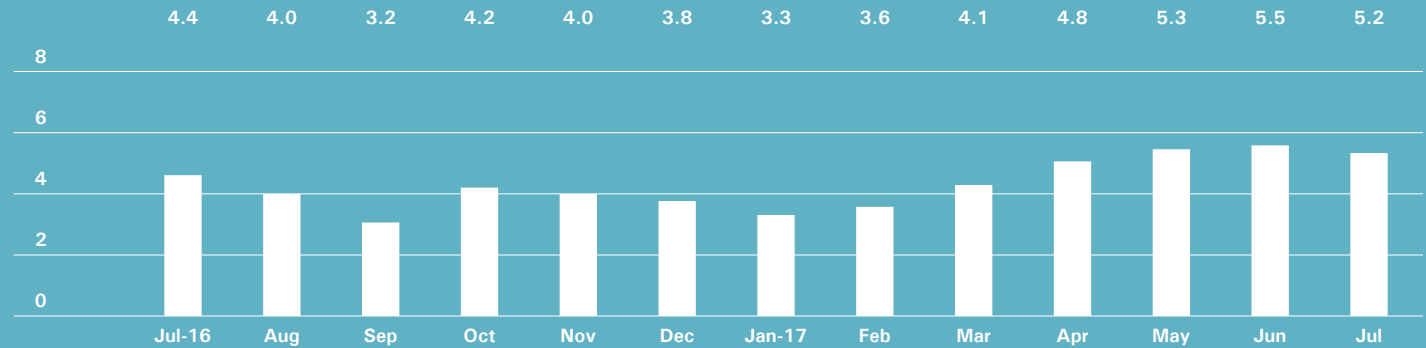


BrownHarrisStevens.com WEB# 16255766



BrownHarrisStevens.com WEB# 17001684

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	20	3.9	18	3.6	13	2.2
1-Bedroom	101	5.5	97	6.0	88	4.0
2-Bedroom	116	6.7	128	7.7	119	6.5
3+Bedroom	177	11.7	172	10.0	159	13.3
All	414	7.4	415	7.5	379	6.5

COOPERATIVES

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	34	2.5	34	2.6	32	2.0
1-Bedroom	114	3.0	123	3.1	119	3.0
2-Bedroom	121	3.6	128	4.2	80	2.5
3+Bedroom	139	7.9	148	9.3	101	5.9
All	408	4.0	433	4.4	332	3.2

Midtown East

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

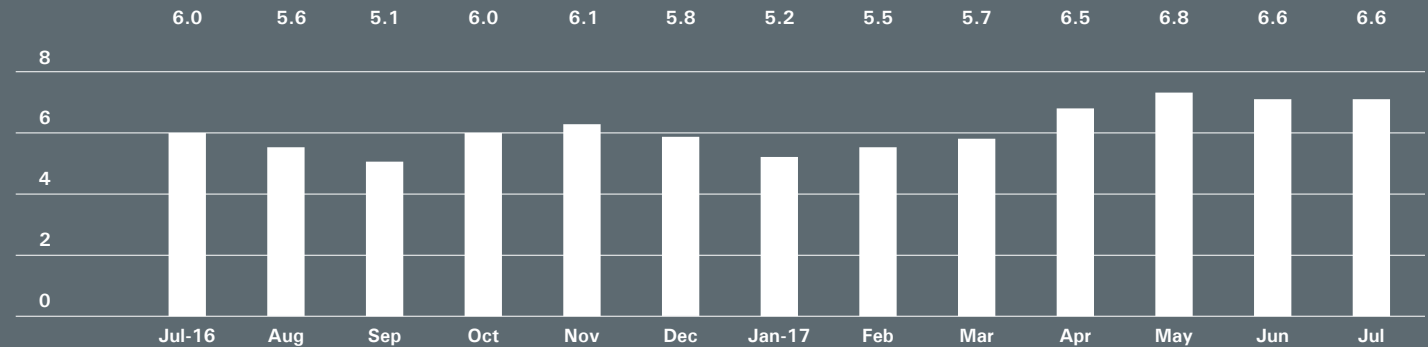


BrownHarrisStevens.com WEB# 16283049



BrownHarrisStevens.com WEB# 16612080

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	28	5.3	28	4.7	24	3.7
1-Bedroom	158	7.8	160	7.2	152	6.1
2-Bedroom	143	8.6	136	8.1	127	6.6
3+Bedroom	124	9.3	119	9.4	111	10.1
All	453	8.1	443	7.7	414	6.7

COOPERATIVES

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	76	3.1	76	3.2	66	3.2
1-Bedroom	154	4.5	156	4.7	136	4.3
2-Bedroom	146	9.0	133	9.6	95	6.9
3+Bedroom	78	12.0	86	12.6	83	16.6
All	454	5.6	451	5.8	380	5.3

Midtown West

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

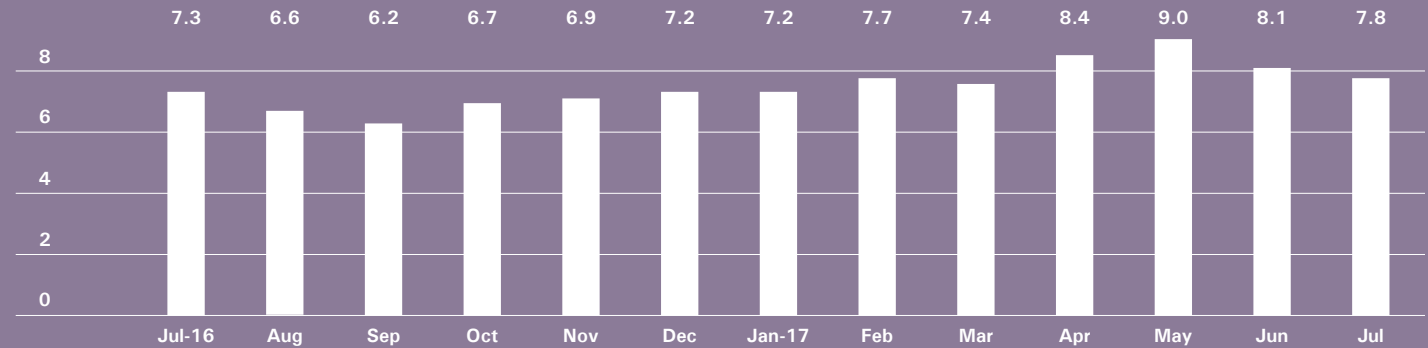


BrownHarrisStevens.com WEB# 17032172



BrownHarrisStevens.com WEB# 16524545

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	41	6.5	35	5.4	37	7.4
1-Bedroom	154	7.5	153	7.8	156	7.1
2-Bedroom	135	9.4	131	8.6	139	7.0
3+Bedroom	94	24.5	98	28.0	91	20.2
All	424	9.4	417	9.3	423	8.2

COOPERATIVES

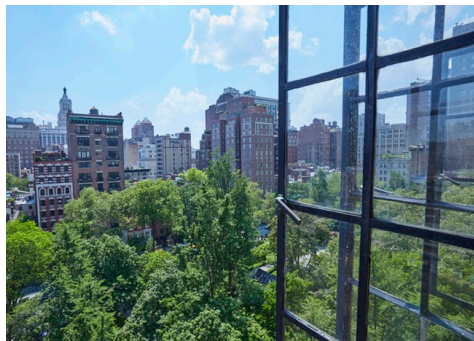
	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	22	4.9	14	3.5	9	1.5
1-Bedroom	30	3.0	32	4.3	32	3.6
2-Bedroom	19	4.4	21	5.0	26	7.4
3+Bedroom	13	8.7	12	10.3	27	20.3
All	84	4.1	79	4.7	94	4.8

Downtown

34TH - 14TH STREET

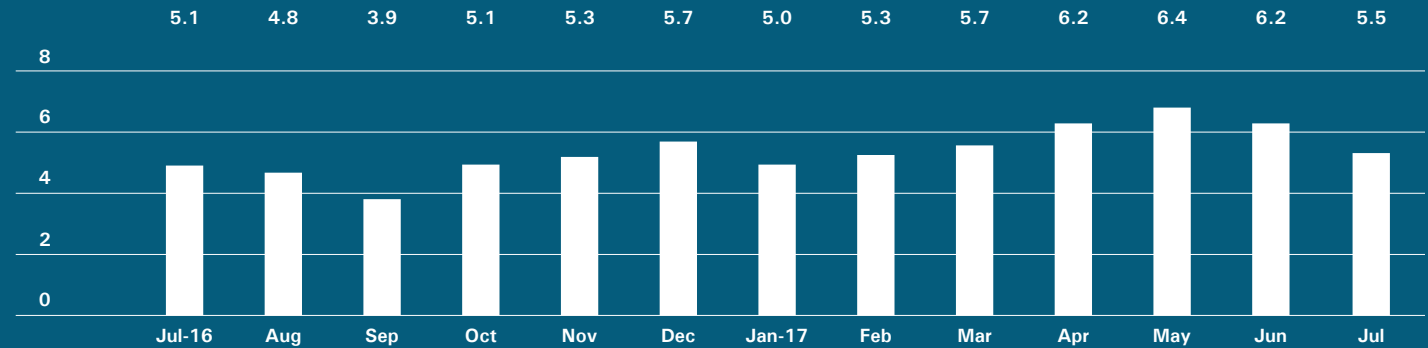


BrownHarrisStevens.com WEB# 16839238



BrownHarrisStevens.com WEB# 16752144

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	3.1	16	4.4	22	4.6
1-Bedroom	101	4.0	120	5.3	107	3.7
2-Bedroom	164	7.7	170	8.4	140	6.0
3+Bedroom	159	10.5	155	9.8	137	10.1
Loft	60	10.3	73	12.9	67	9.8
All	498	6.9	534	7.8	473	6.1

COOPERATIVES

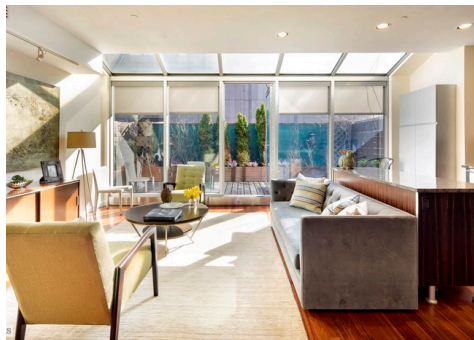
	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	42	2.6	41	2.8	33	2.1
1-Bedroom	62	2.2	76	2.9	67	2.9
2-Bedroom	53	8.2	49	7.4	39	4.4
3+Bedroom	32	13.7	25	11.5	19	7.1
Loft	50	5.4	53	7.6	51	7.0
All	239	3.8	244	4.3	209	3.6

Downtown

SOUTH OF 14TH STREET

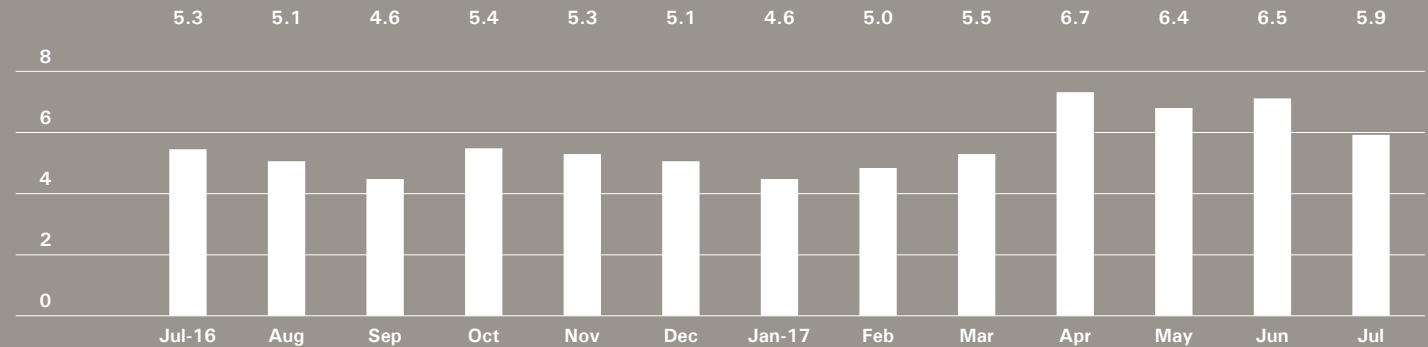


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ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	90	8.7	75	7.1	65	6.5
1-Bedroom	229	6.2	246	6.2	194	5.5
2-Bedroom	277	6.0	296	6.7	212	5.3
3+Bedroom	295	7.8	290	8.4	256	6.9
Loft	179	8.0	187	8.9	157	9.2
All	1,070	7.0	1,094	7.3	884	6.3

COOPERATIVES

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	46	3.2	36	2.8	39	2.3
1-Bedroom	117	3.2	113	3.4	109	3.4
2-Bedroom	87	3.8	99	4.9	71	3.4
3+Bedroom	49	10.5	55	12.7	40	8.3
Loft	124	6.6	145	8.4	93	5.1
All	423	4.3	448	5.1	352	3.8

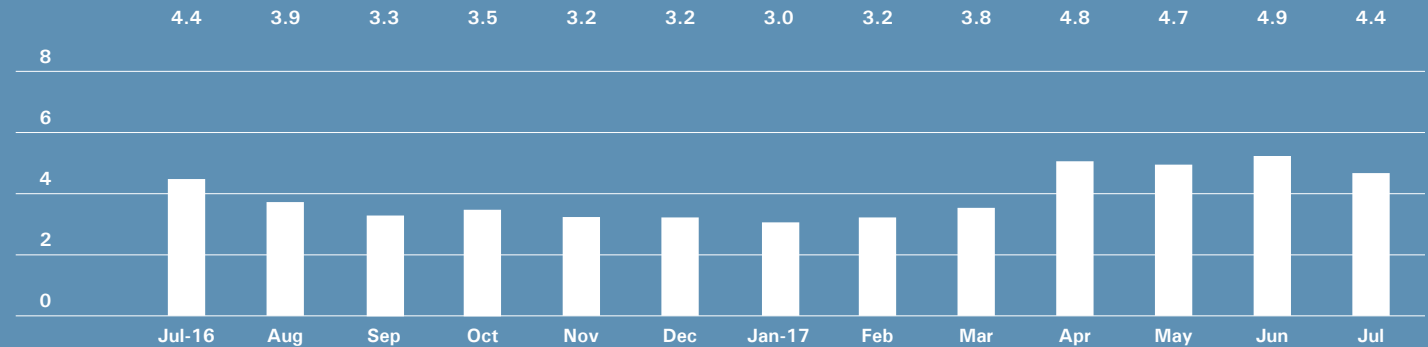
Upper Manhattan

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



BrownHarrisStevens.com WEB# 17100962

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	11	6.6	11	13.2	14	6.5
1-Bedroom	45	3.8	53	4.0	70	4.2
2-Bedroom	72	4.1	79	5.6	73	3.8
3+Bedroom	61	11.1	61	11.4	59	22.1
All	189	5.2	204	6.1	216	5.3

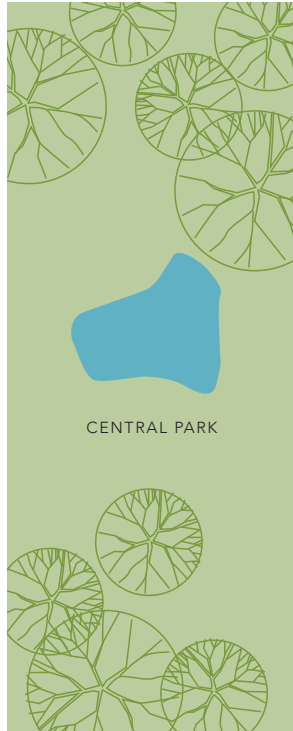
COOPERATIVES

	JULY 2017		JUNE 2017		JULY 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	9	3.6	7	2.6	11	3.5
1-Bedroom	40	2.6	41	2.6	56	2.9
2-Bedroom	64	4.2	60	4.0	61	3.2
3+Bedroom	42	5.6	47	7.6	34	7.3
All	155	3.8	155	3.9	162	3.5

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