

June
2017

ABSORPTION REPORT
MANHATTAN APARTMENTS

BROWN HARRIS STEVENS Established 1873



June 2017 Highlights

The absorption rate for Manhattan apartments fell to **6.3** months in June, but remained 11% higher than a year ago.

The condo absorption rate rose **17%** from June 2016, while the co-op rate increased 4%.

With a **4.9**-month supply of units for sale, Upper Manhattan remains the tightest market in Manhattan.



BrownHarrisStevens.com WEB# 16384849



BrownHarrisStevens.com WEB# 16892925

Definitions

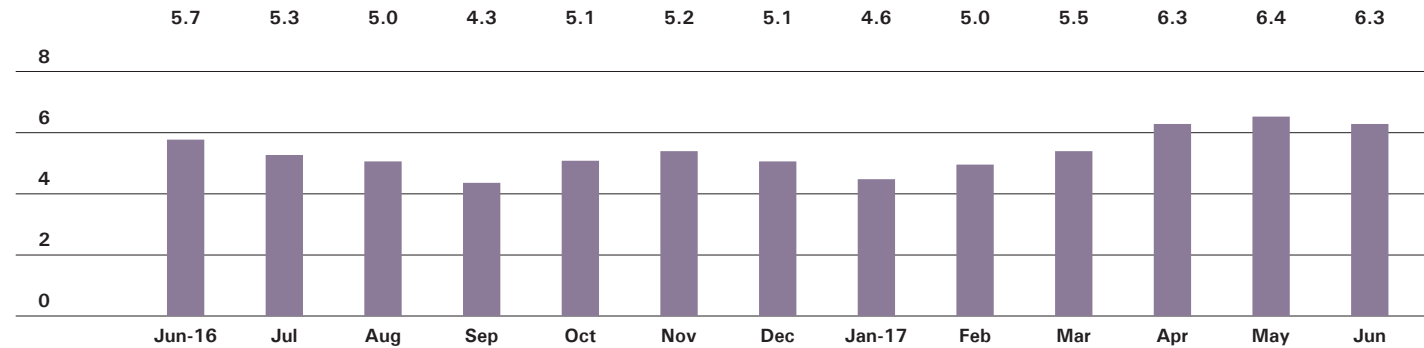
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 16713705

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS

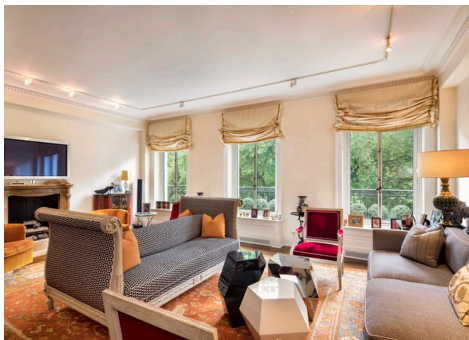


CONDOMINIUMS

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	209	5.6	198	5.7	201	4.7
1-Bedroom	925	5.9	873	5.9	847	4.8
2-Bedroom	1088	7.5	1028	7.4	984	5.8
3+Bedroom	1082	10.0	1077	11.0	1031	10.3
Loft	274	9.3	268	9.5	258	9.4
All	3,578	7.5	3,444	7.7	3,321	6.4

COOPERATIVES

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	255	2.8	228	2.6	273	3.0
1-Bedroom	712	3.5	718	3.7	728	3.8
2-Bedroom	730	5.7	706	5.9	644	5.0
3+Bedroom	677	11.7	662	12.1	635	10.5
Loft	243	8.0	237	8.0	209	6.5
All	2,617	5.1	2,551	5.3	2,489	4.9

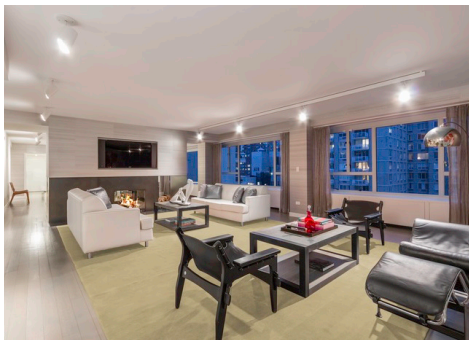


East Side

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

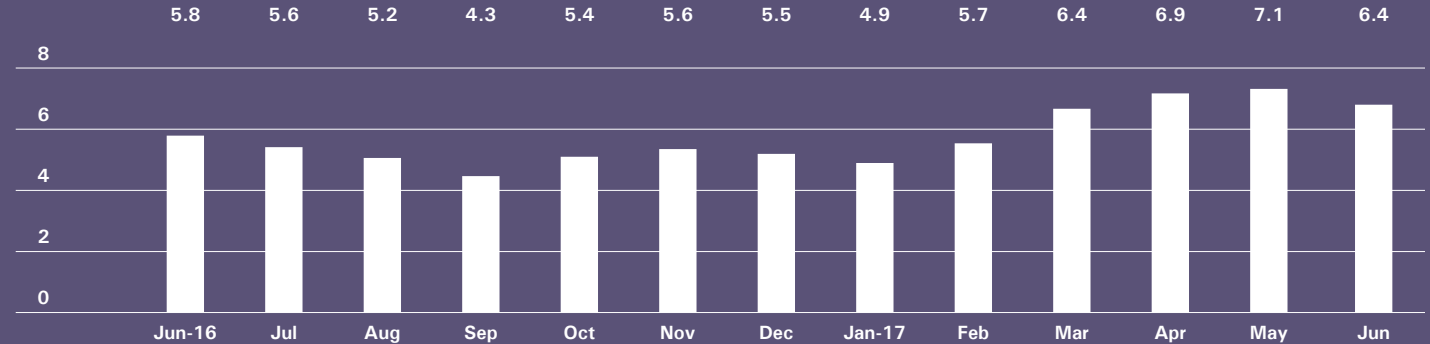


BrownHarrisStevens.com WEB# 16612097



BrownHarrisStevens.com WEB# 16074619

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	26	5.6	21	6.3	14	1.7
1-Bedroom	97	4.0	82	3.8	92	2.6
2-Bedroom	152	8.2	140	8.7	142	4.8
3+Bedroom	196	10.3	182	11.1	200	9.1
All	471	7.1	425	7.4	448	4.7

COOPERATIVES

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	62	2.7	55	2.6	70	3.5
1-Bedroom	190	4.0	214	4.9	218	4.6
2-Bedroom	245	6.2	243	6.8	252	6.9
3+Bedroom	310	14.4	315	16.4	314	11.7
All	807	6.1	827	6.9	854	6.5

West Side

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

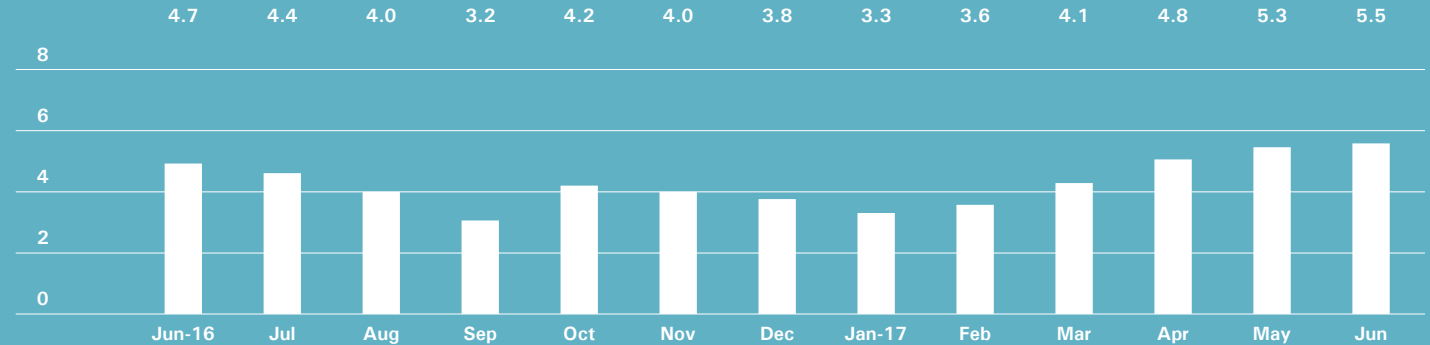


BrownHarrisStevens.com WEB# 16751960



BrownHarrisStevens.com WEB# 16170299

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	18	3.6	16	3.4	18	2.9
1-Bedroom	97	6.0	102	6.5	76	3.4
2-Bedroom	128	7.7	109	6.4	118	5.8
3+Bedroom	172	10.0	176	10.1	170	13.6
All	415	7.5	403	7.3	382	6.2

COOPERATIVES

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	34	2.6	19	1.4	32	2.2
1-Bedroom	123	3.1	112	2.7	121	3.1
2-Bedroom	128	4.2	125	4.7	107	3.5
3+Bedroom	148	9.3	141	8.6	107	7.1
All	433	4.4	397	4.1	367	3.7

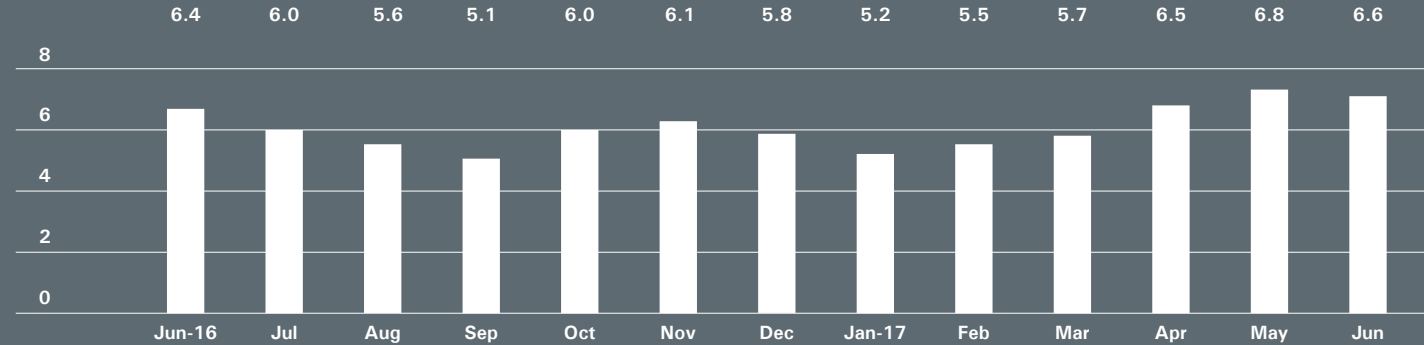
Midtown East

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



BrownHarrisStevens.com WEB# 16840690

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

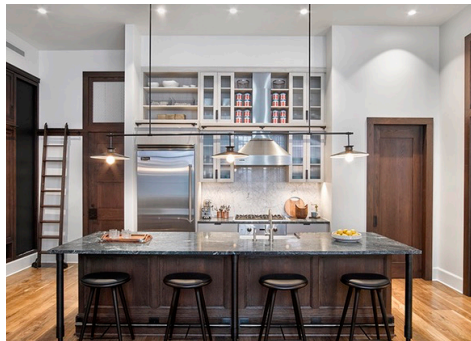
	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	28	4.7	30	5.1	31	4.2
1-Bedroom	160	7.2	152	6.8	146	5.9
2-Bedroom	136	8.1	129	7.7	135	7.0
3+Bedroom	119	9.4	116	10.9	110	12.0
All	443	7.7	427	7.7	422	7.0

COOPERATIVES

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	76	3.2	80	3.5	72	3.6
1-Bedroom	156	4.7	151	4.9	141	4.6
2-Bedroom	133	9.6	126	10.2	103	7.4
3+Bedroom	86	12.6	84	13.6	90	18.6
All	451	5.8	441	6.1	406	5.8

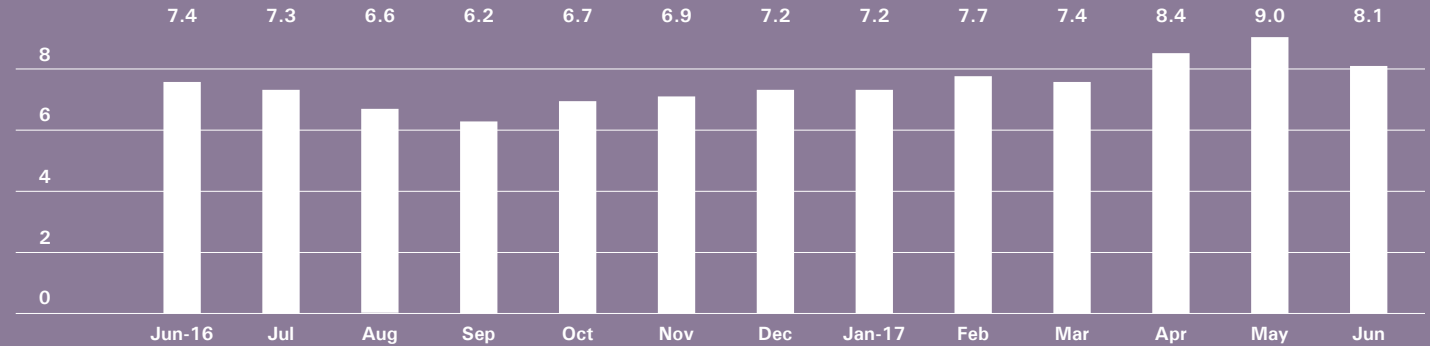
Midtown West

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



BrownHarrisStevens.com WEB# 16632956

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	35	5.4	30	5.1	38	7.4
1-Bedroom	153	7.8	153	8.6	161	6.9
2-Bedroom	131	8.6	136	9.4	147	6.8
3+Bedroom	98	28.0	96	32.0	87	20.9
All	417	9.3	415	10.1	433	8.0

COOPERATIVES

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	3.5	15	3.9	13	2.3
1-Bedroom	32	4.3	33	5.2	39	4.2
2-Bedroom	21	5.0	21	6.3	30	10.6
3+Bedroom	12	10.3	15	15.0	27	23.1
All	79	4.7	84	5.8	109	5.7

Downtown

34TH - 14TH STREET

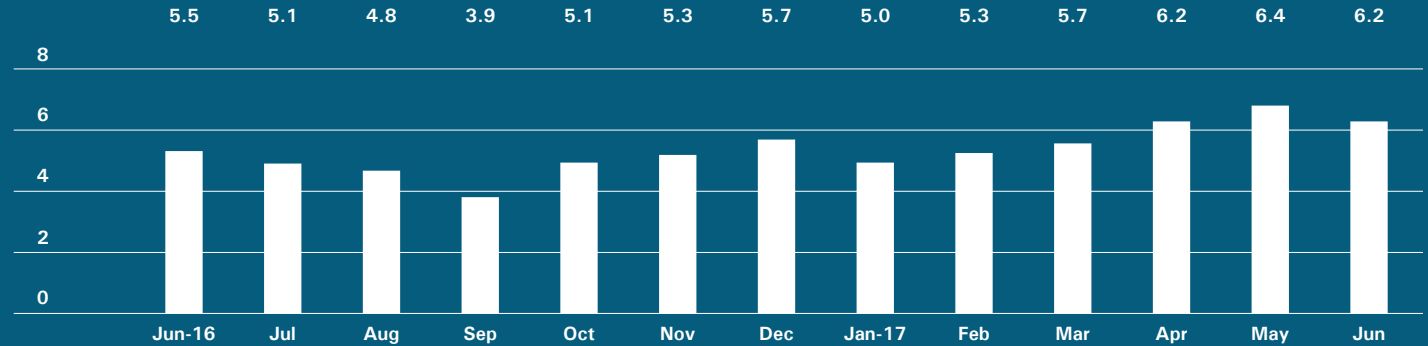


BrownHarrisStevens.com WEB# 16752144



BrownHarrisStevens.com WEB# 16839238

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

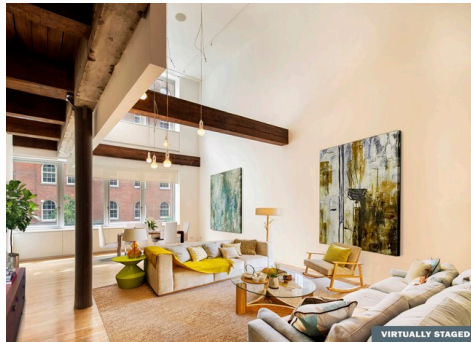
	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	4.4	14	3.4	23	5.3
1-Bedroom	120	5.3	117	5.9	95	3.7
2-Bedroom	170	8.4	157	8.4	144	6.9
3+Bedroom	155	9.8	156	10.5	146	11.1
Loft	73	12.9	71	15.2	68	9.3
All	534	7.8	515	8.3	476	6.7

COOPERATIVES

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	41	2.8	37	2.6	42	2.9
1-Bedroom	76	2.9	79	3.2	62	2.8
2-Bedroom	49	7.4	47	6.1	29	3.7
3+Bedroom	25	11.5	22	9.4	25	12.5
Loft	53	7.6	57	7.0	52	7.6
All	244	4.3	242	4.2	210	3.9

Downtown

SOUTH OF 14TH STREET

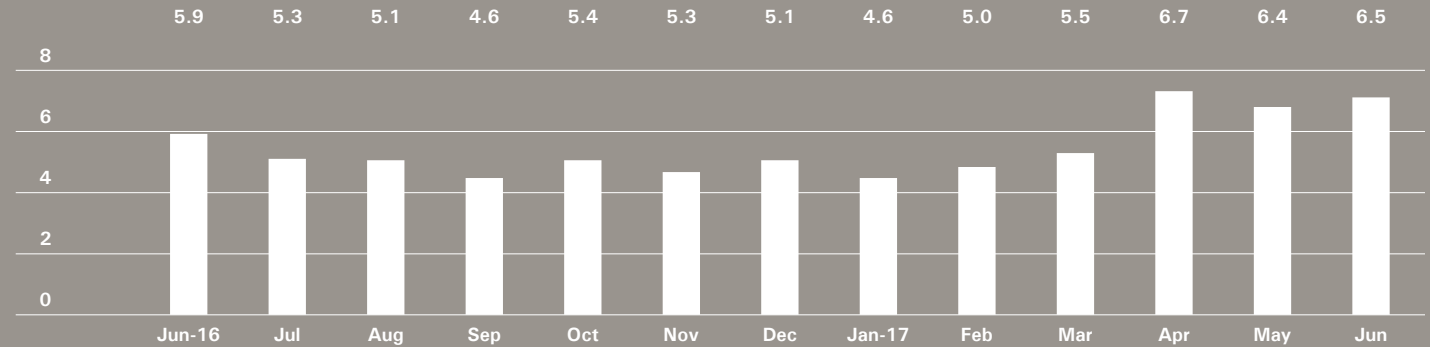


BrownHarrisStevens.com WEB# 16546750



BrownHarrisStevens.com WEB# 16587491

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

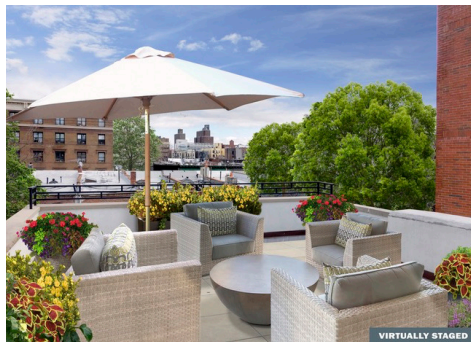
	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	75	7.1	74	7.5	66	6.7
1-Bedroom	246	6.2	221	5.4	189	5.9
2-Bedroom	296	6.7	288	6.7	227	5.8
3+Bedroom	290	8.4	295	9.6	265	7.2
Loft	187	8.9	183	8.9	175	9.9
All	1,094	7.3	1,061	7.3	922	6.8

COOPERATIVES

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	36	2.8	29	2.6	38	2.7
1-Bedroom	113	3.4	107	3.2	109	3.7
2-Bedroom	99	4.9	90	4.7	76	4.0
3+Bedroom	55	12.7	47	12.3	47	8.3
Loft	145	8.4	137	8.7	115	6.6
All	448	5.1	410	4.9	385	4.5

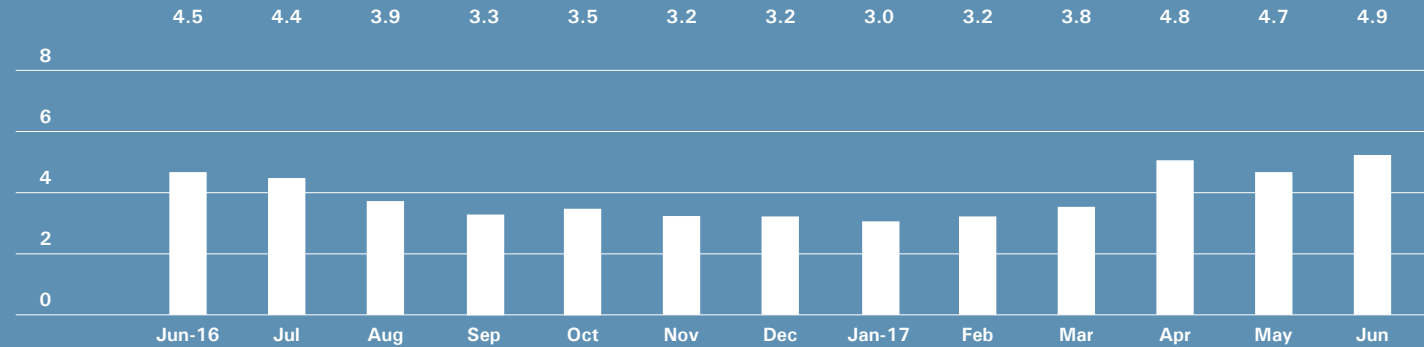
Upper Manhattan

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



BrownHarrisStevens.com WEB# 16028674

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	11	13.2	13	9.8	11	4.1
1-Bedroom	53	4.0	47	3.9	93	6.0
2-Bedroom	79	5.6	74	5.4	76	3.9
3+Bedroom	61	11.4	64	12.0	58	20.5
All	204	6.1	198	6.1	238	5.9

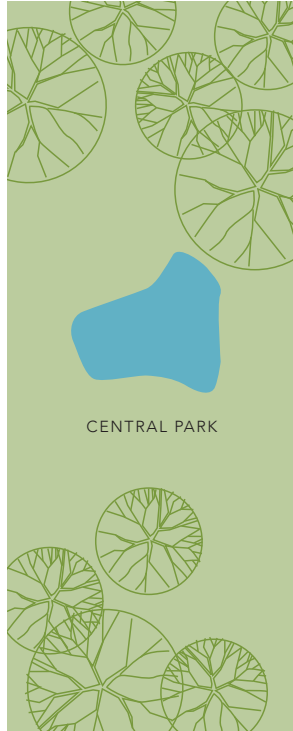
COOPERATIVES

	JUNE 2017		MAY 2017		JUNE 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	7	2.6	5	1.6	13	3.1
1-Bedroom	41	2.6	39	2.5	53	2.6
2-Bedroom	60	4.0	63	3.9	60	3.4
3+Bedroom	47	7.6	43	6.8	32	5.8
All	155	3.9	150	3.6	158	3.3

Contact us

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Managing Director of Sales

CENTRAL PARK WEST



5TH AVENUE

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Managing Director of Sales

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