

May 2015

ABSORPTION REPORT MANHATTAN APARTMENTS

BROWN HARRIS STEVENS Established 1873



May 2015 Highlights

The absorption rate for
Manhattan apartments rose to

5.1 months
in May; still points to a sellers' market.

6.3 months:

the absorption rate for condos remains
significantly higher than the 4.2-month
rate for co-ops. This difference is due to
increased new development listings

Upper Manhattan

continues to have the lowest rate: 3.0 months.



BrownHarrisStevens.com WEB# 12368581



BrownHarrisStevens.com WEB# 12558921

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# 12576742

Manhattan

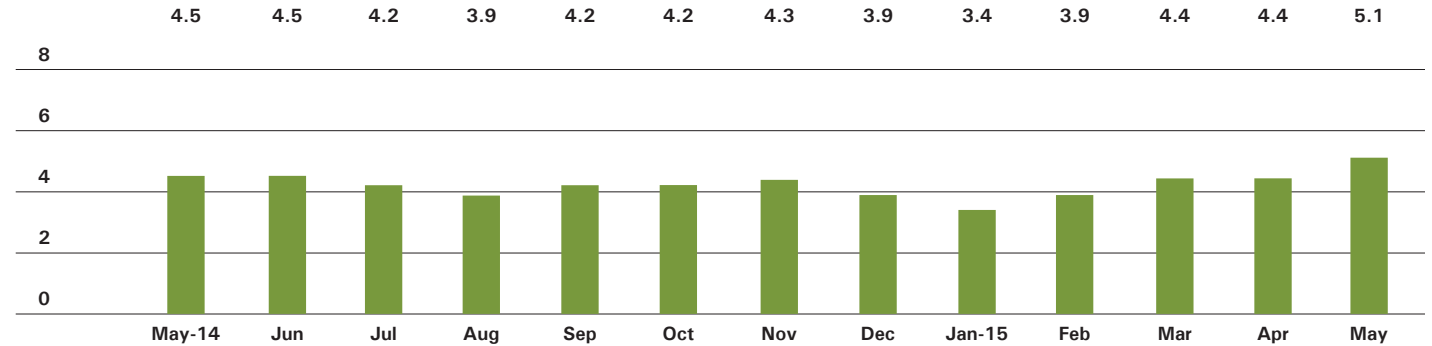


BrownHarrisStevens.com WEB# 11964812



BrownHarrisStevens.com WEB# 9298166

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

MAY 2015			APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	217	5.5	182	4.4	188	3.5
1-Bedroom	730	4.8	618	3.9	583	4.0
2-Bedroom	699	5.5	635	4.7	669	4.9
3+Bedroom	821	11.7	775	10.8	680	7.8
Loft	184	5.9	169	5.1	198	4.7
All	2,651	6.3	2,379	5.4	2,318	5.0

COOPERATIVES

MAY 2015			APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	383	4.1	369	3.7	452	4.3
1-Bedroom	691	3.3	610	2.8	757	3.4
2-Bedroom	526	3.6	468	3.1	591	4.0
3+Bedroom	556	8.5	485	7.6	448	7.4
Loft	182	5.2	158	4.2	165	3.7
All	2,338	4.2	2,090	3.6	2,413	4.2

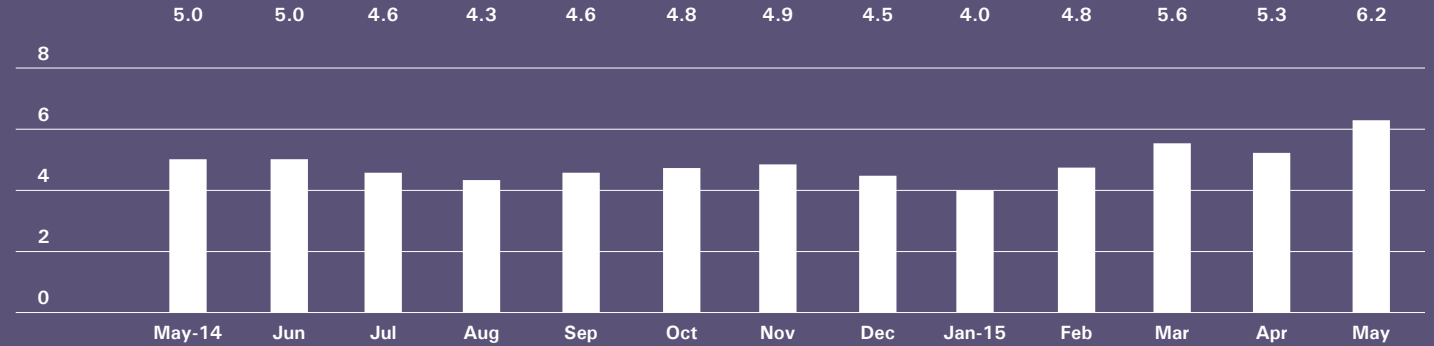
East Side

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



BrownHarrisStevens.com WEB#10920325

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

MAY 2015			APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	26	7.4	22	6.0	22	6.0
1-Bedroom	113	6.4	93	5.0	67	3.5
2-Bedroom	132	7.8	109	5.7	119	5.4
3+Bedroom	176	12.0	165	11.0	156	5.7
All	447	8.5	389	6.9	364	5.0

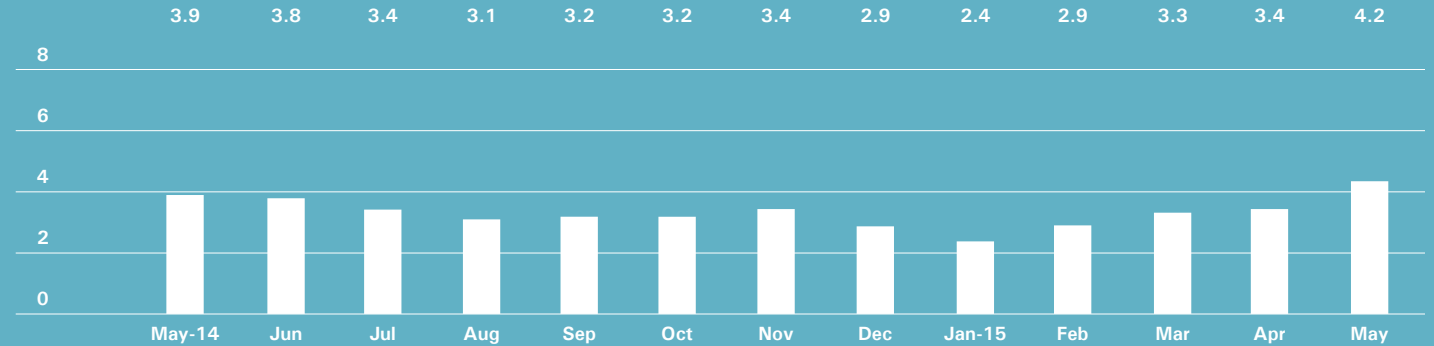
COOPERATIVES

MAY 2015			APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	128	6.1	113	5.1	127	5.3
1-Bedroom	200	4.1	191	3.7	213	3.6
2-Bedroom	185	3.8	174	3.4	207	4.1
3+Bedroom	276	9.8	243	8.4	238	9.8
All	789	5.4	721	4.7	785	4.9

West Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	34	4.9	26	3.6	26	4.1
1-Bedroom	92	4.3	85	4.0	77	3.0
2-Bedroom	76	4.9	67	3.8	92	3.8
3+Bedroom	140	10.4	131	9.0	130	6.3
All	342	6.0	309	5.1	325	4.2

COOPERATIVES

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	57	3.3	54	2.6	67	3.7
1-Bedroom	112	2.4	89	1.9	135	3.0
2-Bedroom	95	2.7	70	2.0	114	3.3
3+Bedroom	117	7.5	95	6.1	94	6.6
All	381	3.3	308	2.6	410	3.6



BrownHarrisStevens.com WEB# 11973916

Midtown East

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

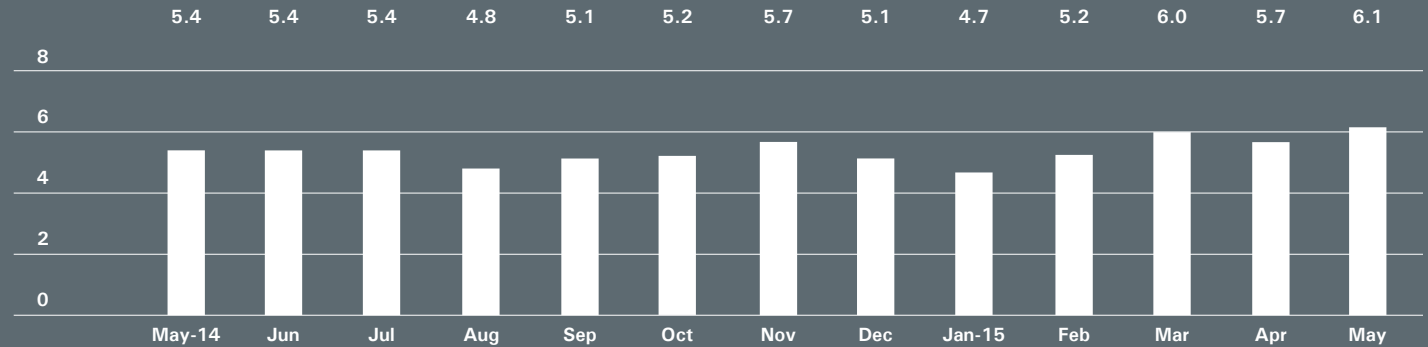


BrownHarrisStevens.com WEB# 12106659



BrownHarrisStevens.com WEB#12101040

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	27	3.2	23	2.7	27	3.5
1-Bedroom	119	5.3	95	4.6	93	5.3
2-Bedroom	118	8.4	107	8.0	92	6.2
3+Bedroom	105	24.2	100	26.1	82	20.5
All	369	7.5	325	7.0	294	6.7

COOPERATIVES

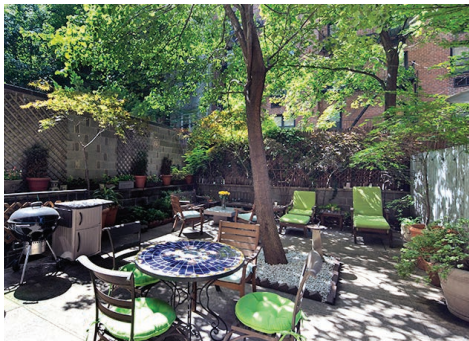
	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	92	4.6	96	4.7	104	4.6
1-Bedroom	145	4.6	137	4.1	160	4.0
2-Bedroom	84	4.9	88	5.1	100	5.0
3+Bedroom	59	10.7	55	10.3	56	9.6
All	380	5.1	376	4.9	420	4.8

Midtown West

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

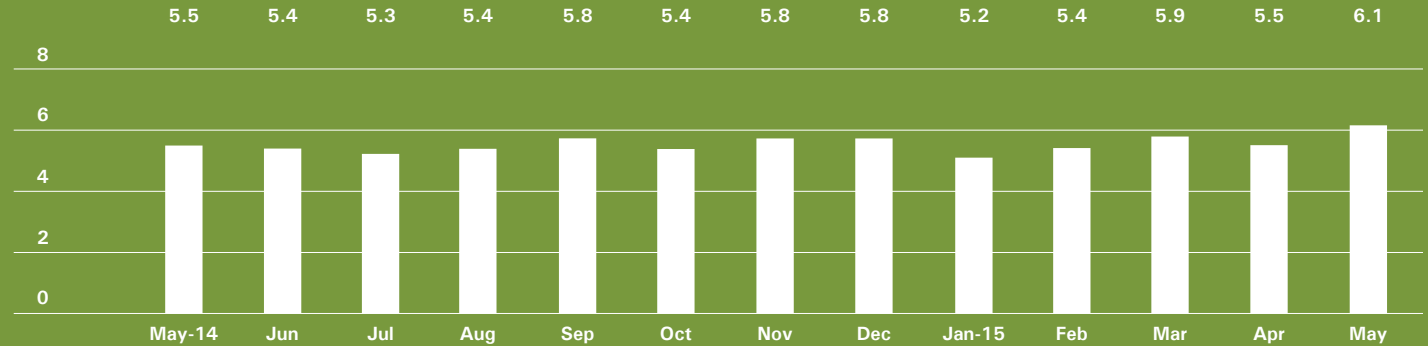


BrownHarrisStevens.com WEB# 12431862



BrownHarrisStevens.com WEB# 11123002

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	17	2.8	15	2.4	20	1.8
1-Bedroom	130	5.5	111	4.9	96	5.8
2-Bedroom	102	6.4	97	5.8	77	5.7
3+Bedroom	73	11.8	67	10.6	58	24.9
All	322	6.2	290	5.6	251	5.8

COOPERATIVES

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	2.7	16	3.1	20	3.4
1-Bedroom	48	5.2	40	4.3	38	4.8
2-Bedroom	33	9.0	29	9.2	19	5.7
3+Bedroom	24	10.3	22	11.0	11	9.4
All	119	5.9	107	5.4	88	4.8

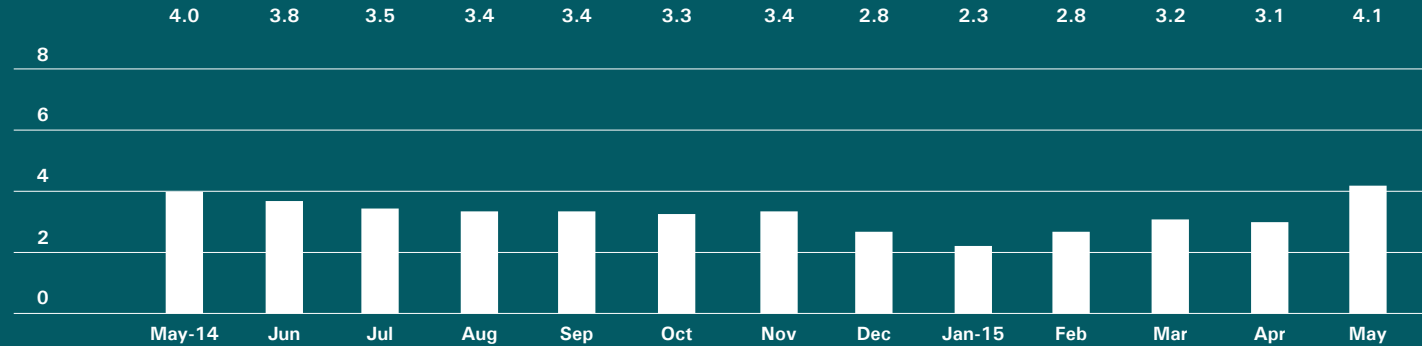
Downtown

34TH - 14TH STREET



BrownHarrisStevens.com WEB# 10313333

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	27	6.2	26	5.6	22	4.3
1-Bedroom	70	3.4	46	1.8	59	2.7
2-Bedroom	67	3.5	55	2.6	86	5.1
3+Bedroom	83	8.2	82	7.3	86	7.4
Loft	43	5.9	27	3.2	36	4.3
All	290	4.7	236	3.3	289	4.5

COOPERATIVES

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	50	3.0	54	3.2	62	3.6
1-Bedroom	62	2.5	49	1.9	86	3.0
2-Bedroom	30	3.3	20	2.3	45	4.9
3+Bedroom	17	8.5	18	13.5	17	5.1
Loft	44	5.6	37	4.3	35	3.5
All	203	3.4	178	2.9	245	3.6

Downtown

SOUTH OF 14TH STREET

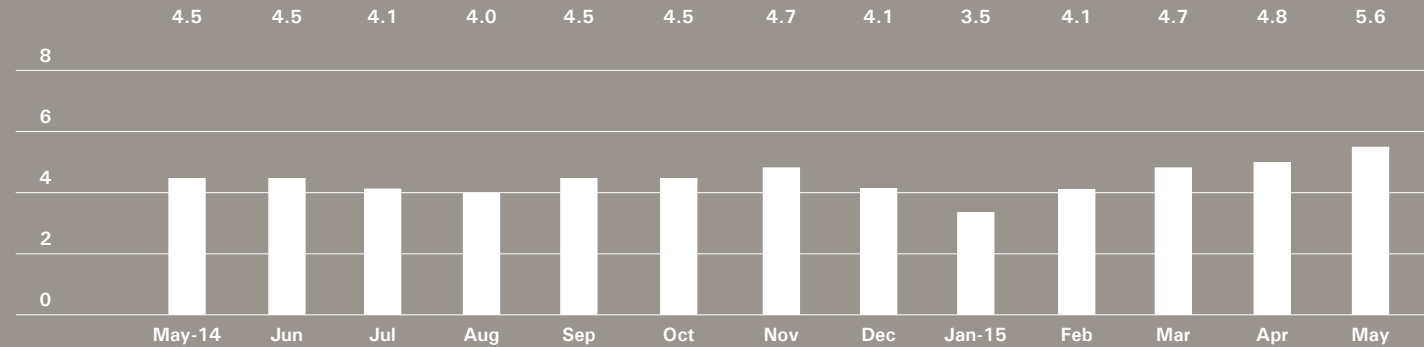


BrownHarrisStevens.com WEB# 12699517



BrownHarrisStevens.com WEB# 12290484

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	71	7.9	60	6.3	67	4.2
1-Bedroom	166	5.0	150	4.0	149	4.3
2-Bedroom	166	6.6	157	5.8	137	4.7
3+Bedroom	220	20.3	214	20.4	140	10.1
Loft	119	5.8	125	5.9	150	4.9
All	742	7.5	706	6.7	643	5.2

COOPERATIVES

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	43	3.6	35	2.8	58	3.8
1-Bedroom	89	2.7	62	1.8	89	3.1
2-Bedroom	64	3.4	56	2.8	53	4.0
3+Bedroom	30	7.8	20	5.5	15	3.6
Loft	85	4.3	73	3.6	91	3.5
All	311	3.5	246	2.7	306	3.5

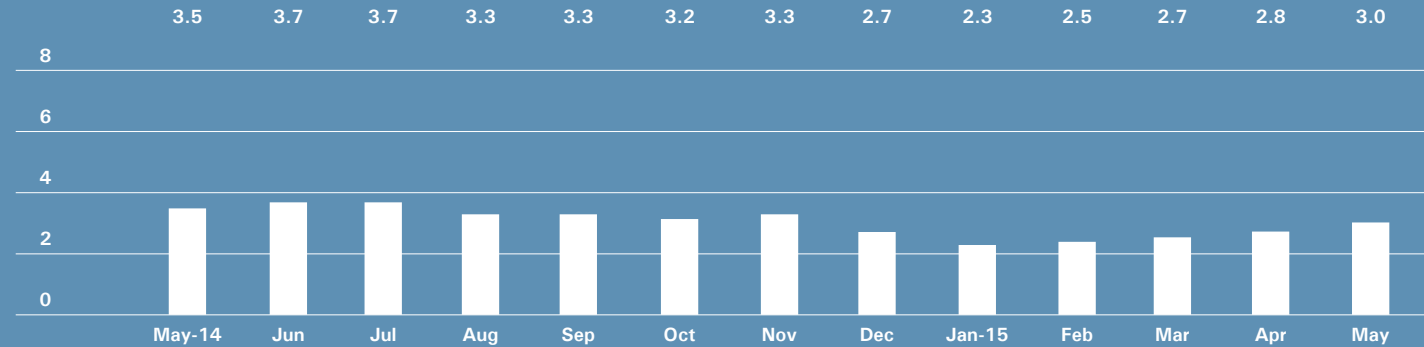
Upper Manhattan

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



BrownHarrisStevens.com WEB# 12659106

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	13.7	11	9.4	5	1.2
1-Bedroom	50	3.4	43	3.0	44	3.4
2-Bedroom	41	2.0	45	2.3	66	3.8
3+Bedroom	32	2.8	25	2.3	37	4.7
All	139	2.9	124	2.7	152	3.6

COOPERATIVES

	MAY 2015		APRIL 2015		MAY 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	11	3.5	12	3.4	22	4.6
1-Bedroom	56	2.8	61	2.9	51	3.0
2-Bedroom	50	2.8	44	2.2	64	3.7
3+Bedroom	38	4.3	37	4.1	22	2.9
All	155	3.1	154	2.9	159	3.4

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CENTRAL PARK WEST

CENTRAL PARK

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