

May
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

May 2016 Highlights

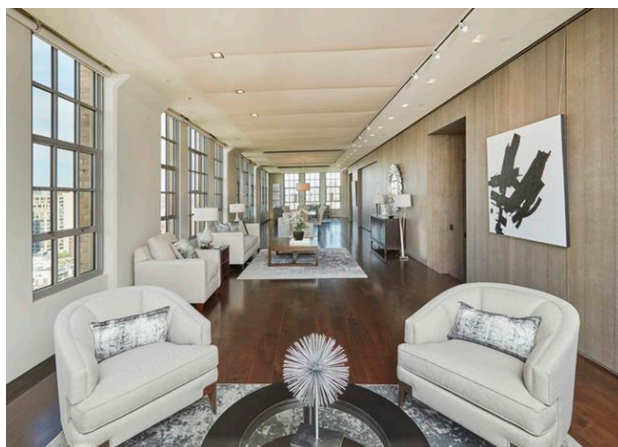
Manhattan had a 5.4-month supply of apartments for sale at the beginning of May, up **5%** from a year ago.

The absorption rate rose over the past year for co-ops, while the condo rate fell to **5.9** months.

Upper Manhattan's absorption rate of **3.8** months was Manhattan's lowest.



BrownHarrisStevens.com WEB# 11365043



BrownHarrisStevens.com WEB# 14814041

Definitions

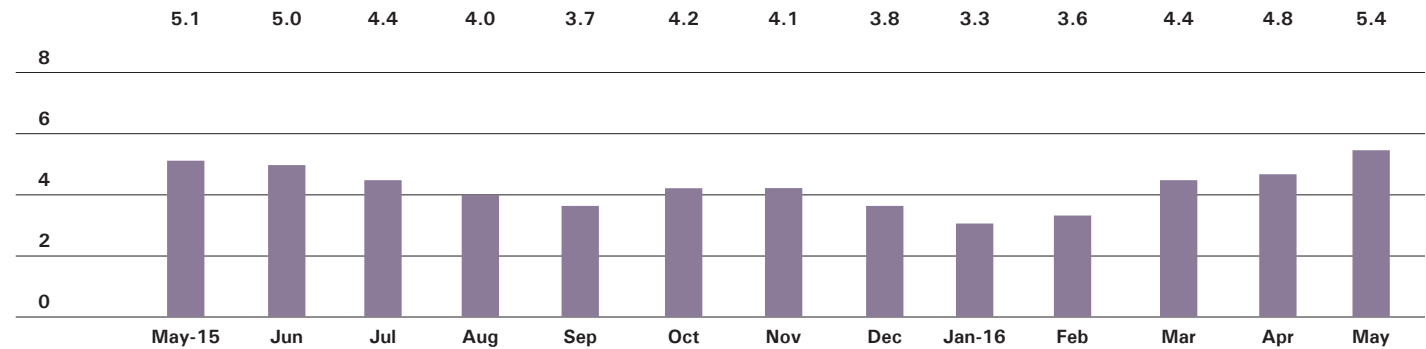
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 14241759

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	197	4.5	201	4.4	217	5.5
1-Bedroom	793	4.6	734	4.2	730	4.8
2-Bedroom	888	5.2	840	4.8	699	5.5
3+Bedroom	941	9.1	917	8.6	821	11.7
Loft	234	9.1	214	8.3	184	5.9
All	3,053	5.9	2,906	5.5	2,651	6.3

COOPERATIVES

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	263	2.8	288	2.9	383	4.1
1-Bedroom	720	3.8	633	3.1	691	3.3
2-Bedroom	634	5.0	583	4.3	526	3.6
3+Bedroom	632	11.0	549	9.0	556	8.5
Loft	201	6.1	196	5.3	182	5.2
All	2,450	4.9	2,249	4.2	2,338	4.2



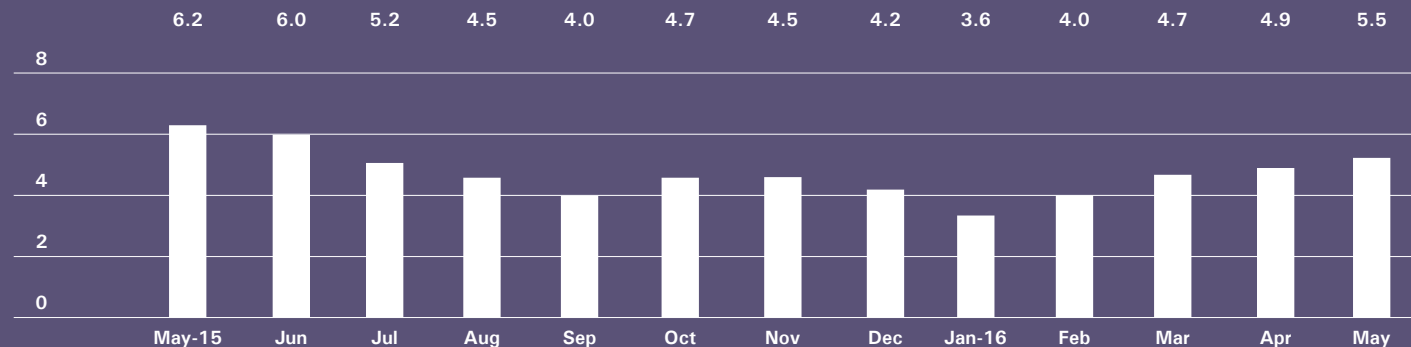
East Side

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



BrownHarrisStevens.com WEB# 14801056

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	1.7	19	2.5	26	7.4
1-Bedroom	93	2.5	94	2.9	113	6.4
2-Bedroom	130	4.3	127	4.4	132	7.8
3+Bedroom	178	8.2	164	7.8	176	12.0
All	415	4.3	404	4.5	447	8.5

COOPERATIVES

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	62	3.0	61	2.6	128	6.1
1-Bedroom	213	4.6	189	3.7	200	4.1
2-Bedroom	242	6.6	223	5.8	185	3.8
3+Bedroom	314	11.8	272	9.3	276	9.8
All	831	6.4	745	5.2	789	5.4

West Side

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

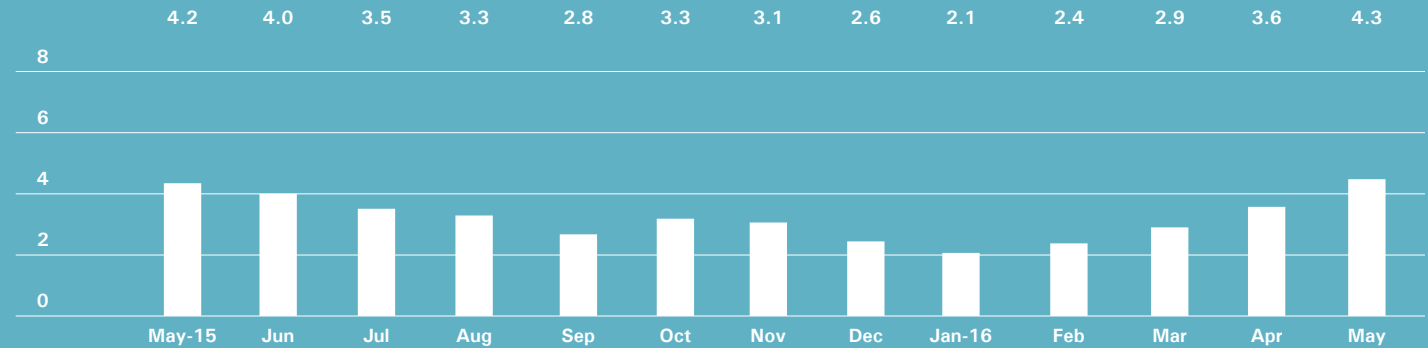


BrownHarrisStevens.com WEB# 14761296



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ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	19	2.7	22	3.0	34	4.9
1-Bedroom	75	3.2	73	2.8	92	4.3
2-Bedroom	109	4.2	107	3.4	76	4.9
3+Bedroom	170	9.8	167	8.8	140	10.4
All	373	5.1	369	4.4	342	6.0

COOPERATIVES

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	36	2.3	43	2.5	57	3.3
1-Bedroom	120	3.2	98	2.3	112	2.4
2-Bedroom	105	3.5	85	2.6	95	2.7
3+Bedroom	108	7.6	94	6.4	117	7.5
All	369	3.8	320	3.0	381	3.3

Midtown East

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

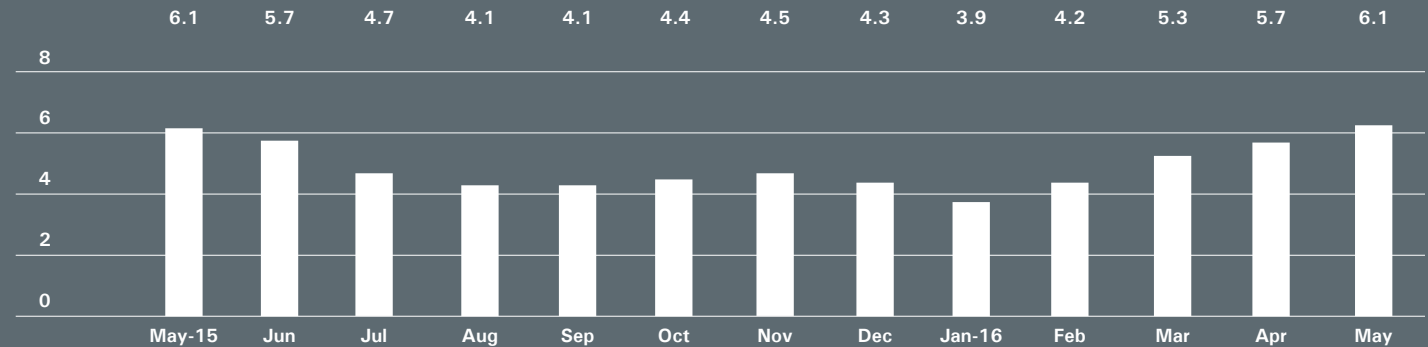


BrownHarrisStevens.com WEB# 14196205



BrownHarrisStevens.com WEB# 14651433

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

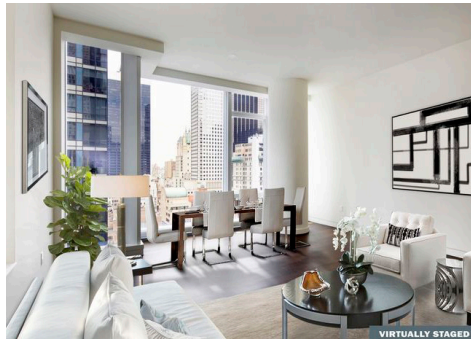
	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	34	4.6	34	4.3	27	3.2
1-Bedroom	129	5.3	128	5.5	119	5.3
2-Bedroom	125	6.2	125	6.6	118	8.4
3+Bedroom	110	12.0	108	11.8	105	24.2
All	398	6.5	395	6.7	369	7.5

COOPERATIVES

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	62	2.9	74	3.3	92	4.6
1-Bedroom	144	4.6	137	3.9	145	4.6
2-Bedroom	108	7.6	99	5.9	84	4.9
3+Bedroom	89	23.2	85	20.4	59	10.7
All	403	5.7	395	5.0	380	5.1

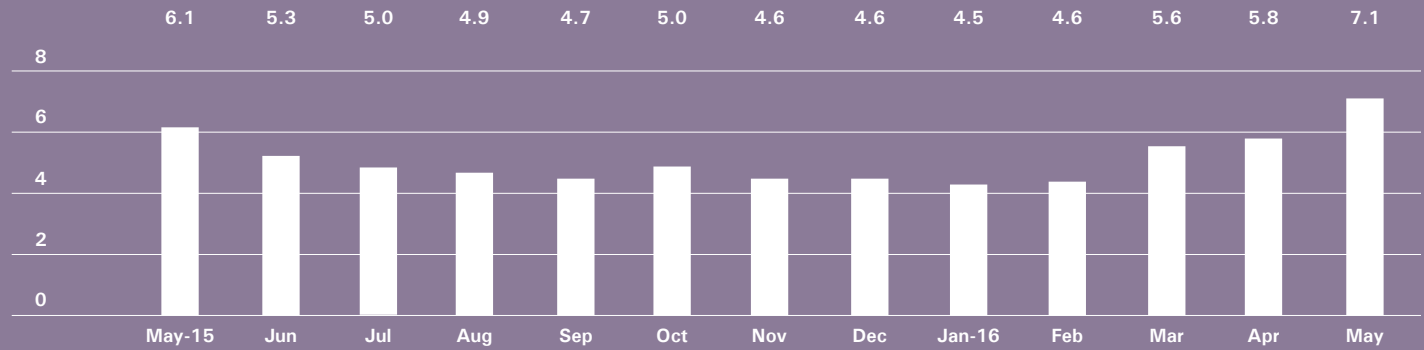
Midtown West

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



BrownHarrisStevens.com WEB# 14695046

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	33	6.8	28	4.1	17	2.8
1-Bedroom	170	6.9	150	5.2	130	5.5
2-Bedroom	130	5.8	129	5.2	102	6.4
3+Bedroom	85	19.6	89	16.2	73	11.8
All	418	7.4	396	6.0	322	6.2

COOPERATIVES

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	2.8	10	1.9	14	2.7
1-Bedroom	31	4.1	28	3.5	48	5.2
2-Bedroom	29	8.7	33	8.6	33	9.0
3+Bedroom	24	20.6	22	18.9	24	10.3
All	98	5.8	93	5.1	119	5.9

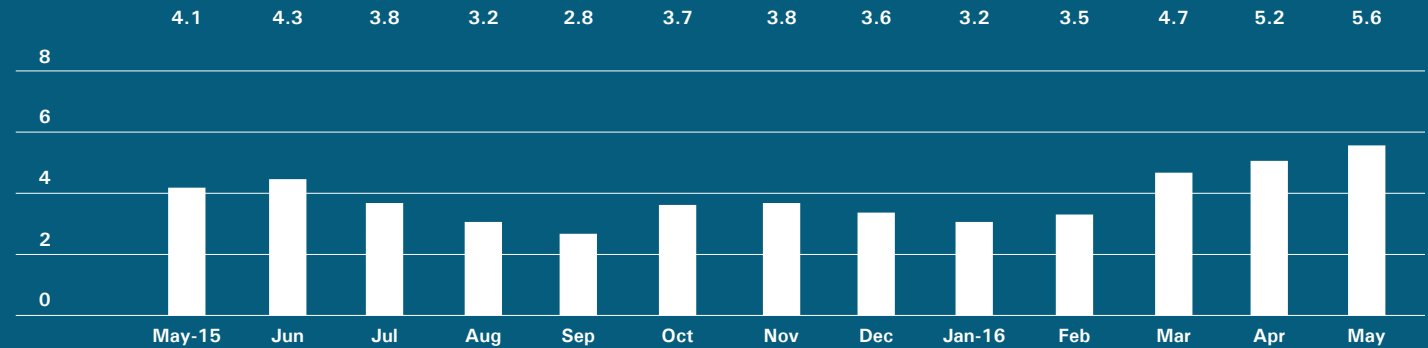
Downtown

34TH - 14TH STREET



BrownHarrisStevens.com WEB# 14735891

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	22	5.3	25	6.0	27	6.2
1-Bedroom	90	4.4	81	4.0	70	3.4
2-Bedroom	129	7.4	113	6.8	67	3.5
3+Bedroom	131	10.3	124	10.5	83	8.2
Loft	60	9.2	55	7.9	43	5.9
All	432	7.1	398	6.7	290	4.7

COOPERATIVES

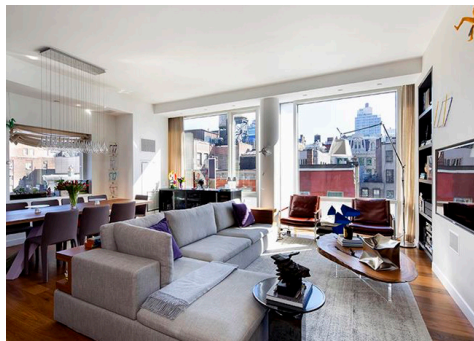
	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	38	2.7	46	3.0	50	3.0
1-Bedroom	58	2.8	54	2.5	62	2.5
2-Bedroom	29	4.0	38	4.5	30	3.3
3+Bedroom	28	14.0	20	10.9	17	8.5
Loft	53	6.6	52	5.9	44	5.6
All	206	3.9	210	3.7	203	3.4

Downtown

SOUTH OF 14TH STREET

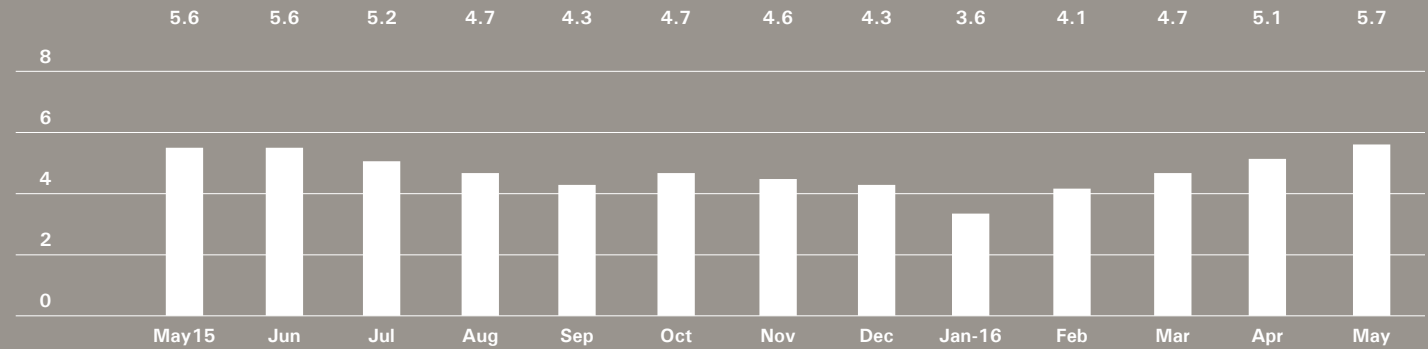


BrownHarrisStevens.com WEB# 14701593



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ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	69	7.0	67	7.1	71	7.9
1-Bedroom	177	5.9	154	5.1	166	5.0
2-Bedroom	202	5.4	166	4.2	166	6.6
3+Bedroom	237	6.6	232	6.4	220	20.3
Loft	160	9.3	150	8.9	119	5.8
All	845	6.5	769	5.8	742	7.5

COOPERATIVES

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	47	3.1	47	3.2	43	3.6
1-Bedroom	110	3.6	100	3.2	89	2.7
2-Bedroom	71	3.8	59	3.2	64	3.4
3+Bedroom	48	9.0	42	8.4	30	7.8
Loft	111	6.5	101	5.3	85	4.3
All	387	4.5	349	4.0	311	3.5

Upper Manhattan

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

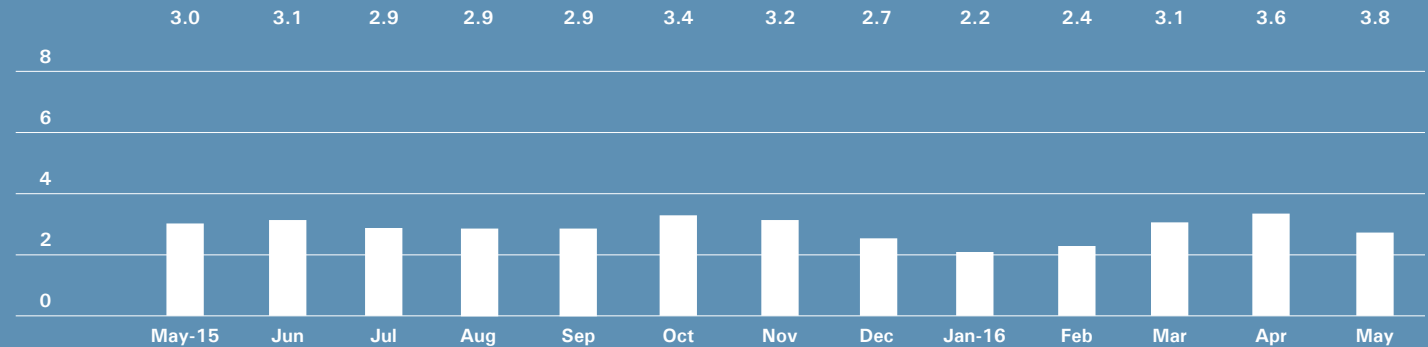


BrownHarrisStevens.com WEB# 14701568



BrownHarrisStevens.com WEB# 14485393

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	7	2.5	7	2.2	16	13.7
1-Bedroom	62	4.2	55	4.0	50	3.4
2-Bedroom	66	3.6	75	4.4	41	2.0
3+Bedroom	37	14.8	38	9.9	32	2.8
All	172	4.5	175	4.6	139	2.9

COOPERATIVES

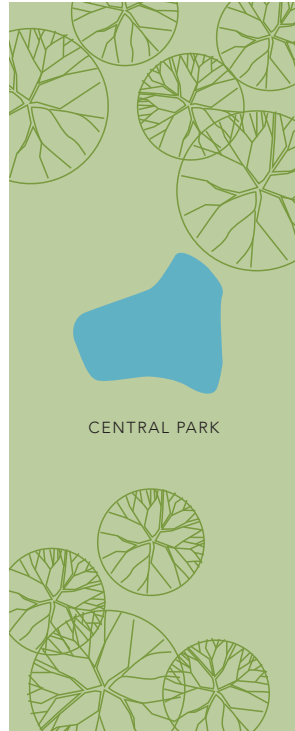
	MAY 2016		APRIL 2016		MAY 2015	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	7	1.8	11	2.8	11	3.5
1-Bedroom	59	2.8	45	2.0	56	2.8
2-Bedroom	61	3.5	56	3.1	50	2.8
3+Bedroom	29	5.6	25	4.8	38	4.3
All	156	3.3	137	2.8	155	3.1

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