

October 2015

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

October 2015 Highlights

A sharp rise in inventory brought
Manhattan's absorption rate up to
months in October. This figure was unchanged
from a year ago.

4.2

At 5.4 months, the condo absorption rate
remains well above the co-op rate of 3.3 months.

5.4

The West Side rate of 3.3
months was Manhattan's lowest,
followed by Upper Manhattan's
-month rate.

3.3

3.4



BrownHarrisStevens.com WEB# 13355434



BrownHarrisStevens.com WEB# 13444519

Definitions

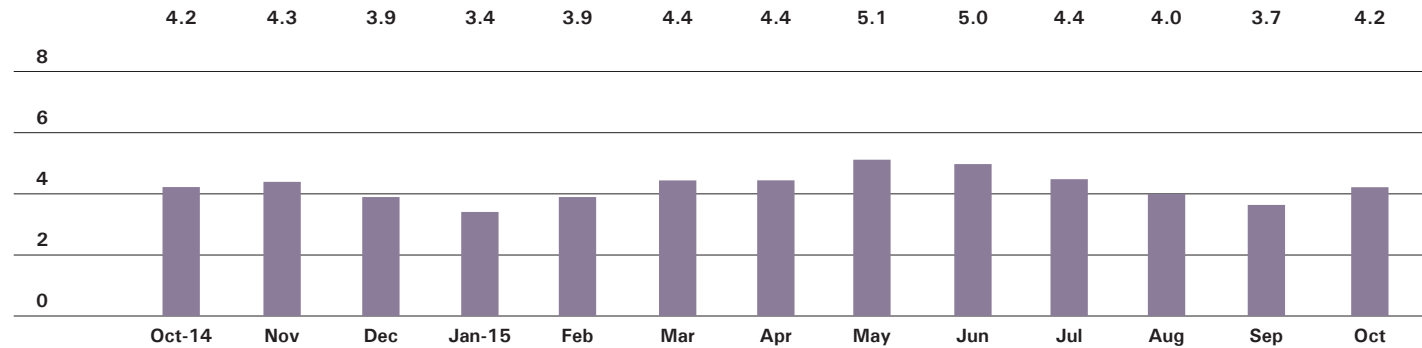
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 13559272

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	206	3.7	191	3.6	211	3.7
1-Bedroom	730	3.8	621	3.5	658	3.7
2-Bedroom	829	5.1	696	4.8	732	4.8
3+Bedroom	900	9.6	787	9.5	738	9.1
Loft	237	6.7	176	5.3	213	5.5
All	2,902	5.4	2,471	5.0	2,552	5.0

COOPERATIVES

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	360	2.9	302	2.6	429	3.6
1-Bedroom	684	2.6	506	2.0	762	2.9
2-Bedroom	590	3.3	441	2.6	603	3.2
3+Bedroom	538	6.0	385	4.3	499	6.7
Loft	167	3.5	119	2.8	191	4.1
All	2,339	3.3	1,753	2.6	2,484	3.6



East Side

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

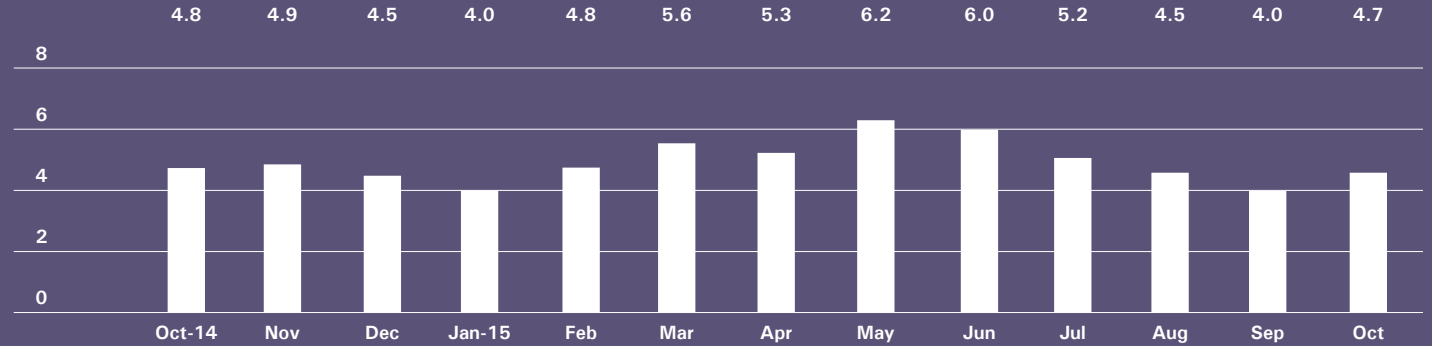


BrownHarrisStevens.com WEB# 13623701



BrownHarrisStevens.com WEB# 12688964

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

OCTOBER 2015			SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	25	3.8	25	4.1	26	3.2
1-Bedroom	109	4.5	99	4.6	77	3.5
2-Bedroom	129	6.0	108	5.5	108	4.8
3+Bedroom	170	9.1	155	8.2	166	7.6
All	433	6.1	387	5.8	377	5.1

COOPERATIVES

OCTOBER 2015			SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	98	3.7	107	4.8	136	5.7
1-Bedroom	199	2.9	151	2.4	239	3.5
2-Bedroom	206	3.6	149	2.8	219	3.9
3+Bedroom	276	7.4	191	4.8	241	7.5
All	779	4.1	598	3.3	835	4.7

West Side

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

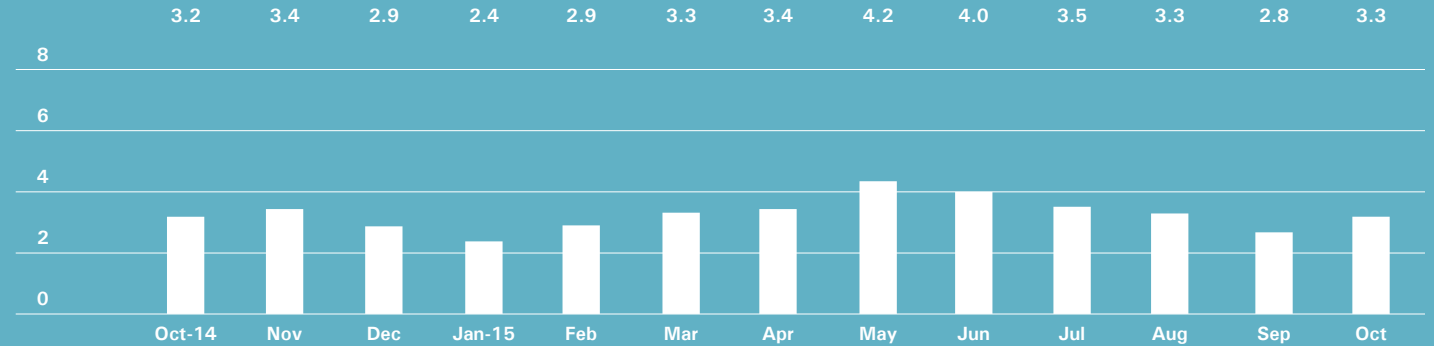


BrownHarrisStevens.com WEB# 13369323



BrownHarrisStevens.com WEB# 13046637

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	26	3.8	20	2.9	28	3.4
1-Bedroom	92	2.7	77	2.7	92	3.2
2-Bedroom	110	4.4	91	4.6	68	2.7
3+Bedroom	180	9.1	149	8.7	116	5.6
All	408	4.8	337	4.6	304	3.7

COOPERATIVES

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	51	2.5	37	1.8	64	3.1
1-Bedroom	105	2.1	73	1.5	134	2.6
2-Bedroom	100	2.3	71	1.7	107	2.4
3+Bedroom	96	3.6	65	2.8	96	4.8
All	352	2.5	246	1.8	401	2.9

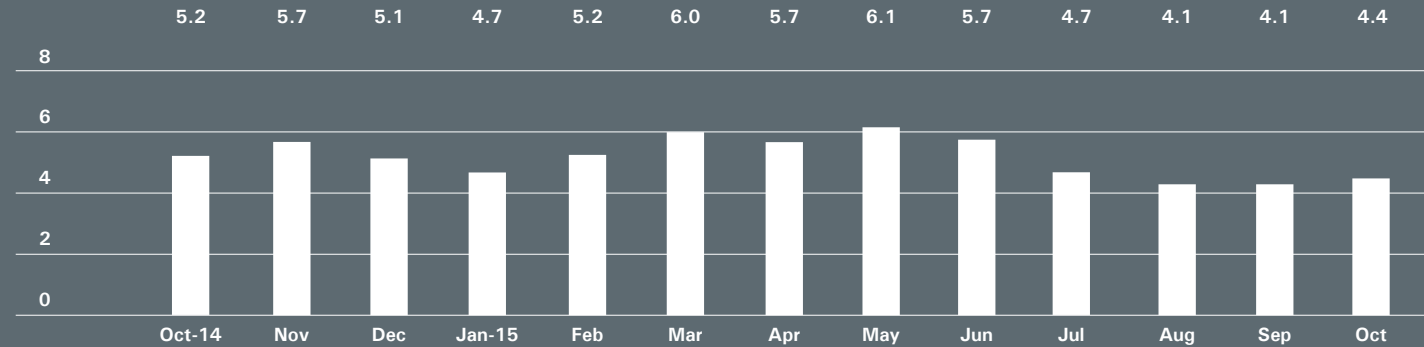
Midtown East

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



BrownHarrisStevens.com WEB# 12630221

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	26	3.2	30	3.9	28	6.2
1-Bedroom	127	3.8	105	3.5	87	4.4
2-Bedroom	136	5.7	118	5.6	119	8.3
3+Bedroom	120	18.9	103	17.2	73	16.8
All	409	5.7	356	5.5	307	7.2

COOPERATIVES

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	80	2.8	59	2.2	98	3.7
1-Bedroom	132	3.0	116	2.9	155	3.7
2-Bedroom	87	3.9	67	3.1	90	3.8
3+Bedroom	63	9.5	50	8.1	73	14.6
All	362	3.6	292	3.1	416	4.3

Midtown West

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

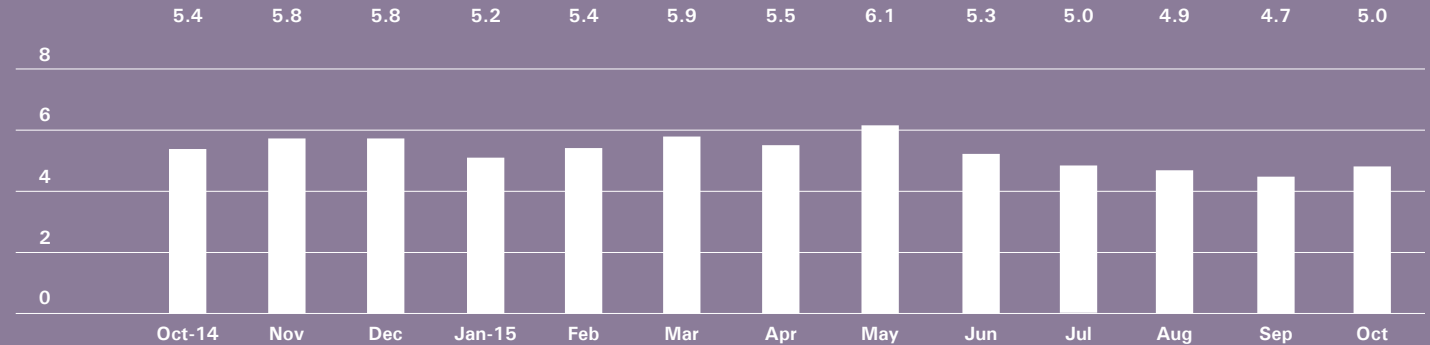


BrownHarrisStevens.com WEB# 13187234



BrownHarrisStevens.com WEB# 12856215

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	23	2.0	26	2.2	23	2.2
1-Bedroom	120	4.4	107	4.2	111	5.3
2-Bedroom	109	6.3	101	6.2	109	7.3
3+Bedroom	74	10.8	73	13.3	69	16.6
All	326	5.2	307	5.2	312	6.2

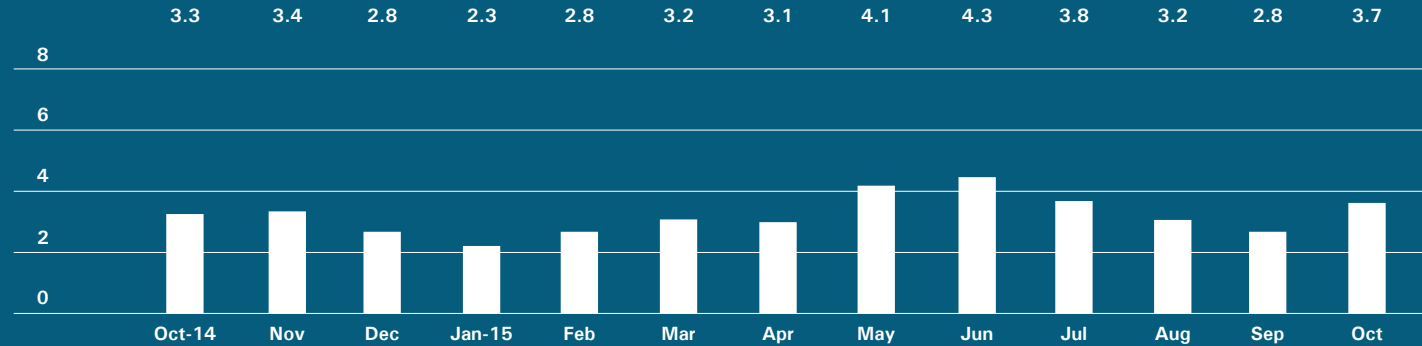
COOPERATIVES

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	18	2.7	18	2.6	15	2.3
1-Bedroom	41	3.7	32	3.0	37	3.2
2-Bedroom	35	6.4	29	5.0	31	6.2
3+Bedroom	19	8.8	13	4.6	16	9.6
All	113	4.5	92	3.5	99	4.0

Downtown

34TH - 14TH STREET

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	29	4.8	17	3.5	20	3.1
1-Bedroom	67	3.3	42	2.3	48	1.9
2-Bedroom	97	5.2	68	3.7	89	4.2
3+Bedroom	91	8.0	80	8.0	86	10.8
Loft	62	7.4	42	5.4	46	4.8
All	346	5.4	249	4.2	289	4.1

COOPERATIVES

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	45	1.9	36	1.6	60	2.5
1-Bedroom	74	2.2	43	1.4	71	2.0
2-Bedroom	31	2.6	23	2.2	36	2.6
3+Bedroom	18	4.9	13	3.7	18	4.5
Loft	37	3.3	21	2.2	46	4.4
All	205	2.5	136	1.8	231	2.6



Downtown

SOUTH OF 14TH STREET

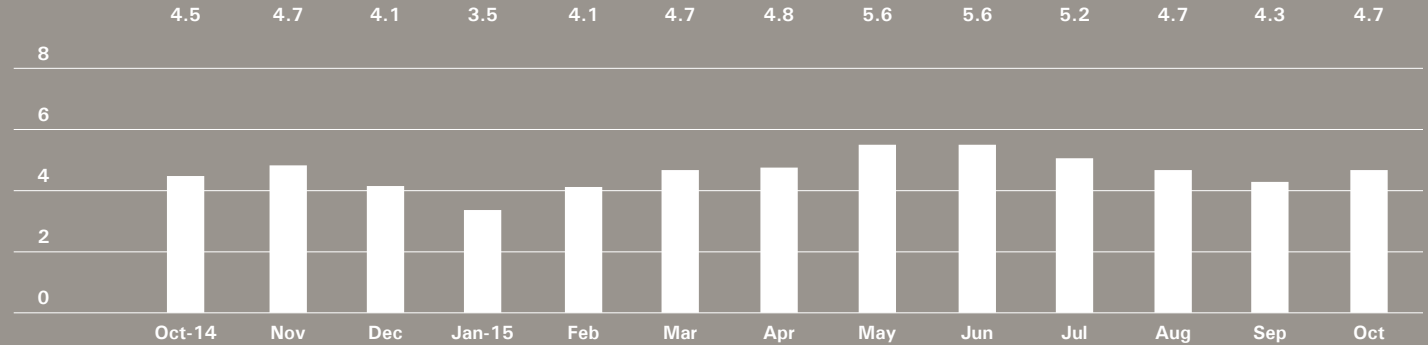


BrownHarrisStevens.com WEB# 13610306



BrownHarrisStevens.com WEB# 13526484

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	63	4.2	59	4.4	73	4.6
1-Bedroom	162	4.7	145	4.6	197	4.4
2-Bedroom	182	4.7	158	5.1	164	4.8
3+Bedroom	244	11.1	207	12.4	196	16.1
Loft	156	6.6	118	5.2	147	5.7
All	807	6.0	687	6.0	777	5.8

COOPERATIVES

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	62	3.5	43	2.8	52	3.1
1-Bedroom	84	2.0	58	1.4	84	2.1
2-Bedroom	68	3.4	49	2.6	68	3.1
3+Bedroom	37	7.4	31	6.6	17	3.9
Loft	92	3.7	59	2.6	100	3.9
All	343	3.2	240	2.4	321	2.9

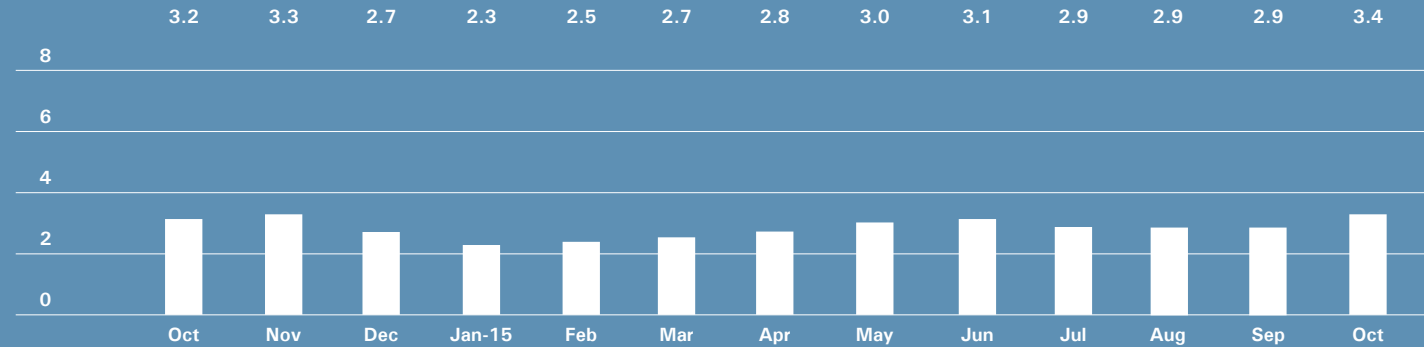
Upper Manhattan

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



BrownHarrisStevens.com WEB# 13613199

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	5.6	16	8.7	14	3.5
1-Bedroom	57	2.7	51	2.5	51	3.0
2-Bedroom	71	3.8	55	2.9	81	3.5
3+Bedroom	29	3.3	26	2.7	40	3.8
All	173	3.3	148	2.9	186	3.4

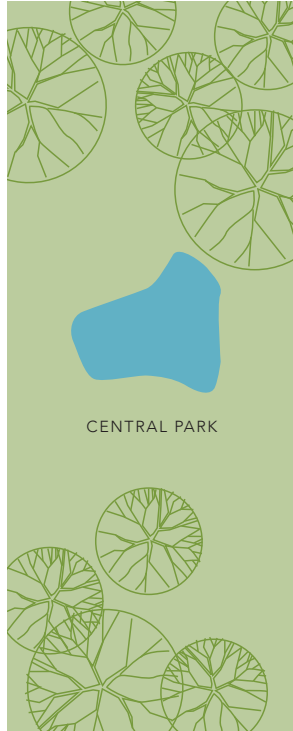
COOPERATIVES

	OCTOBER 2015		SEPTEMBER 2015		OCTOBER 2014	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	13	3.0	7	1.7	15	2.7
1-Bedroom	62	2.7	51	2.4	59	2.6
2-Bedroom	74	3.8	61	3.4	66	2.7
3+Bedroom	36	4.2	30	3.2	41	4.9
All	185	3.4	149	2.9	181	3.0

Contact us

West Side
1926 Broadway
Kevin Kovesci, EVP
Managing Director of Sales

CENTRAL PARK WEST



5TH AVENUE

Upper East Side
1121 Madison Avenue
Peter R. Marra, EVP
Managing Director of Sales
Sarah Orlinsky-Maitland, EVP
Managing Director of Sales

Edward Lee Cave
Division
790 Madison Avenue
Caroline E. Y. Guthrie
President

East Side
445 Park Avenue
Hall F. Willkie, President
Bess Freedman, EVP
Managing Director of Sales
and Business Development
Ruth McCoy, EVP
Managing Director of Sales
Richard Ferrari, EVP
Managing Director of Sales

Downtown
130 Fifth Avenue
Stephen Klym, EVP
Managing Director of Sales
Denine Townsend
Sales Director

Brown Harris Stevens
Development
Marketing
445 Park Avenue
Stephen Kliegerman,
President

Tribeca
43 North Moore
Stephen Klym, EVP
Managing Director of Sales
Denine Townsend
Sales Director

Brooklyn Heights
129 Montague Street
Christopher Thomas, EVP
Managing Director of Sales

Park Slope
100 Seventh Avenue
Camille Logan, EVP
Managing Director of Sales

Prepared by Gregory Heym, Chief
Economist, Brown Harris Stevens.

©2015 by Brown Harris Stevens.
All Rights Reserved. This information
may not be copied, used or
distributed without Brown Harris
Stevens' consent. While information
is believed true, no guaranty is
made of accuracy.

