

September 2017

ABSORPTION REPORT
MANHATTAN APARTMENTS

BROWN HARRIS STEVENS Established 1873



**LUXURY
PORTFOLIO**
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OF THE WORLD

September 2017 Highlights

Manhattan had a **4.6**-month supply of apartments for sale in September, down from 5.5 months in August.

At 3.4 months, the absorption rate for coops remains well below the **6.1**-month rate for condos.

Upper Manhattan was the tightest market with just a **3.1**-month supply of units for sale.



BrownHarrisStevens.com WEB# 17423088



BrownHarrisStevens.com WEB# 14964217

Definitions

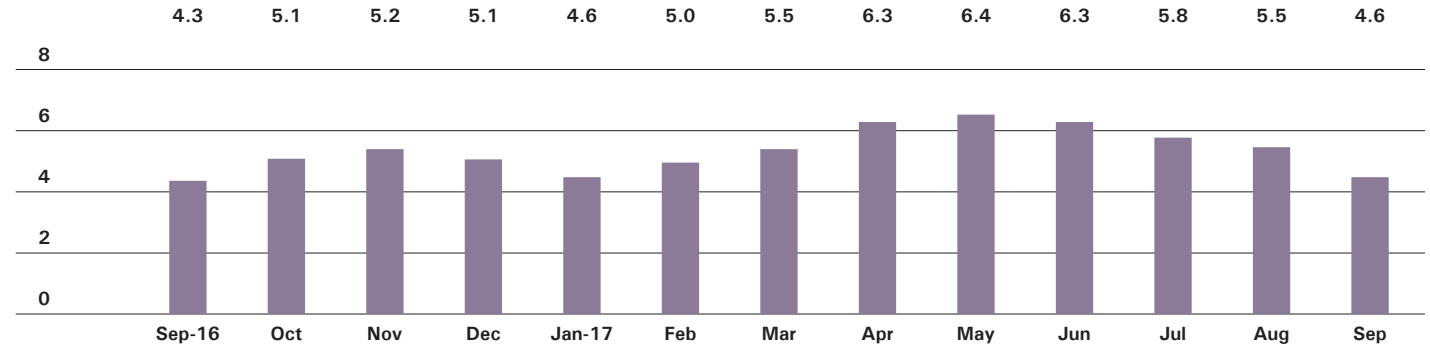
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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# 17471379

Manhattan

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	232	5.5	225	5.9	177	3.8
1-Bedroom	822	5.0	880	5.7	738	4.0
2-Bedroom	944	5.8	1030	6.7	862	5.3
3+Bedroom	950	8.1	1056	9.5	929	8.8
Loft	196	5.9	228	7.3	187	6.3
All	3,144	6.1	3,419	7.0	2,893	5.5

COOPERATIVES

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	244	2.5	261	2.7	225	2.1
1-Bedroom	597	2.6	663	3.1	576	2.6
2-Bedroom	580	3.6	699	4.7	503	3.3
3+Bedroom	518	6.6	608	8.6	436	6.6
Loft	156	4.0	191	5.4	139	3.8
All	2,095	3.4	2,422	4.3	1,879	3.2



BrownHarrisStevens.com WEB# 16906863

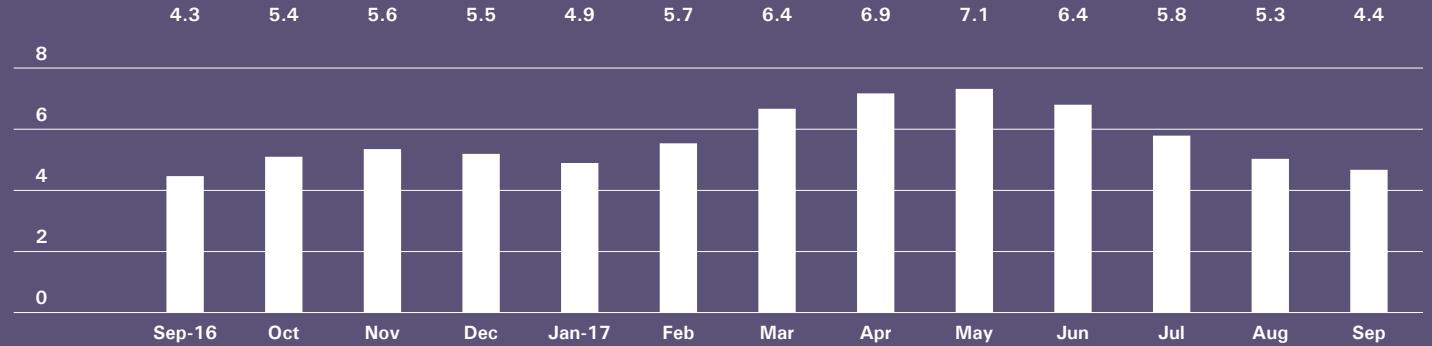


BrownHarrisStevens.com WEB# 16316956

East Side

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	20	4.3	23	6.6	20	2.7
1-Bedroom	98	3.9	101	3.9	73	2.3
2-Bedroom	134	5.2	144	6.2	123	5.5
3+Bedroom	156	7.0	178	8.8	159	8.7
All	408	5.2	446	6.1	375	4.7

COOPERATIVES

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	67	2.9	68	3.0	54	2.9
1-Bedroom	159	2.7	174	3.2	144	2.8
2-Bedroom	206	4.1	237	5.2	194	4.4
3+Bedroom	240	7.0	280	9.6	204	7.1
All	672	4.0	759	5.0	596	4.1



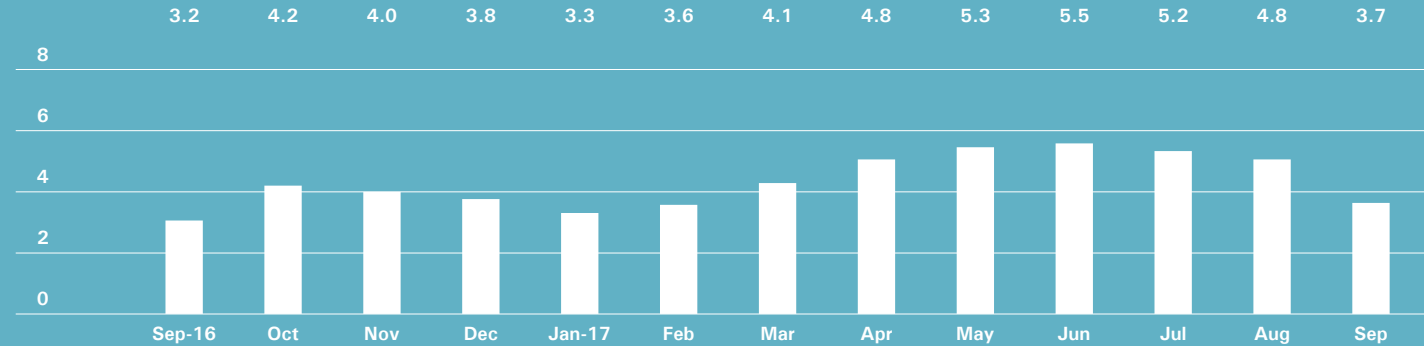
West Side

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



BrownHarrisStevens.com WEB# 17437921

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	23	4.5	19	3.8	15	2.6
1-Bedroom	85	3.9	97	5.5	77	3.4
2-Bedroom	99	4.7	117	6.4	90	4.8
3+Bedroom	152	8.7	166	10.4	146	9.5
All	359	5.5	399	7.0	328	5.3

COOPERATIVES

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	26	1.9	26	2.1	23	1.4
1-Bedroom	91	2.2	104	2.7	97	2.3
2-Bedroom	86	2.3	114	3.2	57	1.5
3+Bedroom	104	5.2	126	6.8	69	3.8
All	307	2.7	370	3.5	246	2.1

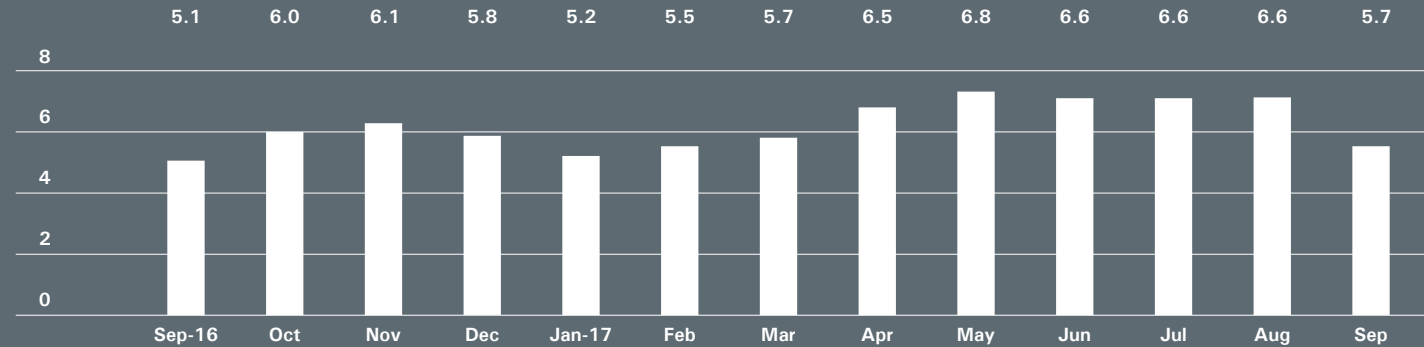
Midtown East

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



BrownHarrisStevens.com WEB# 17364821

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	32	7.7	32	7.1	25	3.1
1-Bedroom	151	7.3	157	8.3	129	5.7
2-Bedroom	130	7.6	145	8.9	109	6.0
3+Bedroom	100	7.4	119	9.3	114	10.5
All	413	7.4	453	8.6	377	6.3

COOPERATIVES

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	61	2.4	61	2.6	59	2.5
1-Bedroom	135	4.1	143	4.5	124	3.5
2-Bedroom	119	6.2	138	7.9	86	5.5
3+Bedroom	68	10.2	72	11.4	63	11.8
All	383	4.5	414	5.3	332	4.2

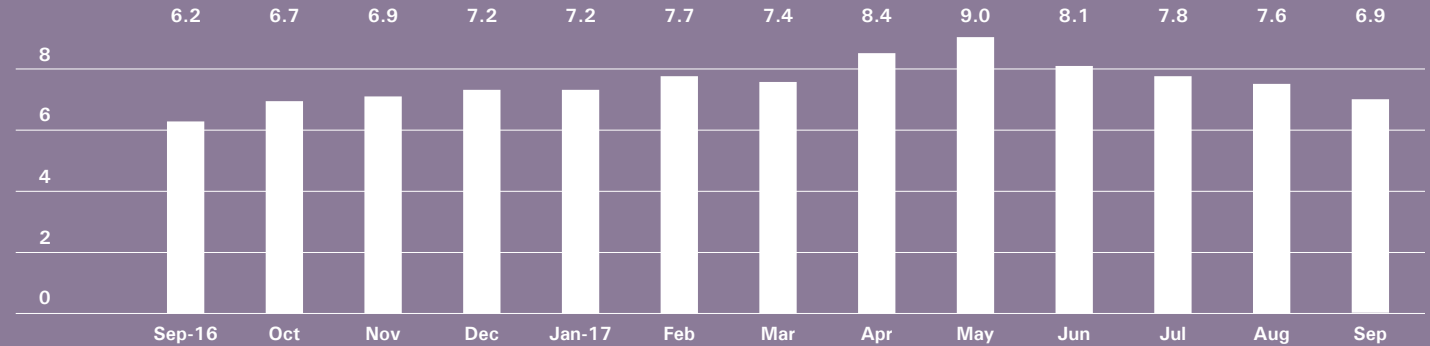
Midtown West

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



BrownHarrisStevens.com WEB# 17466547

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	42	6.5	41	6.2	30	4.6
1-Bedroom	150	7.1	163	7.8	130	4.9
2-Bedroom	122	7.6	138	8.6	134	7.8
3+Bedroom	91	20.2	93	21.5	96	19.2
All	405	8.4	435	9.1	390	7.1

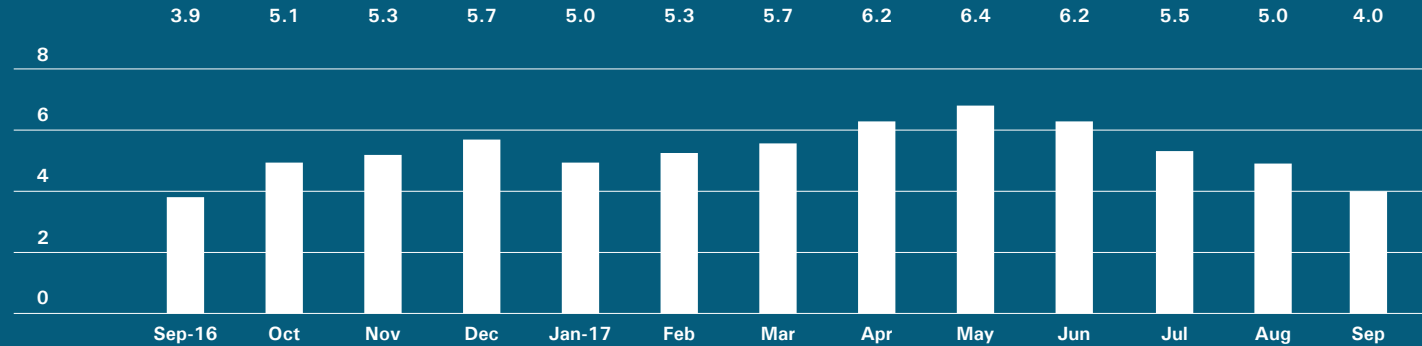
COOPERATIVES

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	14	2.6	16	3.2	9	1.4
1-Bedroom	32	2.9	34	3.5	32	3.8
2-Bedroom	25	5.4	25	5.8	20	6.0
3+Bedroom	11	6.6	14	8.4	20	10.9
All	82	3.6	89	4.3	81	4.0

Downtown

34TH - 14TH STREET

ABSORPTION RATE IN MONTHS: ALL APARTMENTS

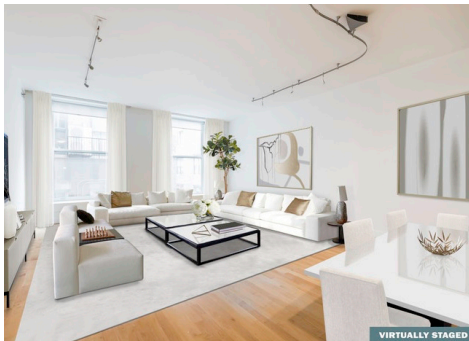


CONDOMINIUMS

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	16	2.7	16	3.2	14	2.2
1-Bedroom	86	2.9	93	3.6	91	3.0
2-Bedroom	154	5.7	163	6.6	123	5.5
3+Bedroom	141	8.1	158	10.4	126	8.9
Loft	49	6.3	57	9.0	47	5.9
All	446	5.1	487	6.3	401	5.0

COOPERATIVES

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	37	2.1	43	2.4	38	1.9
1-Bedroom	58	1.8	66	2.3	55	2.0
2-Bedroom	36	3.7	44	5.3	31	3.2
3+Bedroom	19	10.4	28	16.8	16	4.8
Loft	44	4.2	50	5.2	35	4.5
All	194	2.7	231	3.5	175	2.6

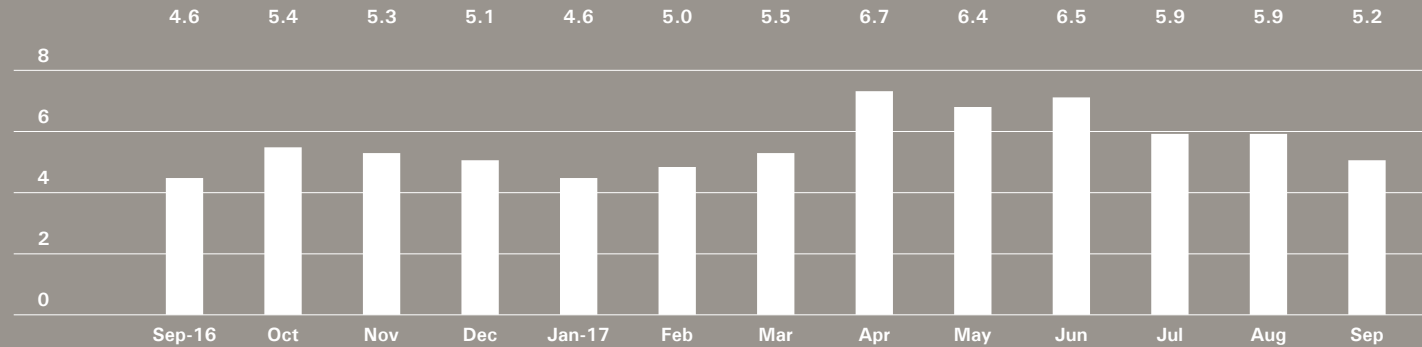


VIRTUALLY STAGED

Downtown

SOUTH OF 14TH STREET

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	93	8.7	88	9.1	64	6.0
1-Bedroom	211	6.4	221	6.7	176	4.9
2-Bedroom	256	6.9	265	6.8	216	5.0
3+Bedroom	267	7.3	291	7.9	247	6.8
Loft	137	5.9	158	6.9	133	6.8
All	964	6.9	1,023	7.2	836	5.7

COOPERATIVES

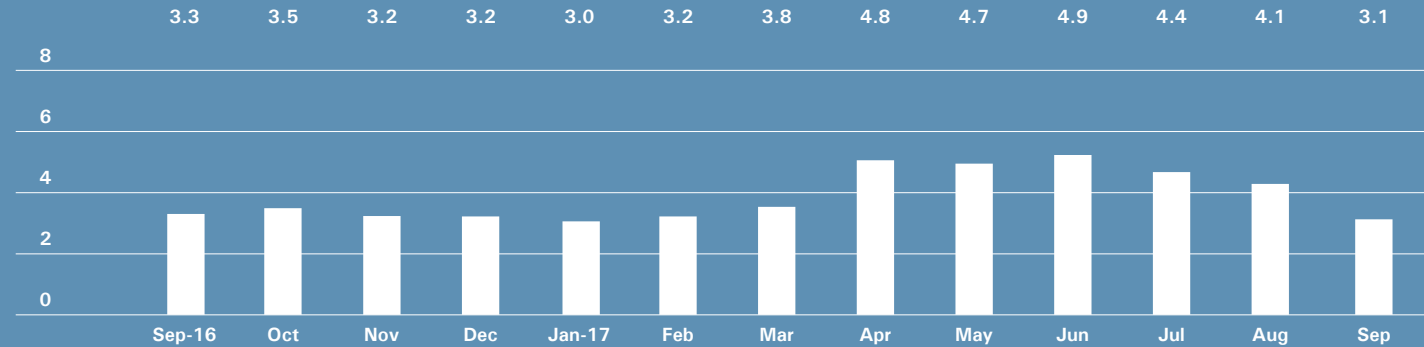
	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	36	2.5	44	3.0	36	1.9
1-Bedroom	96	2.4	113	2.9	90	2.5
2-Bedroom	71	2.7	87	3.6	71	3.4
3+Bedroom	41	5.6	49	8.6	38	7.4
Loft	87	4.3	113	6.2	74	3.9
All	331	3.0	406	4.0	309	3.1



Upper Manhattan

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

ABSORPTION RATE IN MONTHS: ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	6	1.2	6	1.7	9	4.2
1-Bedroom	43	3.0	50	3.8	63	3.5
2-Bedroom	51	2.8	61	3.5	70	3.4
3+Bedroom	49	8.2	59	10.4	44	8.3
All	149	3.4	176	4.4	186	4.0

COOPERATIVES

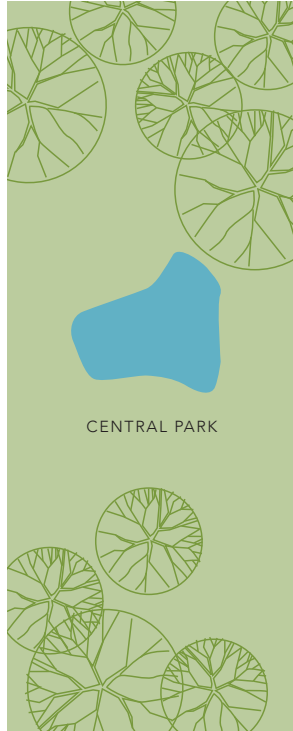
	SEPTEMBER 2017		AUGUST 2017		SEPTEMBER 2016	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	8	3.0	8	3.0	10	2.5
1-Bedroom	36	2.1	41	2.7	45	2.2
2-Bedroom	43	2.6	60	3.9	53	2.3
3+Bedroom	39	5.3	44	5.5	32	5.8
All	126	2.9	153	3.7	140	2.7



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