

# BROWN HARRIS STEVENS

Established 1873

## *the* STILLWELL REPORT

THE MANHATTAN REAL ESTATE MARKET

The average and median apartment prices were down slightly from the prior quarter but *higher* than a year ago

There were *14%* fewer apartment sales than in 2015's third quarter aided by luxury new development closings, the average condominium price exceeded *\$3 million* for the first time

New development prices averaged a record *\$4,394,721*



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# THE LINDA STILLWELL TEAM EARNS CHRISTIE'S INTERNATIONAL REAL ESTATE LUXURY SPECIALIST DESIGNATION

Sept. 2016, Washington, DC: The Linda Stillwell Team is pleased to have earned the Luxury Specialist Designation from Christie's International Real Estate. Brown Harris Stevens is the exclusive Christie's New York City, Hamptons and Palm Beach Affiliate.



Left to Right: Dan Conn, CEO, CIRE, Tate Kelly, Linda Stillwell, Kathleen Coumon, Sr.VP, Regional Mgr, NE Region, CIRE and Dennis Stillwell

*This gives us access to:*

32,000 Real Estate Professionals, in 45 Countries,  
with \$118B in sales in 2015

*For our sellers:*

We have access to promote your property world-wide.

*For our buyers:*

We have access to connect you with the top brokers from around the world.

## ABSORPTION REPORT SEPTEMBER 2016

The absorption rate fell to 4.3 months in September, but remained **18%** higher than a year ago.

The condo absorption rate rose **8%** from September 2015, while the co-op rate increased 23%.

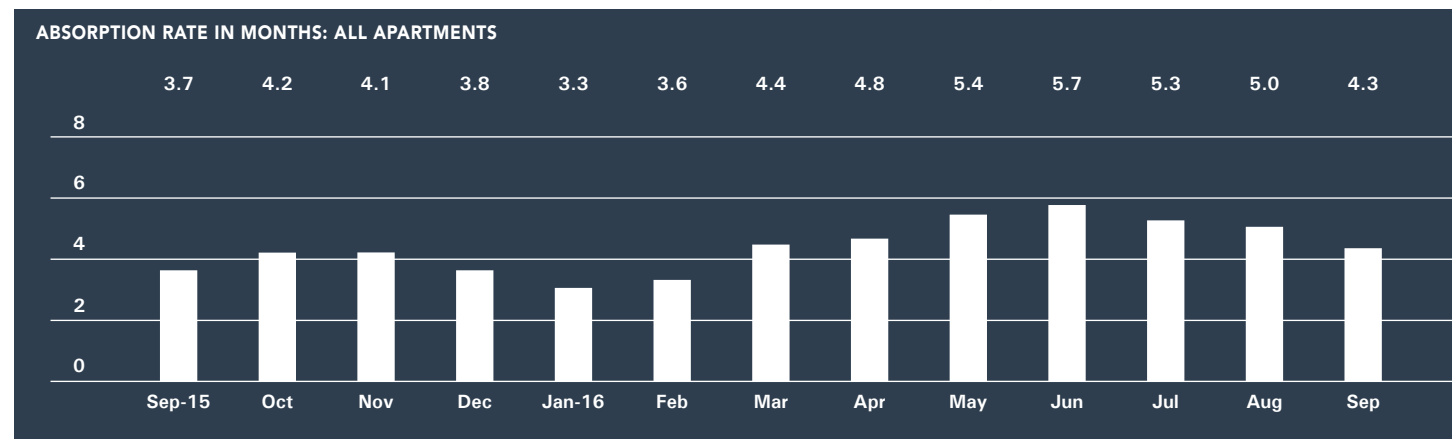
The West Side replaced Upper Manhattan as the tightest market in September, with a **3.2**-month supply of apartments for sale.

*\*\*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.*

*Source: Brown Harris Stevens September 2016 Absorption Report, Manhattan Apartments.*





## LINDA STILLWELL PREVIEWS "THE PRIVATE COLLECTION OF JOAN RIVERS" AT CHRISTIE'S

New York City is such a vibrant place to live especially if you take advantage of all it has to offer. Linda was able to get a sneak preview of the Joan River's items that were going up for auction at Christie's. As the art world's only real estate network, Christie's is a name that speaks of prestige, unparalleled service and expertise. We have a strong commitment to the business philosophy established by James Christie in 1766 and it defines our approach to real estate today—one that is founded on trust, integrity, discretion and excellence.

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## DENNIS ASKED TO HELP BREAK GUINNESS WORLD RECORD

Many of you may not know that Dennis is a 3rd degree black belt and taught karate for 7 years. This fall he was asked to participate in a mass kata (detailed choreographed patterns of movements practiced by martial artists) sponsored by the Seido Karate Organization to break the Guinness record of 500 martial artists doing a kata at the same time. We had 600 ready to go when the Guinness folks told us that another group had beaten the record with 809. Maybe next year.

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## TATE KELLY CONTINUES HIS TRAVELS WHILE MIXING WORK WITH PLEASURE

Tate continues to find time to travel, exploring real estate opportunities and meeting new people, while still finding time to mix in a little bit of pleasure. This Summer Tate visited Sea Island, GA, New Hampshire, Westport, CT, Upstate NY, Washington DC and Asbury Park, NJ. In addition to the preceding, Tate also enjoyed multiple destination weddings for friends and family this summer including Mexico, Cape Cod and Detroit, MI.



# CURRENT LINDA STILLWELL TEAM NEW YORK EXCLUSIVES



## FIFTH AVENUE 5 ROOM CO-OP

1025 Fifth Avenue

- Cooperative. **\$1,950,000**
- Rooms: 5 Bedrooms: 2 Bathrooms: 2
- ID: 14235960

This beautiful grand Fifth Avenue 5 Room/2 Bedroom/2 Bath Cooperative is located on one of the most sought after corners of New York City, located directly across the street from The Metropolitan Museum of Art and Central Park.



## CARNEGIE HILL CONDO

40 East 94th Street

- Condominium. **\$1,950,000**
- Rooms: 4.5 Bedrooms: 2 Bathrooms: 2
- ID: 14604504

Sleek and modern best describes this elegant 1,383SF, 2 Bedroom/2 Bath home with East facing views from every room. As you enter the foyer one immediately realizes that this apartment is special and not your typical cookie cutter unit.



## GRAND PULITZER MANSION

11 East 73rd Street

- Cooperative. **\$1,795,000**
- Rooms: 3 Bedrooms: 1 Bathrooms: 1
- ID: 14965557

Located in one of the great historical mansions of New York, the Pulitzer Mansion, designed by Stanford White in the style of the Palazzo Pesaro in Venice, this spectacular one bedroom apartment is on one of the most sought after blocks of the Upper East Side of Manhattan, just steps away from Fifth Avenue.



## LARGE 2BR/2BTH + HUGE TERRACE

315 East 69th Street

- Cooperative. **\$1,535,000**
- Rooms: 4.5 Bedrooms: 2 Bathrooms: 2
- ID: 14372619

Relish in the pleasures of outdoor living on the Upper East Side in this huge 2 Bedroom/2 Bath Terraced Co-Op with room to entertain and city views that will impress both family and friends. This is New York City living as it was meant to be in this magnificently unique combined home found on a beautiful tree-lined street.



## AMAZING GARDEN APARTMENT

403 East 87th Street

- Cooperative. **\$1,290,000**
- Rooms: 5 Bedrooms: 2 Bathrooms: 2.5
- ID: 13356590

Perfect for personal use or as an investment opportunity, this one of a kind home makes you feel like you are living in a Prewar Townhouse Mansion. This triplex, New York designer, Co-op home offers 2 Bedrooms/2.5 Baths plus a large two level outdoor garden patio.



## IN-CONTRACT

120 East 36th Street

- Cooperative.
- Rooms: 3 Bedrooms: 1 Bathrooms: 1
- ID: 14741776

The Stimson House, a postwar cooperative, is located on one of New York City's beautiful tree lined blocks just off of Park Avenue and is surrounded by townhouses in the Murray Hill Historic District. Murray Hill has become one of New York City's hot neighborhoods and is centrally located near Bryant Square Park, Empire State Building.

**NEW LISTINGS UPDATED REGULARLY. PLEASE CHECK OUT OUR WEB SITE AT:**

<http://www.bhsusa.com/real-estate-agent/linda-stillwell#current-listings>

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