

January 2019

Absorption Report Manhattan Apartments

**Brown
Harris
Stevens**



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January 2019 Highlights

The absorption rate fell to **6.3** months in January, but remained 24% higher than a year ago.

The absorption rate for condos **rose** 20% from January 2018, while the rate for co-ops climbed 34%.

Northern Manhattan remains the tightest market in Manhattan, with just a **4.4**-month supply of apartments for sale.



BrownHarrisStevens.com WEB# 19340801



BrownHarrisStevens.com WEB# 19246011

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.

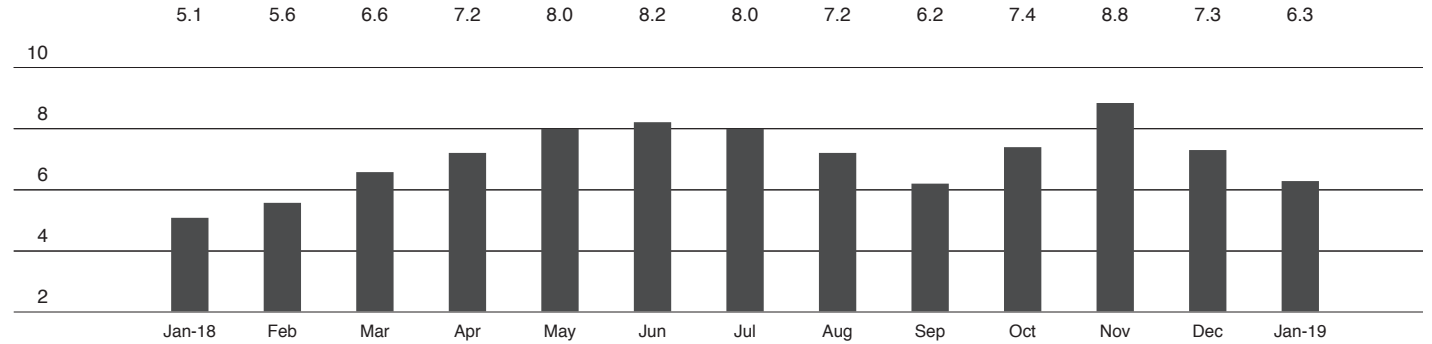
Cover Property: BrownHarrisStevens.com WEB# 18425280

Manhattan



BrownHarrisStevens.com WEB# 18778138

Absorption Rate in Months: All Apartments



Condominiums

	JANUARY 2019		DECEMBER 2018		JANUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	208	5.0	229	5.5	194	4.5
1-Bedroom	865	6.2	970	6.9	767	4.8
2-Bedroom	957	7.9	1,063	8.5	923	6.3
3+Bedroom	985	11.1	1,129	13.7	963	10.0
Loft	133	9.1	165	11.3	214	8.3
All	3,148	7.8	3,556	8.8	3,061	6.5

Cooperatives

	JANUARY 2019		DECEMBER 2018		JANUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	376	4.3	408	4.6	234	2.5
1-Bedroom	928	4.5	1,125	5.5	630	3.0
2-Bedroom	757	5.1	908	6.1	600	3.9
3+Bedroom	557	7.9	676	9.7	524	7.5
Loft	126	7.2	153	8.4	185	5.1
All	2,744	5.2	3,270	6.2	2,173	3.9

East Side

Generally 59th Street to 96th Street,
Fifth Avenue to the East River

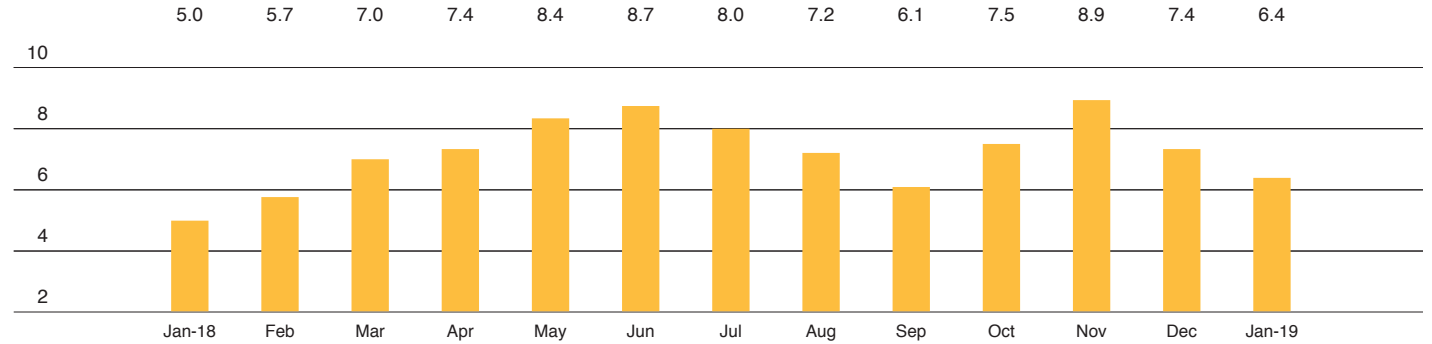


BrownHarrisStevens.com WEB# 18823128



BrownHarrisStevens.com WEB# 19030625

Absorption Rate in Months: All Apartments



Condominiums

	JANUARY 2019		DECEMBER 2018		JANUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	21	3.9	25	5.0	19	3.5
1-Bedroom	112	6.9	131	7.3	83	3.6
2-Bedroom	113	6.5	124	7.3	124	5.0
3+Bedroom	170	8.9	190	11.8	156	9.6
All	416	7.2	470	8.4	382	5.4

Cooperatives

	JANUARY 2019		DECEMBER 2018		JANUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	93	5.4	99	5.4	59	2.9
1-Bedroom	264	5.5	304	6.0	184	3.3
2-Bedroom	256	5.5	309	7.2	209	4.9
3+Bedroom	264	7.9	312	9.5	252	8.6
All	877	6.0	1,024	7.1	704	4.7

West Side

Generally 59th to 110th Street,
Hudson River to West of Fifth Avenue

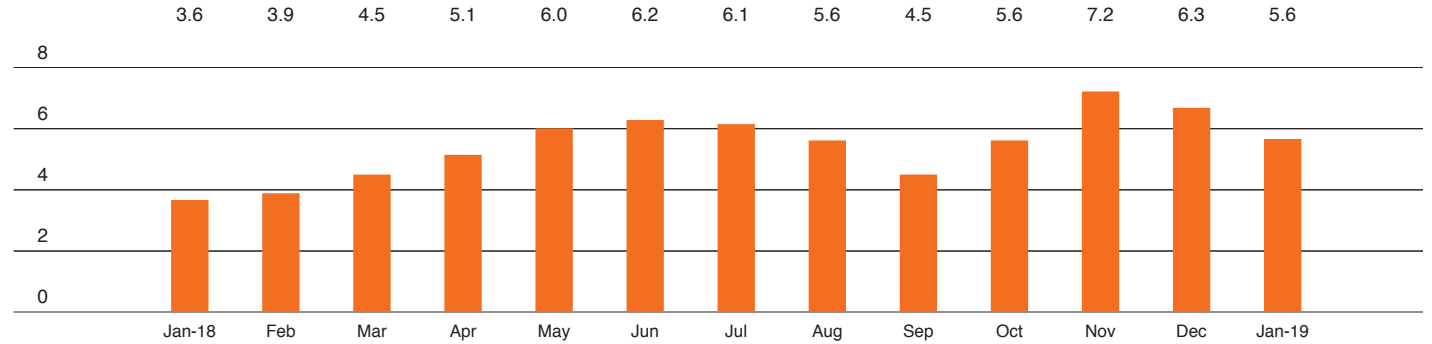


BrownHarrisStevens.com WEB# 19127067



BrownHarrisStevens.com WEB# 18607109

Absorption Rate in Months: All Apartments



Condominiums

	JANUARY 2019		DECEMBER 2018		JANUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	24	4.8	26	5.0	19	4.2
1-Bedroom	104	5.8	116	5.9	79	2.7
2-Bedroom	113	7.6	136	8.4	116	4.0
3+Bedroom	192	12.4	217	13.0	146	6.5
All	433	8.1	495	8.6	360	4.3

Cooperatives

	JANUARY 2019		DECEMBER 2018		JANUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	52	3.7	53	3.8	25	1.8
1-Bedroom	129	3.4	151	4.0	108	2.9
2-Bedroom	152	4.6	177	5.1	106	2.9
3+Bedroom	108	6.4	141	8.4	98	4.9
All	441	4.3	522	5.0	337	3.1

Midtown East

Generally 34th to 59th Street,
Fifth Avenue to the East River

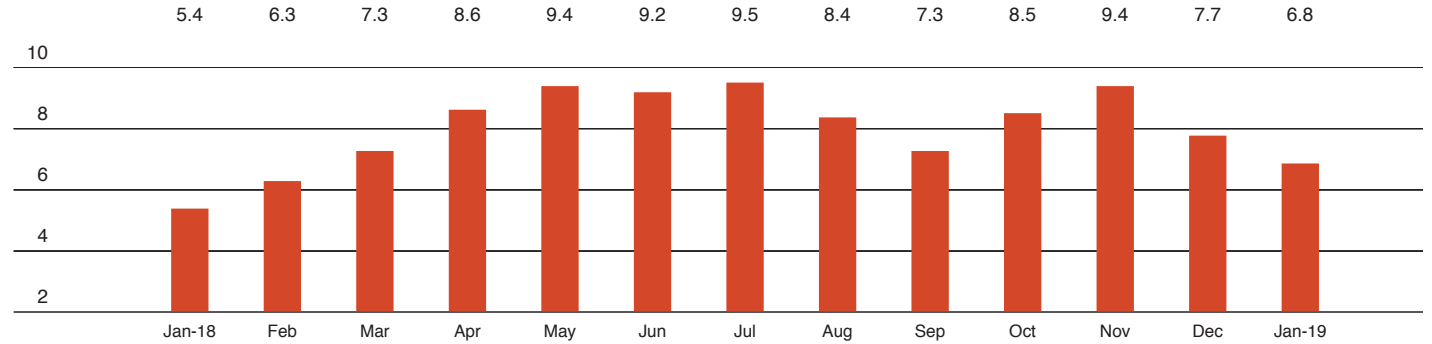


BrownHarrisStevens.com WEB# 18795685



BrownHarrisStevens.com WEB# 19332101

Absorption Rate in Months: All Apartments



Condominiums

	JANUARY 2019		DECEMBER 2018		JANUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	24	3.1	25	3.4	28	5.8
1-Bedroom	129	5.4	142	6.1	132	6.4
2-Bedroom	150	10.2	160	11.9	113	8.2
3+Bedroom	90	12.6	97	12.9	111	10.2
All	393	7.3	424	8.2	384	7.7

Cooperatives

	JANUARY 2019		DECEMBER 2018		JANUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	88	4.4	96	4.5	49	2.0
1-Bedroom	201	6.0	242	7.2	124	3.4
2-Bedroom	119	6.6	144	8.2	111	6.0
3+Bedroom	78	15.6	89	17.2	69	11.8
All	486	6.4	571	7.4	353	4.1

Midtown West

Generally 34th to 59th Street,
Hudson River to West of Fifth Avenue

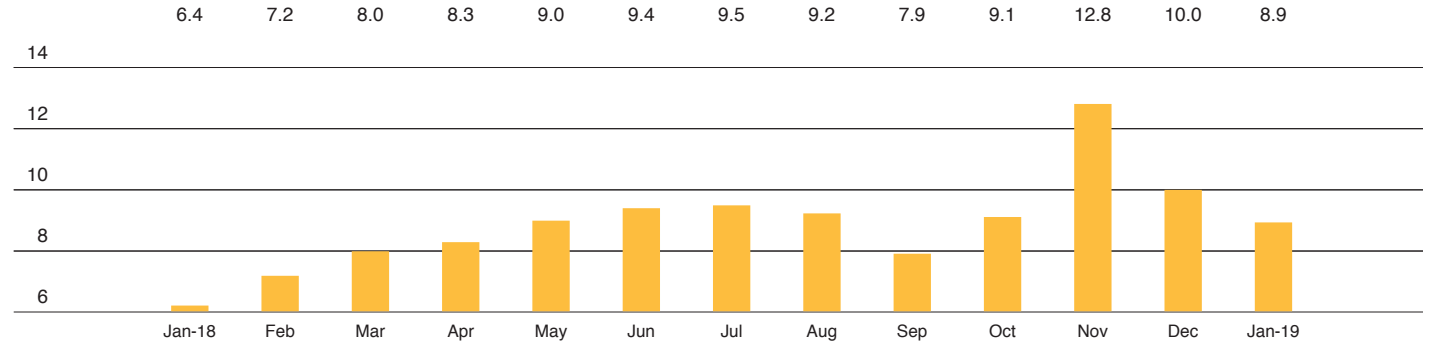


BrownHarrisStevens.com WEB# 19260762



BrownHarrisStevens.com WEB# 19105733

Absorption Rate in Months: All Apartments



Condominiums

	JANUARY 2019		DECEMBER 2018		JANUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	43	8.1	44	7.3	27	3.9
1-Bedroom	136	7.4	151	8.7	118	5.4
2-Bedroom	134	11.3	136	10.9	124	7.5
3+Bedroom	107	23.8	119	37.6	92	23.0
All	420	10.5	450	11.5	361	7.3

Cooperatives

	JANUARY 2019		DECEMBER 2018		JANUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	28	4.9	28	4.8	19	3.3
1-Bedroom	48	5.0	52	6.2	30	3.8
2-Bedroom	30	7.8	33	7.6	19	5.2
3+Bedroom	9	18.0	14	42.0	7	8.4
All	115	5.8	127	6.7	75	4.1

Downtown

34th - 14th Street

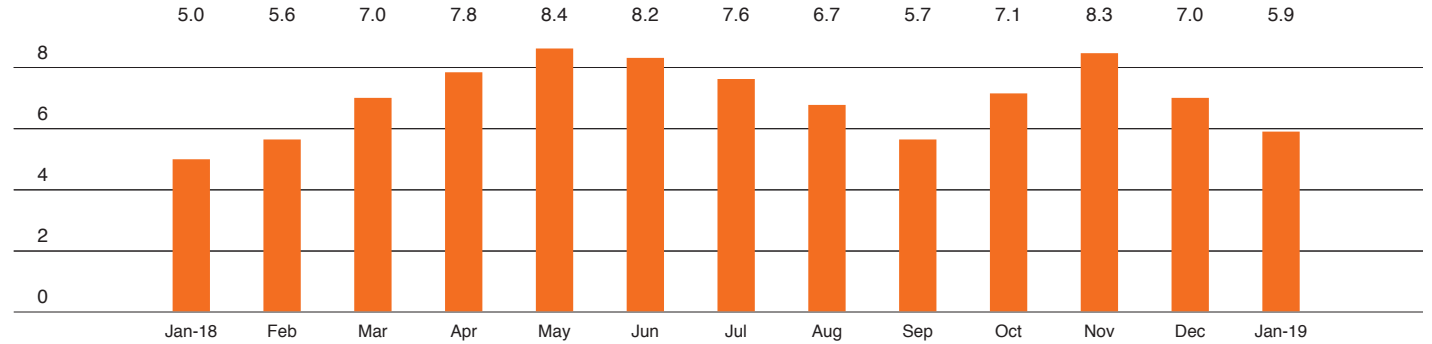


BrownHarrisStevens.com WEB# 18491254



BrownHarrisStevens.com WEB# 19283646

Absorption Rate in Months: All Apartments



Condominiums

	JANUARY 2019		DECEMBER 2018		JANUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	21	5.7	24	7.6	18	3.5
1-Bedroom	102	5.3	119	5.4	84	3.8
2-Bedroom	133	6.7	157	7.9	137	6.5
3+Bedroom	132	15.5	145	20.2	147	12.4
Loft	27	7.4	28	8.4	53	7.2
All	415	7.5	473	8.5	439	6.5

Cooperatives

	JANUARY 2019		DECEMBER 2018		JANUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	66	4.4	73	4.9	38	2.5
1-Bedroom	94	3.6	134	5.2	79	2.9
2-Bedroom	56	5.0	71	6.2	27	2.3
3+Bedroom	22	9.4	31	13.3	22	7.8
Loft	28	4.9	34	5.5	58	7.0
All	266	4.4	343	5.6	224	3.4

Downtown

South of 14th Street

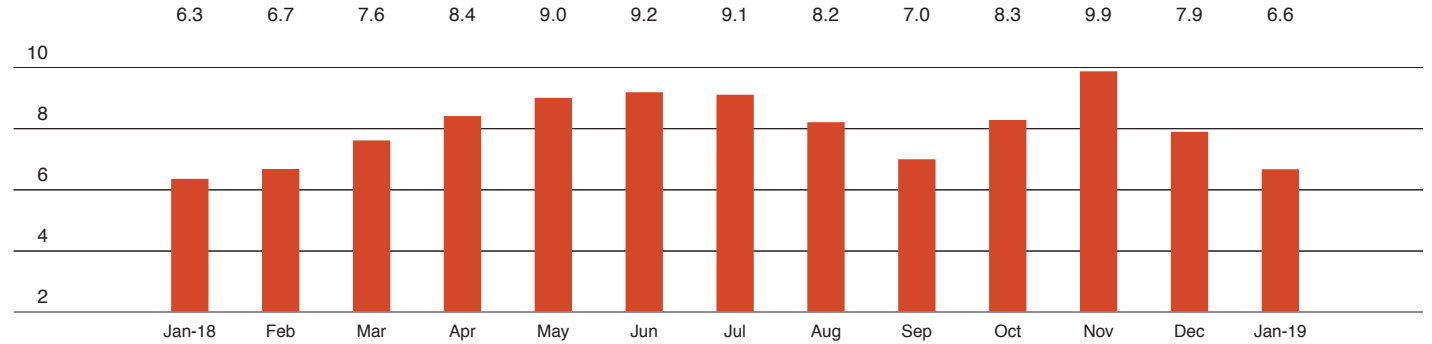


BrownHarrisStevens.com WEB# 17471379



BrownHarrisStevens.com WEB# 19199559

Absorption Rate in Months: All Apartments



Condominiums

	JANUARY 2019		DECEMBER 2018		JANUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	69	6.0	80	6.9	71	6.3
1-Bedroom	235	7.9	264	9.2	215	6.9
2-Bedroom	247	8.6	269	8.5	246	8.6
3+Bedroom	254	8.9	307	11.3	274	11.6
Loft	99	9.4	130	11.8	149	8.9
All	904	8.3	1,050	9.5	955	8.6

Cooperatives

	JANUARY 2019		DECEMBER 2018		JANUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	42	3.2	53	3.8	39	3.0
1-Bedroom	137	3.4	175	4.8	84	2.5
2-Bedroom	89	4.8	110	5.3	72	3.2
3+Bedroom	51	8.1	64	12.0	40	6.3
Loft	92	8.2	108	9.7	100	5.3
All	411	4.6	510	5.8	335	3.5

Upper Manhattan

Generally North of 96th Street on the East Side, and 110th Street on the West Side

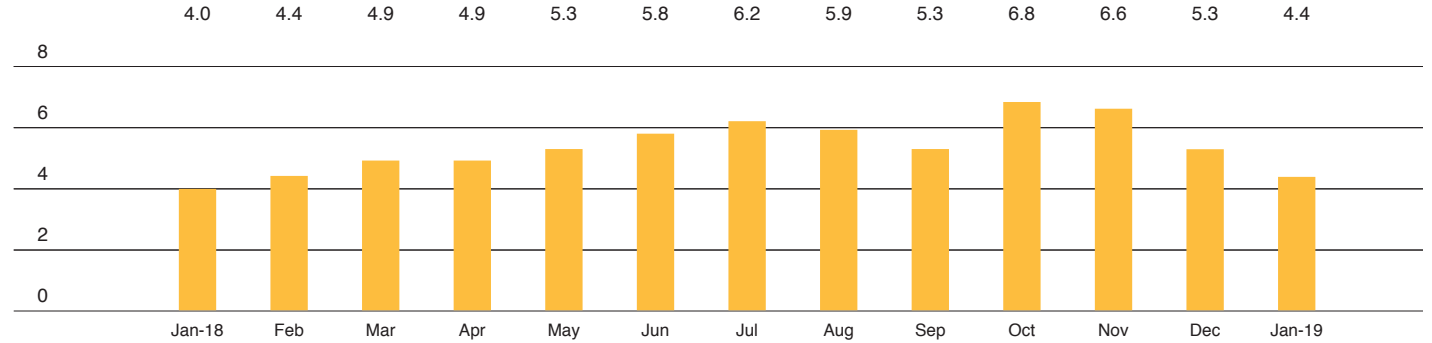


BrownHarrisStevens.com WEB# 18707037



BrownHarrisStevens.com WEB# 19049117

Absorption Rate in Months: All Apartments



Condominiums

	JANUARY 2019		DECEMBER 2018		JANUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	7	2.3	6	2.0	13	2.5
1-Bedroom	49	3.5	49	3.9	57	4.4
2-Bedroom	68	5.1	83	6.0	68	5.2
3+Bedroom	43	8.1	56	12.0	42	6.0
All	167	4.7	194	5.7	180	4.7

Cooperatives

	JANUARY 2019		DECEMBER 2018		JANUARY 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	7	4.7	6	3.6	10	3.0
1-Bedroom	58	4.6	71	6.8	38	2.8
2-Bedroom	57	3.5	67	4.1	58	2.9
3+Bedroom	26	4.2	29	4.5	39	7.5
All	148	4.1	173	4.9	145	3.4

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CENTRAL PARK WEST

CENTRAL PARK

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