

April 2018

Absorption Report Manhattan Apartments

**Brown
Harris
Stevens**



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April 2018 Highlights

The absorption rate for Manhattan apartments rose to **7.2** months in April, from 6.6 months the prior month.

At **5.9** months, the absorption rate for co-ops remains well below the 8.8-month rate for condos.

Upper Manhattan was the tightest market with a **4.9**-month supply of units for sale.



BrownHarrisStevens.com WEB# 18353794



BrownHarrisStevens.com WEB#18353021

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# 18348728

Manhattan

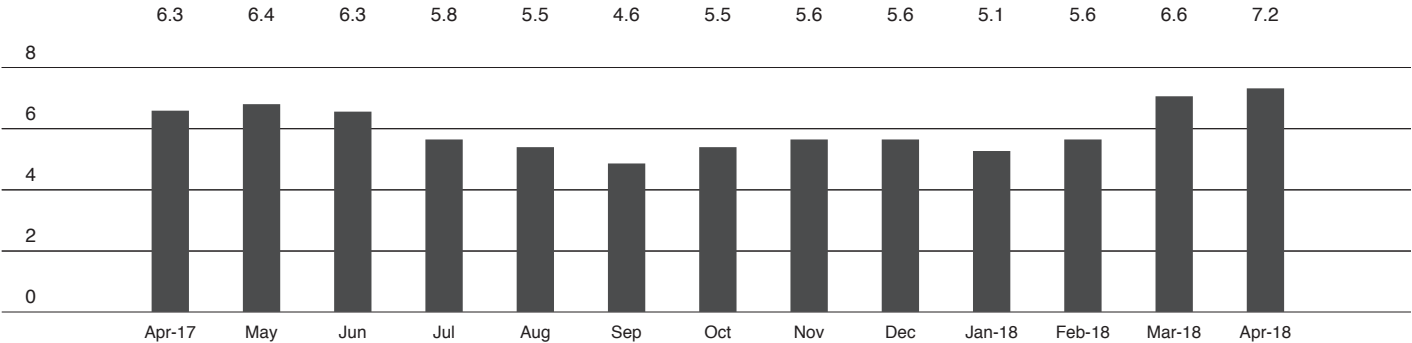


BrownHarrisStevens.com WEB# 18406216



BrownHarrisStevens.com WEB# 18321058

Absorption Rate in Months: All Apartments



Condominiums

APRIL 2018			MARCH 2018		APRIL 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	233	6.9	212	6.1	203	5.3
1-Bedroom	903	6.7	841	6.0	886	5.9
2-Bedroom	1,024	8.4	985	7.8	1,079	7.8
3+Bedroom	1,062	13.1	1,007	12.0	1,130	12.0
Loft	267	11.0	256	11.1	152	5.3
All	3,489	8.8	3,301	8.1	3,450	7.6

Cooperatives

APRIL 2018			MARCH 2018		APRIL 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	340	4.2	331	3.9	245	2.7
1-Bedroom	827	4.6	798	4.3	766	3.9
2-Bedroom	784	5.8	732	5.4	698	5.6
3+Bedroom	666	11.5	594	10.2	613	11.2
Loft	239	7.6	215	6.5	158	5.5
All	2,856	5.9	2,670	5.4	2,480	5.0

East Side

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

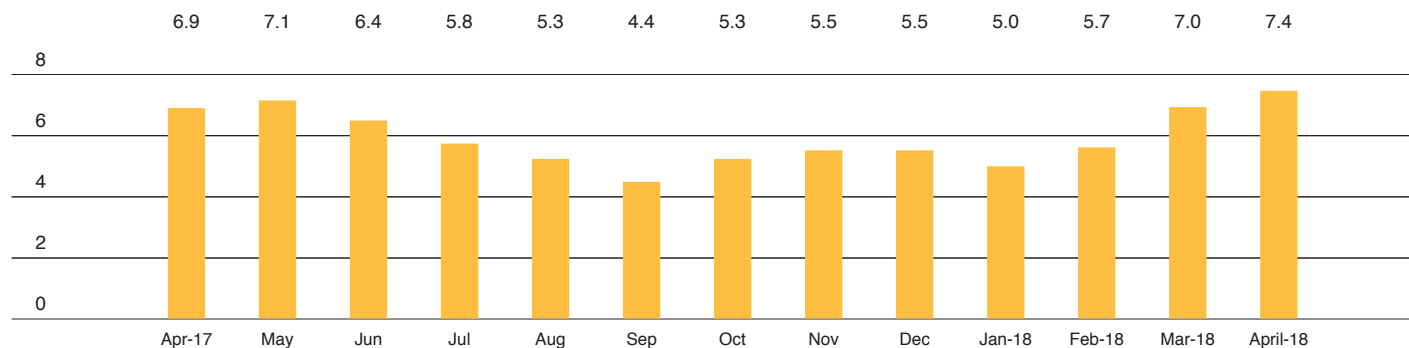


BrownHarrisStevens.com WEB# 18394652



BrownHarrisStevens.com WEB# 18353943

Absorption Rate in Months: All Apartments



Condominiums

APRIL 2018			MARCH 2018		APRIL 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	21	4.2	27	6.0	22	5.7
1-Bedroom	101	4.8	99	4.5	96	4.7
2-Bedroom	135	6.9	139	7.1	132	8.0
3+Bedroom	181	13.4	167	11.8	182	11.7
All	438	7.4	432	7.2	432	7.7

Cooperatives

APRIL 2018			MARCH 2018		APRIL 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	82	4.1	85	4.5	64	3.1
1-Bedroom	247	5.3	245	5.0	200	4.6
2-Bedroom	257	6.8	252	6.6	241	6.4
3+Bedroom	345	15.7	297	13.6	283	14.8
All	931	7.4	879	6.9	788	6.5

West Side

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

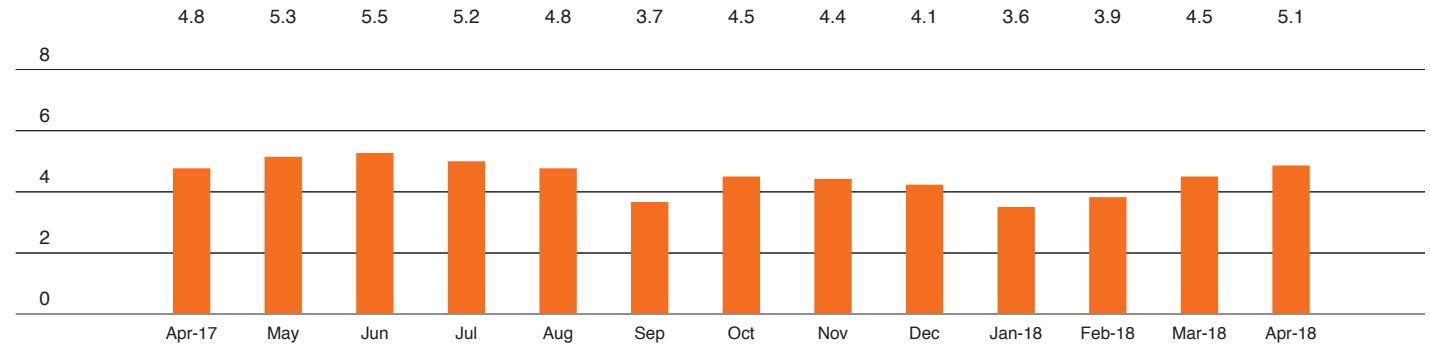


BrownHarrisStevens.com WEB# 18373018



BrownHarrisStevens.com WEB# 18321362

Absorption Rate in Months: All Apartments



Condominiums

	APRIL 2018		MARCH 2018		APRIL 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	17	3.8	16	3.4	21	4.3
1-Bedroom	115	4.5	92	3.7	92	5.4
2-Bedroom	125	5.3	114	4.2	114	6.3
3+Bedroom	158	8.4	157	7.4	176	9.7
All	415	5.7	379	4.8	403	6.9

Cooperatives

	APRIL 2018		MARCH 2018		APRIL 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	50	4.2	40	3.2	19	1.4
1-Bedroom	126	3.9	129	3.8	113	2.7
2-Bedroom	131	4.2	127	4.1	110	4.0
3+Bedroom	117	6.6	111	6.0	112	6.6
All	424	4.5	407	4.2	354	3.5

Midtown East

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

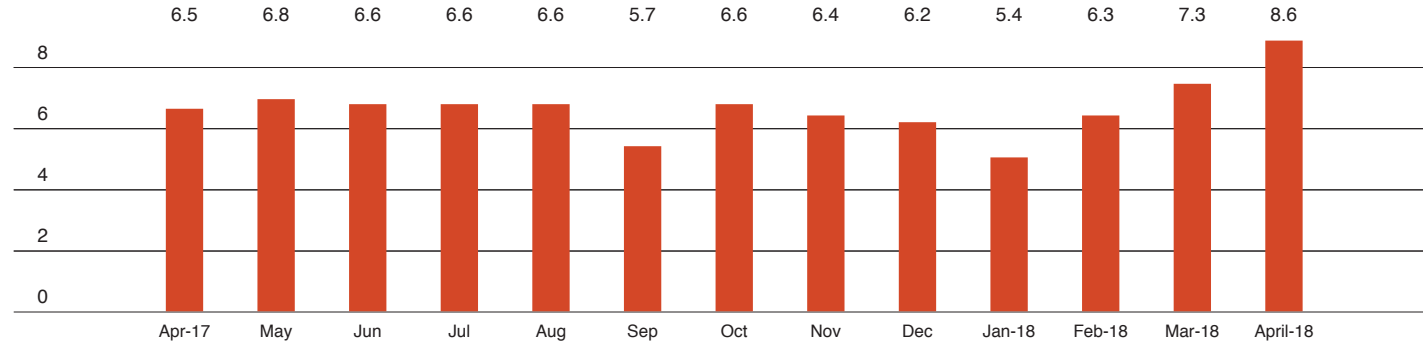


BrownHarrisStevens.com WEB# 18359210



BrownHarrisStevens.com WEB# 18000102

Absorption Rate in Months: All Apartments



Condominiums

APRIL 2018			MARCH 2018		APRIL 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	38	8.4	31	7.2	29	4.5
1-Bedroom	164	10.3	143	7.9	145	6.4
2-Bedroom	144	13.7	128	10.7	126	7.2
3+Bedroom	132	11.8	123	11.9	121	12.5
All	478	11.3	425	9.5	421	7.5

Cooperatives

APRIL 2018			MARCH 2018		APRIL 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	77	3.9	82	3.6	63	2.7
1-Bedroom	187	5.9	166	4.9	150	4.7
2-Bedroom	160	8.4	147	8.5	118	9.4
3+Bedroom	98	23.5	90	18.6	87	14.5
All	522	7.0	485	6.1	418	5.7

Midtown West

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

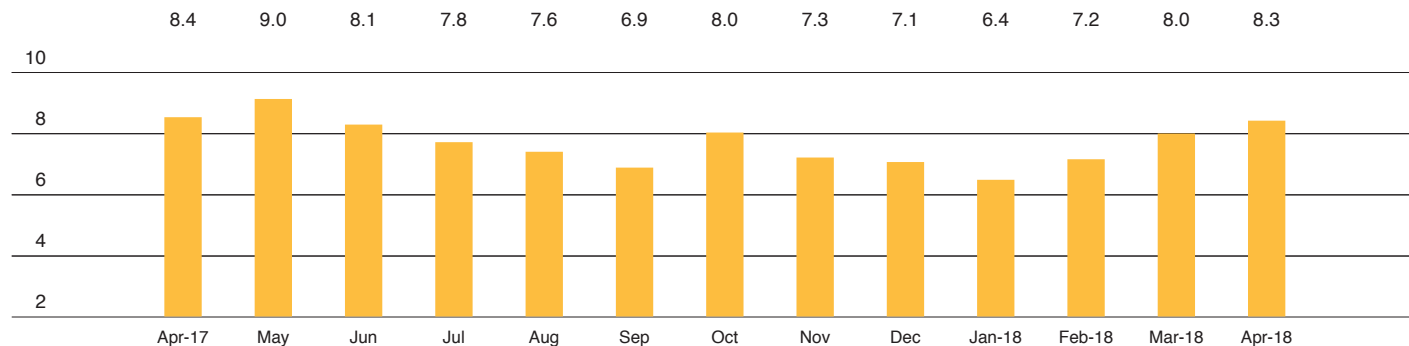


BrownHarrisStevens.com WEB# 18301146



BrownHarrisStevens.com WEB# 16839238

Absorption Rate in Months: All Apartments



Condominiums

APRIL 2018			MARCH 2018		APRIL 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	34	5.1	29	4.0	26	3.1
1-Bedroom	140	7.2	131	6.8	154	7.5
2-Bedroom	106	8.3	115	9.3	147	9.6
3+Bedroom	101	33.7	99	29.7	105	30.0
All	381	9.1	374	8.9	432	9.0

Cooperatives

APRIL 2018			MARCH 2018		APRIL 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	20	3.6	17	3.4	12	3.4
1-Bedroom	40	4.9	39	5.1	42	6.1
2-Bedroom	34	13.6	30	9.0	25	7.5
3+Bedroom	12	24.0	8	12.0	14	16.8
All	106	6.4	94	5.6	93	6.4

Downtown

34th - 14th Street

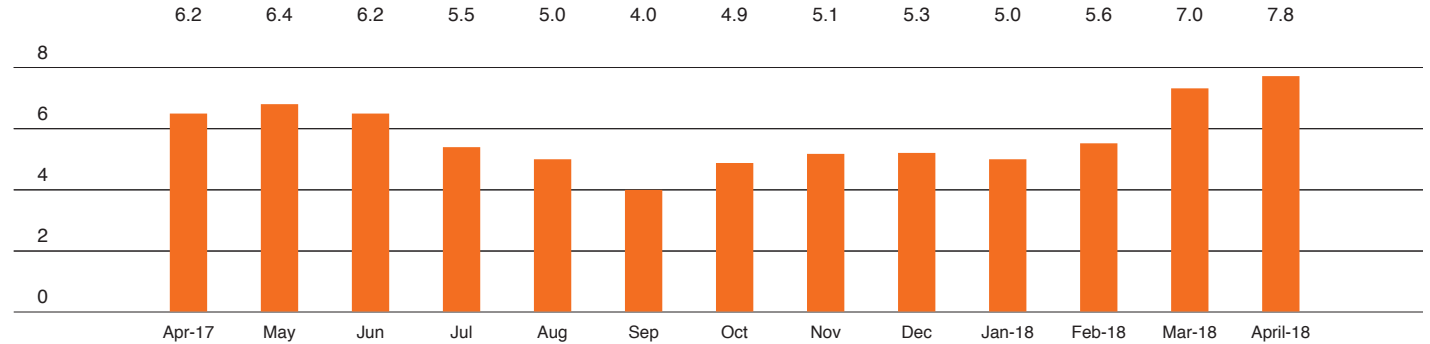


BrownHarrisStevens.com WEB# 18334517



BrownHarrisStevens.com WEB# 18301291

Absorption Rate in Months: All Apartments



Condominiums

APRIL 2018			MARCH 2018		APRIL 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	25	7.5	16	5.1	12	3.3
1-Bedroom	102	5.3	91	4.8	116	6.2
2-Bedroom	155	9.8	147	10.3	180	10.3
3+Bedroom	142	14.7	134	14.4	166	12.1
Loft	71	12.5	67	13.0	28	5.3
All	495	9.2	455	8.9	502	8.5

Cooperatives

APRIL 2018			MARCH 2018		APRIL 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	57	5.2	56	4.8	37	2.4
1-Bedroom	97	4.6	94	4.1	79	3.2
2-Bedroom	60	7.3	46	4.7	48	5.6
3+Bedroom	26	9.8	23	8.6	27	12.5
Loft	75	10.0	68	9.5	39	5.0
All	315	6.2	287	5.3	230	3.9

Downtown

South of 14th Street

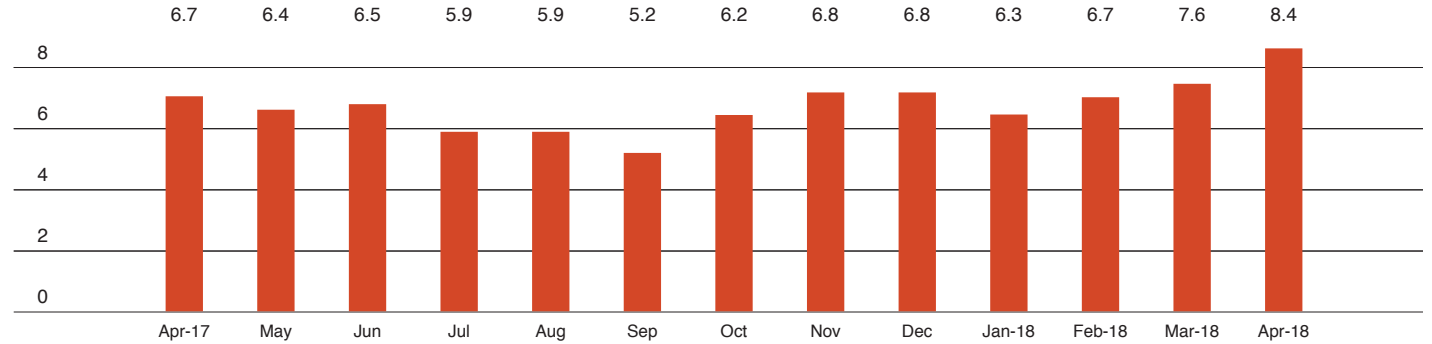


BrownHarrisStevens.com WEB# 16791406



BrownHarrisStevens.com WEB# 16756549

Absorption Rate in Months: All Apartments



Condominiums

APRIL 2018			MARCH 2018		APRIL 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	83	9.4	79	8.0	86	9.6
1-Bedroom	227	9.3	224	8.6	239	6.0
2-Bedroom	278	9.0	272	8.7	308	7.4
3+Bedroom	307	15.4	285	14.3	317	11.2
Loft	183	11.1	170	10.5	116	5.8
All	1,078	10.7	1,030	10.0	1,066	7.7

Cooperatives

APRIL 2018			MARCH 2018		APRIL 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	53	4.5	51	4.0	43	3.5
1-Bedroom	115	4.3	109	3.8	135	4.1
2-Bedroom	90	5.0	81	4.4	89	4.6
3+Bedroom	43	8.9	39	8.4	43	12.9
Loft	117	7.0	106	5.8	112	7.1
All	418	5.3	386	4.7	422	5.0

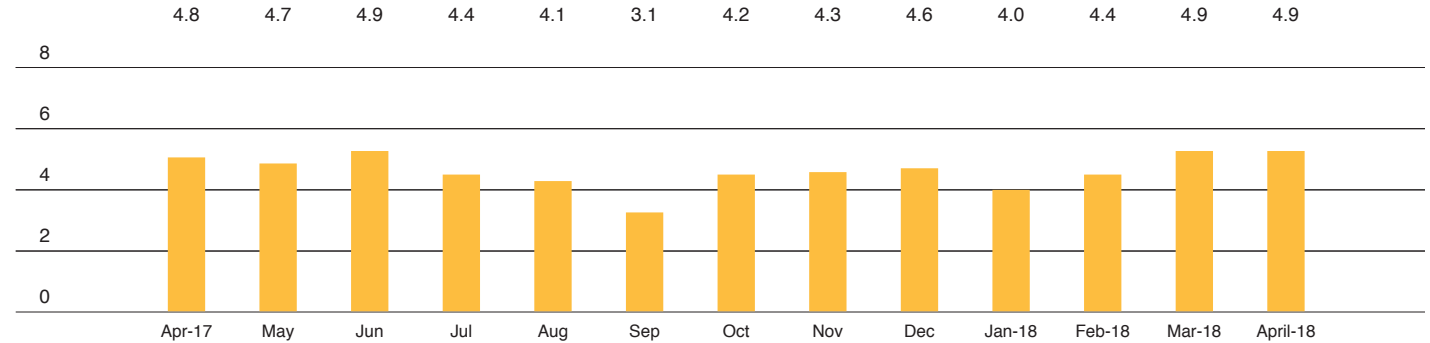
Upper Manhattan

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



BrownHarrisStevens.com WEB# 18278676

Absorption Rate in Months: All Apartments



Condominiums

APRIL 2018			MARCH 2018		APRIL 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	17	11.3	17	10.2	7	3.8
1-Bedroom	58	6.0	65	6.7	47	3.8
2-Bedroom	85	8.4	76	7.2	74	5.3
3+Bedroom	44	8.0	48	8.2	66	10.7
All	204	7.6	206	7.4	194	5.6

Cooperatives

APRIL 2018			MARCH 2018		APRIL 2017	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Studio	10	3.3	8	2.4	8	2.5
1-Bedroom	36	2.3	36	2.6	47	2.7
2-Bedroom	59	3.1	55	2.9	70	4.4
3+Bedroom	35	5.5	33	5.8	50	8.1
All	140	3.2	132	3.2	175	4.1

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