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OCTOBER 2023

MANHATTAN

INVENTORY

REPORT

MANHATTAN



Brown Harris Stevens THE Craft OF Research

OCTOBER 2023

Highlights

After dropping for the last 4 months, the supply of apartments for sale in Manhattan **rose 16%** to 7.2-months.

Inventory **climbed double digits** from last month, 14% for condos and 28% for co-ops.

At 6.1-months, the West Side was the tightest market in October.

DEFINITIONS

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

Months' Supply: 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, a months' supply between 6-7 months indicates a balanced market.



BHSID 22724036

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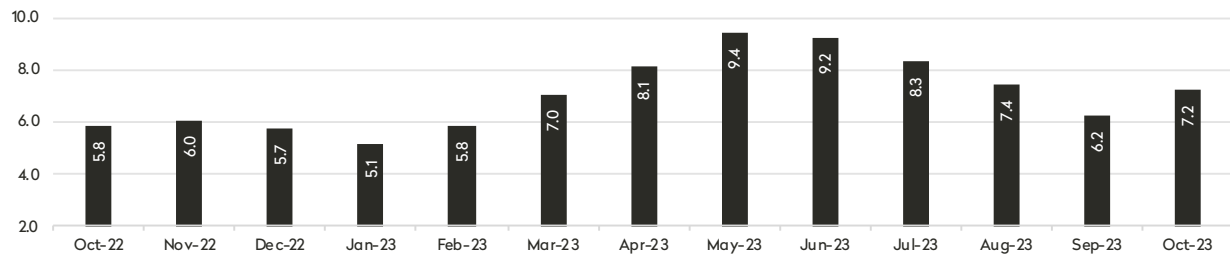
OCTOBER 2023
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REPORT



BHSID 22692853



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2023		SEPTEMBER 2023		OCTOBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	259	6.0	231	5.6	227	4.8
1-Bedroom	909	5.8	790	5.3	975	5.0
2-Bedroom	1,194	8.1	1,064	7.4	1,178	5.9
3+Bedroom	1,168	10.7	1,034	9.6	1,186	9.4
Loft	119	8.6	89	6.6	105	6.4
All	3,649	7.8	3,208	7.0	3,671	6.3

COOPERATIVES

	OCTOBER 2023		SEPTEMBER 2023		OCTOBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	463	5.2	368	4.3	522	4.7
1-Bedroom	1,149	5.6	892	4.5	1,305	4.8
2-Bedroom	1,010	6.9	803	5.7	1,060	5.4
3+Bedroom	877	10.4	678	8.4	804	6.9
Loft	102	8.1	73	6.0	114	6.2
All	3,601	6.7	2,814	5.5	3,805	5.3

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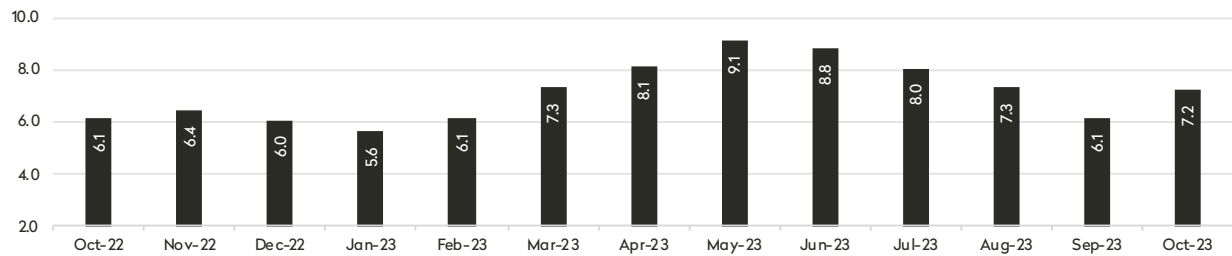
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BHSID 22136114



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2023		SEPTEMBER 2023		OCTOBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	5.4	24	4.8	22	4.1
1-Bedroom	108	7.0	82	5.7	85	5.0
2-Bedroom	138	6.3	123	5.6	139	5.9
3+Bedroom	205	7.9	198	7.8	198	8.5
All	479	7.0	427	6.4	444	6.4

COOPERATIVES

	OCTOBER 2023		SEPTEMBER 2023		OCTOBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	96	5.0	70	3.8	113	4.6
1-Bedroom	282	5.7	216	4.6	372	6.1
2-Bedroom	312	6.4	248	5.3	337	5.8
3+Bedroom	412	12.5	320	10.3	375	6.9
All	1,102	7.3	854	5.9	1,197	6.0

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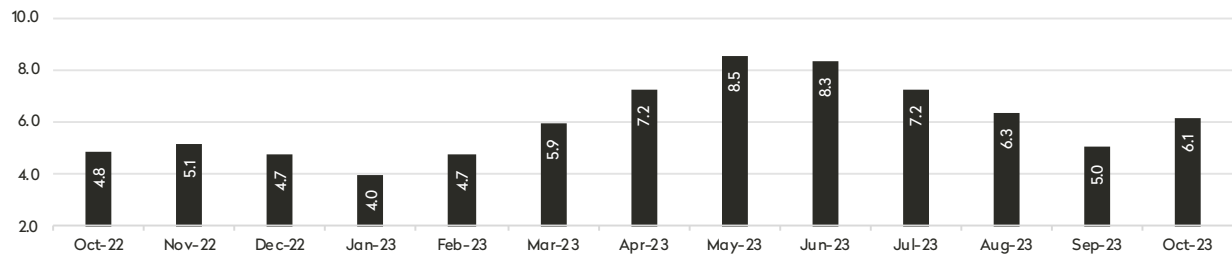


RESIDENTS

BHSID 22727942



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2023		SEPTEMBER 2023		OCTOBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	29	5.3	29	5.3	23	3.3
1-Bedroom	117	5.9	86	4.4	104	3.6
2-Bedroom	148	6.9	122	5.9	151	5.7
3+Bedroom	229	10.4	180	8.3	237	7.7
All	523	7.6	417	6.2	515	5.5

COOPERATIVES

	OCTOBER 2023		SEPTEMBER 2023		OCTOBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	46	2.8	39	2.6	79	4.2
1-Bedroom	175	4.6	140	3.9	188	3.6
2-Bedroom	180	5.7	133	4.4	179	3.9
3+Bedroom	179	6.9	137	5.5	161	6.0
All	580	5.2	449	4.2	607	4.3

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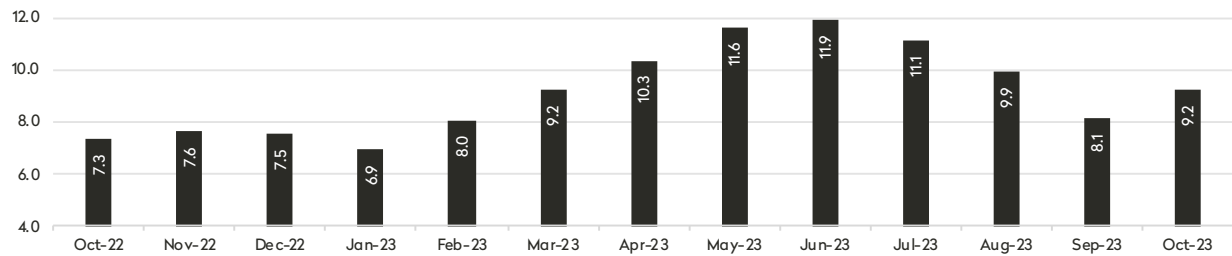


MIDTOWN EAST

BHSID 2268832



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2023		SEPTEMBER 2023		OCTOBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	32	8.7	25	7.5	20	3.8
1-Bedroom	110	6.3	102	6.0	136	6.0
2-Bedroom	182	11.9	152	10.4	144	7.9
3+Bedroom	118	21.5	104	20.1	98	21.8
All	442	10.6	383	9.5	398	7.8

COOPERATIVES

	OCTOBER 2023		SEPTEMBER 2023		OCTOBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	122	7.1	98	5.9	128	6.3
1-Bedroom	197	6.8	159	5.6	239	5.7
2-Bedroom	163	8.7	139	7.9	190	8.8
3+Bedroom	107	21.4	84	18.7	84	9.7
All	589	8.5	480	7.2	641	6.9

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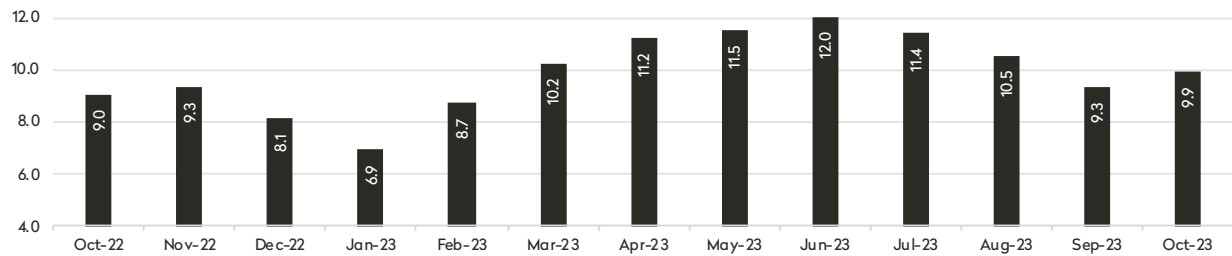
OCTOBER 2023
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BHSID 22539435



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2023		SEPTEMBER 2023		OCTOBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	42	6.8	35	6.0	36	6.0
1-Bedroom	154	9.3	149	9.7	183	9.7
2-Bedroom	182	14.8	157	13.3	168	10.7
3+Bedroom	115	11.3	110	10.8	136	12.4
All	493	10.9	451	10.4	523	10.2

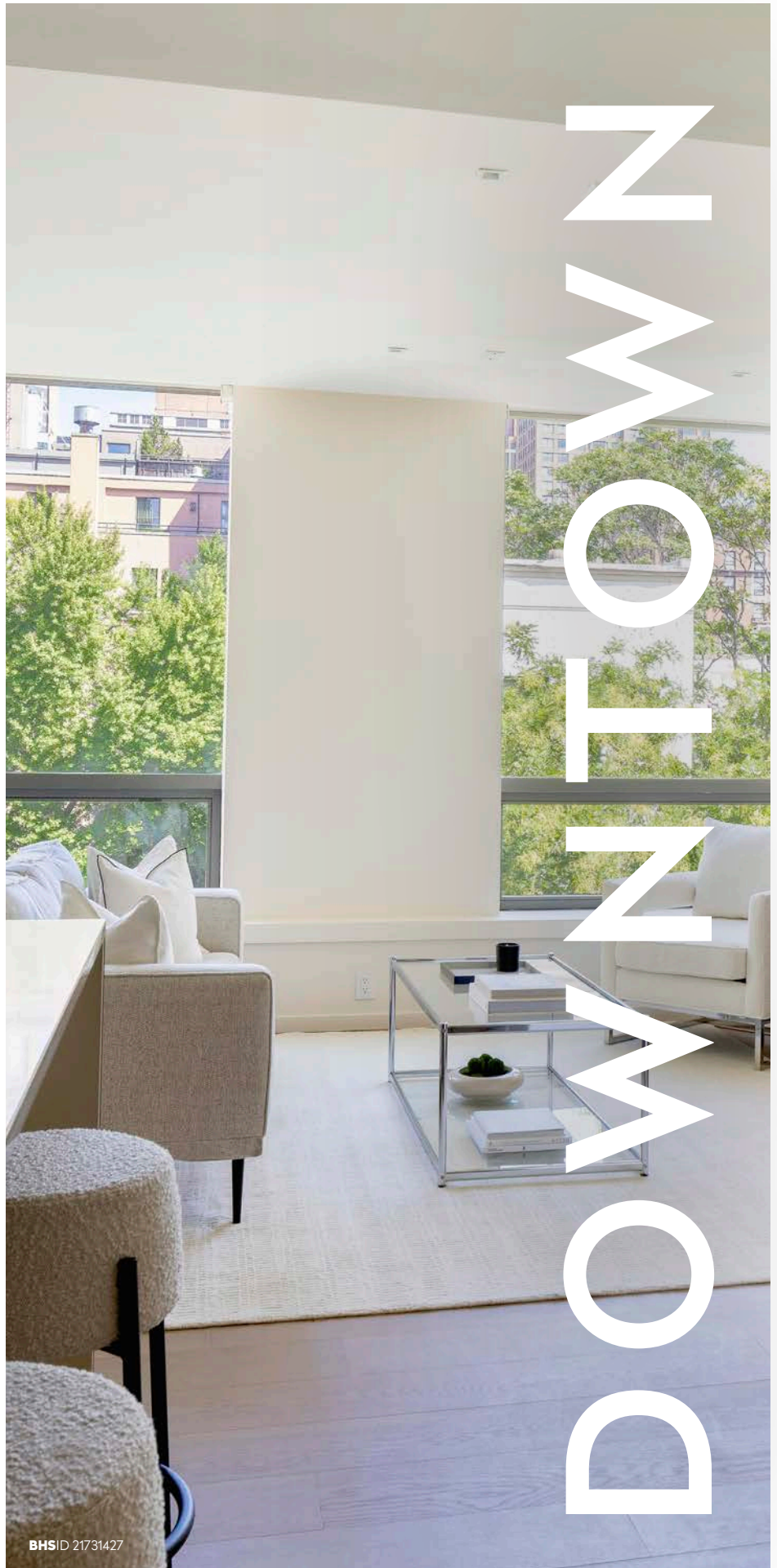
COOPERATIVES

	OCTOBER 2023		SEPTEMBER 2023		OCTOBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	32	6.6	27	5.8	21	4.2
1-Bedroom	48	6.4	40	5.5	56	6.6
2-Bedroom	29	7.6	28	7.3	33	6.2
3+Bedroom	17	11.3	14	10.5	16	9.6
All	126	7.1	109	6.3	126	6.1

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**OCTOBER 2023
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34th Street to 14th Street

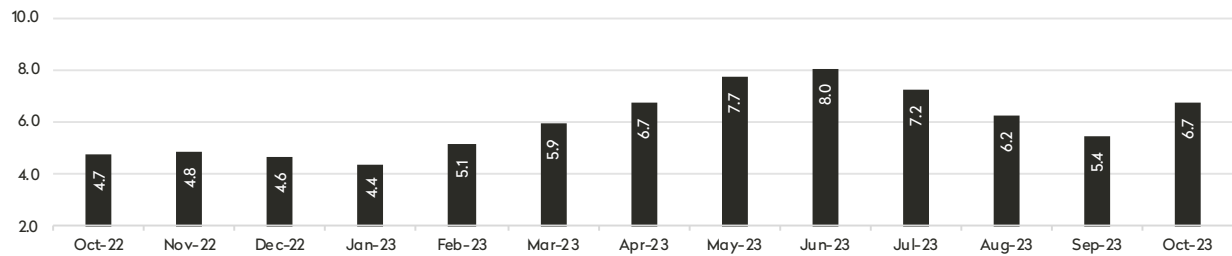


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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2023		SEPTEMBER 2023		OCTOBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	5.3	25	5.0	28	4.1
1-Bedroom	100	3.5	86	3.2	137	3.0
2-Bedroom	173	6.0	139	5.0	220	5.1
3+Bedroom	177	12.3	148	10.4	183	10.5
Loft	32	14.8	22	11.0	26	8.2
All	510	6.4	420	5.5	594	5.1

COOPERATIVES

	OCTOBER 2023		SEPTEMBER 2023		OCTOBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	73	5.4	54	4.2	81	3.7
1-Bedroom	175	6.7	123	5.0	147	3.7
2-Bedroom	73	7.4	50	5.3	71	4.5
3+Bedroom	35	10.5	22	6.9	27	5.2
Loft	34	10.7	27	9.0	40	6.9
All	390	7.0	276	5.2	366	4.2

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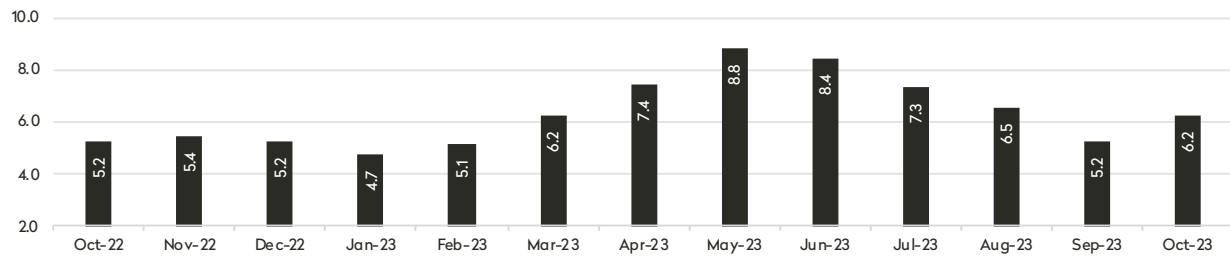
South of 14th Street



BHSID 22553495



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2023		SEPTEMBER 2023		OCTOBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	83	5.6	78	5.4	74	5.8
1-Bedroom	239	5.2	209	4.6	240	5.2
2-Bedroom	271	7.3	247	6.9	244	4.7
3+Bedroom	258	9.8	209	8.0	264	9.7
Loft	83	7.1	64	5.6	77	5.8
All	934	6.9	807	6.1	899	6.0

COOPERATIVES

	OCTOBER 2023		SEPTEMBER 2023		OCTOBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	78	5.0	66	4.4	79	4.3
1-Bedroom	187	4.3	133	3.2	206	4.0
2-Bedroom	131	5.4	95	4.1	100	3.4
3+Bedroom	71	8.7	52	6.6	74	6.7
Loft	58	7.4	41	5.5	67	6.0
All	525	5.3	387	4.1	526	4.3

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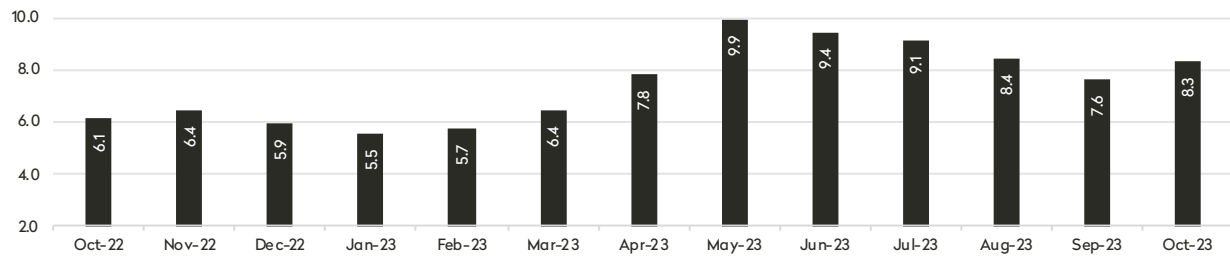
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UPPER MANHATTAN



BHSID 22723659

MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2023		SEPTEMBER 2023		OCTOBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	7.7	15	6.4	24	5.3
1-Bedroom	79	6.7	65	5.6	90	5.8
2-Bedroom	100	9.5	105	10.2	113	5.3
3+Bedroom	67	14.9	62	14.3	71	5.7
All	264	9.1	247	8.6	298	5.5

COOPERATIVES

	OCTOBER 2023		SEPTEMBER 2023		OCTOBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	17	6.4	14	4.9	21	7.4
1-Bedroom	84	6.1	78	5.9	100	6.1
2-Bedroom	118	10.6	97	9.1	154	6.9
3+Bedroom	56	7.0	43	5.6	67	7.6
All	275	7.7	232	6.7	342	6.8

Contact Us

OCTOBER 2023

Manhattan Inventory Report

East Side

445 Park Avenue
New York, NY 10022
212-906-9200

West Side

1934 Broadway
New York, NY 10023
212-588-5600

West Side/Columbus

408 Columbus Avenue
New York, NY 10024
212-769-3000

Flatiron

130 Fifth Avenue
New York, NY 10011
212-906-0500

Village

831 Broadway
New York, NY 10003
212-381-6500

Midtown

770 Lexington Avenue, 10th Floor
New York, NY 10065
212-508-7200

SoHo

451 West Broadway
New York, NY 10012
212-381-4200

Tribeca

43 North Moore Street
New York, NY 10013
212-452-4500

Harlem

2169 Frederick Douglass Boulevard
New York, NY 10026
212-381-2570

Development Marketing

451 West Broadway
New York, NY 10012
212-521-5757

BHS Relocation Services

445 Park Avenue, 10th Floor
New York, NY 10022
212-381-6521

BHS THE Craft OF Research

Prepared by Lisa Rae Castrigno, SVP of Research, Brown Harris Stevens.

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