

# Inv

OCTOBER 2024  
MANHATTAN  
INVENTORY  
REPORT

MANHATTAN



**Brown Harris Stevens** THE Craft of Research

OCTOBER 2024

# Highlights

After 3 straight months of declines, the supply of apartments for sale in Manhattan **rose 13%** to 7.1 months.

Compared to last month, inventory rose double digits: **11%** for condos and **22%** for co-ops.

At 5.2-months, the West Side was the tightest market in October.

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## 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.



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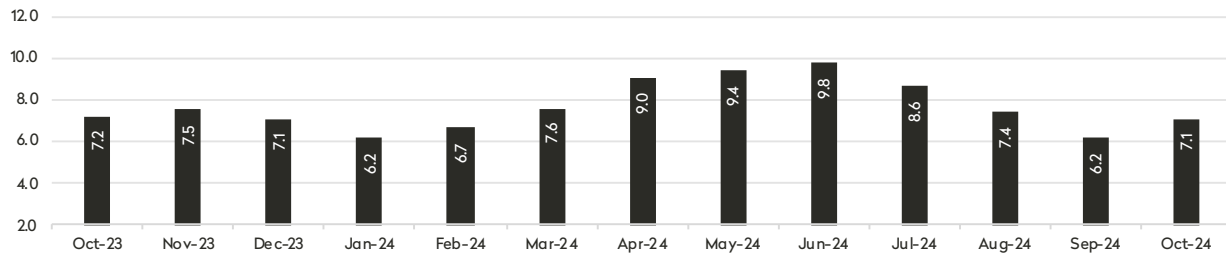
OCTOBER 2024  
MANHATTAN  
INVENTORY  
REPORT



BHSID 23196400



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2024		SEPTEMBER 2024		OCTOBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	275	7.9	245	7.3	259	6.0
1-Bedroom	946	6.2	870	6.1	909	5.8
2-Bedroom	1,112	7.4	1,060	7.3	1,194	8.1
3+Bedroom	1,251	12.7	1,065	10.8	1,168	10.7
LOFT	100	10.5	82	7.7	119	8.6
All	3,684	8.3	3,322	7.7	3,649	7.8

COOPERATIVES

	OCTOBER 2024		SEPTEMBER 2024		OCTOBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	508	5.6	423	4.7	463	5.2
1-Bedroom	1,101	5.2	896	4.4	1,149	5.6
2-Bedroom	862	5.8	752	5.0	1,010	6.9
3+Bedroom	807	8.8	608	6.9	877	10.4
LOFT	98	7.7	77	6.2	102	8.1
All	3,376	6.1	2,756	5.0	3,601	6.7

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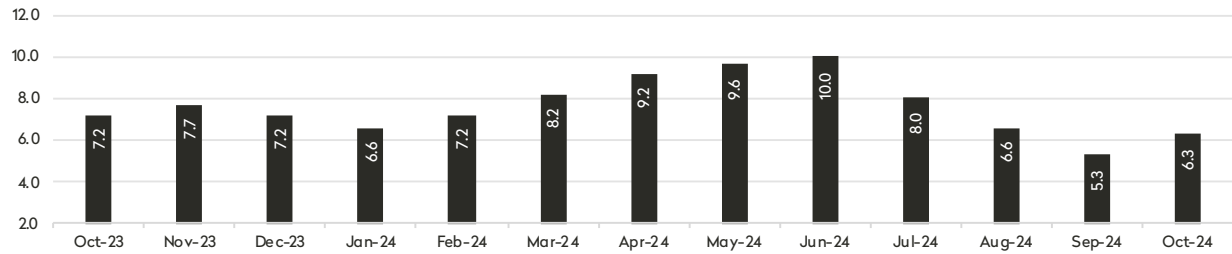


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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2024		SEPTEMBER 2024		OCTOBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	31	4.4	27	4.4	28	5.4
1-Bedroom	88	4.3	77	4.2	108	7.0
2-Bedroom	122	6.3	109	5.5	138	6.3
3+Bedroom	218	10.7	191	9.5	205	7.9
All	459	6.8	404	6.2	479	7.0

COOPERATIVES

	OCTOBER 2024		SEPTEMBER 2024		OCTOBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	98	5.0	87	4.2	96	5.0
1-Bedroom	270	5.4	216	4.3	282	5.7
2-Bedroom	255	5.6	220	5.1	312	6.4
3+Bedroom	324	7.8	243	6.0	412	12.5
All	947	6.0	766	5.0	1,102	7.3

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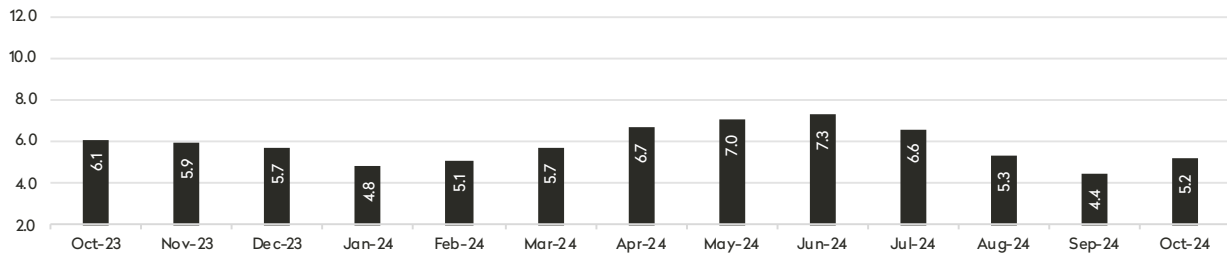


# ESTIMATES

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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2024		SEPTEMBER 2024		OCTOBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	20	4.3	18	4.0	29	5.3
1-Bedroom	87	2.9	81	3.1	117	5.9
2-Bedroom	129	5.2	119	4.8	148	6.9
3+Bedroom	241	10.8	208	9.7	229	10.4
All	477	5.8	426	5.5	523	7.6

COOPERATIVES

	OCTOBER 2024		SEPTEMBER 2024		OCTOBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	73	5.2	56	4.1	46	2.8
1-Bedroom	166	4.2	126	3.4	175	4.6
2-Bedroom	130	3.9	103	2.9	180	5.7
3+Bedroom	160	6.6	110	4.8	179	6.9
All	529	4.8	395	3.6	580	5.2



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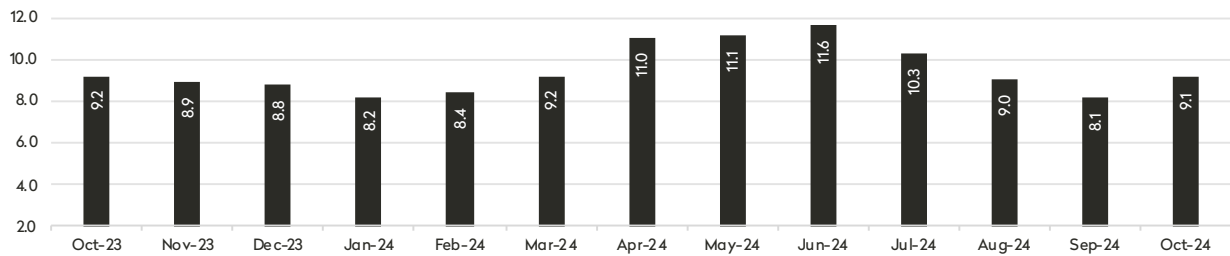
OCTOBER 2024  
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2024		SEPTEMBER 2024		OCTOBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	35	7.5	34	6.8	32	8.7
1-Bedroom	139	9.5	131	8.5	110	6.3
2-Bedroom	162	12.0	164	12.3	182	11.9
3+Bedroom	119	17.9	104	16.4	118	21.5
All	455	11.5	433	10.8	442	10.6

COOPERATIVES

	OCTOBER 2024		SEPTEMBER 2024		OCTOBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	129	6.2	105	5.3	122	7.1
1-Bedroom	213	6.8	176	5.9	197	6.8
2-Bedroom	143	7.5	129	7.0	163	8.7
3+Bedroom	108	20.3	85	15.5	107	21.4
All	593	7.8	495	6.7	589	8.5

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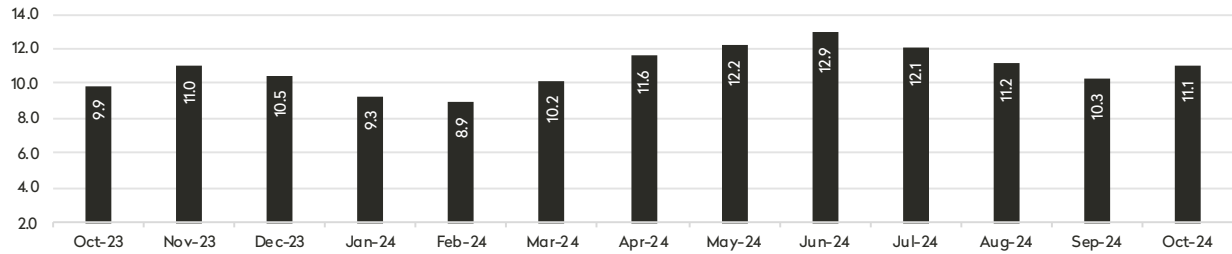


MIDTOWN WEST

BHSID 23191690



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2024		SEPTEMBER 2024		OCTOBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	46	13.8	44	11.5	42	6.8
1-Bedroom	153	8.6	154	8.6	154	9.3
2-Bedroom	165	13.0	171	13.3	182	14.8
3+Bedroom	140	17.5	129	14.6	115	11.3
All	504	12.0	498	11.5	493	10.9

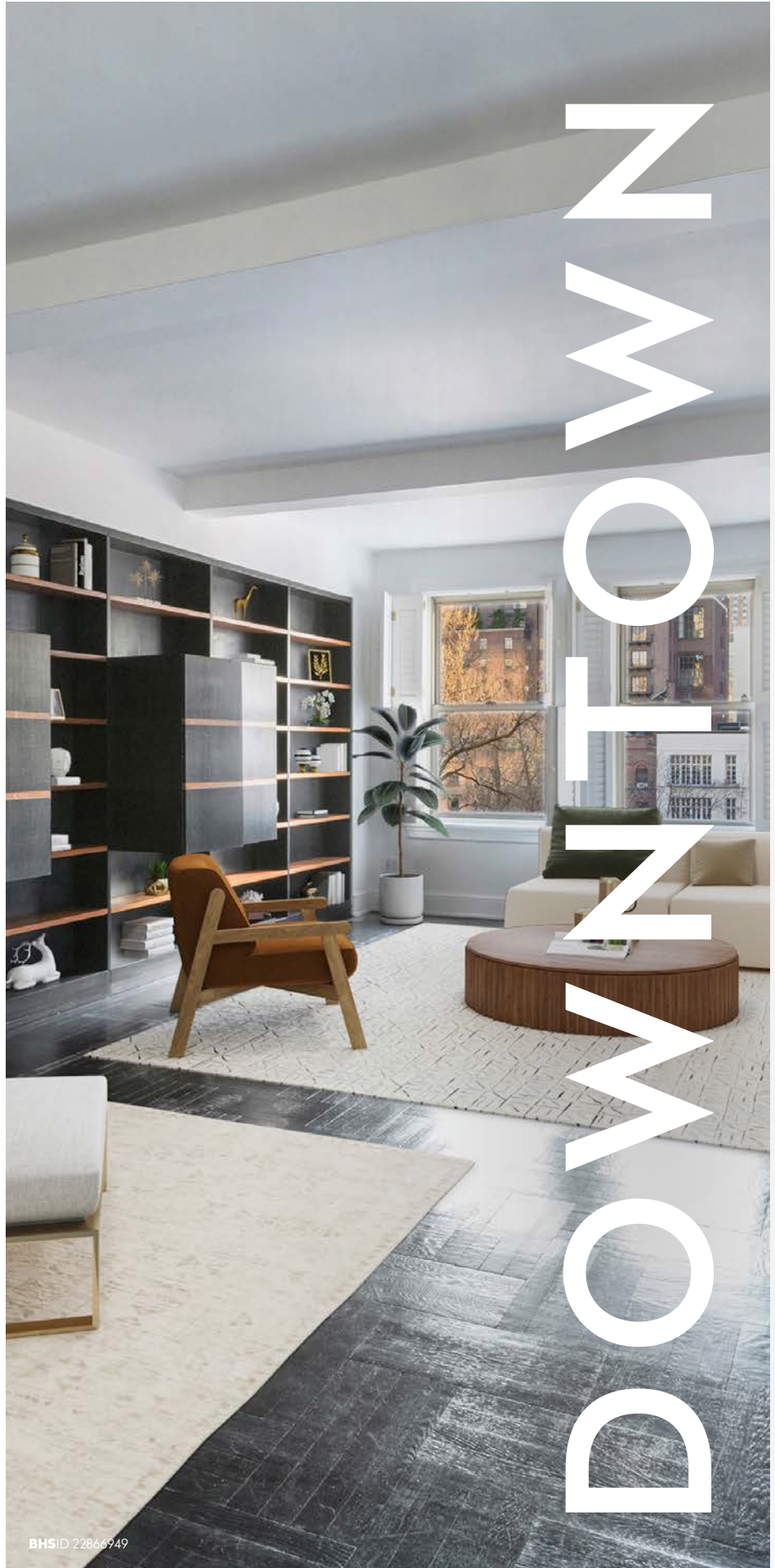
COOPERATIVES

	OCTOBER 2024		SEPTEMBER 2024		OCTOBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	19	5.4	21	6.3	32	6.6
1-Bedroom	57	8.1	43	6.1	48	6.4
2-Bedroom	27	8.1	25	6.3	29	7.6
3+Bedroom	27	16.2	22	13.2	17	11.3
All	130	8.4	111	6.9	126	7.1

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**OCTOBER 2024  
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34th Street to 14th Street



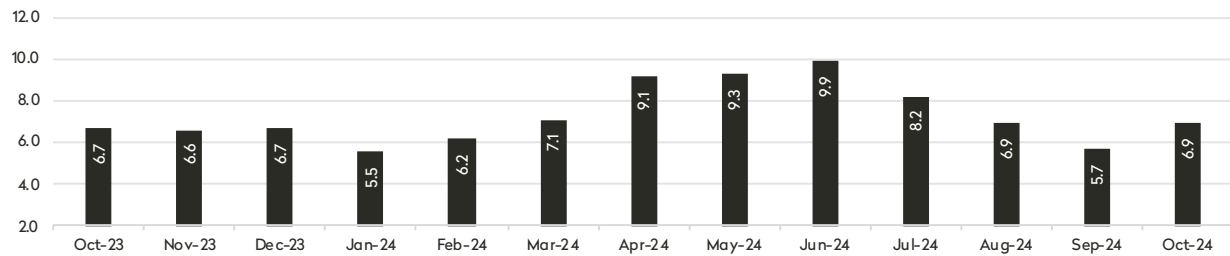
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**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	OCTOBER 2024		SEPTEMBER 2024		OCTOBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	37	6.3	26	4.6	28	5.3
1-Bedroom	155	6.6	129	5.9	100	3.5
2-Bedroom	191	6.1	152	5.4	173	6.0
3+Bedroom	188	13.0	162	12.0	177	12.3
LOFT	22	12.0	18	7.2	32	14.8
All	593	7.7	487	6.8	510	6.4

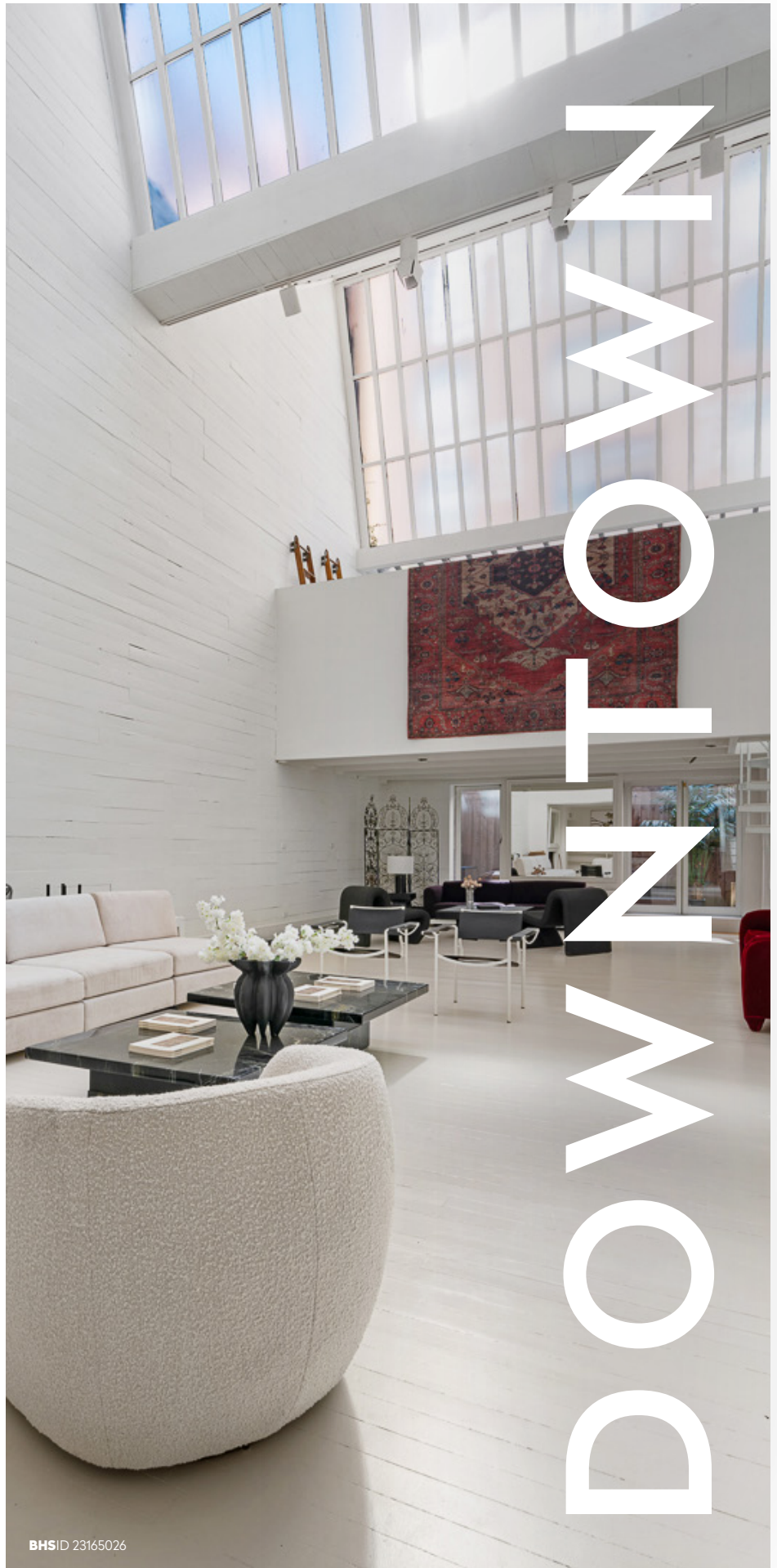
**COOPERATIVES**

	OCTOBER 2024		SEPTEMBER 2024		OCTOBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	95	6.8	76	5.3	73	5.4
1-Bedroom	146	4.8	113	3.9	175	6.7
2-Bedroom	65	6.1	49	4.1	73	7.4
3+Bedroom	35	8.4	24	6.9	35	10.5
LOFT	30	8.2	22	5.7	34	10.7
All	371	5.9	284	4.5	390	7.0

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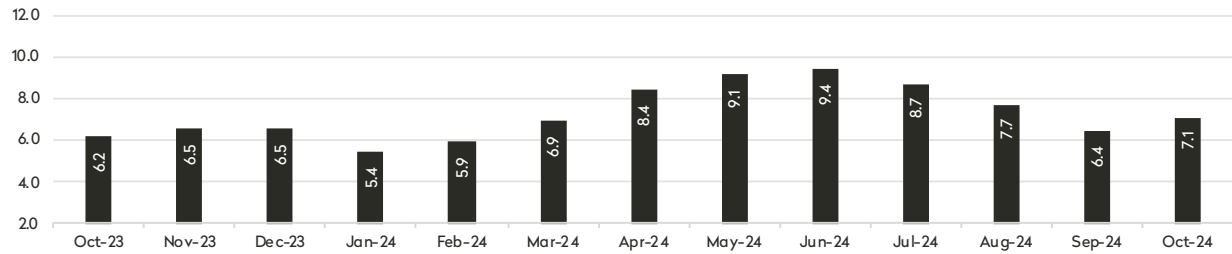
South of 14th Street



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2024		SEPTEMBER 2024		OCTOBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	95	11.9	83	12.1	83	5.6
1-Bedroom	237	6.8	220	6.9	239	5.2
2-Bedroom	243	7.0	237	7.5	271	7.3
3+Bedroom	266	12.2	210	9.4	258	9.8
LOFT	74	9.9	59	7.4	83	7.1
All	915	8.5	809	8.0	934	6.9

COOPERATIVES

	OCTOBER 2024		SEPTEMBER 2024		OCTOBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	83	5.4	66	4.2	78	5.0
1-Bedroom	173	4.3	145	3.8	187	4.3
2-Bedroom	112	4.6	102	4.0	131	5.4
3+Bedroom	96	10.1	72	8.6	71	8.7
LOFT	64	7.8	53	7.1	58	7.4
All	528	5.4	438	4.6	525	5.3



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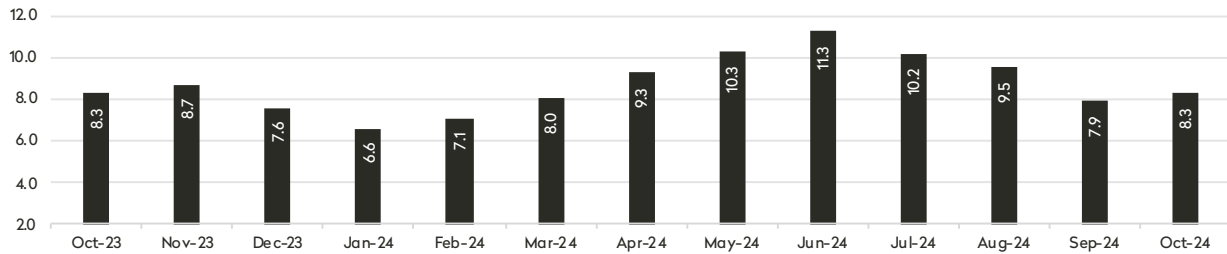
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2024		SEPTEMBER 2024		OCTOBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	12	9.0	14	9.3	18	7.7
1-Bedroom	88	8.3	79	7.3	79	6.7
2-Bedroom	101	7.4	109	7.7	100	9.5
3+Bedroom	80	15.0	63	10.5	67	14.9
All	281	9.1	265	8.2	264	9.1

COOPERATIVES

	OCTOBER 2024		SEPTEMBER 2024		OCTOBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	11	3.1	12	4.0	17	6.4
1-Bedroom	77	6.1	78	6.4	84	6.1
2-Bedroom	131	9.4	124	9.3	118	10.6
3+Bedroom	59	10.1	53	8.4	56	7.0
All	278	7.7	267	7.7	275	7.7

# Contact Us

**OCTOBER 2024**

Manhattan Inventory Report

**East Side**

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**Union Square**

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New York, NY 10011  
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**SoHo**

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