



Inv

**NOVEMBER 2024
MANHATTAN
INVENTORY
REPORT**

MANHATTAN

Brown Harris Stevens THE Craft of Research

NOVEMBER 2024

Highlights

All market areas, except Upper Manhattan, saw a slight **decline** in months' supply in November.

The months' supply was 8.3 months for condominiums, and 6.0 months for cooperatives.

The West Side was the **tightest** market, with a 5.2-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.

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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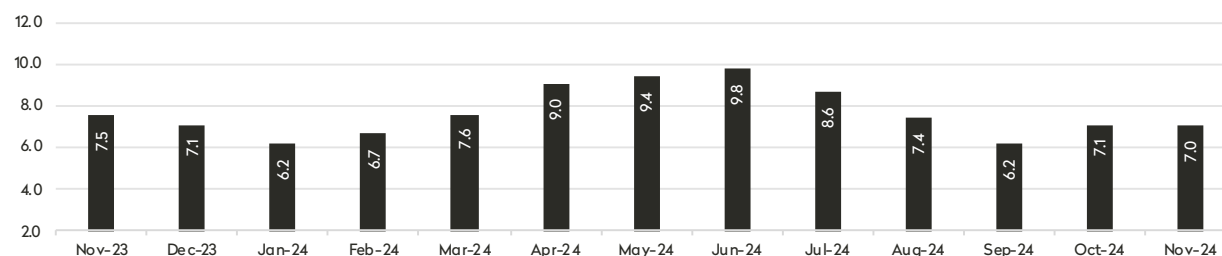
REPORT



BHSID 23228767



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2024		OCTOBER 2024		NOVEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	256	7.3	275	7.9	261	6.0
1-Bedroom	910	5.8	946	6.2	884	5.7
2-Bedroom	1,164	7.9	1,112	7.4	1,203	8.4
3+Bedroom	1,225	12.7	1,251	12.7	1,220	12.2
LOFT	110	11.0	100	10.5	119	9.5
All	3,665	8.3	3,684	8.3	3,687	8.1

COOPERATIVES

	NOVEMBER 2024		OCTOBER 2024		NOVEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	497	5.4	508	5.6	470	5.2
1-Bedroom	1,120	5.3	1,101	5.2	1,227	5.8
2-Bedroom	900	6.0	862	5.8	1,067	7.2
3+Bedroom	761	8.0	807	8.8	943	10.4
LOFT	107	9.0	98	7.7	113	10.4
All	3,385	6.0	3,376	6.1	3,820	6.9

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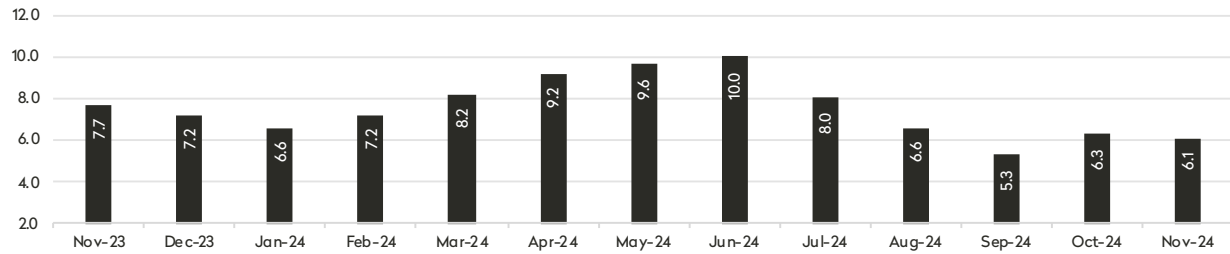
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2024		OCTOBER 2024		NOVEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	31	5.3	31	4.4	29	4.6
1-Bedroom	89	4.1	88	4.3	106	6.7
2-Bedroom	121	6.0	122	6.3	124	7.0
3+Bedroom	226	11.4	218	10.7	209	9.7
All	467	6.9	459	6.8	468	7.6

COOPERATIVES

	NOVEMBER 2024		OCTOBER 2024		NOVEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	86	4.5	98	5.0	100	5.0
1-Bedroom	281	5.6	270	5.4	297	6.1
2-Bedroom	261	5.6	255	5.6	336	7.1
3+Bedroom	305	6.9	324	7.8	444	12.0
All	933	5.8	947	6.0	1,177	7.7

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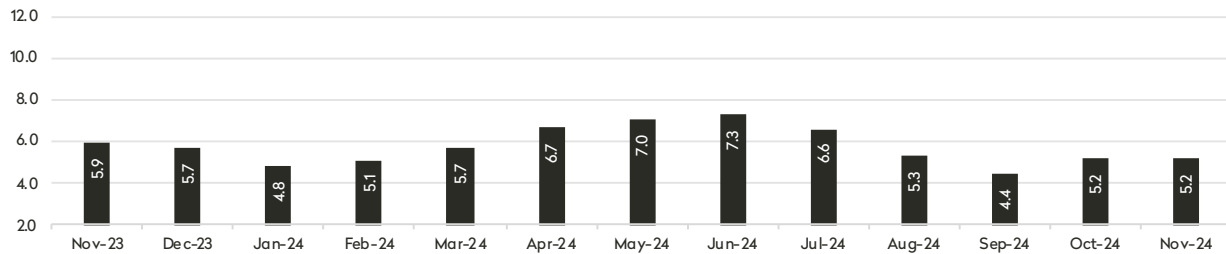
REPORT



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2024		OCTOBER 2024		NOVEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	3.9	20	4.3	25	4.5
1-Bedroom	96	3.0	87	2.9	108	5.0
2-Bedroom	134	6.0	129	5.2	137	6.2
3+Bedroom	241	11.2	241	10.8	233	10.6
All	495	6.1	477	5.8	503	7.1

COOPERATIVES

	NOVEMBER 2024		OCTOBER 2024		NOVEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	69	5.0	73	5.2	51	2.9
1-Bedroom	158	3.8	166	4.2	196	4.8
2-Bedroom	141	4.3	130	3.9	189	5.6
3+Bedroom	147	6.1	160	6.6	182	6.9
All	515	4.6	529	4.8	618	5.2

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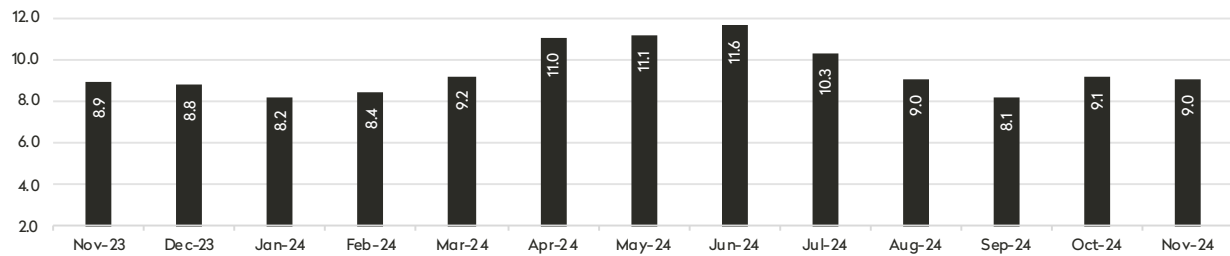
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2024		OCTOBER 2024		NOVEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	30	8.2	35	7.5	33	6.8
1-Bedroom	128	8.7	139	9.5	106	5.8
2-Bedroom	168	13.3	162	12.0	177	11.8
3+Bedroom	130	18.1	119	17.9	119	22.3
All	456	11.9	455	11.5	435	10.0

COOPERATIVES

	NOVEMBER 2024		OCTOBER 2024		NOVEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	122	5.4	129	6.2	113	6.7
1-Bedroom	208	6.6	213	6.8	214	6.7
2-Bedroom	155	8.2	143	7.5	178	9.4
3+Bedroom	105	19.7	108	20.3	110	16.5
All	590	7.5	593	7.8	615	8.3

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NOVEMBER 2024

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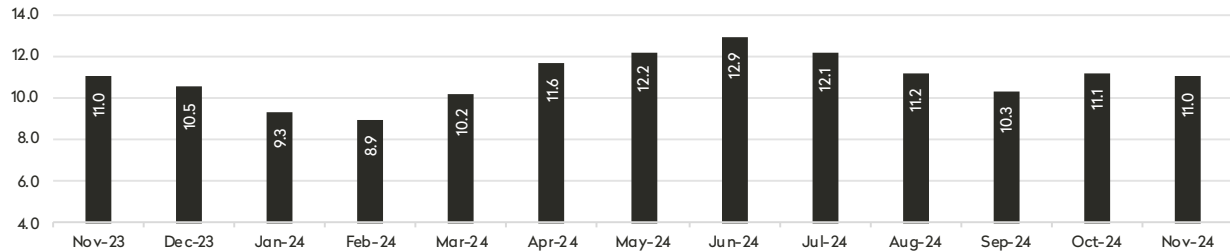
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2024		OCTOBER 2024		NOVEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	44	12.6	46	13.8	52	8.7
1-Bedroom	144	8.2	153	8.6	161	10.1
2-Bedroom	165	14.1	165	13.0	189	16.9
3+Bedroom	133	17.7	140	17.5	124	13.1
All	486	12.0	504	12.0	526	12.3

COOPERATIVES

	NOVEMBER 2024		OCTOBER 2024		NOVEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	20	4.6	19	5.4	29	6.7
1-Bedroom	60	8.8	57	8.1	48	5.9
2-Bedroom	33	9.0	27	8.1	29	8.7
3+Bedroom	29	15.8	27	16.2	24	24.0
All	142	8.5	130	8.4	130	7.7

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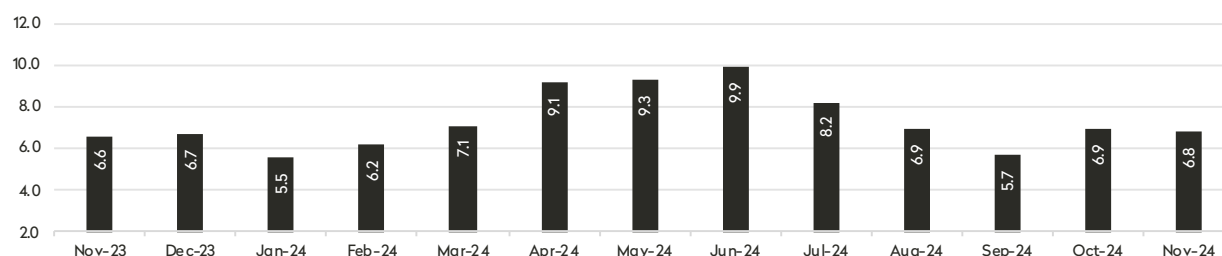
34th Street to 14th Street



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2024		OCTOBER 2024		NOVEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	27	4.5	37	6.3	25	4.5
1-Bedroom	148	6.5	155	6.6	93	3.2
2-Bedroom	197	6.2	191	6.1	164	6.0
3+Bedroom	173	11.7	188	13.0	164	12.6
LOFT	23	17.3	22	12.0	32	16.0
All	568	7.4	593	7.7	478	6.3

COOPERATIVES

	NOVEMBER 2024		OCTOBER 2024		NOVEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	100	6.9	95	6.8	75	5.2
1-Bedroom	154	5.1	146	4.8	182	6.7
2-Bedroom	64	6.5	65	6.1	72	8.2
3+Bedroom	27	6.5	35	8.4	34	14.6
LOFT	34	11.3	30	8.2	41	12.3
All	379	6.1	371	5.9	404	7.2

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South of 14th Street



NOVEMBER

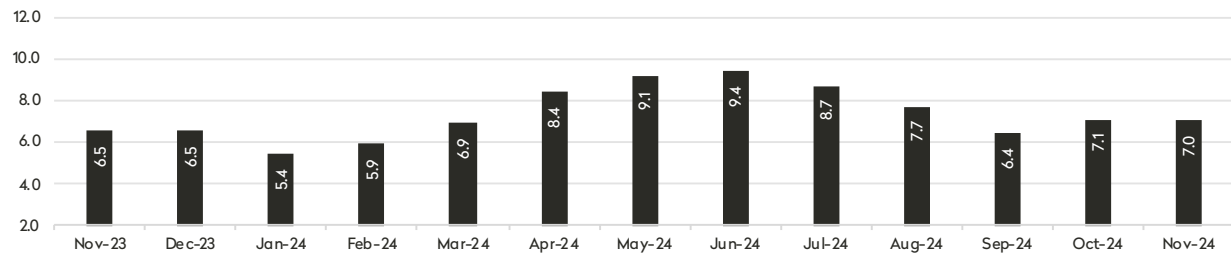
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NOVEMBER 2024 MANHATTAN INVENTORY REPORT DOWNTOWN

South of 14th St.



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2024		OCTOBER 2024		NOVEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	88	10.4	95	11.9	78	6.0
1-Bedroom	217	6.0	237	6.8	222	5.2
2-Bedroom	257	7.3	243	7.0	265	6.9
3+Bedroom	254	11.7	266	12.2	274	11.5
LOFT	85	10.9	74	9.9	84	8.0
All	901	8.3	915	8.5	923	7.2

COOPERATIVES

	NOVEMBER 2024		OCTOBER 2024		NOVEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	91	5.9	83	5.4	85	5.7
1-Bedroom	172	4.4	173	4.3	192	4.5
2-Bedroom	116	4.9	112	4.6	132	5.5
3+Bedroom	92	9.9	96	10.1	85	8.1
LOFT	67	8.2	64	7.8	60	9.0
All	538	5.6	528	5.4	554	5.6

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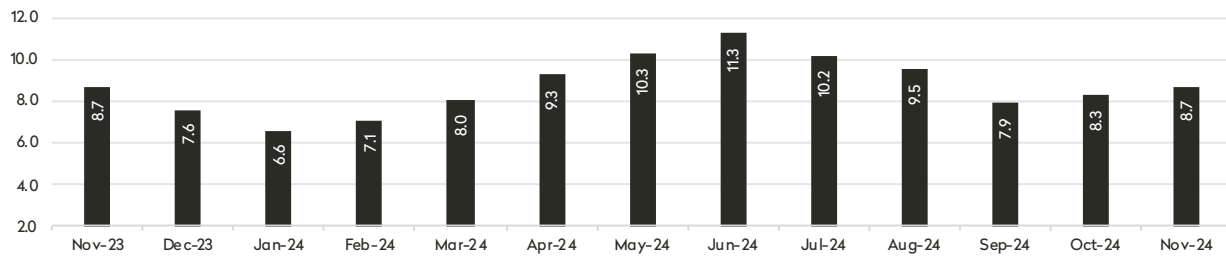
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2024		OCTOBER 2024		NOVEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	12	9.0	12	9.0	17	7.3
1-Bedroom	89	8.1	88	8.3	68	6.1
2-Bedroom	122	9.3	101	7.4	117	10.0
3+Bedroom	69	14.3	80	15.0	68	15.1
All	292	9.6	281	9.1	270	9.1

COOPERATIVES

	NOVEMBER 2024		OCTOBER 2024		NOVEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	9	2.8	11	3.1	18	9.0
1-Bedroom	88	6.9	77	6.1	93	7.2
2-Bedroom	131	9.4	131	9.4	121	9.7
3+Bedroom	60	10.0	59	10.1	60	8.4
All	288	8.0	278	7.7	292	8.4

Contact Us

NOVEMBER 2024

Manhattan Inventory Report

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BHS THE Craft OF Research

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