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DECEMBER 2023

MANHATTAN

INVENTORY

REPORT

MANHATTAN



Brown Harris Stevens THE Craft OF Research

DECEMBER 2023

Highlights

After rising the prior two months, the supply of apartments for sale in Manhattan **declined 4%** to 7.1 months.

Condo inventory dipped 7% from last month, while co-ops **declined 11%**.

With a 5.7-month supply of apartments for sale, the West Side remains the tightest market.

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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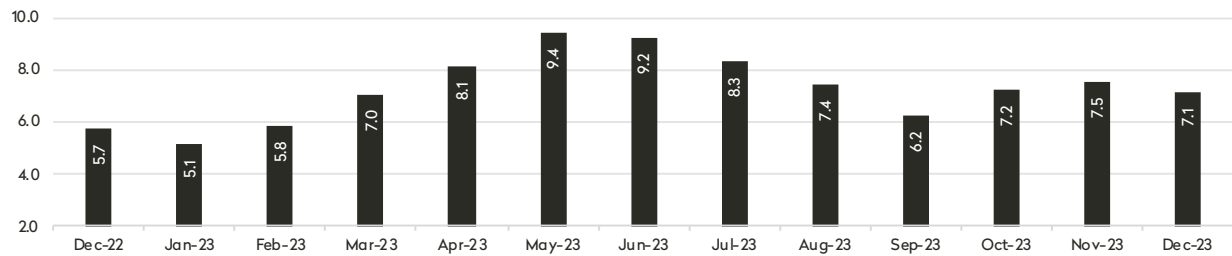
REPORT



BHSID 22755992



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2023		NOVEMBER 2023		DECEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	233	5.8	261	6.0	216	4.5
1-Bedroom	801	5.7	884	5.7	882	4.6
2-Bedroom	1,103	8.2	1,203	8.4	1,135	6.3
3+Bedroom	1,177	13.2	1,220	12.2	1,125	9.9
Loft	111	8.9	119	9.5	99	6.8
All	3,425	8.2	3,687	8.1	3,457	6.3

COOPERATIVES

	DECEMBER 2023		NOVEMBER 2023		DECEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	412	4.7	470	5.2	463	4.0
1-Bedroom	1,089	5.3	1,227	5.8	1,213	4.6
2-Bedroom	962	6.5	1,067	7.2	992	5.3
3+Bedroom	851	9.6	943	10.4	795	7.1
Loft	93	8.5	113	10.4	115	7.3
All	3,407	6.3	3,820	6.9	3,578	5.1

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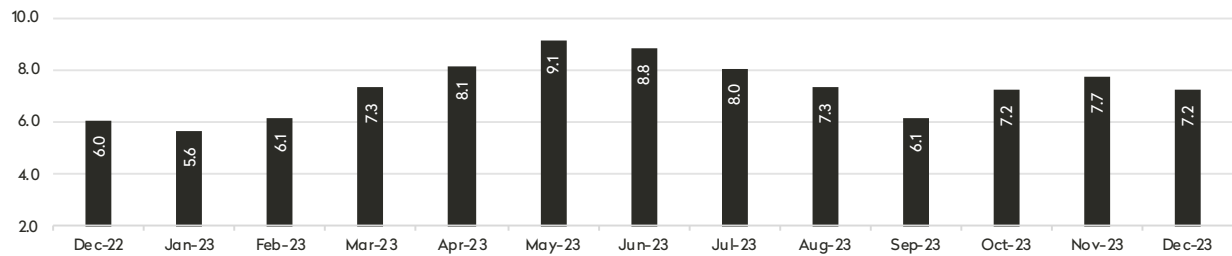


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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2023		NOVEMBER 2023		DECEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	32	4.7	29	4.6	17	2.8
1-Bedroom	87	5.9	106	6.7	81	4.2
2-Bedroom	112	6.2	124	7.0	127	6.1
3+Bedroom	211	11.4	209	9.7	203	9.5
All	442	7.6	468	7.6	428	6.3

COOPERATIVES

	DECEMBER 2023		NOVEMBER 2023		DECEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	90	5.0	100	5.0	93	4.0
1-Bedroom	263	5.3	297	6.1	340	5.7
2-Bedroom	306	6.7	336	7.1	335	5.8
3+Bedroom	401	11.0	444	12.0	366	7.2
All	1,060	7.1	1,177	7.7	1,134	5.9

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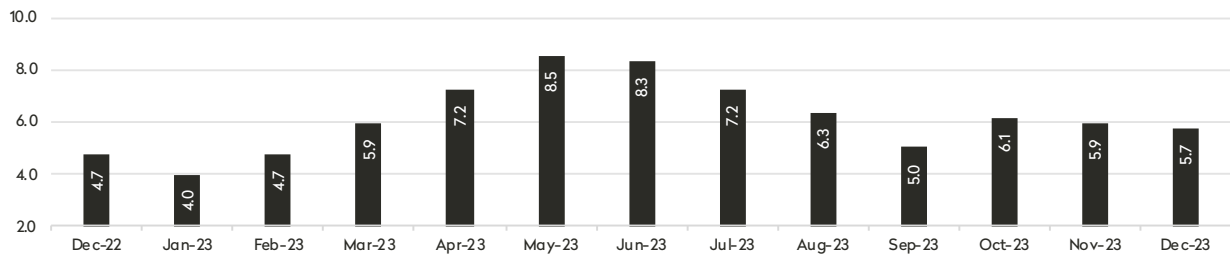


ESTIMATES

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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2023		NOVEMBER 2023		DECEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	23	4.3	25	4.5	22	3.7
1-Bedroom	110	5.4	108	5.0	103	3.3
2-Bedroom	139	6.6	137	6.2	143	5.8
3+Bedroom	232	12.0	233	10.6	228	8.7
All	504	7.6	503	7.1	496	5.6

COOPERATIVES

	DECEMBER 2023		NOVEMBER 2023		DECEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	46	2.6	51	2.9	61	3.3
1-Bedroom	169	4.3	196	4.8	172	3.5
2-Bedroom	159	4.7	189	5.6	161	3.9
3+Bedroom	162	6.6	182	6.9	151	5.7
All	536	4.6	618	5.2	545	4.0

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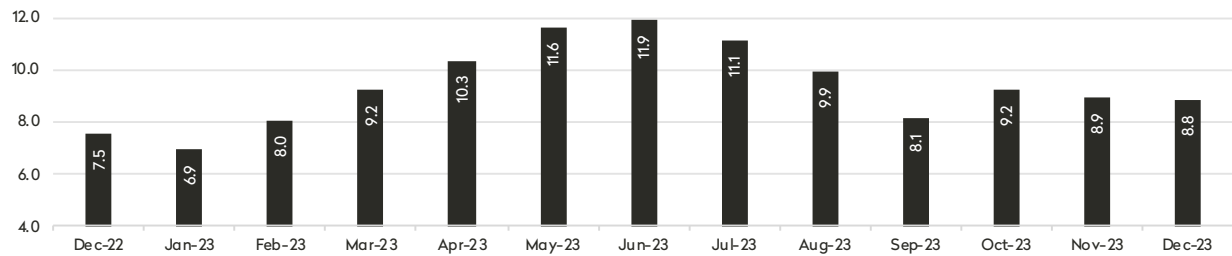
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2023		NOVEMBER 2023		DECEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	5.0	33	6.8	25	4.2
1-Bedroom	107	6.3	106	5.8	108	4.9
2-Bedroom	178	13.5	177	11.8	149	9.8
3+Bedroom	122	24.4	119	22.3	96	20.6
All	433	10.7	435	10.0	378	7.9

COOPERATIVES

	DECEMBER 2023		NOVEMBER 2023		DECEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	103	5.9	113	6.7	127	5.2
1-Bedroom	204	6.8	214	6.7	246	6.4
2-Bedroom	162	8.4	178	9.4	168	10.1
3+Bedroom	111	15.1	110	16.5	88	12.9
All	580	7.8	615	8.3	629	7.3

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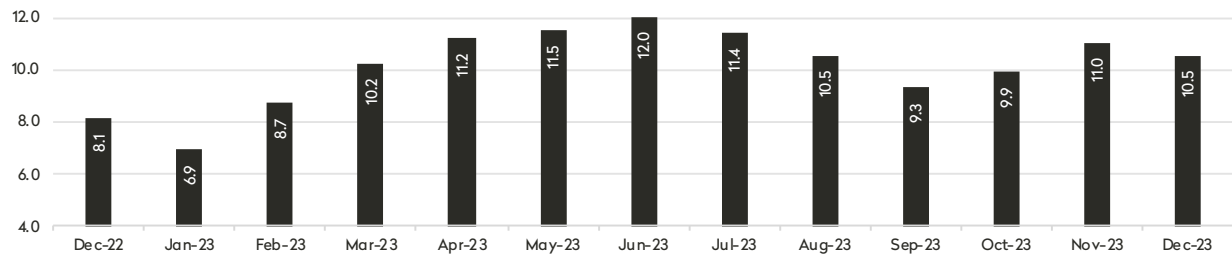
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2023		NOVEMBER 2023		DECEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	48	10.3	52	8.7	34	4.3
1-Bedroom	130	8.7	161	10.1	154	8.1
2-Bedroom	168	15.5	189	16.9	166	9.0
3+Bedroom	128	13.0	124	13.1	120	12.0
All	474	11.8	526	12.3	474	8.6

COOPERATIVES

	DECEMBER 2023		NOVEMBER 2023		DECEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	5.8	29	6.7	18	3.9
1-Bedroom	46	5.8	48	5.9	55	6.3
2-Bedroom	28	7.0	29	8.7	32	9.1
3+Bedroom	25	50.0	24	24.0	13	11.1
All	123	7.4	130	7.7	118	6.6

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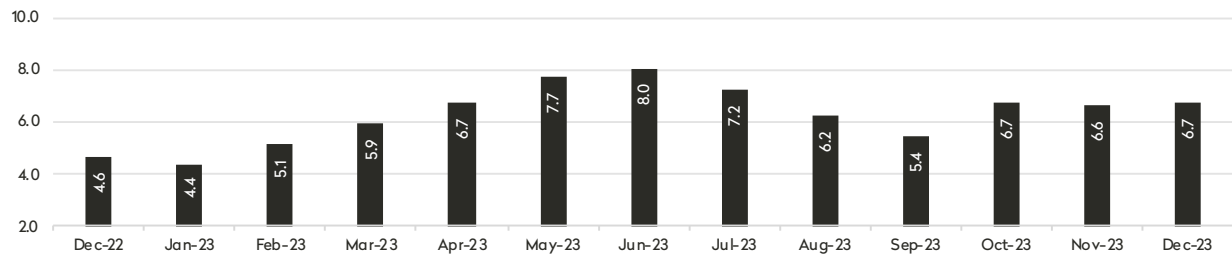
34th Street to 14th Street



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2023		NOVEMBER 2023		DECEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	19	3.8	25	4.5	19	2.8
1-Bedroom	92	3.5	93	3.2	133	3.3
2-Bedroom	159	6.5	164	6.0	189	5.2
3+Bedroom	167	15.0	164	12.6	162	10.1
Loft	29	11.6	32	16.0	30	10.6
All	466	6.7	478	6.3	533	5.2

COOPERATIVES

	DECEMBER 2023		NOVEMBER 2023		DECEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	67	5.0	75	5.2	62	3.1
1-Bedroom	152	5.9	182	6.7	132	3.3
2-Bedroom	69	8.3	72	8.2	54	3.9
3+Bedroom	29	12.4	34	14.6	33	6.6
Loft	34	10.2	41	12.3	42	9.0
All	351	6.6	404	7.2	323	3.9

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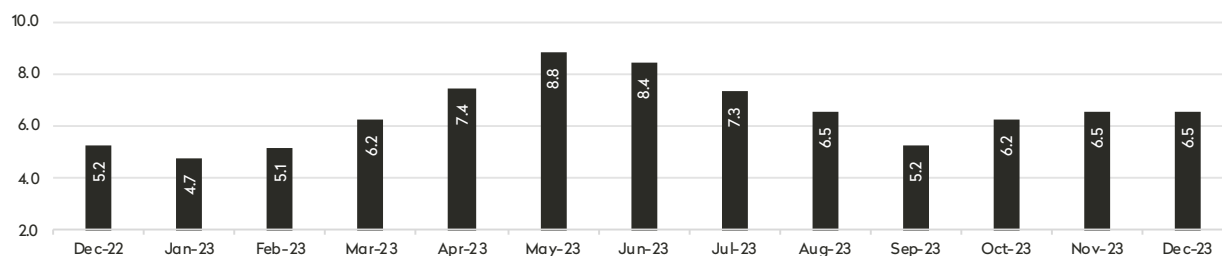
South of 14th Street



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2023		NOVEMBER 2023		DECEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	74	6.9	78	6.0	80	6.2
1-Bedroom	208	5.8	222	5.2	212	4.6
2-Bedroom	243	6.7	265	6.9	251	5.4
3+Bedroom	257	12.3	274	11.5	250	9.9
Loft	81	8.2	84	8.0	67	5.8
All	863	7.6	923	7.2	860	6.0

COOPERATIVES

	DECEMBER 2023		NOVEMBER 2023		DECEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	67	4.8	85	5.7	90	4.2
1-Bedroom	169	4.3	192	4.5	190	3.6
2-Bedroom	123	5.1	132	5.5	128	4.1
3+Bedroom	77	7.8	85	8.1	81	6.4
Loft	49	6.8	60	9.0	64	6.3
All	485	5.2	554	5.6	553	4.3

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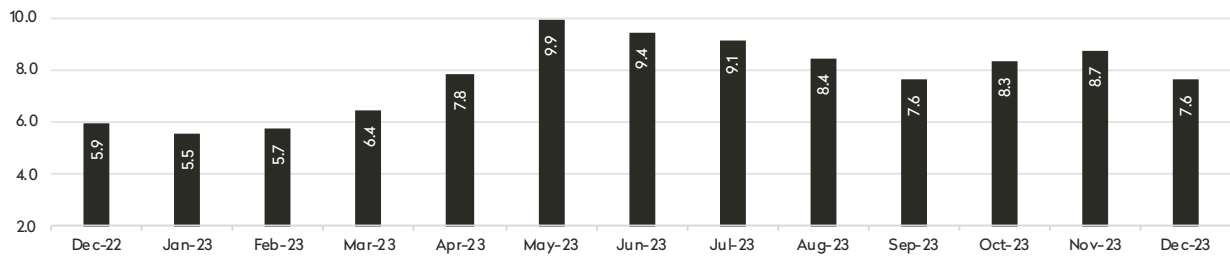
REPORT



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2023		NOVEMBER 2023		DECEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	11	4.1	17	7.3	20	8.6
1-Bedroom	66	5.8	68	6.1	91	7.5
2-Bedroom	104	9.3	117	10.0	111	5.8
3+Bedroom	60	12.4	68	15.1	66	6.6
All	241	8.0	270	9.1	288	6.6

COOPERATIVES

	DECEMBER 2023		NOVEMBER 2023		DECEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	16	6.9	18	9.0	12	3.8
1-Bedroom	82	6.3	93	7.2	82	5.0
2-Bedroom	110	8.8	121	9.7	119	5.0
3+Bedroom	42	5.9	60	8.4	63	6.9
All	250	7.1	292	8.4	276	5.3

Contact Us

DECEMBER 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

Union Square

100 Fifth Avenue, 2nd Floor
New York, NY 10011
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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