

InV

DECEMBER 2024

MANHATTAN

INVENTORY

REPORT

MANHATTAN



Brown Harris Stevens THE Craft of Research

DECEMBER 2024

Highlights

December saw the number of apartments for sale in Manhattan drop **10%** from last month.

Co-ops and condos both posted a decline of **7%** in months' supply in December.

Compared to November, Midtown West was the only neighborhood to post an increase in months' supply.

DEFINITIONS

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

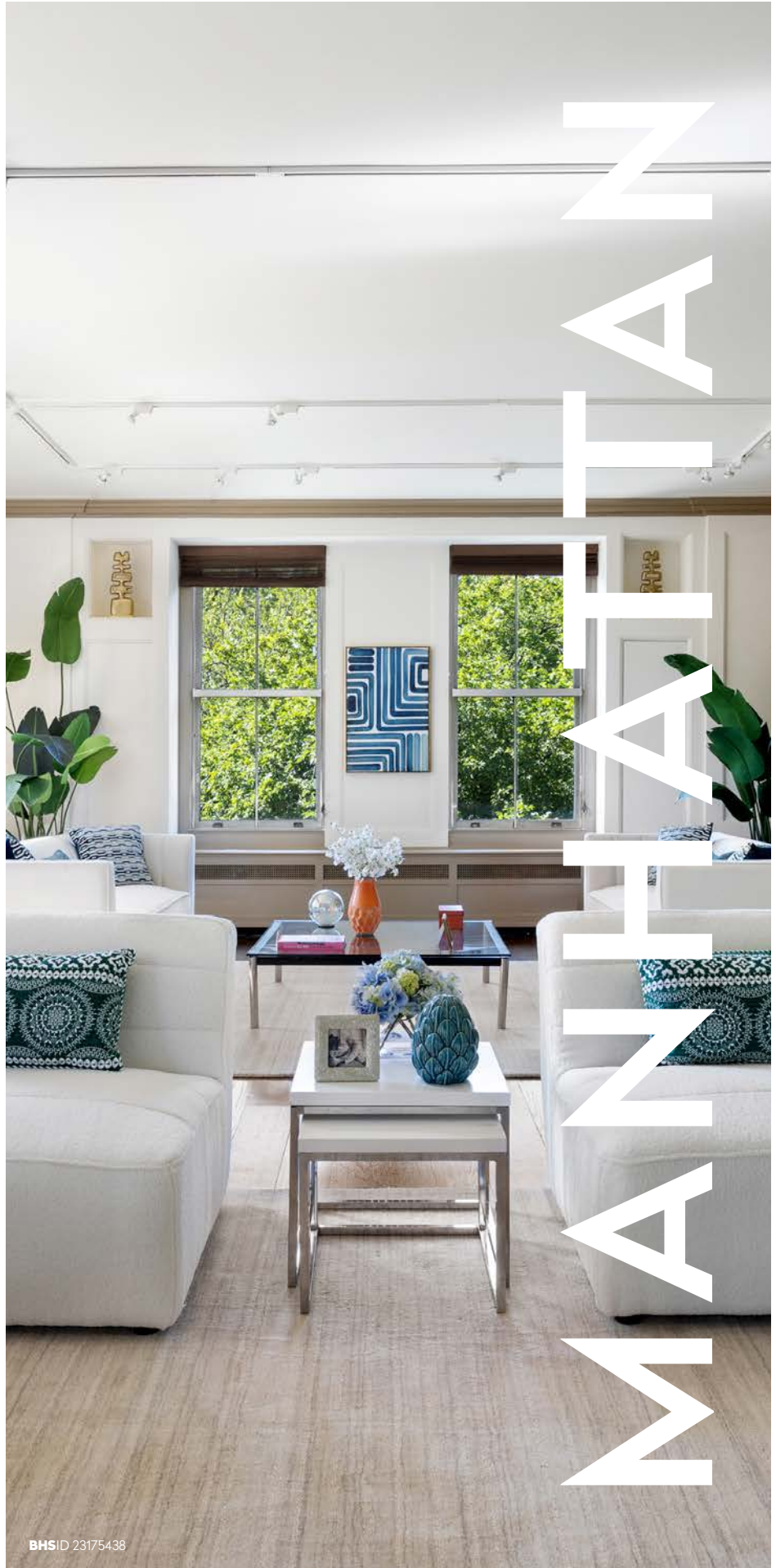
Months' Supply: How many months it would take to sell all active listings in a given market. We calculate it by dividing the number of listings by the average number of closings over the prior 6 months. Historically, a months' supply between 6-7 months indicates a balanced market.



BHSID 23260915

Inv

DECEMBER 2024
MANHATTAN
INVENTORY
REPORT

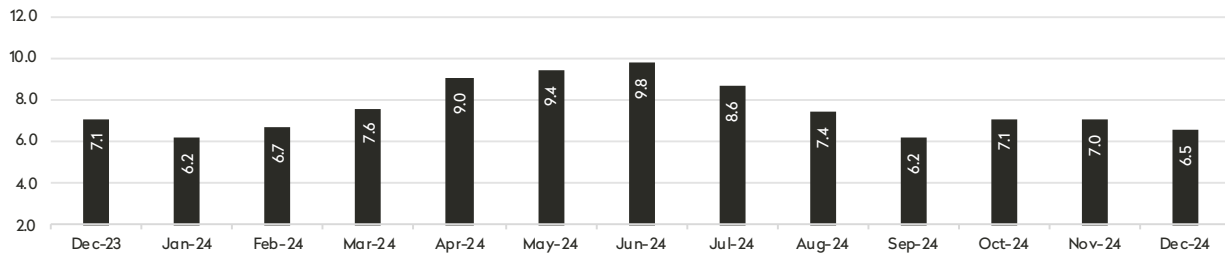


BHSID 23175438



BHSID 23281432

MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

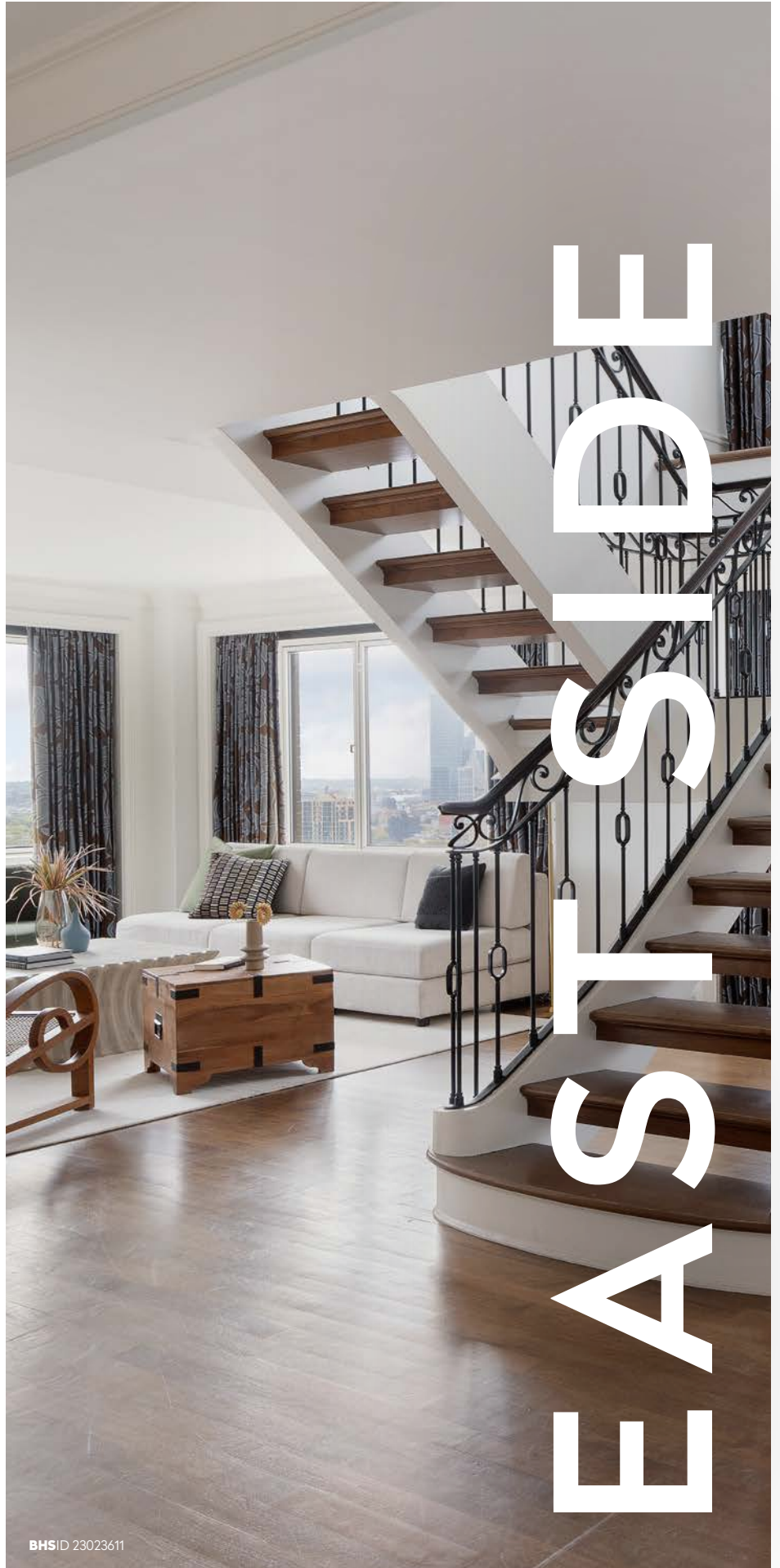
	DECEMBER 2024		NOVEMBER 2024		DECEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	220	6.2	256	7.3	233	5.8
1-Bedroom	805	5.4	910	5.8	801	5.7
2-Bedroom	1,082	7.5	1,164	7.9	1,103	8.2
3+Bedroom	1,116	12.0	1,225	12.7	1,177	13.2
LOFT	103	9.7	110	11.0	111	8.9
All	3,326	7.7	3,665	8.3	3,425	8.2

COOPERATIVES

	DECEMBER 2024		NOVEMBER 2024		DECEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	461	5.1	497	5.4	412	4.7
1-Bedroom	1,033	5.0	1,120	5.3	1,089	5.3
2-Bedroom	785	5.5	900	6.0	962	6.5
3+Bedroom	652	7.3	761	8.0	851	9.6
LOFT	94	7.9	107	9.0	93	8.5
All	3,025	5.6	3,385	6.0	3,407	6.3

Inv

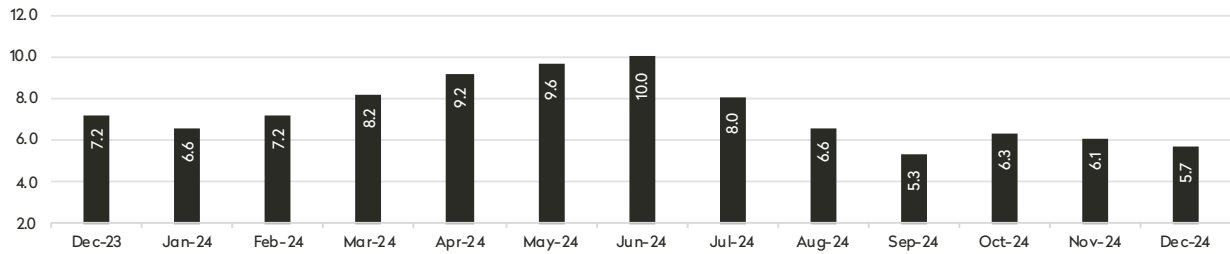
DECEMBER 2024
MANHATTAN
INVENTORY
REPORT



BHSID 23023611



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2024		NOVEMBER 2024		DECEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	29	5.0	31	5.3	32	4.7
1-Bedroom	76	3.6	89	4.1	87	5.9
2-Bedroom	119	6.0	121	6.0	112	6.2
3+Bedroom	202	10.4	226	11.4	211	11.4
All	426	6.5	467	6.9	442	7.6

COOPERATIVES

	DECEMBER 2024		NOVEMBER 2024		DECEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	87	4.3	86	4.5	90	5.0
1-Bedroom	253	5.2	281	5.6	263	5.3
2-Bedroom	225	5.2	261	5.6	306	6.7
3+Bedroom	261	6.6	305	6.9	401	11.0
All	826	5.4	933	5.8	1,060	7.1

Inv

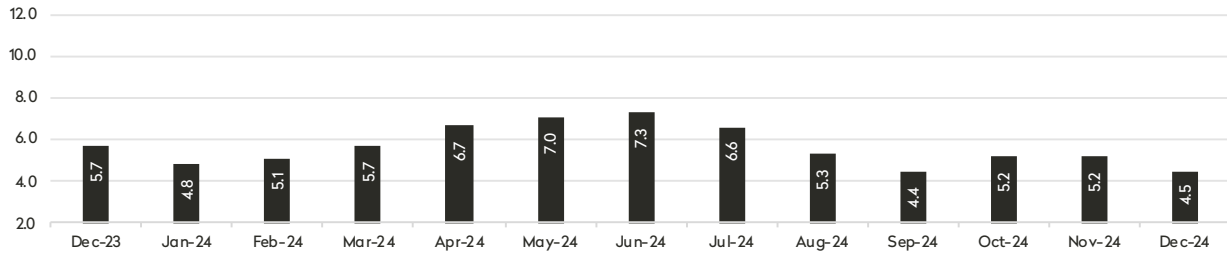
DECEMBER 2024
MANHATTAN
INVENTORY
REPORT



BHSID 23209927



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2024		NOVEMBER 2024		DECEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	13	2.0	24	3.9	23	4.3
1-Bedroom	81	2.6	96	3.0	110	5.4
2-Bedroom	127	5.6	134	6.0	139	6.6
3+Bedroom	213	10.2	241	11.2	232	12.0
All	434	5.3	495	6.1	504	7.6

COOPERATIVES

	DECEMBER 2024		NOVEMBER 2024		DECEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	52	3.6	69	5.0	46	2.6
1-Bedroom	143	3.6	158	3.8	169	4.3
2-Bedroom	114	3.4	141	4.3	159	4.7
3+Bedroom	135	5.7	147	6.1	162	6.6
All	444	4.0	515	4.6	536	4.6

Inv

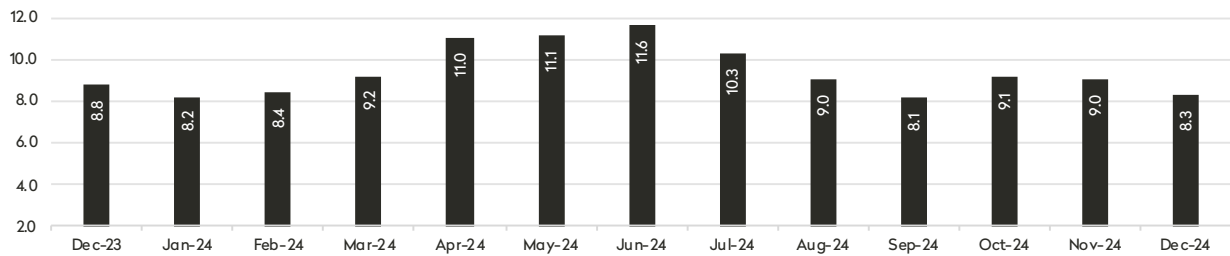
DECEMBER 2024
MANHATTAN
INVENTORY
REPORT



BHSID 23203177



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2024		NOVEMBER 2024		DECEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	6.2	30	8.2	26	5.0
1-Bedroom	118	7.5	128	8.7	107	6.3
2-Bedroom	162	11.7	168	13.3	178	13.5
3+Bedroom	115	17.7	130	18.1	122	24.4
All	423	10.4	456	11.9	433	10.7

COOPERATIVES

	DECEMBER 2024		NOVEMBER 2024		DECEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	113	5.3	122	5.4	103	5.9
1-Bedroom	202	6.8	208	6.6	204	6.8
2-Bedroom	139	7.1	155	8.2	162	8.4
3+Bedroom	91	17.6	105	19.7	111	15.1
All	545	7.2	590	7.5	580	7.8

Inv

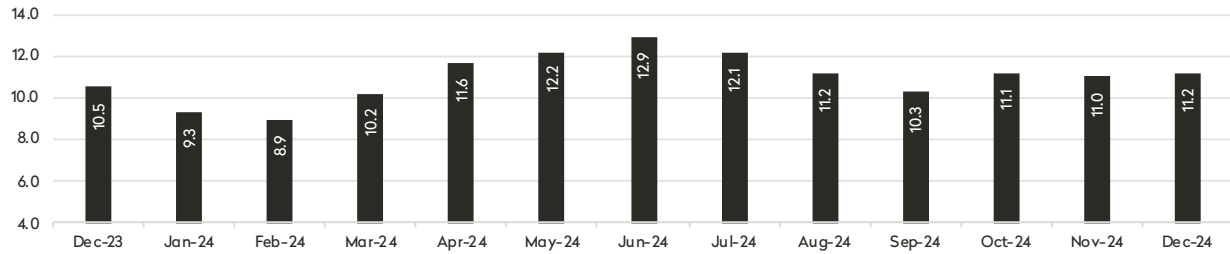
DECEMBER 2024
MANHATTAN
INVENTORY
REPORT



BHSID 23209715



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2024		NOVEMBER 2024		DECEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	43	12.3	44	12.6	48	10.3
1-Bedroom	140	8.8	144	8.2	130	8.7
2-Bedroom	147	13.8	165	14.1	168	15.5
3+Bedroom	131	18.3	133	17.7	128	13.0
All	461	12.4	486	12.0	474	11.8

COOPERATIVES

	DECEMBER 2024		NOVEMBER 2024		DECEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	5.8	20	4.6	24	5.8
1-Bedroom	60	8.6	60	8.8	46	5.8
2-Bedroom	27	8.1	33	9.0	28	7.0
3+Bedroom	28	14.0	29	15.8	25	50.0
All	139	8.4	142	8.5	123	7.4

Inv

DECEMBER 2024

MANHATTAN

INVENTORY

REPORT

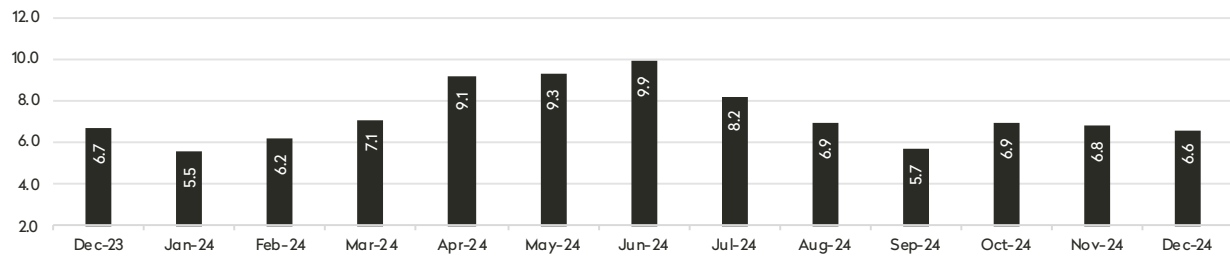
34th Street to 14th Street



BHSID 23255453



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2024		NOVEMBER 2024		DECEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	4.1	27	4.5	19	3.8
1-Bedroom	130	6.0	148	6.5	92	3.5
2-Bedroom	181	6.0	197	6.2	159	6.5
3+Bedroom	162	10.8	173	11.7	167	15.0
LOFT	24	20.6	23	17.3	29	11.6
All	518	7.1	568	7.4	466	6.7

COOPERATIVES

	DECEMBER 2024		NOVEMBER 2024		DECEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	96	7.0	100	6.9	67	5.0
1-Bedroom	140	4.9	154	5.1	152	5.9
2-Bedroom	62	7.0	64	6.5	69	8.3
3+Bedroom	22	5.5	27	6.5	29	12.4
LOFT	27	9.5	34	11.3	34	10.2
All	347	6.0	379	6.1	351	6.6

Inv

**DECEMBER 2024
MANHATTAN
INVENTORY
REPORT**

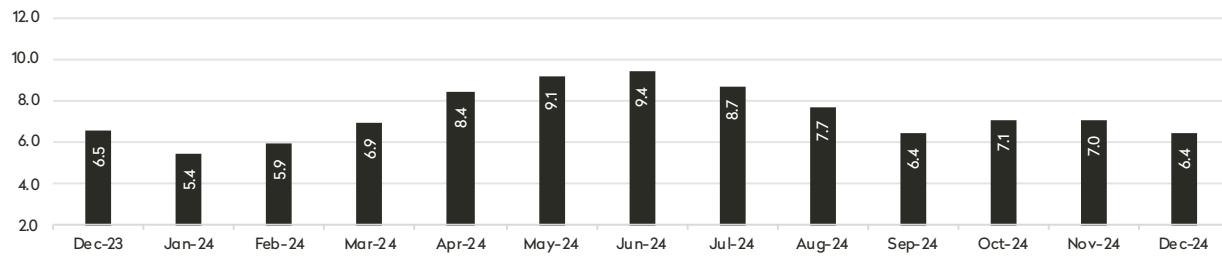
South of 14th Street



BHSID 23238740



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2024		NOVEMBER 2024		DECEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	75	8.5	88	10.4	74	6.9
1-Bedroom	174	5.4	217	6.0	208	5.8
2-Bedroom	236	7.1	257	7.3	243	6.7
3+Bedroom	224	10.7	254	11.7	257	12.3
LOFT	76	9.5	85	10.9	81	8.2
All	785	7.6	901	8.3	863	7.6

COOPERATIVES

	DECEMBER 2024		NOVEMBER 2024		DECEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	82	6.0	91	5.9	67	4.8
1-Bedroom	150	3.8	172	4.4	169	4.3
2-Bedroom	104	4.7	116	4.9	123	5.1
3+Bedroom	77	8.7	92	9.9	77	7.8
LOFT	60	7.1	67	8.2	49	6.8
All	473	5.1	538	5.6	485	5.2

Inv

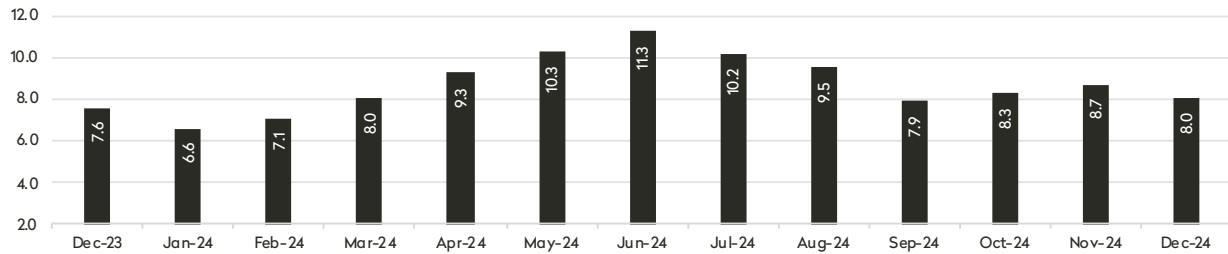
DECEMBER 2024
MANHATTAN
INVENTORY
REPORT



BHSID 22902652



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2024		NOVEMBER 2024		DECEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	11	11.0	12	9.0	11	4.1
1-Bedroom	87	7.4	89	8.1	66	5.8
2-Bedroom	110	7.9	122	9.3	104	9.3
3+Bedroom	71	14.7	69	14.3	60	12.4
All	279	8.8	292	9.6	241	8.0

COOPERATIVES

	DECEMBER 2024		NOVEMBER 2024		DECEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	7	2.2	9	2.8	16	6.9
1-Bedroom	87	6.5	88	6.9	82	6.3
2-Bedroom	114	9.6	131	9.4	110	8.8
3+Bedroom	43	7.2	60	10.0	42	5.9
All	251	7.3	288	8.0	250	7.1

Contact Us

DECEMBER 2024

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

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

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.

©2024 by Brown Harris Stevens. All Rights Reserved. This information JUNE not be copied, used or distributed without Brown Harris Stevens' consent. While information is believed true, no guaranty is made of accuracy.