

# Inv

JANUARY 2024  
MANHATTAN  
INVENTORY  
REPORT

MANHATTAN



**Brown Harris Stevens** THE Craft of Research

JANUARY 2024

# Highlights

Manhattan had a 6.2-month supply of apartments for sale at the beginning of January, **down 13%** from last month.

The months' supply was 7.4 months for condominiums, and 5.3 months for cooperatives.

While all neighborhoods posted a **decline** in months' supply, The West Side was the tightest at 4.8-months.

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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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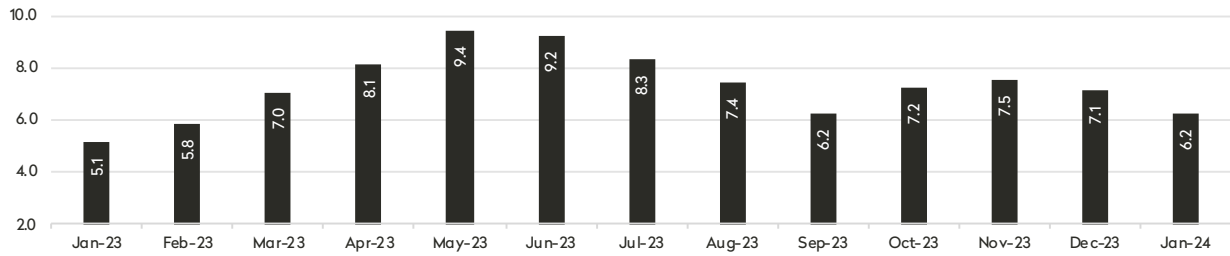


MANHATTAN

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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JANUARY 2024		DECEMBER 2023		JANUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	191	4.9	233	5.8	198	4.6
1-Bedroom	670	5.0	801	5.7	675	4.0
2-Bedroom	969	7.6	1,103	8.2	947	5.9
3+Bedroom	1,026	12.2	1,177	13.2	976	9.3
Loft	97	8.8	111	8.9	80	6.0
All	2,953	7.4	3,425	8.2	2,876	5.8

COOPERATIVES

	JANUARY 2024		DECEMBER 2023		JANUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	340	4.3	412	4.7	374	3.5
1-Bedroom	838	4.2	1,089	5.3	955	4.1
2-Bedroom	788	5.5	962	6.5	774	4.7
3+Bedroom	701	8.3	851	9.6	637	6.6
Loft	84	7.4	93	8.5	85	6.3
All	2,751	5.3	3,407	6.3	2,825	4.6

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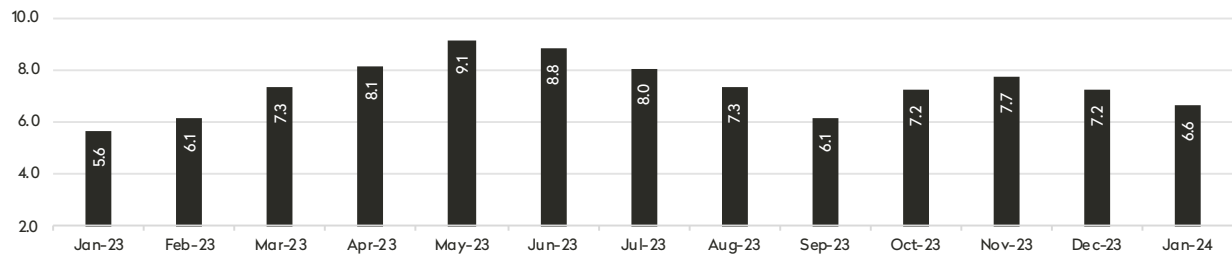


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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JANUARY 2024		DECEMBER 2023		JANUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	2.8	32	4.7	14	2.2
1-Bedroom	75	5.2	87	5.9	61	3.5
2-Bedroom	111	6.9	112	6.2	109	5.7
3+Bedroom	186	11.3	211	11.4	175	8.1
All	393	7.2	442	7.6	359	5.5

COOPERATIVES

	JANUARY 2024		DECEMBER 2023		JANUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	70	4.4	90	5.0	74	3.8
1-Bedroom	211	4.8	263	5.3	272	5.3
2-Bedroom	250	6.0	306	6.7	256	5.1
3+Bedroom	330	9.9	401	11.0	306	7.4
All	861	6.4	1,060	7.1	908	5.6

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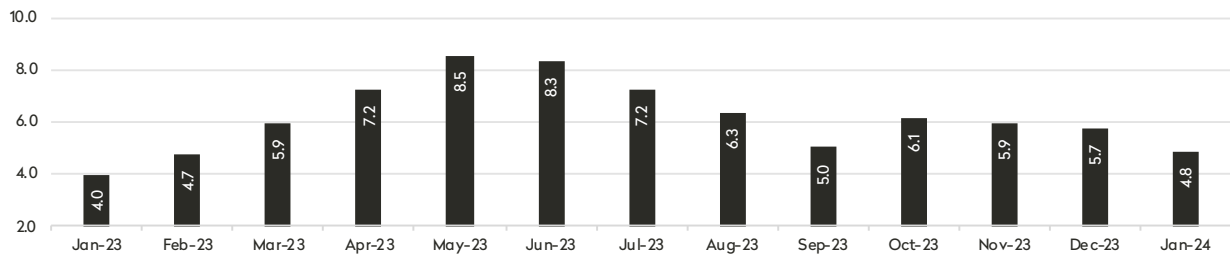
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**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	JANUARY 2024		DECEMBER 2023		JANUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	20	3.9	23	4.3	21	4.7
1-Bedroom	86	4.5	110	5.4	79	2.8
2-Bedroom	112	5.3	139	6.6	118	5.2
3+Bedroom	200	11.9	232	12.0	191	8.0
All	418	6.7	504	7.6	409	5.2

**COOPERATIVES**

	JANUARY 2024		DECEMBER 2023		JANUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	34	2.1	46	2.6	54	3.0
1-Bedroom	122	3.1	169	4.3	123	2.8
2-Bedroom	122	3.8	159	4.7	116	3.2
3+Bedroom	129	5.9	162	6.6	106	4.4
All	407	3.7	536	4.6	399	3.3



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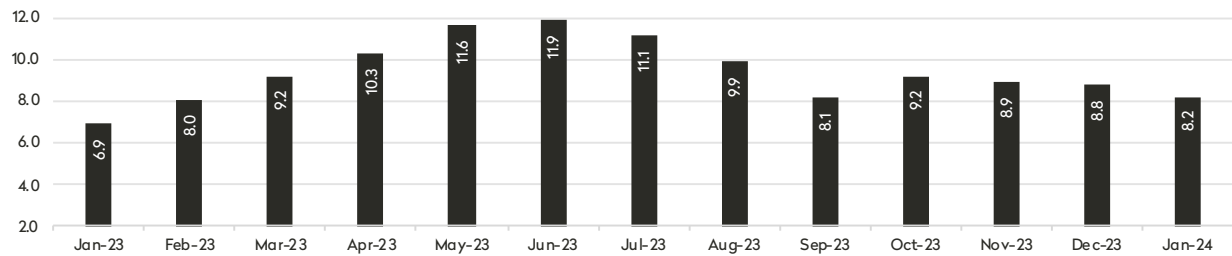
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JANUARY 2024		DECEMBER 2023		JANUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	22	4.6	26	5.0	20	3.5
1-Bedroom	91	5.7	107	6.3	85	4.0
2-Bedroom	165	13.6	178	13.5	140	10.9
3+Bedroom	110	19.4	122	24.4	95	18.4
All	388	10.0	433	10.7	340	7.5

COOPERATIVES

	JANUARY 2024		DECEMBER 2023		JANUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	92	5.6	103	5.9	97	4.4
1-Bedroom	164	5.8	204	6.8	187	5.6
2-Bedroom	142	8.5	162	8.4	135	9.2
3+Bedroom	91	12.7	111	15.1	72	12.3
All	489	7.1	580	7.8	491	6.5

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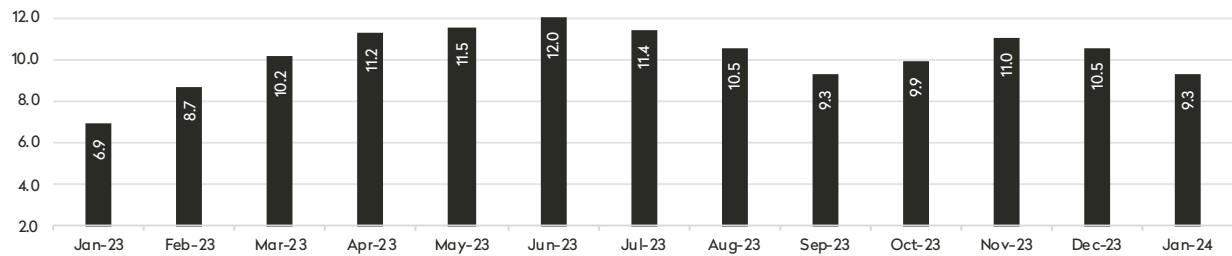
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MANHATTAN  
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JANUARY 2024		DECEMBER 2023		JANUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	40	9.6	48	10.3	34	4.4
1-Bedroom	119	7.4	130	8.7	100	5.5
2-Bedroom	154	13.6	168	15.5	135	7.6
3+Bedroom	116	11.6	128	13.0	99	11.9
All	429	10.3	474	11.8	368	7.1

COOPERATIVES

	JANUARY 2024		DECEMBER 2023		JANUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	20	5.0	24	5.8	14	3.7
1-Bedroom	38	5.2	46	5.8	44	5.7
2-Bedroom	27	7.0	28	7.0	24	11.1
3+Bedroom	22	33.0	25	50.0	9	10.8
All	107	6.8	123	7.4	91	6.3

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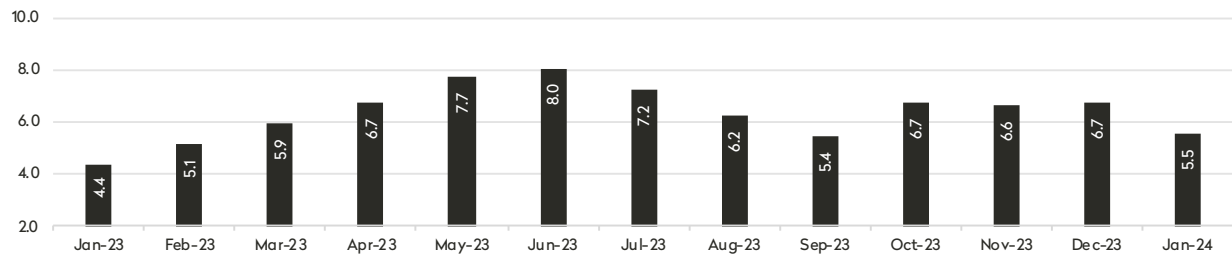
34th Street to 14th Street



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**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	JANUARY 2024		DECEMBER 2023		JANUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	22	4.7	19	3.8	17	3.1
1-Bedroom	67	2.4	92	3.5	110	3.1
2-Bedroom	139	5.6	159	6.5	152	4.7
3+Bedroom	141	12.8	167	15.0	150	11.1
Loft	21	11.5	29	11.6	24	9.6
All	390	5.6	466	6.7	453	5.1

**COOPERATIVES**

	JANUARY 2024		DECEMBER 2023		JANUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	52	4.5	67	5.0	52	2.7
1-Bedroom	106	4.6	152	5.9	114	3.3
2-Bedroom	55	7.5	69	8.3	45	3.7
3+Bedroom	23	7.3	29	12.4	29	7.0
Loft	30	9.5	34	10.2	31	10.3
All	266	5.5	351	6.6	271	3.7

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South of 14th Street



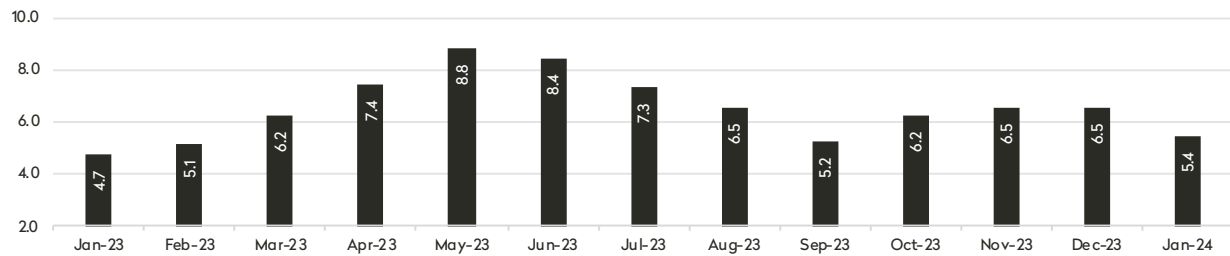
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**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	JANUARY 2024		DECEMBER 2023		JANUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	54	5.1	74	6.9	72	6.4
1-Bedroom	181	5.9	208	5.8	170	4.3
2-Bedroom	199	6.2	243	6.7	205	5.1
3+Bedroom	226	11.7	257	12.3	213	8.8
Loft	70	7.8	81	8.2	53	5.1
All	730	7.2	863	7.6	713	5.7

**COOPERATIVES**

	JANUARY 2024		DECEMBER 2023		JANUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	60	4.4	67	4.8	76	3.6
1-Bedroom	128	2.9	169	4.3	150	3.0
2-Bedroom	95	3.4	123	5.1	99	3.4
3+Bedroom	65	5.9	77	7.8	67	5.8
Loft	46	6.0	49	6.8	46	4.8
All	394	3.8	485	5.2	438	3.6



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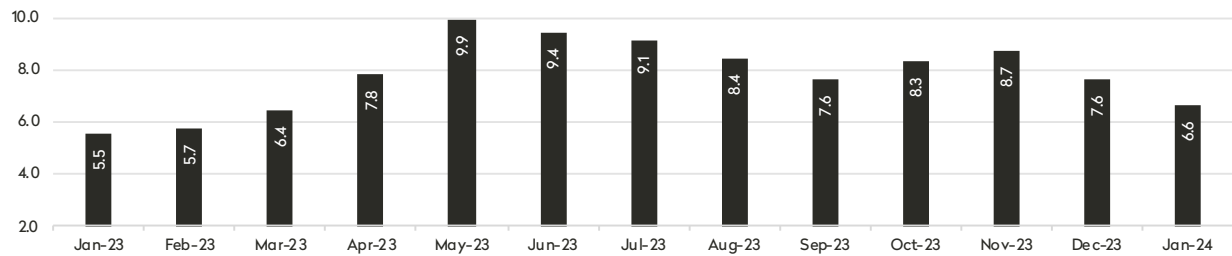
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**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	JANUARY 2024		DECEMBER 2023		JANUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	12	4.8	11	4.1	21	9.0
1-Bedroom	50	4.5	66	5.8	70	6.6
2-Bedroom	89	8.6	104	9.3	89	5.9
3+Bedroom	52	10.8	60	12.4	54	6.6
All	203	7.1	241	8.0	234	6.4

**COOPERATIVES**

	JANUARY 2024		DECEMBER 2023		JANUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	13	6.5	16	6.9	7	2.6
1-Bedroom	66	5.5	82	6.3	70	4.6
2-Bedroom	91	6.9	110	8.8	102	4.8
3+Bedroom	40	5.7	42	5.9	48	5.6
All	210	6.1	250	7.1	227	4.8

# Contact Us

**JANUARY 2024**

Manhattan Inventory Report

**East Side**

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**Flatiron**

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**Union Square**

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**Midtown**

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