

Inv

JANUARY 2025
MANHATTAN
INVENTORY
REPORT

MANHATTAN



Brown Harris Stevens THE Craft OF Research

JANUARY 2025

Highlights

At the beginning of January, Manhattan had a supply of 5.6 months of apartments for sale.

The months' supply of apartments dropped **12%** for condos, and **16%** for co-ops from December.

While all neighborhoods posted a decline in months' supply, the West Side was the tightest at 3.9-months.

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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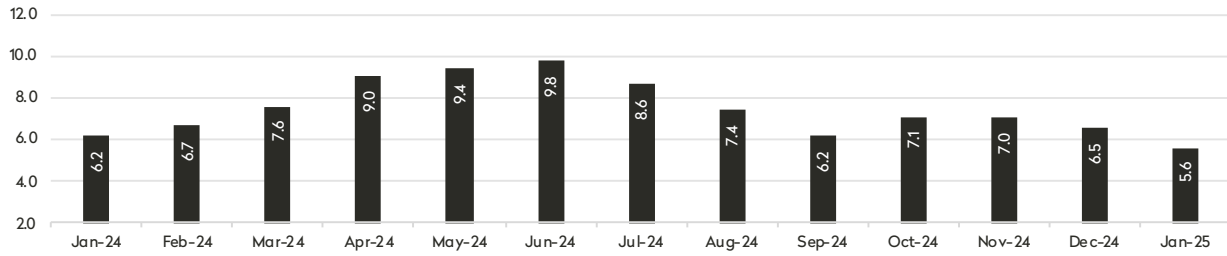


MANHATTAN

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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

| | JANUARY 2025 | | DECEMBER 2024 | | JANUARY 2024 | |
|-----------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 194 | 5.3 | 220 | 6.2 | 191 | 4.9 |
| 1-Bedroom | 711 | 4.9 | 805 | 5.4 | 670 | 5.0 |
| 2-Bedroom | 902 | 6.4 | 1,082 | 7.5 | 969 | 7.6 |
| 3+Bedroom | 963 | 10.5 | 1,116 | 12.0 | 1,026 | 12.2 |
| LOFT | 80 | 8.3 | 103 | 9.7 | 97 | 8.8 |
| All | 2,850 | 6.7 | 3,326 | 7.7 | 2,953 | 7.4 |

COOPERATIVES

| | JANUARY 2025 | | DECEMBER 2024 | | JANUARY 2024 | |
|-----------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 394 | 4.4 | 461 | 5.1 | 340 | 4.3 |
| 1-Bedroom | 827 | 4.1 | 1,033 | 5.0 | 838 | 4.2 |
| 2-Bedroom | 625 | 4.6 | 785 | 5.5 | 788 | 5.5 |
| 3+Bedroom | 524 | 6.2 | 652 | 7.3 | 701 | 8.3 |
| LOFT | 81 | 6.8 | 94 | 7.9 | 84 | 7.4 |
| All | 2,451 | 4.7 | 3,025 | 5.6 | 2,751 | 5.3 |

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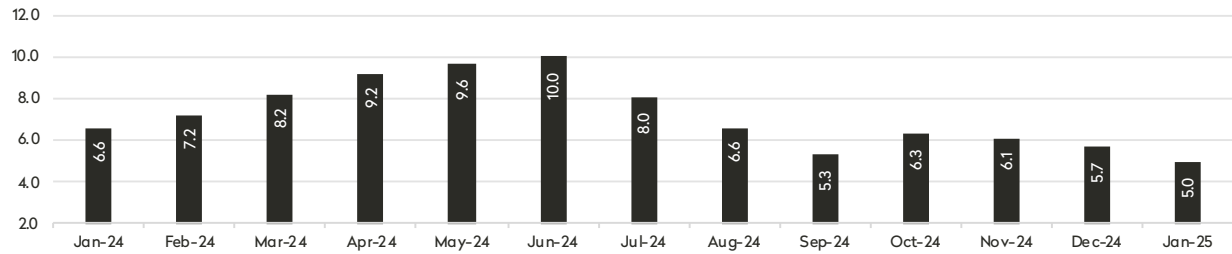


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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

| | JANUARY 2025 | | DECEMBER 2024 | | JANUARY 2024 | |
|-----------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 24 | 4.2 | 29 | 5.0 | 21 | 2.8 |
| 1-Bedroom | 66 | 3.6 | 76 | 3.6 | 75 | 5.2 |
| 2-Bedroom | 101 | 5.4 | 119 | 6.0 | 111 | 6.9 |
| 3+Bedroom | 163 | 8.5 | 202 | 10.4 | 186 | 11.3 |
| All | 354 | 5.7 | 426 | 6.5 | 393 | 7.2 |

COOPERATIVES

| | JANUARY 2025 | | DECEMBER 2024 | | JANUARY 2024 | |
|-----------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 72 | 3.9 | 87 | 4.3 | 70 | 4.4 |
| 1-Bedroom | 204 | 4.2 | 253 | 5.2 | 211 | 4.8 |
| 2-Bedroom | 182 | 4.2 | 225 | 5.2 | 250 | 6.0 |
| 3+Bedroom | 222 | 6.1 | 261 | 6.6 | 330 | 9.9 |
| All | 680 | 4.6 | 826 | 5.4 | 861 | 6.4 |

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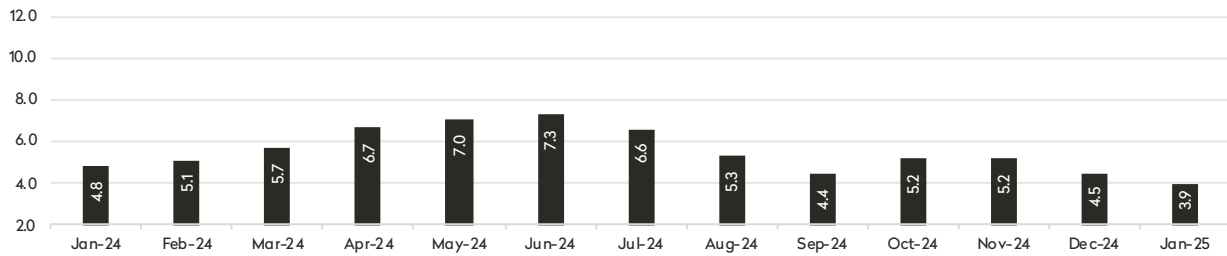


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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

| | JANUARY 2025 | | DECEMBER 2024 | | JANUARY 2024 | |
|-----------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 19 | 2.9 | 13 | 2.0 | 20 | 3.9 |
| 1-Bedroom | 70 | 2.5 | 81 | 2.6 | 86 | 4.5 |
| 2-Bedroom | 104 | 5.4 | 127 | 5.6 | 112 | 5.3 |
| 3+Bedroom | 184 | 9.7 | 213 | 10.2 | 200 | 11.9 |
| All | 377 | 5.2 | 434 | 5.3 | 418 | 6.7 |

COOPERATIVES

| | JANUARY 2025 | | DECEMBER 2024 | | JANUARY 2024 | |
|-----------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 43 | 2.9 | 52 | 3.6 | 34 | 2.1 |
| 1-Bedroom | 105 | 2.7 | 143 | 3.6 | 122 | 3.1 |
| 2-Bedroom | 94 | 2.9 | 114 | 3.4 | 122 | 3.8 |
| 3+Bedroom | 98 | 4.4 | 135 | 5.7 | 129 | 5.9 |
| All | 340 | 3.1 | 444 | 4.0 | 407 | 3.7 |

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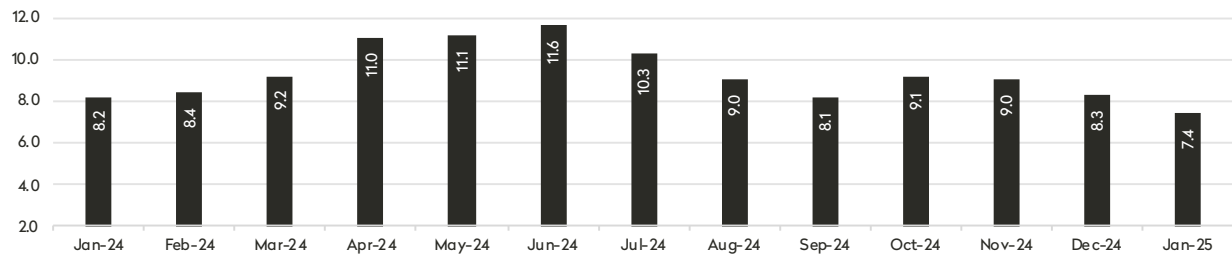
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

| | JANUARY 2025 | | DECEMBER 2024 | | JANUARY 2024 | |
|-----------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 26 | 4.9 | 28 | 6.2 | 22 | 4.6 |
| 1-Bedroom | 110 | 6.4 | 118 | 7.5 | 91 | 5.7 |
| 2-Bedroom | 142 | 9.2 | 162 | 11.7 | 165 | 13.6 |
| 3+Bedroom | 105 | 21.7 | 115 | 17.7 | 110 | 19.4 |
| All | 383 | 8.9 | 423 | 10.4 | 388 | 10.0 |

COOPERATIVES

| | JANUARY 2025 | | DECEMBER 2024 | | JANUARY 2024 | |
|-----------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 97 | 4.5 | 113 | 5.3 | 92 | 5.6 |
| 1-Bedroom | 170 | 6.3 | 202 | 6.8 | 164 | 5.8 |
| 2-Bedroom | 109 | 6.7 | 139 | 7.1 | 142 | 8.5 |
| 3+Bedroom | 72 | 14.9 | 91 | 17.6 | 91 | 12.7 |
| All | 448 | 6.4 | 545 | 7.2 | 489 | 7.1 |

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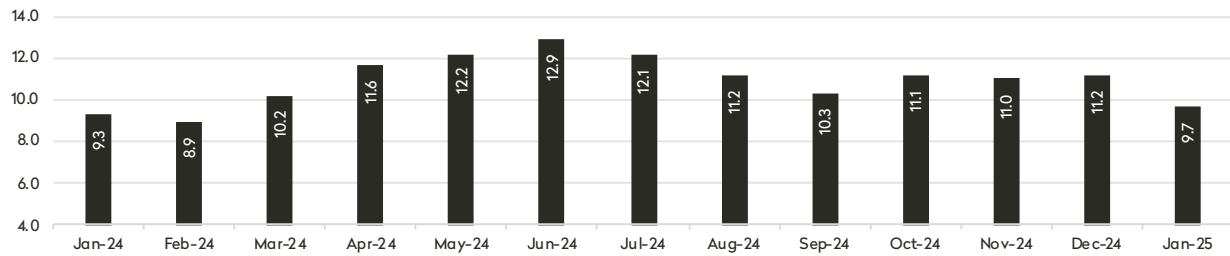
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REPORT



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

| | JANUARY 2025 | | DECEMBER 2024 | | JANUARY 2024 | |
|-----------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 41 | 10.7 | 43 | 12.3 | 40 | 9.6 |
| 1-Bedroom | 130 | 8.5 | 140 | 8.8 | 119 | 7.4 |
| 2-Bedroom | 132 | 11.5 | 147 | 13.8 | 154 | 13.6 |
| 3+Bedroom | 119 | 17.0 | 131 | 18.3 | 116 | 11.6 |
| All | 422 | 11.2 | 461 | 12.4 | 429 | 10.3 |

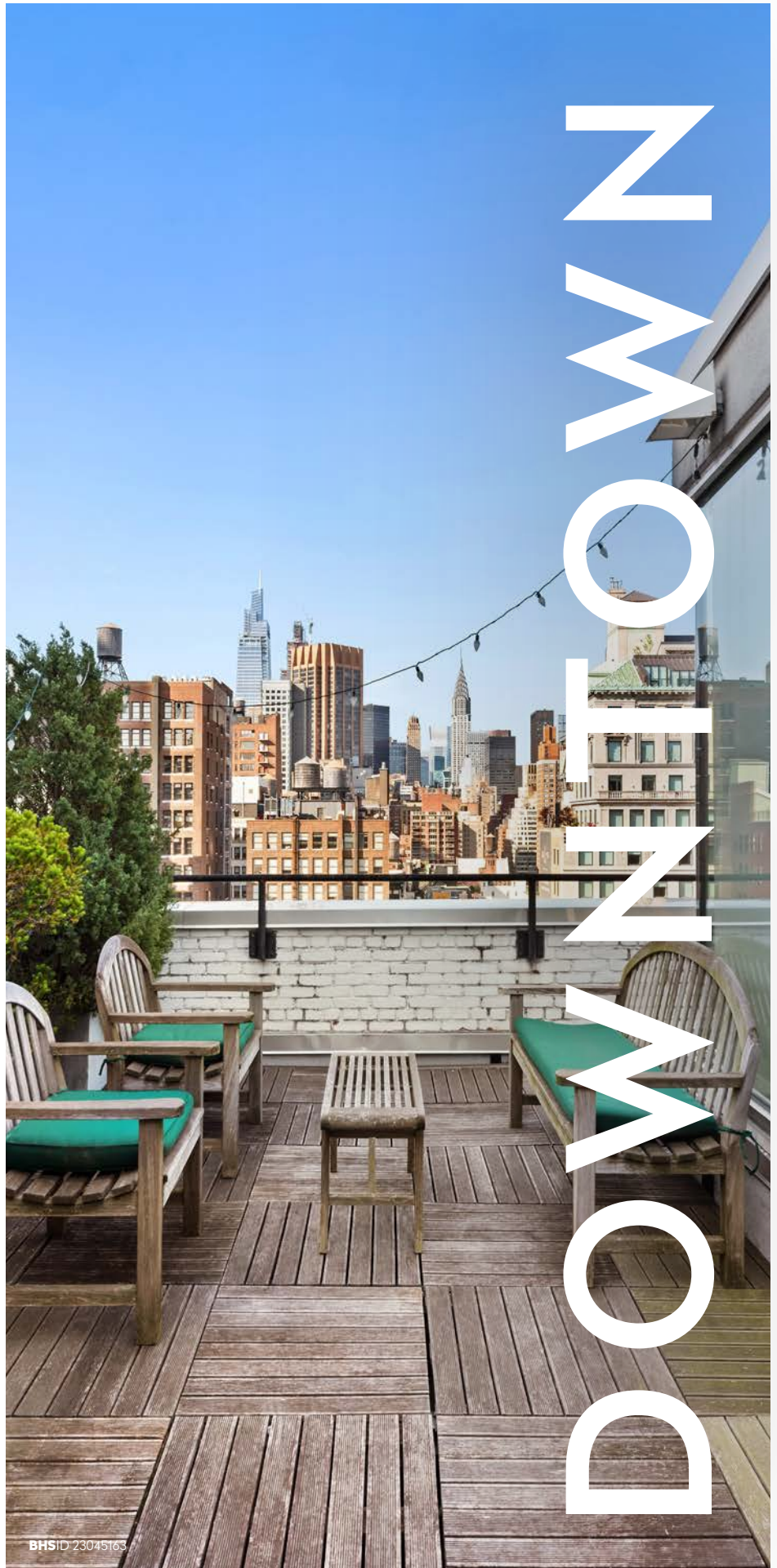
COOPERATIVES

| | JANUARY 2025 | | DECEMBER 2024 | | JANUARY 2024 | |
|-----------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 21 | 4.5 | 24 | 5.8 | 20 | 5.0 |
| 1-Bedroom | 43 | 5.6 | 60 | 8.6 | 38 | 5.2 |
| 2-Bedroom | 19 | 6.7 | 27 | 8.1 | 27 | 7.0 |
| 3+Bedroom | 23 | 15.3 | 28 | 14.0 | 22 | 33.0 |
| All | 106 | 6.4 | 139 | 8.4 | 107 | 6.8 |

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**JANUARY 2025
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34th Street to 14th Street

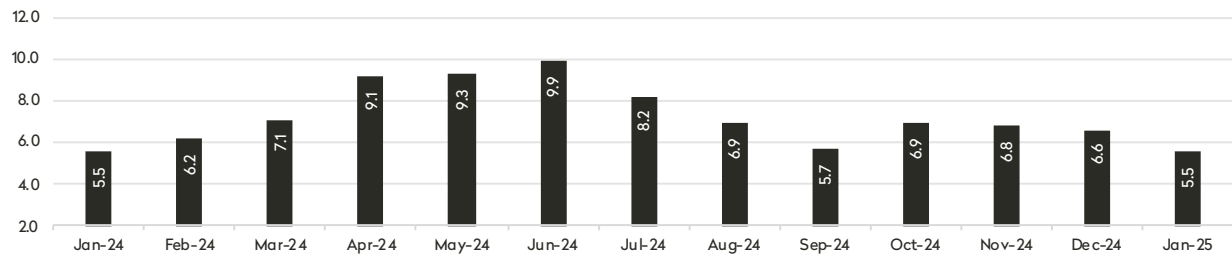


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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

| | JANUARY 2025 | | DECEMBER 2024 | | JANUARY 2024 | |
|-----------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 18 | 3.6 | 21 | 4.1 | 22 | 4.7 |
| 1-Bedroom | 109 | 5.1 | 130 | 6.0 | 67 | 2.4 |
| 2-Bedroom | 140 | 4.6 | 181 | 6.0 | 139 | 5.6 |
| 3+Bedroom | 140 | 8.5 | 162 | 10.8 | 141 | 12.8 |
| LOFT | 19 | 16.3 | 24 | 20.6 | 21 | 11.5 |
| All | 426 | 5.7 | 518 | 7.1 | 390 | 5.6 |

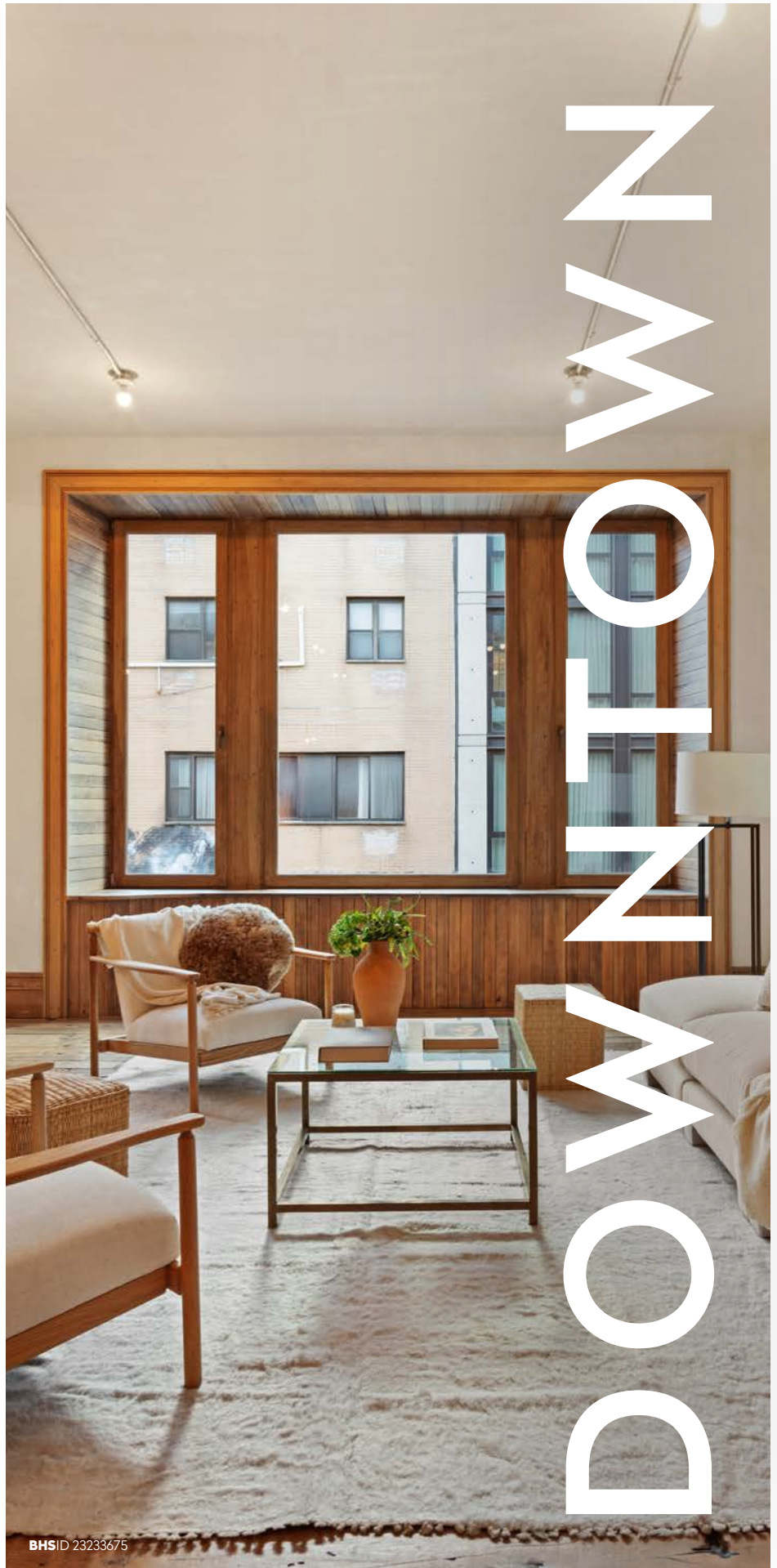
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| | JANUARY 2025 | | DECEMBER 2024 | | JANUARY 2024 | |
|-----------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 83 | 6.4 | 96 | 7.0 | 52 | 4.5 |
| 1-Bedroom | 111 | 4.2 | 140 | 4.9 | 106 | 4.6 |
| 2-Bedroom | 40 | 5.7 | 62 | 7.0 | 55 | 7.5 |
| 3+Bedroom | 15 | 3.8 | 22 | 5.5 | 23 | 7.3 |
| LOFT | 26 | 8.2 | 27 | 9.5 | 30 | 9.5 |
| All | 275 | 5.1 | 347 | 6.0 | 266 | 5.5 |

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South of 14th Street

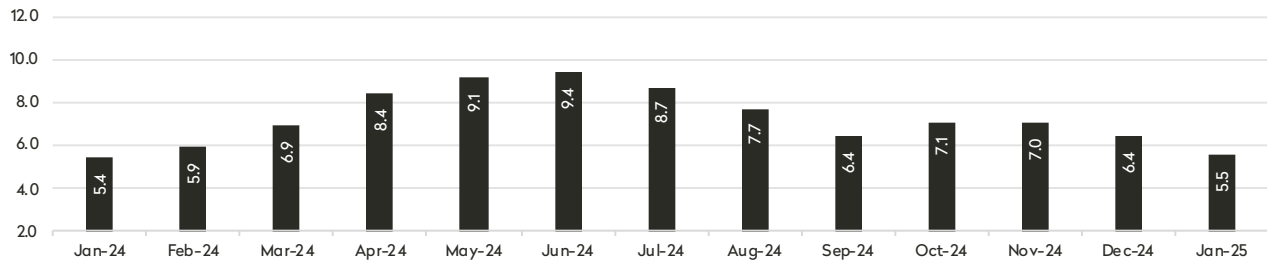


DOWN TOWN

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MONTHS' SUPPLY ALL APARTMENTS



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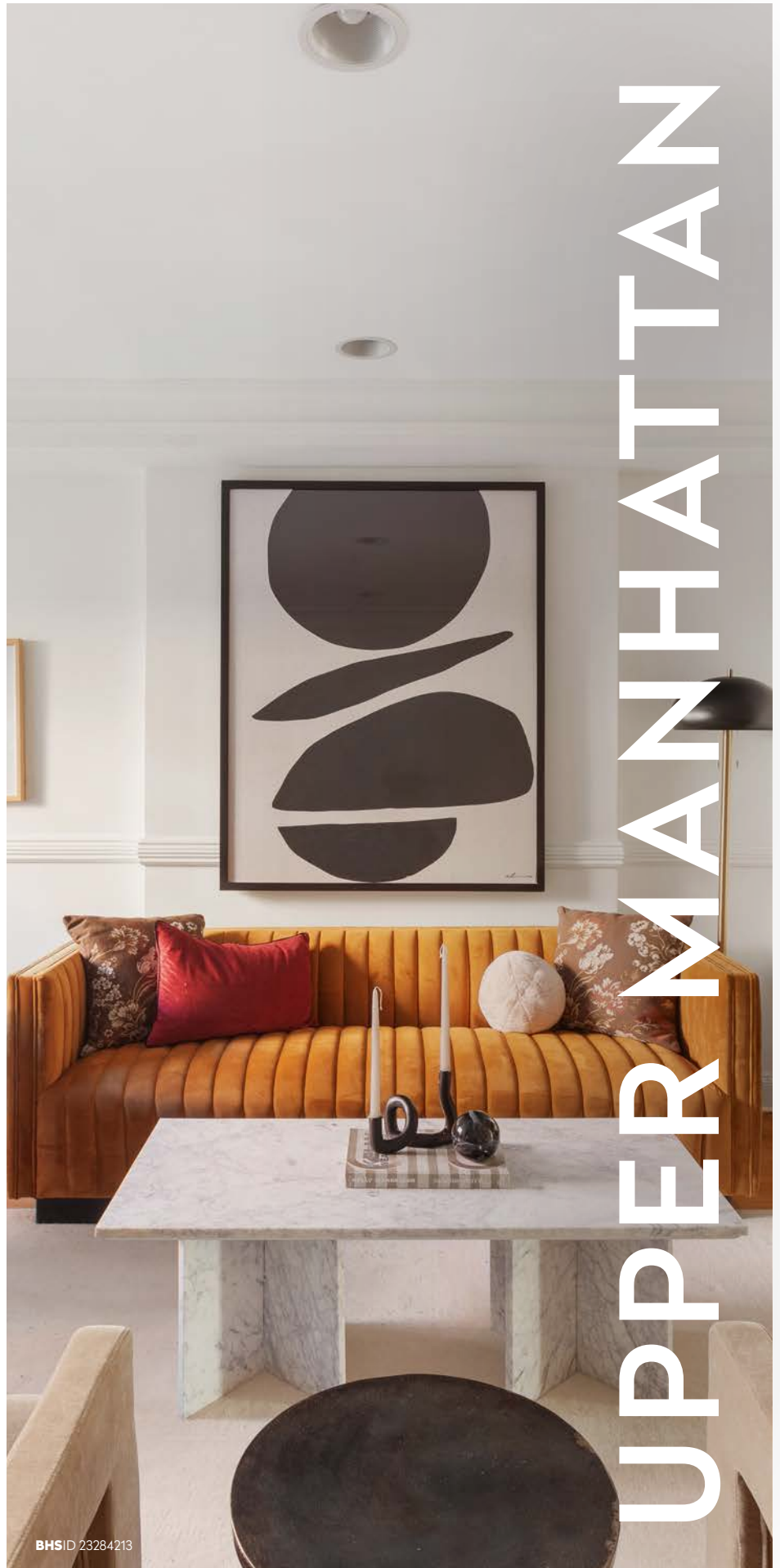
| | JANUARY 2025 | | DECEMBER 2024 | | JANUARY 2024 | |
|-----------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 57 | 6.7 | 75 | 8.5 | 54 | 5.1 |
| 1-Bedroom | 156 | 4.9 | 174 | 5.4 | 181 | 5.9 |
| 2-Bedroom | 194 | 6.2 | 236 | 7.1 | 199 | 6.2 |
| 3+Bedroom | 190 | 9.0 | 224 | 10.7 | 226 | 11.7 |
| LOFT | 60 | 8.6 | 76 | 9.5 | 70 | 7.8 |
| All | 657 | 6.6 | 785 | 7.6 | 730 | 7.2 |

COOPERATIVES

| | JANUARY 2025 | | DECEMBER 2024 | | JANUARY 2024 | |
|-----------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 72 | 5.2 | 82 | 6.0 | 60 | 4.4 |
| 1-Bedroom | 127 | 3.3 | 150 | 3.8 | 128 | 2.9 |
| 2-Bedroom | 79 | 3.6 | 104 | 4.7 | 95 | 3.4 |
| 3+Bedroom | 63 | 6.6 | 77 | 8.7 | 65 | 5.9 |
| LOFT | 51 | 6.0 | 60 | 7.1 | 46 | 6.0 |
| All | 392 | 4.3 | 473 | 5.1 | 394 | 3.8 |

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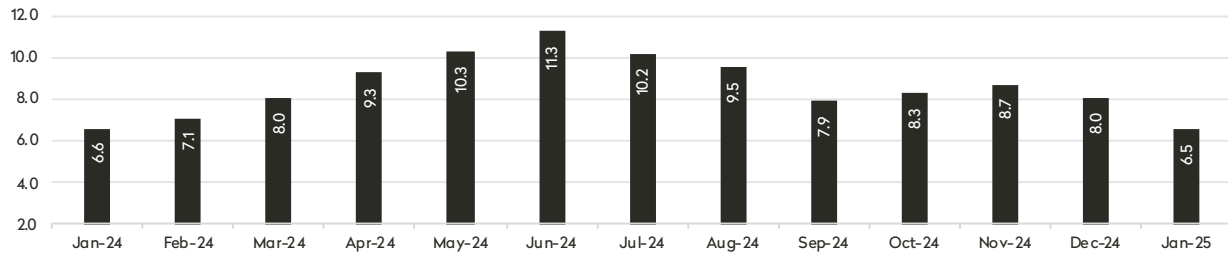
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

| | JANUARY 2025 | | DECEMBER 2024 | | JANUARY 2024 | |
|-----------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 9 | 6.0 | 11 | 11.0 | 12 | 4.8 |
| 1-Bedroom | 71 | 5.5 | 87 | 7.4 | 50 | 4.5 |
| 2-Bedroom | 89 | 6.4 | 110 | 7.9 | 89 | 8.6 |
| 3+Bedroom | 62 | 11.3 | 71 | 14.7 | 52 | 10.8 |
| All | 231 | 6.8 | 279 | 8.8 | 203 | 7.1 |

COOPERATIVES

| | JANUARY 2025 | | DECEMBER 2024 | | JANUARY 2024 | |
|-----------|--------------|----------------|---------------|----------------|--------------|----------------|
| | Listings | Months' Supply | Listings | Months' Supply | Listings | Months' Supply |
| Studio | 6 | 2.1 | 7 | 2.2 | 13 | 6.5 |
| 1-Bedroom | 68 | 5.4 | 87 | 6.5 | 66 | 5.5 |
| 2-Bedroom | 102 | 8.3 | 114 | 9.6 | 91 | 6.9 |
| 3+Bedroom | 34 | 5.2 | 43 | 7.2 | 40 | 5.7 |
| All | 210 | 6.1 | 251 | 7.3 | 210 | 6.1 |

Contact Us

JANUARY 2025

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.

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