

Inv

FEBRUARY 2024

MANHATTAN

INVENTORY

REPORT

MANHATTAN



Brown Harris Stevens THE Craft of Research

BHSID 22432440

FEBRUARY 2024

Highlights

The supply of apartments for sale in Manhattan rose for the first time since November to **6.7**-months.

The months' supply of apartments rose **9%** for condos, and 6% for co-ops from January.

The West Side was the tightest market, with a **5.1**-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.



Inv

FEBRUARY 2024

MANHATTAN

INVENTORY

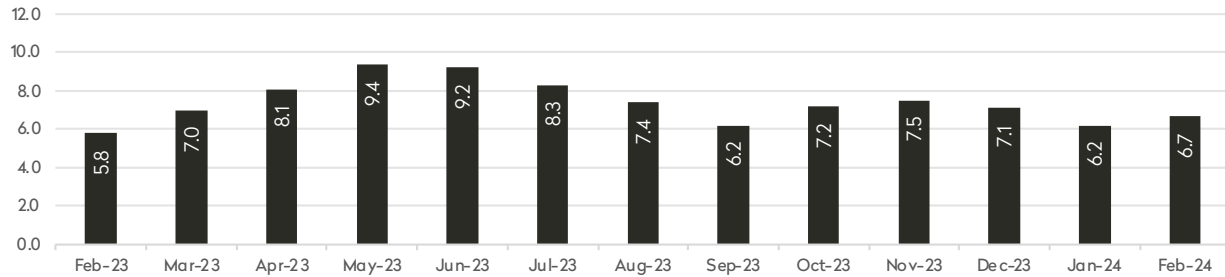
REPORT



BHSID 22876108



MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	FEBRUARY 2024		JANUARY 2024		FEBRUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	182	4.4	191	4.9	221	5.5
1-Bedroom	747	5.8	670	5.0	725	4.6
2-Bedroom	1,001	8.2	969	7.6	1,007	7.0
3+Bedroom	1,060	13.9	1,026	12.2	993	10.3
LOFT	92	8.1	97	8.8	78	7.0
All	3,082	8.1	2,953	7.4	3,024	6.7

COOPERATIVES

	FEBRUARY 2024		JANUARY 2024		FEBRUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	388	4.7	340	4.3	384	3.8
1-Bedroom	883	4.6	838	4.2	966	4.4
2-Bedroom	826	5.9	788	5.5	821	5.4
3+Bedroom	694	8.2	701	8.3	662	7.8
LOFT	78	7.4	84	7.4	96	7.1
All	2,869	5.6	2,751	5.3	2,929	5.1

Inv

FEBRUARY 2024

MANHATTAN

INVENTORY

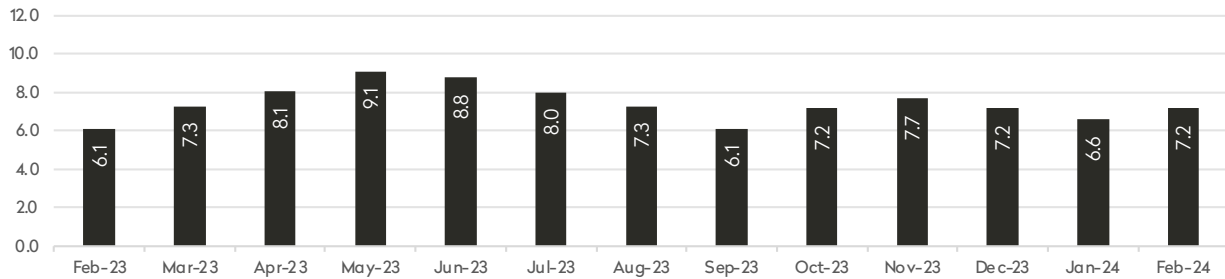
REPORT



BHSID 22886756



MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	FEBRUARY 2024		JANUARY 2024		FEBRUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	15	2.1	21	2.8	17	2.8
1-Bedroom	90	5.8	75	5.2	56	3.5
2-Bedroom	125	8.4	111	6.9	118	6.7
3+Bedroom	196	12.5	186	11.3	176	8.1
All	426	8.0	393	7.2	367	6.0

COOPERATIVES

	FEBRUARY 2024		JANUARY 2024		FEBRUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	83	4.9	70	4.4	75	3.8
1-Bedroom	233	5.8	211	4.8	257	5.2
2-Bedroom	277	6.7	250	6.0	294	6.3
3+Bedroom	338	9.4	330	9.9	313	8.3
All	931	6.9	861	6.4	939	6.1

Inv

FEBRUARY 2024

MANHATTAN

INVENTORY

REPORT

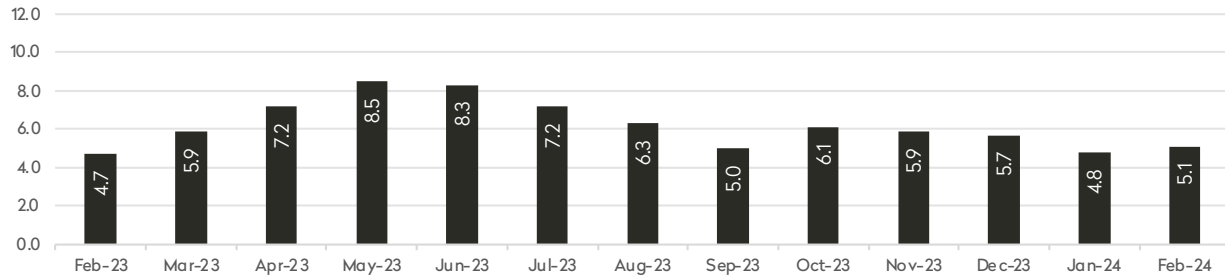


BHSID 22745767



BHSID 22888124

MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	FEBRUARY 2024		JANUARY 2024		FEBRUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	16	2.9	20	3.9	28	7.0
1-Bedroom	83	4.3	86	4.5	99	3.8
2-Bedroom	123	6.3	112	5.3	121	5.9
3+Bedroom	202	13.9	200	11.9	190	8.9
All	424	7.2	418	6.7	438	6.1

COOPERATIVES

	FEBRUARY 2024		JANUARY 2024		FEBRUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	47	2.8	34	2.1	57	3.4
1-Bedroom	122	3.2	122	3.1	127	3.1
2-Bedroom	130	4.1	122	3.8	121	3.7
3+Bedroom	120	5.8	129	5.9	119	5.7
All	419	3.9	407	3.7	424	3.8

Inv

FEBRUARY 2024

MANHATTAN

INVENTORY

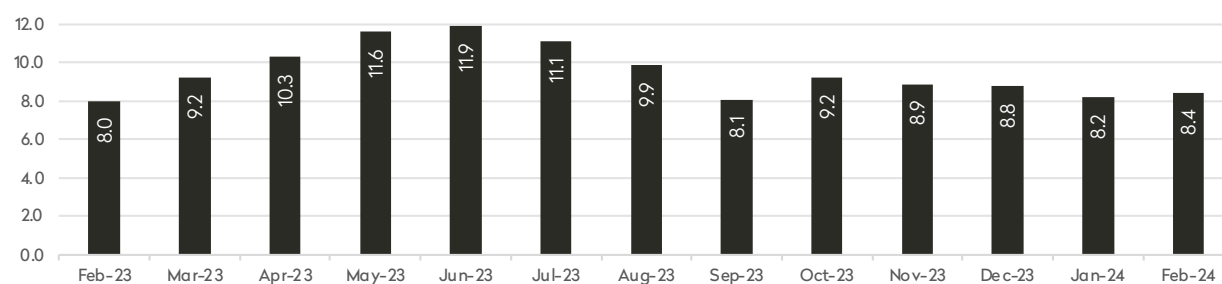
REPORT



BHSID 22743250



MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	FEBRUARY 2024		JANUARY 2024		FEBRUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	4.6	22	4.6	28	5.6
1-Bedroom	101	6.4	91	5.7	93	4.9
2-Bedroom	157	12.7	165	13.6	141	12.3
3+Bedroom	113	23.4	110	19.4	102	21.9
All	397	10.3	388	10.0	364	9.1

COOPERATIVES

	FEBRUARY 2024		JANUARY 2024		FEBRUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	97	5.6	92	5.6	94	4.3
1-Bedroom	169	6.0	164	5.8	206	6.9
2-Bedroom	146	9.2	142	8.5	139	10.3
3+Bedroom	87	12.4	91	12.7	84	16.8
All	499	7.3	489	7.1	523	7.4

Inv

FEBRUARY 2024

MANHATTAN

INVENTORY

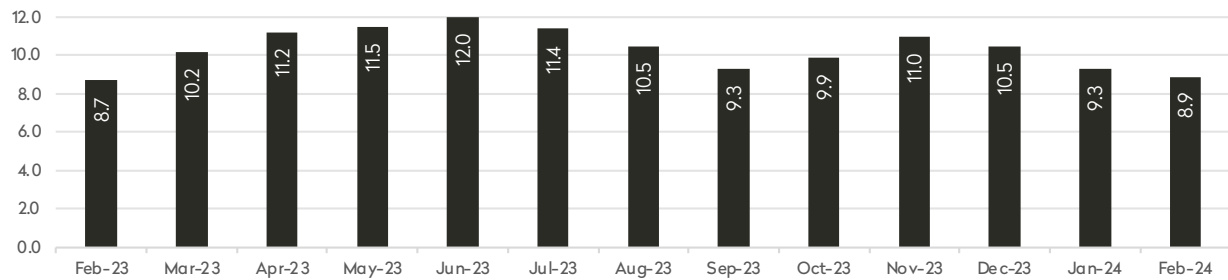
REPORT



BHSID 22806649



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2024		JANUARY 2024		FEBRUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	35	6.8	40	9.6	32	4.5
1-Bedroom	130	8.0	119	7.4	143	8.4
2-Bedroom	146	11.2	154	13.6	154	8.8
3+Bedroom	111	11.3	116	11.6	114	15.2
All	422	9.5	429	10.3	443	9.0

COOPERATIVES

	FEBRUARY 2024		JANUARY 2024		FEBRUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	5.5	20	5.0	20	5.5
1-Bedroom	43	6.0	38	5.2	47	6.7
2-Bedroom	26	6.5	27	7.0	22	9.4
3+Bedroom	21	42.0	22	33.0	11	22.0
All	114	7.1	107	6.8	100	7.4

Inv

FEBRUARY 2024

MANHATTAN

INVENTORY

REPORT

34th Street to 14th Street

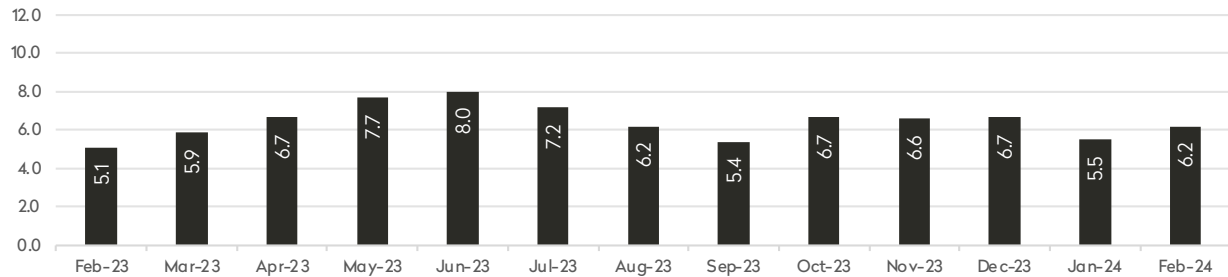


MANHATTAN

BHSID 22734102



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2024		JANUARY 2024		FEBRUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	4.5	22	4.7	18	3.2
1-Bedroom	84	3.5	67	2.4	97	2.9
2-Bedroom	146	6.0	139	5.6	169	5.8
3+Bedroom	151	14.9	141	12.8	150	12.7
LOFT	24	14.4	21	11.5	26	15.6
All	426	6.6	390	5.6	460	5.6

COOPERATIVES

	FEBRUARY 2024		JANUARY 2024		FEBRUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	58	5.4	52	4.5	61	3.8
1-Bedroom	109	4.7	106	4.6	114	3.6
2-Bedroom	52	7.3	55	7.5	52	4.7
3+Bedroom	21	8.4	23	7.3	30	12.0
LOFT	28	8.8	30	9.5	31	10.3
All	268	5.8	266	5.5	288	4.5

Inv

FEBRUARY 2024

MANHATTAN

INVENTORY

REPORT

South of 14th Street



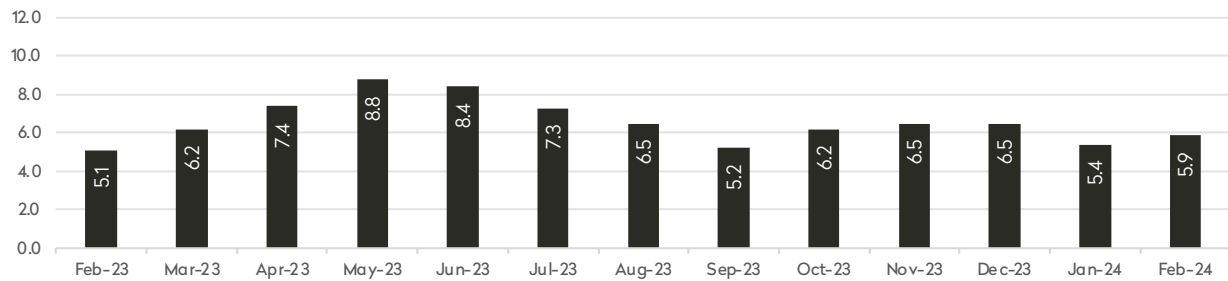
BHSID 22781038

FEBRUARY 2024 MANHATTAN INVENTORY REPORT DOWNTOWN

South of 14th St.



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2024		JANUARY 2024		FEBRUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	57	5.3	54	5.1	77	8.1
1-Bedroom	198	7.2	181	5.9	168	4.7
2-Bedroom	214	7.4	199	6.2	218	6.1
3+Bedroom	236	14.0	226	11.7	209	9.3
LOFT	63	6.8	70	7.8	50	5.5
All	768	8.2	730	7.2	722	6.4

COOPERATIVES

	FEBRUARY 2024		JANUARY 2024		FEBRUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	59	4.3	60	4.4	68	3.5
1-Bedroom	135	3.1	128	2.9	154	3.3
2-Bedroom	91	3.5	95	3.4	99	3.6
3+Bedroom	63	5.4	65	5.9	63	5.9
LOFT	47	6.4	46	6.0	56	5.7
All	395	3.8	394	3.8	440	3.9

Inv

FEBRUARY 2024

MANHATTAN

INVENTORY

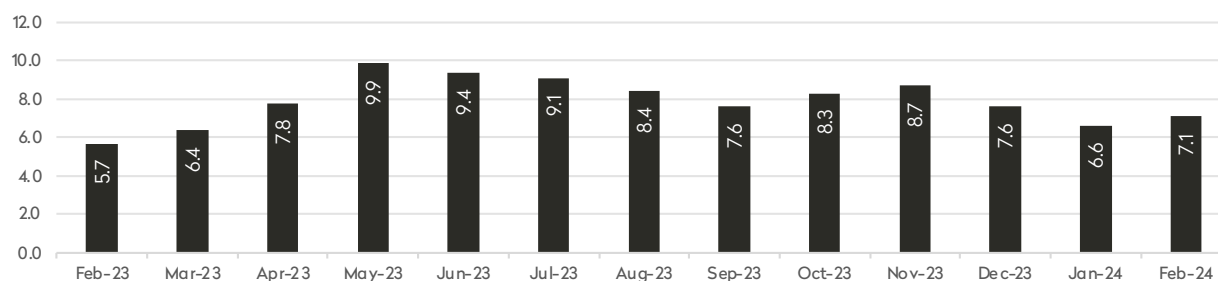
REPORT



BHSID 1055492412



MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	FEBRUARY 2024		JANUARY 2024		FEBRUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	12	4.8	12	4.8	21	9.0
1-Bedroom	60	5.8	50	4.5	69	7.0
2-Bedroom	90	9.3	89	8.6	87	6.7
3+Bedroom	55	11.4	52	10.8	53	7.6
All	217	7.9	203	7.1	230	7.2

COOPERATIVES

	FEBRUARY 2024		JANUARY 2024		FEBRUARY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	7.7	13	6.5	10	3.8
1-Bedroom	68	5.9	66	5.5	66	4.1
2-Bedroom	96	6.8	91	6.9	96	5.1
3+Bedroom	40	6.0	40	5.7	43	5.3
All	222	6.4	210	6.1	215	4.7

Contact Us

FEBRUARY 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

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.

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