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MANHATTAN

MARCH 2024

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INVENTORY

REPORT



Brown Harris Stevens THE Craft OF Research

MARCH 2024

Highlights

Manhattan had a **7.6**-month supply of apartments for sale in March, **9% higher** than a year ago.

The months' supply was **9.3** months for condominiums, and **6.3** months for cooperatives.

With a supply of **5.7** months 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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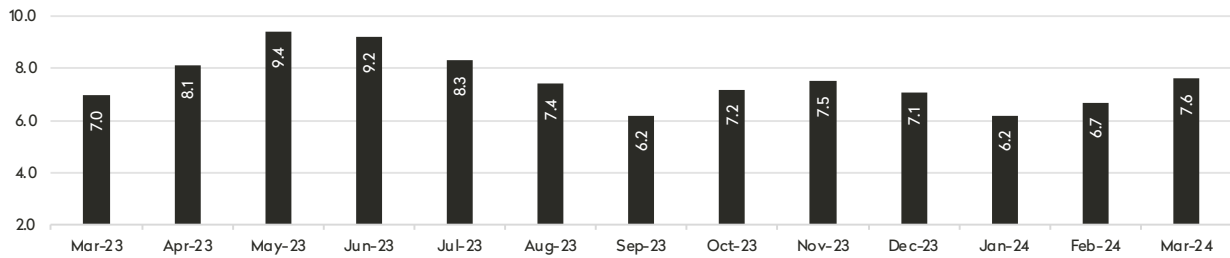
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REPORT



BHSID 22921487



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2024		FEBRUARY 2024		MARCH 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	192	5.3	182	4.4	198	5.4
1-Bedroom	788	7.0	747	5.8	750	5.5
2-Bedroom	1,034	9.1	1,001	8.2	1,009	10.2
3+Bedroom	1,072	15.7	1,060	13.9	1,013	9.8
LOFT	84	8.0	92	8.1	78	10.2
All	3,170	9.3	3,082	8.1	3,048	7.9

COOPERATIVES

	MARCH 2024		FEBRUARY 2024		MARCH 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	402	5.0	388	4.7	397	4.7
1-Bedroom	948	5.5	883	4.6	1,035	5.3
2-Bedroom	821	6.3	826	5.9	838	7.5
3+Bedroom	745	9.6	694	8.2	697	7.5
LOFT	79	8.6	78	7.4	91	9.0
All	2,995	6.3	2,869	5.6	3,058	6.2

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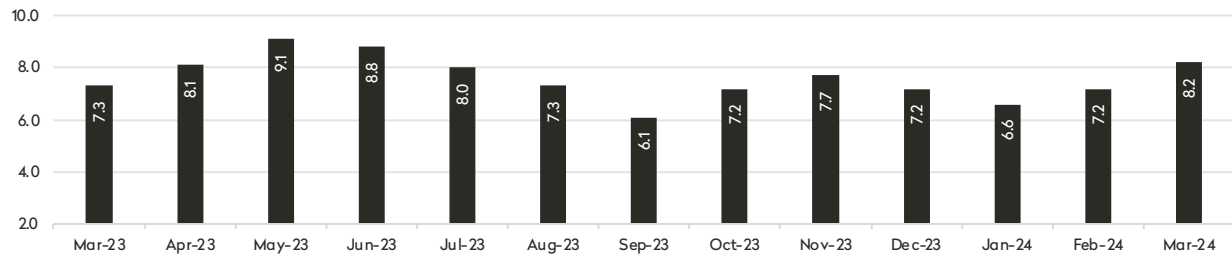


WESTSAY

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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2024		FEBRUARY 2024		MARCH 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	23	3.4	15	2.1	15	2.8
1-Bedroom	91	6.3	90	5.8	68	4.5
2-Bedroom	119	9.0	125	8.4	125	8.4
3+Bedroom	190	15.4	196	12.5	183	7.7
All	423	9.1	426	8.0	391	6.6

COOPERATIVES

	MARCH 2024		FEBRUARY 2024		MARCH 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	82	5.2	83	4.9	83	5.2
1-Bedroom	249	6.8	233	5.8	281	6.0
2-Bedroom	277	7.5	277	6.7	298	11.8
3+Bedroom	355	10.8	338	9.4	335	7.6
All	963	7.9	931	6.9	997	7.6

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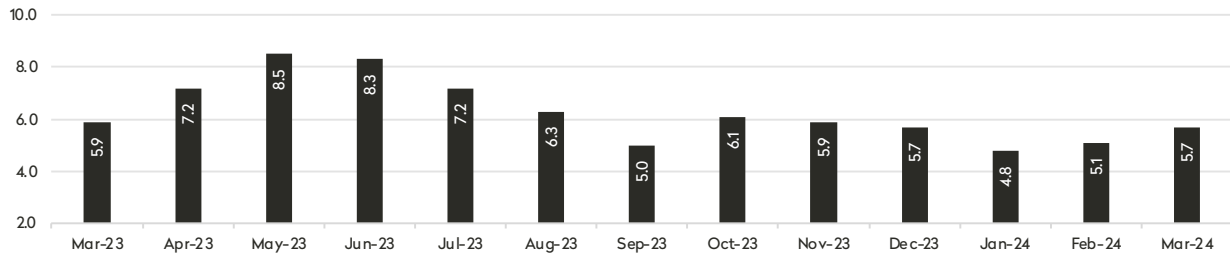
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

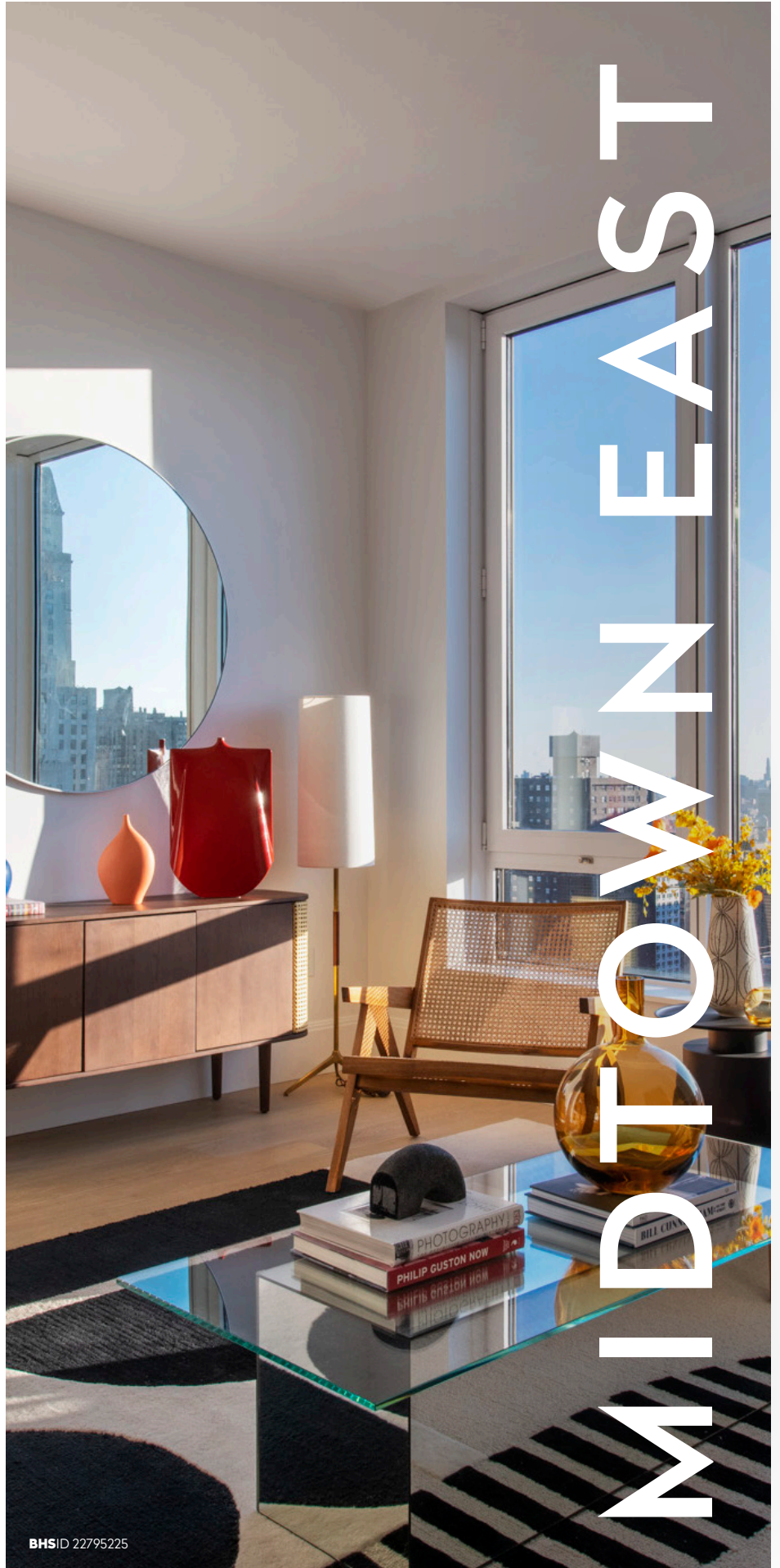
	MARCH 2024		FEBRUARY 2024		MARCH 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	4.2	16	2.9	30	8.6
1-Bedroom	87	4.7	83	4.3	98	5.0
2-Bedroom	122	6.9	123	6.3	115	7.0
3+Bedroom	205	13.5	202	13.9	195	11.1
All	432	7.8	424	7.2	438	7.7

COOPERATIVES

	MARCH 2024		FEBRUARY 2024		MARCH 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	48	3.0	47	2.8	61	4.2
1-Bedroom	140	4.0	122	3.2	144	3.9
2-Bedroom	126	4.2	130	4.1	137	5.1
3+Bedroom	126	7.6	120	5.8	120	6.9
All	440	4.5	419	3.9	462	4.9

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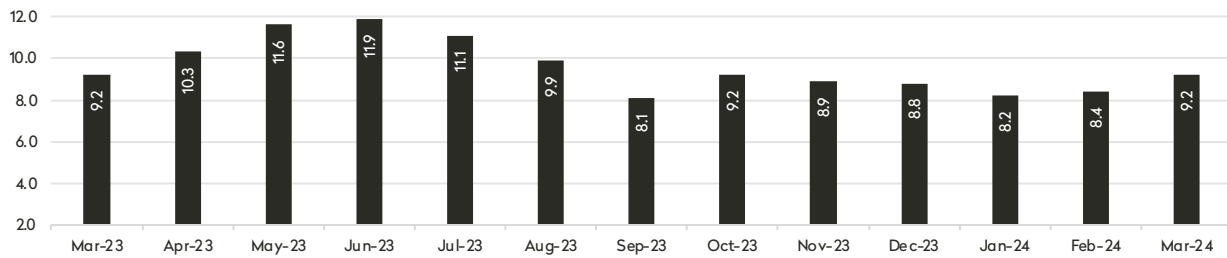
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2024		FEBRUARY 2024		MARCH 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	29	5.4	26	4.6	21	3.9
1-Bedroom	99	7.4	101	6.4	96	5.6
2-Bedroom	147	13.2	157	12.7	137	15.5
3+Bedroom	110	30.0	113	23.4	101	22.4
All	385	11.5	397	10.3	355	10.0

COOPERATIVES

	MARCH 2024		FEBRUARY 2024		MARCH 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	103	5.8	97	5.6	101	4.8
1-Bedroom	179	6.6	169	6.0	222	8.6
2-Bedroom	152	10.0	146	9.2	146	12.9
3+Bedroom	97	14.9	87	12.4	90	17.4
All	531	8.0	499	7.3	559	8.8

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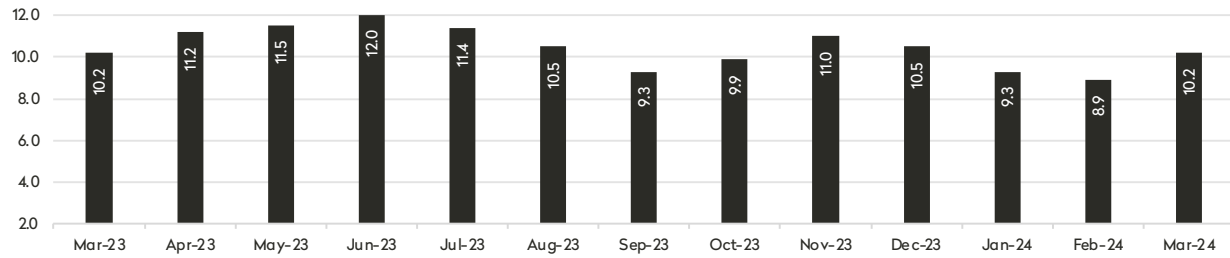


WEST
MAN
MIDTOWN

BHSID 22741088



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2024		FEBRUARY 2024		MARCH 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	33	8.3	35	6.8	32	4.5
1-Bedroom	141	9.1	130	8.0	152	10.2
2-Bedroom	154	11.0	146	11.2	163	11.5
3+Bedroom	117	14.6	111	11.3	115	16.0
All	445	10.7	422	9.5	462	10.7

COOPERATIVES

	MARCH 2024		FEBRUARY 2024		MARCH 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	8.8	24	5.5	16	6.4
1-Bedroom	41	5.9	43	6.0	45	6.8
2-Bedroom	26	7.4	26	6.5	22	11.0
3+Bedroom	24	72.0	21	42.0	12	36.0
All	119	8.5	114	7.1	95	8.3

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**MARCH 2024
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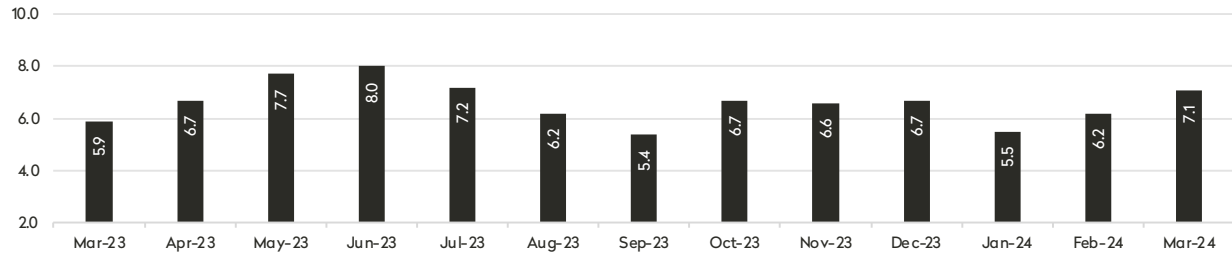
34th Street to 14th Street



BHSID 22915788



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2024		FEBRUARY 2024		MARCH 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	15	3.6	21	4.5	15	2.9
1-Bedroom	93	5.0	84	3.5	92	3.2
2-Bedroom	153	7.0	146	6.0	157	18.5
3+Bedroom	156	16.1	151	14.9	147	5.7
LOFT	16	8.7	24	14.4	25	25.0
All	433	7.7	426	6.6	436	6.3

COOPERATIVES

	MARCH 2024		FEBRUARY 2024		MARCH 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	67	6.1	58	5.4	61	4.8
1-Bedroom	112	5.2	109	4.7	119	4.7
2-Bedroom	52	8.7	52	7.3	46	9.9
3+Bedroom	22	8.3	21	8.4	29	3.9
LOFT	24	9.0	28	8.8	33	12.4
All	277	6.3	268	5.8	288	5.4

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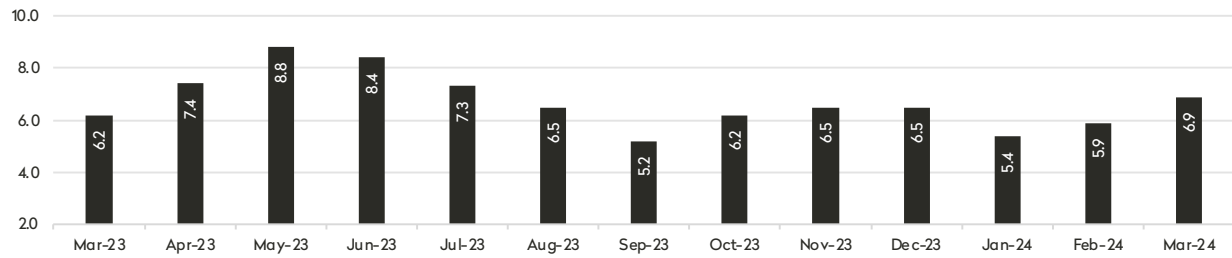
South of 14th Street



BHSID 22879019



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2024		FEBRUARY 2024		MARCH 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	62	6.8	57	5.3	68	8.0
1-Bedroom	210	9.3	198	7.2	177	5.5
2-Bedroom	233	9.1	214	7.4	224	8.5
3+Bedroom	231	15.2	236	14.0	226	12.2
LOFT	66	7.9	63	6.8	51	8.1
All	802	9.9	768	8.2	746	8.1

COOPERATIVES

	MARCH 2024		FEBRUARY 2024		MARCH 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	59	3.9	59	4.3	64	4.3
1-Bedroom	147	4.0	135	3.1	158	4.0
2-Bedroom	89	3.6	91	3.5	89	3.7
3+Bedroom	73	5.8	63	5.4	67	6.1
LOFT	53	8.2	47	6.4	51	7.3
All	421	4.4	395	3.8	429	4.4

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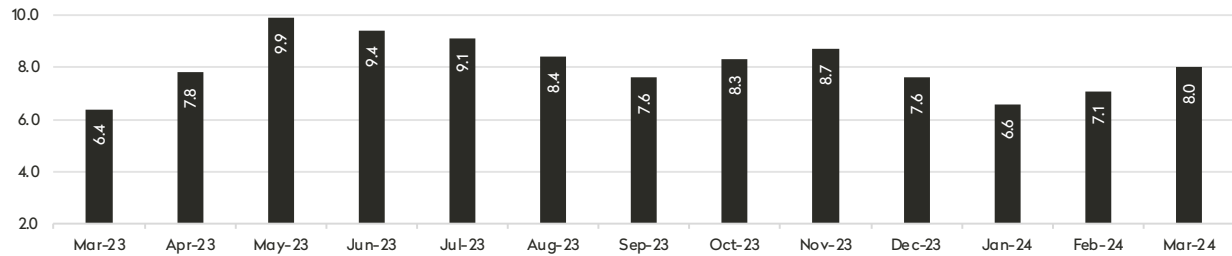
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2024		FEBRUARY 2024		MARCH 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	12	4.5	12	4.8	17	9.3
1-Bedroom	64	6.4	60	5.8	67	7.6
2-Bedroom	107	10.4	90	9.3	89	8.8
3+Bedroom	64	14.8	55	11.4	47	7.1
All	247	9.0	217	7.9	220	8.0

COOPERATIVES

	MARCH 2024		FEBRUARY 2024		MARCH 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	13	6.0	18	7.7	12	4.2
1-Bedroom	76	8.0	68	5.9	70	4.9
2-Bedroom	94	6.6	96	6.8	101	5.7
3+Bedroom	43	7.2	40	6.0	45	5.7
All	226	7.1	222	6.4	228	5.3

Contact Us

MARCH 2024

Manhattan Inventory Report

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212-452-4500

West Side/Columbus

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New York, NY 10024
212-769-3000

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New York, NY 10012
212-521-5757

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BHS THE Craft OF Research

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