

Inv

APRIL 2024
MANHATTAN
INVENTORY
REPORT

MANHATTAN



Brown Harris Stevens THE Craft of Research

APRIL 2024

Highlights

Manhattan had a **9.0-month** supply of apartments for sale in April, the highest level since June 2023.

Condo inventory **increased 8%** from last month, while co-ops **rose 6%**.

The West Side was the tightest market in Manhattan, at **6.7 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.



BHSID 22959001

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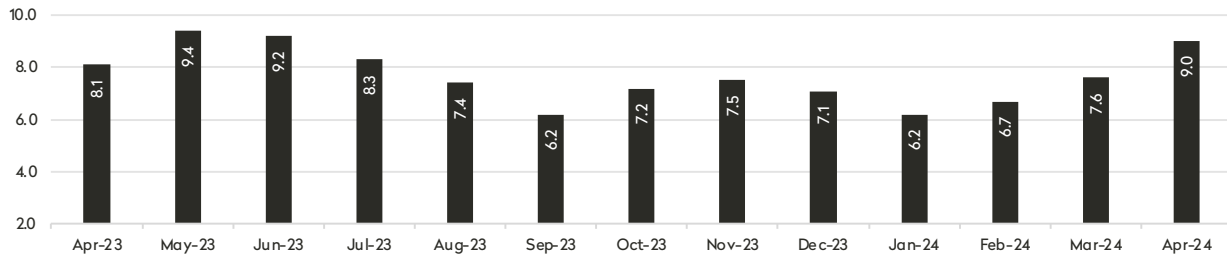
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REPORT



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

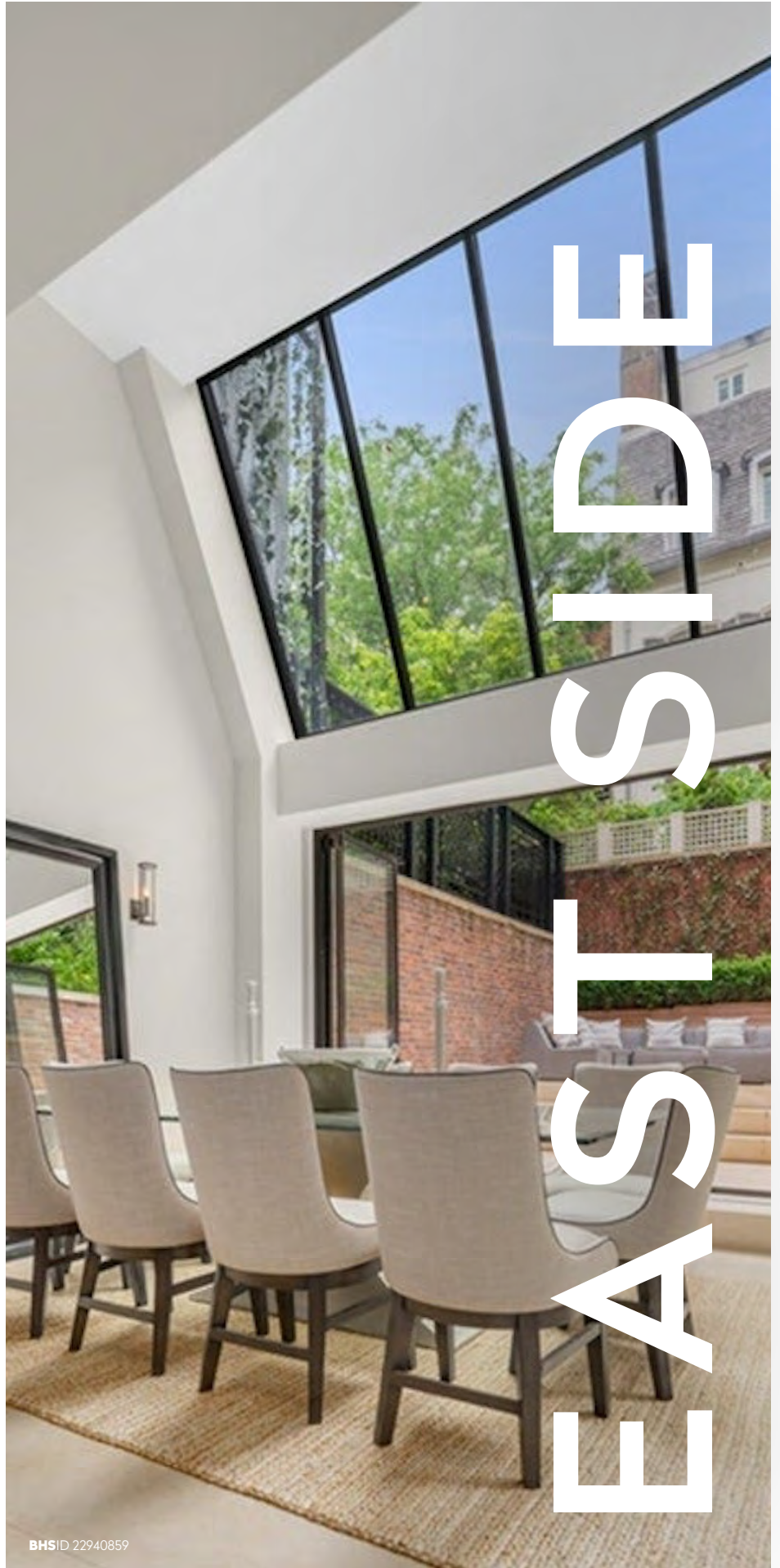
	APRIL 2024		MARCH 2024		APRIL 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	247	7.5	192	5.3	249	7.0
1-Bedroom	882	9.3	788	7.0	856	6.4
2-Bedroom	1,074	10.7	1,034	9.1	1,126	10.3
3+Bedroom	1,120	17.7	1,072	15.7	1,094	12.4
LOFT	92	9.4	84	8.0	94	12.3
All	3,415	11.3	3,170	9.3	3,419	9.1

COOPERATIVES

	APRIL 2024		MARCH 2024		APRIL 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	444	6.1	402	5.0	419	5.4
1-Bedroom	989	6.1	948	5.5	1,094	6.1
2-Bedroom	873	7.2	821	6.3	940	7.8
3+Bedroom	800	11.5	745	9.6	788	11.8
LOFT	79	8.2	79	8.6	96	9.3
All	3,185	7.3	2,995	6.3	3,337	7.3

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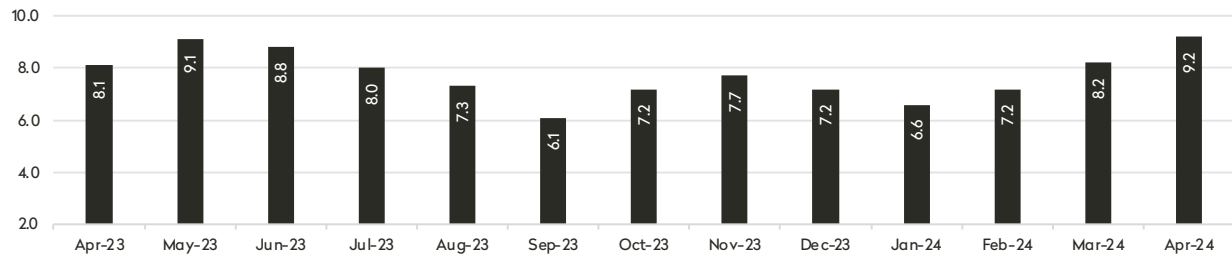


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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

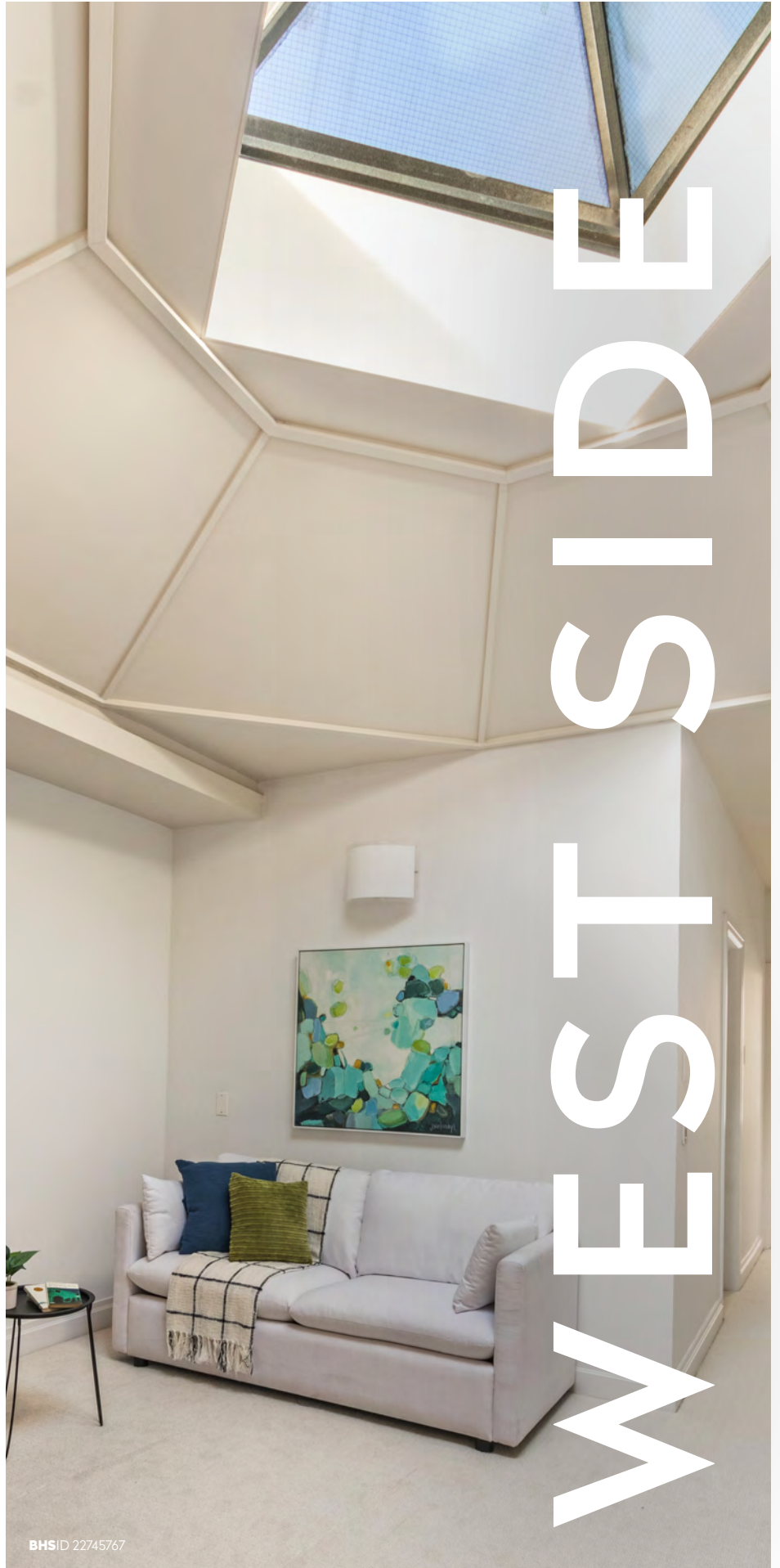
	APRIL 2024		MARCH 2024		APRIL 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	33	5.7	23	3.4	24	4.8
1-Bedroom	93	7.2	91	6.3	83	5.7
2-Bedroom	116	9.4	119	9.0	134	7.5
3+Bedroom	212	18.7	190	15.4	201	9.0
All	454	10.7	423	9.1	442	7.4

COOPERATIVES

	APRIL 2024		MARCH 2024		APRIL 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	75	5.2	82	5.2	90	6.2
1-Bedroom	262	7.2	249	6.8	281	5.9
2-Bedroom	292	8.8	277	7.5	319	9.0
3+Bedroom	361	11.5	355	10.8	374	13.5
All	990	8.6	963	7.9	1,064	8.5

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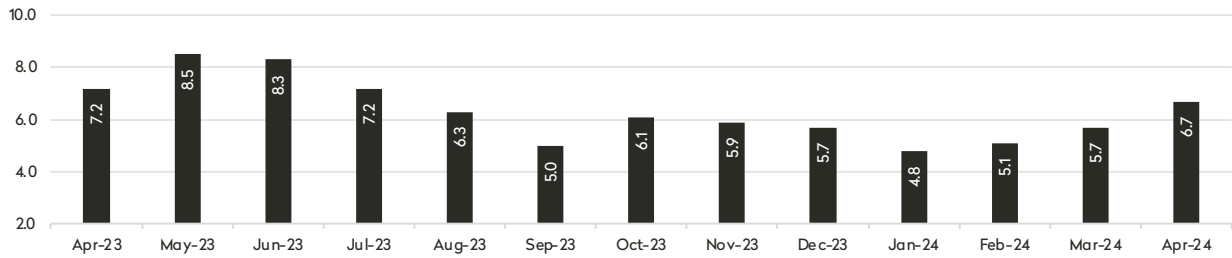
APRIL 2024
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2024		MARCH 2024		APRIL 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	23	5.3	18	4.2	27	6.5
1-Bedroom	103	6.9	87	4.7	107	6.4
2-Bedroom	120	7.7	122	6.9	124	8.5
3+Bedroom	209	15.7	205	13.5	198	11.5
All	455	9.4	432	7.8	456	8.6

COOPERATIVES

	APRIL 2024		MARCH 2024		APRIL 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	53	3.8	48	3.0	61	4.8
1-Bedroom	136	4.5	140	4.0	160	4.7
2-Bedroom	122	4.2	126	4.2	165	6.7
3+Bedroom	147	10.0	126	7.6	150	10.3
All	458	5.2	440	4.5	536	6.2

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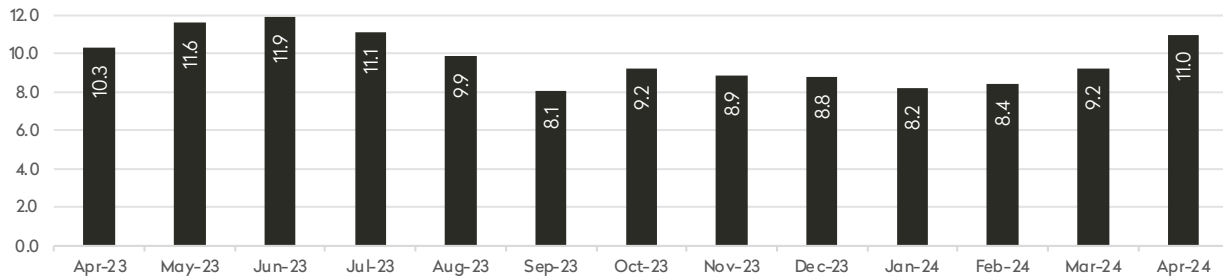
APRIL 2024
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2024		MARCH 2024		APRIL 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	34	7.8	29	5.4	31	6.2
1-Bedroom	108	10.1	99	7.4	103	6.2
2-Bedroom	147	14.0	147	13.2	142	16.1
3+Bedroom	118	32.2	110	30.0	111	23.0
All	407	14.0	385	11.5	387	11.0

COOPERATIVES

	APRIL 2024		MARCH 2024		APRIL 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	119	7.6	103	5.8	99	4.8
1-Bedroom	179	7.2	179	6.6	236	10.6
2-Bedroom	151	11.3	152	10.0	150	13.2
3+Bedroom	112	21.7	97	14.9	95	19.7
All	561	9.5	531	8.0	580	9.8

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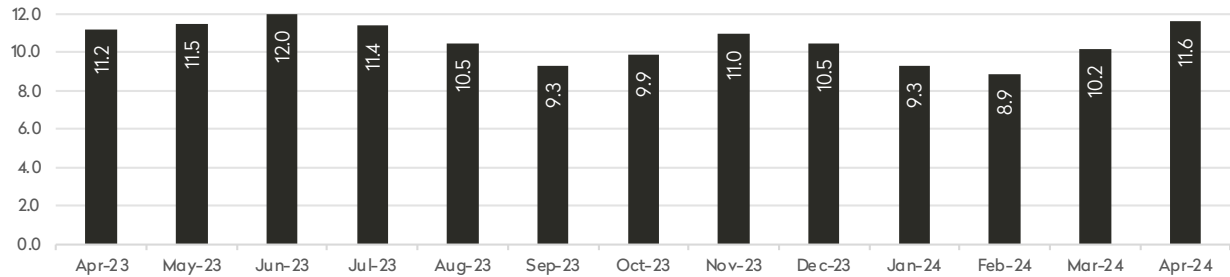


WEST
MANHATTAN
MIDTOWN

BHSID 22415331



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2024		MARCH 2024		APRIL 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	49	11.3	33	8.3	40	6.3
1-Bedroom	150	10.6	141	9.1	177	11.3
2-Bedroom	163	12.2	154	11.0	178	13.2
3+Bedroom	124	16.2	117	14.6	113	13.8
All	486	12.3	445	10.7	508	11.6

COOPERATIVES

	APRIL 2024		MARCH 2024		APRIL 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	8.7	28	8.8	20	8.6
1-Bedroom	43	6.3	41	5.9	48	8.7
2-Bedroom	31	10.9	26	7.4	23	9.2
3+Bedroom	24	72.0	24	72.0	10	20.0
All	124	9.5	119	8.5	101	9.3

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**APRIL 2024
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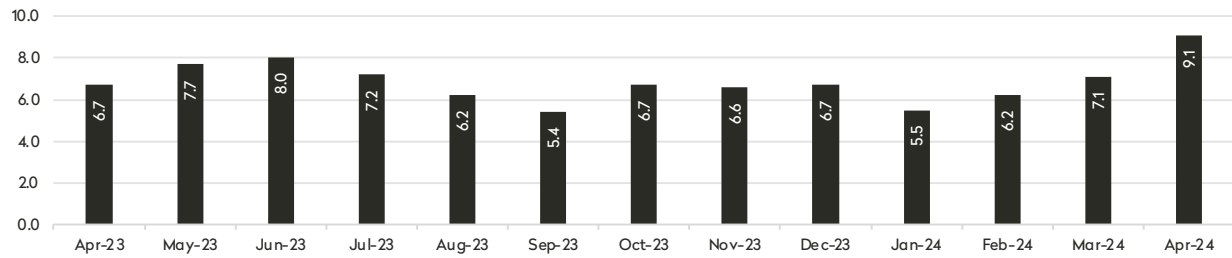
34th Street to 14th Street



BHSID 22815788



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2024		MARCH 2024		APRIL 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	6.0	15	3.6	24	4.6
1-Bedroom	118	8.1	93	5.0	87	3.1
2-Bedroom	168	8.8	153	7.0	184	8.4
3+Bedroom	170	20.4	156	16.1	148	13.9
LOFT	19	11.4	16	8.7	31	37.2
All	496	10.5	433	7.7	474	7.1

COOPERATIVES

	APRIL 2024		MARCH 2024		APRIL 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	82	8.5	67	6.1	71	6.6
1-Bedroom	126	6.0	112	5.2	124	5.3
2-Bedroom	60	10.0	52	8.7	52	4.7
3+Bedroom	30	12.9	22	8.3	33	15.2
LOFT	23	7.3	24	9.0	30	11.3
All	321	7.6	277	6.3	310	6.2

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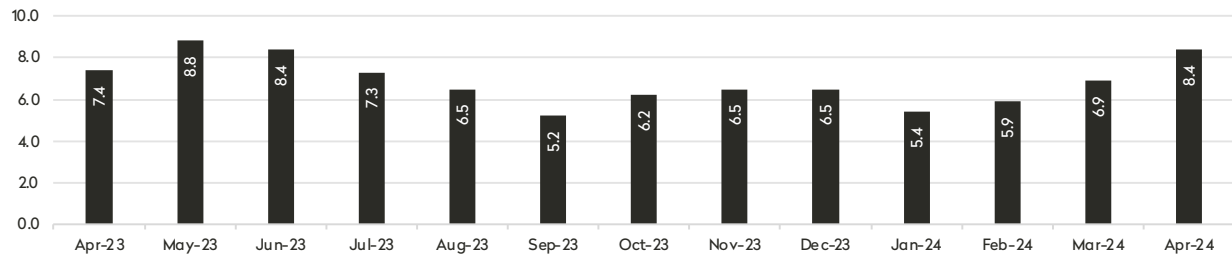
South of 14th Street



BHSID 22802358



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2024		MARCH 2024		APRIL 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	70	8.4	62	6.8	77	9.6
1-Bedroom	234	11.9	210	9.3	207	6.3
2-Bedroom	249	12.5	233	9.1	249	10.8
3+Bedroom	225	15.9	231	15.2	245	12.3
LOFT	72	9.2	66	7.9	61	9.4
All	850	12.1	802	9.9	839	9.3

COOPERATIVES

	APRIL 2024		MARCH 2024		APRIL 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	72	5.3	59	3.9	64	4.6
1-Bedroom	162	4.8	147	4.0	158	4.6
2-Bedroom	106	4.6	89	3.6	104	5.3
3+Bedroom	75	7.4	73	5.8	58	6.7
LOFT	53	8.2	53	8.2	58	8.1
All	468	5.4	421	4.4	442	5.3

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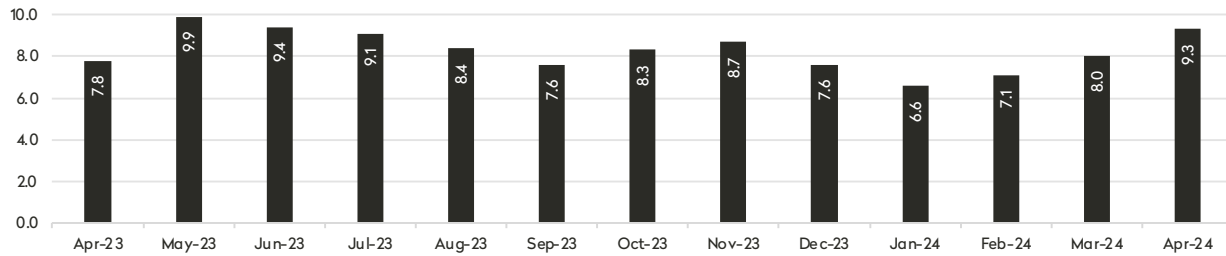


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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2024		MARCH 2024		APRIL 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	17	7.8	12	4.5	22	11.0
1-Bedroom	73	8.9	64	6.4	75	8.5
2-Bedroom	111	11.7	107	10.4	95	10.4
3+Bedroom	62	12.4	64	14.8	55	9.7
All	263	10.6	247	9.0	247	9.6

COOPERATIVES

	APRIL 2024		MARCH 2024		APRIL 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	15	7.5	13	6.0	13	4.1
1-Bedroom	77	8.7	76	8.0	84	6.2
2-Bedroom	108	8.0	94	6.6	116	7.0
3+Bedroom	46	8.1	43	7.2	64	7.4
All	246	8.2	226	7.1	277	6.6

Contact Us

APRIL 2024

Manhattan Inventory Report

East Side

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BHS THE Craft OF Research

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