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JUNE 2024
MANHATTAN
INVENTORY
REPORT

MANHATTAN



Brown Harris Stevens THE Craft of Research

JUNE 2024

Highlights

The supply of apartments for sale in Manhattan rose to **9.8 months** in June.

The months' supply rose for both condos and co-ops to **11.7 months** and **8.5 months** respectively.

The West Side remains the tightest market with a months' supply of **7.3**.

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 23028955

Highlights

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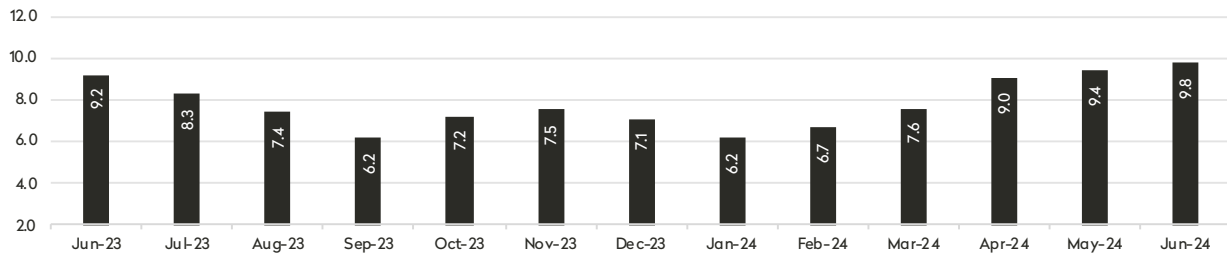
JUNE 2024
MANHATTAN
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REPORT



BHSID 23016016



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2024		MAY 2024		JUNE 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	274	8.6	271	8.5	255	6.5
1-Bedroom	1,048	9.8	984	9.4	957	7.5
2-Bedroom	1,232	11.1	1,190	10.8	1,231	10.8
3+Bedroom	1,270	16.5	1,220	16.0	1,229	13.3
LOFT	108	10.0	96	8.9	111	12.3
All	3,932	11.7	3,761	11.3	3,783	9.9

COOPERATIVES

	JUNE 2024		MAY 2024		JUNE 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	523	6.7	486	6.3	471	6.2
1-Bedroom	1,234	7.4	1,156	7.0	1,227	7.2
2-Bedroom	1,006	10.9	961	7.7	1,122	9.2
3+Bedroom	977	9.1	911	12.6	930	13.3
LOFT	117	10.5	118	10.7	112	10.5
All	3,857	8.5	3,632	8.1	3,862	8.6

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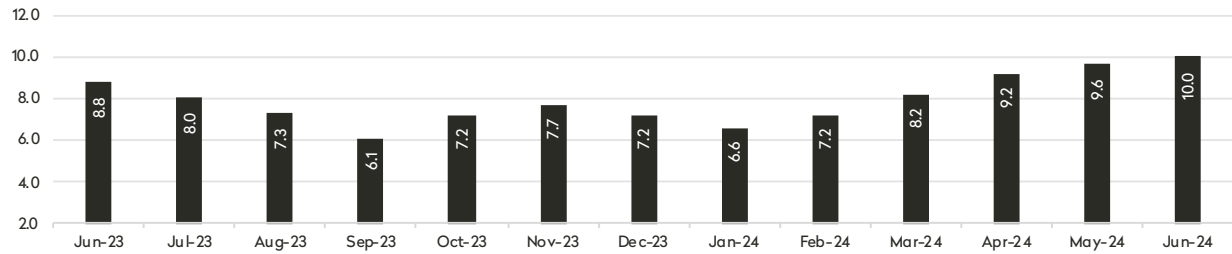
JUNE 2024
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BHSID 23032996



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2024		MAY 2024		JUNE 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	34	6.0	33	6.0	22	3.7
1-Bedroom	111	8.2	109	8.2	97	8.4
2-Bedroom	134	9.6	126	9.1	130	6.2
3+Bedroom	253	16.7	233	15.4	213	8.7
All	532	11.0	501	10.5	462	7.4

COOPERATIVES

	JUNE 2024		MAY 2024		JUNE 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	91	5.5	72	4.4	105	6.2
1-Bedroom	300	7.6	297	7.6	298	7.2
2-Bedroom	348	19.2	333	10.2	363	9.6
3+Bedroom	403	8.9	396	13.3	435	14.6
All	1,142	9.6	1,098	9.3	1,201	9.5

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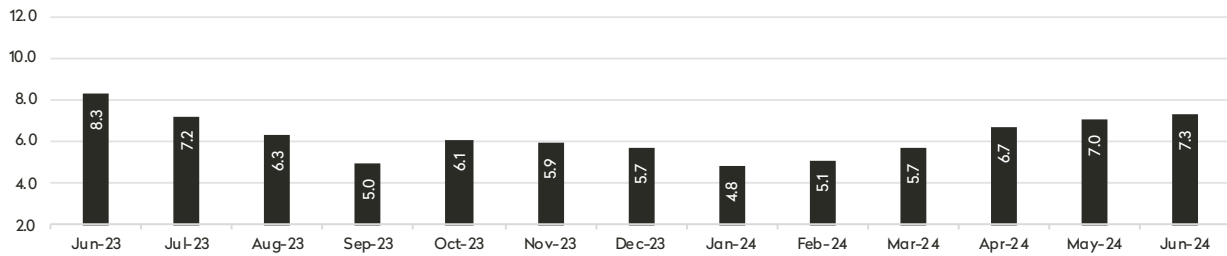
JUNE 2024
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BHSID 22988907



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2024		MAY 2024		JUNE 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	5.5	27	7.0	33	7.3
1-Bedroom	107	6.2	104	6.2	110	6.9
2-Bedroom	135	7.2	140	7.6	155	9.7
3+Bedroom	231	14.7	216	13.9	201	11.2
All	494	8.9	487	8.9	499	9.2

COOPERATIVES

	JUNE 2024		MAY 2024		JUNE 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	65	4.5	57	4.0	75	5.8
1-Bedroom	177	6.0	170	5.8	186	6.0
2-Bedroom	139	4.5	138	4.5	200	8.3
3+Bedroom	207	11.3	173	9.6	195	11.1
All	588	6.3	538	5.8	656	7.7

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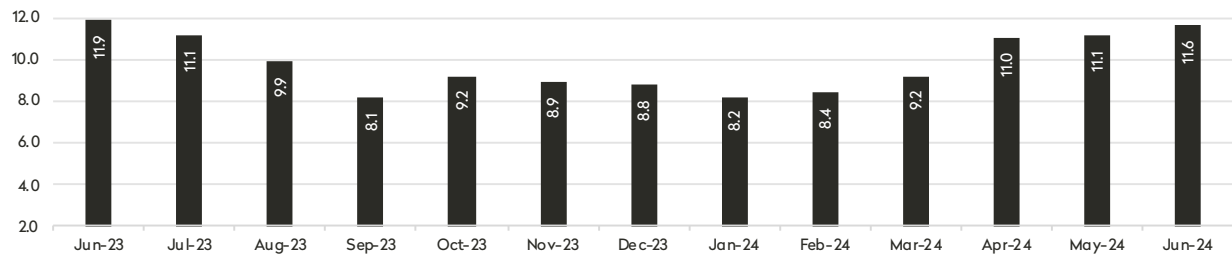
JUNE 2024
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REPORT



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2024		MAY 2024		JUNE 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	38	7.6	37	7.4	29	7.9
1-Bedroom	135	9.9	119	8.9	111	7.5
2-Bedroom	169	13.3	165	13.4	157	15.7
3+Bedroom	124	31.0	125	31.3	120	31.3
All	466	13.2	446	12.9	417	12.9

COOPERATIVES

	JUNE 2024		MAY 2024		JUNE 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	132	8.3	135	8.5	113	6.8
1-Bedroom	243	9.3	213	8.4	253	10.3
2-Bedroom	159	21.2	160	10.9	191	14.1
3+Bedroom	138	10.5	121	20.2	111	25.6
All	672	10.8	629	10.2	668	11.3

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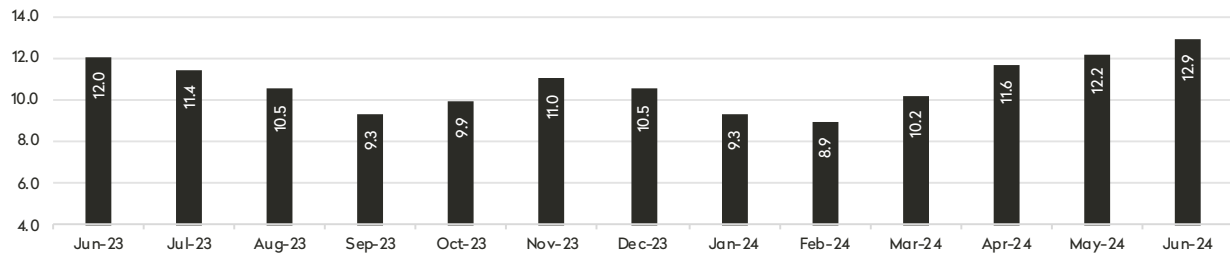


MIDTOWN WEST

BHSID 22415331



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2024		MAY 2024		JUNE 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	51	13.3	44	11.5	36	6.4
1-Bedroom	185	11.2	179	11.0	176	12.6
2-Bedroom	195	13.3	183	12.6	175	15.2
3+Bedroom	135	16.5	132	16.5	122	15.3
All	566	13.1	538	12.6	509	13.0

COOPERATIVES

	JUNE 2024		MAY 2024		JUNE 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	27	10.1	25	9.4	16	6.9
1-Bedroom	65	10.8	55	9.4	50	8.3
2-Bedroom	36	15.4	35	10.0	33	11.0
3+Bedroom	28	14.0	26	31.2	14	12.0
All	156	12.0	141	11.0	113	9.0

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**JUNE 2024
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34th Street to 14th Street

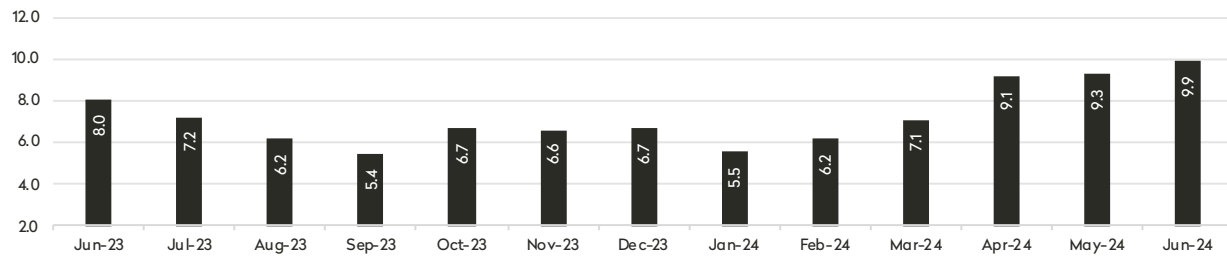


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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2024		MAY 2024		JUNE 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	23	6.0	24	6.3	29	5.3
1-Bedroom	138	9.2	133	8.9	109	4.0
2-Bedroom	178	9.0	160	8.2	198	8.9
3+Bedroom	199	17.8	182	16.5	181	14.9
LOFT	25	11.5	22	10.2	32	32.0
All	563	10.8	521	10.1	549	8.1

COOPERATIVES

	JUNE 2024		MAY 2024		JUNE 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	105	10.3	95	9.3	69	6.6
1-Bedroom	145	6.7	146	6.8	160	7.4
2-Bedroom	73	25.8	65	9.8	67	6.5
3+Bedroom	37	5.6	38	14.3	35	14.0
LOFT	36	8.6	32	7.7	39	14.6
All	396	8.7	376	8.3	370	7.8

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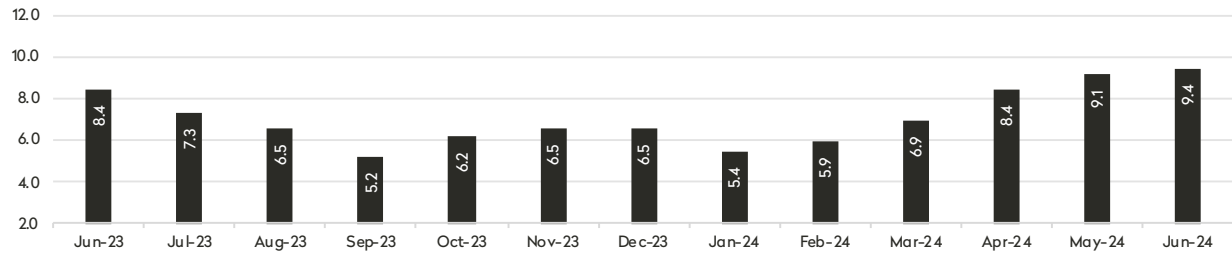
South of 14th Street



BHSID 23007712



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2024		MAY 2024		JUNE 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	89	12.4	88	12.0	81	6.8
1-Bedroom	274	12.8	248	11.8	248	7.2
2-Bedroom	279	13.1	279	13.2	288	11.4
3+Bedroom	244	14.6	254	15.4	289	13.3
LOFT	81	9.7	73	8.8	77	9.8
All	967	12.9	942	12.7	983	9.7

COOPERATIVES

	JUNE 2024		MAY 2024		JUNE 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	80	5.1	84	5.3	79	5.9
1-Bedroom	205	6.1	190	5.7	197	5.6
2-Bedroom	119	6.7	112	4.7	130	6.6
3+Bedroom	97	6.0	88	8.9	77	10.7
LOFT	77	11.6	81	12.5	65	9.8
All	578	6.4	555	6.2	548	6.7

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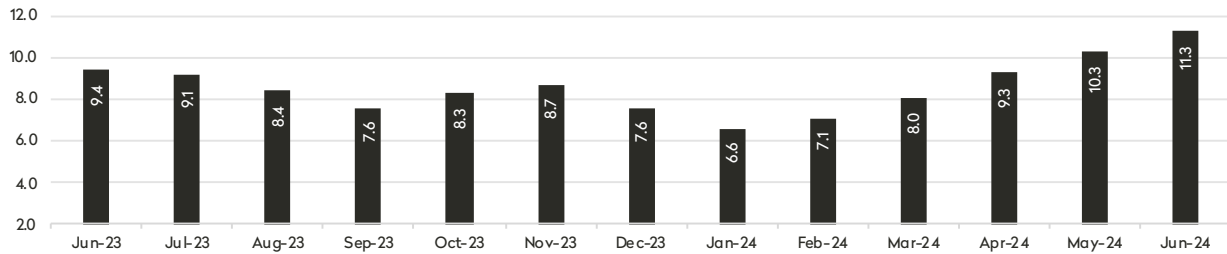
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2024		MAY 2024		JUNE 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	7.2	18	7.2	22	10.2
1-Bedroom	100	10.7	90	9.8	89	9.5
2-Bedroom	142	14.0	135	13.3	109	13.1
3+Bedroom	84	13.6	78	12.6	80	17.8
All	344	12.2	321	11.5	300	12.3

COOPERATIVES

	JUNE 2024		MAY 2024		JUNE 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	23	9.9	16	7.4	13	3.3
1-Bedroom	100	9.8	84	8.5	80	6.7
2-Bedroom	132	10.2	114	8.9	128	9.3
3+Bedroom	70	12.4	64	11.6	59	7.7
All	325	10.4	278	9.2	280	7.5

Contact Us

JUNE 2024

Manhattan Inventory Report

East Side

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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

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New York, NY 10065
212-508-7200

SoHo

451 West Broadway
New York, NY 10012
212-381-4200

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43 North Moore Street
New York, NY 10013
212-452-4500

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New York, NY 10026
212-381-2570

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New York, NY 10012
212-521-5757

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BHS THE Craft OF Research

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