

Innv

JULY 2023
MANHATTAN
INVENTORY
REPORT

MANHATTAN



Brown Harris Stevens THE Craft OF Research

JULY 2023

Highlights

Manhattan had an 8.3-month supply of apartments for sale at the beginning of July, a **10% decline** from June.

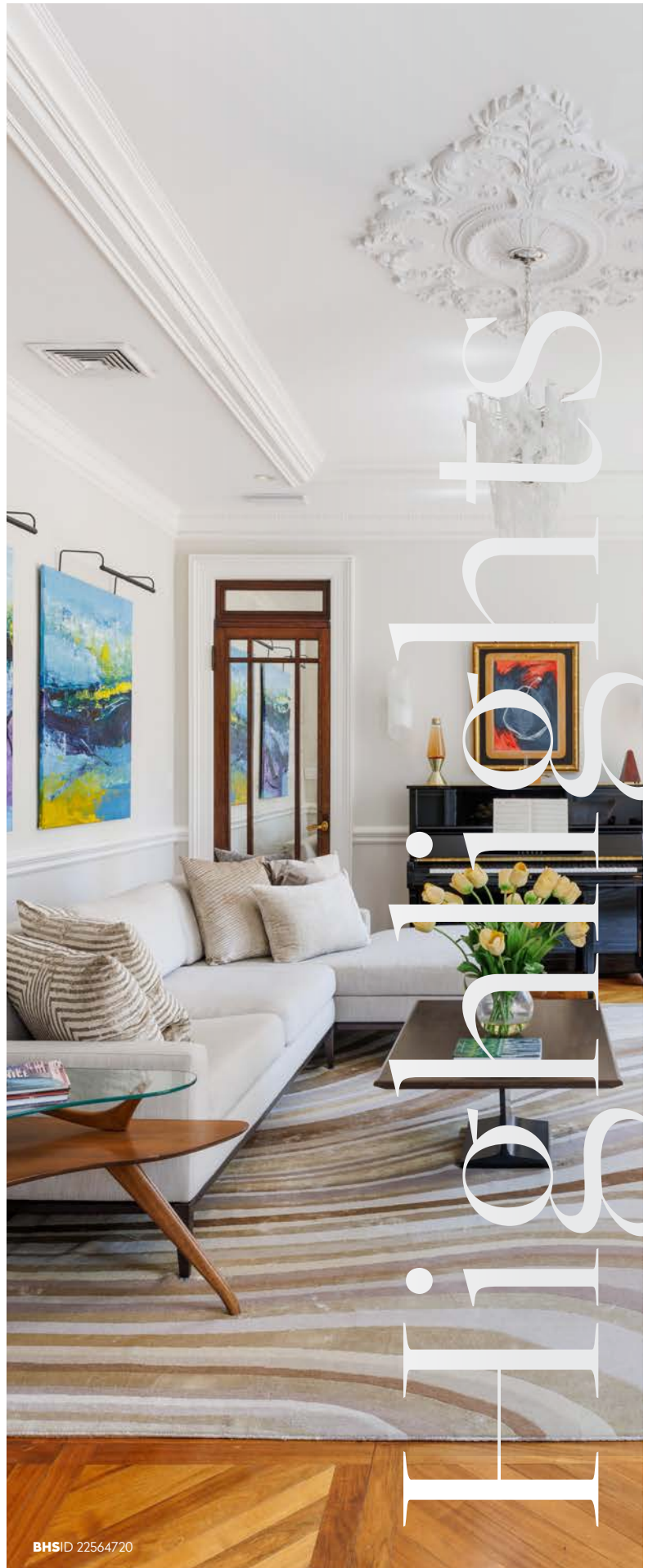
The months' supply was 9.2 months for condos, and 7.6 months for co-ops.

While all market areas posted a decline in supply from the prior month, the West Side and Downtown from 34th to 14th Street were the **tightest** with a 7.2-month supply.

DEFINITIONS

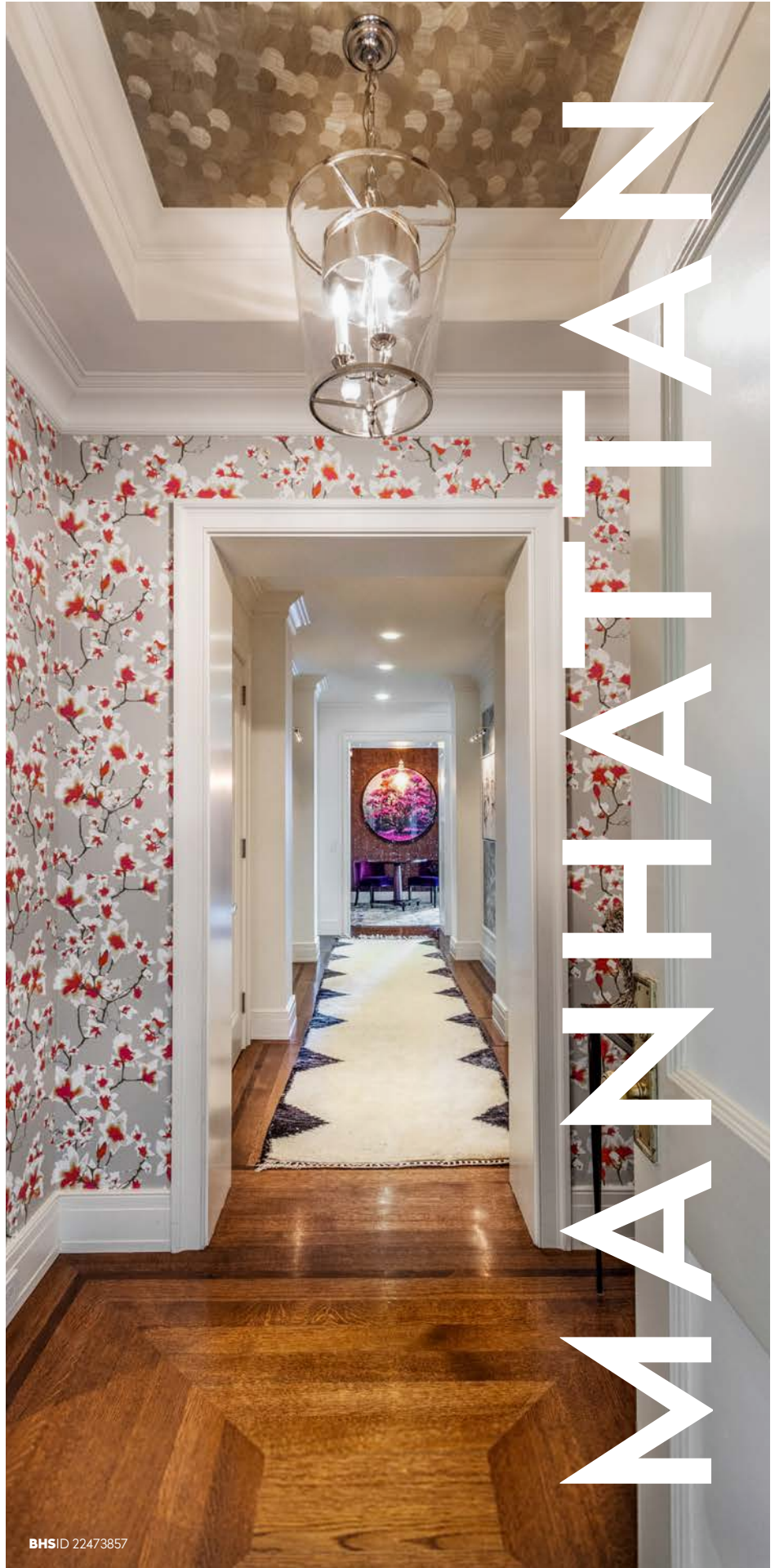
Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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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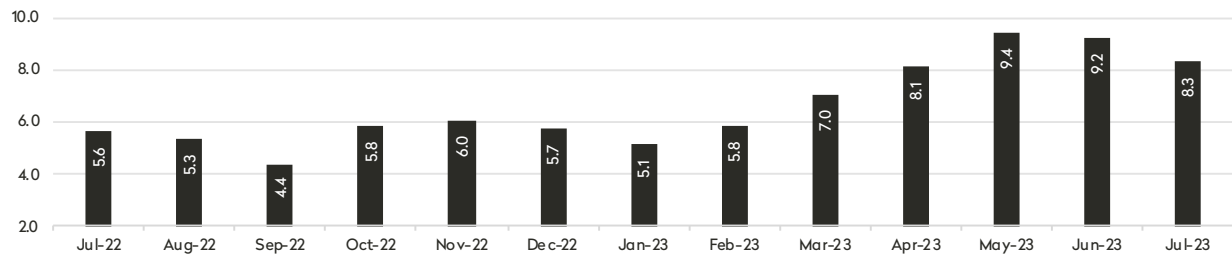
JULY 2023
MANHATTAN
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REPORT



BHSID 22473857



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2023		JUNE 2023		JULY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	262	7.0	255	6.5	258	5.4
1-Bedroom	906	6.9	957	7.5	1,123	5.5
2-Bedroom	1,189	9.8	1,231	10.8	1,208	5.8
3+Bedroom	1,164	12.4	1,229	13.3	1,180	8.2
Loft	107	10.2	111	12.3	113	5.8
All	3,628	9.2	3,783	9.9	3,882	6.2

COOPERATIVES

	JULY 2023		JUNE 2023		JULY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	443	5.6	471	6.2	507	4.2
1-Bedroom	1,127	6.4	1,227	7.2	1,323	4.8
2-Bedroom	997	7.9	1,122	9.2	1,008	5.2
3+Bedroom	860	11.7	930	13.3	763	6.7
Loft	105	10.0	112	10.5	94	4.7
All	3,532	7.6	3,862	8.6	3,695	5.1

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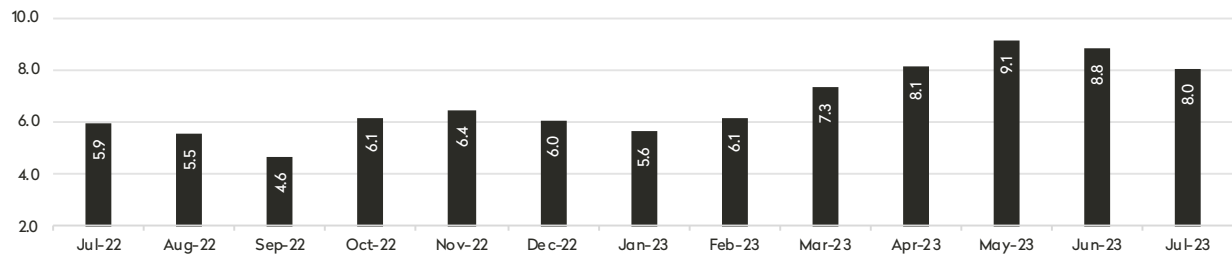
JULY 2023
MANHATTAN
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REPORT



BHSID 22480906



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

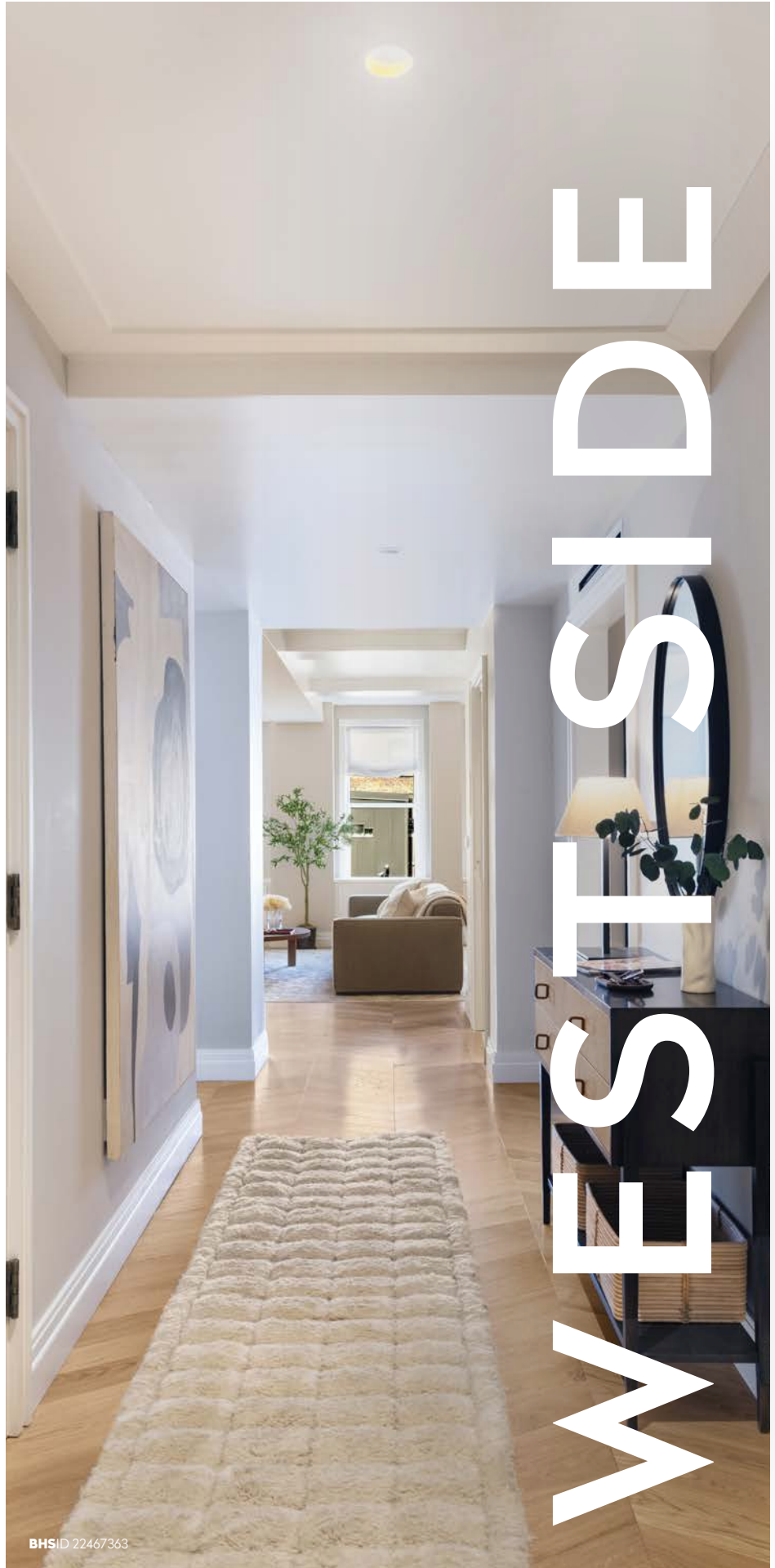
	JULY 2023		JUNE 2023		JULY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	6.2	22	3.7	21	5.5
1-Bedroom	95	7.6	97	8.4	102	4.6
2-Bedroom	143	6.7	130	6.2	122	4.8
3+Bedroom	220	9.0	213	8.7	217	8.0
All	486	7.7	462	7.4	462	5.9

COOPERATIVES

	JULY 2023		JUNE 2023		JULY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	94	5.1	105	6.2	108	4.3
1-Bedroom	271	6.3	298	7.2	373	5.6
2-Bedroom	324	8.0	363	9.6	336	6.0
3+Bedroom	391	12.3	435	14.6	355	7.2
All	1,080	8.1	1,201	9.5	1,172	6.0

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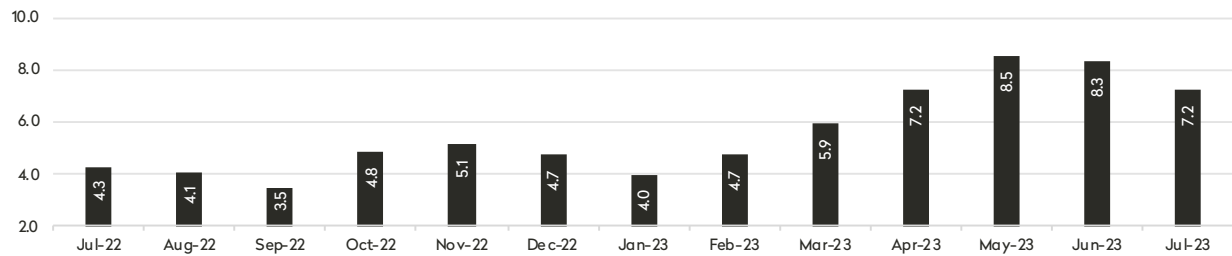
JULY 2023
MANHATTAN
INVENTORY
REPORT



BHSID 22467363



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2023		JUNE 2023		JULY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	32	8.0	33	7.3	19	3.0
1-Bedroom	113	6.5	110	6.9	106	3.7
2-Bedroom	139	8.2	155	9.7	148	5.6
3+Bedroom	201	10.6	201	11.2	207	7.2
All	485	8.4	499	9.2	480	5.3

COOPERATIVES

	JULY 2023		JUNE 2023		JULY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	60	4.4	75	5.8	76	4.3
1-Bedroom	167	5.2	186	6.0	170	3.0
2-Bedroom	164	6.3	200	8.3	150	3.5
3+Bedroom	193	10.1	195	11.1	134	4.8
All	584	6.4	656	7.7	530	3.7

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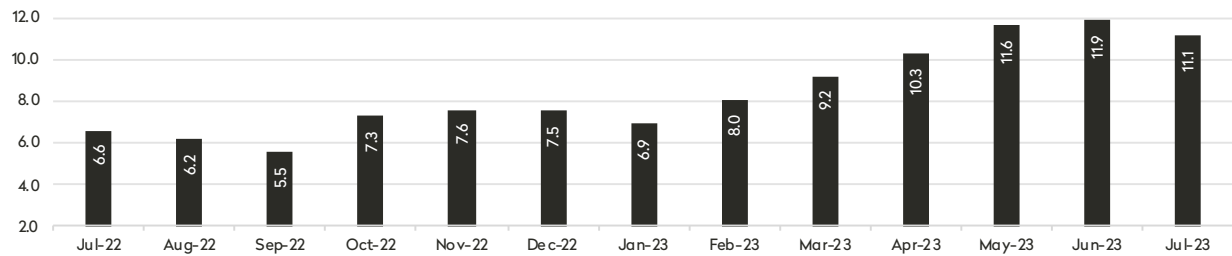
JULY 2023
MANHATTAN
INVENTORY
REPORT



BHSID 20066965



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2023		JUNE 2023		JULY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	36	8.6	29	7.9	30	5.5
1-Bedroom	116	7.6	111	7.5	142	6.5
2-Bedroom	164	14.5	157	15.7	159	8.0
3+Bedroom	115	32.9	120	31.3	91	16.1
All	431	12.6	417	12.9	422	8.0

COOPERATIVES

	JULY 2023		JUNE 2023		JULY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	111	6.7	113	6.8	136	4.9
1-Bedroom	230	9.1	253	10.3	238	5.5
2-Bedroom	183	11.7	191	14.1	154	6.6
3+Bedroom	101	27.5	111	25.6	95	8.8
All	625	10.2	668	11.3	623	5.9

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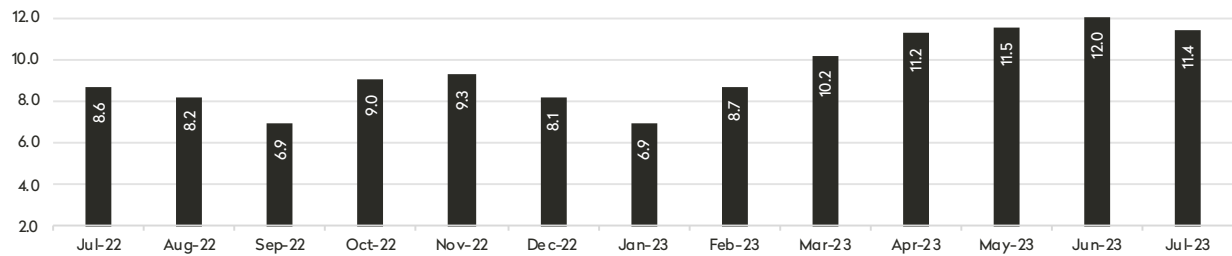
JULY 2023
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INVENTORY
REPORT



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2023		JUNE 2023		JULY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	33	6.4	36	6.4	63	9.9
1-Bedroom	154	12.2	176	12.6	198	9.5
2-Bedroom	167	15.2	175	15.2	167	10.4
3+Bedroom	117	14.0	122	15.3	121	8.7
All	471	12.7	509	13.0	549	9.6

COOPERATIVES

	JULY 2023		JUNE 2023		JULY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	22	8.3	16	6.9	28	5.6
1-Bedroom	42	6.6	50	8.3	60	5.8
2-Bedroom	29	9.2	33	11.0	39	6.0
3+Bedroom	14	12.0	14	12.0	17	12.8
All	107	8.0	113	9.0	144	6.2

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**JULY 2023
MANHATTAN
INVENTORY
REPORT**

34th Street to 14th Street

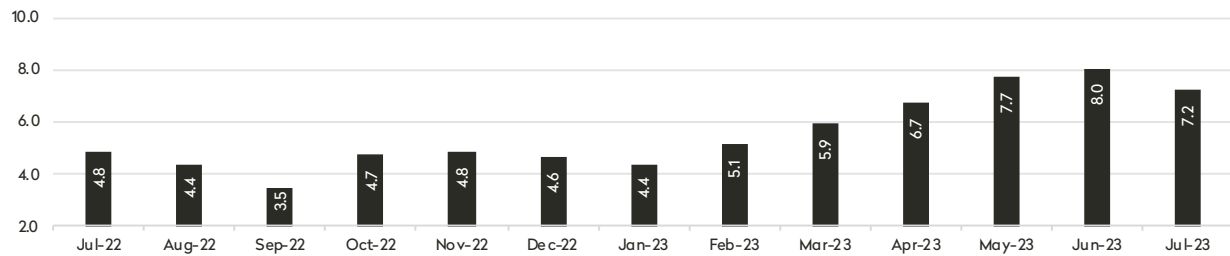


DOWN

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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2023		JUNE 2023		JULY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	5.1	29	5.3	20	3.4
1-Bedroom	95	3.9	109	4.0	157	3.8
2-Bedroom	168	7.5	198	8.9	216	5.4
3+Bedroom	161	12.4	181	14.9	175	8.1
Loft	32	21.3	32	32.0	26	8.2
All	484	7.2	549	8.1	594	5.3

COOPERATIVES

	JULY 2023		JUNE 2023		JULY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	68	6.2	69	6.6	70	3.2
1-Bedroom	146	6.3	160	7.4	162	4.4
2-Bedroom	64	7.1	67	6.5	78	4.8
3+Bedroom	30	12.9	35	14.0	33	5.8
Loft	40	13.3	39	14.6	26	3.9
All	348	7.2	370	7.8	369	4.2

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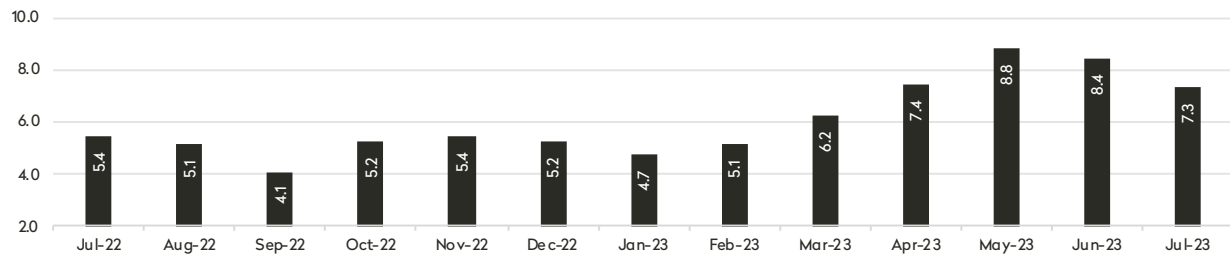
South of 14th Street



BHSID 22515295



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2023		JUNE 2023		JULY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	81	6.7	81	6.8	82	6.6
1-Bedroom	243	6.1	248	7.2	317	6.5
2-Bedroom	276	9.5	288	11.4	286	5.0
3+Bedroom	252	11.5	289	13.3	281	8.4
Loft	73	8.1	77	9.8	85	5.3
All	925	8.2	983	9.7	1,051	6.3

COOPERATIVES

	JULY 2023		JUNE 2023		JULY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	75	5.6	79	5.9	70	3.5
1-Bedroom	182	5.1	197	5.6	201	4.3
2-Bedroom	112	5.4	130	6.6	106	3.6
3+Bedroom	75	9.6	77	10.7	68	6.5
Loft	58	9.2	65	9.8	61	5.3
All	502	6.0	548	6.7	506	4.3

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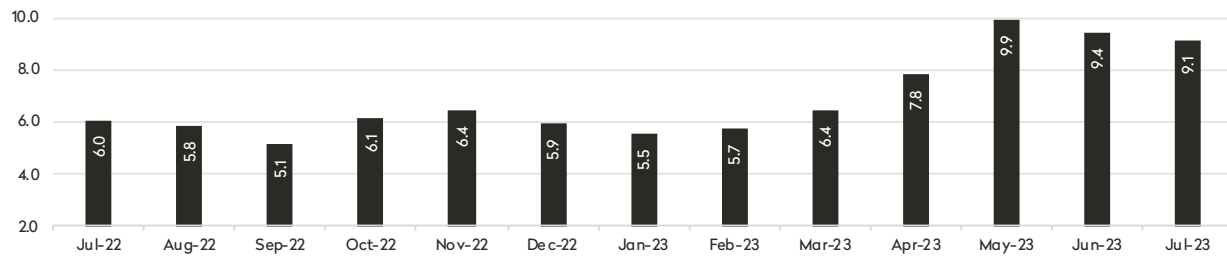
UPPER MANHATTAN

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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2023		JUNE 2023		JULY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	22	10.2	22	10.2	23	3.1
1-Bedroom	77	8.0	89	9.5	101	4.6
2-Bedroom	114	12.7	109	13.1	110	5.0
3+Bedroom	75	19.6	80	17.8	90	6.9
All	288	11.7	300	12.3	324	5.0

COOPERATIVES

	JULY 2023		JUNE 2023		JULY 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	14	4.0	13	3.3	19	6.3
1-Bedroom	85	7.3	80	6.7	122	7.5
2-Bedroom	110	8.7	128	9.3	147	7.6
3+Bedroom	52	6.5	59	7.7	63	7.3
All	261	7.3	280	7.5	351	7.4

Contact Us

JULY 2023

Manhattan Inventory Report

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BHS THE Craft OF Research

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