

# Inv

JULY 2024

MANHATTAN

INVENTORY

REPORT

MANHATTAN



**Brown Harris Stevens** THE Craft of Research

JULY 2024

# Highlights

Manhattan had an 8.6-month supply of apartments for sale, a drop of **12%** from June.

Condo inventory dipped slightly from last month, while co-ops **declined 7%**.

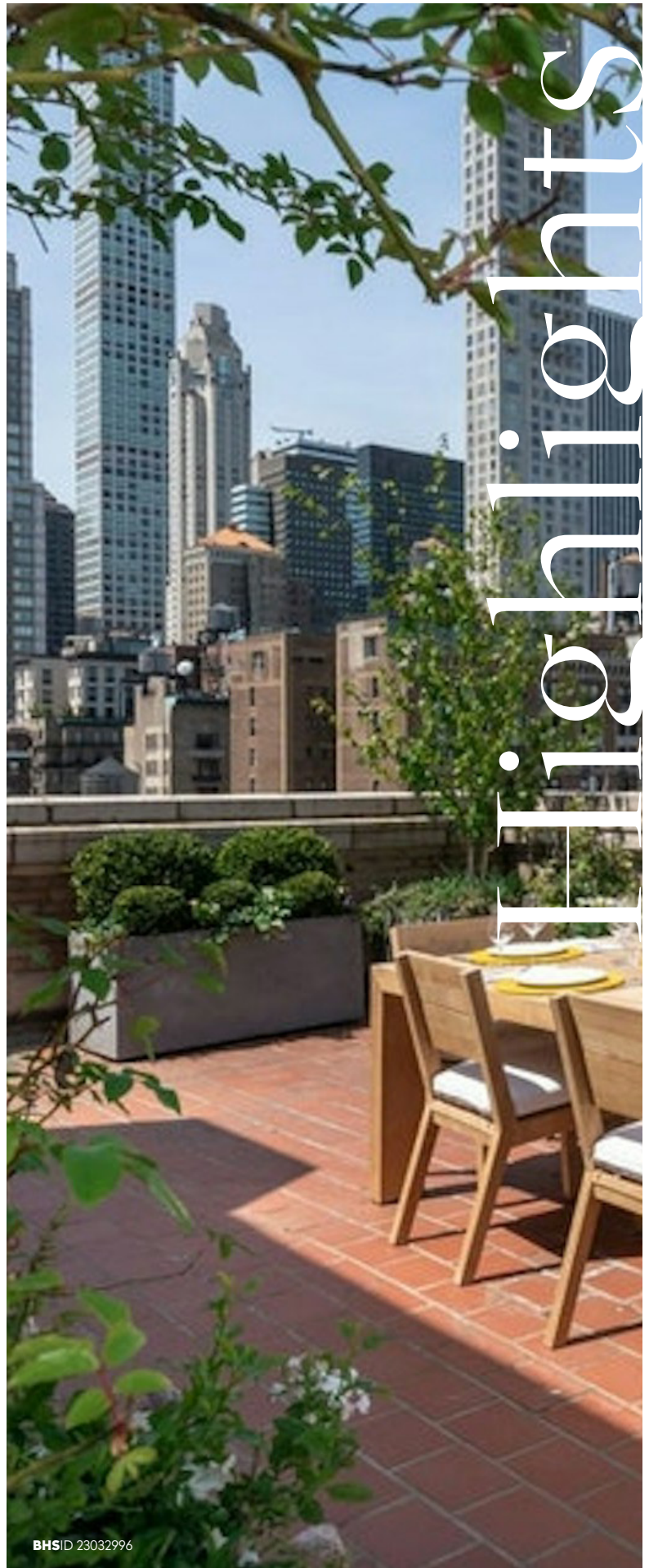
All neighborhoods posted a decline in months' supply with the West Side being the tightest at 6.6-months.

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## 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 23032996

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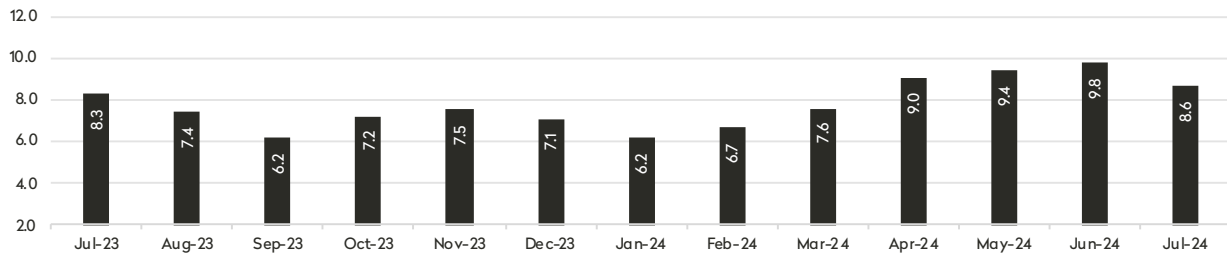
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BHSID 22165086



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2024		JUNE 2024		JULY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	268	8.8	274	8.6	262	7.0
1-Bedroom	1,024	8.5	1,048	9.8	906	6.9
2-Bedroom	1,238	10.1	1,232	11.1	1,189	9.8
3+Bedroom	1,240	14.5	1,270	16.5	1,164	12.4
LOFT	107	9.3	108	10.0	107	10.2
All	3,877	10.5	3,932	11.7	3,628	9.2

COOPERATIVES

	JULY 2024		JUNE 2024		JULY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	509	5.9	523	6.7	443	5.6
1-Bedroom	1,155	6.4	1,234	7.4	1,127	6.4
2-Bedroom	942	6.8	1,006	10.9	997	7.9
3+Bedroom	873	11.1	977	9.1	860	11.7
LOFT	107	9.6	117	10.5	105	10.0
All	3,586	7.3	3,857	8.5	3,532	7.6

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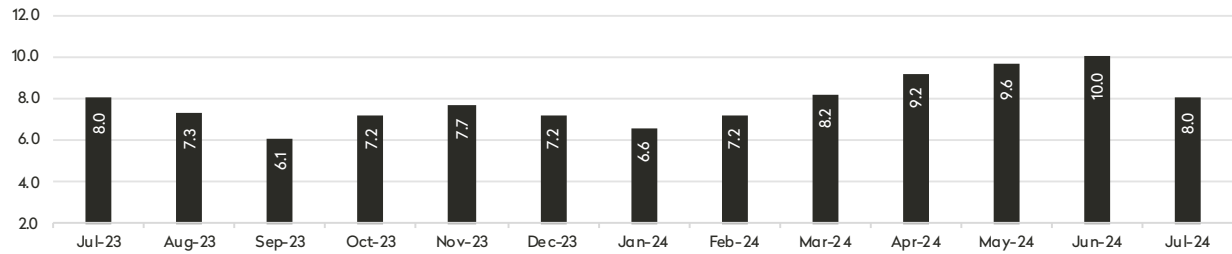
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2024		JUNE 2024		JULY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	33	7.1	34	6.0	28	6.2
1-Bedroom	100	6.1	111	8.2	95	7.6
2-Bedroom	133	8.3	134	9.6	143	6.7
3+Bedroom	244	14.2	253	16.7	220	9.0
All	510	9.4	532	11.0	486	7.7

COOPERATIVES

	JULY 2024		JUNE 2024		JULY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	97	5.1	91	5.5	94	5.1
1-Bedroom	268	6.1	300	7.6	271	6.3
2-Bedroom	308	8.3	348	19.2	324	8.0
3+Bedroom	338	9.6	403	8.9	391	12.3
All	1,011	7.5	1,142	9.6	1,080	8.1

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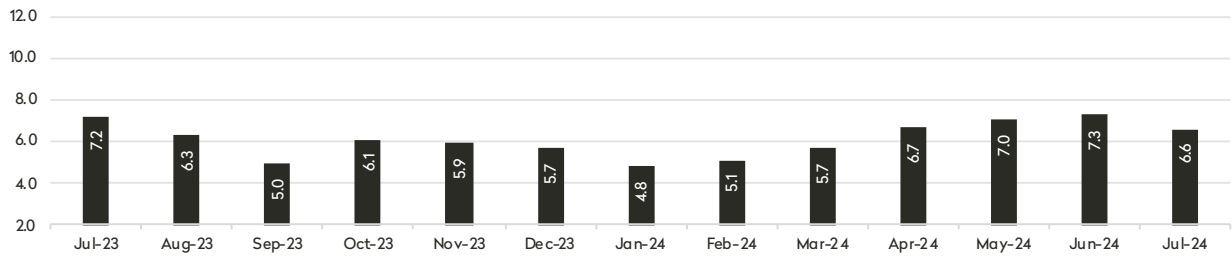
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2024		JUNE 2024		JULY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	16	4.0	21	5.5	32	8.0
1-Bedroom	112	6.0	107	6.2	113	6.5
2-Bedroom	141	7.1	135	7.2	139	8.2
3+Bedroom	228	11.7	231	14.7	201	10.6
All	497	8.0	494	8.9	485	8.4

COOPERATIVES

	JULY 2024		JUNE 2024		JULY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	56	4.0	65	4.5	60	4.4
1-Bedroom	178	5.6	177	6.0	167	5.2
2-Bedroom	136	4.4	139	4.5	164	6.3
3+Bedroom	186	9.1	207	11.3	193	10.1
All	556	5.7	588	6.3	584	6.4



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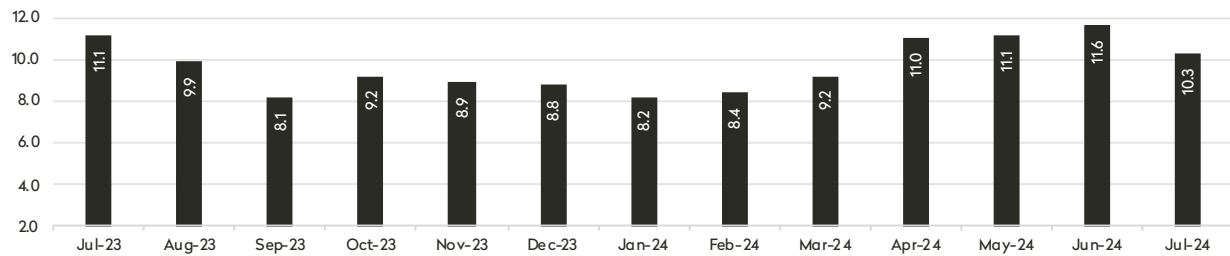
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BHSID 23103948



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2024		JUNE 2024		JULY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	41	9.8	38	7.6	36	8.6
1-Bedroom	131	8.9	135	9.9	116	7.6
2-Bedroom	173	13.1	169	13.3	164	14.5
3+Bedroom	124	24.0	124	31.0	115	32.9
All	469	12.6	466	13.2	431	12.6

COOPERATIVES

	JULY 2024		JUNE 2024		JULY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	124	6.6	132	8.3	111	6.7
1-Bedroom	219	7.7	243	9.3	230	9.1
2-Bedroom	151	9.2	159	21.2	183	11.7
3+Bedroom	126	24.4	138	10.5	101	27.5
All	620	9.0	672	10.8	625	10.2

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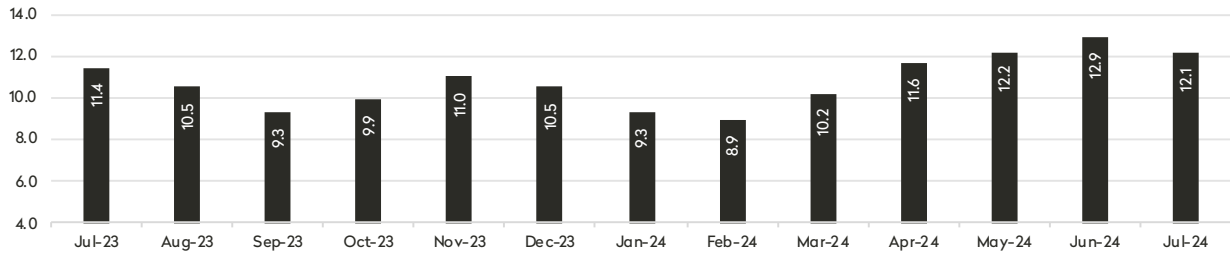
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BHSID 22898288



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	JULY 2024		JUNE 2024		JULY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	49	10.9	51	13.3	33	6.4
1-Bedroom	188	10.0	185	11.2	154	12.2
2-Bedroom	185	14.8	195	13.3	167	15.2
3+Bedroom	137	18.7	135	16.5	117	14.0
All	559	12.9	566	13.1	471	12.7

**COOPERATIVES**

	JULY 2024		JUNE 2024		JULY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	7.2	27	10.1	22	8.3
1-Bedroom	62	9.3	65	10.8	42	6.6
2-Bedroom	33	8.3	36	15.4	29	9.2
3+Bedroom	25	21.4	28	14.0	14	12.0
All	144	9.5	156	12.0	107	8.0

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**JULY 2024  
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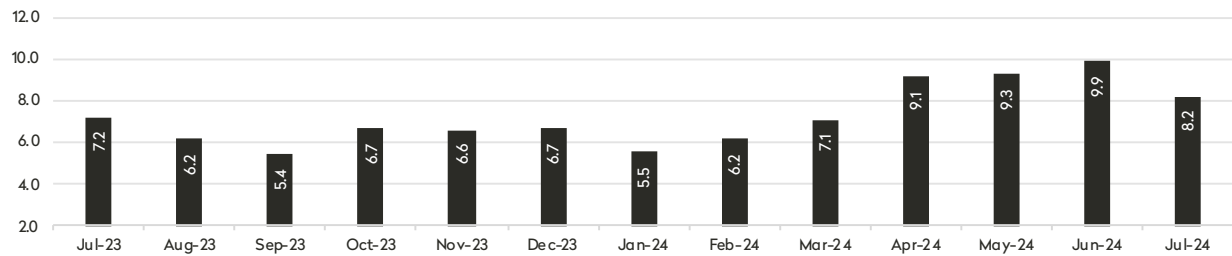
34th Street to 14th Street



BHSID223005410



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	JULY 2024		JUNE 2024		JULY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	5.0	23	6.0	28	5.1
1-Bedroom	147	8.2	138	9.2	95	3.9
2-Bedroom	187	7.7	178	9.0	168	7.5
3+Bedroom	198	15.4	199	17.8	161	12.4
LOFT	22	8.3	25	11.5	32	21.3
All	579	9.3	563	10.8	484	7.2

**COOPERATIVES**

	JULY 2024		JUNE 2024		JULY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	100	8.0	105	10.3	68	6.2
1-Bedroom	141	5.5	145	6.7	146	6.3
2-Bedroom	71	7.2	73	25.8	64	7.1
3+Bedroom	34	15.7	37	5.6	30	12.9
LOFT	35	8.4	36	8.6	40	13.3
All	381	7.0	396	8.7	348	7.2

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**JULY 2024  
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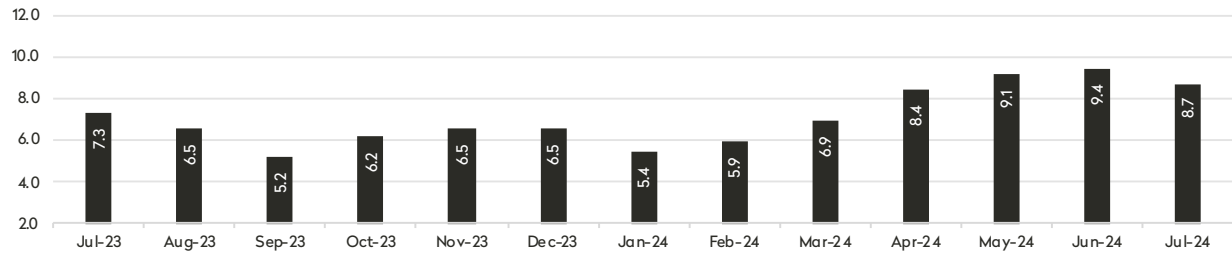
South of 14th Street



BHSID 23039191



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	JULY 2024		JUNE 2024		JULY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	88	13.9	89	12.4	81	6.7
1-Bedroom	258	10.5	274	12.8	243	6.1
2-Bedroom	288	11.4	279	13.1	276	9.5
3+Bedroom	235	13.1	244	14.6	252	11.5
LOFT	83	9.6	81	9.7	73	8.1
All	952	11.5	967	12.9	925	8.2

**COOPERATIVES**

	JULY 2024		JUNE 2024		JULY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	87	5.6	80	5.1	75	5.6
1-Bedroom	190	5.5	205	6.1	182	5.1
2-Bedroom	116	4.6	119	6.7	112	5.4
3+Bedroom	93	10.3	97	6.0	75	9.6
LOFT	70	11.1	77	11.6	58	9.2
All	556	6.1	578	6.4	502	6.0



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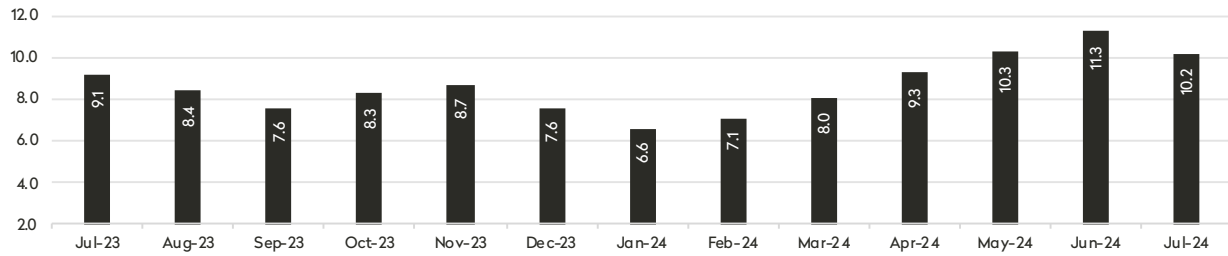


UPPER MANHATTAN

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**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	JULY 2024		JUNE 2024		JULY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	17	10.2	18	7.2	22	10.2
1-Bedroom	89	9.4	100	10.7	77	8.0
2-Bedroom	131	11.2	142	14.0	114	12.7
3+Bedroom	74	12.7	84	13.6	75	19.6
All	311	10.8	344	12.2	288	11.7

**COOPERATIVES**

	JULY 2024		JUNE 2024		JULY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	7.4	23	9.9	14	4.0
1-Bedroom	98	9.6	100	9.8	85	7.3
2-Bedroom	127	8.9	132	10.2	110	8.7
3+Bedroom	72	12.7	70	12.4	52	6.5
All	318	9.6	325	10.4	261	7.3

# Contact Us

**JULY 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

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Prepared by Lisa Rae Castrigno, SVP of Research, Brown Harris Stevens.

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