

# Inv

AUGUST 2023  
MANHATTAN  
INVENTORY  
REPORT

MANHATTAN



**Brown Harris Stevens** THE Craft OF Research

AUGUST 2023

# Highlights

The number of Manhattan apartments for sale fell to a 7.4-month supply in August—a **10% drop** from last month.

Condo inventory **dipped 5%** from last month, while co-ops declined 9%.

Downtown between 14th Street and 34th Street was the tightest market in August, with a 6.2-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.

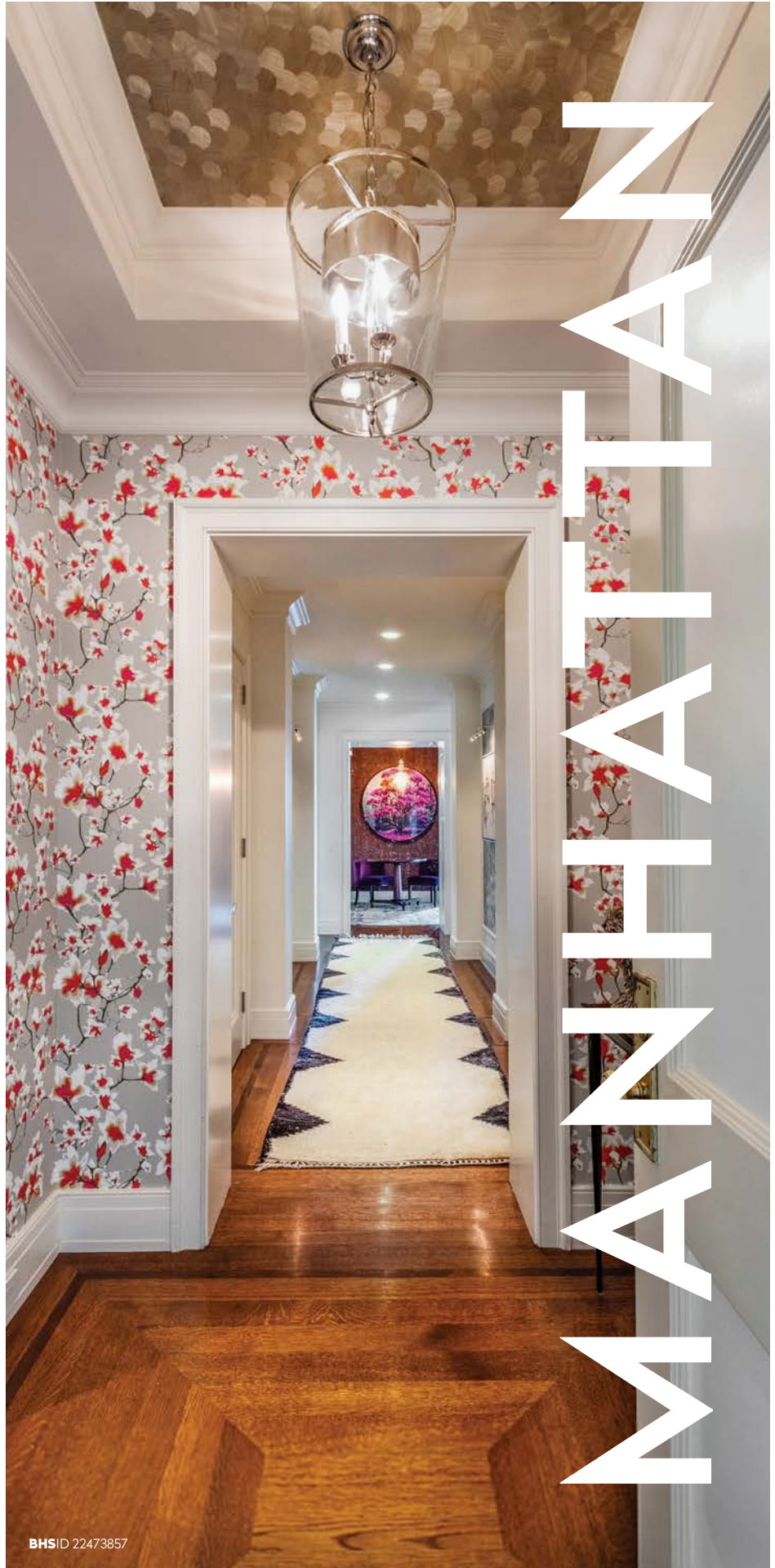
**Months' Supply:** How many months it would take to sell all active listings in a given market. We calculate it by dividing the number of listings by the average number of closings over the prior 6 months. Historically, a months' supply between 6-7 months indicates a balanced market.



BHSID 22564720

# Inv

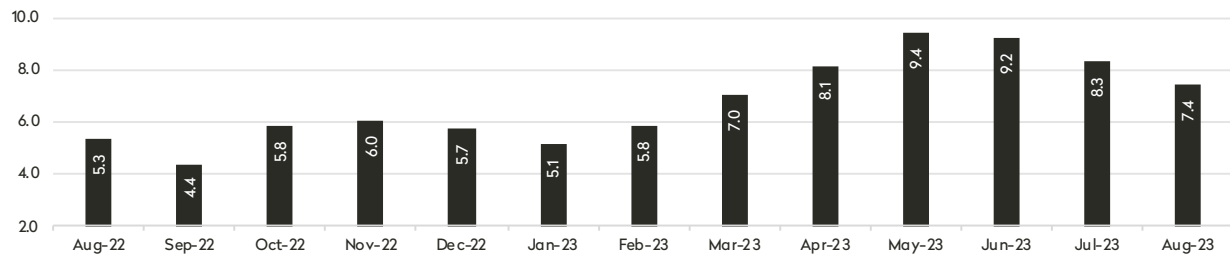
AUGUST 2023  
MANHATTAN  
INVENTORY  
REPORT



BHSID 22473857



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2023		JULY 2023		AUGUST 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	235	6.2	262	7.0	265	5.2
1-Bedroom	866	6.3	906	6.9	1,049	5.0
2-Bedroom	1,138	8.8	1,189	9.8	1,164	5.5
3+Bedroom	1,120	11.5	1,164	12.4	1,150	8.0
Loft	104	9.3	107	10.2	100	5.3
All	3,463	8.4	3,628	9.2	3,728	5.9

COOPERATIVES

	AUGUST 2023		JULY 2023		AUGUST 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	440	5.5	443	5.6	490	4.1
1-Bedroom	1,015	5.5	1,127	6.4	1,261	4.5
2-Bedroom	900	6.7	997	7.9	963	4.9
3+Bedroom	769	10.2	860	11.7	719	6.1
Loft	89	7.9	105	10.0	81	4.1
All	3,213	6.6	3,532	7.6	3,514	4.8

# Inv

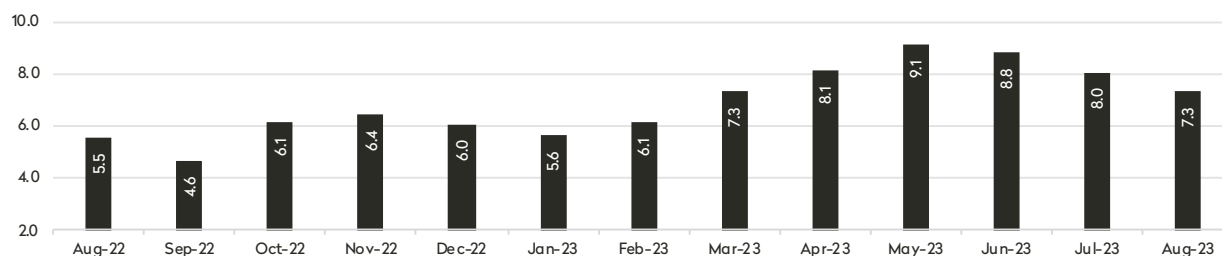
AUGUST 2023  
MANHATTAN  
INVENTORY  
REPORT



BHSID 22412750



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2023		JULY 2023		AUGUST 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	5.8	28	6.2	24	5.0
1-Bedroom	76	5.7	95	7.6	96	4.4
2-Bedroom	137	6.4	143	6.7	113	4.3
3+Bedroom	209	8.8	220	9.0	208	7.7
All	448	7.1	486	7.7	441	5.5

COOPERATIVES

	AUGUST 2023		JULY 2023		AUGUST 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	92	5.5	94	5.1	92	3.9
1-Bedroom	249	5.4	271	6.3	372	5.3
2-Bedroom	288	6.6	324	8.0	319	5.5
3+Bedroom	368	12.3	391	12.3	335	6.4
All	997	7.3	1,080	8.1	1,118	5.5

# Inv

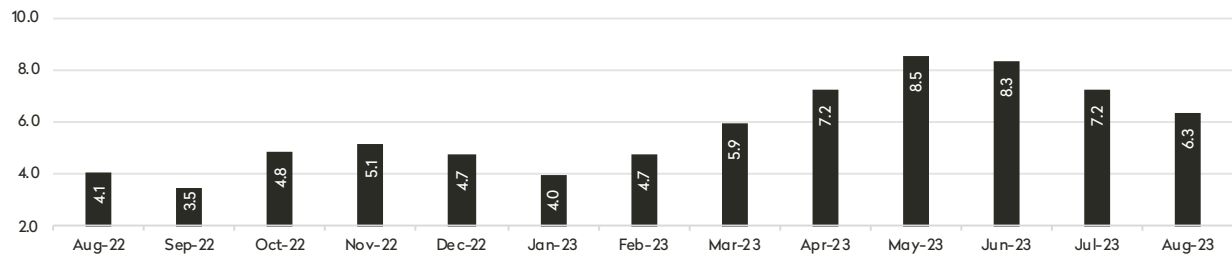
AUGUST 2023  
MANHATTAN  
INVENTORY  
REPORT



BHSID 22611256



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2023		JULY 2023		AUGUST 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	27	7.0	32	8.0	26	3.6
1-Bedroom	102	5.7	113	6.5	97	3.3
2-Bedroom	130	7.5	139	8.2	146	5.2
3+Bedroom	197	9.9	201	10.6	203	7.0
All	456	7.7	485	8.4	472	5.0

COOPERATIVES

	AUGUST 2023		JULY 2023		AUGUST 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	57	4.1	60	4.4	72	3.8
1-Bedroom	148	4.5	167	5.2	167	3.1
2-Bedroom	151	5.3	164	6.3	134	3.1
3+Bedroom	162	8.1	193	10.1	132	4.9
All	518	5.4	584	6.4	505	3.5



# Inv

AUGUST 2023  
MANHATTAN  
INVENTORY  
REPORT



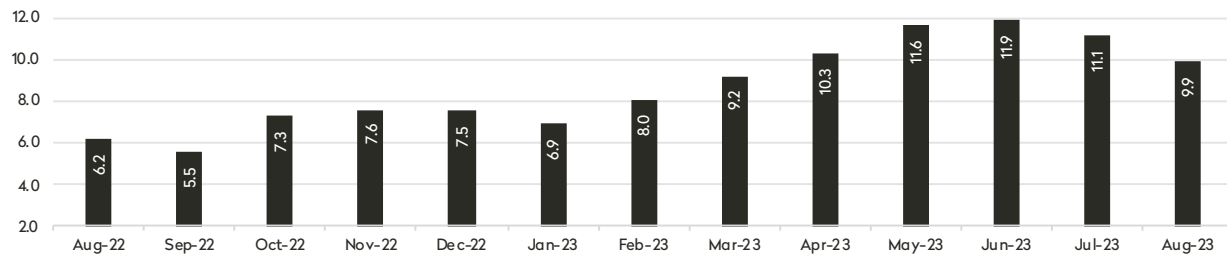
MIDTOWN EAST

BHSID 22433517



BHSID 22439463

**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

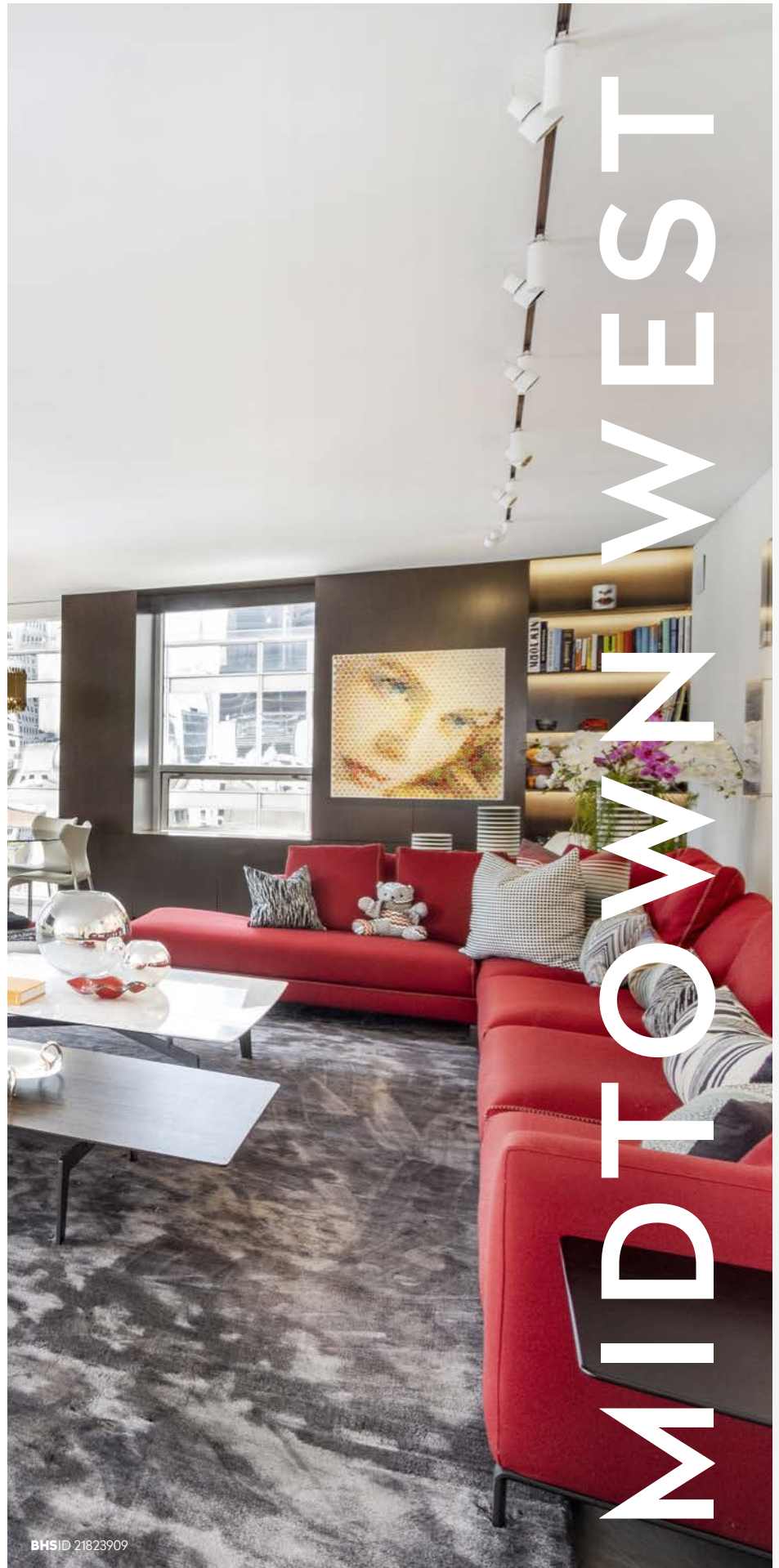
	AUGUST 2023		JULY 2023		AUGUST 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	29	7.3	36	8.6	23	3.9
1-Bedroom	116	7.7	116	7.6	140	6.0
2-Bedroom	146	11.7	164	14.5	147	7.7
3+Bedroom	119	28.6	115	32.9	87	16.3
All	410	11.5	431	12.6	397	7.4

**COOPERATIVES**

	AUGUST 2023		JULY 2023		AUGUST 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	105	6.7	111	6.7	130	4.7
1-Bedroom	199	7.9	230	9.1	234	5.3
2-Bedroom	161	9.6	183	11.7	144	6.3
3+Bedroom	93	23.3	101	27.5	78	7.0
All	558	9.0	625	10.2	586	5.5

# Inv

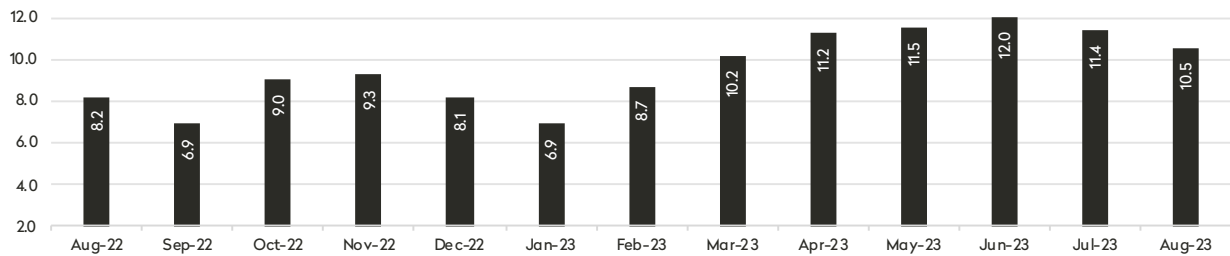
AUGUST 2023  
MANHATTAN  
INVENTORY  
REPORT



BHSID 21823909



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2023		JULY 2023		AUGUST 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	35	6.0	33	6.4	56	8.8
1-Bedroom	155	11.1	154	12.2	198	9.0
2-Bedroom	162	13.9	167	15.2	160	9.7
3+Bedroom	122	13.3	117	14.0	130	8.9
All	474	11.7	471	12.7	544	9.1

COOPERATIVES

	AUGUST 2023		JULY 2023		AUGUST 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	8.0	22	8.3	31	6.4
1-Bedroom	46	6.1	42	6.6	57	5.8
2-Bedroom	31	9.3	29	9.2	26	4.2
3+Bedroom	13	9.8	14	12.0	14	9.3
All	118	7.5	107	8.0	128	5.7

# Inv

**AUGUST 2023  
MANHATTAN  
INVENTORY  
REPORT**

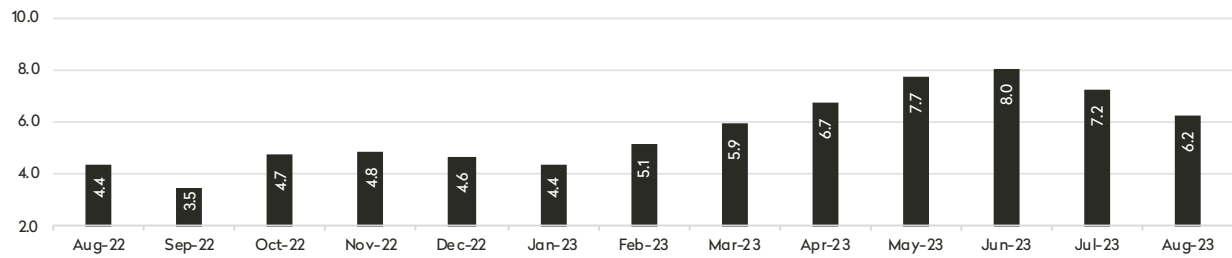
34th Street to 14th Street



BHSID 21982715



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	AUGUST 2023		JULY 2023		AUGUST 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	23	4.8	28	5.1	25	4.1
1-Bedroom	92	3.9	95	3.9	144	3.4
2-Bedroom	159	6.5	168	7.5	211	5.1
3+Bedroom	149	10.6	161	12.4	169	7.7
Loft	30	18.0	32	21.3	25	6.3
All	453	6.6	484	7.2	574	4.9

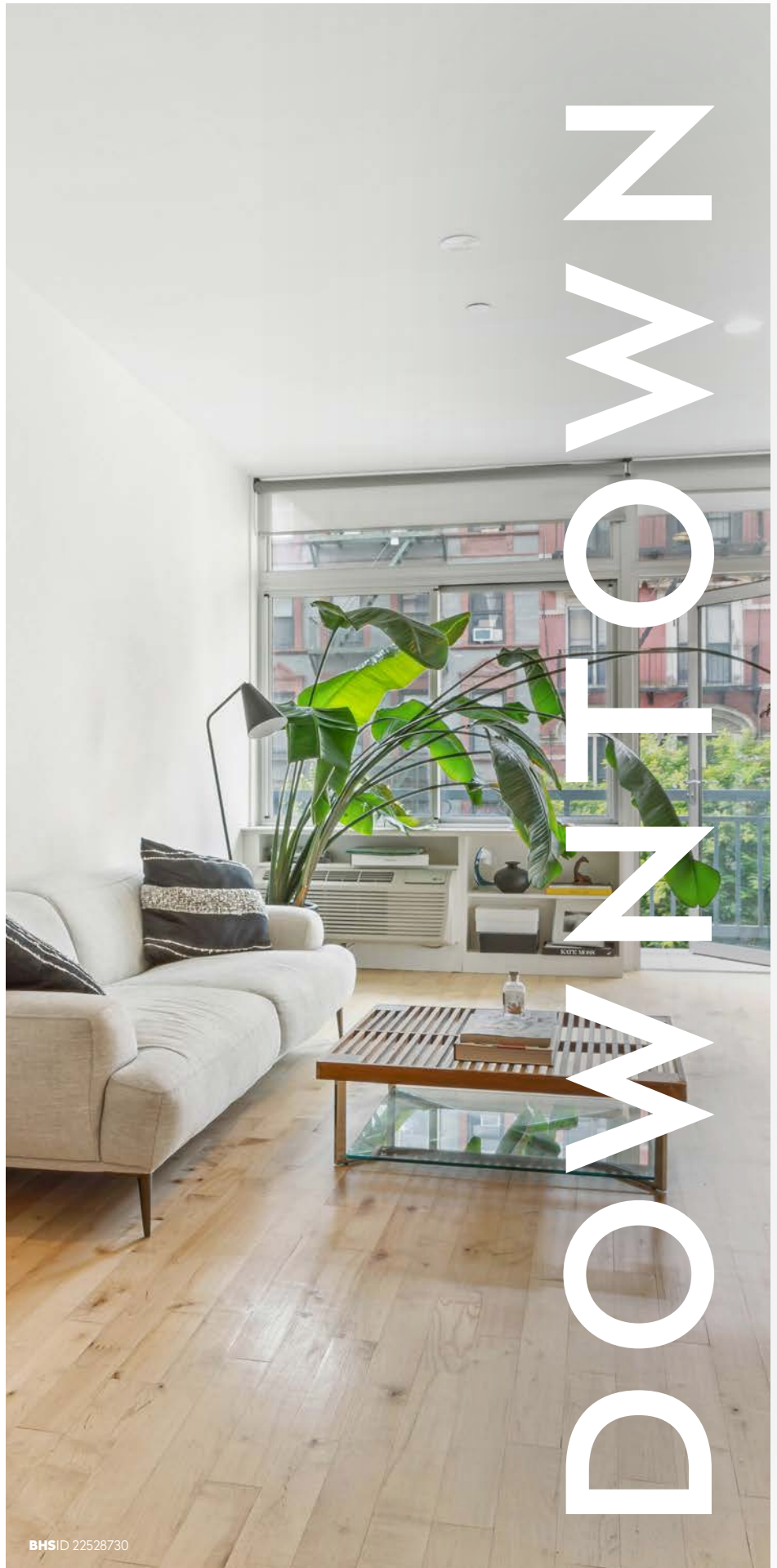
**COOPERATIVES**

	AUGUST 2023		JULY 2023		AUGUST 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	61	4.9	68	6.2	64	3.0
1-Bedroom	126	5.3	146	6.3	142	3.6
2-Bedroom	56	6.1	64	7.1	81	4.8
3+Bedroom	22	6.9	30	12.9	29	4.5
Loft	30	11.3	40	13.3	25	3.5
All	295	5.8	348	7.2	341	3.7

# Inv

**AUGUST 2023  
MANHATTAN  
INVENTORY  
REPORT**

South of 14th Street

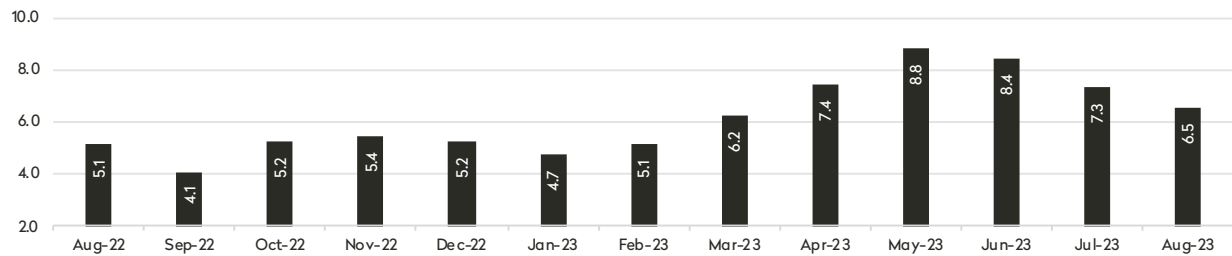


BHSID 22528730



BHSID 22415088

**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	AUGUST 2023		JULY 2023		AUGUST 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	78	6.2	81	6.7	88	6.5
1-Bedroom	241	5.8	243	6.1	278	5.7
2-Bedroom	274	8.6	276	9.5	282	5.0
3+Bedroom	234	10.4	252	11.5	268	8.5
Loft	71	7.5	73	8.1	73	5.0
All	898	7.6	925	8.2	989	6.0

**COOPERATIVES**

	AUGUST 2023		JULY 2023		AUGUST 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	78	5.4	75	5.6	79	3.9
1-Bedroom	157	4.2	182	5.1	184	3.8
2-Bedroom	100	4.5	112	5.4	98	3.3
3+Bedroom	58	6.4	75	9.6	69	5.8
Loft	53	7.6	58	9.2	48	4.4
All	446	5.0	502	6.0	478	3.9



# Inv

AUGUST 2023  
MANHATTAN  
INVENTORY  
REPORT



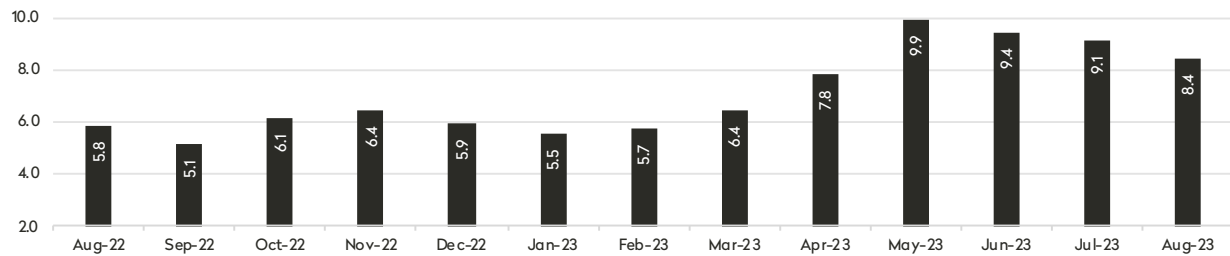
BHSID 22613502

UPPER MANHATTAN



BHSID 22615033

**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	AUGUST 2023		JULY 2023		AUGUST 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	17	7.8	22	10.2	23	3.1
1-Bedroom	72	6.8	77	8.0	96	4.3
2-Bedroom	112	11.0	114	12.7	105	4.4
3+Bedroom	67	16.8	75	19.6	87	6.1
All	268	9.9	288	11.7	311	4.6

**COOPERATIVES**

	AUGUST 2023		JULY 2023		AUGUST 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	6.0	14	4.0	22	6.9
1-Bedroom	86	7.3	85	7.3	109	7.0
2-Bedroom	103	8.1	110	8.7	162	7.9
3+Bedroom	49	6.1	52	6.5	65	7.8
All	256	7.2	261	7.3	358	7.5

# Contact Us

**AUGUST 2023**

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

**Village**

831 Broadway  
New York, NY 10003  
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

**BHS** THE Craft OF Research

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

©2023 by Brown Harris Stevens. All Rights Reserved. This information may not be copied, used or distributed without Brown Harris Stevens' consent. While information is believed true, no guaranty is made of accuracy.