

# Inv

AUGUST 2024  
MANHATTAN  
INVENTORY  
REPORT

MANHATTAN

**Brown Harris Stevens** THE Craft of Research

AUGUST 2024

# Highlights

August saw the supply of apartments for sale in Manhattan **decrease** to 7.4 months.

The months' supply was 9.0 months for condos, and 6.1 months for co-ops.

At 5.3 months, the West Side was the tightest market in August.

---

## 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.

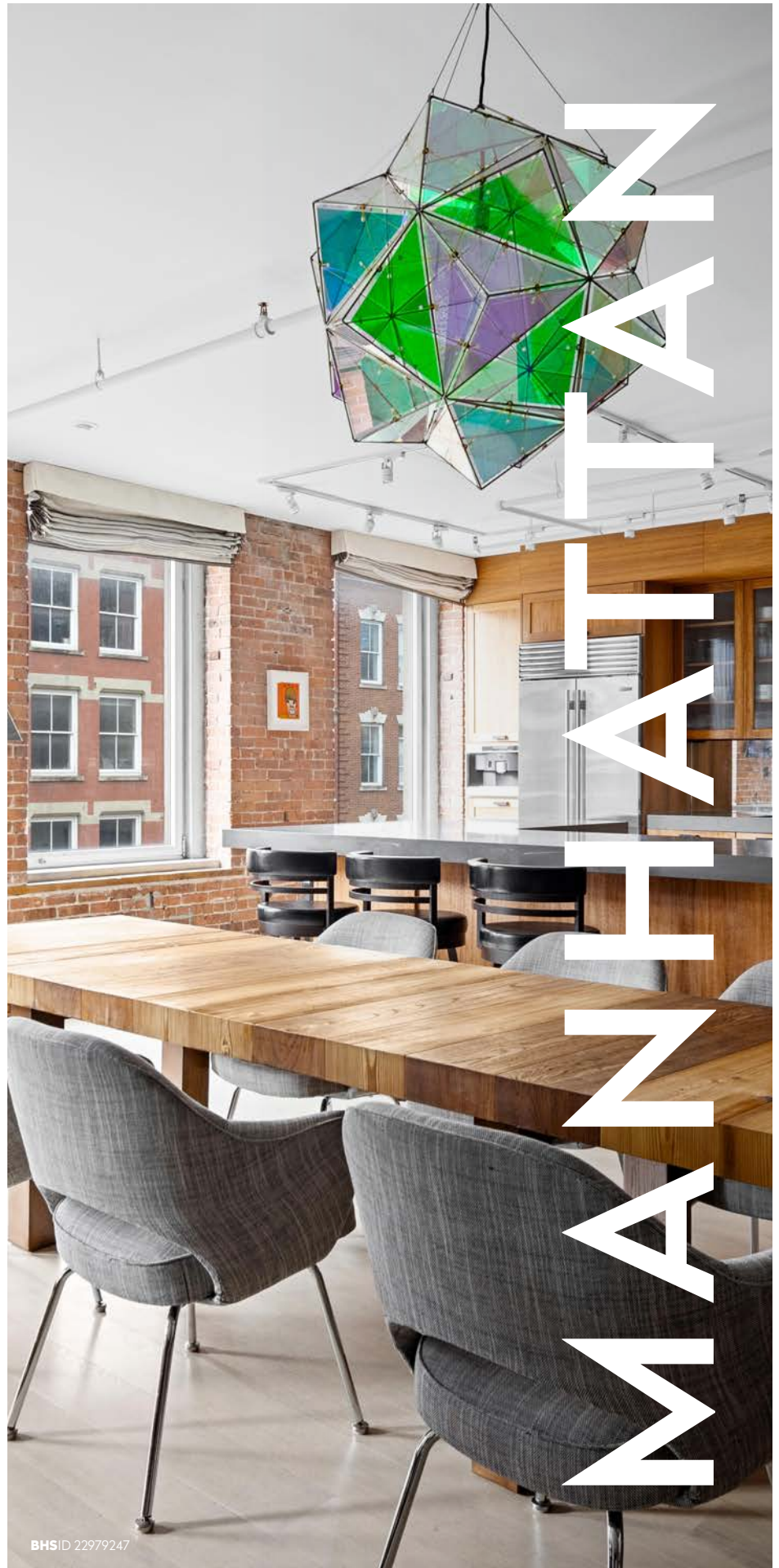


BHSID 22432440



# Inv

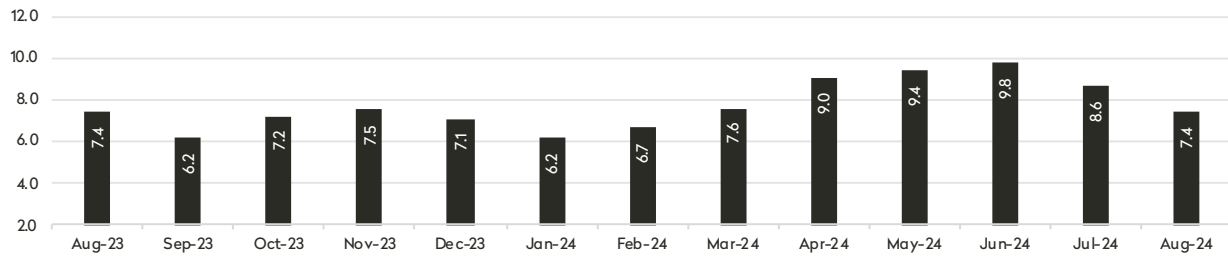
AUGUST 2024  
MANHATTAN  
INVENTORY  
REPORT



BHSID 22979247



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

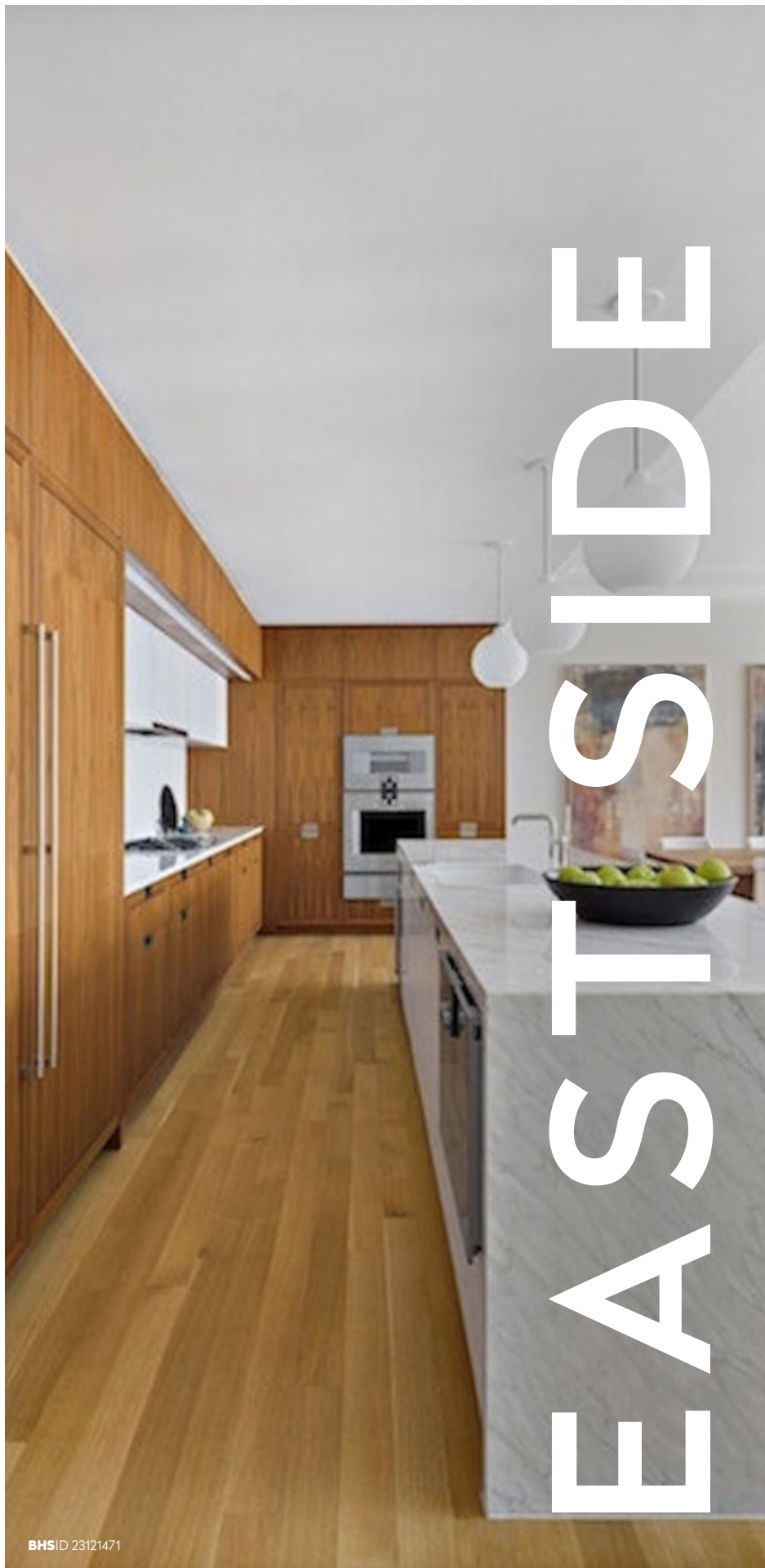
	AUGUST 2024		JULY 2024		AUGUST 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	259	8.4	268	8.8	235	6.2
1-Bedroom	968	7.3	1,024	8.5	866	6.3
2-Bedroom	1,181	8.5	1,238	10.1	1,138	8.8
3+Bedroom	1,157	12.2	1,240	14.5	1,120	11.5
LOFT	97	9.2	107	9.3	104	9.3
All	3,662	9.0	3,877	10.5	3,463	8.4

COOPERATIVES

	AUGUST 2024		JULY 2024		AUGUST 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	481	5.6	509	5.9	440	5.5
1-Bedroom	1,033	5.4	1,155	6.4	1,015	5.5
2-Bedroom	867	6.0	942	6.8	900	6.7
3+Bedroom	708	8.4	873	11.1	769	10.2
LOFT	89	7.4	107	9.6	89	7.9
All	3,178	6.1	3,586	7.3	3,213	6.6

# Inv

**AUGUST 2024  
MANHATTAN  
INVENTORY  
REPORT**

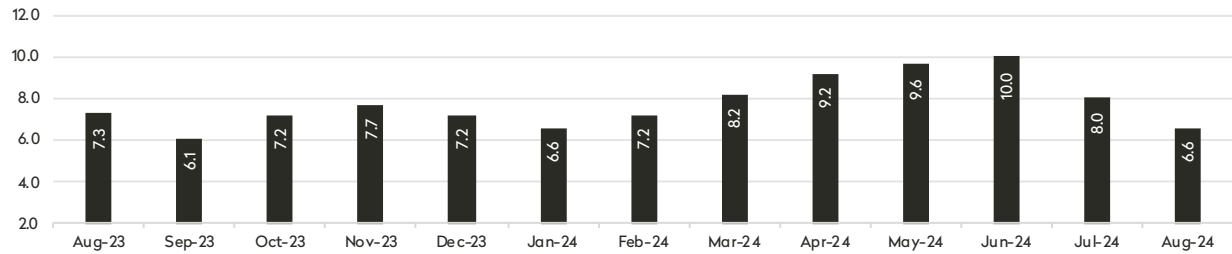


BHSID 23121471





MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2024		JULY 2024		AUGUST 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	30	5.5	33	7.1	26	5.8
1-Bedroom	91	5.3	100	6.1	76	5.7
2-Bedroom	121	6.7	133	8.3	137	6.4
3+Bedroom	230	12.3	244	14.2	209	8.8
All	472	8.0	510	9.4	448	7.1

COOPERATIVES

	AUGUST 2024		JULY 2024		AUGUST 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	94	4.8	97	5.1	92	5.5
1-Bedroom	246	5.3	268	6.1	249	5.4
2-Bedroom	267	6.4	308	8.3	288	6.6
3+Bedroom	276	7.2	338	9.6	368	12.3
All	883	6.1	1,011	7.5	997	7.3

# Inv

AUGUST 2024  
MANHATTAN  
INVENTORY  
REPORT

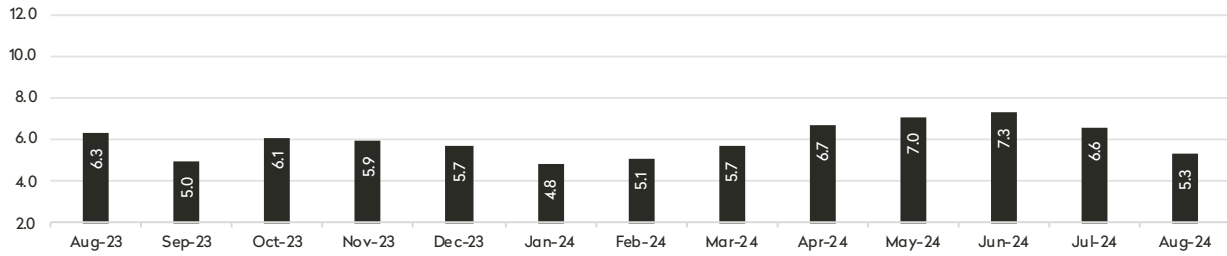


E  
D  
S  
T  
S  
E  
W

BHSID 22895660



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2024		JULY 2024		AUGUST 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	4.0	16	4.0	27	7.0
1-Bedroom	98	4.5	112	6.0	102	5.7
2-Bedroom	130	5.5	141	7.1	130	7.5
3+Bedroom	217	9.9	228	11.7	197	9.9
All	463	6.4	497	8.0	456	7.7

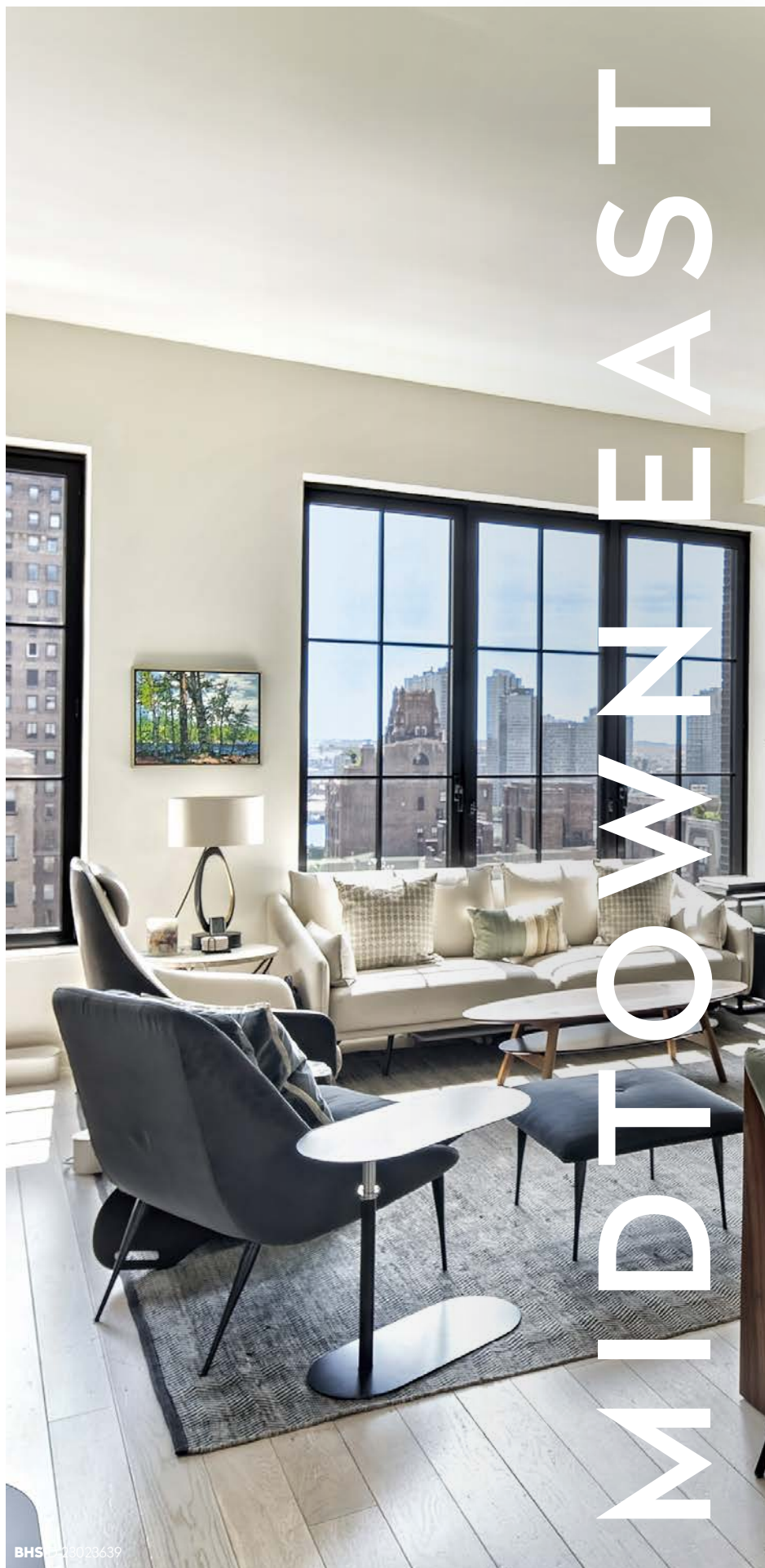
COOPERATIVES

	AUGUST 2024		JULY 2024		AUGUST 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	59	4.7	56	4.0	57	4.1
1-Bedroom	151	4.4	178	5.6	148	4.5
2-Bedroom	121	3.5	136	4.4	151	5.3
3+Bedroom	134	6.1	186	9.1	162	8.1
All	465	4.5	556	5.7	518	5.4



# Inv

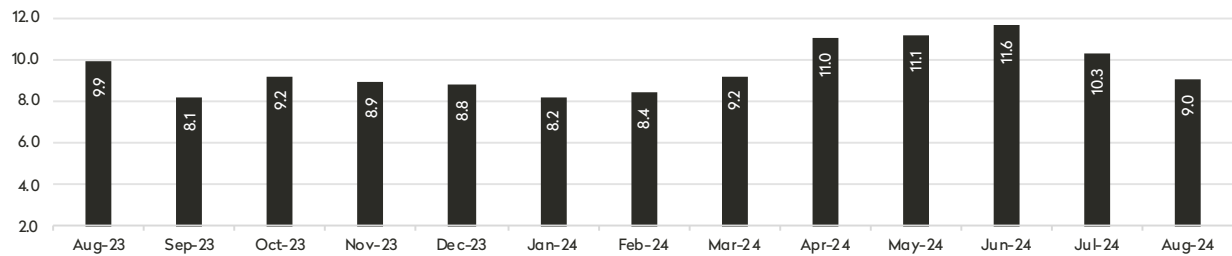
AUGUST 2024  
MANHATTAN  
INVENTORY  
REPORT



BHS 28023639



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2024		JULY 2024		AUGUST 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	36	9.4	41	9.8	29	7.3
1-Bedroom	142	9.0	131	8.9	116	7.7
2-Bedroom	175	12.2	173	13.1	146	11.7
3+Bedroom	112	17.7	124	24.0	119	28.6
All	465	11.5	469	12.6	410	11.5

COOPERATIVES

	AUGUST 2024		JULY 2024		AUGUST 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	115	5.8	124	6.6	105	6.7
1-Bedroom	182	6.2	219	7.7	199	7.9
2-Bedroom	138	8.0	151	9.2	161	9.6
3+Bedroom	109	20.4	126	24.4	93	23.3
All	544	7.6	620	9.0	558	9.0

# Inv

AUGUST 2024  
MANHATTAN  
INVENTORY  
REPORT

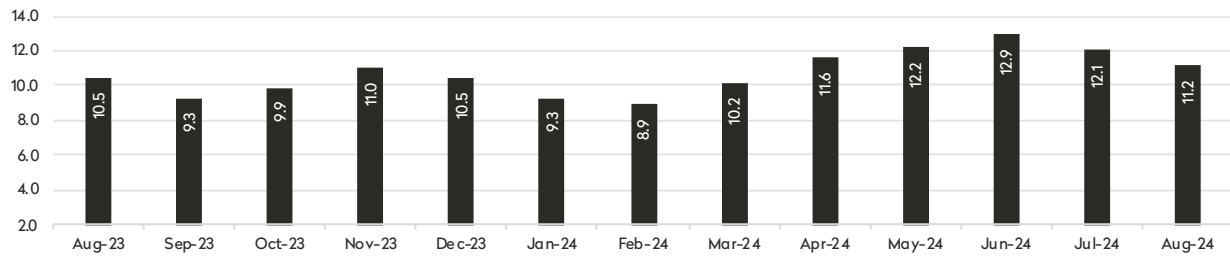


BHSID 22961336





MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2024		JULY 2024		AUGUST 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	47	11.3	49	10.9	35	6.0
1-Bedroom	175	9.2	188	10.0	155	11.1
2-Bedroom	183	14.6	185	14.8	162	13.9
3+Bedroom	129	15.2	137	18.7	122	13.3
All	534	12.1	559	12.9	474	11.7

COOPERATIVES

	AUGUST 2024		JULY 2024		AUGUST 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	9.2	24	7.2	28	8.0
1-Bedroom	57	7.8	62	9.3	46	6.1
2-Bedroom	28	7.3	33	8.3	31	9.3
3+Bedroom	23	13.8	25	21.4	13	9.8
All	134	8.6	144	9.5	118	7.5

# Inv

**AUGUST 2024  
MANHATTAN  
INVENTORY  
REPORT**

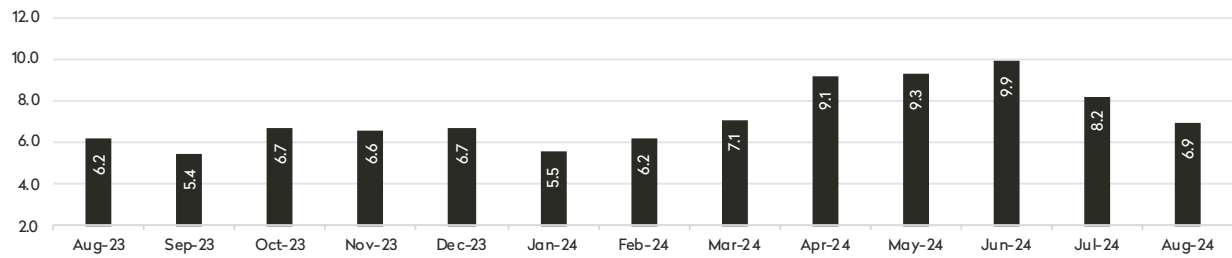
34th Street to 14th Street



BHSID 22926619



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	AUGUST 2024		JULY 2024		AUGUST 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	5.2	25	5.0	23	4.8
1-Bedroom	142	6.9	147	8.2	92	3.9
2-Bedroom	172	6.0	187	7.7	159	6.5
3+Bedroom	173	13.1	198	15.4	149	10.6
LOFT	21	8.4	22	8.3	30	18.0
All	534	7.6	579	9.3	453	6.6

**COOPERATIVES**

	AUGUST 2024		JULY 2024		AUGUST 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	92	7.1	100	8.0	61	4.9
1-Bedroom	132	4.8	141	5.5	126	5.3
2-Bedroom	67	6.5	71	7.2	56	6.1
3+Bedroom	26	9.2	34	15.7	22	6.9
LOFT	24	5.8	35	8.4	30	11.3
All	341	5.9	381	7.0	295	5.8



# Inv

**AUGUST 2024  
MANHATTAN  
INVENTORY  
REPORT**

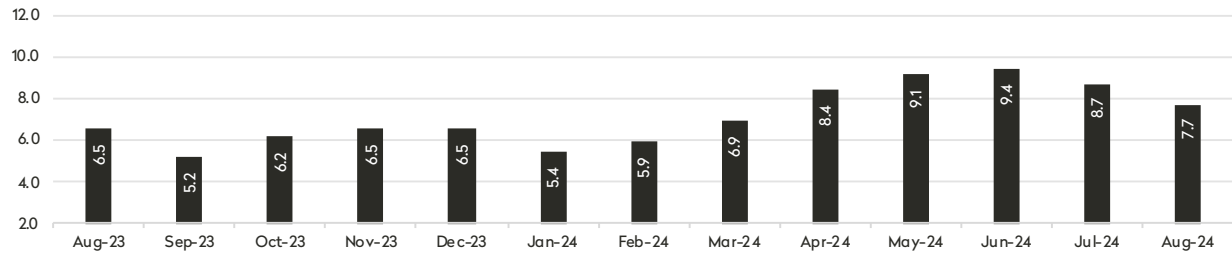
South of 14th Street



BHSID 23118526



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	AUGUST 2024		JULY 2024		AUGUST 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	88	14.7	88	13.9	78	6.2
1-Bedroom	239	8.3	258	10.5	241	5.8
2-Bedroom	270	9.6	288	11.4	274	8.6
3+Bedroom	225	10.9	235	13.1	234	10.4
LOFT	72	9.0	83	9.6	71	7.5
All	894	9.8	952	11.5	898	7.6

**COOPERATIVES**

	AUGUST 2024		JULY 2024		AUGUST 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	79	5.2	87	5.6	78	5.4
1-Bedroom	176	5.0	190	5.5	157	4.2
2-Bedroom	113	4.4	116	4.6	100	4.5
3+Bedroom	81	9.7	93	10.3	58	6.4
LOFT	63	9.0	70	11.1	53	7.6
All	512	5.6	556	6.1	446	5.0



# Inv

AUGUST 2024  
MANHATTAN  
INVENTORY  
REPORT

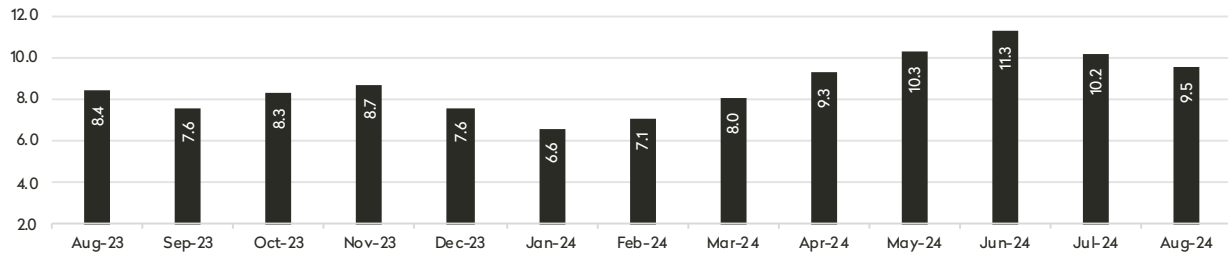


BHS102-3009198





MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2024		JULY 2024		AUGUST 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	15	8.2	17	10.2	17	7.8
1-Bedroom	83	8.2	89	9.4	72	6.8
2-Bedroom	131	10.1	131	11.2	112	11.0
3+Bedroom	71	12.2	74	12.7	67	16.8
All	300	9.7	311	10.8	268	9.9

COOPERATIVES

	AUGUST 2024		JULY 2024		AUGUST 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	16	6.0	21	7.4	18	6.0
1-Bedroom	90	8.3	98	9.6	86	7.3
2-Bedroom	133	10.4	127	8.9	103	8.1
3+Bedroom	60	10.0	72	12.7	49	6.1
All	299	9.2	318	9.6	256	7.2

# Contact Us

**AUGUST 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

**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

**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.

©2024 by Brown Harris Stevens. All Rights Reserved. This information JUNE not be copied, used or distributed without Brown Harris Stevens' consent. While information is believed true, no guaranty is made of accuracy.