

Inv

SEPTEMBER 2023
MANHATTAN
INVENTORY
REPORT

MANHATTAN



Brown Harris Stevens THE Craft of Research

SEPTEMBER 2023

Highlights

The supply of apartments for sale fell for the fourth straight month to 6.2 months.

The months' supply was 7.0 months for condos, and 5.5 months for co-ops.

While all neighborhoods posted a **decrease** in months' supply, the West Side was the **tightest** at 5.0-months.

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 22662456

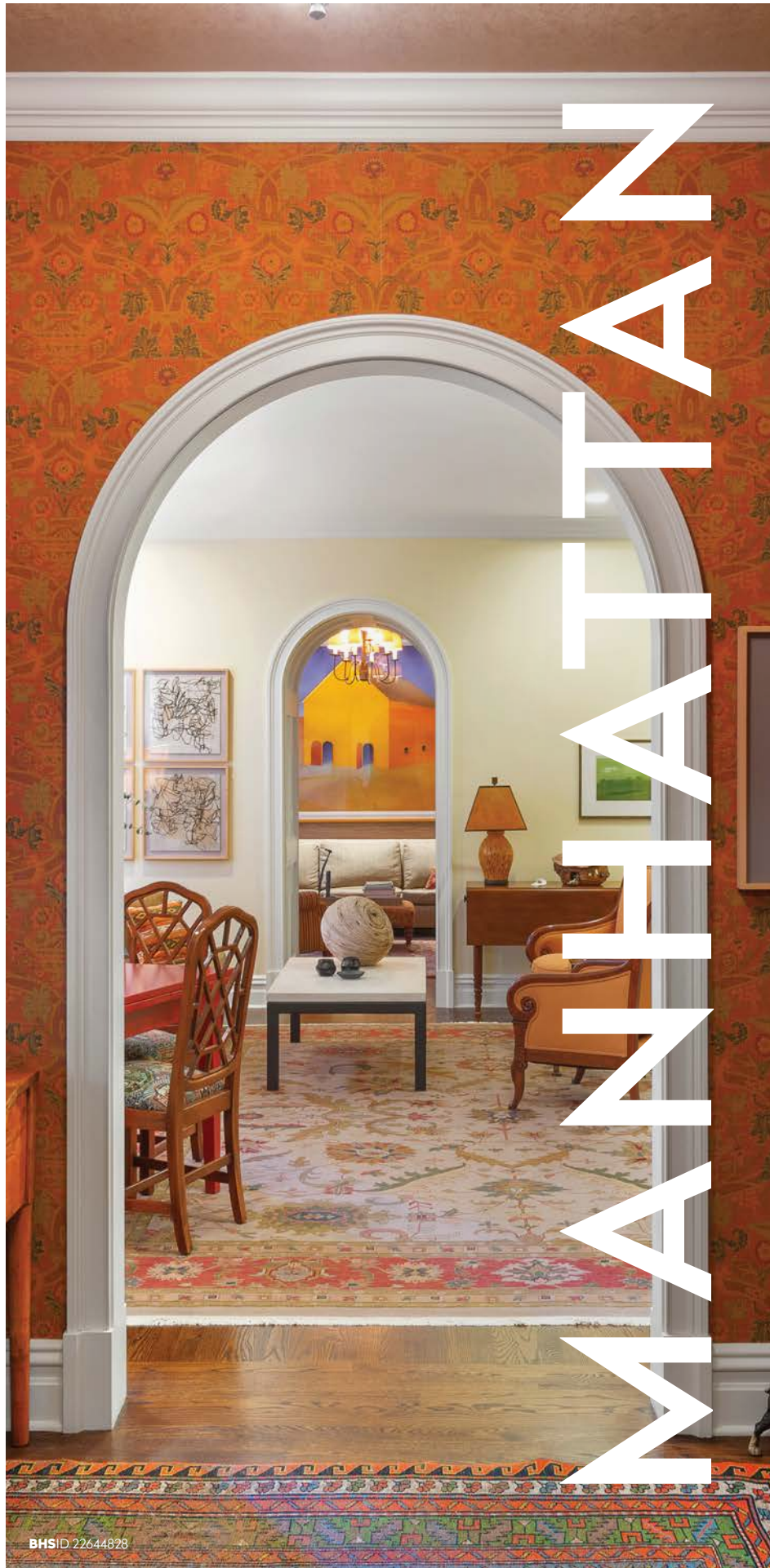
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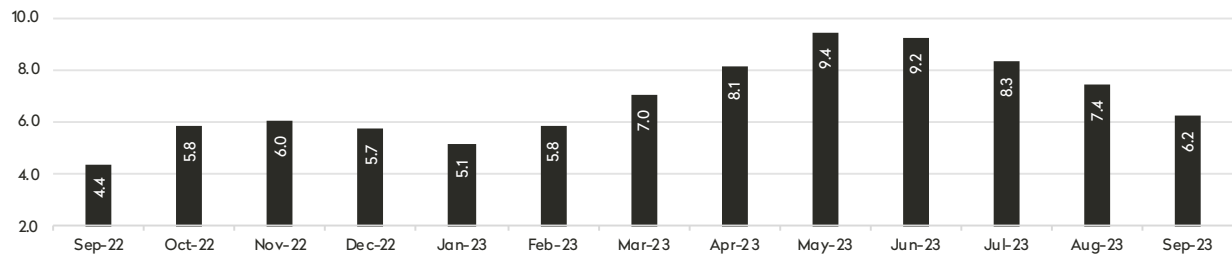


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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

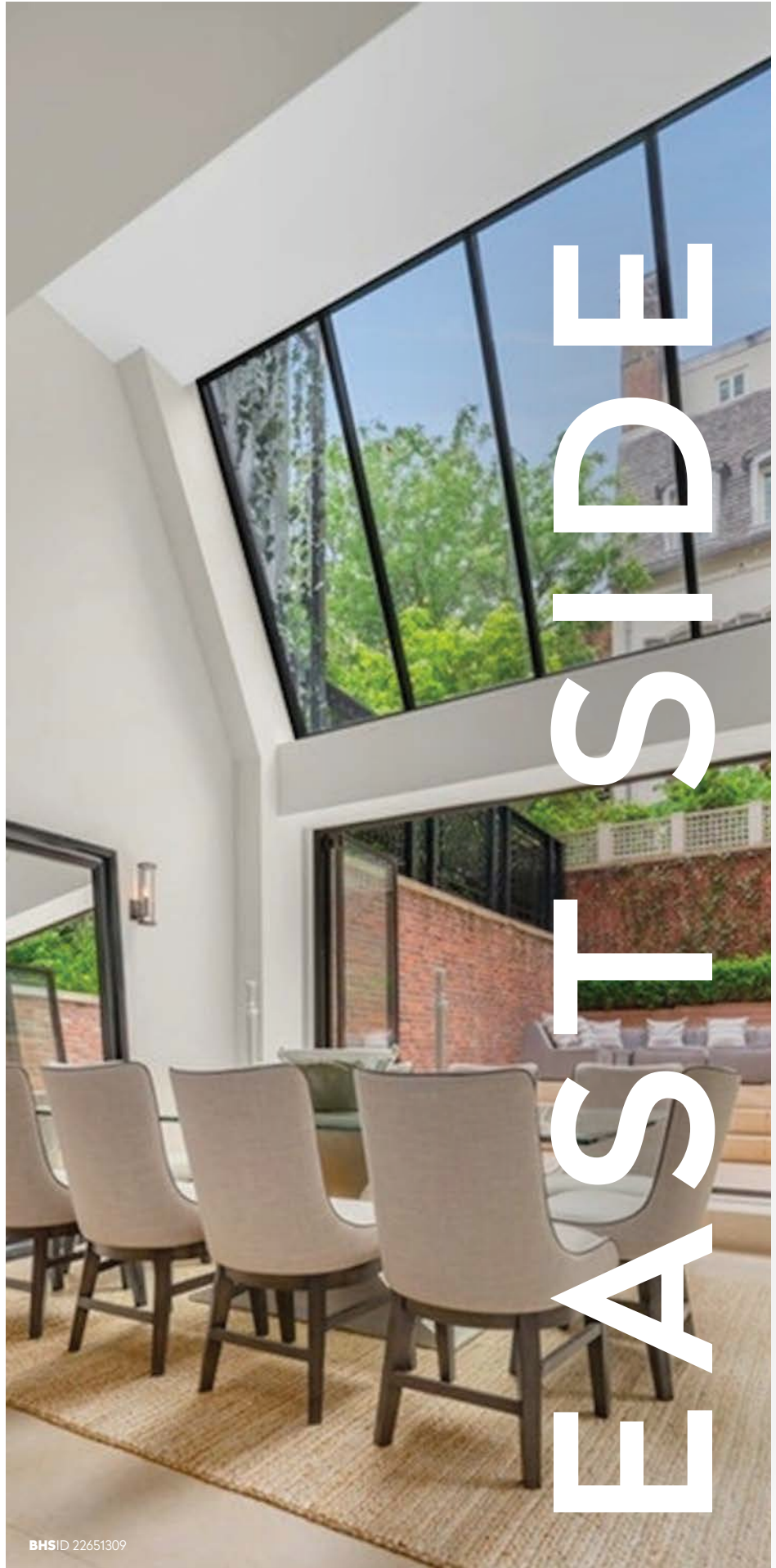
	SEPTEMBER 2023		AUGUST 2023		SEPTEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	231	5.6	235	6.2	226	4.2
1-Bedroom	790	5.3	866	6.3	899	4.1
2-Bedroom	1,064	7.4	1,138	8.8	1,035	4.7
3+Bedroom	1,034	9.6	1,120	11.5	1,024	6.9
Loft	89	6.6	104	9.3	80	4.1
All	3,208	7.0	3,463	8.4	3,264	5.0

COOPERATIVES

	SEPTEMBER 2023		AUGUST 2023		SEPTEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	368	4.3	440	5.5	453	3.7
1-Bedroom	892	4.5	1,015	5.5	1,089	3.7
2-Bedroom	803	5.7	900	6.7	835	4.0
3+Bedroom	678	8.4	769	10.2	619	4.9
Loft	73	6.0	89	7.9	70	3.4
All	2,814	5.5	3,213	6.6	3,066	4.0

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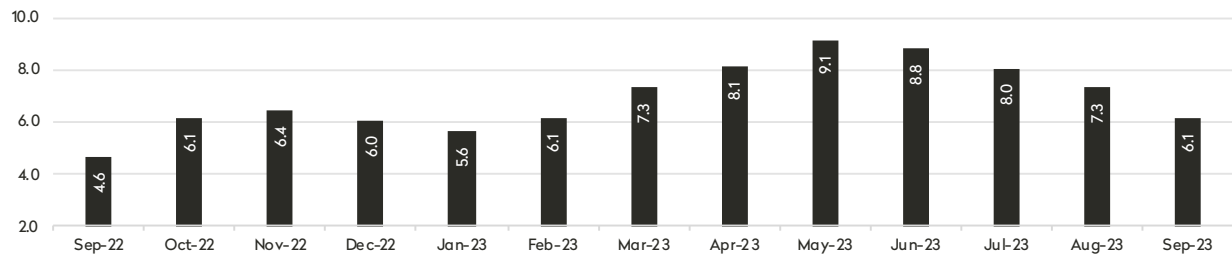


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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2023		AUGUST 2023		SEPTEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	4.8	26	5.8	25	4.3
1-Bedroom	82	5.7	76	5.7	78	4.0
2-Bedroom	123	5.6	137	6.4	101	3.7
3+Bedroom	198	7.8	209	8.8	179	6.5
All	427	6.4	448	7.1	383	4.8

COOPERATIVES

	SEPTEMBER 2023		AUGUST 2023		SEPTEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	70	3.8	92	5.5	88	3.4
1-Bedroom	216	4.6	249	5.4	322	4.7
2-Bedroom	248	5.3	288	6.6	278	4.5
3+Bedroom	320	10.3	368	12.3	282	4.8
All	854	5.9	997	7.3	970	4.5

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SEPTEMBER 2023

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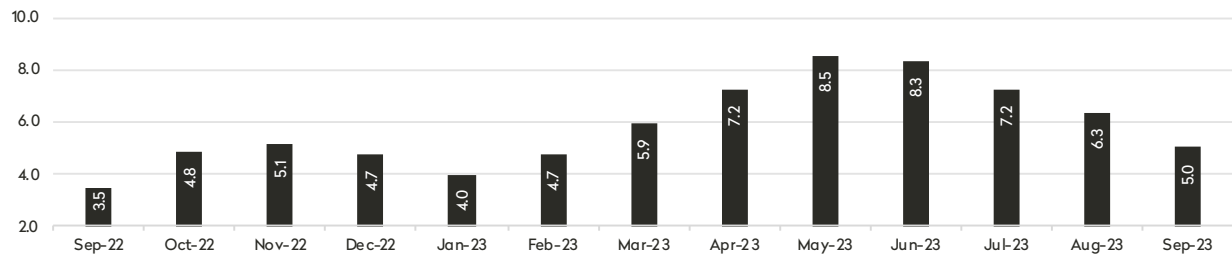
REPORT



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2023		AUGUST 2023		SEPTEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	29	5.3	27	7.0	21	2.7
1-Bedroom	86	4.4	102	5.7	87	2.8
2-Bedroom	122	5.9	130	7.5	135	4.7
3+Bedroom	180	8.3	197	9.9	189	6.0
All	417	6.2	456	7.7	432	4.3

COOPERATIVES

	SEPTEMBER 2023		AUGUST 2023		SEPTEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	39	2.6	57	4.1	62	3.2
1-Bedroom	140	3.9	148	4.5	152	2.8
2-Bedroom	133	4.4	151	5.3	128	2.7
3+Bedroom	137	5.5	162	8.1	110	3.8
All	449	4.2	518	5.4	452	3.0

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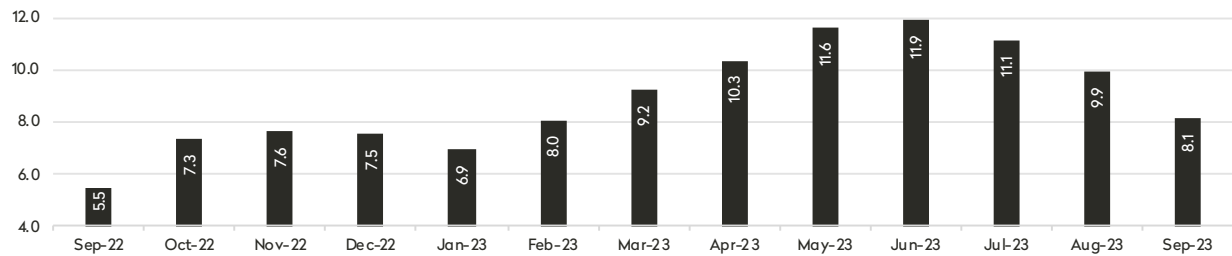
REPORT



BHSID 22657464



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2023		AUGUST 2023		SEPTEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	7.5	29	7.3	17	2.9
1-Bedroom	102	6.0	116	7.7	109	4.6
2-Bedroom	152	10.4	146	11.7	139	7.3
3+Bedroom	104	20.1	119	28.6	79	13.9
All	383	9.5	410	11.5	344	6.3

COOPERATIVES

	SEPTEMBER 2023		AUGUST 2023		SEPTEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	98	5.9	105	6.7	124	4.8
1-Bedroom	159	5.6	199	7.9	206	4.4
2-Bedroom	139	7.9	161	9.6	134	5.5
3+Bedroom	84	18.7	93	23.3	73	7.3
All	480	7.2	558	9.0	537	5.0

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SEPTEMBER 2023

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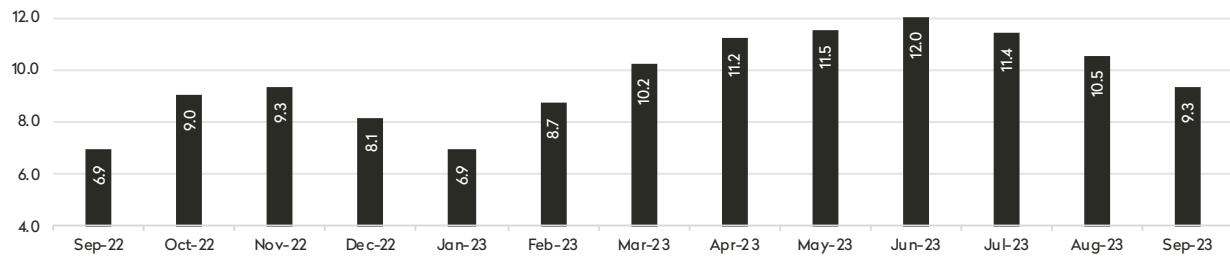


MIDTOWN WEST

BHSID 22648075



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2023		AUGUST 2023		SEPTEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	35	6.0	35	6.0	39	6.5
1-Bedroom	149	9.7	155	11.1	160	7.1
2-Bedroom	157	13.3	162	13.9	144	7.9
3+Bedroom	110	10.8	122	13.3	122	8.5
All	451	10.4	474	11.7	465	7.6

COOPERATIVES

	SEPTEMBER 2023		AUGUST 2023		SEPTEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	27	5.8	28	8.0	26	4.7
1-Bedroom	40	5.5	46	6.1	51	5.2
2-Bedroom	28	7.3	31	9.3	23	3.9
3+Bedroom	14	10.5	13	9.8	12	7.2
All	109	6.3	118	7.5	112	4.9

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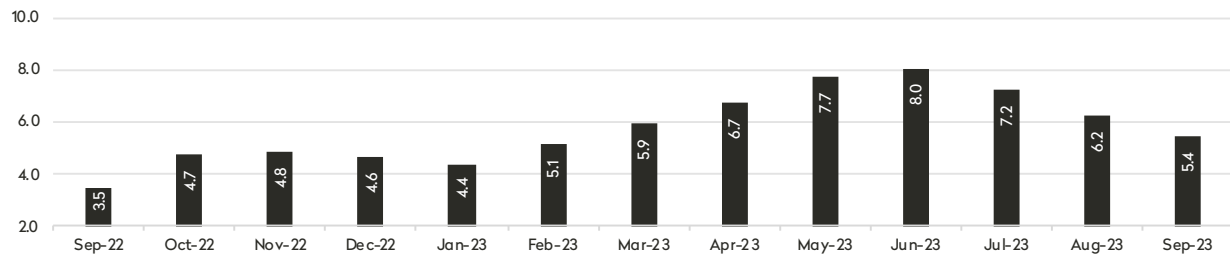
34th Street to 14th Street



BHSID 22655753



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2023		AUGUST 2023		SEPTEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	5.0	23	4.8	19	2.6
1-Bedroom	86	3.2	92	3.9	136	2.8
2-Bedroom	139	5.0	159	6.5	186	4.0
3+Bedroom	148	10.4	149	10.6	150	6.9
Loft	22	11.0	30	18.0	22	5.3
All	420	5.5	453	6.6	513	4.0

COOPERATIVES

	SEPTEMBER 2023		AUGUST 2023		SEPTEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	54	4.2	61	4.9	64	2.8
1-Bedroom	123	5.0	126	5.3	109	2.5
2-Bedroom	50	5.3	56	6.1	59	3.5
3+Bedroom	22	6.9	22	6.9	20	3.2
Loft	27	9.0	30	11.3	25	3.8
All	276	5.2	295	5.8	277	2.9

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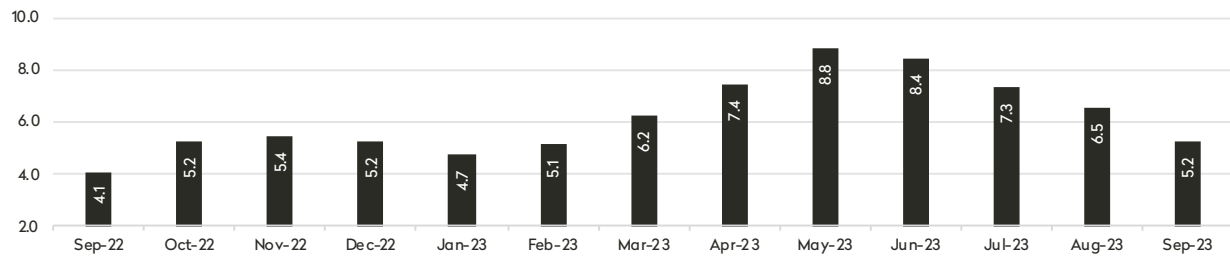
South of 14th Street



BHSID 22595711



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2023		AUGUST 2023		SEPTEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	78	5.4	78	6.2	80	5.6
1-Bedroom	209	4.6	241	5.8	235	4.6
2-Bedroom	247	6.9	274	8.6	233	4.1
3+Bedroom	209	8.0	234	10.4	228	6.9
Loft	64	5.6	71	7.5	56	3.7
All	807	6.1	898	7.6	832	4.9

COOPERATIVES

	SEPTEMBER 2023		AUGUST 2023		SEPTEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	66	4.4	78	5.4	68	3.1
1-Bedroom	133	3.2	157	4.2	161	3.0
2-Bedroom	95	4.1	100	4.5	83	2.7
3+Bedroom	52	6.6	58	6.4	59	4.9
Loft	41	5.5	53	7.6	40	3.2
All	387	4.1	446	5.0	411	3.1

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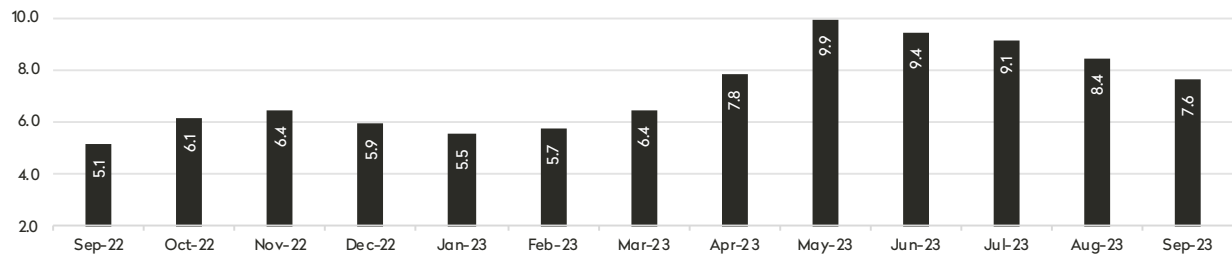
REPORT



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2023		AUGUST 2023		SEPTEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	15	6.4	17	7.8	25	3.8
1-Bedroom	65	5.6	72	6.8	94	4.7
2-Bedroom	105	10.2	112	11.0	97	4.0
3+Bedroom	62	14.3	67	16.8	79	5.5
All	247	8.6	268	9.9	295	4.5

COOPERATIVES

	SEPTEMBER 2023		AUGUST 2023		SEPTEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	14	4.9	18	6.0	21	7.4
1-Bedroom	78	5.9	86	7.3	90	5.0
2-Bedroom	97	9.1	103	8.1	131	5.7
3+Bedroom	43	5.6	49	6.1	65	6.8
All	232	6.7	256	7.2	307	5.8

Contact Us

SEPTEMBER 2023

Manhattan Inventory Report

East Side

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212-906-9200

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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

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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

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