

Inv

SEPTEMBER 2024
MANHATTAN
INVENTORY
REPORT

MANHATTAN



Brown Harris Stevens THE Craft of Research

SEPTEMBER 2024

Highlights

The supply of apartments for sale in Manhattan dropped to 6.2 months, its lowest level since January.

Inventory **declined 9%** for condos and 13% for co-ops from last month.

The West Side **remains the tightest market** with a months' supply of 4.4 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 22432440

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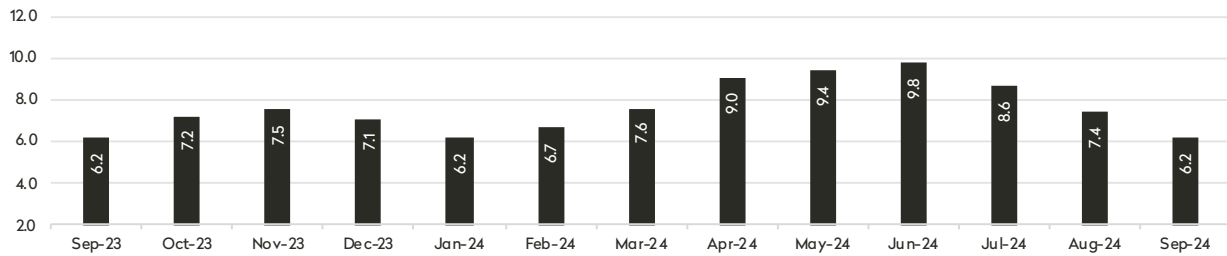


MANHATTAN

BHSID 22894226



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2024		AUGUST 2024		SEPTEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	245	7.3	259	8.4	231	5.6
1-Bedroom	870	6.1	968	7.3	790	5.3
2-Bedroom	1,060	7.3	1,181	8.5	1,064	7.4
3+Bedroom	1,065	10.8	1,157	12.2	1,034	9.6
LOFT	82	7.7	97	9.2	89	6.6
All	3,322	7.7	3,662	9.0	3,208	7.0

COOPERATIVES

	SEPTEMBER 2024		AUGUST 2024		SEPTEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	423	4.7	481	5.6	368	4.3
1-Bedroom	896	4.4	1,033	5.4	892	4.5
2-Bedroom	752	5.0	867	6.0	803	5.7
3+Bedroom	608	6.9	708	8.4	678	8.4
LOFT	77	6.2	89	7.4	73	6.0
All	2,756	5.0	3,178	6.1	2,814	5.5

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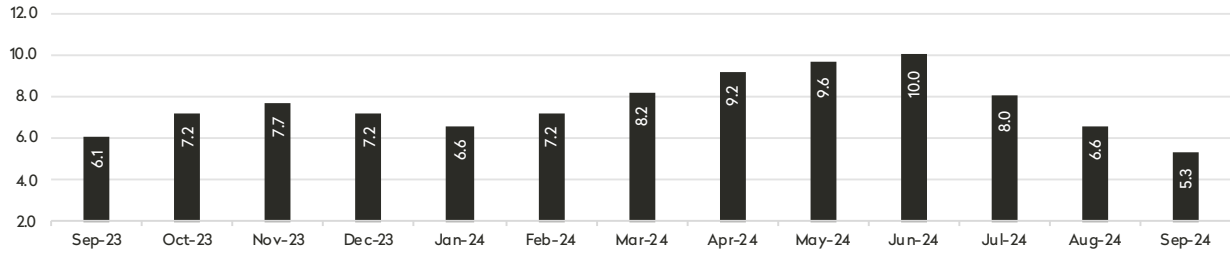


RESIDENTS

BHS ID: 23196099



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2024		AUGUST 2024		SEPTEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	27	4.4	30	5.5	24	4.8
1-Bedroom	77	4.2	91	5.3	82	5.7
2-Bedroom	109	5.5	121	6.7	123	5.6
3+Bedroom	191	9.5	230	12.3	198	7.8
All	404	6.2	472	8.0	427	6.4

COOPERATIVES

	SEPTEMBER 2024		AUGUST 2024		SEPTEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	87	4.2	94	4.8	70	3.8
1-Bedroom	216	4.3	246	5.3	216	4.6
2-Bedroom	220	5.1	267	6.4	248	5.3
3+Bedroom	243	6.0	276	7.2	320	10.3
All	766	5.0	883	6.1	854	5.9

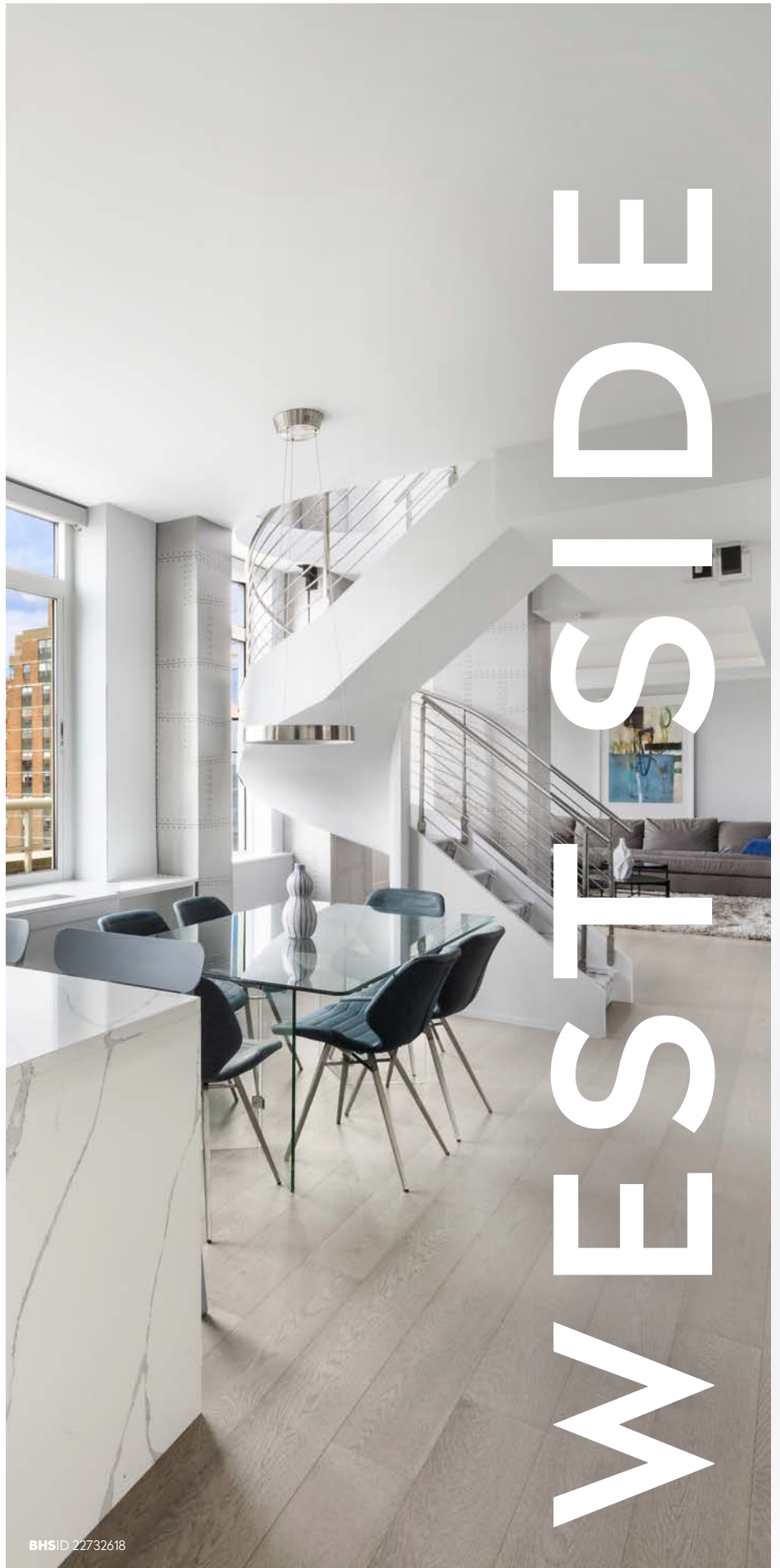
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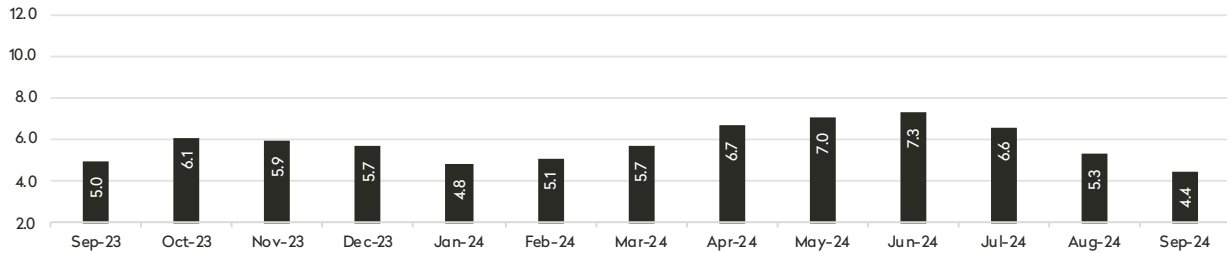
REPORT



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2024		AUGUST 2024		SEPTEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	4.0	18	4.0	29	5.3
1-Bedroom	81	3.1	98	4.5	86	4.4
2-Bedroom	119	4.8	130	5.5	122	5.9
3+Bedroom	208	9.7	217	9.9	180	8.3
All	426	5.5	463	6.4	417	6.2

COOPERATIVES

	SEPTEMBER 2024		AUGUST 2024		SEPTEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	56	4.1	59	4.7	39	2.6
1-Bedroom	126	3.4	151	4.4	140	3.9
2-Bedroom	103	2.9	121	3.5	133	4.4
3+Bedroom	110	4.8	134	6.1	137	5.5
All	395	3.6	465	4.5	449	4.2

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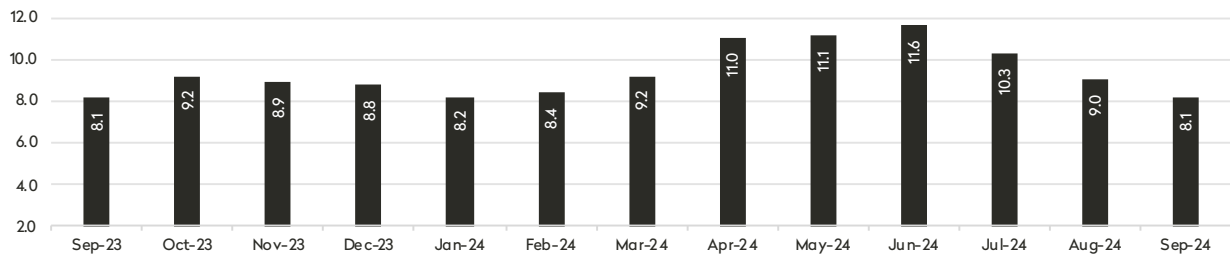
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2024		AUGUST 2024		SEPTEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	34	6.8	36	9.4	25	7.5
1-Bedroom	131	8.5	142	9.0	102	6.0
2-Bedroom	164	12.3	175	12.2	152	10.4
3+Bedroom	104	16.4	112	17.7	104	20.1
All	433	10.8	465	11.5	383	9.5

COOPERATIVES

	SEPTEMBER 2024		AUGUST 2024		SEPTEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	105	5.3	115	5.8	98	5.9
1-Bedroom	176	5.9	182	6.2	159	5.6
2-Bedroom	129	7.0	138	8.0	139	7.9
3+Bedroom	85	15.5	109	20.4	84	18.7
All	495	6.7	544	7.6	480	7.2

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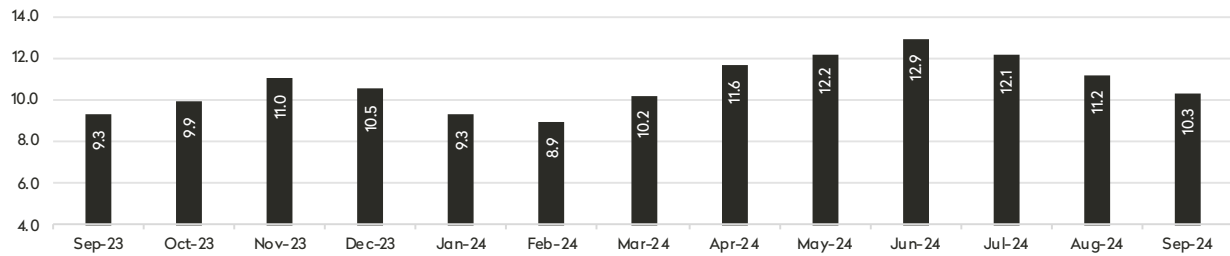
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BHSID 22415331



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2024		AUGUST 2024		SEPTEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	44	11.5	47	11.3	35	6.0
1-Bedroom	154	8.6	175	9.2	149	9.7
2-Bedroom	171	13.3	183	14.6	157	13.3
3+Bedroom	129	14.6	129	15.2	110	10.8
All	498	11.5	534	12.1	451	10.4

COOPERATIVES

	SEPTEMBER 2024		AUGUST 2024		SEPTEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	6.3	26	9.2	27	5.8
1-Bedroom	43	6.1	57	7.8	40	5.5
2-Bedroom	25	6.3	28	7.3	28	7.3
3+Bedroom	22	13.2	23	13.8	14	10.5
All	111	6.9	134	8.6	109	6.3

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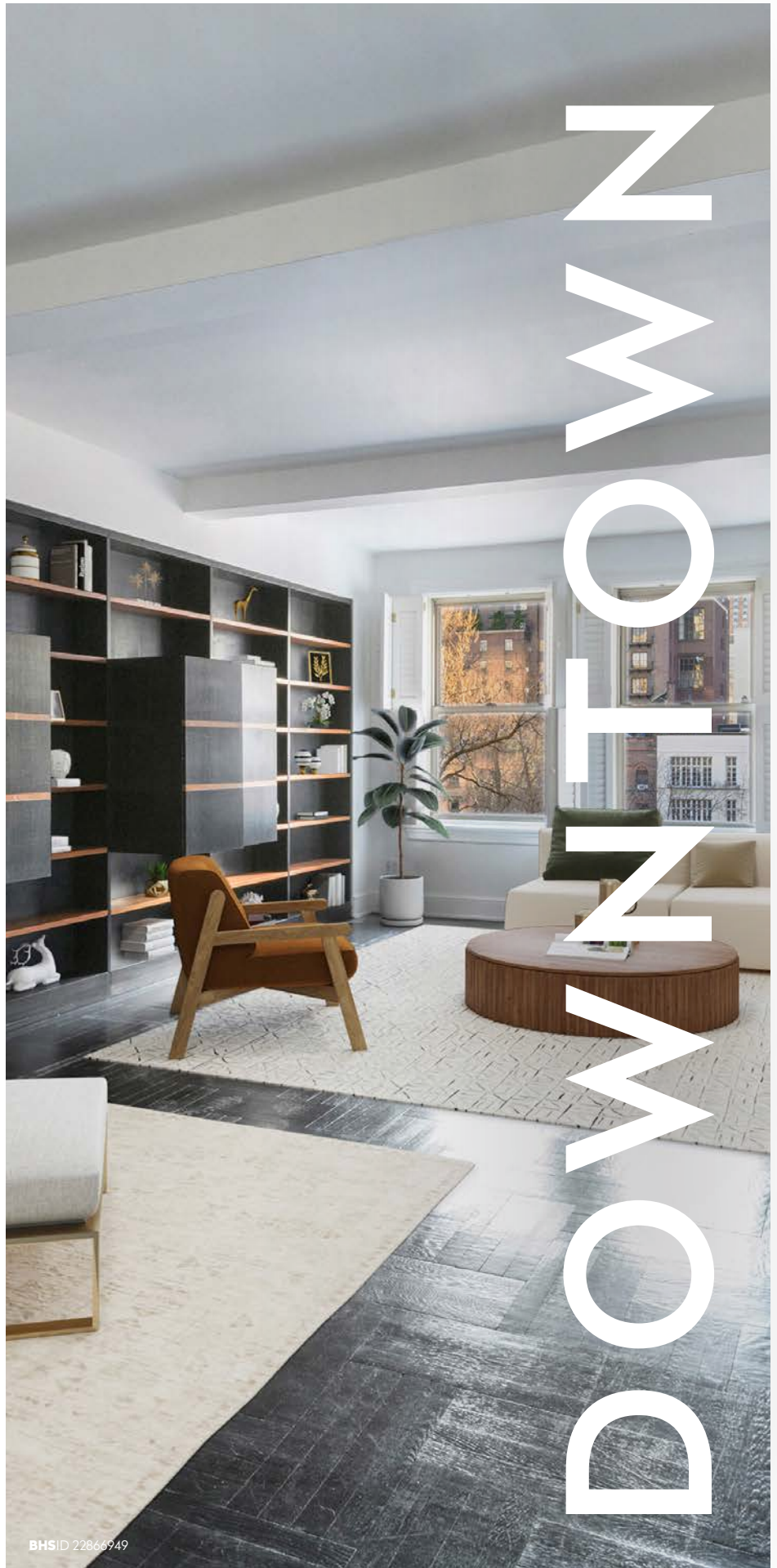
SEPTEMBER 2024

MANHATTAN

INVENTORY

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34th Street to 14th Street

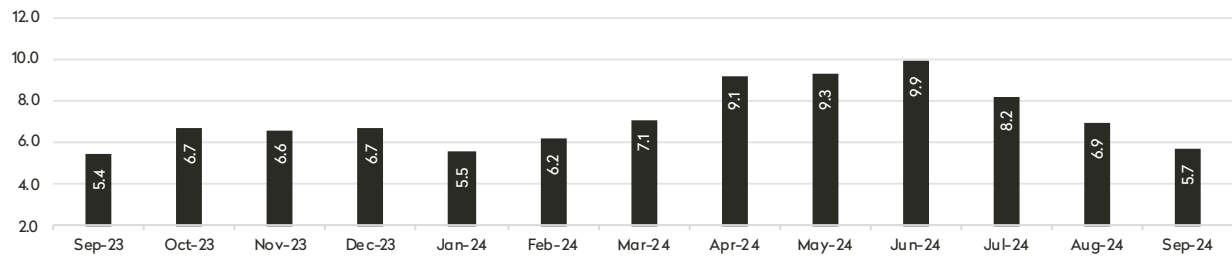


OWN
THE
WOOD

BHSID 22866949



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2024		AUGUST 2024		SEPTEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	4.6	26	5.2	25	5.0
1-Bedroom	129	5.9	142	6.9	86	3.2
2-Bedroom	152	5.4	172	6.0	139	5.0
3+Bedroom	162	12.0	173	13.1	148	10.4
LOFT	18	7.2	21	8.4	22	11.0
All	487	6.8	534	7.6	420	5.5

COOPERATIVES

	SEPTEMBER 2024		AUGUST 2024		SEPTEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	76	5.3	92	7.1	54	4.2
1-Bedroom	113	3.9	132	4.8	123	5.0
2-Bedroom	49	4.1	67	6.5	50	5.3
3+Bedroom	24	6.9	26	9.2	22	6.9
LOFT	22	5.7	24	5.8	27	9.0
All	284	4.5	341	5.9	276	5.2

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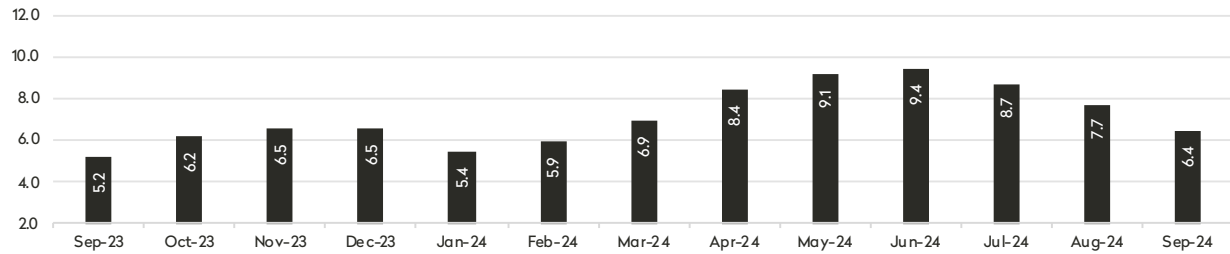
South of 14th Street



BHSID 22165086



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2024		AUGUST 2024		SEPTEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	83	12.1	88	14.7	78	5.4
1-Bedroom	220	6.9	239	8.3	209	4.6
2-Bedroom	237	7.5	270	9.6	247	6.9
3+Bedroom	210	9.4	225	10.9	209	8.0
LOFT	59	7.4	72	9.0	64	5.6
All	809	8.0	894	9.8	807	6.1

COOPERATIVES

	SEPTEMBER 2024		AUGUST 2024		SEPTEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	66	4.2	79	5.2	66	4.4
1-Bedroom	145	3.8	176	5.0	133	3.2
2-Bedroom	102	4.0	113	4.4	95	4.1
3+Bedroom	72	8.6	81	9.7	52	6.6
LOFT	53	7.1	63	9.0	41	5.5
All	438	4.6	512	5.6	387	4.1

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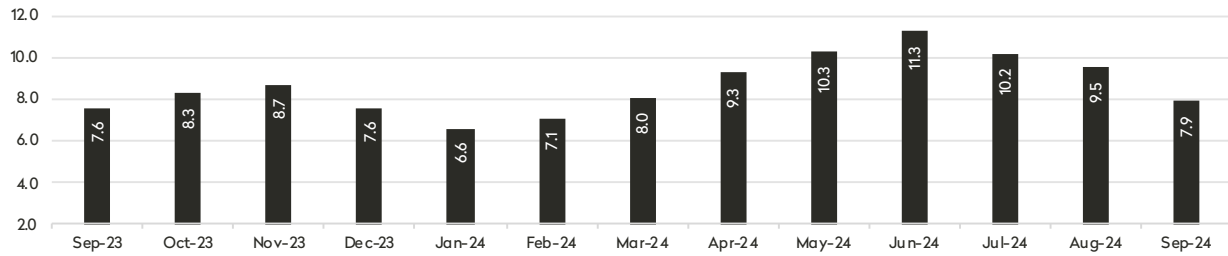


UPPER MANHATTAN

BHSID 23147912



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2024		AUGUST 2024		SEPTEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	14	9.3	15	8.2	15	6.4
1-Bedroom	79	7.3	83	8.2	65	5.6
2-Bedroom	109	7.7	131	10.1	105	10.2
3+Bedroom	63	10.5	71	12.2	62	14.3
All	265	8.2	300	9.7	247	8.6

COOPERATIVES

	SEPTEMBER 2024		AUGUST 2024		SEPTEMBER 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	12	4.0	16	6.0	14	4.9
1-Bedroom	78	6.4	90	8.3	78	5.9
2-Bedroom	124	9.3	133	10.4	97	9.1
3+Bedroom	53	8.4	60	10.0	43	5.6
All	267	7.7	299	9.2	232	6.7

Contact Us

SEPTEMBER 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.

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