

# Inv

MAY 2024  
MANHATTAN  
INVENTORY  
REPORT

MANHATTAN

**Brown Harris Stevens** THE Craft of Research

MAY 2024

# Highlights

While up **5%** from last month, the supply of apartments for sale is unchanged from May 2023.

Inventory climbed double digits from last month, **10%** for condos and **14%** for co-ops.

While all neighborhoods posted an increase in months' supply, The West Side was the tightest at 7.0-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 12963872



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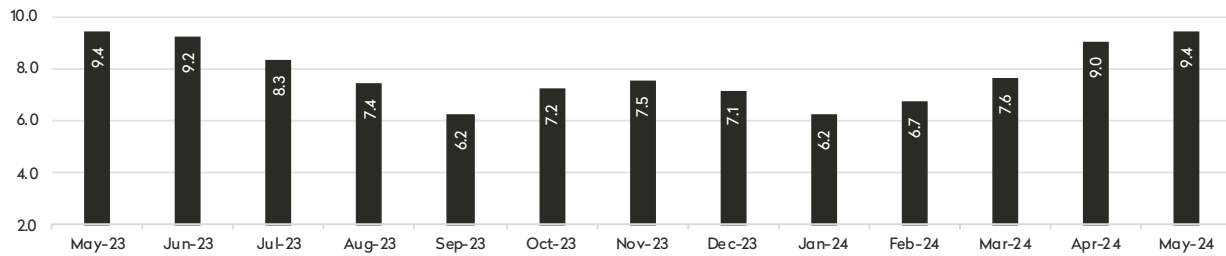


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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2024		APRIL 2024		MAY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	271	8.5	247	7.5	261	6.9
1-Bedroom	984	9.4	882	9.3	960	7.6
2-Bedroom	1,190	10.8	1,074	10.7	1,195	11.0
3+Bedroom	1,220	16.0	1,120	17.7	1,202	13.3
LOFT	96	8.9	92	9.4	112	14.3
All	3,761	11.3	3,415	11.3	3,730	10.0

COOPERATIVES

	MAY 2024		APRIL 2024		MAY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	486	6.3	444	6.1	469	6.5
1-Bedroom	1,156	7.0	989	6.1	1,241	7.3
2-Bedroom	961	7.7	873	7.2	1,061	9.2
3+Bedroom	911	12.6	800	11.5	910	14.2
LOFT	118	10.7	79	8.2	115	11.3
All	3,632	8.1	3,185	7.3	3,796	8.8

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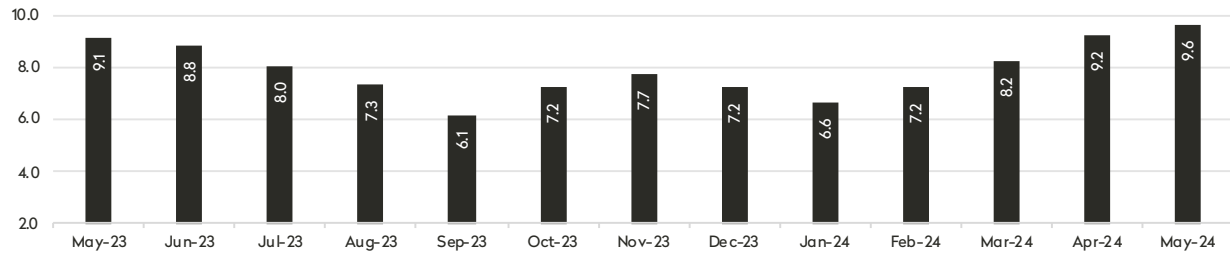
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2024		APRIL 2024		MAY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	33	6.0	33	5.7	24	4.1
1-Bedroom	109	8.2	93	7.2	96	8.0
2-Bedroom	126	9.1	116	9.4	129	6.3
3+Bedroom	233	15.4	212	18.7	216	8.9
All	501	10.5	454	10.7	465	7.5

COOPERATIVES

	MAY 2024		APRIL 2024		MAY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	72	4.4	75	5.2	97	6.8
1-Bedroom	297	7.6	262	7.2	313	7.4
2-Bedroom	333	10.2	292	8.8	351	9.9
3+Bedroom	396	13.3	361	11.5	421	15.9
All	1,098	9.3	990	8.6	1,182	10.0

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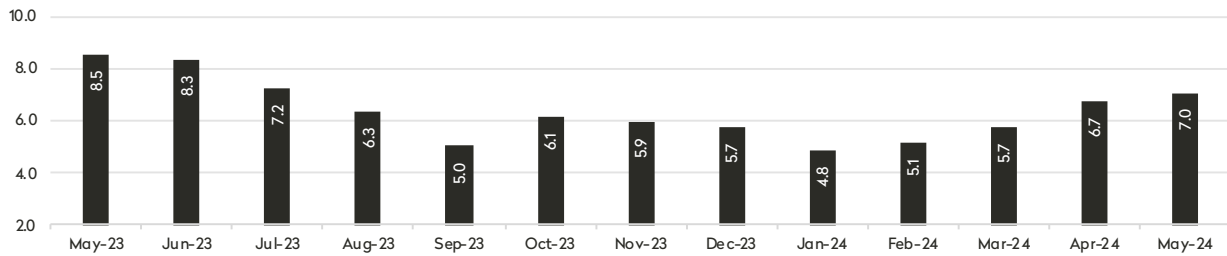
MAY 2024  
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2024		APRIL 2024		MAY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	27	7.0	23	5.3	29	7.3
1-Bedroom	104	6.2	103	6.9	109	7.3
2-Bedroom	140	7.6	120	7.7	146	10.6
3+Bedroom	216	13.9	209	15.7	201	11.3
All	487	8.9	455	9.4	485	9.6

COOPERATIVES

	MAY 2024		APRIL 2024		MAY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	57	4.0	53	3.8	70	6.1
1-Bedroom	170	5.8	136	4.5	196	6.2
2-Bedroom	138	4.5	122	4.2	186	8.0
3+Bedroom	173	9.6	147	10.0	184	12.4
All	538	5.8	458	5.2	636	7.8



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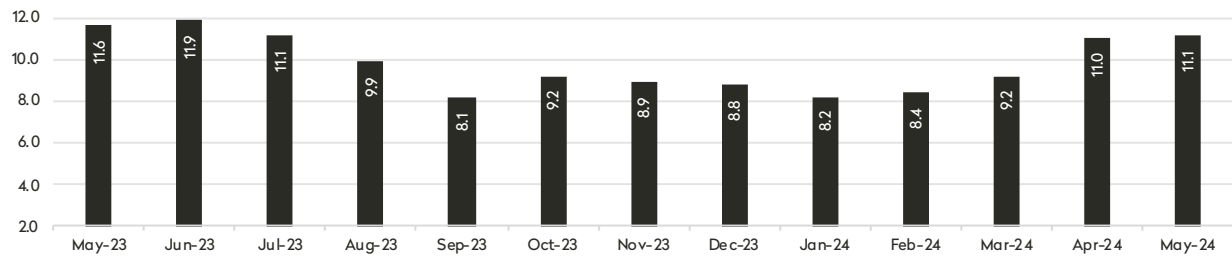
MAY 2024  
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2024		APRIL 2024		MAY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	37	7.4	34	7.8	34	9.7
1-Bedroom	119	8.9	108	10.1	121	7.4
2-Bedroom	165	13.4	147	14.0	161	18.2
3+Bedroom	125	31.3	118	32.2	119	23.0
All	446	12.9	407	14.0	435	12.9

COOPERATIVES

	MAY 2024		APRIL 2024		MAY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	135	8.5	119	7.6	108	5.8
1-Bedroom	213	8.4	179	7.2	254	10.7
2-Bedroom	160	10.9	151	11.3	164	14.5
3+Bedroom	121	20.2	112	21.7	108	22.3
All	629	10.2	561	9.5	634	10.9

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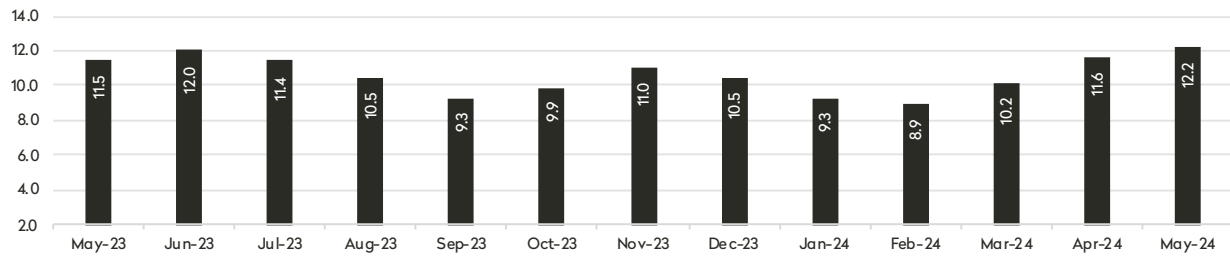
# MIDTOWN WEST

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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2024		APRIL 2024		MAY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	44	11.5	49	11.3	42	6.5
1-Bedroom	179	11.0	150	10.6	185	11.8
2-Bedroom	183	12.6	163	12.2	181	13.1
3+Bedroom	132	16.5	124	16.2	117	14.3
All	538	12.6	486	12.3	525	11.9

COOPERATIVES

	MAY 2024		APRIL 2024		MAY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	9.4	26	8.7	19	8.8
1-Bedroom	55	9.4	43	6.3	50	9.1
2-Bedroom	35	10.0	31	10.9	29	11.6
3+Bedroom	26	31.2	24	72.0	12	12.0
All	141	11.0	124	9.5	110	9.9

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34th Street to 14th Street

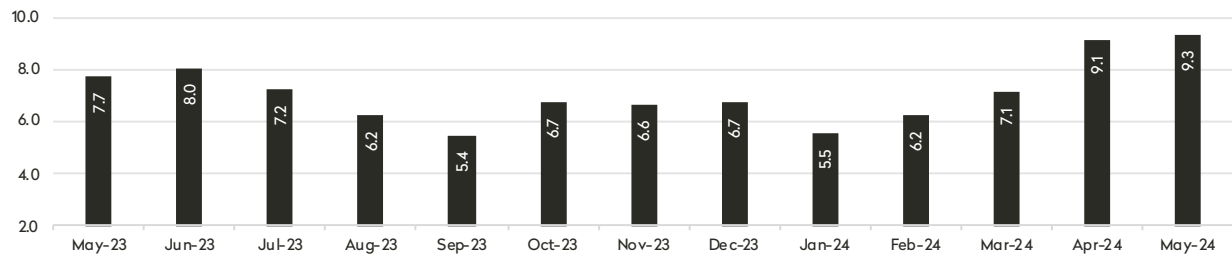


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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2024		APRIL 2024		MAY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	6.3	21	6.0	26	4.7
1-Bedroom	133	8.9	118	8.1	105	3.7
2-Bedroom	160	8.2	168	8.8	183	8.8
3+Bedroom	182	16.5	170	20.4	167	15.4
LOFT	22	10.2	19	11.4	37	31.7
All	521	10.1	496	10.5	518	7.8

COOPERATIVES

	MAY 2024		APRIL 2024		MAY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	95	9.3	82	8.5	79	8.3
1-Bedroom	146	6.8	126	6.0	148	6.7
2-Bedroom	65	9.8	60	10.0	58	5.4
3+Bedroom	38	14.3	30	12.9	43	16.1
LOFT	32	7.7	23	7.3	37	14.8
All	376	8.3	321	7.6	365	7.7



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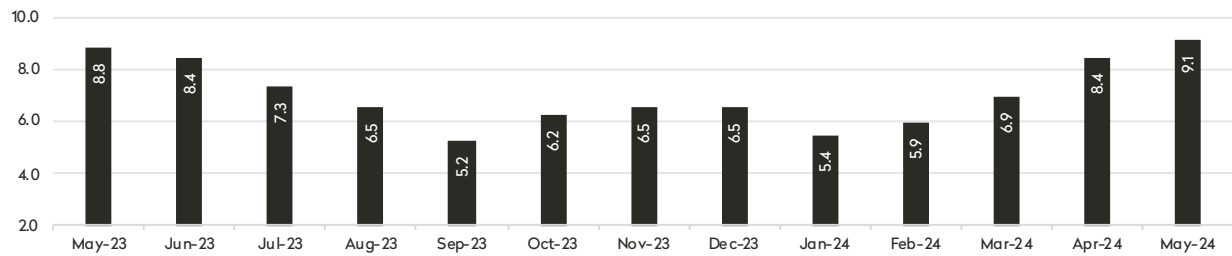
South of 14th Street



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2024		APRIL 2024		MAY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	88	12.0	70	8.4	79	7.9
1-Bedroom	248	11.8	234	11.9	243	7.9
2-Bedroom	279	13.2	249	12.5	264	11.2
3+Bedroom	254	15.4	225	15.9	286	14.3
LOFT	73	8.8	72	9.2	73	11.5
All	942	12.7	850	12.1	945	10.4

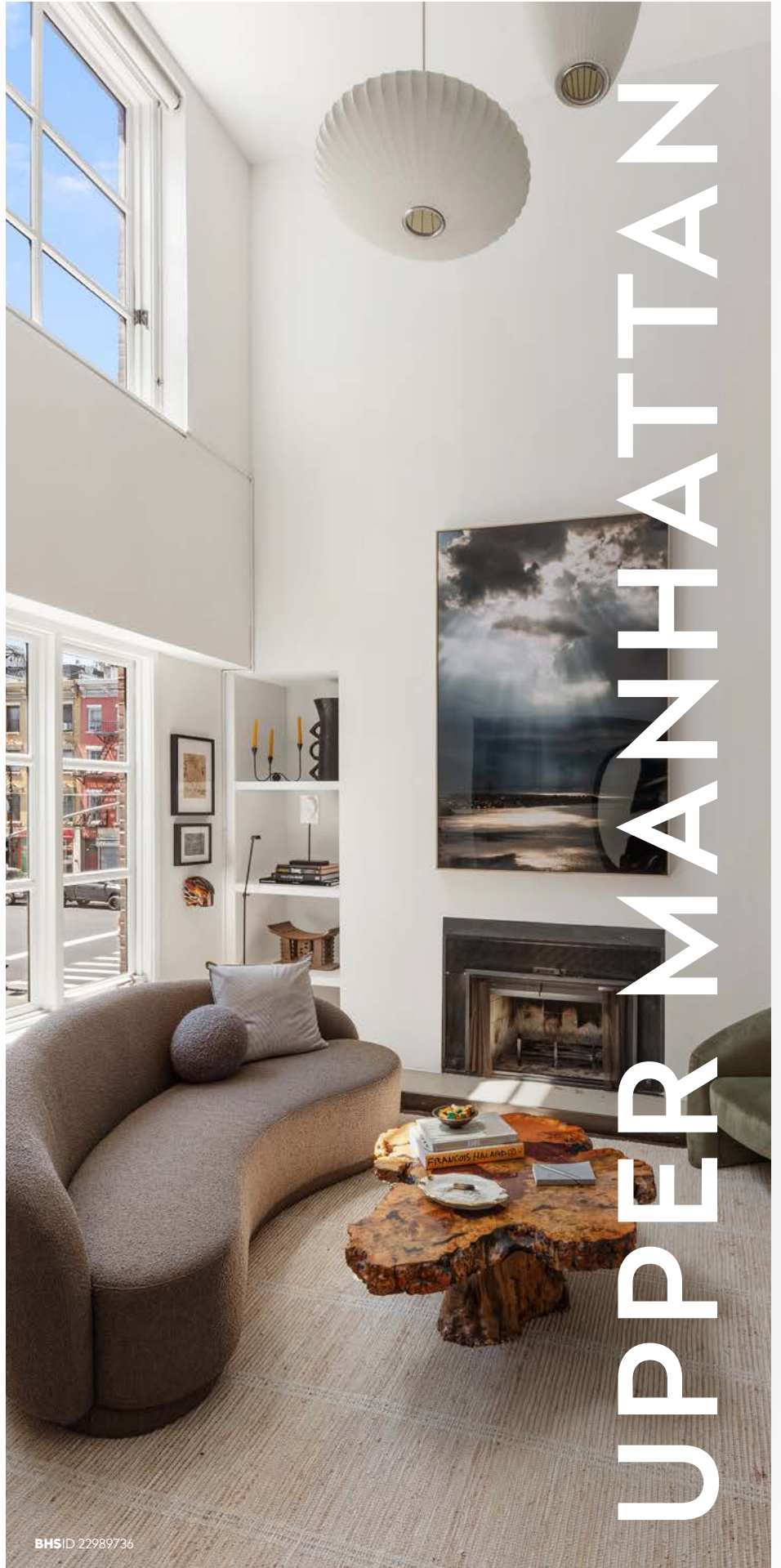
COOPERATIVES

	MAY 2024		APRIL 2024		MAY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	84	5.3	72	5.3	83	6.6
1-Bedroom	190	5.7	162	4.8	194	5.9
2-Bedroom	112	4.7	106	4.6	125	6.4
3+Bedroom	88	8.9	75	7.4	74	10.6
LOFT	81	12.5	53	8.2	69	10.1
All	555	6.2	468	5.4	545	6.9



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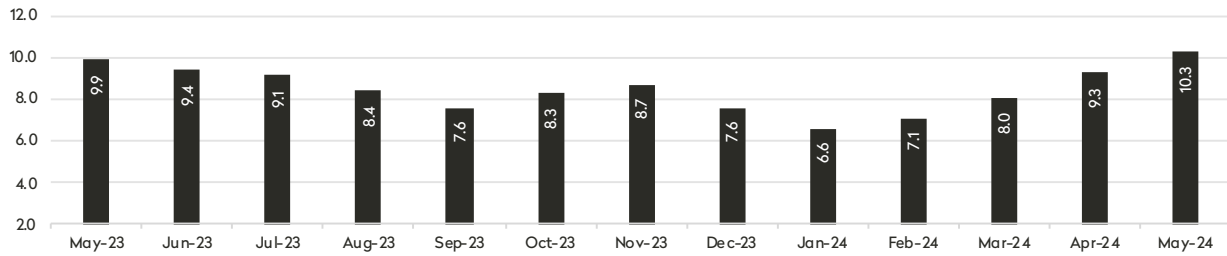


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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2024		APRIL 2024		MAY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	7.2	17	7.8	24	9.6
1-Bedroom	90	9.8	73	8.9	84	10.1
2-Bedroom	135	13.3	111	11.7	113	14.7
3+Bedroom	78	12.6	62	12.4	74	15.9
All	321	11.5	263	10.6	295	12.7

COOPERATIVES

	MAY 2024		APRIL 2024		MAY 2023	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	16	7.4	15	7.5	12	3.4
1-Bedroom	84	8.5	77	8.7	81	6.6
2-Bedroom	114	8.9	108	8.0	140	10.5
3+Bedroom	64	11.6	46	8.1	66	8.8
All	278	9.2	246	8.2	299	8.2

# Contact Us

**MAY 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

**BHS** THE Craft OF Research

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

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