

# Innv

NOVEMBER 2023

MANHATTAN

INVENTORY

REPORT

MANHATTAN



**Brown Harris Stevens** THE Craft OF Research

NOVEMBER 2023

# Highlights

Manhattan had a 7.5-month supply of apartments for sale at the beginning of November, **up 4%** from last month.

Co-op inventory **rose 6%** from last month, while condos ticked up 1%.

The West Side was the tightest market, with a 5.9-month supply of apartments for sale.

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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 22761473

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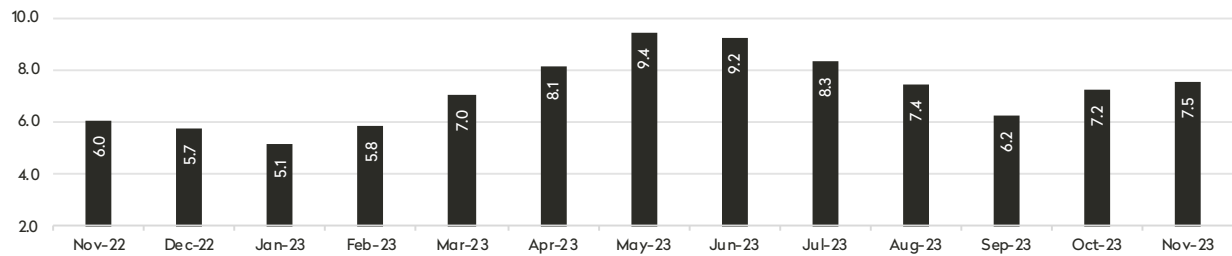
REPORT



BHSID 22663969



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2023		OCTOBER 2023		NOVEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	261	6.0	259	6.0	237	5.0
1-Bedroom	884	5.7	909	5.8	967	5.2
2-Bedroom	1,203	8.4	1,194	8.1	1,204	6.4
3+Bedroom	1,220	12.2	1,168	10.7	1,202	10.1
Loft	119	9.5	119	8.6	113	7.5
All	3,687	8.1	3,649	7.8	3,723	6.7

COOPERATIVES

	NOVEMBER 2023		OCTOBER 2023		NOVEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	470	5.2	463	5.2	531	4.6
1-Bedroom	1,227	5.8	1,149	5.6	1,314	4.9
2-Bedroom	1,067	7.2	1,010	6.9	1,083	5.5
3+Bedroom	943	10.4	877	10.4	849	7.4
Loft	113	10.4	102	8.1	126	7.1
All	3,820	6.9	3,601	6.7	3,903	5.5

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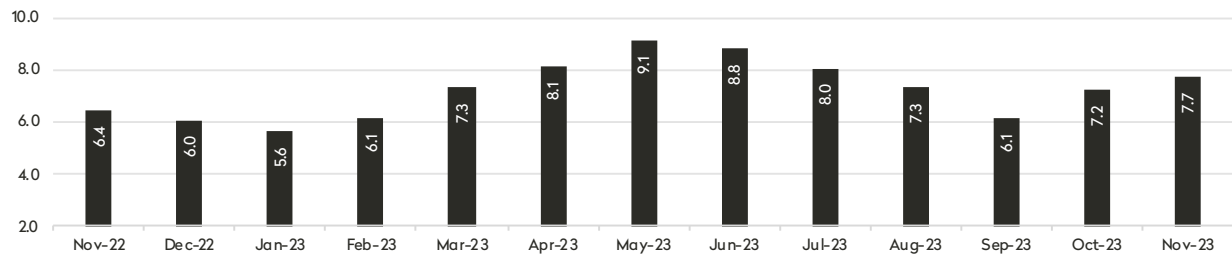
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BHSID 22732678



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2023		OCTOBER 2023		NOVEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	29	4.6	28	5.4	22	3.8
1-Bedroom	106	6.7	108	7.0	89	5.1
2-Bedroom	124	7.0	138	6.3	134	6.4
3+Bedroom	209	9.7	205	7.9	214	9.1
All	468	7.6	479	7.0	459	6.8

COOPERATIVES

	NOVEMBER 2023		OCTOBER 2023		NOVEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	100	5.0	96	5.0	116	4.8
1-Bedroom	297	6.1	282	5.7	372	6.4
2-Bedroom	336	7.1	312	6.4	346	6.1
3+Bedroom	444	12.0	412	12.5	380	7.0
All	1,177	7.7	1,102	7.3	1,214	6.3

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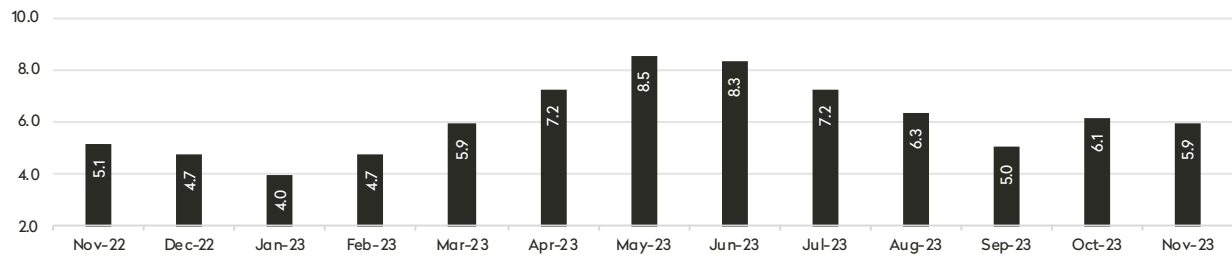


WEST

BHSID 22738833



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2023		OCTOBER 2023		NOVEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	4.5	29	5.3	26	4.5
1-Bedroom	108	5.0	117	5.9	115	3.8
2-Bedroom	137	6.2	148	6.9	157	5.9
3+Bedroom	233	10.6	229	10.4	238	8.4
All	503	7.1	523	7.6	536	5.9

COOPERATIVES

	NOVEMBER 2023		OCTOBER 2023		NOVEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	51	2.9	46	2.8	82	4.4
1-Bedroom	196	4.8	175	4.6	196	3.9
2-Bedroom	189	5.6	180	5.7	182	4.1
3+Bedroom	182	6.9	179	6.9	183	7.2
All	618	5.2	580	5.2	643	4.6



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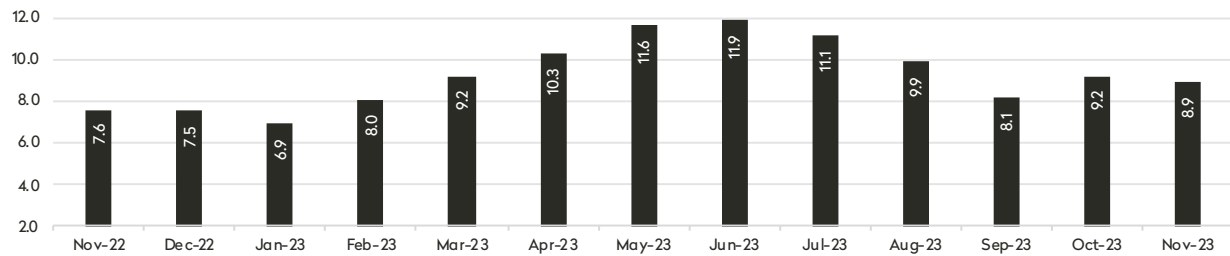


MIDTOWN EAST

BHSID 22743250



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2023		OCTOBER 2023		NOVEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	33	6.8	32	8.7	22	3.7
1-Bedroom	106	5.8	110	6.3	122	5.4
2-Bedroom	177	11.8	182	11.9	155	9.6
3+Bedroom	119	22.3	118	21.5	98	32.7
All	435	10.0	442	10.6	397	8.3

COOPERATIVES

	NOVEMBER 2023		OCTOBER 2023		NOVEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	113	6.7	122	7.1	129	5.7
1-Bedroom	214	6.7	197	6.8	257	6.2
2-Bedroom	178	9.4	163	8.7	186	9.2
3+Bedroom	110	16.5	107	21.4	93	13.6
All	615	8.3	589	8.5	665	7.3

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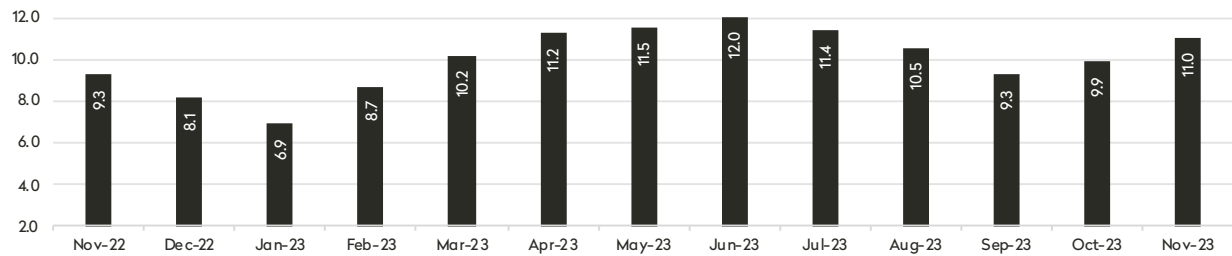
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BHS/D 22459491



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2023		OCTOBER 2023		NOVEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	52	8.7	42	6.8	43	6.0
1-Bedroom	161	10.1	154	9.3	180	10.4
2-Bedroom	189	16.9	182	14.8	182	11.7
3+Bedroom	124	13.1	115	11.3	137	12.1
All	526	12.3	493	10.9	542	10.6

COOPERATIVES

	NOVEMBER 2023		OCTOBER 2023		NOVEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	29	6.7	32	6.6	20	3.9
1-Bedroom	48	5.9	48	6.4	57	6.3
2-Bedroom	29	8.7	29	7.6	33	6.6
3+Bedroom	24	24.0	17	11.3	13	9.8
All	130	7.7	126	7.1	123	6.0

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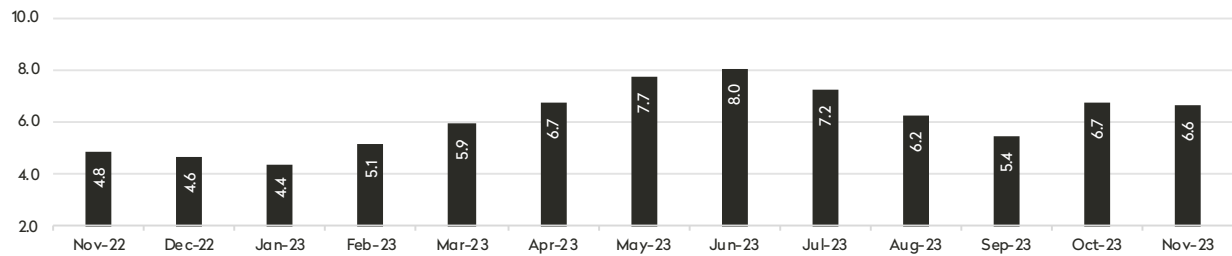
34th Street to 14th Street



BHSID 22734199



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2023		OCTOBER 2023		NOVEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	4.5	28	5.3	19	2.7
1-Bedroom	93	3.2	100	3.5	136	3.2
2-Bedroom	164	6.0	173	6.0	212	5.3
3+Bedroom	164	12.6	177	12.3	182	10.7
Loft	32	16.0	32	14.8	32	11.3
All	478	6.3	510	6.4	581	5.3

COOPERATIVES

	NOVEMBER 2023		OCTOBER 2023		NOVEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	75	5.2	73	5.4	75	3.3
1-Bedroom	182	6.7	175	6.7	142	3.6
2-Bedroom	72	8.2	73	7.4	65	4.8
3+Bedroom	34	14.6	35	10.5	33	6.8
Loft	41	12.3	34	10.7	42	7.4
All	404	7.2	390	7.0	357	4.1

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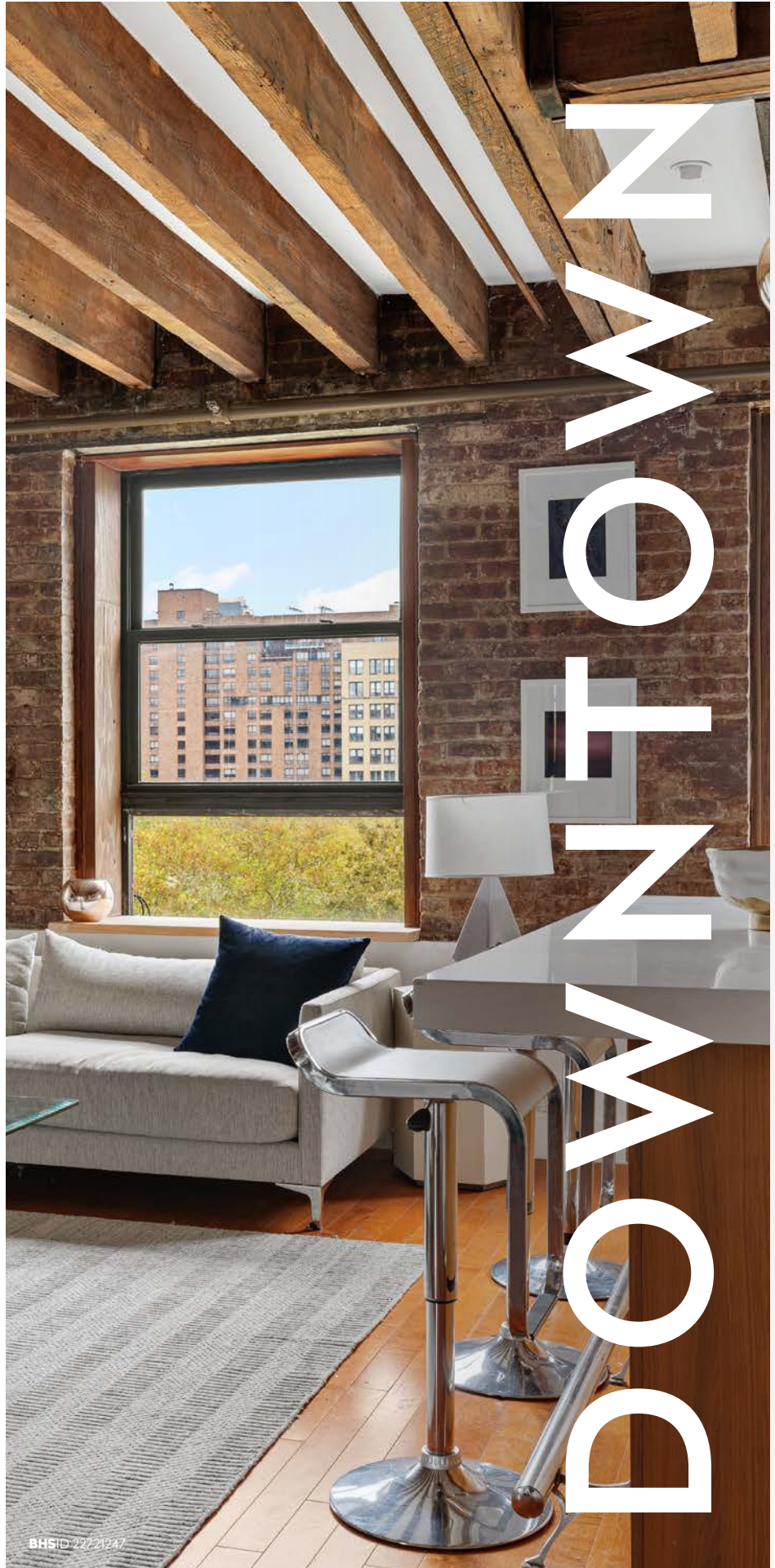
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South of 14th Street

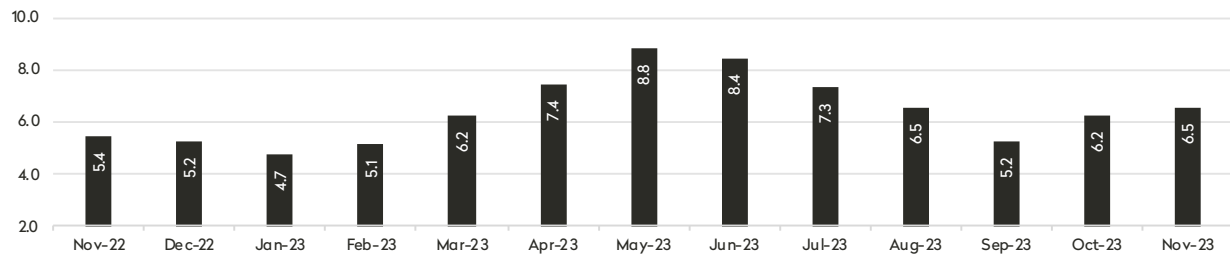


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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2023		OCTOBER 2023		NOVEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	78	6.0	83	5.6	81	6.6
1-Bedroom	222	5.2	239	5.2	234	5.5
2-Bedroom	265	6.9	271	7.3	252	5.1
3+Bedroom	274	11.5	258	9.8	267	10.1
Loft	84	8.0	83	7.1	80	6.6
All	923	7.2	934	6.9	914	6.4

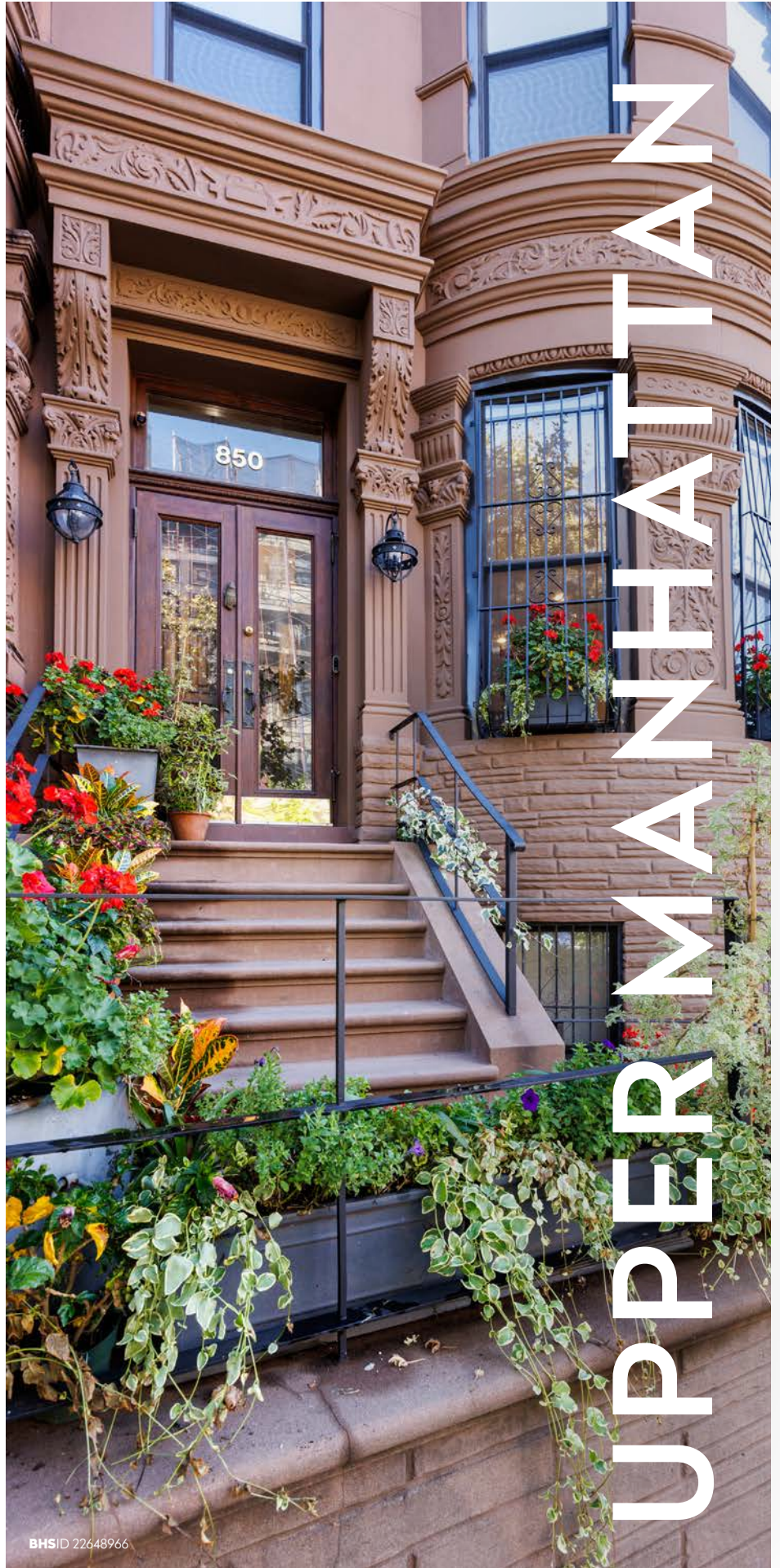
COOPERATIVES

	NOVEMBER 2023		OCTOBER 2023		NOVEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	85	5.7	78	5.0	91	4.6
1-Bedroom	192	4.5	187	4.3	199	3.6
2-Bedroom	132	5.5	131	5.4	121	3.7
3+Bedroom	85	8.1	71	8.7	80	6.7
Loft	60	9.0	58	7.4	75	7.0
All	554	5.6	525	5.3	566	4.4



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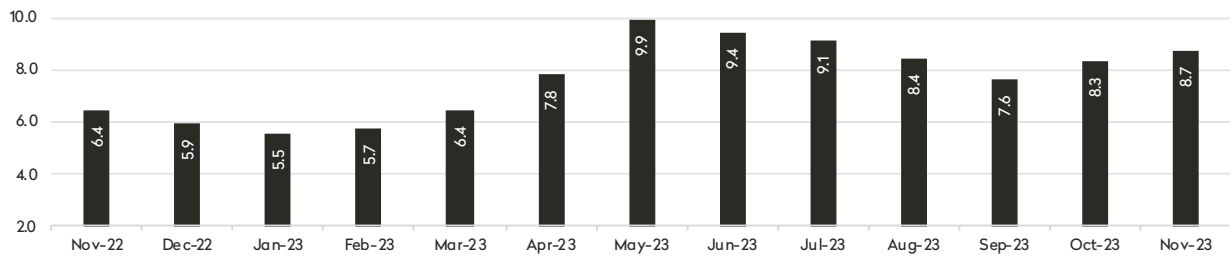
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2023		OCTOBER 2023		NOVEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	17	7.3	18	7.7	24	8.0
1-Bedroom	68	6.1	79	6.7	91	6.7
2-Bedroom	117	10.0	100	9.5	113	5.5
3+Bedroom	68	15.1	67	14.9	66	6.4
All	270	9.1	264	9.1	294	6.2

COOPERATIVES

	NOVEMBER 2023		OCTOBER 2023		NOVEMBER 2022	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	9.0	17	6.4	18	6.8
1-Bedroom	93	7.2	84	6.1	96	6.1
2-Bedroom	121	9.7	118	10.6	154	6.7
3+Bedroom	60	8.4	56	7.0	67	6.9
All	292	8.4	275	7.7	335	6.6

# Contact Us

**NOVEMBER 2023**

Manhattan Inventory Report

**East Side**

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**Tribeca**

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**Development Marketing**

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