

Inv

OCTOBER 2025
MANHATTAN
INVENTORY
REPORT

MANHATTAN



Brown Harris Stevens THE Craft of Research

OCTOBER 2025

Highlights

After declining the last 3 months, the supply of apartments for sale in Manhattan **rose 16%** in October to 6.6 months.

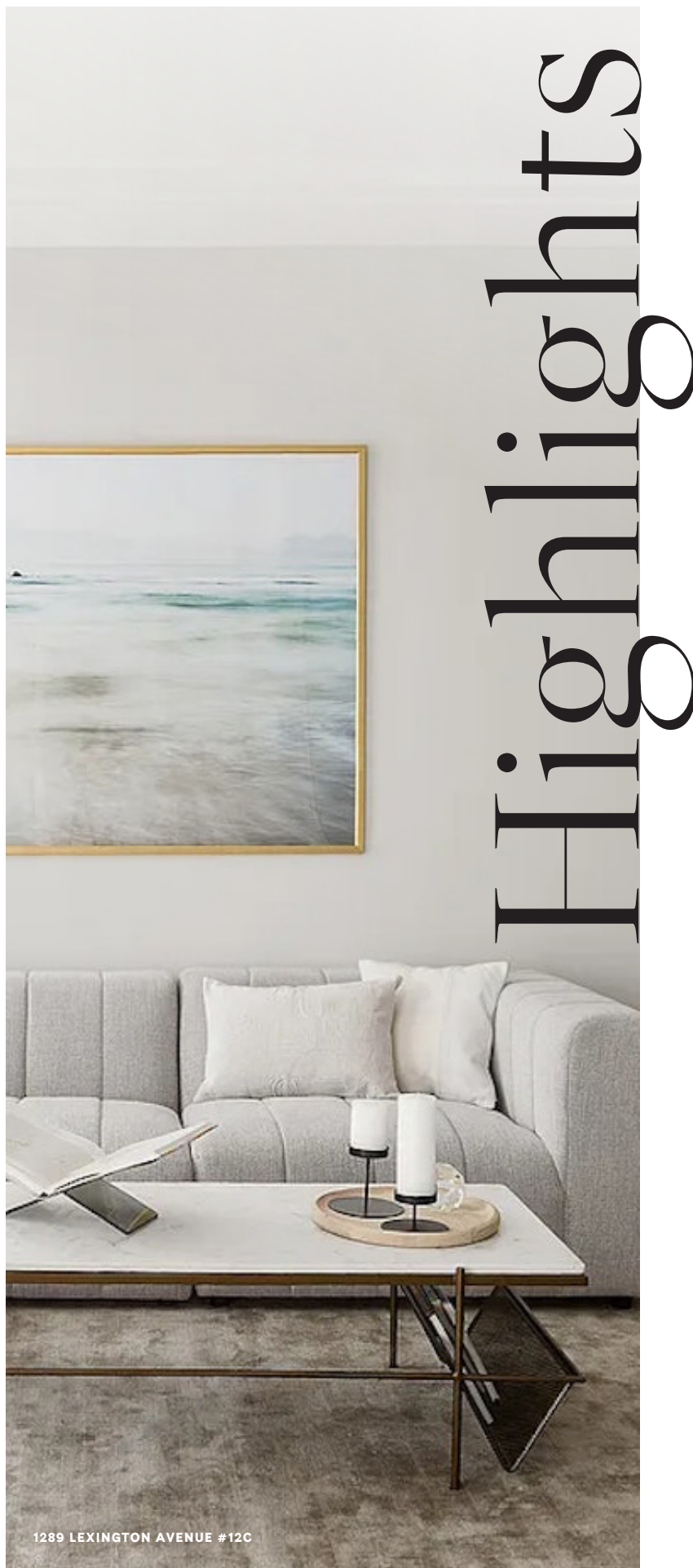
The months' supply was 7.5 months for condominiums, and 5.9 months for cooperatives.

At 5.1-months, the West Side was the tightest market in October.

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.



1289 LEXINGTON AVENUE #12C

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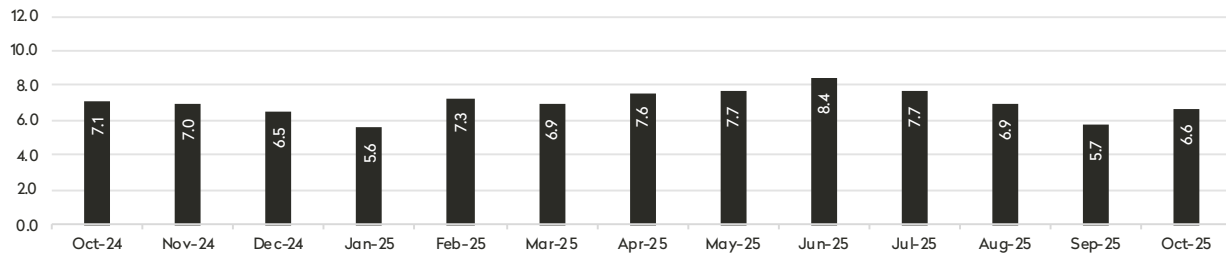
REPORT



155 WEST 68TH STREET #1921



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2025		SEPTEMBER 2025		OCTOBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	293	6.1	287	6.2	275	7.9
1-Bedroom	1,023	6.2	928	5.7	946	6.2
2-Bedroom	1,189	7.7	1,050	6.8	1,112	7.4
3+Bedroom	1,130	9.8	947	8.3	1,251	12.7
LOFT	82	7.6	59	5.1	100	10.5
All	3,717	7.5	3,271	6.7	3,684	8.3

COOPERATIVES

	OCTOBER 2025		SEPTEMBER 2025		OCTOBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	509	5.6	450	5.2	508	5.6
1-Bedroom	1,217	5.7	932	4.5	1,101	5.2
2-Bedroom	884	5.5	709	4.6	862	5.8
3+Bedroom	711	7.0	542	5.6	807	8.8
LOFT	109	7.3	82	5.7	98	7.7
All	3,430	5.9	2,715	4.9	3,376	6.1

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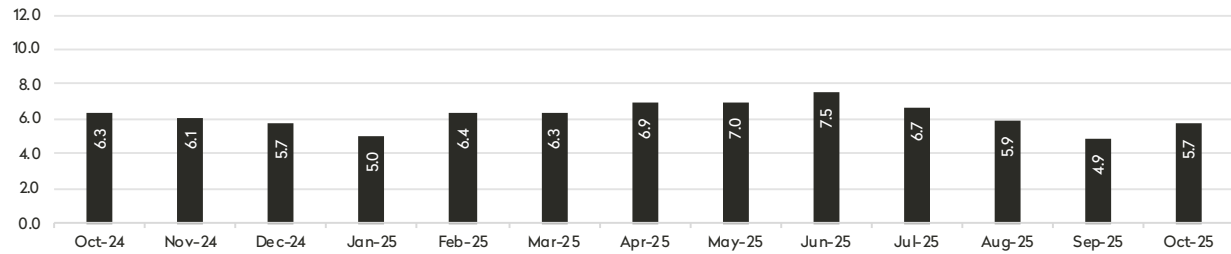
REPORT



1120 PARK AVENUE #19D



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2025		SEPTEMBER 2025		OCTOBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	36	8.6	37	9.7	31	4.4
1-Bedroom	90	4.6	90	4.7	88	4.3
2-Bedroom	108	4.8	93	4.0	122	6.3
3+Bedroom	231	9.5	195	9.3	218	10.7
All	465	6.6	415	6.2	459	6.8

COOPERATIVES

	OCTOBER 2025		SEPTEMBER 2025		OCTOBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	104	5.7	99	5.4	98	5.0
1-Bedroom	282	5.2	219	4.1	270	5.4
2-Bedroom	234	4.5	196	4.0	255	5.6
3+Bedroom	286	6.1	201	4.6	324	7.8
All	906	5.3	715	4.4	947	6.0

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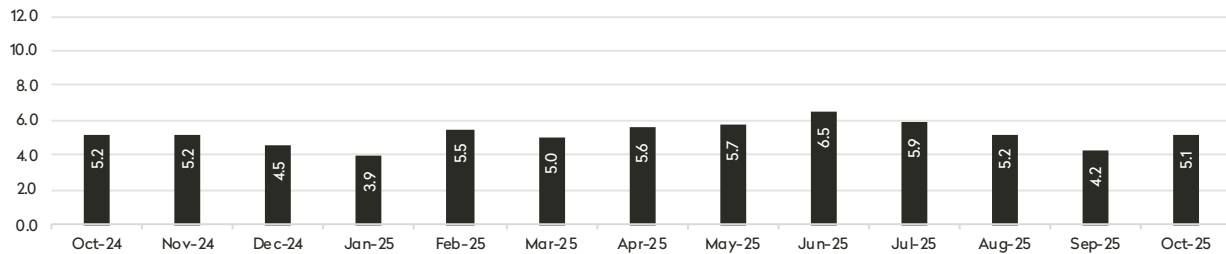
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202 WEST 92ND STREET #4F



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2025		SEPTEMBER 2025		OCTOBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	2.8	20	2.7	20	4.3
1-Bedroom	128	3.9	105	3.7	87	2.9
2-Bedroom	171	6.9	149	6.1	129	5.2
3+Bedroom	212	8.1	180	6.2	241	10.8
All	532	5.8	454	5.1	477	5.8

COOPERATIVES

	OCTOBER 2025		SEPTEMBER 2025		OCTOBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	64	4.5	56	4.3	73	5.2
1-Bedroom	177	4.4	126	3.2	166	4.2
2-Bedroom	151	4.4	108	3.4	130	3.9
3+Bedroom	143	5.2	105	4.1	160	6.6
All	535	4.6	395	3.6	529	4.8

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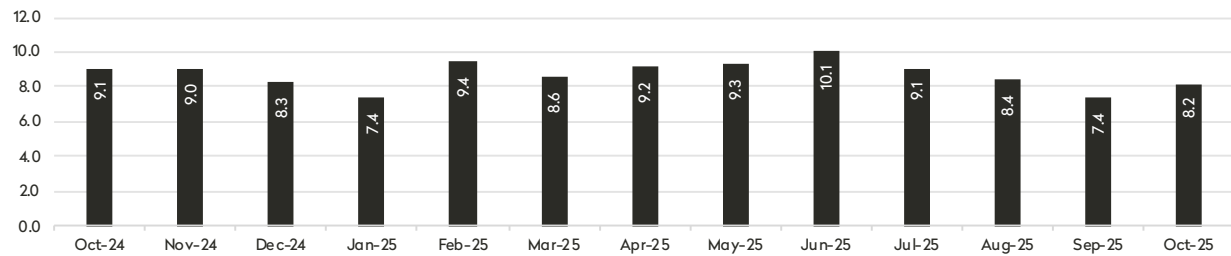
OCTOBER 2025
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419 EAST 57TH STREET #9E



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2025		SEPTEMBER 2025		OCTOBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	41	4.9	41	5.9	35	7.5
1-Bedroom	158	6.1	141	5.5	139	9.5
2-Bedroom	163	10.4	157	9.2	162	12.0
3+Bedroom	117	19.0	101	18.4	119	17.9
All	479	8.5	440	8.0	455	11.5

COOPERATIVES

	OCTOBER 2025		SEPTEMBER 2025		OCTOBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	123	7.2	107	6.9	129	6.2
1-Bedroom	239	7.5	195	6.4	213	6.8
2-Bedroom	147	7.6	127	6.8	143	7.5
3+Bedroom	101	12.6	82	10.0	108	20.3
All	610	8.0	511	7.0	593	7.8

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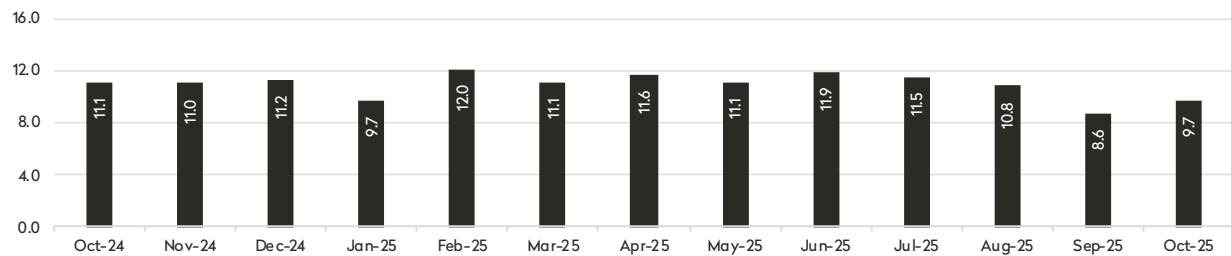
OCTOBER 2025
MANHATTAN
INVENTORY
REPORT



432 WEST 52ND STREET #7H



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2025		SEPTEMBER 2025		OCTOBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	60	9.0	58	8.7	46	13.8
1-Bedroom	168	8.1	157	8.0	153	8.6
2-Bedroom	178	11.4	156	10.9	165	13.0
3+Bedroom	111	12.1	93	9.1	140	17.5
All	517	9.9	464	9.1	504	12.0

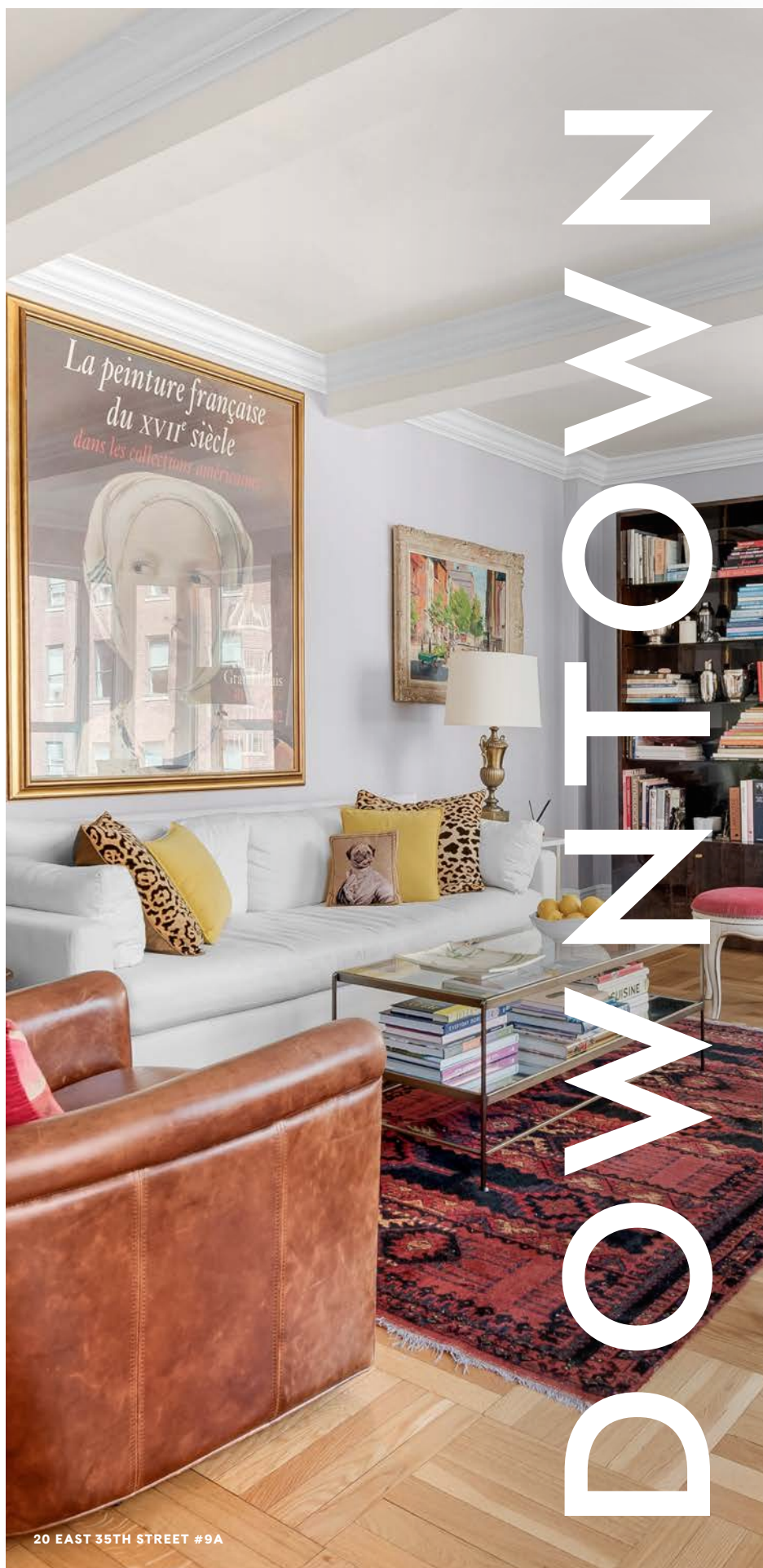
COOPERATIVES

	OCTOBER 2025		SEPTEMBER 2025		OCTOBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	6.2	23	6.3	19	5.4
1-Bedroom	56	6.9	41	4.7	57	8.1
2-Bedroom	37	13.1	26	8.2	27	8.1
3+Bedroom	26	26.0	24	20.6	27	16.2
All	145	9.0	114	6.8	130	8.4

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**OCTOBER 2025
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34th Street to 14th Street



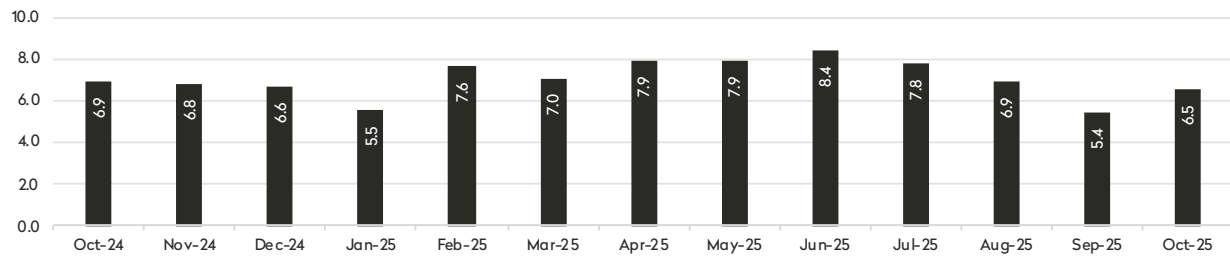
20 EAST 35TH STREET #9A

OCTOBER 2025 MANHATTAN INVENTORY REPORT DOWNTOWN

34th St. to 14th St.



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2025		SEPTEMBER 2025		OCTOBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	31	3.5	32	3.8	37	6.3
1-Bedroom	136	4.7	130	4.3	155	6.6
2-Bedroom	173	6.7	142	5.4	191	6.1
3+Bedroom	170	12.4	140	9.9	188	13.0
LOFT	22	22.0	15	18.0	22	12.0
All	532	6.8	459	5.7	593	7.7

COOPERATIVES

	OCTOBER 2025		SEPTEMBER 2025		OCTOBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	106	6.1	86	4.9	95	6.8
1-Bedroom	159	5.1	120	4.1	146	4.8
2-Bedroom	75	6.8	64	5.7	65	6.1
3+Bedroom	27	11.6	22	8.8	35	8.4
LOFT	35	8.4	26	6.2	30	8.2
All	402	6.1	318	4.9	371	5.9

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OCTOBER 2025

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South of 14th Street



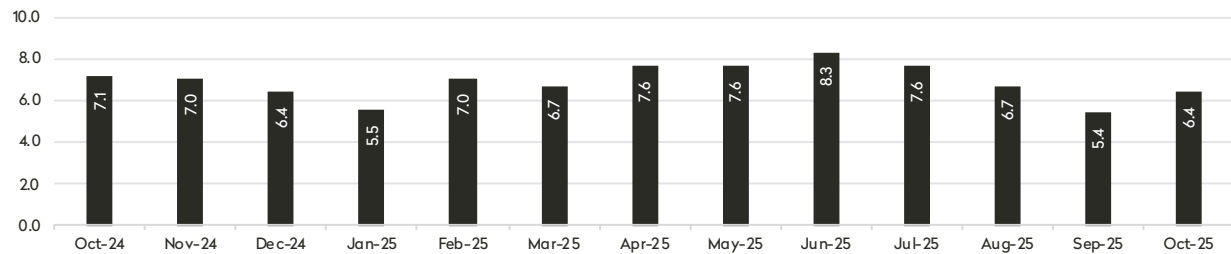
25 CHARLES STREET #6A

OCTOBER 2025 MANHATTAN INVENTORY REPORT DOWNTOWN

South of 14th St.



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2025		SEPTEMBER 2025		OCTOBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	91	7.9	88	7.5	95	11.9
1-Bedroom	240	7.8	208	6.1	237	6.8
2-Bedroom	271	7.2	237	6.6	243	7.0
3+Bedroom	217	7.7	175	6.5	266	12.2
LOFT	58	6.0	43	4.0	74	9.9
All	877	7.4	751	6.3	915	8.5

COOPERATIVES

	OCTOBER 2025		SEPTEMBER 2025		OCTOBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	71	3.9	65	4.0	83	5.4
1-Bedroom	189	5.0	135	3.9	173	4.3
2-Bedroom	121	4.9	95	4.0	112	4.6
3+Bedroom	83	8.0	64	6.0	96	10.1
LOFT	68	6.9	48	5.1	64	7.8
All	532	5.3	407	4.3	528	5.4

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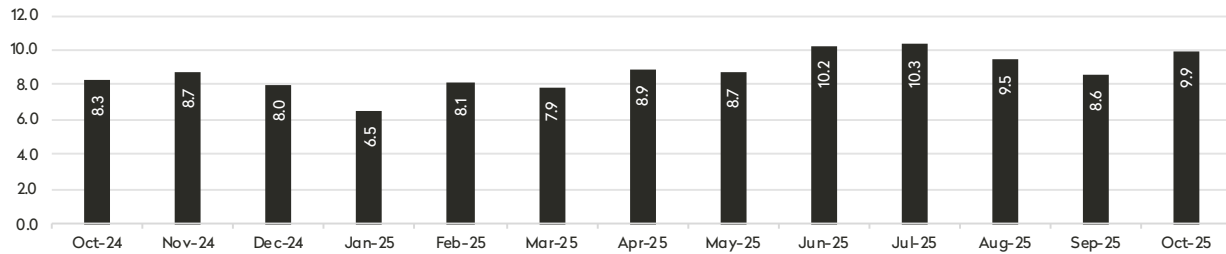
REPORT



315 WEST 106TH STREET #11C



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2025		SEPTEMBER 2025		OCTOBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	13	9.8	11	8.3	12	9.0
1-Bedroom	103	14.7	97	13.9	88	8.3
2-Bedroom	127	10.6	117	9.1	101	7.4
3+Bedroom	72	9.0	63	8.4	80	15.0
All	315	11.1	288	10.0	281	9.1

COOPERATIVES

	OCTOBER 2025		SEPTEMBER 2025		OCTOBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	15	6.9	14	7.0	11	3.1
1-Bedroom	116	10.2	97	9.2	77	6.1
2-Bedroom	120	7.8	94	5.8	131	9.4
3+Bedroom	49	9.8	50	8.8	59	10.1
All	300	8.9	255	7.4	278	7.7

Contact Us

OCTOBER 2025

Manhattan Inventory Report

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212-588-5600

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212-381-6500

SoHo

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New York, NY 10012
212-381-4200

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212-452-4500

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212-381-2570

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BHS THE Craft OF Research

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