Inv

NOVEMBER 2025
MANHATTAN
INVENTORY
REPORT

MANHATTAN

Brown Harris Stevens THE Craft OF Research

257 WEST 86TH STREET #PHA

NOVEMBER 2025

Highlights

November saw the number of apartments for sale in Manhattan **dip slightly** from last month.

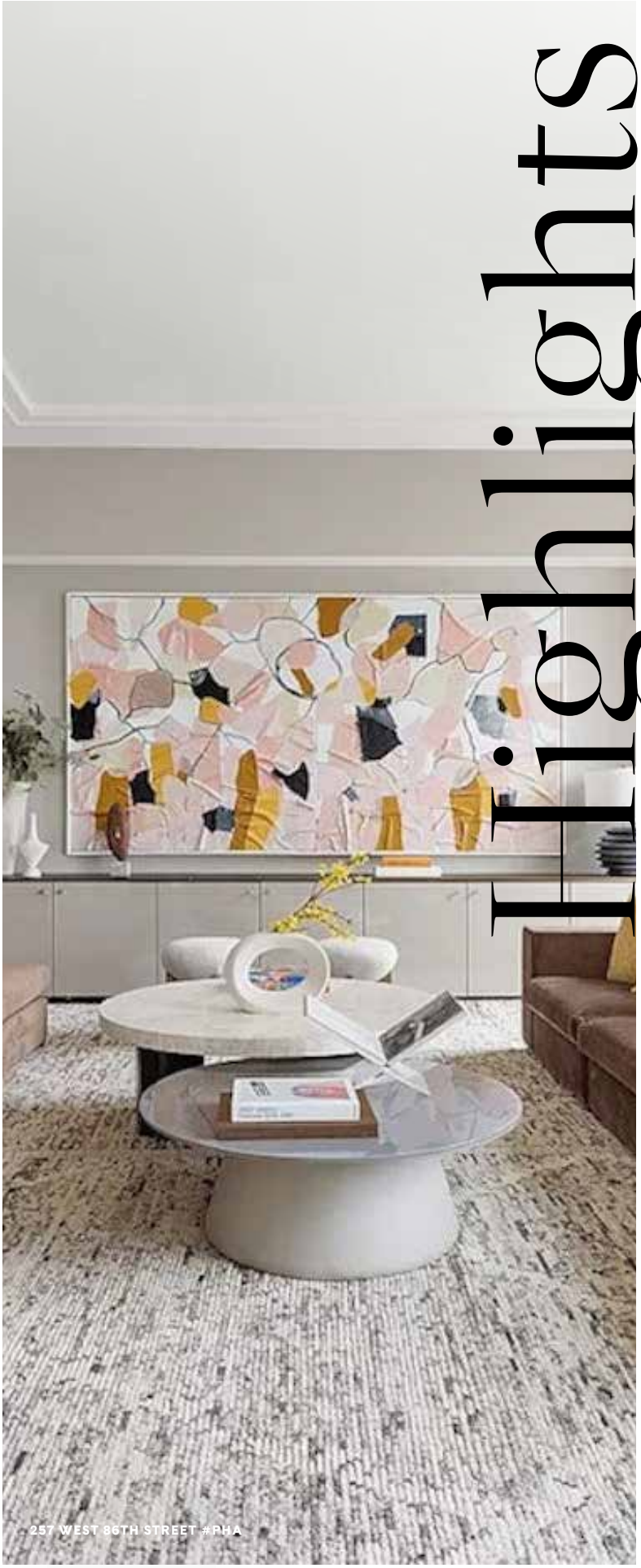
Co-ops and condos both posted a **double digit increase** in months' supply in November.

The West Side was the tightest market, with a 5.8-month supply of apartments for sale.

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.



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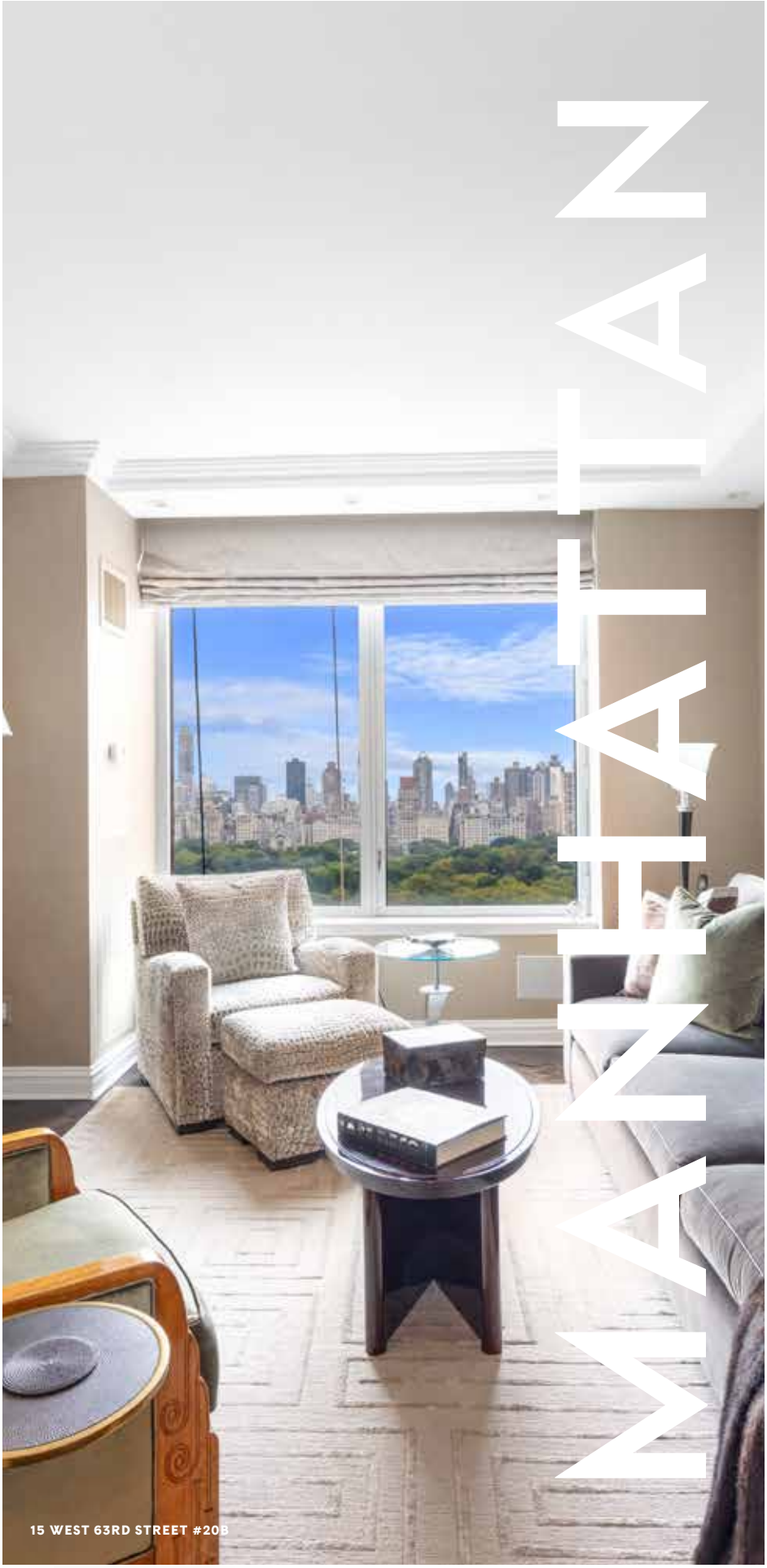
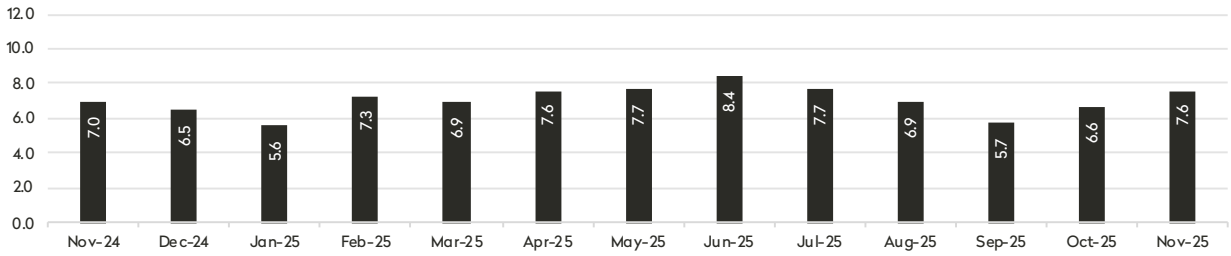


MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2025		OCTOBER 2025		NOVEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	275	6.5	293	6.1	256	7.3
1-Bedroom	996	6.9	1,023	6.2	910	5.8
2-Bedroom	1,172	8.8	1,189	7.7	1,164	7.9
3+Bedroom	1,095	11.5	1,130	9.8	1,225	12.7
LOFT	76	9.1	82	7.6	110	11.0
All	3,614	8.5	3,717	7.5	3,665	8.3

COOPERATIVES

	NOVEMBER 2025		OCTOBER 2025		NOVEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	498	6.3	509	5.6	497	5.4
1-Bedroom	1,255	6.8	1,217	5.7	1,120	5.3
2-Bedroom	881	6.3	884	5.5	900	6.0
3+Bedroom	735	8.0	711	7.0	761	8.0
LOFT	100	7.6	109	7.3	107	9.0
All	3,469	6.8	3,430	5.9	3,385	6.0

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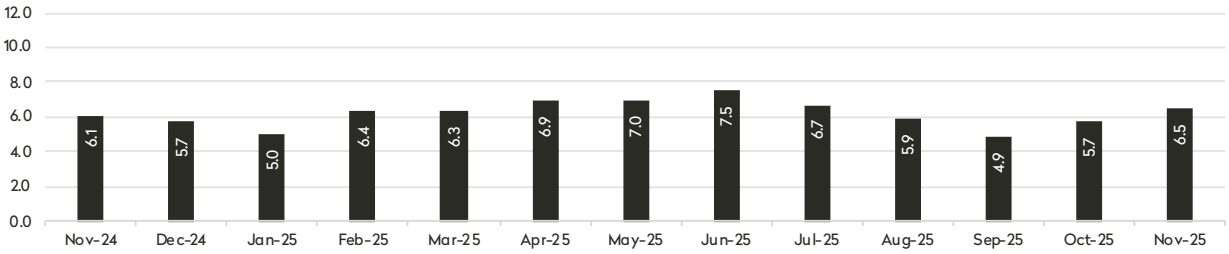
MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2025		OCTOBER 2025		NOVEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	29	9.7	36	8.6	31	5.3
1-Bedroom	88	5.2	90	4.6	89	4.1
2-Bedroom	98	4.9	108	4.8	121	6.0
3+Bedroom	210	9.6	231	9.5	226	11.4
All	425	6.9	465	6.6	467	6.9

COOPERATIVES

	NOVEMBER 2025		OCTOBER 2025		NOVEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	102	6.6	104	5.7	86	4.5
1-Bedroom	305	6.5	282	5.2	281	5.6
2-Bedroom	248	5.4	234	4.5	261	5.6
3+Bedroom	302	7.4	286	6.1	305	6.9
All	957	6.4	906	5.3	933	5.8

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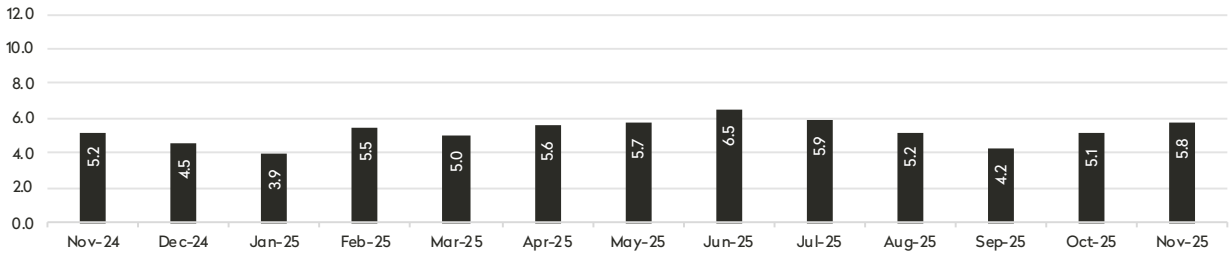
MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2025		OCTOBER 2025		NOVEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	3.7	21	2.8	24	3.9
1-Bedroom	124	4.3	128	3.9	96	3.0
2-Bedroom	175	8.0	171	6.9	134	6.0
3+Bedroom	201	10.1	212	8.1	241	11.2
All	524	6.8	532	5.8	495	6.1

COOPERATIVES

	NOVEMBER 2025		OCTOBER 2025		NOVEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	61	4.8	64	4.5	69	5.0
1-Bedroom	180	5.0	177	4.4	158	3.8
2-Bedroom	131	4.3	151	4.4	141	4.3
3+Bedroom	151	5.9	143	5.2	147	6.1
All	523	5.0	535	4.6	515	4.6

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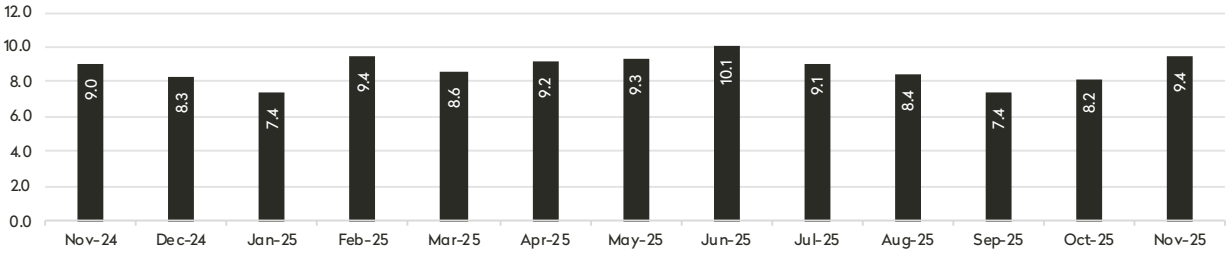
MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2025		OCTOBER 2025		NOVEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	39	5.3	41	4.9	30	8.2
1-Bedroom	161	7.3	158	6.1	128	8.7
2-Bedroom	154	11.7	163	10.4	168	13.3
3+Bedroom	116	21.1	117	19.0	130	18.1
All	470	9.8	479	8.5	456	11.9

COOPERATIVES

	NOVEMBER 2025		OCTOBER 2025		NOVEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	116	8.2	123	7.2	122	5.4
1-Bedroom	248	9.1	239	7.5	208	6.6
2-Bedroom	148	8.9	147	7.6	155	8.2
3+Bedroom	93	11.9	101	12.6	105	19.7
All	605	9.2	610	8.0	590	7.5

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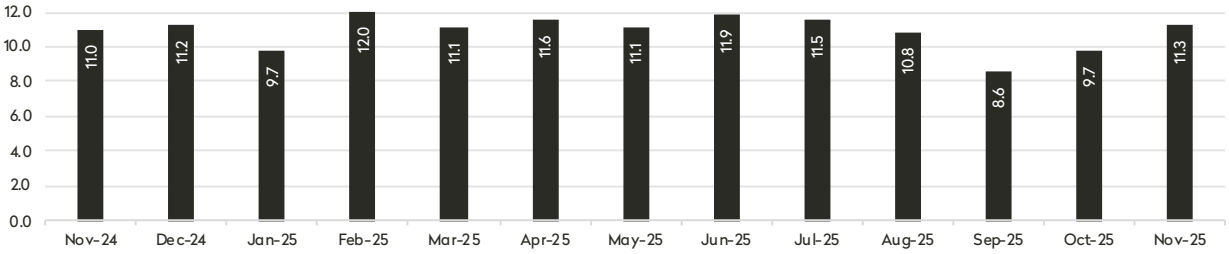
MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2025		OCTOBER 2025		NOVEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	62	12.4	60	9.0	44	12.6
1-Bedroom	161	9.5	168	8.1	144	8.2
2-Bedroom	169	13.9	178	11.4	165	14.1
3+Bedroom	107	13.7	111	12.1	133	17.7
All	499	11.9	517	9.9	486	12.0

COOPERATIVES

	NOVEMBER 2025		OCTOBER 2025		NOVEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	8.0	26	6.2	20	4.6
1-Bedroom	53	7.2	56	6.9	60	8.8
2-Bedroom	35	11.7	37	13.1	33	9.0
3+Bedroom	26	26.0	26	26.0	29	15.8
All	142	9.6	145	9.0	142	8.5

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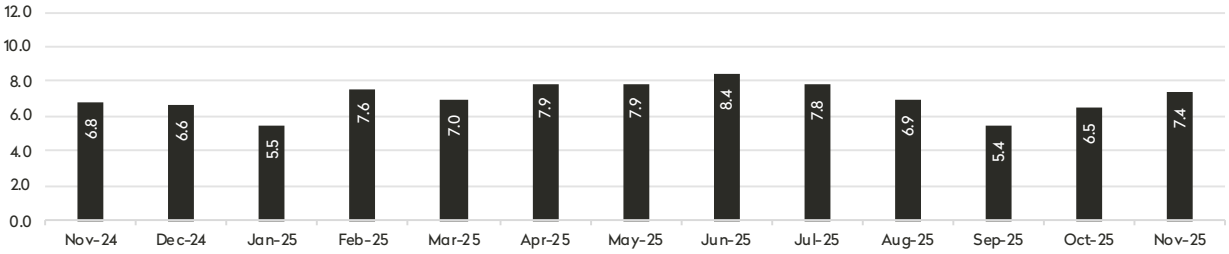
34th Street to 14th Street

MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2025		OCTOBER 2025		NOVEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	2.9	31	3.5	27	4.5
1-Bedroom	125	4.9	136	4.7	148	6.5
2-Bedroom	184	8.4	173	6.7	197	6.2
3+Bedroom	161	14.2	170	12.4	173	11.7
LOFT	24	24.0	22	22.0	23	17.3
All	520	7.6	532	6.8	568	7.4

COOPERATIVES

	NOVEMBER 2025		OCTOBER 2025		NOVEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	100	6.5	106	6.1	100	6.9
1-Bedroom	176	6.6	159	5.1	154	5.1
2-Bedroom	74	7.2	75	6.8	64	6.5
3+Bedroom	28	12.9	27	11.6	27	6.5
LOFT	35	9.5	35	8.4	34	11.3
All	413	7.1	402	6.1	379	6.1

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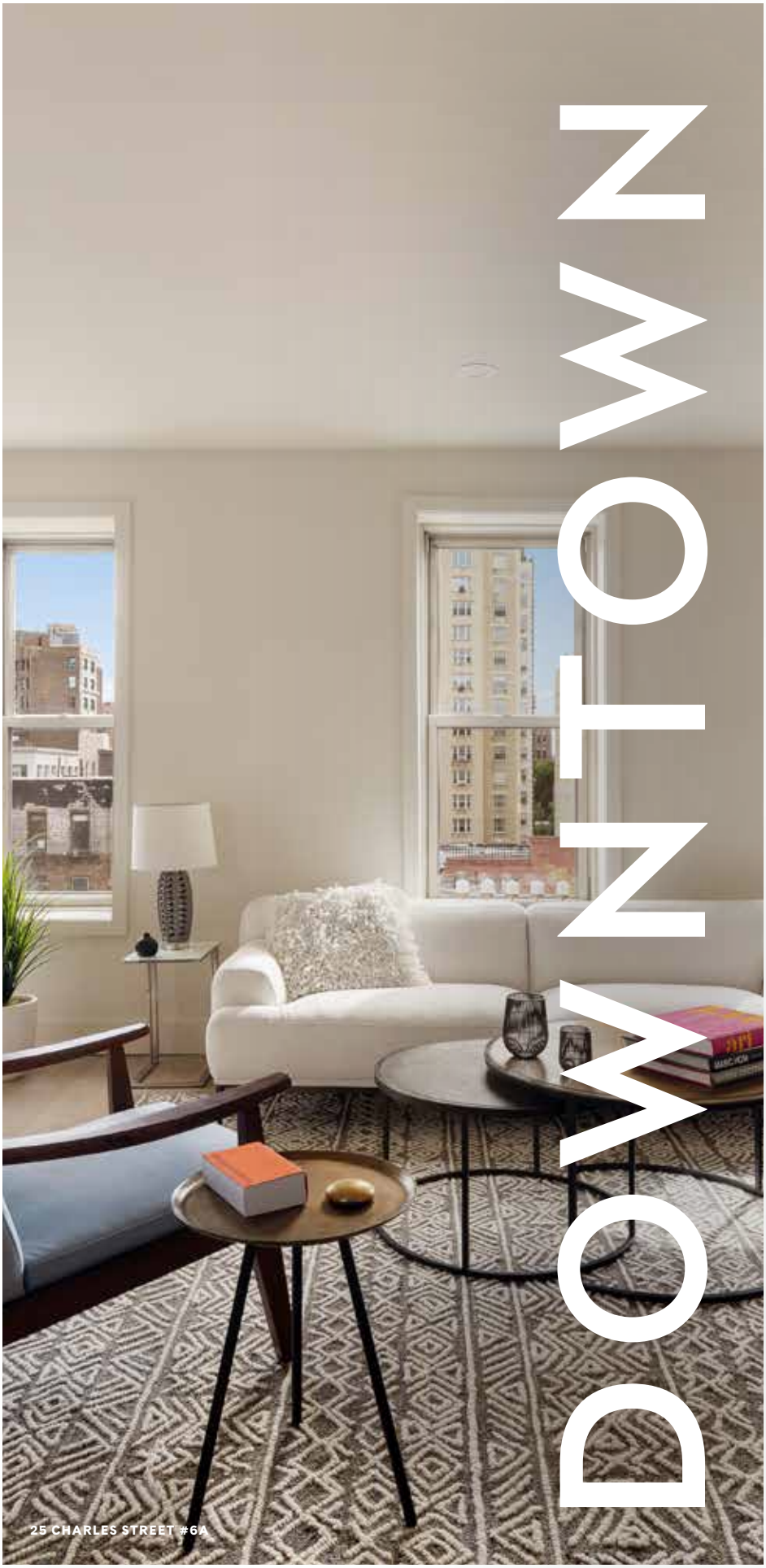
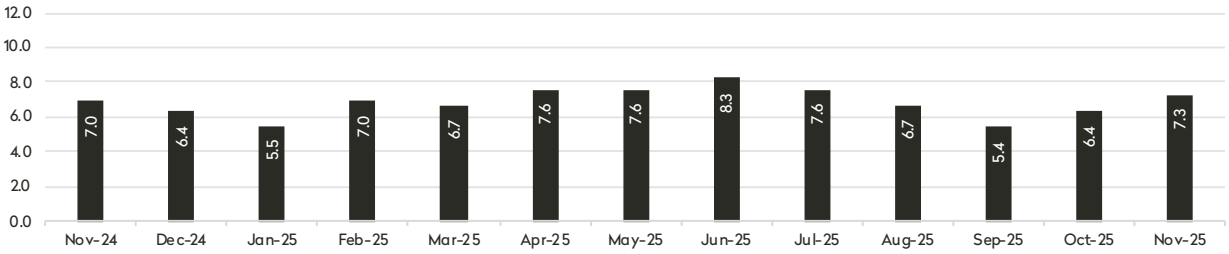
South of 14th Street



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	NOVEMBER 2025		OCTOBER 2025		NOVEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	82	7.8	91	7.9	88	10.4
1-Bedroom	242	8.5	240	7.8	217	6.0
2-Bedroom	268	7.9	271	7.2	257	7.3
3+Bedroom	220	10.0	217	7.7	254	11.7
LOFT	50	7.0	58	6.0	85	10.9
All	862	8.5	877	7.4	901	8.3

COOPERATIVES

	NOVEMBER 2025		OCTOBER 2025		NOVEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	79	4.9	71	3.9	91	5.9
1-Bedroom	180	5.5	189	5.0	172	4.4
2-Bedroom	129	6.0	121	4.9	116	4.9
3+Bedroom	84	8.8	83	8.0	92	9.9
LOFT	57	6.6	68	6.9	67	8.2
All	529	6.0	532	5.3	538	5.6

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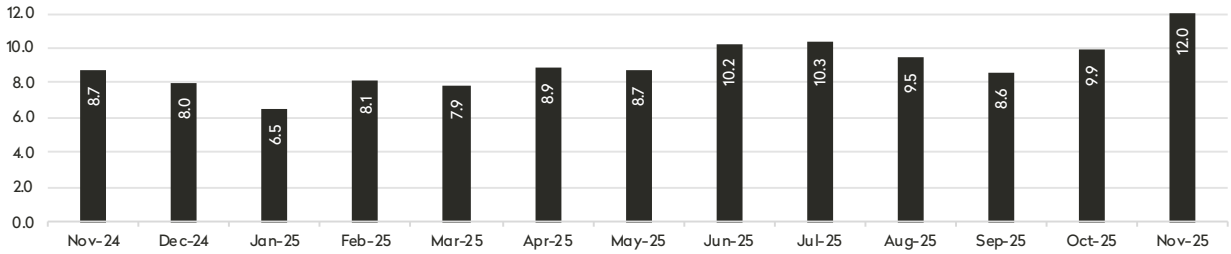

CONDOMINIUMS

	NOVEMBER 2025		OCTOBER 2025		NOVEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	13	11.1	13	9.8	12	9.0
1-Bedroom	95	15.0	103	14.7	89	8.1
2-Bedroom	126	12.6	127	10.6	122	9.3
3+Bedroom	80	12.3	72	9.0	69	14.3
All	314	13.1	315	11.1	292	9.6

COOPERATIVES

	NOVEMBER 2025		OCTOBER 2025		NOVEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	12	8.0	15	6.9	9	2.8
1-Bedroom	114	12.9	116	10.2	88	6.9
2-Bedroom	118	9.4	120	7.8	131	9.4
3+Bedroom	56	12.4	49	9.8	60	10.0
All	300	11.0	300	8.9	288	8.0

Contact Us

NOVEMBER 2025

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

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New York, NY 10022
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BHS THE Craft OF Research

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