

# Inv

FEBRUARY 2025

MANHATTAN

INVENTORY

REPORT



**Brown Harris Stevens** THE Craft of Research

FEBRUARY 2025

# Highlights

Manhattan saw its supply of apartments for sale rise for the first time since October to **7.3**-months.

The months' supply was **8.6** months for condominiums, and **6.3** months for cooperatives.

The West Side was the tightest market, with a **5.5**-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.





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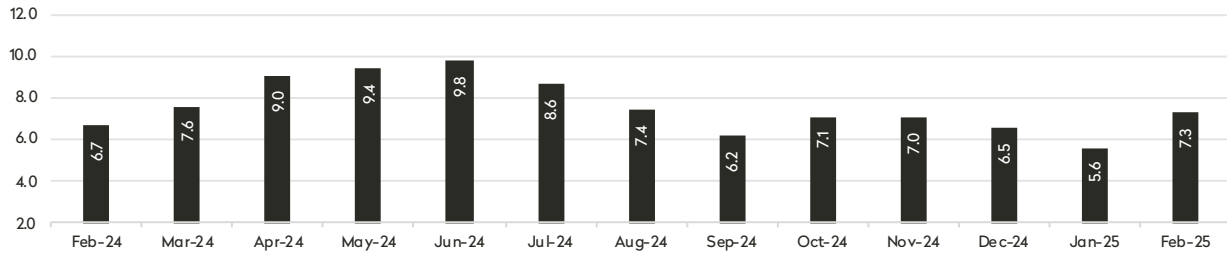
REPORT



BHSID 23277193



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

|           | FEBRUARY 2025 |                | JANUARY 2025 |                | FEBRUARY 2024 |                |
|-----------|---------------|----------------|--------------|----------------|---------------|----------------|
|           | Listings      | Months' Supply | Listings     | Months' Supply | Listings      | Months' Supply |
| Studio    | 206           | 6.7            | 194          | 5.3            | 182           | 4.4            |
| 1-Bedroom | 761           | 6.3            | 711          | 4.9            | 747           | 5.8            |
| 2-Bedroom | 966           | 11.1           | 902          | 6.4            | 1,001         | 8.2            |
| 3+Bedroom | 1,001         | 9.7            | 963          | 10.5           | 1,060         | 13.9           |
| LOFT      | 79            | 8.8            | 80           | 8.3            | 92            | 8.1            |
| All       | 3,013         | 8.6            | 2,850        | 6.7            | 3,082         | 8.1            |

COOPERATIVES

|           | FEBRUARY 2025 |                | JANUARY 2025 |                | FEBRUARY 2024 |                |
|-----------|---------------|----------------|--------------|----------------|---------------|----------------|
|           | Listings      | Months' Supply | Listings     | Months' Supply | Listings      | Months' Supply |
| Studio    | 447           | 6.0            | 394          | 4.4            | 388           | 4.7            |
| 1-Bedroom | 886           | 5.3            | 827          | 4.1            | 883           | 4.6            |
| 2-Bedroom | 679           | 9.1            | 625          | 4.6            | 826           | 5.9            |
| 3+Bedroom | 589           | 5.7            | 524          | 6.2            | 694           | 8.2            |
| LOFT      | 83            | 8.3            | 81           | 6.8            | 78            | 7.4            |
| All       | 2,684         | 6.3            | 2,451        | 4.7            | 2,869         | 5.6            |



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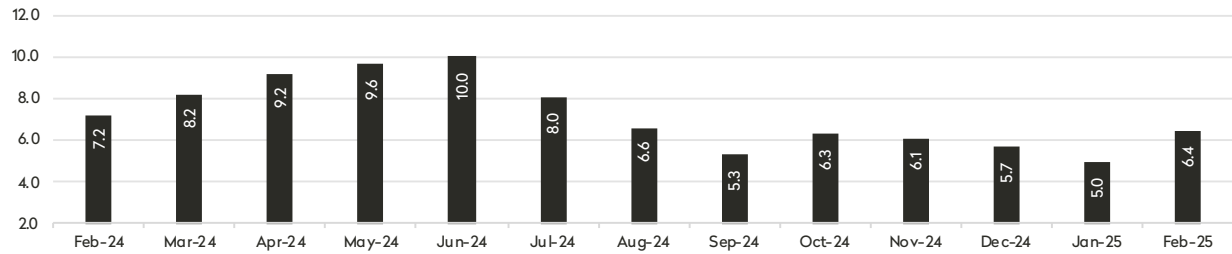
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INVENTORY  
REPORT



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

|           | FEBRUARY 2025 |                | JANUARY 2025 |                | FEBRUARY 2024 |                |
|-----------|---------------|----------------|--------------|----------------|---------------|----------------|
|           | Listings      | Months' Supply | Listings     | Months' Supply | Listings      | Months' Supply |
| Studio    | 15            | 3.2            | 24           | 4.2            | 15            | 2.1            |
| 1-Bedroom | 70            | 4.6            | 66           | 3.6            | 90            | 5.8            |
| 2-Bedroom | 96            | 8.1            | 101          | 5.4            | 125           | 8.4            |
| 3+Bedroom | 177           | 8.6            | 163          | 8.5            | 196           | 12.5           |
| All       | 358           | 6.9            | 354          | 5.7            | 426           | 8.0            |

COOPERATIVES

|           | FEBRUARY 2025 |                | JANUARY 2025 |                | FEBRUARY 2024 |                |
|-----------|---------------|----------------|--------------|----------------|---------------|----------------|
|           | Listings      | Months' Supply | Listings     | Months' Supply | Listings      | Months' Supply |
| Studio    | 92            | 6.1            | 72           | 3.9            | 83            | 4.9            |
| 1-Bedroom | 210           | 5.1            | 204          | 4.2            | 233           | 5.8            |
| 2-Bedroom | 194           | 9.5            | 182          | 4.2            | 277           | 6.7            |
| 3+Bedroom | 249           | 5.6            | 222          | 6.1            | 338           | 9.4            |
| All       | 745           | 6.2            | 680          | 4.6            | 931           | 6.9            |



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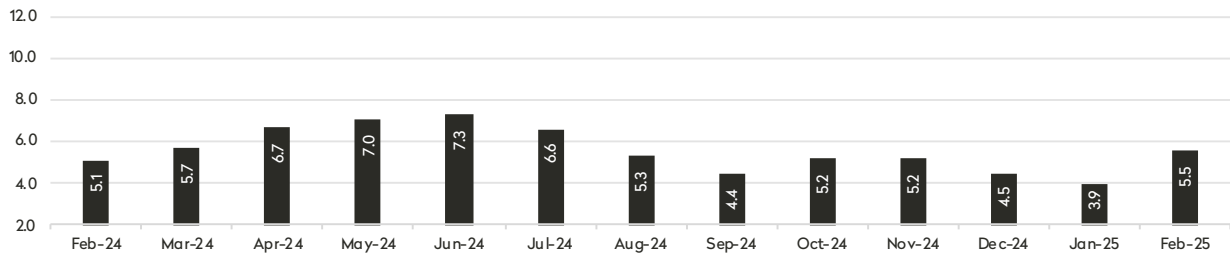


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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

|           | FEBRUARY 2025 |                | JANUARY 2025 |                | FEBRUARY 2024 |                |
|-----------|---------------|----------------|--------------|----------------|---------------|----------------|
|           | Listings      | Months' Supply | Listings     | Months' Supply | Listings      | Months' Supply |
| Studio    | 23            | 3.8            | 19           | 2.9            | 16            | 2.9            |
| 1-Bedroom | 86            | 3.7            | 70           | 2.5            | 83            | 4.3            |
| 2-Bedroom | 114           | 11.0           | 104          | 5.4            | 123           | 6.3            |
| 3+Bedroom | 189           | 10.0           | 184          | 9.7            | 202           | 13.9           |
| All       | 412           | 7.1            | 377          | 5.2            | 424           | 7.2            |

COOPERATIVES

|           | FEBRUARY 2025 |                | JANUARY 2025 |                | FEBRUARY 2024 |                |
|-----------|---------------|----------------|--------------|----------------|---------------|----------------|
|           | Listings      | Months' Supply | Listings     | Months' Supply | Listings      | Months' Supply |
| Studio    | 41            | 3.3            | 43           | 2.9            | 47            | 2.8            |
| 1-Bedroom | 116           | 3.6            | 105          | 2.7            | 122           | 3.2            |
| 2-Bedroom | 116           | 7.0            | 94           | 2.9            | 130           | 4.1            |
| 3+Bedroom | 117           | 4.4            | 98           | 4.4            | 120           | 5.8            |
| All       | 390           | 4.4            | 340          | 3.1            | 419           | 3.9            |



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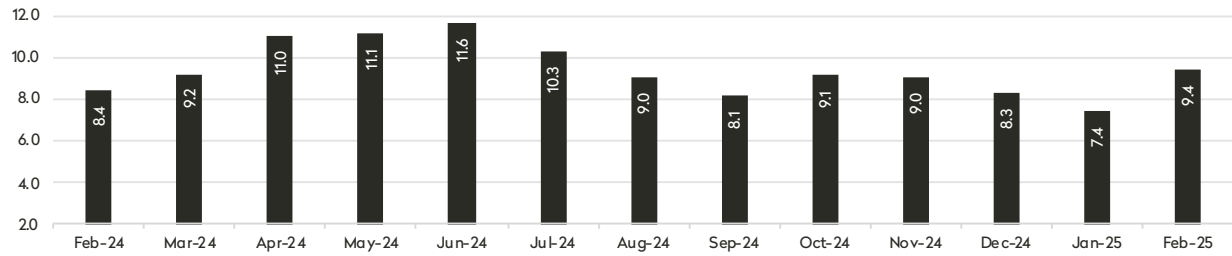
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REPORT



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

|           | FEBRUARY 2025 |                | JANUARY 2025 |                | FEBRUARY 2024 |                |
|-----------|---------------|----------------|--------------|----------------|---------------|----------------|
|           | Listings      | Months' Supply | Listings     | Months' Supply | Listings      | Months' Supply |
| Studio    | 30            | 6.2            | 26           | 4.9            | 26            | 4.6            |
| 1-Bedroom | 112           | 7.2            | 110          | 6.4            | 101           | 6.4            |
| 2-Bedroom | 159           | 15.1           | 142          | 9.2            | 157           | 12.7           |
| 3+Bedroom | 104           | 14.5           | 105          | 21.7           | 113           | 23.4           |
| All       | 405           | 10.7           | 383          | 8.9            | 397           | 10.3           |

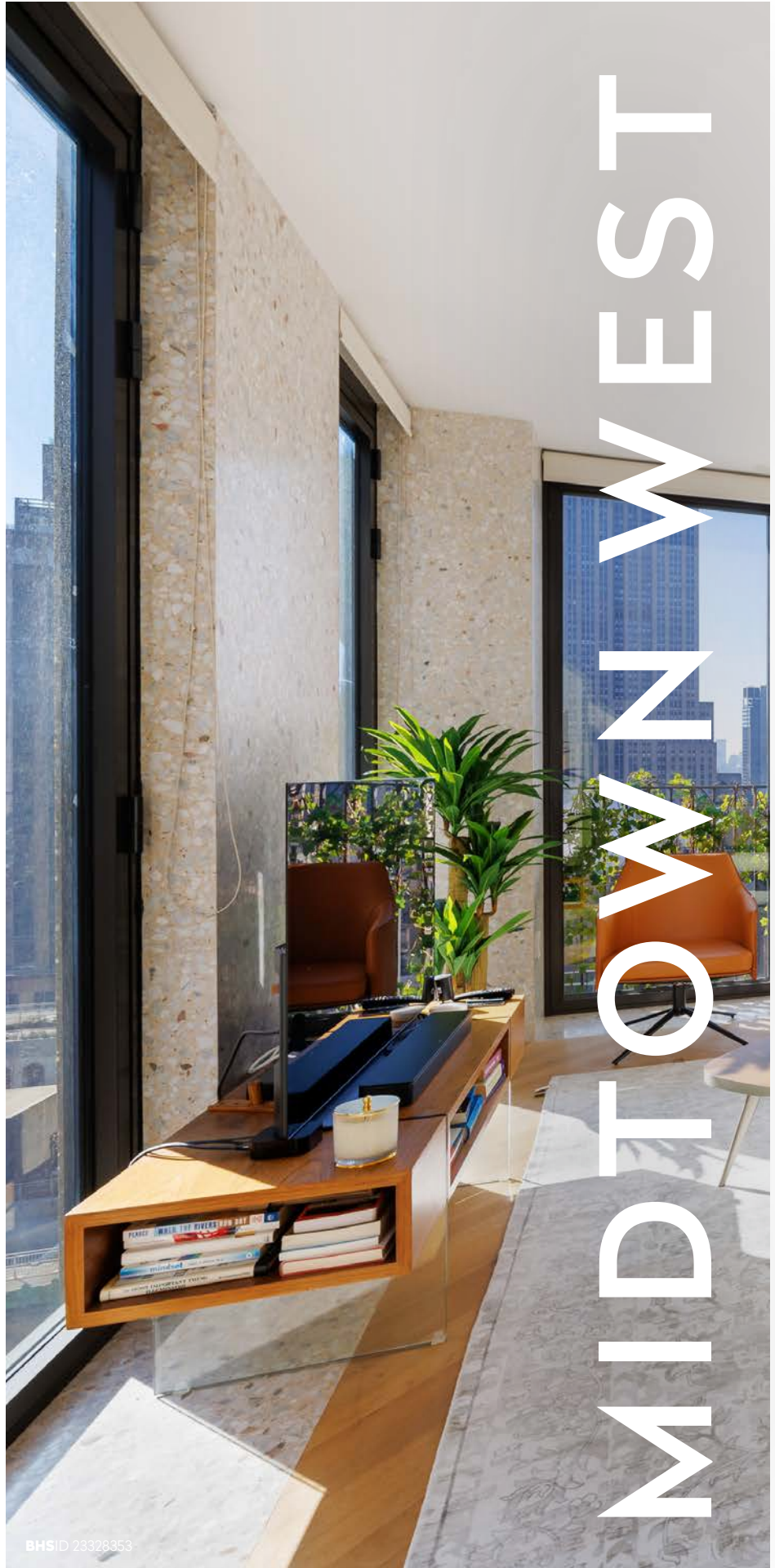
COOPERATIVES

|           | FEBRUARY 2025 |                | JANUARY 2025 |                | FEBRUARY 2024 |                |
|-----------|---------------|----------------|--------------|----------------|---------------|----------------|
|           | Listings      | Months' Supply | Listings     | Months' Supply | Listings      | Months' Supply |
| Studio    | 114           | 6.6            | 97           | 4.5            | 97            | 5.6            |
| 1-Bedroom | 191           | 8.1            | 170          | 6.3            | 169           | 6.0            |
| 2-Bedroom | 109           | 10.7           | 109          | 6.7            | 146           | 9.2            |
| 3+Bedroom | 83            | 12.1           | 72           | 14.9           | 87            | 12.4           |
| All       | 497           | 8.6            | 448          | 6.4            | 499           | 7.3            |



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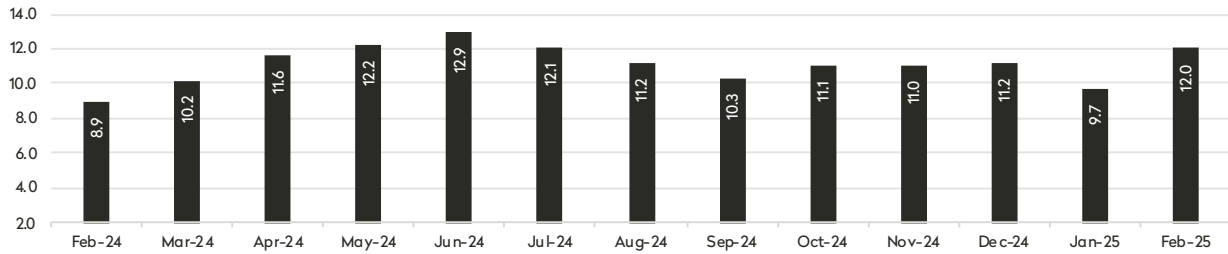
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

|           | FEBRUARY 2025 |                | JANUARY 2025 |                | FEBRUARY 2024 |                |
|-----------|---------------|----------------|--------------|----------------|---------------|----------------|
|           | Listings      | Months' Supply | Listings     | Months' Supply | Listings      | Months' Supply |
| Studio    | 39            | 14.6           | 41           | 10.7           | 35            | 6.8            |
| 1-Bedroom | 135           | 10.1           | 130          | 8.5            | 130           | 8.0            |
| 2-Bedroom | 140           | 20.5           | 132          | 11.5           | 146           | 11.2           |
| 3+Bedroom | 116           | 13.4           | 119          | 17.0           | 111           | 11.3           |
| All       | 430           | 13.7           | 422          | 11.2           | 422           | 9.5            |

COOPERATIVES

|           | FEBRUARY 2025 |                | JANUARY 2025 |                | FEBRUARY 2024 |                |
|-----------|---------------|----------------|--------------|----------------|---------------|----------------|
|           | Listings      | Months' Supply | Listings     | Months' Supply | Listings      | Months' Supply |
| Studio    | 23            | 5.3            | 21           | 4.5            | 24            | 5.5            |
| 1-Bedroom | 42            | 6.8            | 43           | 5.6            | 43            | 6.0            |
| 2-Bedroom | 24            | 16.0           | 19           | 6.7            | 26            | 6.5            |
| 3+Bedroom | 22            | 13.2           | 23           | 15.3           | 21            | 42.0           |
| All       | 111           | 8.1            | 106          | 6.4            | 114           | 7.1            |



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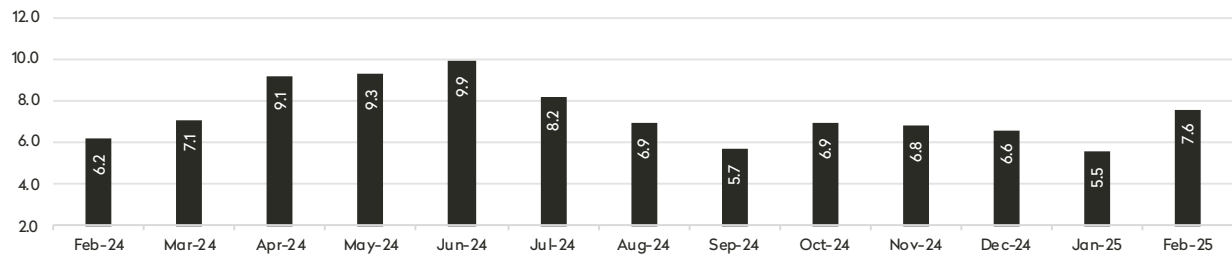
34th Street to 14th Street



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

|           | FEBRUARY 2025 |                | JANUARY 2025 |                | FEBRUARY 2024 |                |
|-----------|---------------|----------------|--------------|----------------|---------------|----------------|
|           | Listings      | Months' Supply | Listings     | Months' Supply | Listings      | Months' Supply |
| Studio    | 23            | 6.0            | 18           | 3.6            | 21            | 4.5            |
| 1-Bedroom | 126           | 7.5            | 109          | 5.1            | 84            | 3.5            |
| 2-Bedroom | 162           | 8.6            | 140          | 4.6            | 146           | 6.0            |
| 3+Bedroom | 141           | 7.8            | 140          | 8.5            | 151           | 14.9           |
| LOFT      | 16            | 13.7           | 19           | 16.3           | 24            | 14.4           |
| All       | 468           | 8.0            | 426          | 5.7            | 426           | 6.6            |

COOPERATIVES

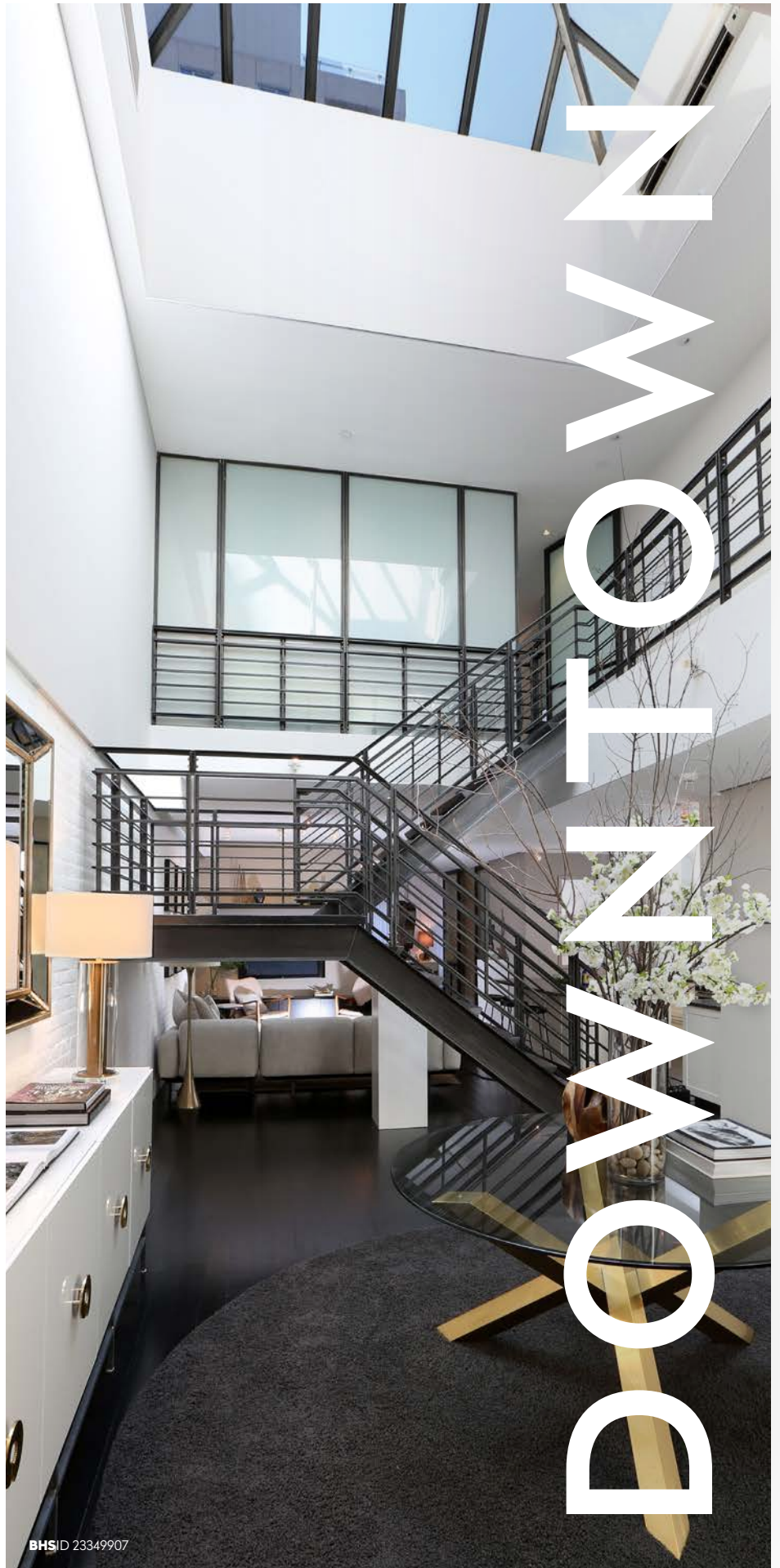
|           | FEBRUARY 2025 |                | JANUARY 2025 |                | FEBRUARY 2024 |                |
|-----------|---------------|----------------|--------------|----------------|---------------|----------------|
|           | Listings      | Months' Supply | Listings     | Months' Supply | Listings      | Months' Supply |
| Studio    | 88            | 7.8            | 83           | 6.4            | 58            | 5.4            |
| 1-Bedroom | 125           | 5.9            | 111          | 4.2            | 109           | 4.7            |
| 2-Bedroom | 49            | 10.9           | 40           | 5.7            | 52            | 7.3            |
| 3+Bedroom | 17            | 4.3            | 15           | 3.8            | 21            | 8.4            |
| LOFT      | 32            | 12.0           | 26           | 8.2            | 28            | 8.8            |
| All       | 311           | 7.1            | 275          | 5.1            | 268           | 5.8            |



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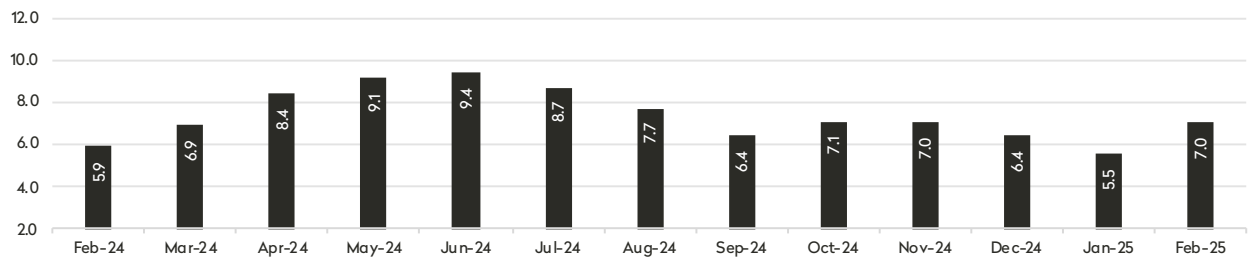
South of 14th Street



BHSID 23349907



**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

|           | FEBRUARY 2025 |                | JANUARY 2025 |                | FEBRUARY 2024 |                |
|-----------|---------------|----------------|--------------|----------------|---------------|----------------|
|           | Listings      | Months' Supply | Listings     | Months' Supply | Listings      | Months' Supply |
| Studio    | 63            | 8.4            | 57           | 6.7            | 57            | 5.3            |
| 1-Bedroom | 163           | 6.3            | 156          | 4.9            | 198           | 7.2            |
| 2-Bedroom | 208           | 10.4           | 194          | 6.2            | 214           | 7.4            |
| 3+Bedroom | 210           | 9.1            | 190          | 9.0            | 236           | 14.0           |
| LOFT      | 62            | 9.8            | 60           | 8.6            | 63            | 6.8            |
| All       | 706           | 8.5            | 657          | 6.6            | 768           | 8.2            |

**COOPERATIVES**

|           | FEBRUARY 2025 |                | JANUARY 2025 |                | FEBRUARY 2024 |                |
|-----------|---------------|----------------|--------------|----------------|---------------|----------------|
|           | Listings      | Months' Supply | Listings     | Months' Supply | Listings      | Months' Supply |
| Studio    | 82            | 6.9            | 72           | 5.2            | 59            | 4.3            |
| 1-Bedroom | 129           | 4.0            | 127          | 3.3            | 135           | 3.1            |
| 2-Bedroom | 82            | 5.8            | 79           | 3.6            | 91            | 3.5            |
| 3+Bedroom | 67            | 6.3            | 63           | 6.6            | 63            | 5.4            |
| LOFT      | 47            | 6.6            | 51           | 6.0            | 47            | 6.4            |
| All       | 407           | 5.3            | 392          | 4.3            | 395           | 3.8            |



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FEBRUARY 2025

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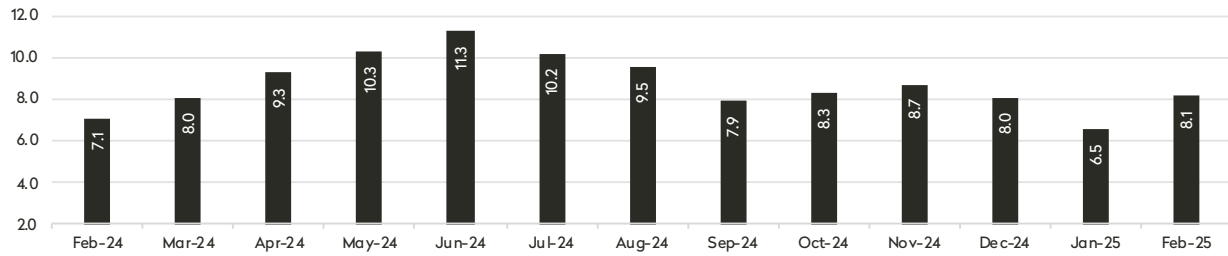


UPPER MANHATTAN

BHSID 23358017



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

|           | FEBRUARY 2025 |                | JANUARY 2025 |                | FEBRUARY 2024 |                |
|-----------|---------------|----------------|--------------|----------------|---------------|----------------|
|           | Listings      | Months' Supply | Listings     | Months' Supply | Listings      | Months' Supply |
| Studio    | 13            | 11.1           | 9            | 6.0            | 12            | 4.8            |
| 1-Bedroom | 69            | 6.4            | 71           | 5.5            | 60            | 5.8            |
| 2-Bedroom | 88            | 10.4           | 89           | 6.4            | 90            | 9.3            |
| 3+Bedroom | 64            | 8.2            | 62           | 11.3           | 55            | 11.4           |
| All       | 234           | 8.3            | 231          | 6.8            | 217           | 7.9            |

COOPERATIVES

|           | FEBRUARY 2025 |                | JANUARY 2025 |                | FEBRUARY 2024 |                |
|-----------|---------------|----------------|--------------|----------------|---------------|----------------|
|           | Listings      | Months' Supply | Listings     | Months' Supply | Listings      | Months' Supply |
| Studio    | 7             | 2.6            | 6            | 2.1            | 18            | 7.7            |
| 1-Bedroom | 74            | 7.7            | 68           | 5.4            | 68            | 5.9            |
| 2-Bedroom | 105           | 14.7           | 102          | 8.3            | 96            | 6.8            |
| 3+Bedroom | 37            | 4.3            | 34           | 5.2            | 40            | 6.0            |
| All       | 223           | 7.9            | 210          | 6.1            | 222           | 6.4            |



# Contact Us

**FEBRUARY 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

**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

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