

# Inv

APRIL 2025  
MANHATTAN  
INVENTORY  
REPORT

MANHATTAN



**Brown Harris Stevens** THE Craft of Research

APRIL 2025

# Highlights

Rising inventory of apartments for sale in Manhattan pushed the months' supply to 7.6.

Inventory climbed double digits from last month, **13%** for both condos and co-ops.

At 5.6-months, the West Side was the **tightest** market in April.

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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 23384662

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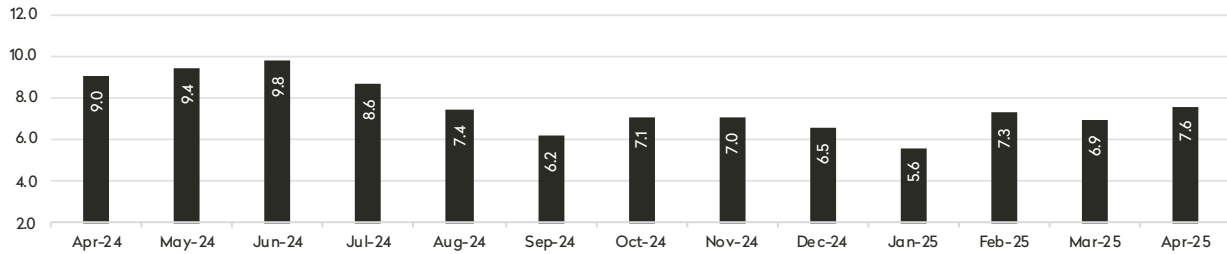


MANHATTAN

BHSID 23397061



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2025		MARCH 2025		APRIL 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	264	6.9	241	6.6	247	7.5
1-Bedroom	979	7.7	833	6.5	882	9.3
2-Bedroom	1,155	8.7	994	7.7	1,074	10.7
3+Bedroom	1,073	11.4	998	11.2	1,120	17.7
LOFT	99	7.9	92	8.2	92	9.4
All	3,570	8.8	3,158	8.0	3,415	11.3

COOPERATIVES

	APRIL 2025		MARCH 2025		APRIL 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	486	5.9	437	5.5	444	6.1
1-Bedroom	1,059	6.0	960	5.4	989	6.1
2-Bedroom	887	6.7	741	5.8	873	7.2
3+Bedroom	693	8.6	630	7.8	800	11.5
LOFT	82	8.1	75	6.9	79	8.2
All	3,207	6.6	2,843	6.0	3,185	7.3

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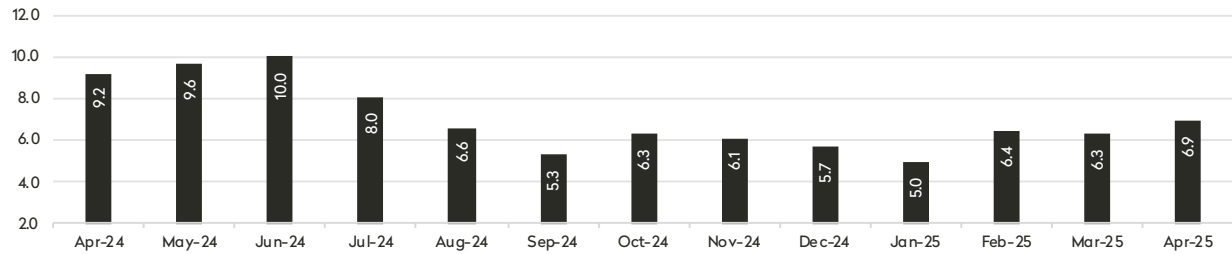
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

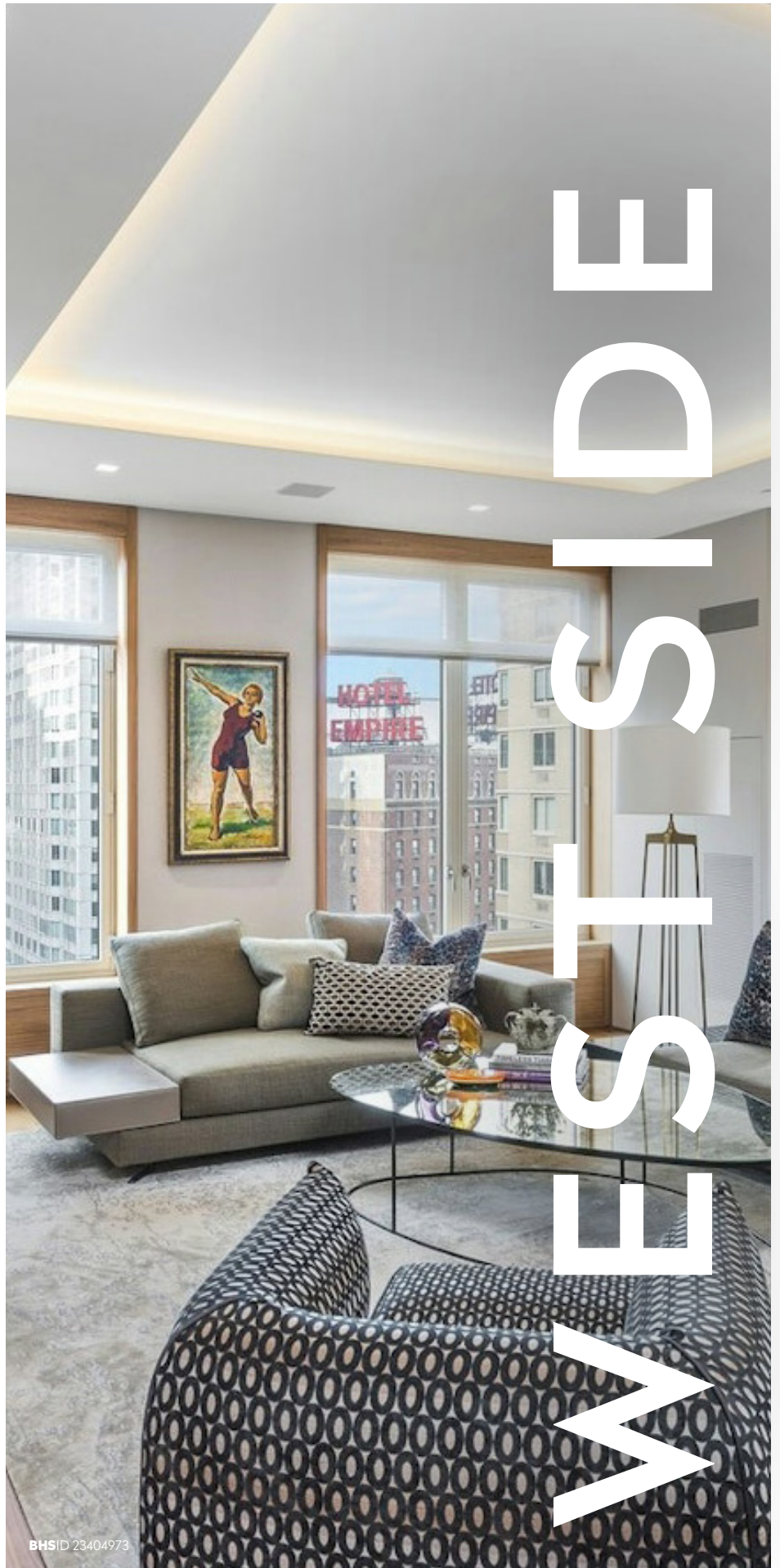
	APRIL 2025		MARCH 2025		APRIL 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	5.1	16	3.8	33	5.7
1-Bedroom	92	6.4	82	5.5	93	7.2
2-Bedroom	117	6.5	107	6.1	116	9.4
3+Bedroom	216	11.9	184	9.4	212	18.7
All	443	8.2	389	6.9	454	10.7

COOPERATIVES

	APRIL 2025		MARCH 2025		APRIL 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	103	5.7	85	5.4	75	5.2
1-Bedroom	255	5.7	235	5.6	262	7.2
2-Bedroom	261	5.8	219	5.3	292	8.8
3+Bedroom	285	8.5	274	7.7	361	11.5
All	904	6.4	813	6.0	990	8.6

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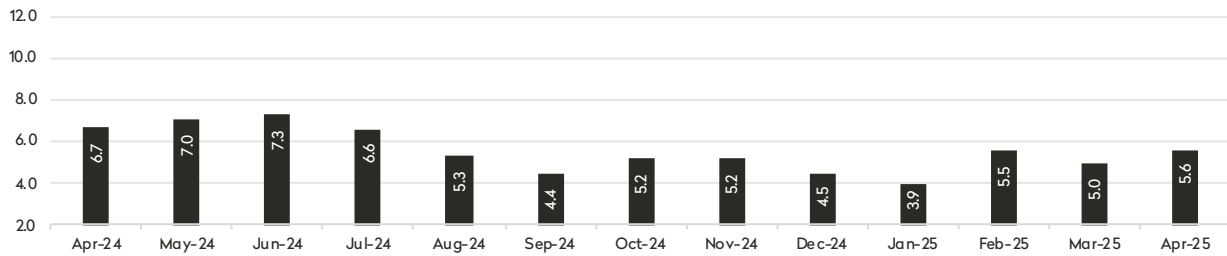
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2025		MARCH 2025		APRIL 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	30	3.8	25	3.3	23	5.3
1-Bedroom	110	5.0	94	3.9	103	6.9
2-Bedroom	147	7.5	112	6.5	120	7.7
3+Bedroom	195	8.4	184	9.9	209	15.7
All	482	6.6	415	6.1	455	9.4

COOPERATIVES

	APRIL 2025		MARCH 2025		APRIL 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	61	3.9	54	3.5	53	3.8
1-Bedroom	146	4.3	129	3.8	136	4.5
2-Bedroom	139	4.6	123	4.2	122	4.2
3+Bedroom	149	7.1	122	5.9	147	10.0
All	495	4.9	428	4.3	458	5.2



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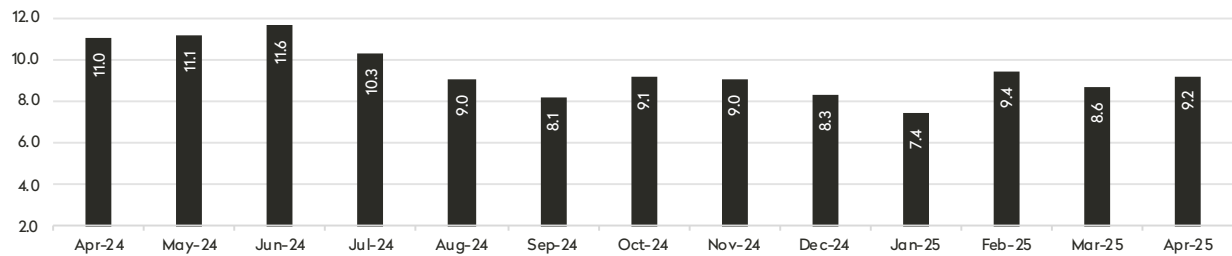
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2025		MARCH 2025		APRIL 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	30	5.6	30	5.8	34	7.8
1-Bedroom	155	7.6	131	7.1	108	10.1
2-Bedroom	181	9.5	165	9.3	147	14.0
3+Bedroom	112	21.0	103	19.9	118	32.2
All	478	9.5	429	9.2	407	14.0

COOPERATIVES

	APRIL 2025		MARCH 2025		APRIL 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	105	5.9	103	5.4	119	7.6
1-Bedroom	211	8.5	196	7.9	179	7.2
2-Bedroom	135	10.0	115	8.4	151	11.3
3+Bedroom	97	17.6	88	18.9	112	21.7
All	548	8.9	502	8.1	561	9.5

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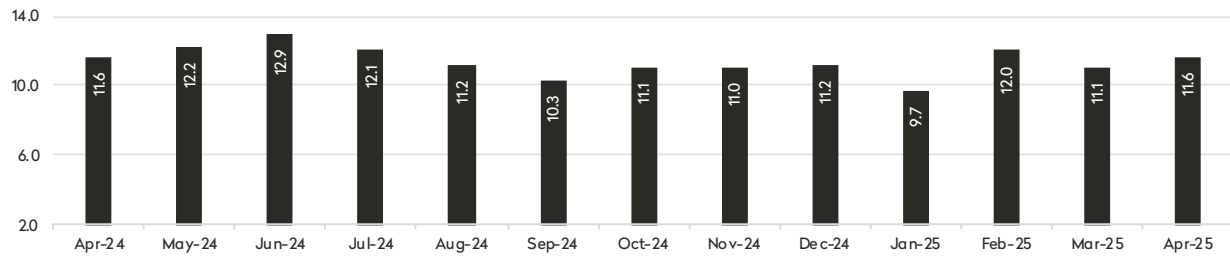


MIDTOWN WEST

BHSID 23417614



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2025		MARCH 2025		APRIL 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	51	10.6	45	11.3	49	11.3
1-Bedroom	158	10.2	138	9.2	150	10.6
2-Bedroom	157	13.3	141	13.0	163	12.2
3+Bedroom	119	14.9	110	16.5	124	16.2
All	485	12.1	434	11.9	486	12.3

COOPERATIVES

	APRIL 2025		MARCH 2025		APRIL 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	30	7.5	26	6.2	26	8.7
1-Bedroom	51	7.8	45	6.6	43	6.3
2-Bedroom	36	14.4	30	13.8	31	10.9
3+Bedroom	27	32.4	26	31.2	24	72.0
All	144	10.4	127	9.1	124	9.5

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**APRIL 2025  
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34th Street to 14th Street

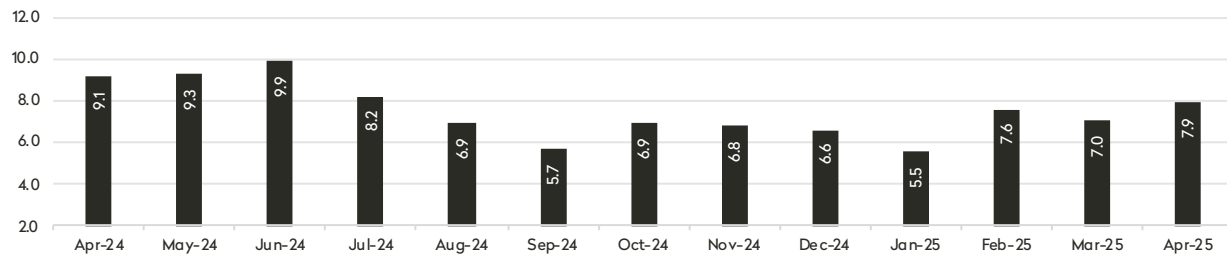


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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2025		MARCH 2025		APRIL 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	34	6.0	30	5.6	21	6.0
1-Bedroom	150	8.5	130	7.7	118	8.1
2-Bedroom	186	7.7	165	6.4	168	8.8
3+Bedroom	150	10.0	144	9.2	170	20.4
LOFT	21	10.5	19	11.4	19	11.4
All	541	8.4	488	7.5	496	10.5

COOPERATIVES

	APRIL 2025		MARCH 2025		APRIL 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	97	7.9	88	7.9	82	8.5
1-Bedroom	135	5.7	127	5.0	126	6.0
2-Bedroom	65	8.9	44	6.9	60	10.0
3+Bedroom	28	9.3	18	5.7	30	12.9
LOFT	27	9.5	30	9.5	23	7.3
All	352	7.2	307	6.2	321	7.6

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South of 14th Street

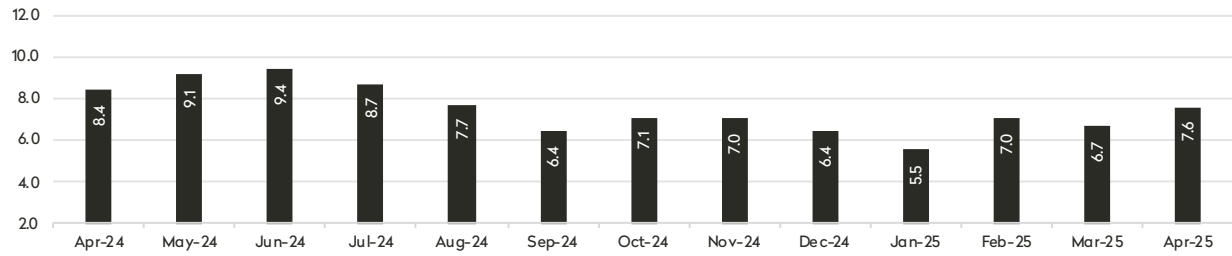


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**MONTHS' SUPPLY ALL APARTMENTS**



**CONDOMINIUMS**

	APRIL 2025		MARCH 2025		APRIL 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	85	8.8	83	9.2	70	8.4
1-Bedroom	228	8.7	181	6.5	234	11.9
2-Bedroom	259	9.8	216	7.9	249	12.5
3+Bedroom	208	10.0	206	10.3	225	15.9
LOFT	76	9.1	72	9.6	72	9.2
All	856	9.3	758	8.3	850	12.1

**COOPERATIVES**

	APRIL 2025		MARCH 2025		APRIL 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	83	7.0	75	6.6	72	5.3
1-Bedroom	157	4.5	140	3.9	162	4.8
2-Bedroom	126	5.9	92	4.4	106	4.6
3+Bedroom	72	7.6	70	7.8	75	7.4
LOFT	49	6.7	41	5.3	53	8.2
All	487	5.7	418	4.9	468	5.4



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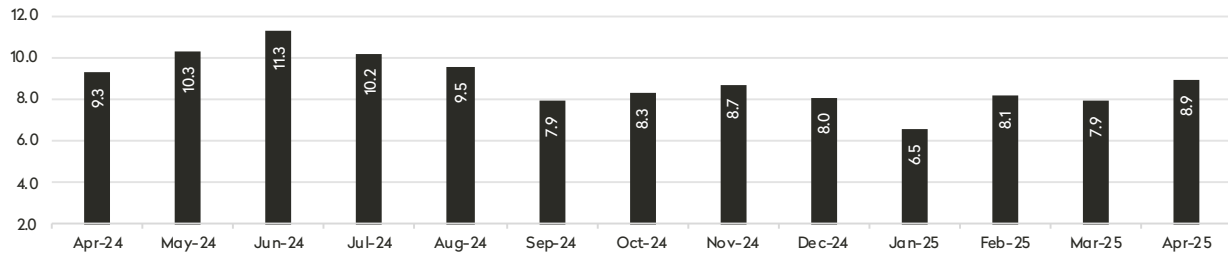
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2025		MARCH 2025		APRIL 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	16	12.0	12	9.0	17	7.8
1-Bedroom	86	7.9	77	7.0	73	8.9
2-Bedroom	110	8.3	89	6.9	111	11.7
3+Bedroom	73	12.2	67	12.2	62	12.4
All	285	9.0	245	8.0	263	10.6

COOPERATIVES

	APRIL 2025		MARCH 2025		APRIL 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	7	2.8	6	2.3	15	7.5
1-Bedroom	104	12.7	88	9.8	77	8.7
2-Bedroom	128	9.5	118	9.1	108	8.0
3+Bedroom	38	5.0	36	5.1	46	8.1
All	277	8.7	248	7.8	246	8.2

# Contact Us

**APRIL 2025**

Manhattan Inventory Report

**East Side**

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