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MAY 2025
MANHATTAN
INVENTORY
REPORT

MANHATTAN



Brown Harris Stevens THE Craft of Research

MAY 2025

Highlights

May saw the supply of apartments for sale in Manhattan **tick up** slightly to 7.7 months.

Condo inventory was flat compared to last month, while co-ops edged up **2%**.

The West Side remains the tightest market with a months' supply of 5.7 months.

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 23427872

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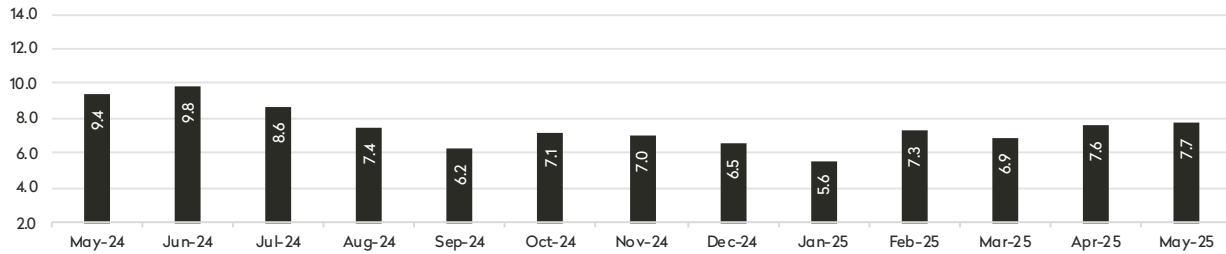
MAY 2025
MANHATTAN
INVENTORY
REPORT



BHSID 23432610



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2025		APRIL 2025		MAY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	264	6.8	264	6.9	271	8.5
1-Bedroom	978	7.8	979	7.7	984	9.4
2-Bedroom	1,156	8.9	1,155	8.7	1,190	10.8
3+Bedroom	1,078	10.7	1,073	11.4	1,220	16.0
LOFT	98	7.4	99	7.9	96	8.9
All	3,574	8.8	3,570	8.8	3,761	11.3

COOPERATIVES

	MAY 2025		APRIL 2025		MAY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	487	6.2	486	5.9	486	6.3
1-Bedroom	1,058	6.0	1,059	6.0	1,156	7.0
2-Bedroom	887	6.7	887	6.7	961	7.7
3+Bedroom	695	8.9	693	8.6	911	12.6
LOFT	84	8.0	82	8.1	118	10.7
All	3,211	6.7	3,207	6.6	3,632	8.1

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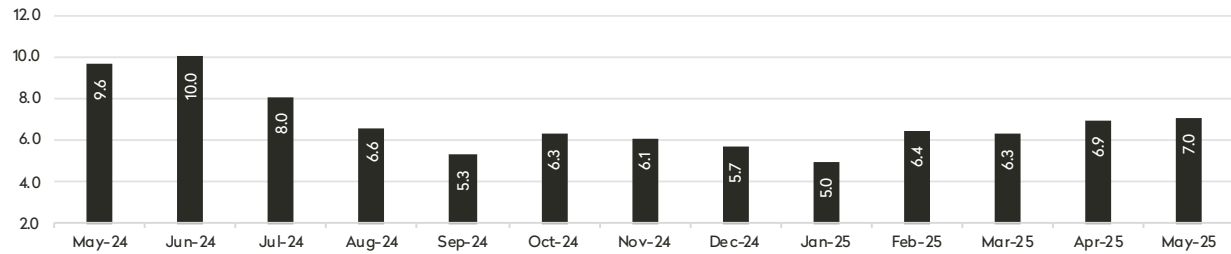
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2025		APRIL 2025		MAY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	4.5	18	5.1	33	6.0
1-Bedroom	92	6.9	92	6.4	109	8.2
2-Bedroom	117	6.9	117	6.5	126	9.1
3+Bedroom	217	12.6	216	11.9	233	15.4
All	444	8.6	443	8.2	501	10.5

COOPERATIVES

	MAY 2025		APRIL 2025		MAY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	104	5.8	103	5.7	72	4.4
1-Bedroom	255	5.6	255	5.7	297	7.6
2-Bedroom	261	5.9	261	5.8	333	10.2
3+Bedroom	285	8.5	285	8.5	396	13.3
All	905	6.4	904	6.4	1,098	9.3

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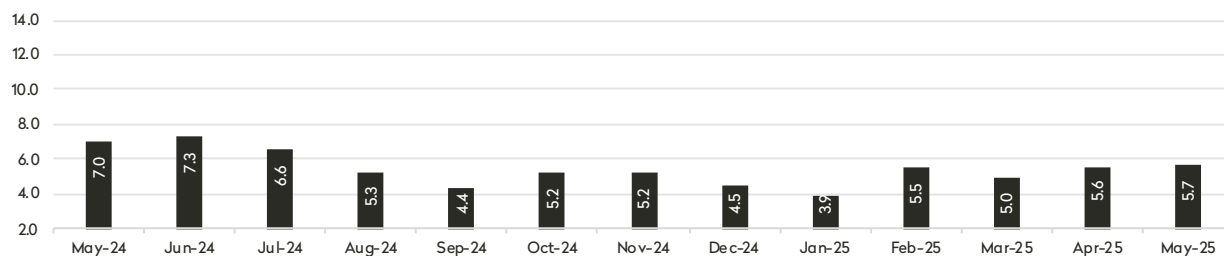
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2025		APRIL 2025		MAY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	31	4.3	30	3.8	27	7.0
1-Bedroom	110	5.4	110	5.0	104	6.2
2-Bedroom	147	7.2	147	7.5	140	7.6
3+Bedroom	195	7.4	195	8.4	216	13.9
All	483	6.5	482	6.6	487	8.9

COOPERATIVES

	MAY 2025		APRIL 2025		MAY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	61	3.9	61	3.9	57	4.0
1-Bedroom	146	4.6	146	4.3	170	5.8
2-Bedroom	139	4.7	139	4.6	138	4.5
3+Bedroom	149	7.8	149	7.1	173	9.6
All	495	5.2	495	4.9	538	5.8

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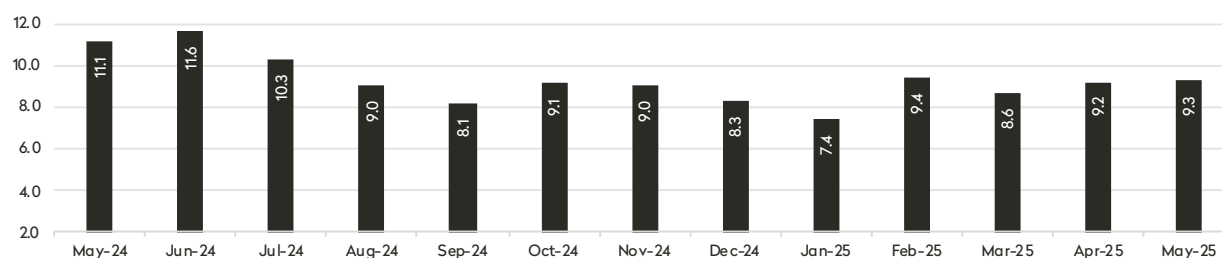
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2025		APRIL 2025		MAY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	30	5.1	30	5.6	37	7.4
1-Bedroom	154	7.3	155	7.6	119	8.9
2-Bedroom	181	9.6	181	9.5	165	13.4
3+Bedroom	112	23.2	112	21.0	125	31.3
All	477	9.4	478	9.5	446	12.9

COOPERATIVES

	MAY 2025		APRIL 2025		MAY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	105	6.6	105	5.9	135	8.5
1-Bedroom	211	8.3	211	8.5	213	8.4
2-Bedroom	135	9.9	135	10.0	160	10.9
3+Bedroom	98	21.0	97	17.6	121	20.2
All	549	9.2	548	8.9	629	10.2

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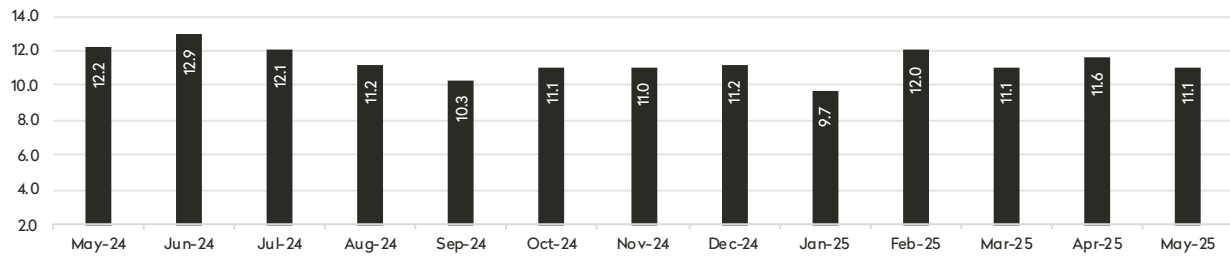
MAY 2025
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2025		APRIL 2025		MAY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	51	8.5	51	10.6	44	11.5
1-Bedroom	158	9.9	158	10.2	179	11.0
2-Bedroom	157	12.4	157	13.3	183	12.6
3+Bedroom	120	13.1	119	14.9	132	16.5
All	486	11.1	485	12.1	538	12.6

COOPERATIVES

	MAY 2025		APRIL 2025		MAY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	30	7.8	30	7.5	25	9.4
1-Bedroom	51	7.3	51	7.8	55	9.4
2-Bedroom	36	19.6	36	14.4	35	10.0
3+Bedroom	27	81.0	27	32.4	26	31.2
All	144	11.1	144	10.4	141	11.0

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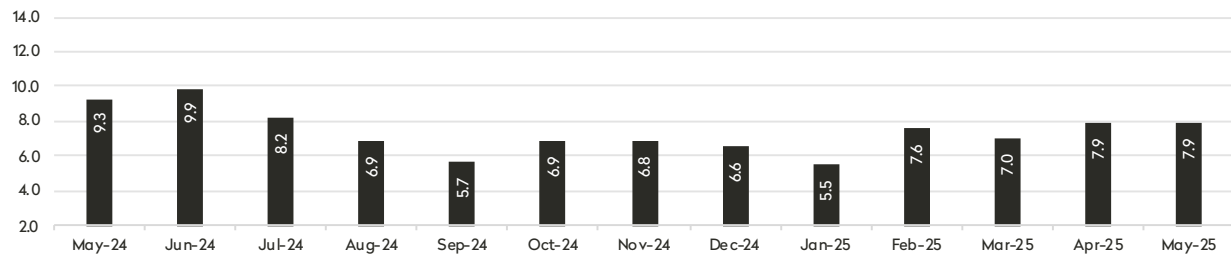
REPORT

34th Street to 14th Street





MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2025		APRIL 2025		MAY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	34	7.0	34	6.0	24	6.3
1-Bedroom	147	7.7	150	8.5	133	8.9
2-Bedroom	181	7.8	186	7.7	160	8.2
3+Bedroom	152	10.5	150	10.0	182	16.5
LOFT	22	11.0	21	10.5	22	10.2
All	536	8.4	541	8.4	521	10.1

COOPERATIVES

	MAY 2025		APRIL 2025		MAY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	97	8.0	97	7.9	95	9.3
1-Bedroom	135	5.7	135	5.7	146	6.8
2-Bedroom	65	8.9	65	8.9	65	9.8
3+Bedroom	29	9.7	28	9.3	38	14.3
LOFT	27	10.1	27	9.5	32	7.7
All	353	7.3	352	7.2	376	8.3

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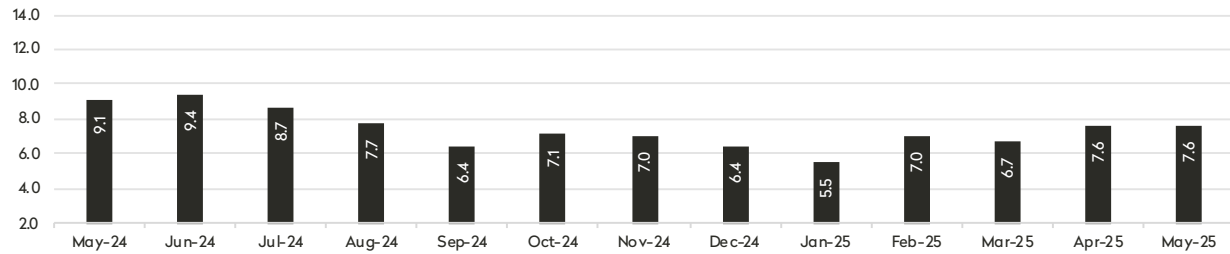
South of 14th Street



BHSID 23458641



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2025		APRIL 2025		MAY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	84	8.5	85	8.8	88	12.0
1-Bedroom	229	9.4	228	8.7	248	11.8
2-Bedroom	259	10.5	259	9.8	279	13.2
3+Bedroom	209	9.1	208	10.0	254	15.4
LOFT	74	7.7	76	9.1	73	8.8
All	855	9.3	856	9.3	942	12.7

COOPERATIVES

	MAY 2025		APRIL 2025		MAY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	83	7.4	83	7.0	84	5.3
1-Bedroom	157	4.5	157	4.5	190	5.7
2-Bedroom	126	6.0	126	5.9	112	4.7
3+Bedroom	73	7.3	72	7.6	88	8.9
LOFT	51	6.5	49	6.7	81	12.5
All	490	5.8	487	5.7	555	6.2

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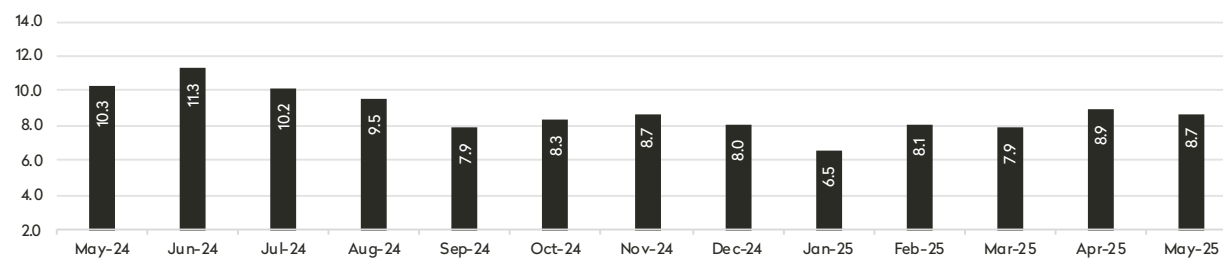
MAY 2025
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2025		APRIL 2025		MAY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	16	12.0	16	12.0	18	7.2
1-Bedroom	86	8.5	86	7.9	90	9.8
2-Bedroom	110	8.3	110	8.3	135	13.3
3+Bedroom	73	11.0	73	12.2	78	12.6
All	285	9.0	285	9.0	321	11.5

COOPERATIVES

	MAY 2025		APRIL 2025		MAY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	7	2.8	7	2.8	16	7.4
1-Bedroom	103	13.1	104	12.7	84	8.5
2-Bedroom	128	8.7	128	9.5	114	8.9
3+Bedroom	37	4.6	38	5.0	64	11.6
All	275	8.3	277	8.7	278	9.2

Contact Us

MAY 2025

Manhattan Inventory Report

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BHS THE Craft OF Research

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