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JUNE 2025
MANHATTAN
INVENTORY
REPORT

MANHATTAN



Brown Harris Stevens THE Craft of Research

JUNE 2025

Highlights

The supply of apartments for sale in Manhattan **rose** to 8.4-months in June.

The months' supply was 9.3 months for condominiums, and 7.5 months for cooperatives.

While all neighborhoods posted an **increase** in months' supply, the West Side was the **tightest** at 6.5-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.



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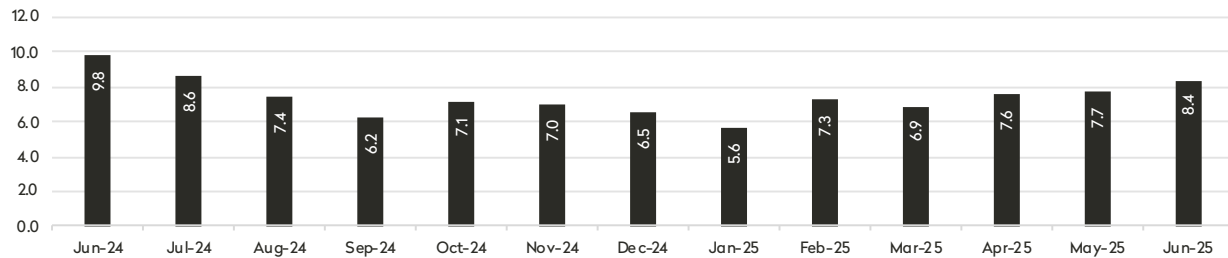


MANHATTAN

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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

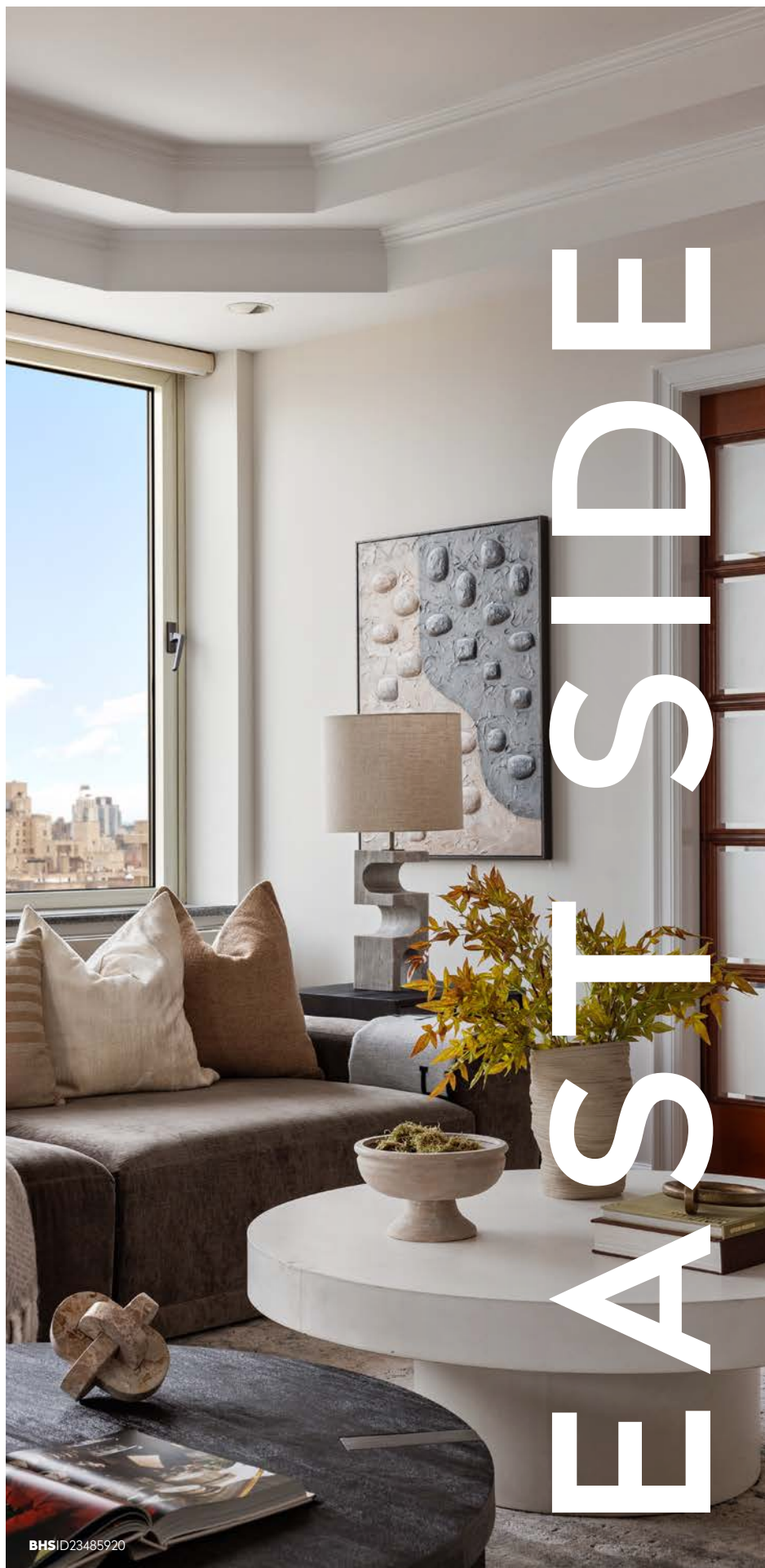
	JUNE 2025		MAY 2025		JUNE 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	314	7.9	264	6.8	274	8.6
1-Bedroom	1,077	8.0	978	7.8	1,048	9.8
2-Bedroom	1,307	9.6	1,156	8.9	1,232	11.1
3+Bedroom	1,216	11.5	1,078	10.7	1,270	16.5
LOFT	102	7.7	98	7.4	108	10.0
All	4,016	9.3	3,574	8.8	3,932	11.7

COOPERATIVES

	JUNE 2025		MAY 2025		JUNE 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	543	6.9	487	6.2	523	6.7
1-Bedroom	1,220	6.7	1,058	6.0	1,234	7.4
2-Bedroom	995	7.2	887	6.7	1,006	10.9
3+Bedroom	826	10.1	695	8.9	977	9.1
LOFT	106	8.6	84	8.0	117	10.5
All	3,690	7.5	3,211	6.7	3,857	8.5

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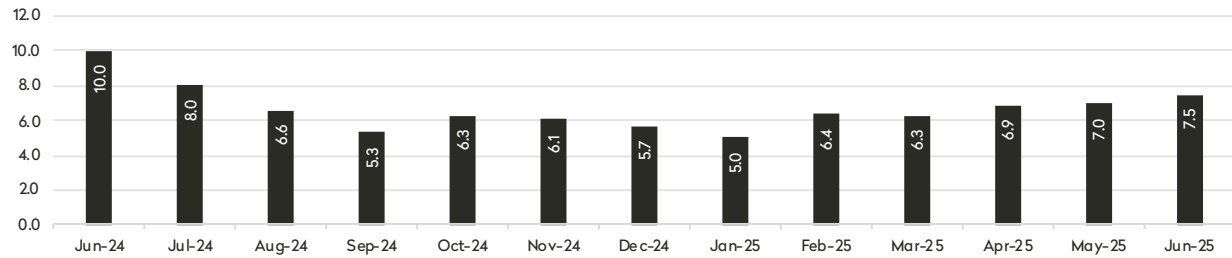
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MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	JUNE 2025		MAY 2025		JUNE 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	30	7.5	18	4.5	34	6.0
1-Bedroom	119	7.2	92	6.9	111	8.2
2-Bedroom	126	6.9	117	6.9	134	9.6
3+Bedroom	236	13.2	217	12.6	253	16.7
All	511	9.0	444	8.6	532	11.0

COOPERATIVES

	JUNE 2025		MAY 2025		JUNE 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	121	6.9	104	5.8	91	5.5
1-Bedroom	272	5.8	255	5.6	300	7.6
2-Bedroom	284	6.2	261	5.9	348	19.2
3+Bedroom	330	9.3	285	8.5	403	8.9
All	1,007	6.9	905	6.4	1,142	9.6

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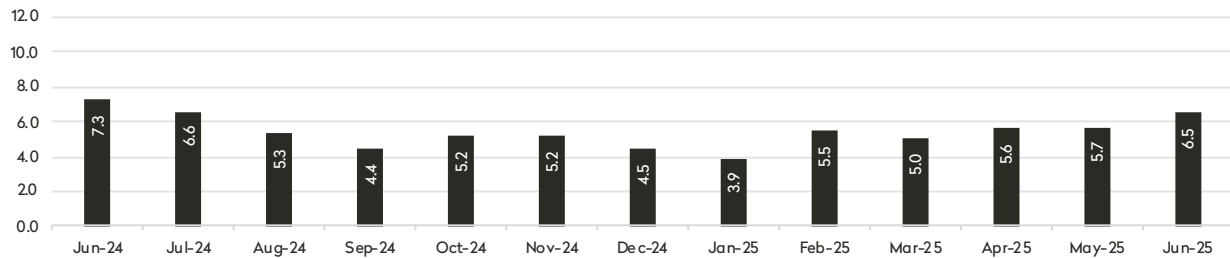
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MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	JUNE 2025		MAY 2025		JUNE 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	33	4.2	31	4.3	21	5.5
1-Bedroom	118	4.8	110	5.4	107	6.2
2-Bedroom	161	7.6	147	7.2	135	7.2
3+Bedroom	223	7.9	195	7.4	231	14.7
All	535	6.6	483	6.5	494	8.9

COOPERATIVES

	JUNE 2025		MAY 2025		JUNE 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	69	5.0	61	3.9	65	4.5
1-Bedroom	188	5.7	146	4.6	177	6.0
2-Bedroom	183	6.3	139	4.7	139	4.5
3+Bedroom	180	9.2	149	7.8	207	11.3
All	620	6.5	495	5.2	588	6.3

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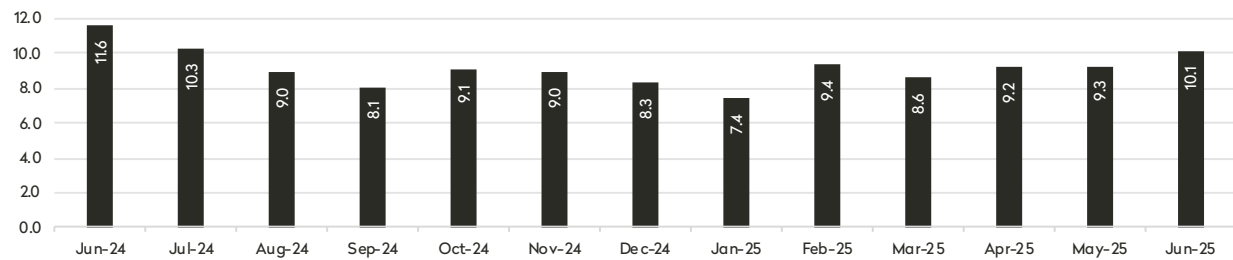
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MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	JUNE 2025		MAY 2025		JUNE 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	38	6.9	30	5.1	38	7.6
1-Bedroom	155	7.3	154	7.3	135	9.9
2-Bedroom	181	10.0	181	9.6	169	13.3
3+Bedroom	121	22.7	112	23.2	124	31.0
All	495	9.8	477	9.4	466	13.2

COOPERATIVES

	JUNE 2025		MAY 2025		JUNE 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	132	8.4	105	6.6	132	8.3
1-Bedroom	254	9.8	211	8.3	243	9.3
2-Bedroom	141	9.3	135	9.9	159	21.2
3+Bedroom	109	21.1	98	21.0	138	10.5
All	636	10.3	549	9.2	672	10.8

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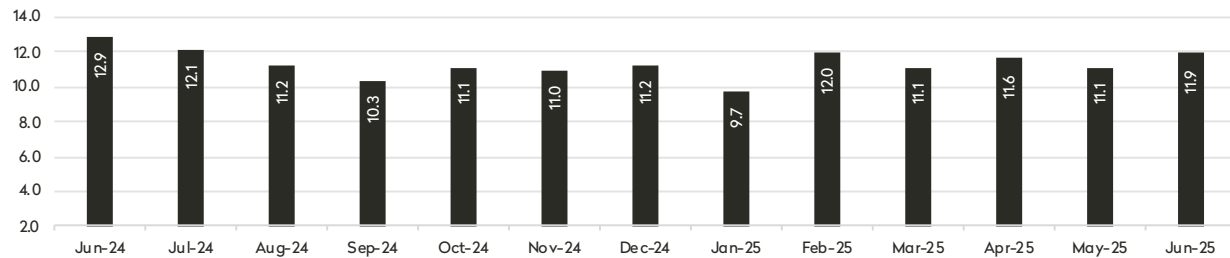


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JUNE 2025 MANHATTAN INVENTORY REPORT MIDTOWN WEST



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2025		MAY 2025		JUNE 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	60	10.3	51	8.5	51	13.3
1-Bedroom	184	10.4	158	9.9	185	11.2
2-Bedroom	197	14.1	157	12.4	195	13.3
3+Bedroom	120	12.2	120	13.1	135	16.5
All	561	11.9	486	11.1	566	13.1

COOPERATIVES

	JUNE 2025		MAY 2025		JUNE 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	32	9.6	30	7.8	27	10.1
1-Bedroom	58	8.5	51	7.3	65	10.8
2-Bedroom	33	16.5	36	19.6	36	15.4
3+Bedroom	29	174.0	27	81.0	28	14.0
All	152	12.3	144	11.1	156	12.0

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34th Street to 14th Street



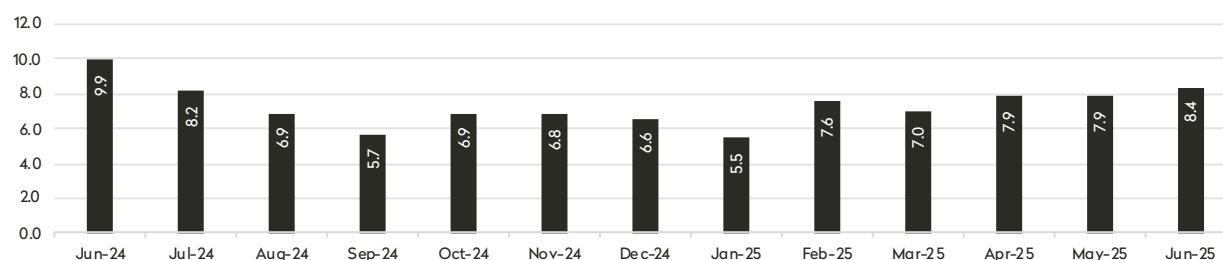
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34th St. to 14th St.



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2025		MAY 2025		JUNE 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	38	6.7	34	7.0	23	6.0
1-Bedroom	145	7.4	147	7.7	138	9.2
2-Bedroom	205	8.5	181	7.8	178	9.0
3+Bedroom	165	11.4	152	10.5	199	17.8
LOFT	27	18.0	22	11.0	25	11.5
All	580	8.9	536	8.4	563	10.8

COOPERATIVES

	JUNE 2025		MAY 2025		JUNE 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	103	8.0	97	8.0	105	10.3
1-Bedroom	158	6.2	135	5.7	145	6.7
2-Bedroom	86	9.1	65	8.9	73	25.8
3+Bedroom	35	12.4	29	9.7	37	5.6
LOFT	34	10.7	27	10.1	36	8.6
All	416	7.7	353	7.3	396	8.7

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**JUNE 2025
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South of 14th Street



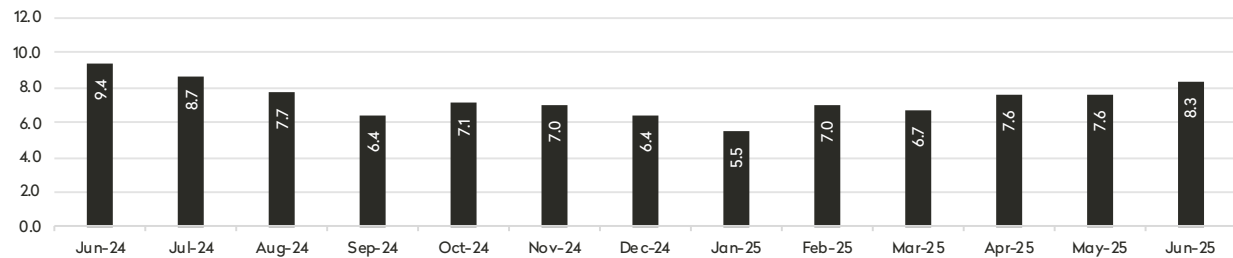
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South of 14th St.



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2025		MAY 2025		JUNE 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	99	10.1	84	8.5	89	12.4
1-Bedroom	254	9.6	229	9.4	274	12.8
2-Bedroom	308	10.9	259	10.5	279	13.1
3+Bedroom	265	10.6	209	9.1	244	14.6
LOFT	75	6.9	74	7.7	81	9.7
All	1,001	10.0	855	9.3	967	12.9

COOPERATIVES

	JUNE 2025		MAY 2025		JUNE 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	76	5.7	83	7.4	80	5.1
1-Bedroom	188	5.4	157	4.5	205	6.1
2-Bedroom	147	6.7	126	6.0	119	6.7
3+Bedroom	92	8.2	73	7.3	97	6.0
LOFT	66	7.5	51	6.5	77	11.6
All	569	6.3	490	5.8	578	6.4

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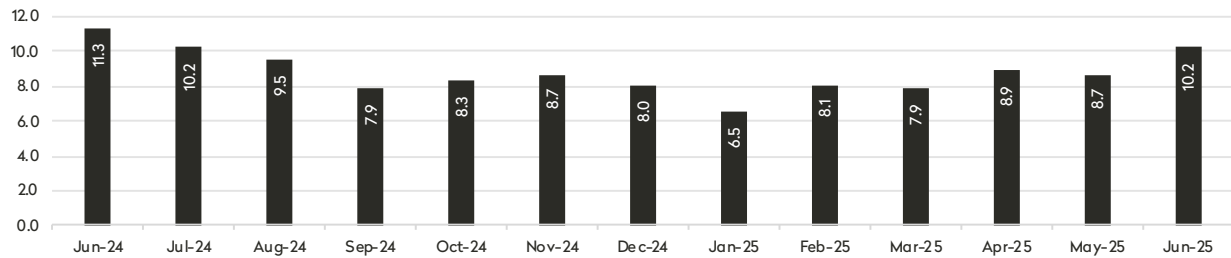
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MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	JUNE 2025		MAY 2025		JUNE 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	16	12.0	16	12.0	18	7.2
1-Bedroom	102	11.8	86	8.5	100	10.7
2-Bedroom	129	10.5	110	8.3	142	14.0
3+Bedroom	86	13.9	73	11.0	84	13.6
All	333	11.7	285	9.0	344	12.2

COOPERATIVES

	JUNE 2025		MAY 2025		JUNE 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	10	4.0	7	2.8	23	9.9
1-Bedroom	102	12.2	103	13.1	100	9.8
2-Bedroom	124	8.6	128	8.7	132	10.2
3+Bedroom	54	7.4	37	4.6	70	12.4
All	290	8.9	275	8.3	325	10.4

Contact Us

JUNE 2025

Manhattan Inventory Report

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BHS THE Craft OF Research

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