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JULY 2025

MANHATTAN

INVENTORY

REPORT

MANHATTAN



Brown Harris Stevens THE Craft of Research

BHSID D 23519393

JULY 2025

Highlights

July saw the supply of apartments for sale in Manhattan decrease to 7.7-months.

Inventory **declined 2%** for condos and **6%** for co-ops from last month.

The West Side remains the **tightest market** with a months' supply of 5.9 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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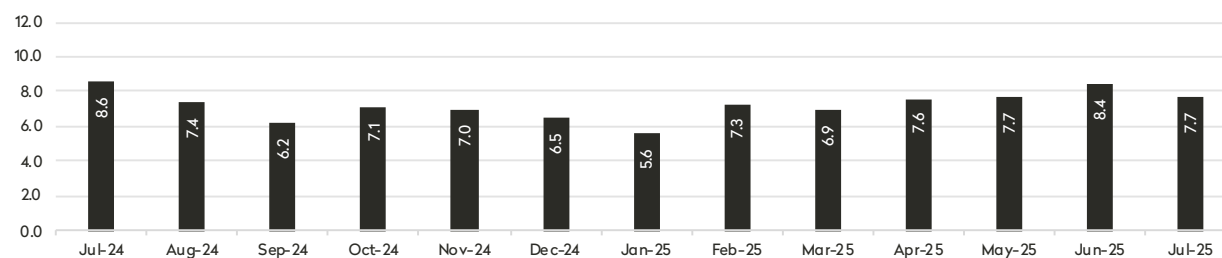
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MANHATTAN
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REPORT



BHSID 23536520



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2025		JUNE 2025		JULY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	318	8.0	314	7.9	268	8.8
1-Bedroom	1,066	7.5	1,077	8.0	1,024	8.5
2-Bedroom	1,297	9.3	1,307	9.6	1,238	10.1
3+Bedroom	1,162	10.5	1,216	11.5	1,240	14.5
LOFT	92	7.0	102	7.7	107	9.3
All	3,935	8.9	4,016	9.3	3,877	10.5

COOPERATIVES

	JULY 2025		JUNE 2025		JULY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	562	7.0	543	6.9	509	5.9
1-Bedroom	1,185	6.1	1,220	6.7	1,155	6.4
2-Bedroom	905	6.2	995	7.2	942	6.8
3+Bedroom	725	8.2	826	10.1	873	11.1
LOFT	106	8.6	106	8.6	107	9.6
All	3,483	6.7	3,690	7.5	3,586	7.3

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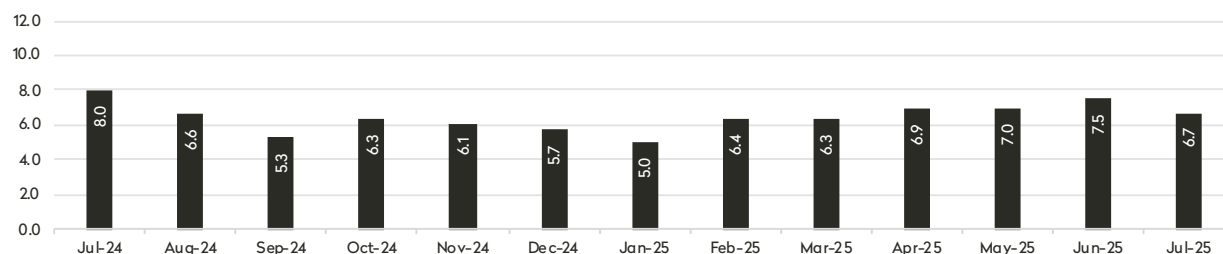


WEST

BHSID 23523228



MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	JULY 2025		JUNE 2025		JULY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	39	11.1	30	7.5	33	7.1
1-Bedroom	107	6.5	119	7.2	100	6.1
2-Bedroom	117	6.2	126	6.9	133	8.3
3+Bedroom	229	12.3	236	13.2	244	14.2
All	492	8.6	511	9.0	510	9.4

COOPERATIVES

	JULY 2025		JUNE 2025		JULY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	119	7.2	121	6.9	97	5.1
1-Bedroom	257	5.2	272	5.8	268	6.1
2-Bedroom	254	5.4	284	6.2	308	8.3
3+Bedroom	278	7.1	330	9.3	338	9.6
All	908	6.0	1,007	6.9	1,011	7.5

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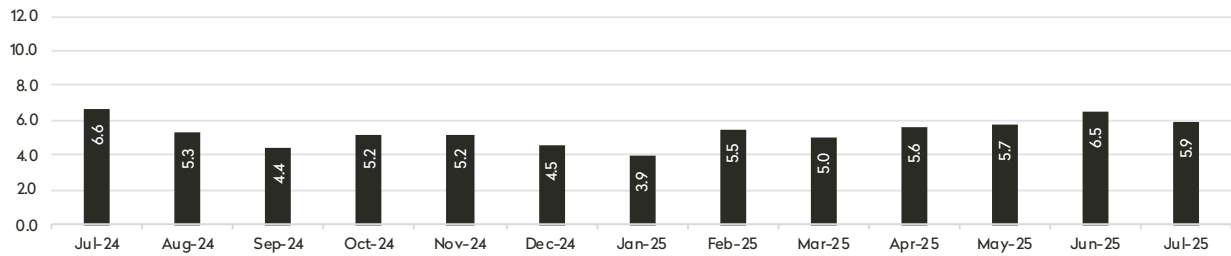
REPORT



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2025		JUNE 2025		JULY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	3.3	33	4.2	16	4.0
1-Bedroom	120	4.4	118	4.8	112	6.0
2-Bedroom	162	6.8	161	7.6	141	7.1
3+Bedroom	226	7.6	223	7.9	228	11.7
All	534	6.0	535	6.6	497	8.0

COOPERATIVES

	JULY 2025		JUNE 2025		JULY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	72	5.6	69	5.0	56	4.0
1-Bedroom	189	5.2	188	5.7	178	5.6
2-Bedroom	166	5.6	183	6.3	136	4.4
3+Bedroom	158	7.2	180	9.2	186	9.1
All	585	5.8	620	6.5	556	5.7

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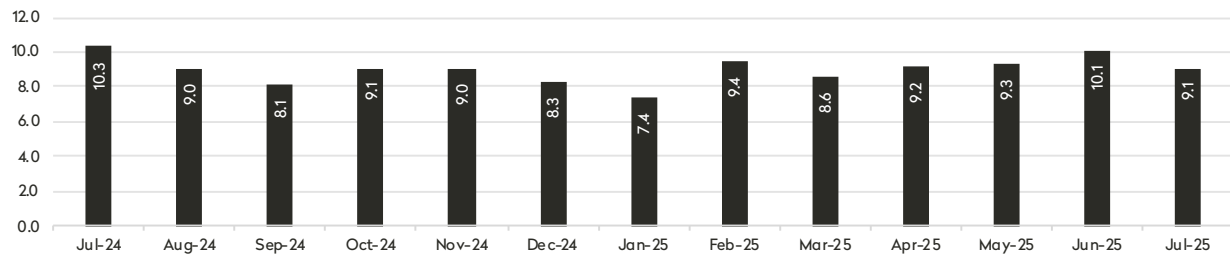
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2025		JUNE 2025		JULY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	39	7.3	38	6.9	41	9.8
1-Bedroom	156	7.1	155	7.3	131	8.9
2-Bedroom	171	10.0	181	10.0	173	13.1
3+Bedroom	108	17.1	121	22.7	124	24.0
All	474	9.3	495	9.8	469	12.6

COOPERATIVES

	JULY 2025		JUNE 2025		JULY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	134	8.7	132	8.4	124	6.6
1-Bedroom	241	8.4	254	9.8	219	7.7
2-Bedroom	139	7.9	141	9.3	151	9.2
3+Bedroom	93	15.9	109	21.1	126	24.4
All	607	9.0	636	10.3	620	9.0

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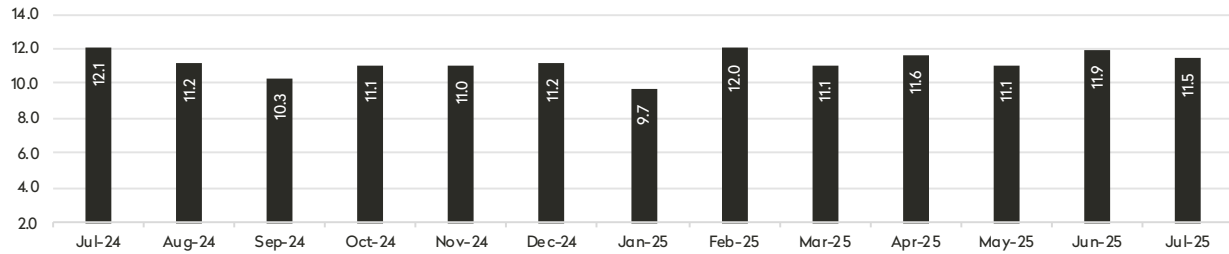


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JULY 2025 MANHATTAN INVENTORY REPORT MIDTOWN WEST



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2025		JUNE 2025		JULY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	56	9.6	60	10.3	49	10.9
1-Bedroom	187	10.4	184	10.4	188	10.0
2-Bedroom	201	13.9	197	14.1	185	14.8
3+Bedroom	116	12.2	120	12.2	137	18.7
All	560	11.7	561	11.9	559	12.9

COOPERATIVES

	JULY 2025		JUNE 2025		JULY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	35	10.0	32	9.6	24	7.2
1-Bedroom	59	7.7	58	8.5	62	9.3
2-Bedroom	29	14.5	33	16.5	33	8.3
3+Bedroom	25	50.0	29	174.0	25	21.4
All	148	10.8	152	12.3	144	9.5

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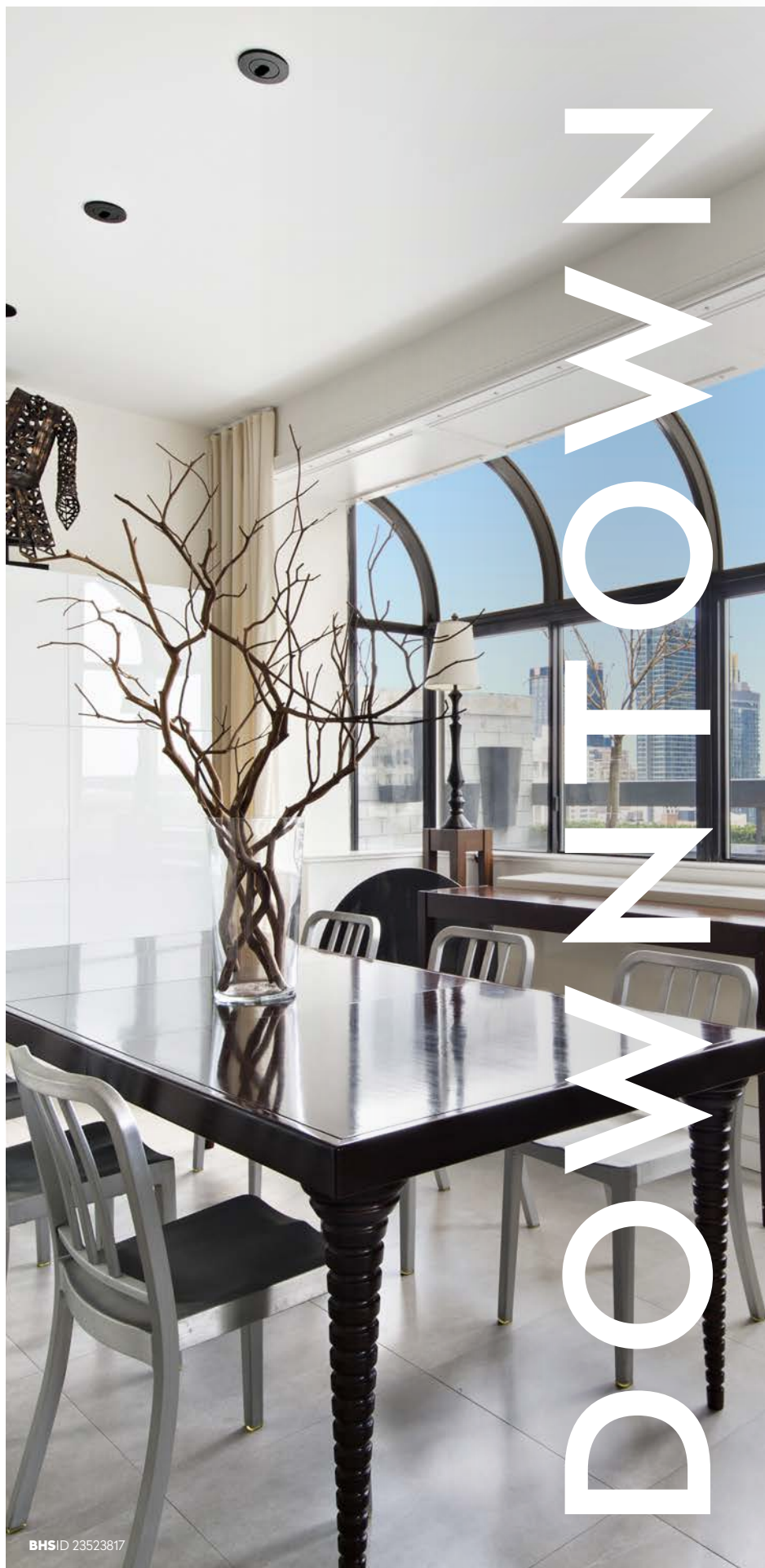
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34th Street to 14th Street



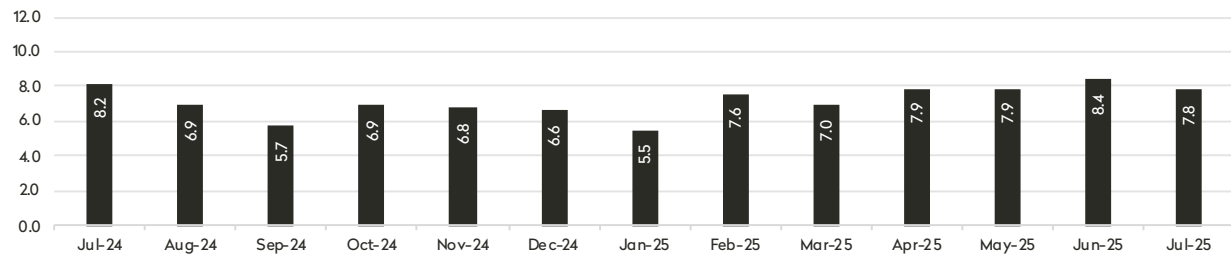
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JULY 2025 MANHATTAN INVENTORY REPORT DOWNTOWN

34th St. to 14th St.



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2025		JUNE 2025		JULY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	42	6.1	38	6.7	25	5.0
1-Bedroom	138	6.1	145	7.4	147	8.2
2-Bedroom	191	8.2	205	8.5	187	7.7
3+Bedroom	164	12.6	165	11.4	198	15.4
LOFT	25	18.8	27	18.0	22	8.3
All	560	8.4	580	8.9	579	9.3

COOPERATIVES

	JULY 2025		JUNE 2025		JULY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	112	7.5	103	8.0	100	8.0
1-Bedroom	156	5.6	158	6.2	141	5.5
2-Bedroom	85	8.8	86	9.1	71	7.2
3+Bedroom	28	9.3	35	12.4	34	15.7
LOFT	36	9.8	34	10.7	35	8.4
All	417	7.1	416	7.7	381	7.0

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**JULY 2025
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South of 14th Street



DOWNSTOWN

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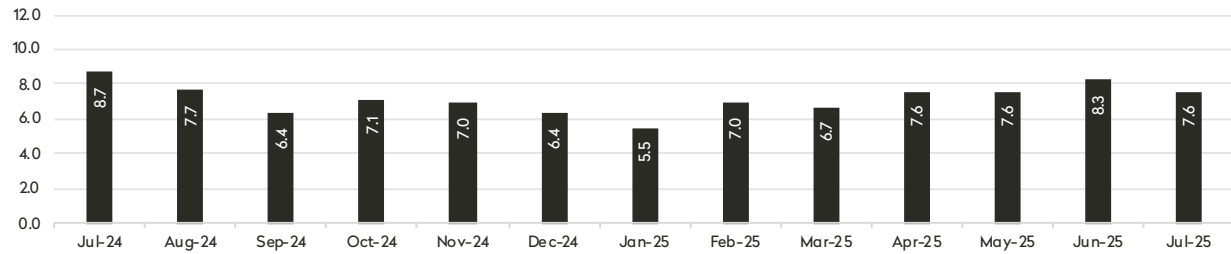
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South of 14th St.



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2025		JUNE 2025		JULY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	102	11.1	99	10.1	88	13.9
1-Bedroom	248	8.6	254	9.6	258	10.5
2-Bedroom	317	10.8	308	10.9	288	11.4
3+Bedroom	240	9.1	265	10.6	235	13.1
LOFT	67	6.0	75	6.9	83	9.6
All	974	9.3	1,001	10.0	952	11.5

COOPERATIVES

	JULY 2025		JUNE 2025		JULY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	78	5.3	76	5.7	87	5.6
1-Bedroom	166	4.8	188	5.4	190	5.5
2-Bedroom	121	5.2	147	6.7	116	4.6
3+Bedroom	93	8.9	92	8.2	93	10.3
LOFT	63	7.6	66	7.5	70	11.1
All	521	5.7	569	6.3	556	6.1

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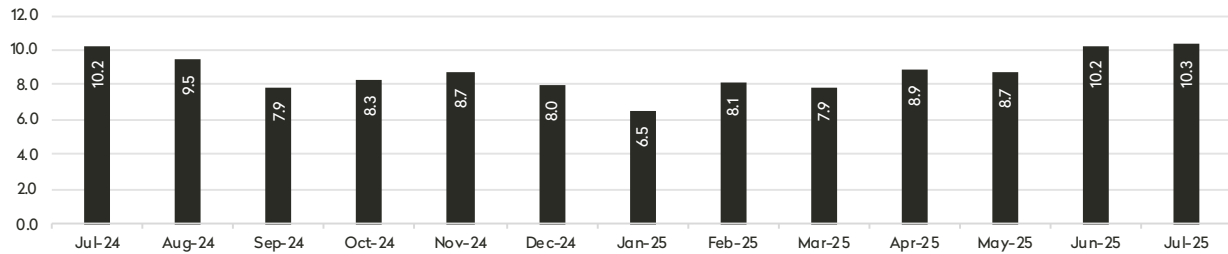
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REPORT



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MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	JULY 2025		JUNE 2025		JULY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	14	14.0	16	12.0	17	10.2
1-Bedroom	110	15.3	102	11.8	89	9.4
2-Bedroom	138	11.2	129	10.5	131	11.2
3+Bedroom	79	11.3	86	13.9	74	12.7
All	341	12.4	333	11.7	311	10.8

COOPERATIVES

	JULY 2025		JUNE 2025		JULY 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	12	5.1	10	4.0	21	7.4
1-Bedroom	118	12.9	102	12.2	98	9.6
2-Bedroom	113	7.2	124	8.6	127	8.9
3+Bedroom	54	7.5	54	7.4	72	12.7
All	297	8.7	290	8.9	318	9.6

Contact Us

JULY 2025

Manhattan Inventory Report

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BHS THE Craft OF Research

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