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**AUGUST 2025
MANHATTAN
INVENTORY
REPORT**

MANHATTAN

Brown Harris Stevens THE Craft of Research

BHSID 23499001

AUGUST 2025

Highlights

The supply of apartments for sale in Manhattan dropped to 6.9 months, its **lowest** level since March.

The months' supply was 8.0 months for condos, and 5.9 months for co-ops.

At 5.2 months, the West Side was the **tightest** market area in August.

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.



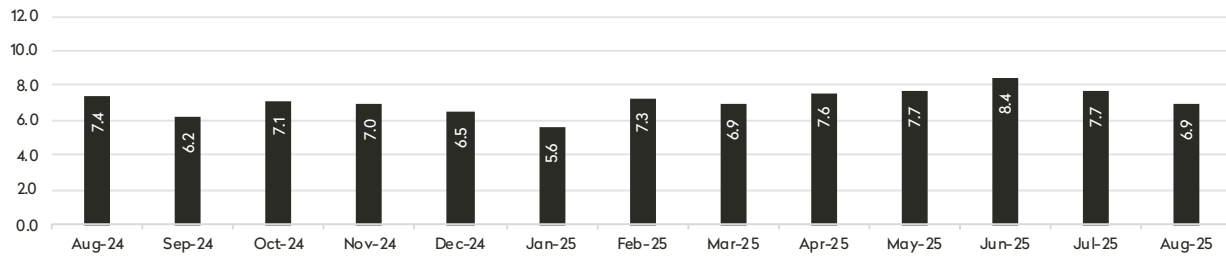
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REPORT



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MONTHS' SUPPLY **ALL APARTMENTS**

CONDOMINIUMS

	AUGUST 2025		JULY 2025		AUGUST 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	309	7.4	318	8.0	259	8.4
1-Bedroom	1,032	6.9	1,066	7.5	968	7.3
2-Bedroom	1,201	8.4	1,297	9.3	1,181	8.5
3+Bedroom	1,066	9.3	1,162	10.5	1,157	12.2
LOFT	78	6.4	92	7.0	97	9.2
All	3,686	8.0	3,935	8.9	3,662	9.0

COOPERATIVES

	AUGUST 2025		JULY 2025		AUGUST 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	537	6.6	562	7.0	481	5.6
1-Bedroom	1,092	5.5	1,185	6.1	1,033	5.4
2-Bedroom	829	5.4	905	6.2	867	6.0
3+Bedroom	639	6.8	725	8.2	708	8.4
LOFT	90	6.9	106	8.6	89	7.4
All	3,187	5.9	3,483	6.7	3,178	6.1

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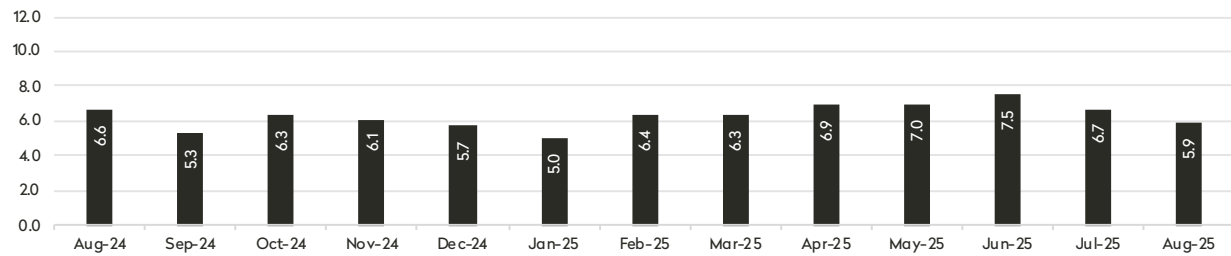
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2025		JULY 2025		AUGUST 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	34	10.2	39	11.1	30	5.5
1-Bedroom	92	5.2	107	6.5	91	5.3
2-Bedroom	111	5.6	117	6.2	121	6.7
3+Bedroom	215	11.1	229	12.3	230	12.3
All	452	7.5	492	8.6	472	8.0

COOPERATIVES

	AUGUST 2025		JULY 2025		AUGUST 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	120	7.1	119	7.2	94	4.8
1-Bedroom	245	4.8	257	5.2	246	5.3
2-Bedroom	229	4.8	254	5.4	267	6.4
3+Bedroom	239	5.7	278	7.1	276	7.2
All	833	5.3	908	6.0	883	6.1

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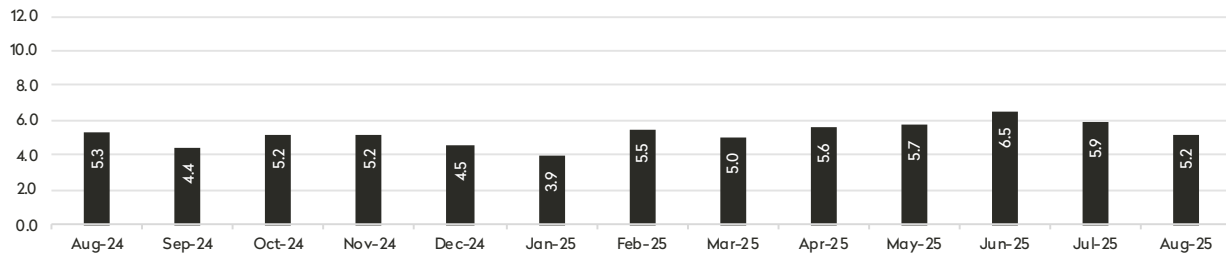
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MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	AUGUST 2025		JULY 2025		AUGUST 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	3.1	26	3.3	18	4.0
1-Bedroom	120	4.5	120	4.4	98	4.5
2-Bedroom	168	6.9	162	6.8	130	5.5
3+Bedroom	200	6.7	226	7.6	217	9.9
All	513	5.8	534	6.0	463	6.4

COOPERATIVES

	AUGUST 2025		JULY 2025		AUGUST 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	68	5.7	72	5.6	59	4.7
1-Bedroom	160	4.1	189	5.2	151	4.4
2-Bedroom	136	4.2	166	5.6	121	3.5
3+Bedroom	134	5.5	158	7.2	134	6.1
All	498	4.7	585	5.8	465	4.5

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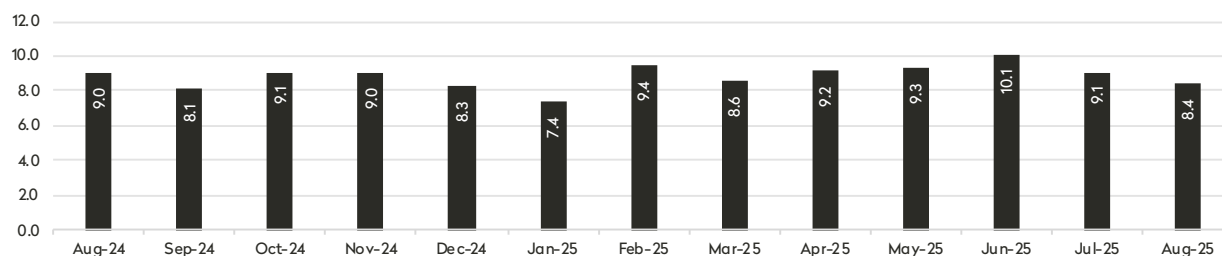
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MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	AUGUST 2025		JULY 2025		AUGUST 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	42	6.5	39	7.3	36	9.4
1-Bedroom	162	6.5	156	7.1	142	9.0
2-Bedroom	160	9.2	171	10.0	175	12.2
3+Bedroom	106	18.7	108	17.1	112	17.7
All	470	8.6	474	9.3	465	11.5

COOPERATIVES

	AUGUST 2025		JULY 2025		AUGUST 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	127	8.2	134	8.7	115	5.8
1-Bedroom	224	7.8	241	8.4	182	6.2
2-Bedroom	132	6.9	139	7.9	138	8.0
3+Bedroom	88	12.6	93	15.9	109	20.4
All	571	8.1	607	9.0	544	7.6

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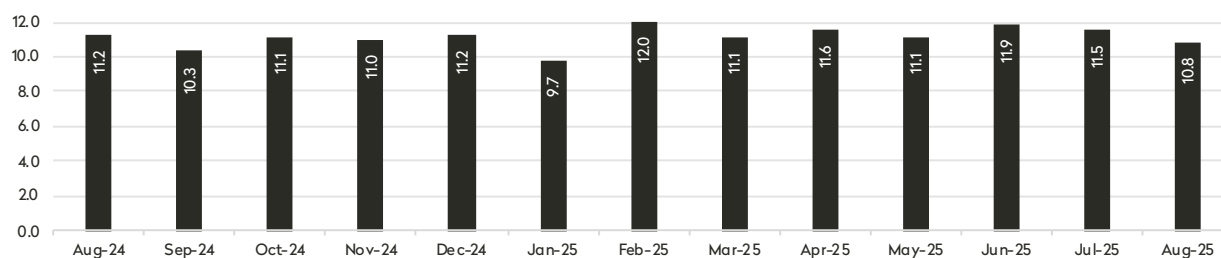
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2025		JULY 2025		AUGUST 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	64	10.7	56	9.6	47	11.3
1-Bedroom	181	9.8	187	10.4	175	9.2
2-Bedroom	186	13.8	201	13.9	183	14.6
3+Bedroom	103	10.3	116	12.2	129	15.2
All	534	11.1	560	11.7	534	12.1

COOPERATIVES

	AUGUST 2025		JULY 2025		AUGUST 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	33	9.4	35	10.0	26	9.2
1-Bedroom	54	7.4	59	7.7	57	7.8
2-Bedroom	30	8.6	29	14.5	28	7.3
3+Bedroom	25	50.0	25	50.0	23	13.8
All	142	9.6	148	10.8	134	8.6

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34th Street to 14th Street



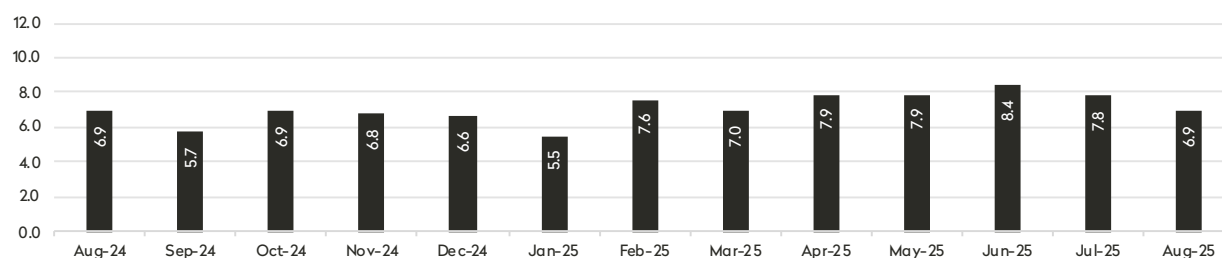
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34th St. to 14th St.



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2025		JULY 2025		AUGUST 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	38	5.8	42	6.1	26	5.2
1-Bedroom	138	5.6	138	6.1	142	6.9
2-Bedroom	166	7.2	191	8.2	172	6.0
3+Bedroom	155	10.3	164	12.6	173	13.1
LOFT	23	19.7	25	18.8	21	8.4
All	520	7.4	560	8.4	534	7.6

COOPERATIVES

	AUGUST 2025		JULY 2025		AUGUST 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	103	6.5	112	7.5	92	7.1
1-Bedroom	144	5.2	156	5.6	132	4.8
2-Bedroom	83	7.5	85	8.8	67	6.5
3+Bedroom	26	9.8	28	9.3	26	9.2
LOFT	27	7.0	36	9.8	24	5.8
All	383	6.3	417	7.1	341	5.9

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South of 14th Street



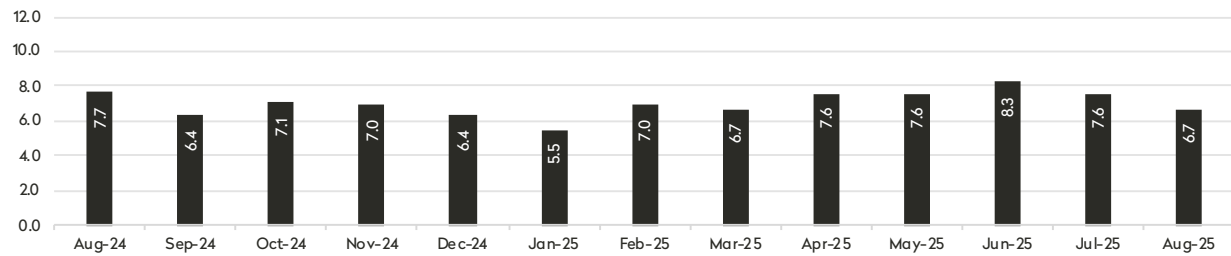
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South of 14th St.



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2025		JULY 2025		AUGUST 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	92	9.0	102	11.1	88	14.7
1-Bedroom	233	8.1	248	8.6	239	8.3
2-Bedroom	287	9.3	317	10.8	270	9.6
3+Bedroom	214	7.8	240	9.1	225	10.9
LOFT	54	4.9	67	6.0	72	9.0
All	880	8.1	974	9.3	894	9.8

COOPERATIVES

	AUGUST 2025		JULY 2025		AUGUST 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	73	4.7	78	5.3	79	5.2
1-Bedroom	151	4.4	166	4.8	176	5.0
2-Bedroom	106	4.4	121	5.2	113	4.4
3+Bedroom	80	7.7	93	8.9	81	9.7
LOFT	56	6.6	63	7.6	63	9.0
All	466	5.1	521	5.7	512	5.6

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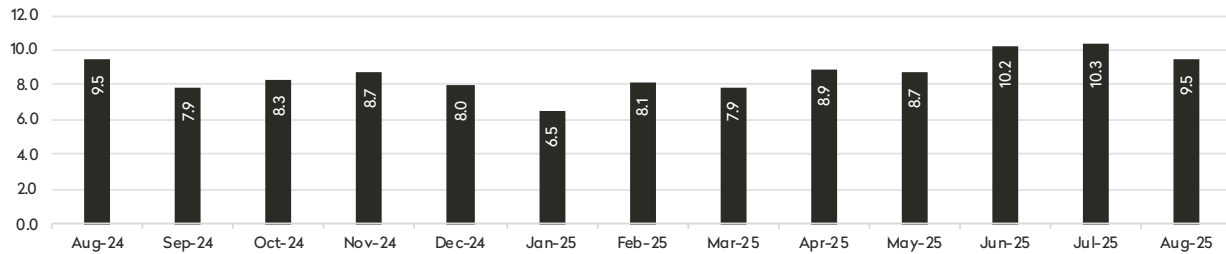
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2025		JULY 2025		AUGUST 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	14	12.0	14	14.0	15	8.2
1-Bedroom	106	14.5	110	15.3	83	8.2
2-Bedroom	124	9.8	138	11.2	131	10.1
3+Bedroom	73	9.7	79	11.3	71	12.2
All	317	11.1	341	12.4	300	9.7

COOPERATIVES

	AUGUST 2025		JULY 2025		AUGUST 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	13	6.5	12	5.1	16	6.0
1-Bedroom	115	11.0	118	12.9	90	8.3
2-Bedroom	114	7.3	113	7.2	133	10.4
3+Bedroom	52	7.3	54	7.5	60	10.0
All	294	8.3	297	8.7	299	9.2

Contact Us

AUGUST 2025

Manhattan Inventory Report

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BHS THE Craft OF Research

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