

Inv

SEPTEMBER 2025
MANHATTAN
INVENTORY
REPORT

MANHATTAN



Brown Harris Stevens THE Craft of Research

SEPTEMBER 2025

Highlights

September saw the number of apartments for sale in Manhattan **drop 13%** from last month.

Compared to last month, the months' supply dropped double digits: **17%** for condos and **18%** for co-ops.

The West Side remains the tightest market with a months' supply of 4.2 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 23592821

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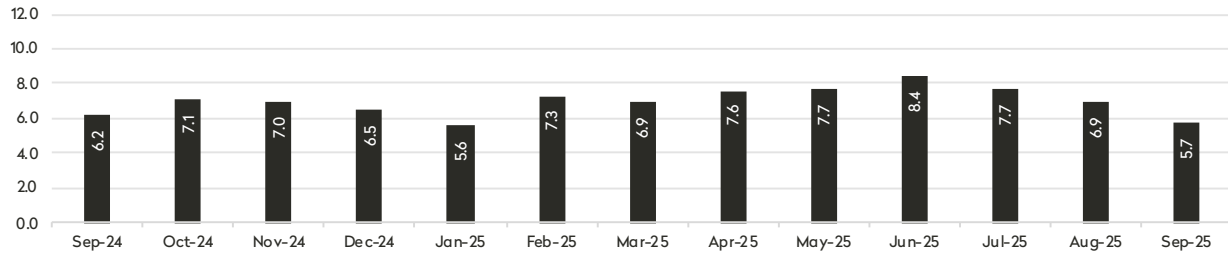
REPORT



BHSID 23335706



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2025		AUGUST 2025		SEPTEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	287	6.2	309	7.4	245	7.3
1-Bedroom	928	5.7	1,032	6.9	870	6.1
2-Bedroom	1,050	6.8	1,201	8.4	1,060	7.3
3+Bedroom	947	8.3	1,066	9.3	1,065	10.8
LOFT	59	5.1	78	6.4	82	7.7
All	3,271	6.7	3,686	8.0	3,322	7.7

COOPERATIVES

	SEPTEMBER 2025		AUGUST 2025		SEPTEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	450	5.2	537	6.6	423	4.7
1-Bedroom	932	4.5	1,092	5.5	896	4.4
2-Bedroom	709	4.6	829	5.4	752	5.0
3+Bedroom	542	5.6	639	6.8	608	6.9
LOFT	82	5.7	90	6.9	77	6.2
All	2,715	4.9	3,187	5.9	2,756	5.0

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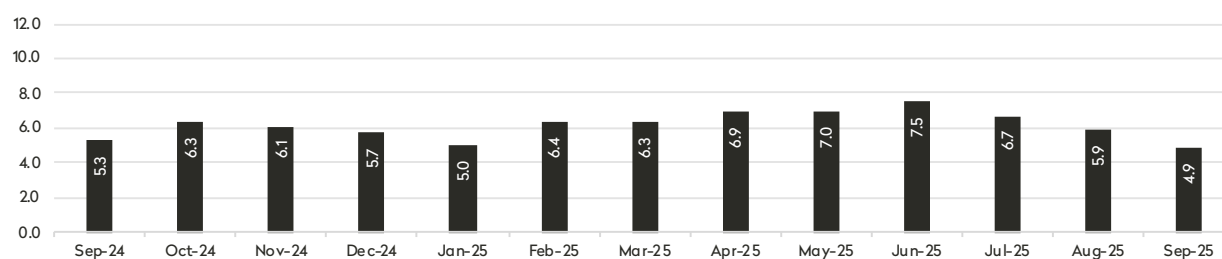
ESSENTIALS



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2025		AUGUST 2025		SEPTEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	37	9.7	34	10.2	27	4.4
1-Bedroom	90	4.7	92	5.2	77	4.2
2-Bedroom	93	4.0	111	5.6	109	5.5
3+Bedroom	195	9.3	215	11.1	191	9.5
All	415	6.2	452	7.5	404	6.2

COOPERATIVES

	SEPTEMBER 2025		AUGUST 2025		SEPTEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	99	5.4	120	7.1	87	4.2
1-Bedroom	219	4.1	245	4.8	216	4.3
2-Bedroom	196	4.0	229	4.8	220	5.1
3+Bedroom	201	4.6	239	5.7	243	6.0
All	715	4.4	833	5.3	766	5.0

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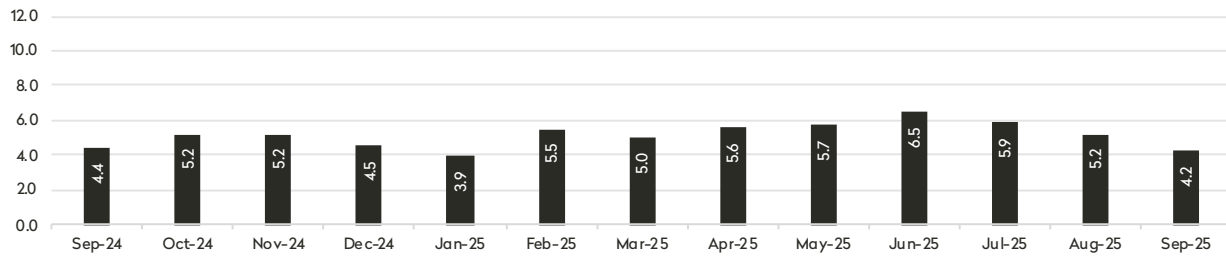


ESTATE

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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2025		AUGUST 2025		SEPTEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	20	2.7	25	3.1	18	4.0
1-Bedroom	105	3.7	120	4.5	81	3.1
2-Bedroom	149	6.1	168	6.9	119	4.8
3+Bedroom	180	6.2	200	6.7	208	9.7
All	454	5.1	513	5.8	426	5.5

COOPERATIVES

	SEPTEMBER 2025		AUGUST 2025		SEPTEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	56	4.3	68	5.7	56	4.1
1-Bedroom	126	3.2	160	4.1	126	3.4
2-Bedroom	108	3.4	136	4.2	103	2.9
3+Bedroom	105	4.1	134	5.5	110	4.8
All	395	3.6	498	4.7	395	3.6

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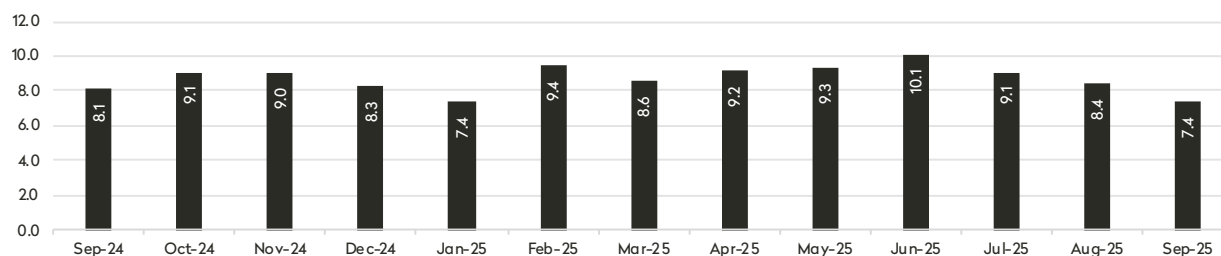
REPORT



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2025		AUGUST 2025		SEPTEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	41	5.9	42	6.5	34	6.8
1-Bedroom	141	5.5	162	6.5	131	8.5
2-Bedroom	157	9.2	160	9.2	164	12.3
3+Bedroom	101	18.4	106	18.7	104	16.4
All	440	8.0	470	8.6	433	10.8

COOPERATIVES

	SEPTEMBER 2025		AUGUST 2025		SEPTEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	107	6.9	127	8.2	105	5.3
1-Bedroom	195	6.4	224	7.8	176	5.9
2-Bedroom	127	6.8	132	6.9	129	7.0
3+Bedroom	82	10.0	88	12.6	85	15.5
All	511	7.0	571	8.1	495	6.7

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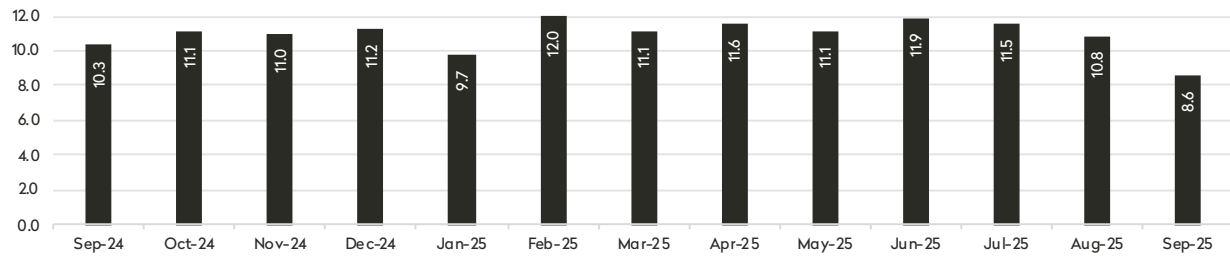
REPORT



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2025		AUGUST 2025		SEPTEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	58	8.7	64	10.7	44	11.5
1-Bedroom	157	8.0	181	9.8	154	8.6
2-Bedroom	156	10.9	186	13.8	171	13.3
3+Bedroom	93	9.1	103	10.3	129	14.6
All	464	9.1	534	11.1	498	11.5

COOPERATIVES

	SEPTEMBER 2025		AUGUST 2025		SEPTEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	23	6.3	33	9.4	21	6.3
1-Bedroom	41	4.7	54	7.4	43	6.1
2-Bedroom	26	8.2	30	8.6	25	6.3
3+Bedroom	24	20.6	25	50.0	22	13.2
All	114	6.8	142	9.6	111	6.9

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34th Street to 14th Street



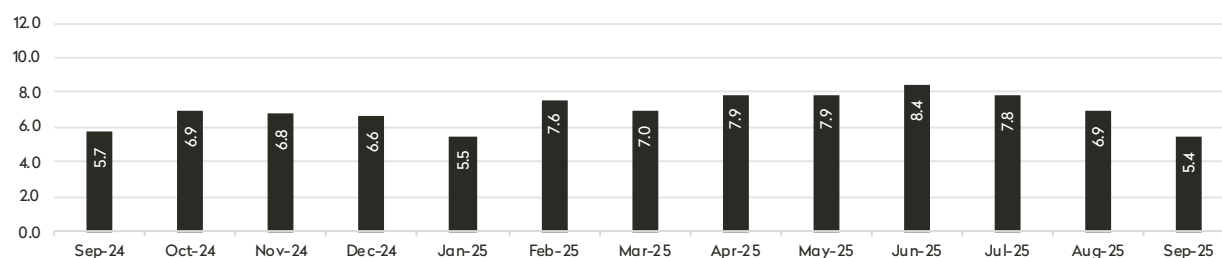
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SEPTEMBER 2025 MANHATTAN INVENTORY REPORT DOWNTOWN

34th St. to 14th St.



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2025		AUGUST 2025		SEPTEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	32	3.8	38	5.8	26	4.6
1-Bedroom	130	4.3	138	5.6	129	5.9
2-Bedroom	142	5.4	166	7.2	152	5.4
3+Bedroom	140	9.9	155	10.3	162	12.0
LOFT	15	18.0	23	19.7	18	7.2
All	459	5.7	520	7.4	487	6.8

COOPERATIVES

	SEPTEMBER 2025		AUGUST 2025		SEPTEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	86	4.9	103	6.5	76	5.3
1-Bedroom	120	4.1	144	5.2	113	3.9
2-Bedroom	64	5.7	83	7.5	49	4.1
3+Bedroom	22	8.8	26	9.8	24	6.9
LOFT	26	6.2	27	7.0	22	5.7
All	318	4.9	383	6.3	284	4.5

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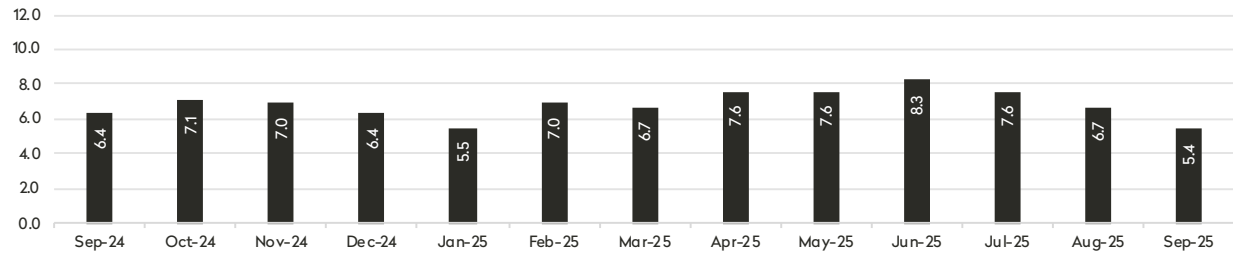
South of 14th Street



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2025		AUGUST 2025		SEPTEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	88	7.5	92	9.0	83	12.1
1-Bedroom	208	6.1	233	8.1	220	6.9
2-Bedroom	237	6.6	287	9.3	237	7.5
3+Bedroom	175	6.5	214	7.8	210	9.4
LOFT	43	4.0	54	4.9	59	7.4
All	751	6.3	880	8.1	809	8.0

COOPERATIVES

	SEPTEMBER 2025		AUGUST 2025		SEPTEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	65	4.0	73	4.7	66	4.2
1-Bedroom	135	3.9	151	4.4	145	3.8
2-Bedroom	95	4.0	106	4.4	102	4.0
3+Bedroom	64	6.0	80	7.7	72	8.6
LOFT	48	5.1	56	6.6	53	7.1
All	407	4.3	466	5.1	438	4.6

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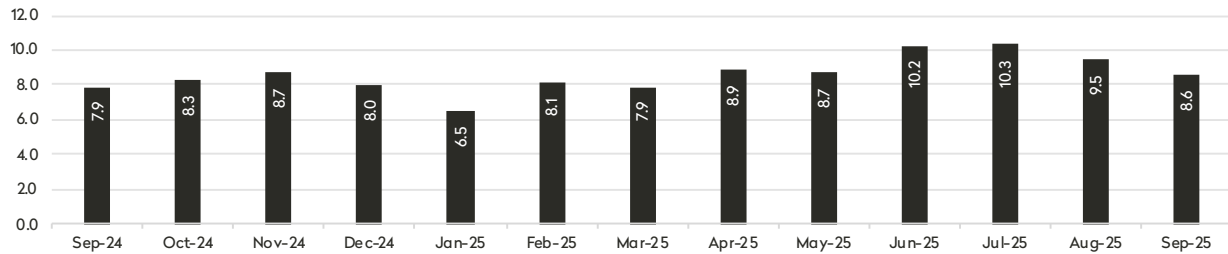
REPORT



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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2025		AUGUST 2025		SEPTEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	11	8.3	14	12.0	14	9.3
1-Bedroom	97	13.9	106	14.5	79	7.3
2-Bedroom	117	9.1	124	9.8	109	7.7
3+Bedroom	63	8.4	73	9.7	63	10.5
All	288	10.0	317	11.1	265	8.2

COOPERATIVES

	SEPTEMBER 2025		AUGUST 2025		SEPTEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	14	7.0	13	6.5	12	4.0
1-Bedroom	97	9.2	115	11.0	78	6.4
2-Bedroom	94	5.8	114	7.3	124	9.3
3+Bedroom	50	8.8	52	7.3	53	8.4
All	255	7.4	294	8.3	267	7.7

Contact Us

SEPTEMBER 2025

Manhattan Inventory Report

East Side

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West Side

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Tribeca

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212-452-4500

Harlem

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212-381-2570

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BHS Relocation Services

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BHS THE Craft OF Research

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