

Inv

MARCH 2025
MANHATTAN
INVENTORY
REPORT

MANHATTAN



Brown Harris Stevens THE Craft of Research

MARCH 2025

Highlights

The supply of apartments for sale in Manhattan dropped to 6.9-months in March.

Condo inventory **increased 5%** from last month, while co-ops **rose 6%**.

While all neighborhoods posted a decline in months supply, the West Side was the tightest at 5.0 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 23349416

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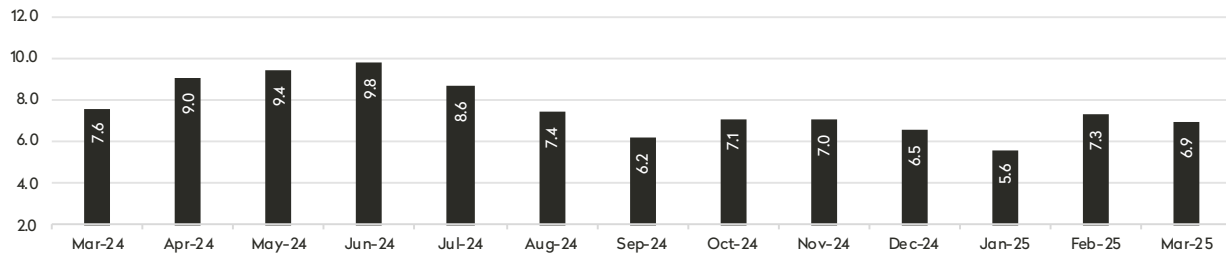
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

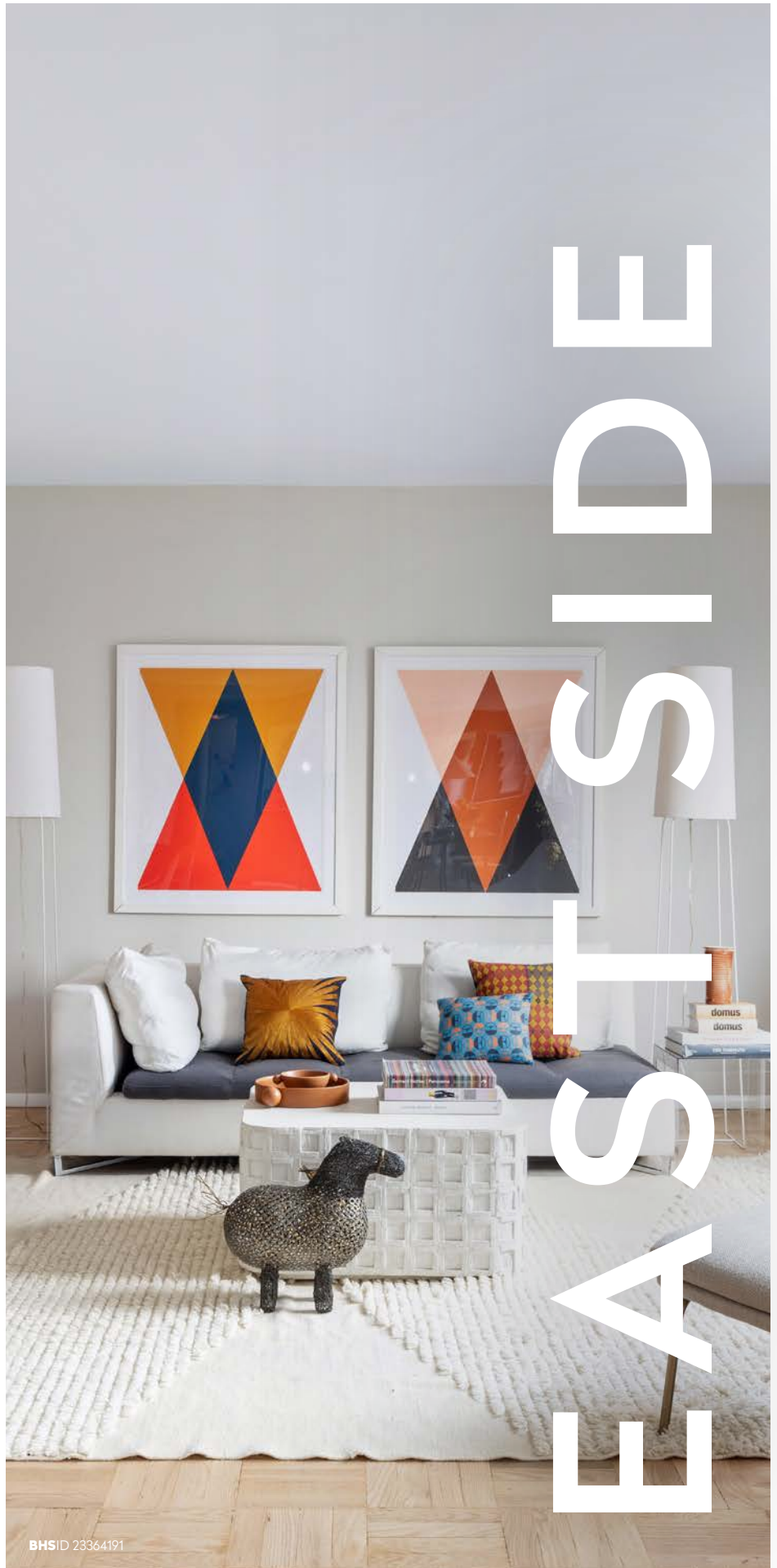
	MARCH 2025		FEBRUARY 2025		MARCH 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	241	6.6	206	6.7	192	5.3
1-Bedroom	833	6.5	761	6.3	788	7.0
2-Bedroom	994	7.7	966	11.1	1,034	9.1
3+Bedroom	998	11.2	1,001	9.7	1,072	15.7
LOFT	92	8.2	79	8.8	84	8.0
All	3,158	8.0	3,013	8.6	3,170	9.3

COOPERATIVES

	MARCH 2025		FEBRUARY 2025		MARCH 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	437	5.5	447	6.0	402	5.0
1-Bedroom	960	5.4	886	5.3	948	5.5
2-Bedroom	741	5.8	679	9.1	821	6.3
3+Bedroom	630	7.8	589	5.7	745	9.6
LOFT	75	6.9	83	8.3	79	8.6
All	2,843	6.0	2,684	6.3	2,995	6.3

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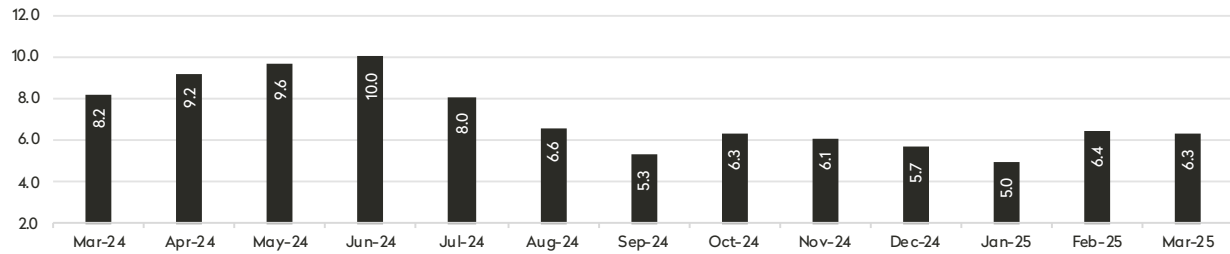


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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

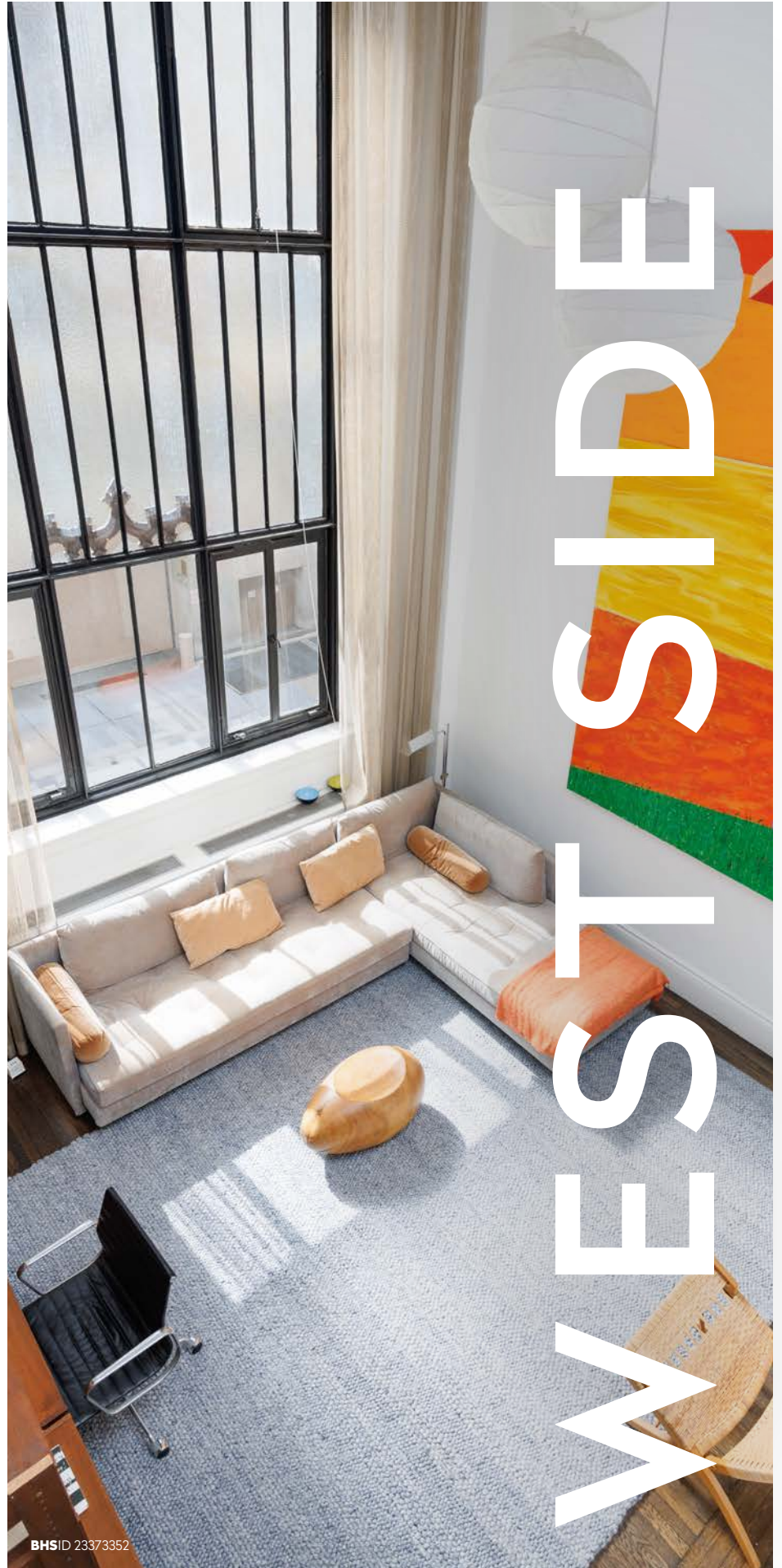
	MARCH 2025		FEBRUARY 2025		MARCH 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	16	3.8	15	3.2	23	3.4
1-Bedroom	82	5.5	70	4.6	91	6.3
2-Bedroom	107	6.1	96	8.1	119	9.0
3+Bedroom	184	9.4	177	8.6	190	15.4
All	389	6.9	358	6.9	423	9.1

COOPERATIVES

	MARCH 2025		FEBRUARY 2025		MARCH 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	85	5.4	92	6.1	82	5.2
1-Bedroom	235	5.6	210	5.1	249	6.8
2-Bedroom	219	5.3	194	9.5	277	7.5
3+Bedroom	274	7.7	249	5.6	355	10.8
All	813	6.0	745	6.2	963	7.9

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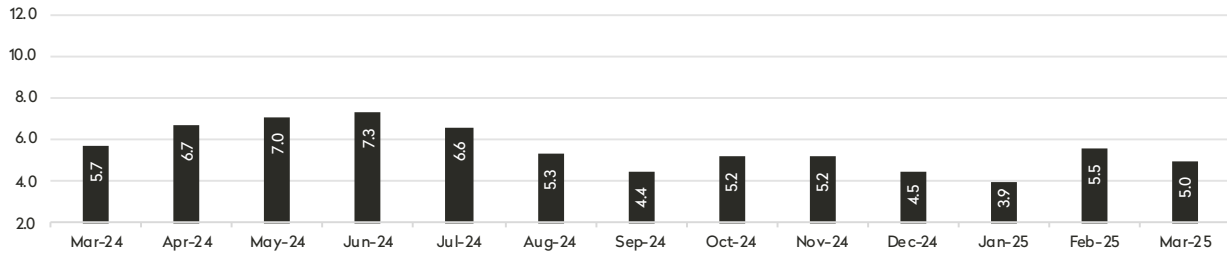


WESTSIDE

BHSID 23373352



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2025		FEBRUARY 2025		MARCH 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	3.3	23	3.8	18	4.2
1-Bedroom	94	3.9	86	3.7	87	4.7
2-Bedroom	112	6.5	114	11.0	122	6.9
3+Bedroom	184	9.9	189	10.0	205	13.5
All	415	6.1	412	7.1	432	7.8

COOPERATIVES

	MARCH 2025		FEBRUARY 2025		MARCH 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	54	3.5	41	3.3	48	3.0
1-Bedroom	129	3.8	116	3.6	140	4.0
2-Bedroom	123	4.2	116	7.0	126	4.2
3+Bedroom	122	5.9	117	4.4	126	7.6
All	428	4.3	390	4.4	440	4.5

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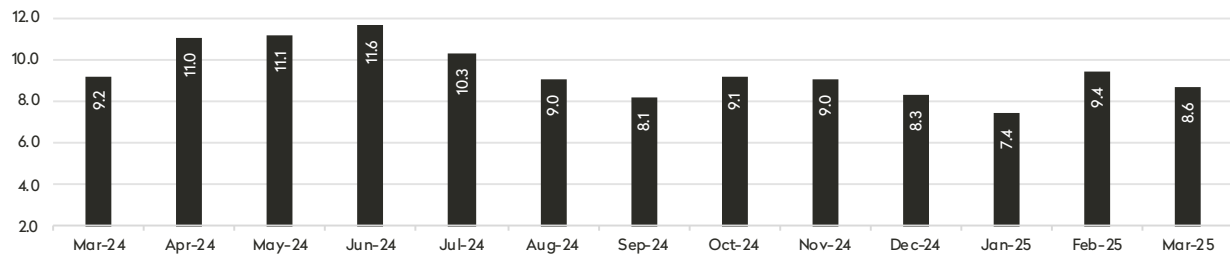
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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2025		FEBRUARY 2025		MARCH 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	30	5.8	30	6.2	29	5.4
1-Bedroom	131	7.1	112	7.2	99	7.4
2-Bedroom	165	9.3	159	15.1	147	13.2
3+Bedroom	103	19.9	104	14.5	110	30.0
All	429	9.2	405	10.7	385	11.5

COOPERATIVES

	MARCH 2025		FEBRUARY 2025		MARCH 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	103	5.4	114	6.6	103	5.8
1-Bedroom	196	7.9	191	8.1	179	6.6
2-Bedroom	115	8.4	109	10.7	152	10.0
3+Bedroom	88	18.9	83	12.1	97	14.9
All	502	8.1	497	8.6	531	8.0

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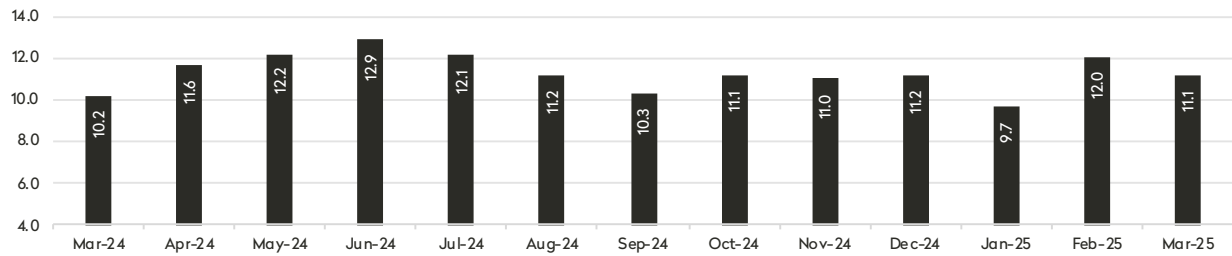
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BHSID 23344190



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2025		FEBRUARY 2025		MARCH 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	45	11.3	39	14.6	33	8.3
1-Bedroom	138	9.2	135	10.1	141	9.1
2-Bedroom	141	13.0	140	20.5	154	11.0
3+Bedroom	110	16.5	116	13.4	117	14.6
All	434	11.9	430	13.7	445	10.7

COOPERATIVES

	MARCH 2025		FEBRUARY 2025		MARCH 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	6.2	23	5.3	28	8.8
1-Bedroom	45	6.6	42	6.8	41	5.9
2-Bedroom	30	13.8	24	16.0	26	7.4
3+Bedroom	26	31.2	22	13.2	24	72.0
All	127	9.1	111	8.1	119	8.5

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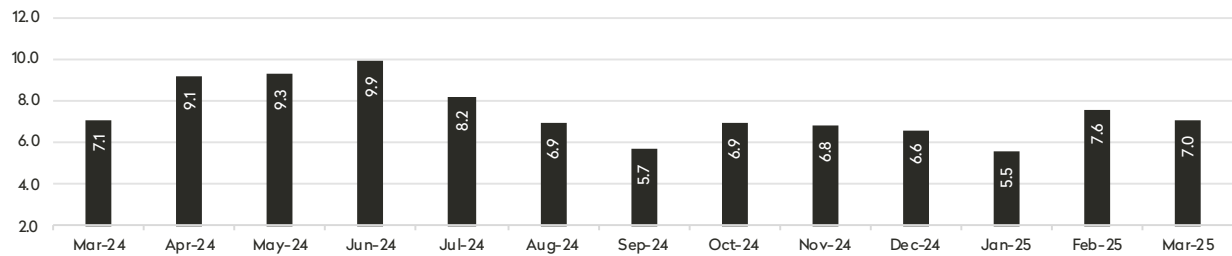
34th Street to 14th Street



BHSID 23376909



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2025		FEBRUARY 2025		MARCH 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	30	5.6	23	6.0	15	3.6
1-Bedroom	130	7.7	126	7.5	93	5.0
2-Bedroom	165	6.4	162	8.6	153	7.0
3+Bedroom	144	9.2	141	7.8	156	16.1
LOFT	19	11.4	16	13.7	16	8.7
All	488	7.5	468	8.0	433	7.7

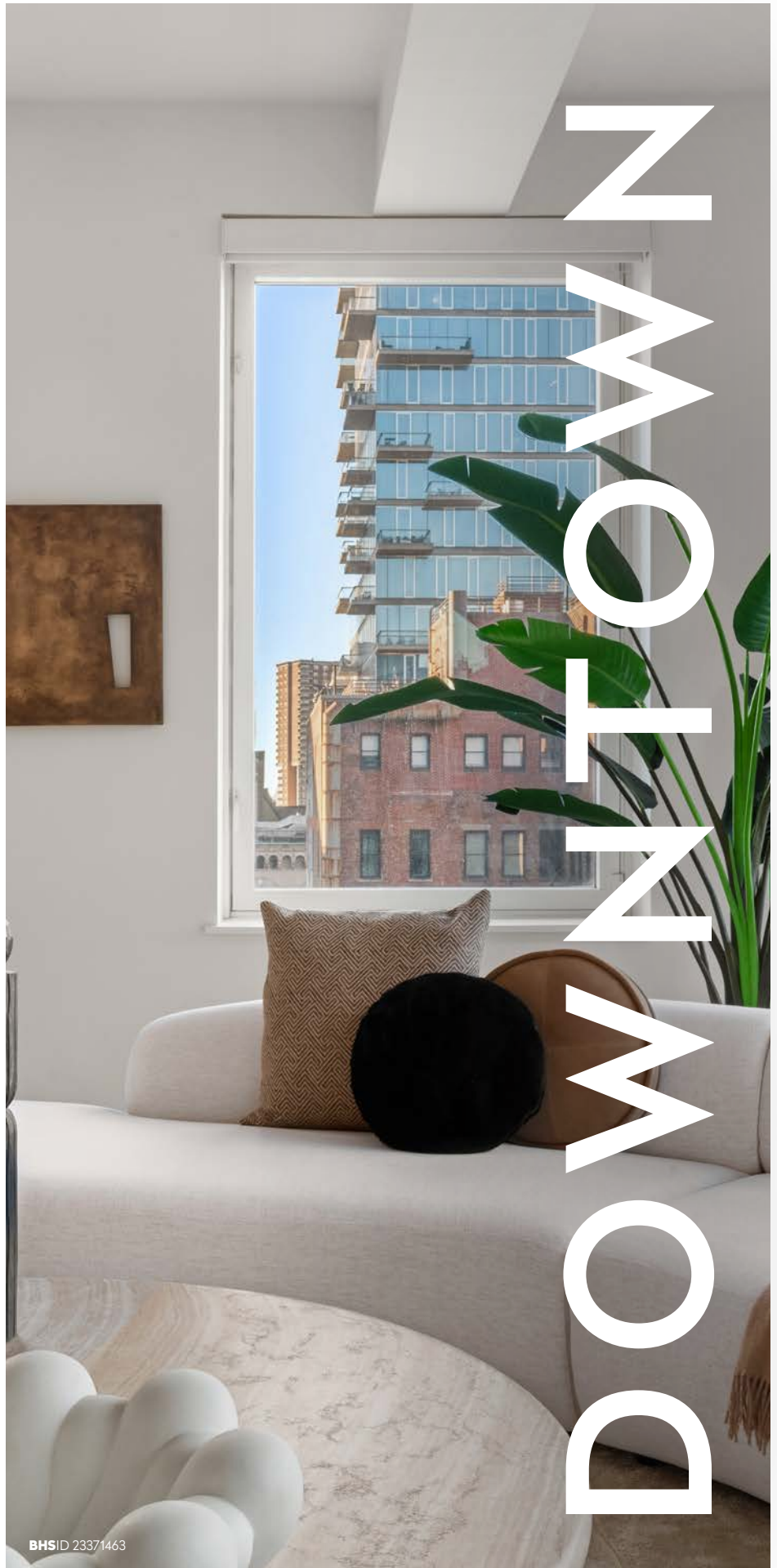
COOPERATIVES

	MARCH 2025		FEBRUARY 2025		MARCH 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	88	7.9	88	7.8	67	6.1
1-Bedroom	127	5.0	125	5.9	112	5.2
2-Bedroom	44	6.9	49	10.9	52	8.7
3+Bedroom	18	5.7	17	4.3	22	8.3
LOFT	30	9.5	32	12.0	24	9.0
All	307	6.2	311	7.1	277	6.3

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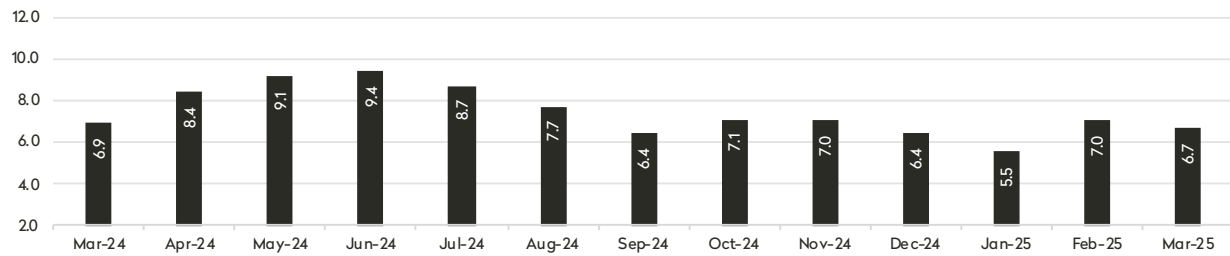
South of 14th Street



BHSID 23371463



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2025		FEBRUARY 2025		MARCH 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	83	9.2	63	8.4	62	6.8
1-Bedroom	181	6.5	163	6.3	210	9.3
2-Bedroom	216	7.9	208	10.4	233	9.1
3+Bedroom	206	10.3	210	9.1	231	15.2
LOFT	72	9.6	62	9.8	66	7.9
All	758	8.3	706	8.5	802	9.9

COOPERATIVES

	MARCH 2025		FEBRUARY 2025		MARCH 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	75	6.6	82	6.9	59	3.9
1-Bedroom	140	3.9	129	4.0	147	4.0
2-Bedroom	92	4.4	82	5.8	89	3.6
3+Bedroom	70	7.8	67	6.3	73	5.8
LOFT	41	5.3	47	6.6	53	8.2
All	418	4.9	407	5.3	421	4.4

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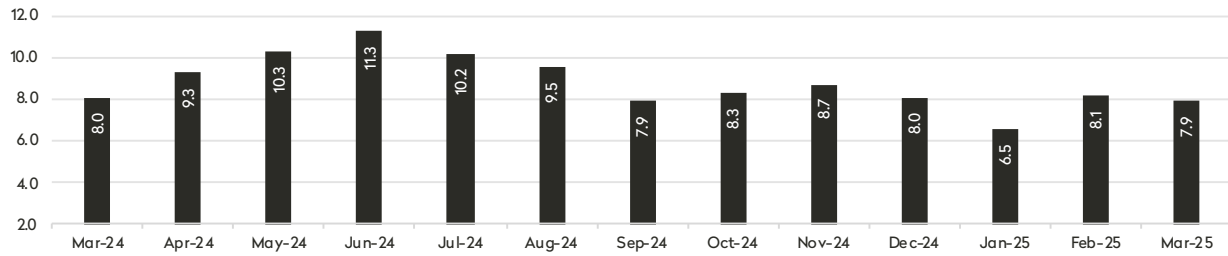


UPPER MANHATTAN

BHSID 22902619



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2025		FEBRUARY 2025		MARCH 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	12	9.0	13	11.1	12	4.5
1-Bedroom	77	7.0	69	6.4	64	6.4
2-Bedroom	89	6.9	88	10.4	107	10.4
3+Bedroom	67	12.2	64	8.2	64	14.8
All	245	8.0	234	8.3	247	9.0

COOPERATIVES

	MARCH 2025		FEBRUARY 2025		MARCH 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	6	2.3	7	2.6	13	6.0
1-Bedroom	88	9.8	74	7.7	76	8.0
2-Bedroom	118	9.1	105	14.7	94	6.6
3+Bedroom	36	5.1	37	4.3	43	7.2
All	248	7.8	223	7.9	226	7.1

Contact Us

MARCH 2025

Manhattan Inventory Report

East Side

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BHS THE Craft OF Research

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