

# Inv

MARCH 2026  
MANHATTAN  
INVENTORY  
REPORT

MANHATTAN



**Brown Harris Stevens** THE Craft of Research

MARCH 2026

# Highlights

Rising inventory of apartments for sale in Manhattan pushed the months' supply to 6.2.

Months' supply **rose 6%** from last month for both condos and co-ops.

While all neighborhoods posted an increase in months' supply, the West Side was the tightest at 4.2 months.

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## 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.



32 EAST 64TH STREET #5E

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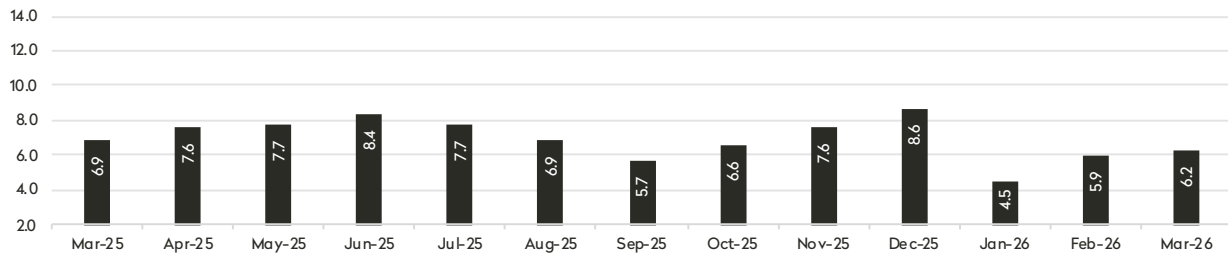


MANHATTAN

1 BEEKMAN PLACE #7/8A



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2026		FEBRUARY 2026		MARCH 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	230	5.9	236	5.5	241	6.6
1-Bedroom	930	6.9	868	6.0	833	6.5
2-Bedroom	916	7.2	939	7.0	994	7.7
3+Bedroom	876	8.6	881	8.4	998	11.2
LOFT	62	6.2	55	6.2	92	8.2
All	3,014	7.3	2,979	6.8	3,158	8.0

COOPERATIVES

	MARCH 2026		FEBRUARY 2026		MARCH 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	381	4.7	392	4.5	437	5.5
1-Bedroom	955	5.2	936	4.9	960	5.4
2-Bedroom	679	5.0	664	4.6	741	5.8
3+Bedroom	586	6.9	575	6.5	630	7.8
LOFT	70	5.7	71	5.5	75	6.9
All	2,671	5.3	2,638	5.0	2,843	6.0

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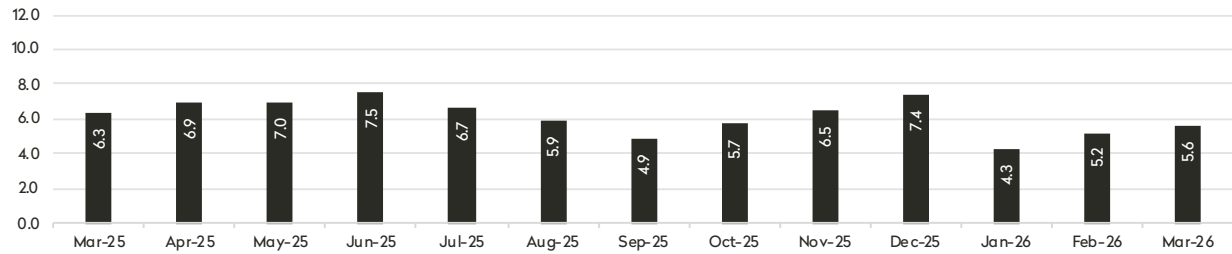


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201 EAST 79TH STREET #61



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2026		FEBRUARY 2026		MARCH 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	4.8	28	5.4	16	3.8
1-Bedroom	85	5.2	79	4.6	82	5.5
2-Bedroom	93	5.8	86	4.4	107	6.1
3+Bedroom	159	6.4	156	6.0	184	9.4
All	362	5.8	349	5.1	389	6.9

COOPERATIVES

	MARCH 2026		FEBRUARY 2026		MARCH 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	83	5.3	88	4.8	85	5.4
1-Bedroom	230	5.3	238	5.3	235	5.6
2-Bedroom	182	4.5	182	4.1	219	5.3
3+Bedroom	259	6.9	249	6.5	274	7.7
All	754	5.5	757	5.2	813	6.0

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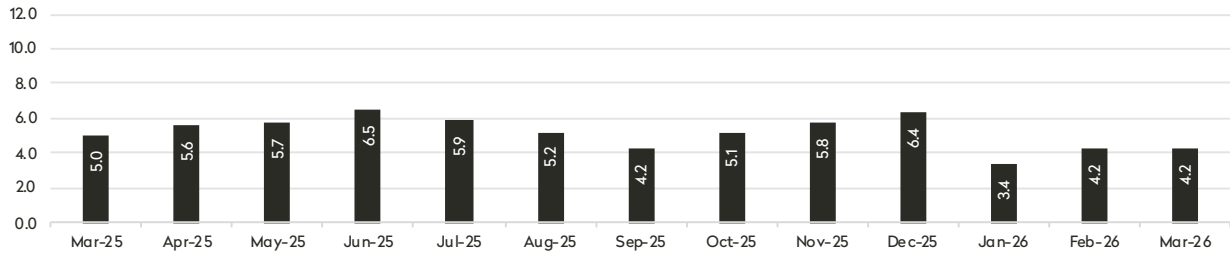
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221 WEST 82ND STREET #12G



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

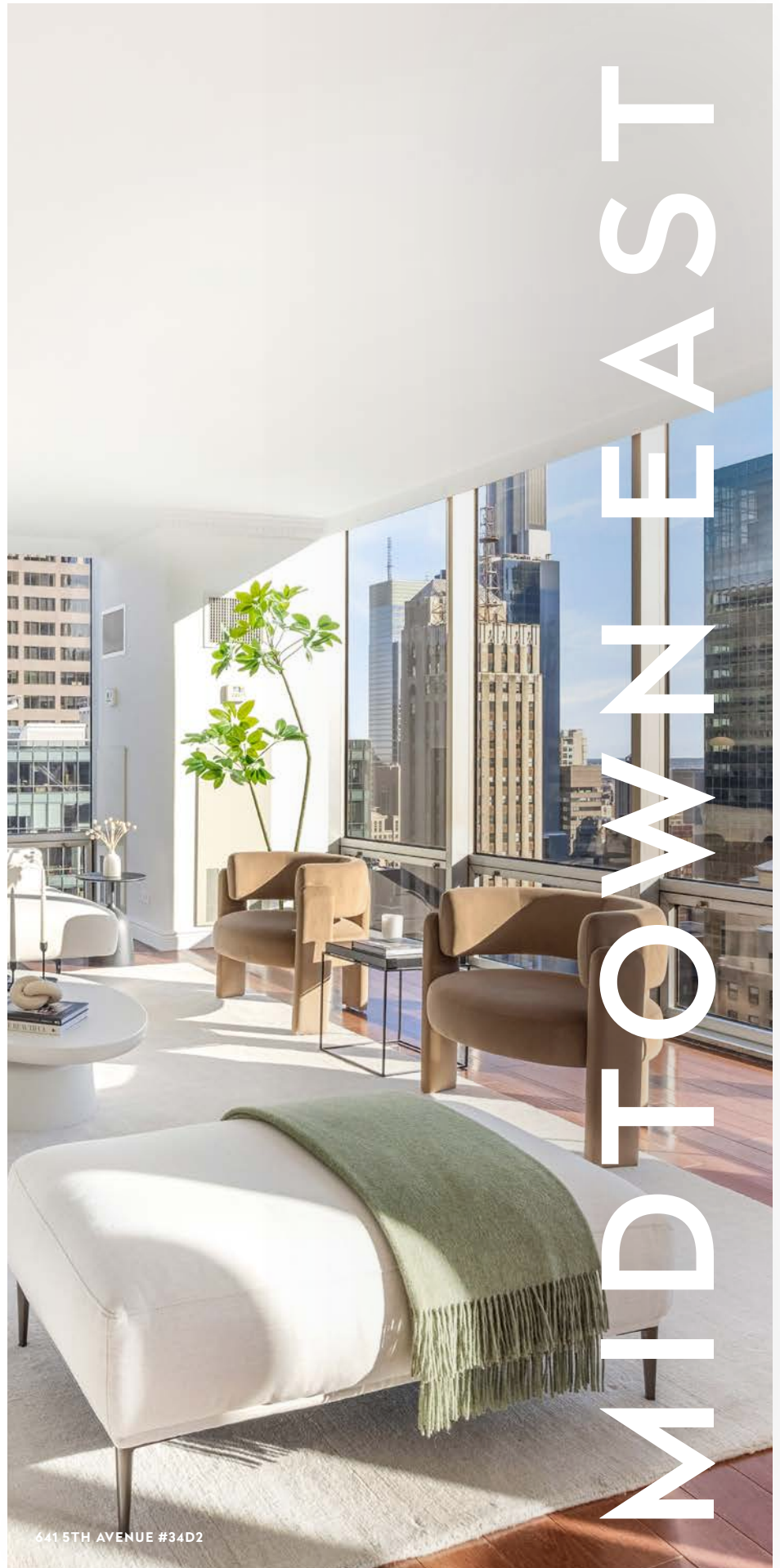
	MARCH 2026		FEBRUARY 2026		MARCH 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	4.1	22	4.4	25	3.3
1-Bedroom	112	4.2	111	3.7	94	3.9
2-Bedroom	120	5.8	125	6.1	112	6.5
3+Bedroom	160	6.7	168	7.6	184	9.9
All	413	5.4	426	5.5	415	6.1

COOPERATIVES

	MARCH 2026		FEBRUARY 2026		MARCH 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	47	2.8	47	2.7	54	3.5
1-Bedroom	120	3.3	127	3.4	129	3.8
2-Bedroom	94	2.8	94	2.8	123	4.2
3+Bedroom	102	4.3	98	4.2	122	5.9
All	363	3.3	366	3.3	428	4.3

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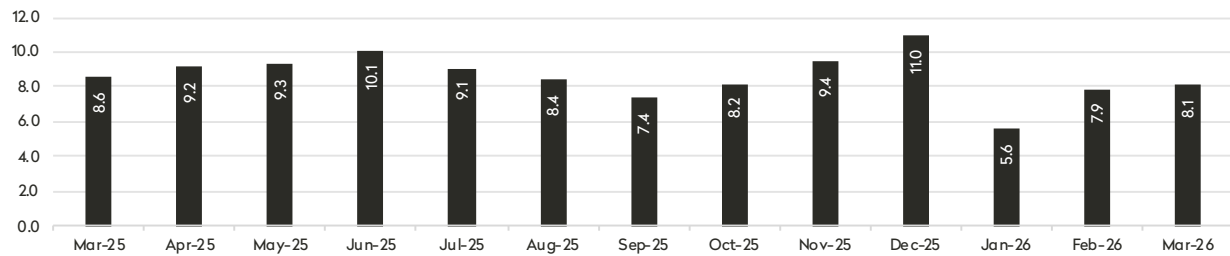
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441 5TH AVENUE #34D2



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2026		FEBRUARY 2026		MARCH 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	32	4.8	37	5.4	30	5.8
1-Bedroom	175	9.9	166	9.8	131	7.1
2-Bedroom	137	9.3	135	9.2	165	9.3
3+Bedroom	97	14.2	100	16.2	103	19.9
All	441	9.6	438	9.8	429	9.2

COOPERATIVES

	MARCH 2026		FEBRUARY 2026		MARCH 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	91	5.5	87	4.9	103	5.4
1-Bedroom	195	7.1	195	7.0	196	7.9
2-Bedroom	109	6.6	110	6.7	115	8.4
3+Bedroom	79	11.6	78	10.0	88	18.9
All	474	7.1	470	6.7	502	8.1

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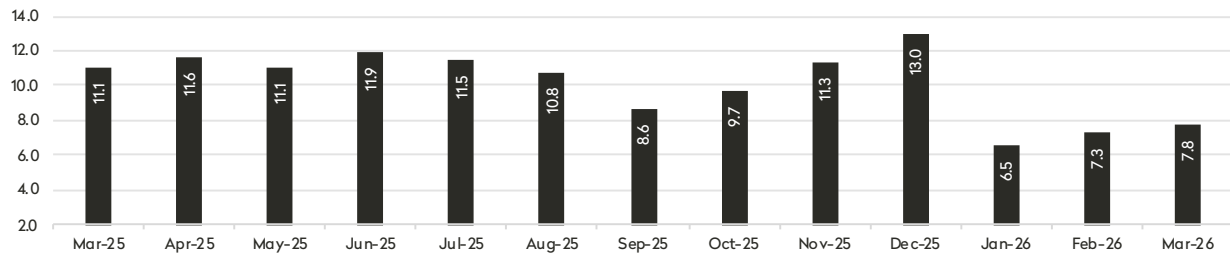
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301 WEST 57TH STREET #30B



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2026		FEBRUARY 2026		MARCH 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	65	13.9	65	12.2	45	11.3
1-Bedroom	135	6.0	120	5.1	138	9.2
2-Bedroom	132	8.0	138	8.4	141	13.0
3+Bedroom	95	11.2	92	9.5	110	16.5
All	427	8.2	415	7.6	434	11.9

COOPERATIVES

	MARCH 2026		FEBRUARY 2026		MARCH 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	13	3.1	13	3.9	26	6.2
1-Bedroom	42	6.1	41	5.1	45	6.6
2-Bedroom	27	8.5	26	8.7	30	13.8
3+Bedroom	20	15.0	19	12.7	26	31.2
All	102	6.6	99	6.3	127	9.1

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**MARCH 2026  
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34th Street to 14th Street

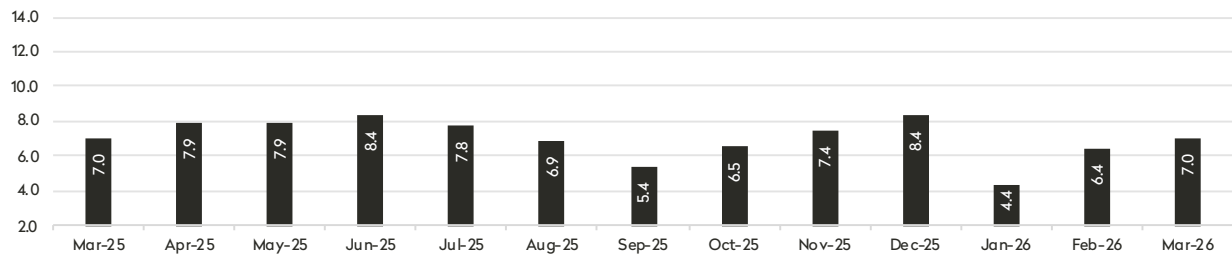


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255 WEST 23RD STREET #5EB



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2026		FEBRUARY 2026		MARCH 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	3.9	19	3.3	30	5.6
1-Bedroom	121	8.5	112	6.7	130	7.7
2-Bedroom	127	7.1	137	7.5	165	6.4
3+Bedroom	130	11.8	134	10.6	144	9.2
LOFT	16	6.0	15	6.4	19	11.4
All	412	8.2	417	7.5	488	7.5

COOPERATIVES

	MARCH 2026		FEBRUARY 2026		MARCH 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	66	5.4	76	5.8	88	7.9
1-Bedroom	127	5.5	115	4.7	127	5.0
2-Bedroom	62	8.1	56	6.6	44	6.9
3+Bedroom	14	4.4	13	4.3	18	5.7
LOFT	27	6.2	27	6.2	30	9.5
All	296	5.9	287	5.4	307	6.2

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South of 14th Street



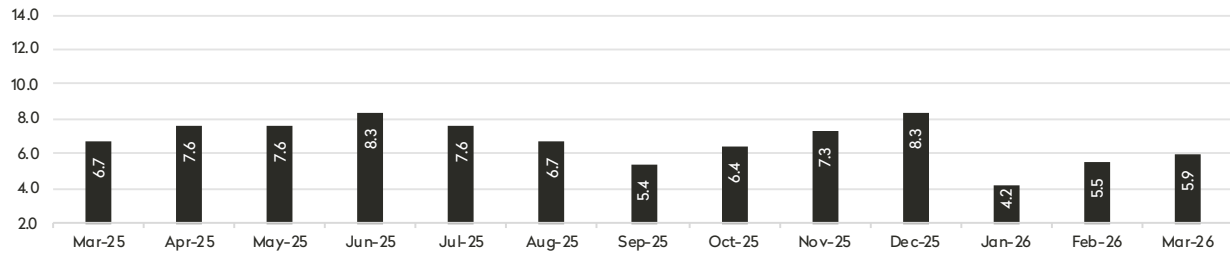
40-50 EAST 10TH STREET #5J

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MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

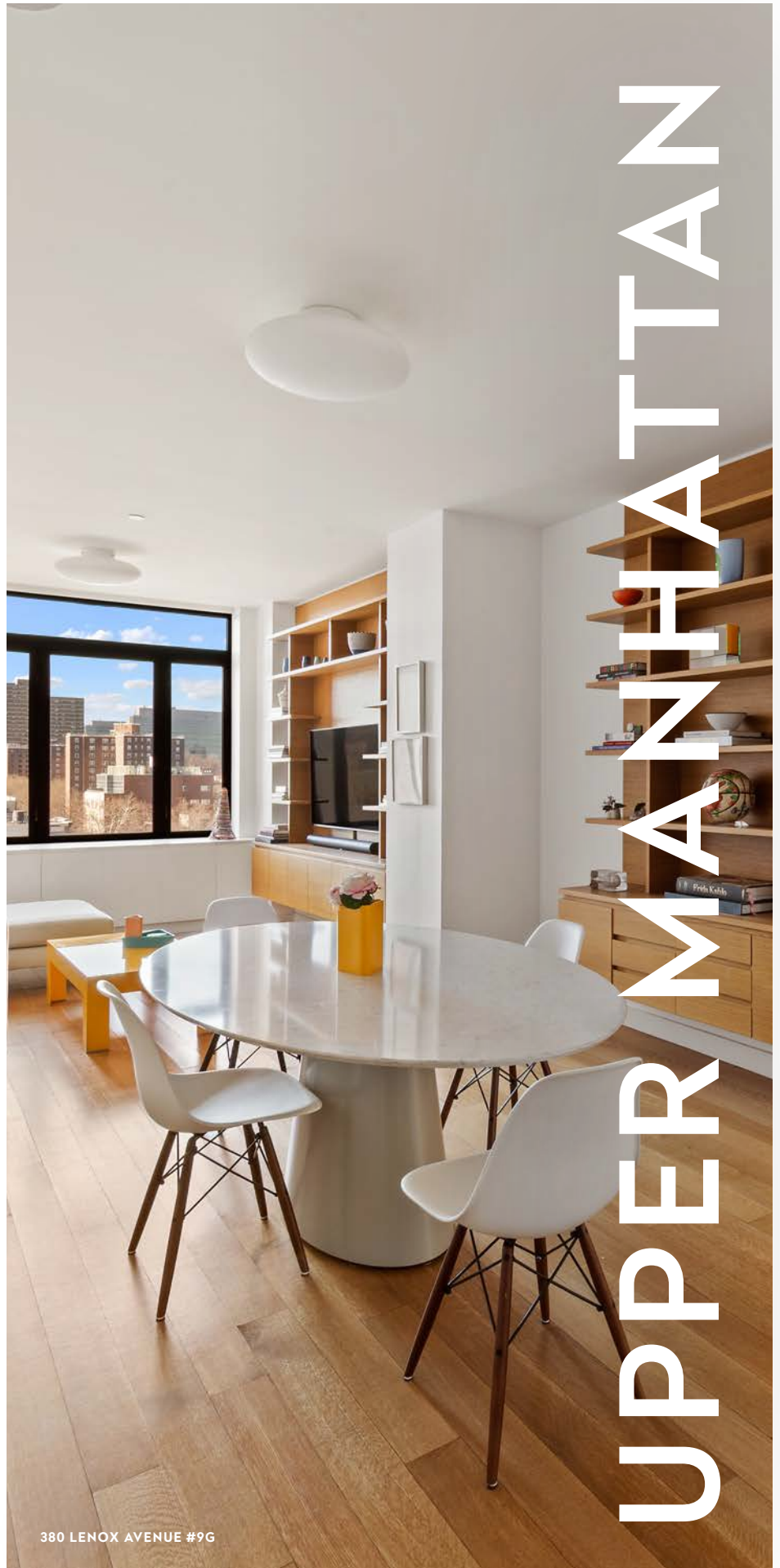
	MARCH 2026		FEBRUARY 2026		MARCH 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	60	5.6	60	4.7	83	9.2
1-Bedroom	217	8.3	198	6.9	181	6.5
2-Bedroom	207	6.4	217	6.2	216	7.9
3+Bedroom	172	7.5	172	7.4	206	10.3
LOFT	43	6.0	38	6.0	72	9.6
All	699	7.0	685	6.5	758	8.3

COOPERATIVES

	MARCH 2026		FEBRUARY 2026		MARCH 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	66	4.8	69	4.5	75	6.6
1-Bedroom	146	4.0	133	3.5	140	3.9
2-Bedroom	103	4.6	98	4.2	92	4.4
3+Bedroom	61	7.3	65	7.4	70	7.8
LOFT	40	5.1	42	4.9	41	5.3
All	416	4.7	407	4.4	418	4.9

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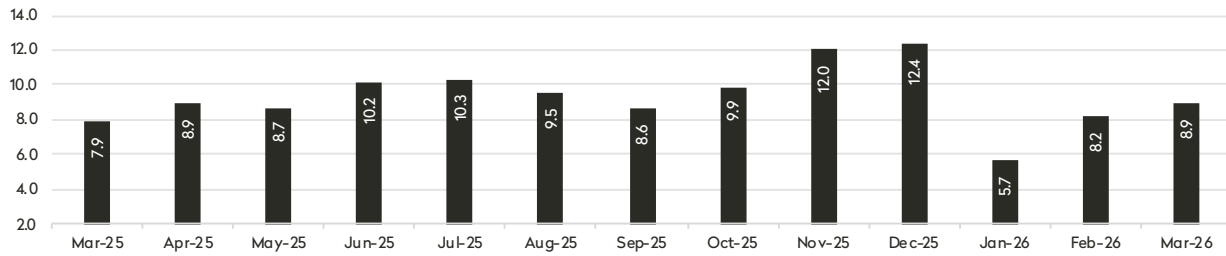


UPPER MANHATTAN

380 LENOX AVENUE #9G



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MARCH 2026		FEBRUARY 2026		MARCH 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	9	4.2	5	2.5	12	9.0
1-Bedroom	85	7.7	82	7.6	77	7.0
2-Bedroom	103	10.5	103	9.5	89	6.9
3+Bedroom	63	14.0	59	11.4	67	12.2
All	260	9.5	249	8.6	245	8.0

COOPERATIVES

	MARCH 2026		FEBRUARY 2026		MARCH 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	15	5.6	12	5.5	6	2.3
1-Bedroom	95	8.0	87	7.5	88	9.8
2-Bedroom	103	7.9	99	7.4	118	9.1
3+Bedroom	53	12.2	54	10.8	36	5.1
All	266	8.4	252	7.8	248	7.8

# Contact Us

**MARCH 2026**

Manhattan Inventory Report

**East Side**

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212-906-9200

**West Side**

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New York, NY 10023  
212-588-5600

**Flatiron**

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New York, NY 10011  
212-906-0500

**Union Square**

100 Fifth Avenue, 2nd Floor  
New York, NY 10011  
212-381-6500

**SoHo**

451 West Broadway  
New York, NY 10012  
212-381-4200

**Tribeca**

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