

Inv

JUNE 2026

MANHATTAN
INVENTORY
REPORT

MANHATTAN

Brown Harris Stevens THE Craft of Research

2 EAST 70TH STREET #MAISONETTE

JUNE 2026

Highlights

After increasing for the last four months, June saw the months' supply **dip** to 8.0 months.

Inventory ticked up from last month, **2%** for condos and **1%** for co-ops.

All neighborhoods saw a **decrease** in months' supply except Upper Manhattan and Midtown West.

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.



211 CENTRAL PARK WEST #PH21/22E

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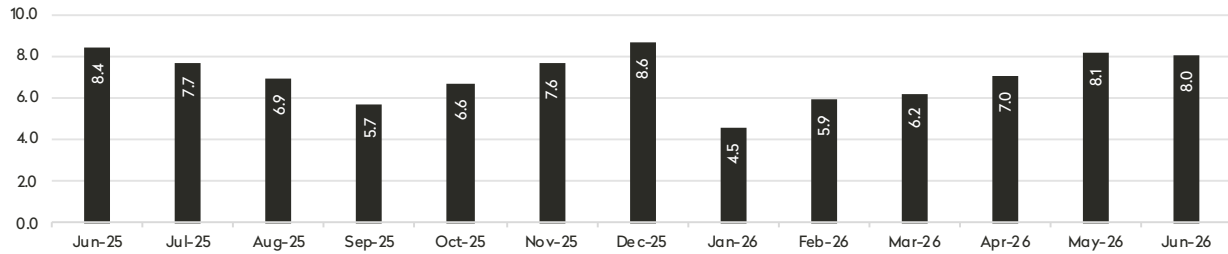
JUNE 2026
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791 PARK AVENUE #7A



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2026		MAY 2026		JUNE 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	311	8.8	293	8.0	314	7.9
1-Bedroom	1,217	9.2	1,193	9.2	1,077	8.0
2-Bedroom	1,183	8.5	1,138	8.9	1,307	9.6
3+Bedroom	1,023	9.7	1,022	10.3	1,216	11.5
LOFT	70	6.9	76	8.1	102	7.7
All	3,804	9.0	3,722	9.2	4,016	9.3

COOPERATIVES

	JUNE 2026		MAY 2026		JUNE 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	493	6.9	511	7.0	543	6.9
1-Bedroom	1,241	7.1	1,211	7.1	1,220	6.7
2-Bedroom	854	6.2	831	6.2	995	7.2
3+Bedroom	688	8.6	683	8.9	826	10.1
LOFT	103	7.6	105	9.4	106	8.6
All	3,379	7.1	3,341	7.2	3,690	7.5

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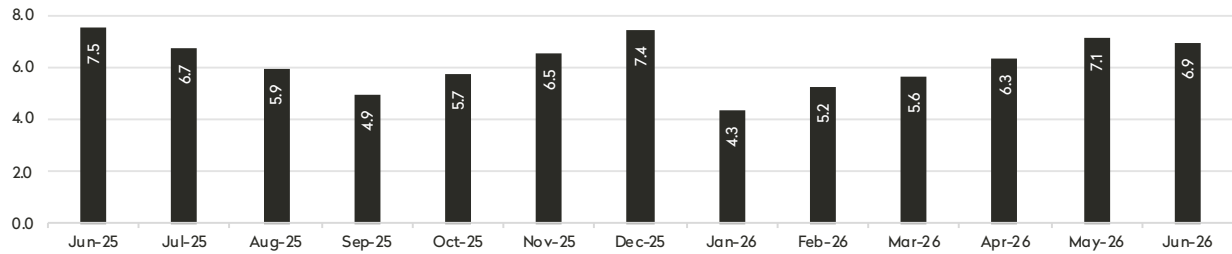
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10 GRACIE SQUARE #11A



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2026		MAY 2026		JUNE 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	35	6.8	30	6.0	30	7.5
1-Bedroom	121	7.7	107	6.6	119	7.2
2-Bedroom	131	7.7	125	7.7	126	6.9
3+Bedroom	185	9.2	185	9.2	236	13.2
All	472	8.1	447	7.8	511	9.0

COOPERATIVES

	JUNE 2026		MAY 2026		JUNE 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	104	6.6	104	6.7	121	6.9
1-Bedroom	285	6.2	288	6.6	272	5.8
2-Bedroom	217	5.0	216	5.4	284	6.2
3+Bedroom	286	8.2	287	8.6	330	9.3
All	892	6.3	895	6.8	1,007	6.9

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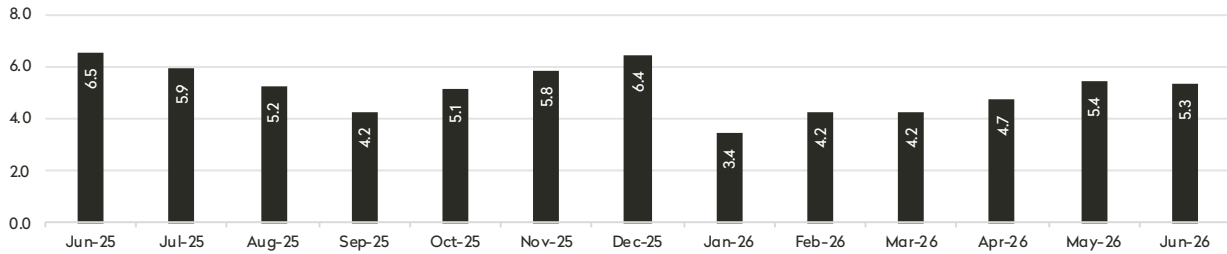
JUNE 2026
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245 WEST 99TH STREET #PH



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

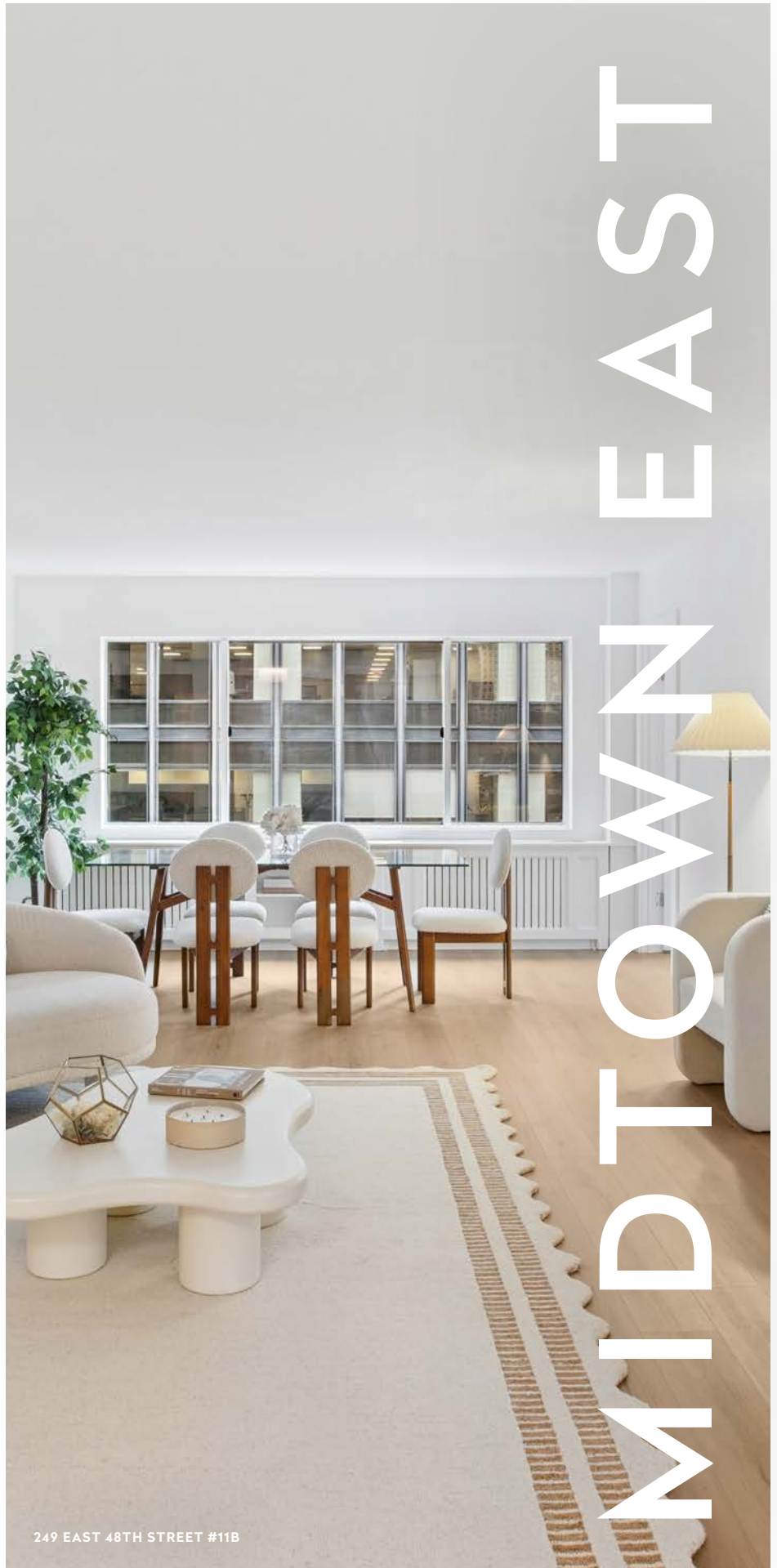
	JUNE 2026		MAY 2026		JUNE 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	30	7.2	33	7.3	33	4.2
1-Bedroom	128	5.8	135	5.9	118	4.8
2-Bedroom	147	6.8	149	7.3	161	7.6
3+Bedroom	194	6.6	185	7.4	223	7.9
All	499	6.5	502	6.9	535	6.6

COOPERATIVES

	JUNE 2026		MAY 2026		JUNE 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	51	3.6	56	3.8	69	5.0
1-Bedroom	159	4.4	151	4.6	188	5.7
2-Bedroom	119	4.0	117	3.8	183	6.3
3+Bedroom	116	5.1	124	5.4	180	9.2
All	445	4.3	448	4.4	620	6.5

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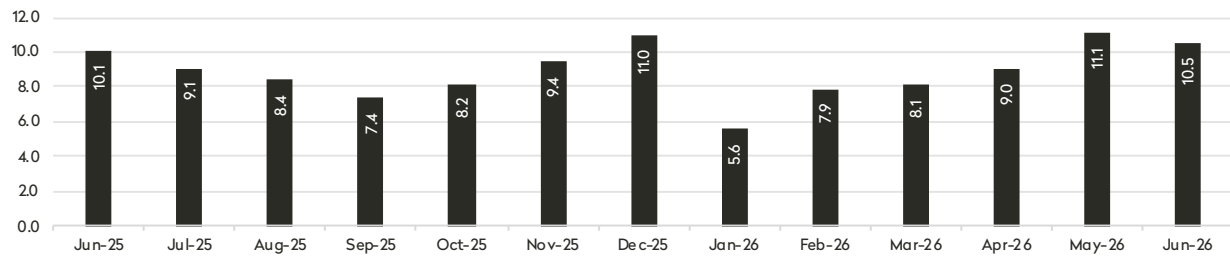


MIDTOWN EAST

249 EAST 48TH STREET #11B



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2026		MAY 2026		JUNE 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	41	6.8	40	7.3	38	6.9
1-Bedroom	208	12.2	214	13.1	155	7.3
2-Bedroom	153	9.4	155	10.4	181	10.0
3+Bedroom	109	16.4	110	18.9	121	22.7
All	511	11.1	519	12.2	495	9.8

COOPERATIVES

	JUNE 2026		MAY 2026		JUNE 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	112	8.6	121	8.7	132	8.4
1-Bedroom	264	10.5	258	10.1	254	9.8
2-Bedroom	138	8.3	147	9.7	141	9.3
3+Bedroom	94	15.7	89	18.4	109	21.1
All	608	10.0	615	10.4	636	10.3

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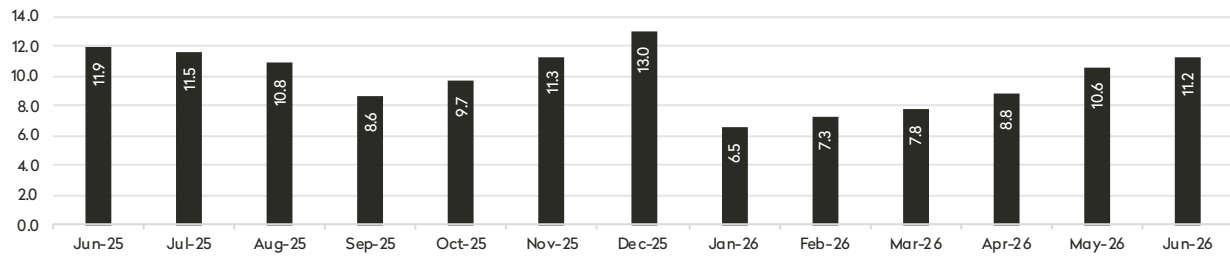
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517 WEST 46TH STREET #101



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2026		MAY 2026		JUNE 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	71	14.2	67	13.9	60	10.3
1-Bedroom	214	8.9	198	8.5	184	10.4
2-Bedroom	188	10.8	178	11.2	197	14.1
3+Bedroom	127	14.9	122	14.4	120	12.2
All	600	10.9	565	10.8	561	11.9

COOPERATIVES

	JUNE 2026		MAY 2026		JUNE 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	35	13.1	32	10.1	32	9.6
1-Bedroom	60	11.3	54	9.0	58	8.5
2-Bedroom	36	12.0	32	9.1	33	16.5
3+Bedroom	24	14.4	25	16.7	29	174.0
All	155	12.2	143	10.1	152	12.3

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**JUNE 2026
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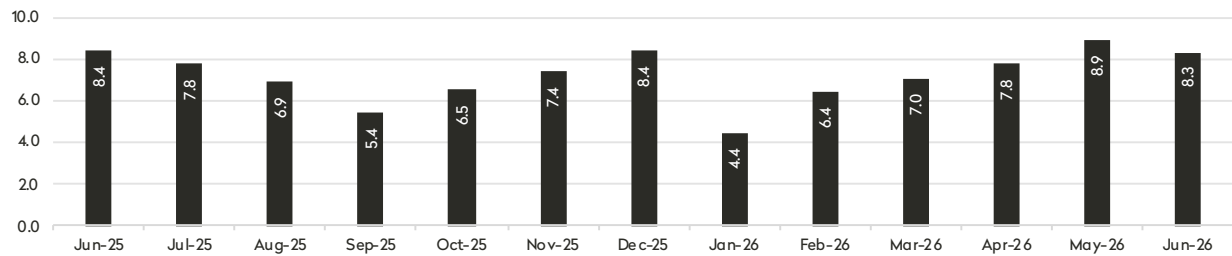
34th Street to 14th Street



236 WEST 26TH STREET #8SE



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2026		MAY 2026		JUNE 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	8.0	25	6.3	38	6.7
1-Bedroom	159	9.8	153	11.2	145	7.4
2-Bedroom	148	6.7	144	7.4	205	8.5
3+Bedroom	149	12.2	150	13.2	165	11.4
LOFT	16	6.4	18	8.3	27	18.0
All	500	8.8	490	9.7	580	8.9

COOPERATIVES

	JUNE 2026		MAY 2026		JUNE 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	100	7.5	107	9.4	103	8.0
1-Bedroom	164	7.6	153	7.0	158	6.2
2-Bedroom	82	7.8	73	7.6	86	9.1
3+Bedroom	24	6.9	22	8.3	35	12.4
LOFT	35	8.4	36	11.4	34	10.7
All	405	7.6	391	8.0	416	7.7

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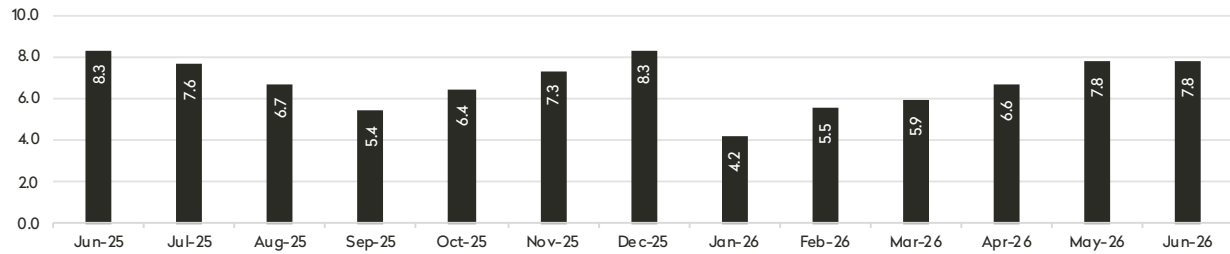
South of 14th Street



47 WEST 9TH STREET



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2026		MAY 2026		JUNE 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	88	9.3	86	8.2	99	10.1
1-Bedroom	298	11.4	289	11.1	254	9.6
2-Bedroom	281	8.3	272	8.8	308	10.9
3+Bedroom	203	8.3	207	8.5	265	10.6
LOFT	52	6.9	56	8.0	75	6.9
All	922	9.1	910	9.2	1,001	10.0

COOPERATIVES

	JUNE 2026		MAY 2026		JUNE 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	71	6.3	70	5.9	76	5.7
1-Bedroom	183	6.0	189	6.3	188	5.4
2-Bedroom	120	5.1	104	4.6	147	6.7
3+Bedroom	66	8.4	56	6.9	92	8.2
LOFT	67	7.7	66	8.8	66	7.5
All	507	6.2	485	6.1	569	6.3

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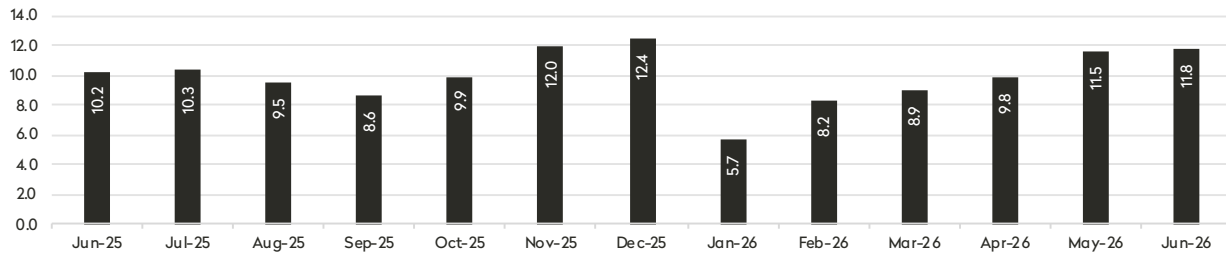


UPPER MANHATTAN

543 WEST 122ND STREET #14A



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JUNE 2026		MAY 2026		JUNE 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	8.3	12	5.1	16	12.0
1-Bedroom	89	8.3	97	8.7	102	11.8
2-Bedroom	137	11.6	117	10.8	129	10.5
3+Bedroom	56	12.4	63	15.1	86	13.9
All	300	10.3	289	10.1	333	11.7

COOPERATIVES

	JUNE 2026		MAY 2026		JUNE 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	20	17.1	21	9.7	10	4.0
1-Bedroom	126	11.8	118	11.6	102	12.2
2-Bedroom	142	12.3	143	11.8	124	8.6
3+Bedroom	79	20.6	82	21.4	54	7.4
All	367	13.5	364	12.8	290	8.9

Contact Us

JUNE 2026

Manhattan Inventory Report

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212-588-5600

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212-906-0500

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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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New York, NY 10013
212-452-4500

Harlem

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New York, NY 10026
212-381-2570

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BHS THE Craft OF Research

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