

Inv

JULY 2026
MANHATTAN
INVENTORY
REPORT

MANHATTAN

Brown Harris Stevens THE Craft of Research

135 EAST 47TH STREET #PHD

JULY 2026

Highlights

July saw the supply of apartments for sale in Manhattan decrease to **7.3**-months.

The months' supply was **8.5** months for condos, and **6.2** months for co-ops.

The West Side was the tightest market in July with a months' supply of **4.9** 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.



983 PARK AVENUE #12C

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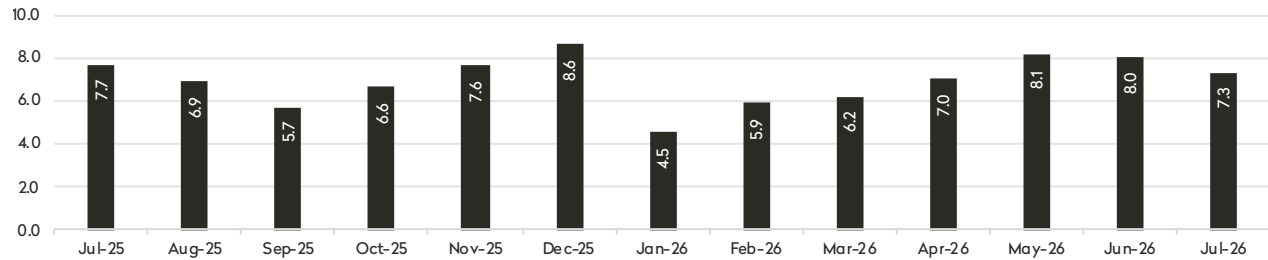
REPORT



21 EAST 87TH STREET #6B



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2026		JUNE 2026		JULY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	308	9.1	311	8.8	318	8.0
1-Bedroom	1,178	8.8	1,217	9.2	1,066	7.5
2-Bedroom	1,144	7.8	1,183	8.5	1,297	9.3
3+Bedroom	1,010	9.1	1,023	9.7	1,162	10.5
LOFT	67	6.3	70	6.9	92	7.0
All	3,707	8.5	3,804	9.0	3,935	8.9

COOPERATIVES

	JULY 2026		JUNE 2026		JULY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	474	6.3	493	6.9	562	7.0
1-Bedroom	1,184	6.4	1,241	7.1	1,185	6.1
2-Bedroom	792	5.3	854	6.2	905	6.2
3+Bedroom	616	6.7	688	8.6	725	8.2
LOFT	100	8.1	103	7.6	106	8.6
All	3,166	6.2	3,379	7.1	3,483	6.7

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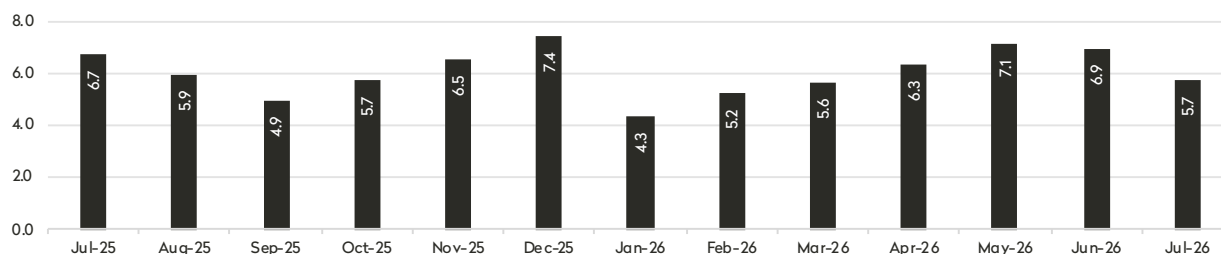


1001 PARK AVENUE #6S

W
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E



MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	JULY 2026		JUNE 2026		JULY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	27	5.8	35	6.8	39	11.1
1-Bedroom	117	7.0	121	7.7	107	6.5
2-Bedroom	123	6.9	131	7.7	117	6.2
3+Bedroom	180	8.6	185	9.2	229	12.3
All	447	7.4	472	8.1	492	8.6

COOPERATIVES

	JULY 2026		JUNE 2026		JULY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	104	6.9	104	6.6	119	7.2
1-Bedroom	255	5.0	285	6.2	257	5.2
2-Bedroom	191	3.8	217	5.0	254	5.4
3+Bedroom	240	5.9	286	8.2	278	7.1
All	790	5.0	892	6.3	908	6.0

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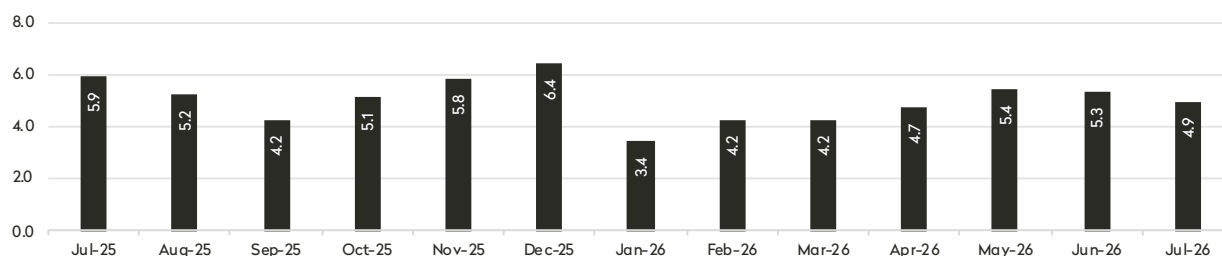


ESTD 1987

155 WEST 68TH STREET #2010



MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	JULY 2026		JUNE 2026		JULY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	29	5.6	30	7.2	26	3.3
1-Bedroom	129	5.8	128	5.8	120	4.4
2-Bedroom	150	6.6	147	6.8	162	6.8
3+Bedroom	190	6.0	194	6.6	226	7.6
All	498	6.1	499	6.5	534	6.0

COOPERATIVES

	JULY 2026		JUNE 2026		JULY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	53	3.3	51	3.6	72	5.6
1-Bedroom	159	4.5	159	4.4	189	5.2
2-Bedroom	101	3.3	119	4.0	166	5.6
3+Bedroom	111	4.3	116	5.1	158	7.2
All	424	3.9	445	4.3	585	5.8

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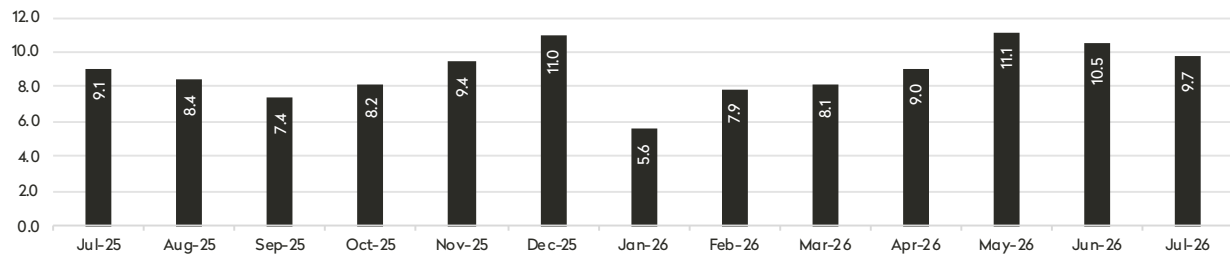
JULY 2026
MANHATTAN
INVENTORY
REPORT



135 EAST 47TH STREET #4A



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2026		JUNE 2026		JULY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	43	6.8	41	6.8	39	7.3
1-Bedroom	192	10.2	208	12.2	156	7.1
2-Bedroom	155	9.4	153	9.4	171	10.0
3+Bedroom	104	16.4	109	16.4	108	17.1
All	494	10.3	511	11.1	474	9.3

COOPERATIVES

	JULY 2026		JUNE 2026		JULY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	107	8.3	112	8.6	134	8.7
1-Bedroom	255	10.1	264	10.5	241	8.4
2-Bedroom	131	7.4	138	8.3	139	7.9
3+Bedroom	91	13.3	94	15.7	93	15.9
All	584	9.3	608	10.0	607	9.0

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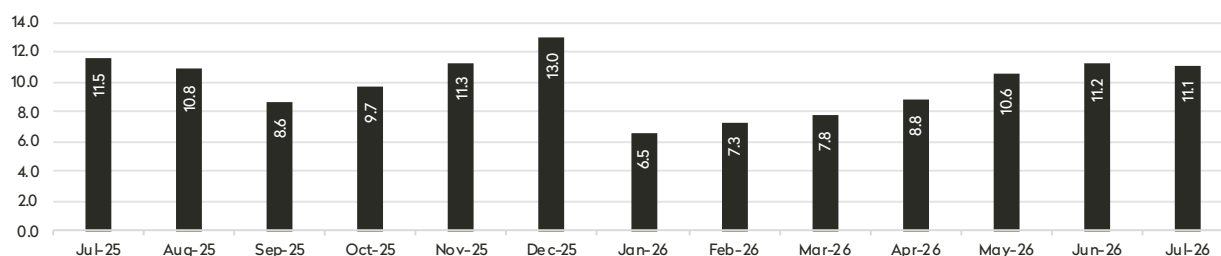
JULY 2026
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INVENTORY
REPORT



349 WEST 51ST STREET #GARDENC



MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	JULY 2026		JUNE 2026		JULY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	64	12.0	71	14.2	56	9.6
1-Bedroom	219	9.9	214	8.9	187	10.4
2-Bedroom	193	9.8	188	10.8	201	13.9
3+Bedroom	127	16.2	127	14.9	116	12.2
All	603	11.0	600	10.9	560	11.7

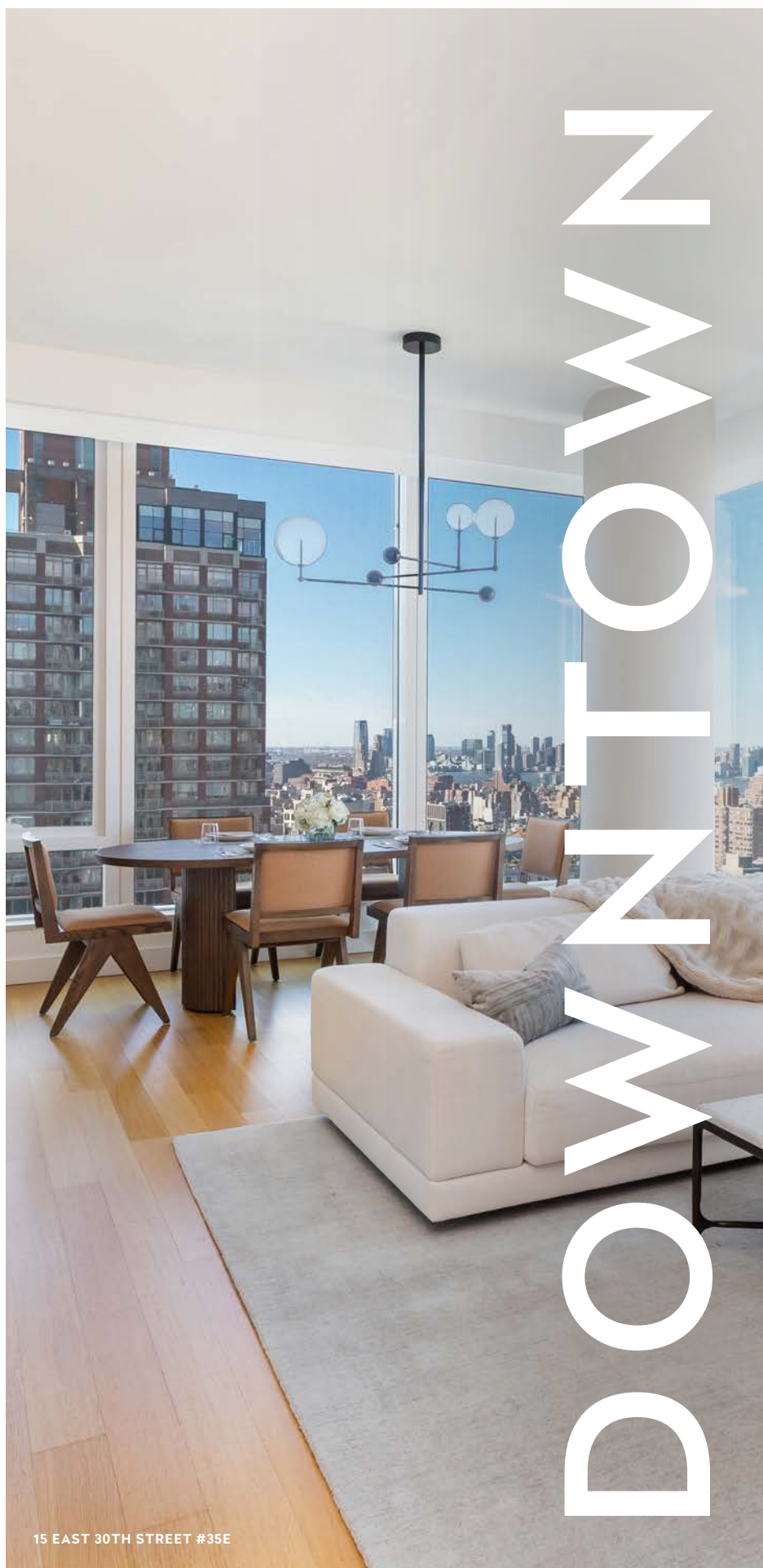
COOPERATIVES

	JULY 2026		JUNE 2026		JULY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	36	12.0	35	13.1	35	10.0
1-Bedroom	60	11.3	60	11.3	59	7.7
2-Bedroom	32	8.7	36	12.0	29	14.5
3+Bedroom	26	17.3	24	14.4	25	50.0
All	154	11.4	155	12.2	148	10.8

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JULY 2026
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34th Street to 14th Street



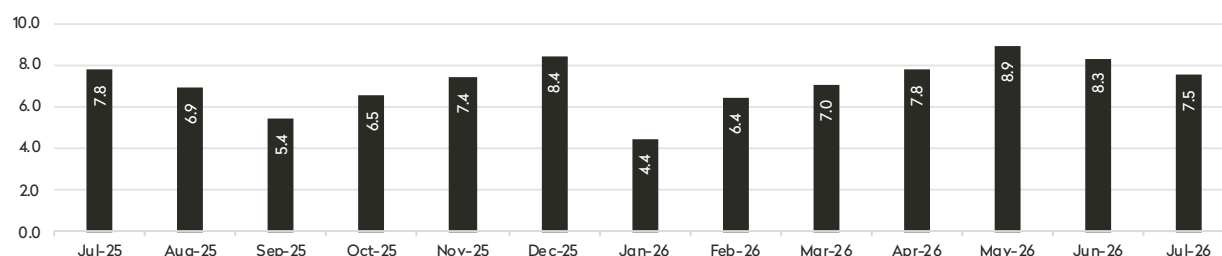
15 EAST 30TH STREET #35E

JULY 2026 MANHATTAN INVENTORY REPORT DOWNTOWN

34th St. to 14th St.



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2026		JUNE 2026		JULY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	8.4	28	8.0	42	6.1
1-Bedroom	159	8.8	159	9.8	138	6.1
2-Bedroom	146	6.6	148	6.7	191	8.2
3+Bedroom	146	11.5	149	12.2	164	12.6
LOFT	14	6.0	16	6.4	25	18.8
All	493	8.4	500	8.8	560	8.4

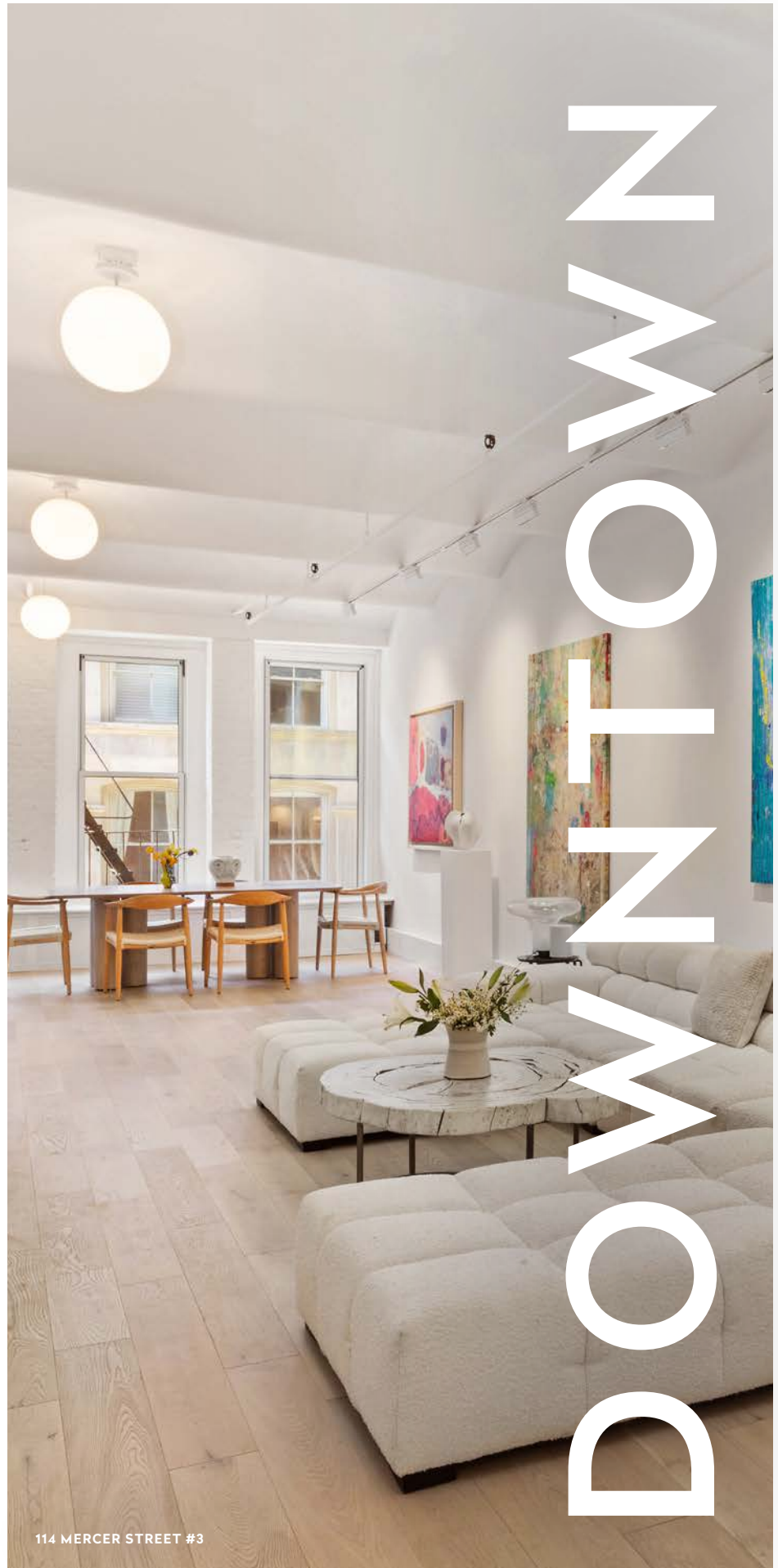
COOPERATIVES

	JULY 2026		JUNE 2026		JULY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	93	6.8	100	7.5	112	7.5
1-Bedroom	153	6.1	164	7.6	156	5.6
2-Bedroom	75	6.1	82	7.8	85	8.8
3+Bedroom	27	8.1	24	6.9	28	9.3
LOFT	33	10.4	35	8.4	36	9.8
All	381	6.6	405	7.6	417	7.1

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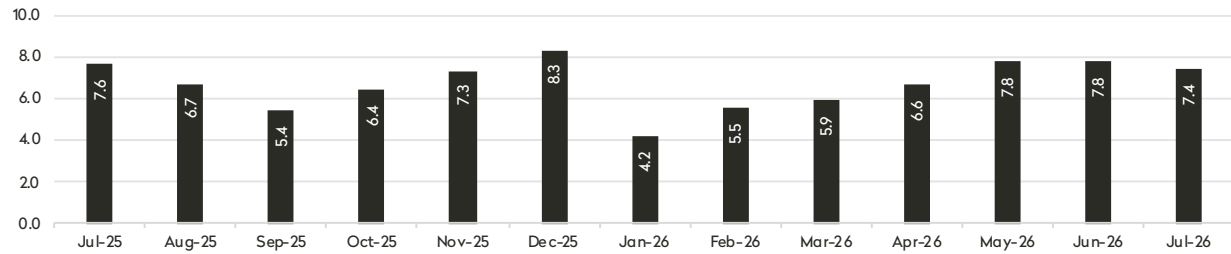
South of 14th Street



114 MERCER STREET #3



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JULY 2026		JUNE 2026		JULY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	100	12.8	88	9.3	102	11.1
1-Bedroom	274	10.6	298	11.4	248	8.6
2-Bedroom	254	7.2	281	8.3	317	10.8
3+Bedroom	208	8.3	203	8.3	240	9.1
LOFT	49	6.0	52	6.9	67	6.0
All	885	8.6	922	9.1	974	9.3

COOPERATIVES

	JULY 2026		JUNE 2026		JULY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	62	4.9	71	6.3	78	5.3
1-Bedroom	183	5.8	183	6.0	166	4.8
2-Bedroom	116	5.2	120	5.1	121	5.2
3+Bedroom	56	6.7	66	8.4	93	8.9
LOFT	65	7.8	67	7.7	63	7.6
All	482	5.8	507	6.2	521	5.7

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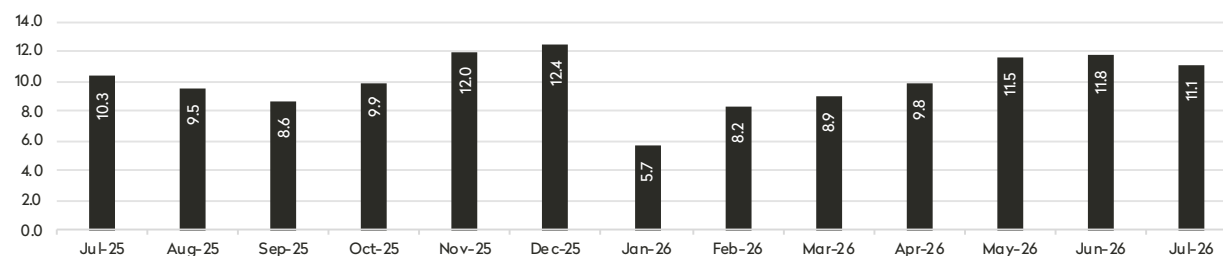


454 WEST 141ST STREET

UPPER MANHATTAN



MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	JULY 2026		JUNE 2026		JULY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	13.5	18	8.3	14	14.0
1-Bedroom	88	9.3	89	8.3	110	15.3
2-Bedroom	125	10.6	137	11.6	138	11.2
3+Bedroom	56	9.1	56	12.4	79	11.3
All	287	10.0	300	10.3	341	12.4

COOPERATIVES

	JULY 2026		JUNE 2026		JULY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	20	13.3	20	17.1	12	5.1
1-Bedroom	119	11.3	126	11.8	118	12.9
2-Bedroom	146	12.5	142	12.3	113	7.2
3+Bedroom	66	12.8	79	20.6	54	7.5
All	351	12.2	367	13.5	297	8.7

Contact Us

JULY 2026

Manhattan Inventory Report

East Side

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212-906-9200

West Side

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212-588-5600

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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

43 North Moore Street
New York, NY 10013
212-452-4500

Harlem

2169 Frederick Douglass Boulevard
New York, NY 10026
212-381-2570

Development Marketing

445 Park Avenue, 10th Floor
New York, NY 10022
212-381-6521

BHS Relocation Services

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BHS THE Craft OF Research

Prepared by Lisa Rae Castrigno, SVP of Research, Brown Harris Stevens.

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