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AUGUST 2026
MANHATTAN
INVENTORY
REPORT

MANHATTAN

Brown Harris Stevens THE Craft of Research

1289 LEXINGTON AVENUE #PHA

AUGUST 2026

Highlights

Manhattan apartment inventory continued to tighten in August driving the months' supply to its **lowest** level since February.

The months' supply of apartments for sale fell **13%** from the previous month for condos, and **19%** for co-ops.

Inventory levels declined in all market areas in our report, with the West Side having just a 4.2-month supply of available apartments.

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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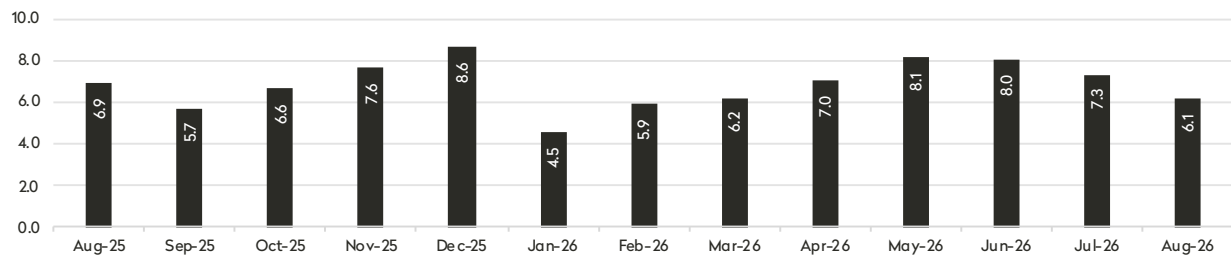
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REPORT



200 EAST 79TH STREET #18A



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2026		JULY 2026		AUGUST 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	286	8.2	308	9.1	309	7.4
1-Bedroom	1,116	7.9	1,178	8.8	1,032	6.9
2-Bedroom	997	6.6	1,144	7.8	1,201	8.4
3+Bedroom	921	7.8	1,010	9.1	1,066	9.3
LOFT	69	5.8	67	6.3	78	6.4
All	3,389	7.4	3,707	8.5	3,686	8.0

COOPERATIVES

	AUGUST 2026		JULY 2026		AUGUST 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	419	5.4	474	6.3	537	6.6
1-Bedroom	1,016	5.1	1,184	6.4	1,092	5.5
2-Bedroom	692	4.4	792	5.3	829	5.4
3+Bedroom	516	5.4	616	6.7	639	6.8
LOFT	89	7.0	100	8.1	90	6.9
All	2,732	5.0	3,166	6.2	3,187	5.9

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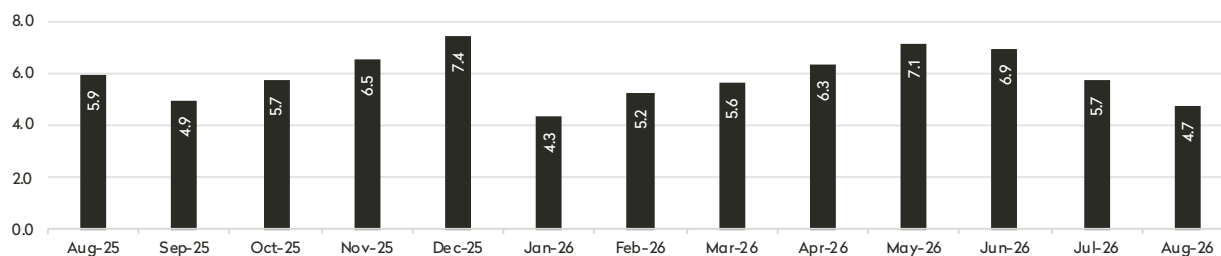
ESTATE



132A EAST 65TH STREET #PH1S



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2026		JULY 2026		AUGUST 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	22	4.7	27	5.8	34	10.2
1-Bedroom	118	7.2	117	7.0	92	5.2
2-Bedroom	94	6.1	123	6.9	111	5.6
3+Bedroom	175	8.0	180	8.6	215	11.1
All	409	7.0	447	7.4	452	7.5

COOPERATIVES

	AUGUST 2026		JULY 2026		AUGUST 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	94	5.8	104	6.9	120	7.1
1-Bedroom	220	4.0	255	5.0	245	4.8
2-Bedroom	171	3.2	191	3.8	229	4.8
3+Bedroom	188	4.2	240	5.9	239	5.7
All	673	4.0	790	5.0	833	5.3

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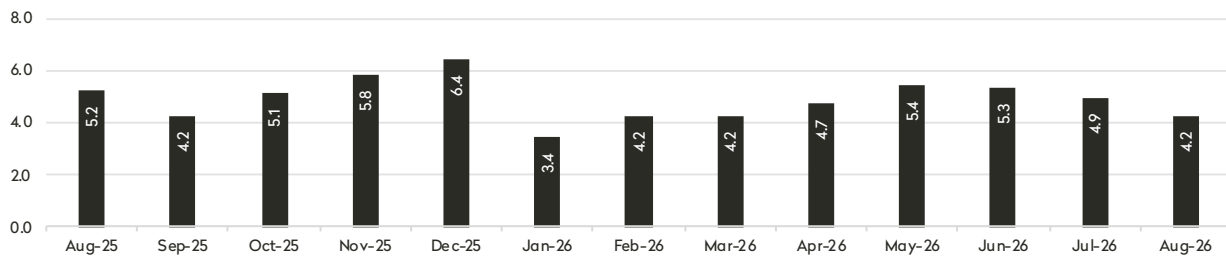


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91 CENTRAL PARK WEST #4A



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2026		JULY 2026		AUGUST 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	3.2	29	5.6	25	3.1
1-Bedroom	127	5.7	129	5.8	120	4.5
2-Bedroom	136	5.8	150	6.6	168	6.9
3+Bedroom	168	5.4	190	6.0	200	6.7
All	452	5.4	498	6.1	513	5.8

COOPERATIVES

	AUGUST 2026		JULY 2026		AUGUST 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	44	3.0	53	3.3	68	5.7
1-Bedroom	132	3.6	159	4.5	160	4.1
2-Bedroom	87	2.8	101	3.3	136	4.2
3+Bedroom	91	3.5	111	4.3	134	5.5
All	354	3.3	424	3.9	498	4.7

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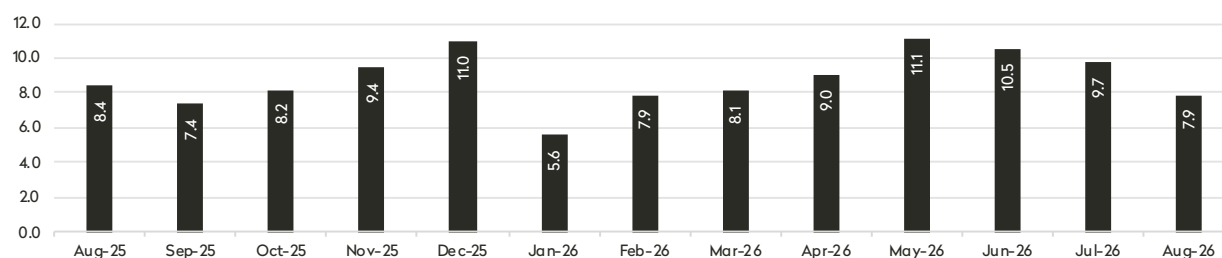
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135 EAST 47TH STREET #21D



MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	AUGUST 2026		JULY 2026		AUGUST 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	33	6.2	43	6.8	42	6.5
1-Bedroom	175	8.5	192	10.2	162	6.5
2-Bedroom	132	7.1	155	9.4	160	9.2
3+Bedroom	96	12.3	104	16.4	106	18.7
All	436	8.3	494	10.3	470	8.6

COOPERATIVES

	AUGUST 2026		JULY 2026		AUGUST 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	97	6.7	107	8.3	127	8.2
1-Bedroom	228	8.6	255	10.1	224	7.8
2-Bedroom	106	5.4	131	7.4	132	6.9
3+Bedroom	77	11.3	91	13.3	88	12.6
All	508	7.5	584	9.3	571	8.1

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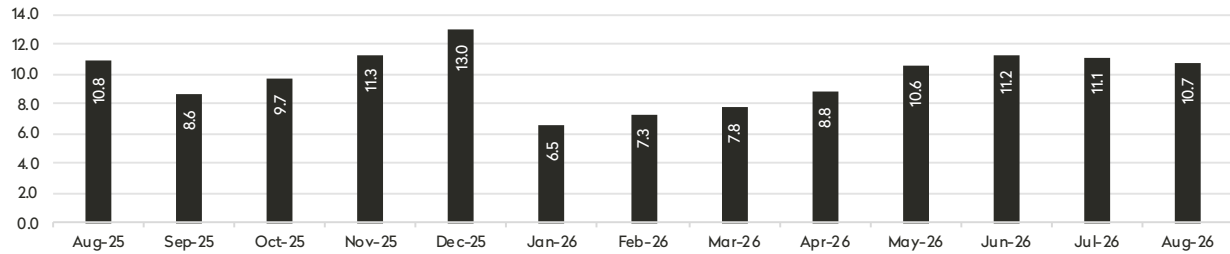
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217 WEST 57TH STREET #97E



MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	AUGUST 2026		JULY 2026		AUGUST 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	75	13.6	64	12.0	64	10.7
1-Bedroom	214	11.1	219	9.9	181	9.8
2-Bedroom	176	9.7	193	9.8	186	13.8
3+Bedroom	118	12.9	127	16.2	103	10.3
All	583	11.2	603	11.0	534	11.1

COOPERATIVES

	AUGUST 2026		JULY 2026		AUGUST 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	8.0	36	12.0	33	9.4
1-Bedroom	52	8.9	60	11.3	54	7.4
2-Bedroom	30	7.8	32	8.7	30	8.6
3+Bedroom	20	13.3	26	17.3	25	50.0
All	126	8.9	154	11.4	142	9.6

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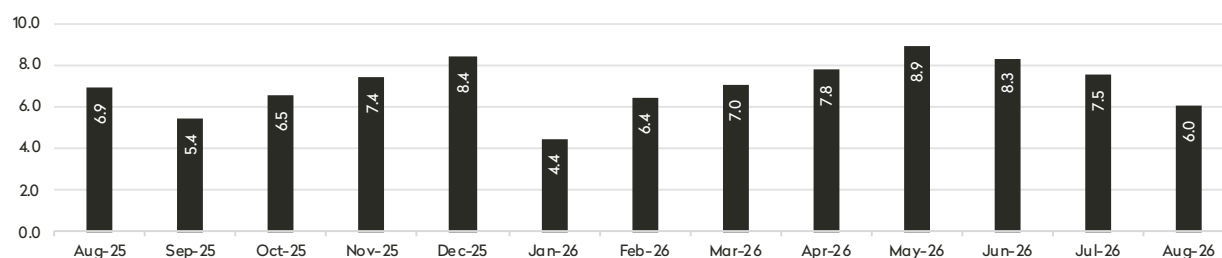
34th Street to 14th Street



555 WEST 23RD STREET #N9N



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2026		JULY 2026		AUGUST 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	7.3	28	8.4	38	5.8
1-Bedroom	150	6.8	159	8.8	138	5.6
2-Bedroom	126	5.6	146	6.6	166	7.2
3+Bedroom	128	9.0	146	11.5	155	10.3
LOFT	12	4.5	14	6.0	23	19.7
All	444	6.8	493	8.4	520	7.4

COOPERATIVES

	AUGUST 2026		JULY 2026		AUGUST 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	79	5.6	93	6.8	103	6.5
1-Bedroom	129	4.3	153	6.1	144	5.2
2-Bedroom	72	4.9	75	6.1	83	7.5
3+Bedroom	21	5.7	27	8.1	26	9.8
LOFT	35	11.1	33	10.4	27	7.0
All	336	5.1	381	6.6	383	6.3

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South of 14th Street



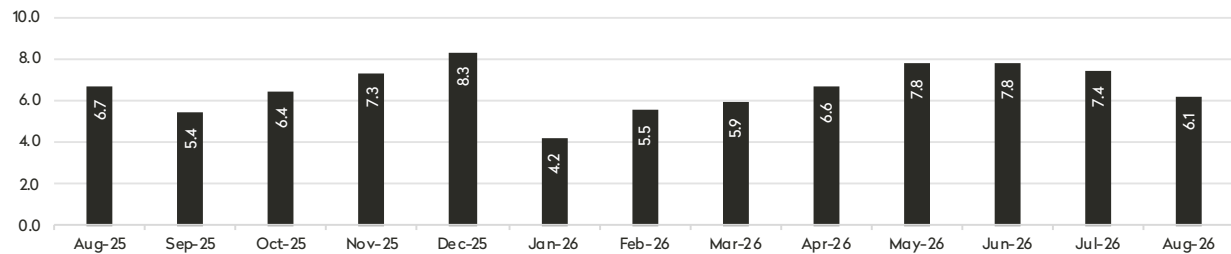
29 GROVE STREET

AUGUST 2026 MANHATTAN INVENTORY REPORT DOWNTOWN

South of 14th St.



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2026		JULY 2026		AUGUST 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	92	11.7	100	12.8	92	9.0
1-Bedroom	254	8.3	274	10.6	233	8.1
2-Bedroom	233	5.7	254	7.2	287	9.3
3+Bedroom	189	7.0	208	8.3	214	7.8
LOFT	53	5.9	49	6.0	54	4.9
All	821	7.1	885	8.6	880	8.1

COOPERATIVES

	AUGUST 2026		JULY 2026		AUGUST 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	61	4.7	62	4.9	73	4.7
1-Bedroom	146	4.2	183	5.8	151	4.4
2-Bedroom	98	4.4	116	5.2	106	4.4
3+Bedroom	51	5.7	56	6.7	80	7.7
LOFT	53	6.2	65	7.8	56	6.6
All	409	4.7	482	5.8	466	5.1

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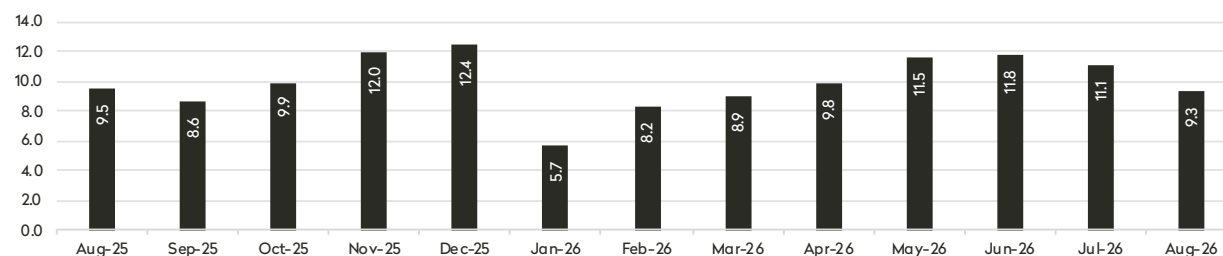
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303 WEST 113TH STREET #3



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	AUGUST 2026		JULY 2026		AUGUST 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	16	12.0	18	13.5	14	12.0
1-Bedroom	78	7.5	88	9.3	106	14.5
2-Bedroom	102	7.7	125	10.6	124	9.8
3+Bedroom	48	6.5	56	9.1	73	9.7
All	244	7.5	287	10.0	317	11.1

COOPERATIVES

	AUGUST 2026		JULY 2026		AUGUST 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	12.6	20	13.3	13	6.5
1-Bedroom	109	11.5	119	11.3	115	11.0
2-Bedroom	128	9.8	146	12.5	114	7.3
3+Bedroom	68	13.6	66	12.8	52	7.3
All	326	11.2	351	12.2	294	8.3

Contact Us

AUGUST 2026

Manhattan Inventory Report

East Side

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West Side

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212-588-5600

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212-906-0500

Union Square

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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

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

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

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BHS THE Craft OF Research

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

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