

Inv

SEPTEMBER 2026
MANHATTAN
INVENTORY
REPORT

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Brown Harris Stevens THE Craft of Research

SEPTEMBER 2026

Highlights

September saw the number of apartments for sale in Manhattan drop **10%** from last month.

The months' supply of apartments for sale at the beginning of September was 6.3 months for condominiums, and 4.3 months for cooperatives.

With just a 3.5-month supply, the West Side was the **tightest** market in September.

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.



784 PARK AVENUE #18B

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SEPTEMBER 2026

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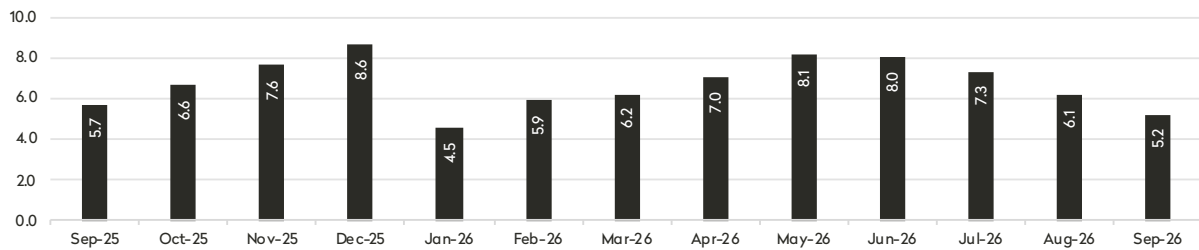
REPORT



784 PARK AVENUE #18B



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2026		AUGUST 2026		SEPTEMBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	261	7.0	286	8.2	287	6.2
1-Bedroom	986	6.4	1,116	7.9	928	5.7
2-Bedroom	912	5.7	997	6.6	1,050	6.8
3+Bedroom	835	6.8	921	7.8	947	8.3
LOFT	65	5.3	69	5.8	59	5.1
All	3,059	6.3	3,389	7.4	3,271	6.7

COOPERATIVES

	SEPTEMBER 2026		AUGUST 2026		SEPTEMBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	398	4.8	419	5.4	450	5.2
1-Bedroom	931	4.5	1,016	5.1	932	4.5
2-Bedroom	618	3.7	692	4.4	709	4.6
3+Bedroom	453	4.6	516	5.4	542	5.6
LOFT	80	5.5	89	7.0	82	5.7
All	2,480	4.3	2,732	5.0	2,715	4.9

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SEPTEMBER 2026

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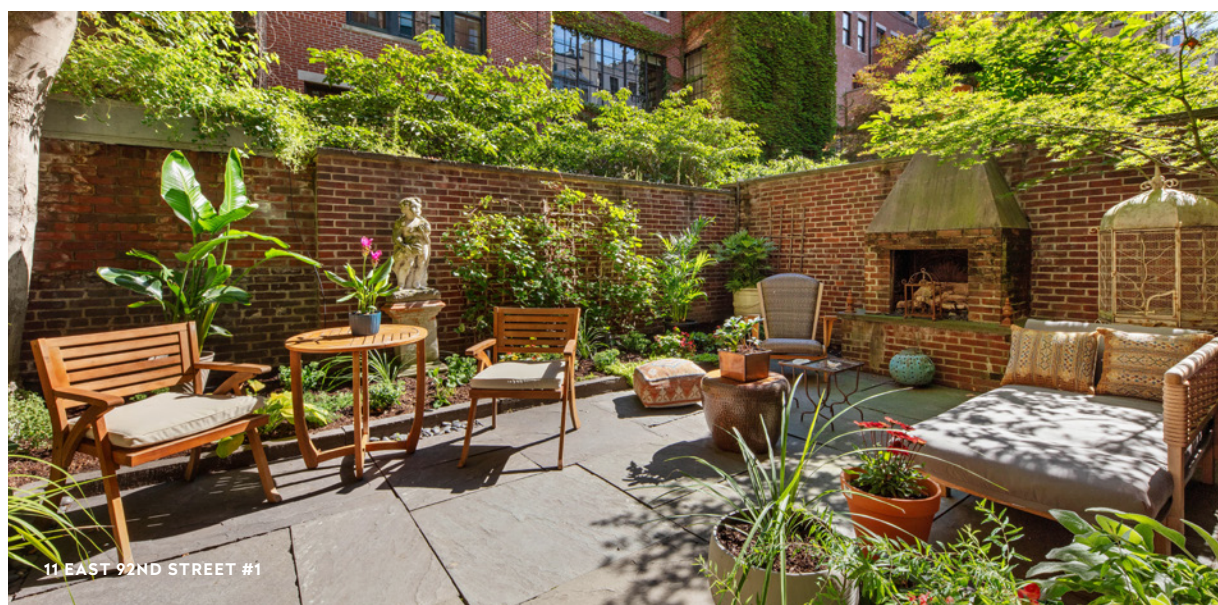
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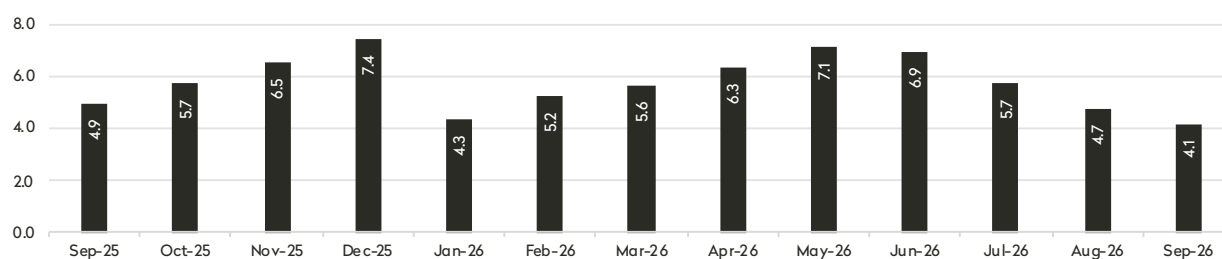
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983 PARK AVENUE #12A



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2026		AUGUST 2026		SEPTEMBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	19	3.8	22	4.7	37	9.7
1-Bedroom	96	5.4	118	7.2	90	4.7
2-Bedroom	79	4.4	94	6.1	93	4.0
3+Bedroom	164	7.1	175	8.0	195	9.3
All	358	5.6	409	7.0	415	6.2

COOPERATIVES

	SEPTEMBER 2026		AUGUST 2026		SEPTEMBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	87	5.1	94	5.8	99	5.4
1-Bedroom	219	3.8	220	4.0	219	4.1
2-Bedroom	149	2.6	171	3.2	196	4.0
3+Bedroom	171	3.8	188	4.2	201	4.6
All	626	3.5	673	4.0	715	4.4

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SEPTEMBER 2026

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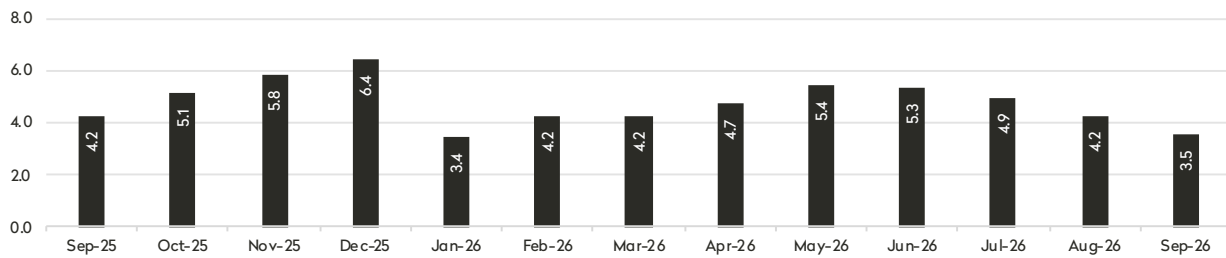


310 WEST 86TH STREET #8A

WEST



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2026		AUGUST 2026		SEPTEMBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	18	2.3	21	3.2	20	2.7
1-Bedroom	106	4.5	127	5.7	105	3.7
2-Bedroom	118	4.9	136	5.8	149	6.1
3+Bedroom	151	5.0	168	5.4	180	6.2
All	393	4.6	452	5.4	454	5.1

COOPERATIVES

	SEPTEMBER 2026		AUGUST 2026		SEPTEMBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	43	3.0	44	3.0	56	4.3
1-Bedroom	105	2.6	132	3.6	126	3.2
2-Bedroom	85	2.6	87	2.8	108	3.4
3+Bedroom	75	3.0	91	3.5	105	4.1
All	308	2.7	354	3.3	395	3.6

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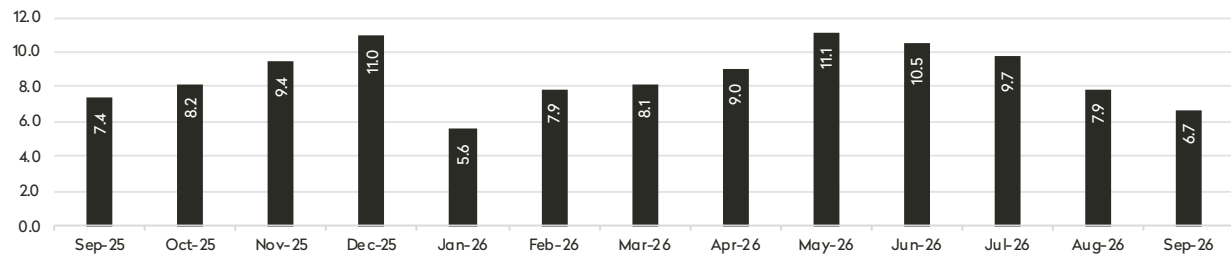
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135 EAST 47TH STREET #15D



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2026		AUGUST 2026		SEPTEMBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	37	7.4	33	6.2	41	5.9
1-Bedroom	160	7.4	175	8.5	141	5.5
2-Bedroom	128	6.9	132	7.1	157	9.2
3+Bedroom	79	12.2	96	12.3	101	18.4
All	404	7.8	436	8.3	440	8.0

COOPERATIVES

	SEPTEMBER 2026		AUGUST 2026		SEPTEMBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	96	5.4	97	6.7	107	6.9
1-Bedroom	194	6.7	228	8.6	195	6.4
2-Bedroom	92	4.3	106	5.4	127	6.8
3+Bedroom	69	9.0	77	11.3	82	10.0
All	451	5.9	508	7.5	511	7.0

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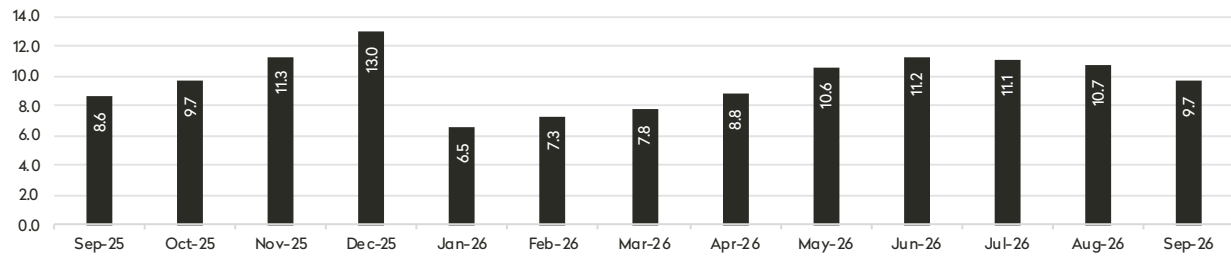
REPORT



128 CENTRAL PARK SOUTH #15D



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2026		AUGUST 2026		SEPTEMBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	65	12.2	75	13.6	58	8.7
1-Bedroom	186	8.9	214	11.1	157	8.0
2-Bedroom	165	9.0	176	9.7	156	10.9
3+Bedroom	115	11.9	118	12.9	93	9.1
All	531	9.8	583	11.2	464	9.1

COOPERATIVES

	SEPTEMBER 2026		AUGUST 2026		SEPTEMBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	11.1	24	8.0	23	6.3
1-Bedroom	53	9.6	52	8.9	41	4.7
2-Bedroom	23	6.0	30	7.8	26	8.2
3+Bedroom	18	15.4	20	13.3	24	20.6
All	118	9.3	126	8.9	114	6.8

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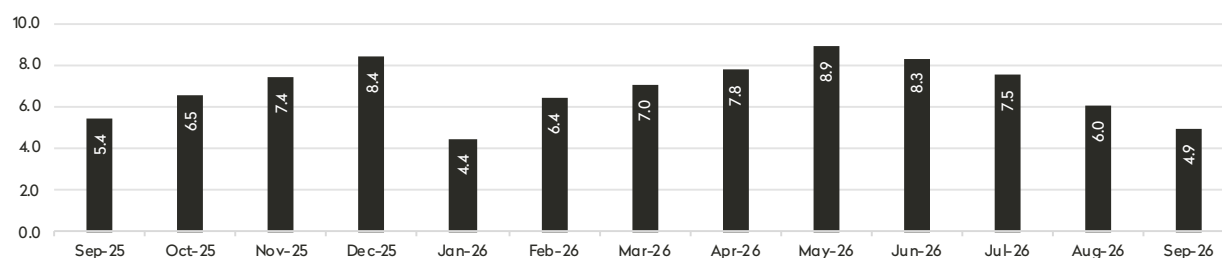
34th Street to 14th Street



50 MADISON AVENUE #R05



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2026		AUGUST 2026		SEPTEMBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	22	5.1	28	7.3	32	3.8
1-Bedroom	138	5.6	150	6.8	130	4.3
2-Bedroom	126	5.4	126	5.6	142	5.4
3+Bedroom	97	6.1	128	9.0	140	9.9
LOFT	9	2.7	12	4.5	15	18.0
All	392	5.5	444	6.8	459	5.7

COOPERATIVES

	SEPTEMBER 2026		AUGUST 2026		SEPTEMBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	72	4.7	79	5.6	86	4.9
1-Bedroom	112	3.8	129	4.3	120	4.1
2-Bedroom	70	4.0	72	4.9	64	5.7
3+Bedroom	21	4.5	21	5.7	22	8.8
LOFT	28	6.7	35	11.1	26	6.2
All	303	4.2	336	5.1	318	4.9

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South of 14th Street

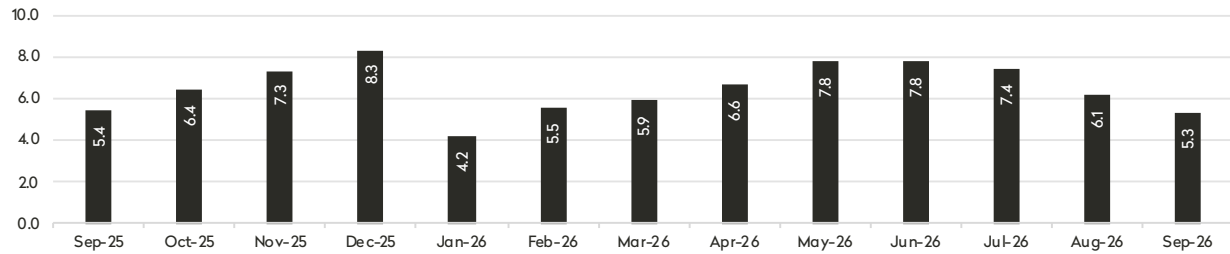


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47 WEST 9TH STREET



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2026		AUGUST 2026		SEPTEMBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	87	10.2	92	11.7	88	7.5
1-Bedroom	231	6.7	254	8.3	208	6.1
2-Bedroom	206	4.8	233	5.7	237	6.6
3+Bedroom	184	6.5	189	7.0	175	6.5
LOFT	50	5.7	53	5.9	43	4.0
All	758	6.1	821	7.1	751	6.3

COOPERATIVES

	SEPTEMBER 2026		AUGUST 2026		SEPTEMBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	57	3.9	61	4.7	65	4.0
1-Bedroom	140	4.0	146	4.2	135	3.9
2-Bedroom	86	3.9	98	4.4	95	4.0
3+Bedroom	42	4.7	51	5.7	64	6.0
LOFT	49	5.3	53	6.2	48	5.1
All	374	4.2	409	4.7	407	4.3

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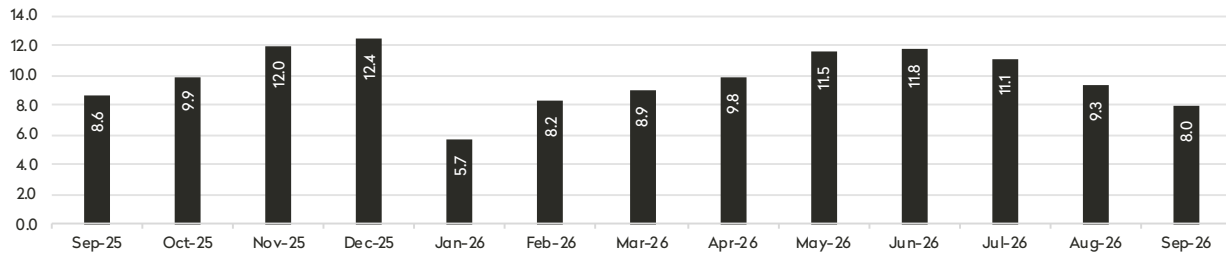
REPORT



151 LENOX AVENUE #2



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	SEPTEMBER 2026		AUGUST 2026		SEPTEMBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	14	10.5	16	12.0	11	8.3
1-Bedroom	69	6.0	78	7.5	97	13.9
2-Bedroom	94	6.5	102	7.7	117	9.1
3+Bedroom	46	5.8	48	6.5	63	8.4
All	223	6.3	244	7.5	288	10.0

COOPERATIVES

	SEPTEMBER 2026		AUGUST 2026		SEPTEMBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	19	10.4	21	12.6	14	7.0
1-Bedroom	108	10.6	109	11.5	97	9.2
2-Bedroom	114	9.1	128	9.8	94	5.8
3+Bedroom	59	10.1	68	13.6	50	8.8
All	300	9.9	326	11.2	255	7.4

Contact Us

SEPTEMBER 2026

Manhattan Inventory Report

East Side

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West Side

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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

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New York, NY 10012
212-381-4200

Tribeca

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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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