

Inv

OCTOBER 2026
MANHATTAN
INVENTORY
REPORT

MANHATTAN

Brown Harris Stevens THE Craft of Research

133 EAST 64TH STREET #PHS/11C

OCTOBER 2026

Highlights

After declining the last 4 months, the months' supply of apartments for sale in Manhattan **jumped 38%** in October to 7.2 months.

Co-ops and condos each posted a **double-digit increase** in months' supply in October.

The West Side was the tightest market, with just a 4.9-month supply of apartments for sale.

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.



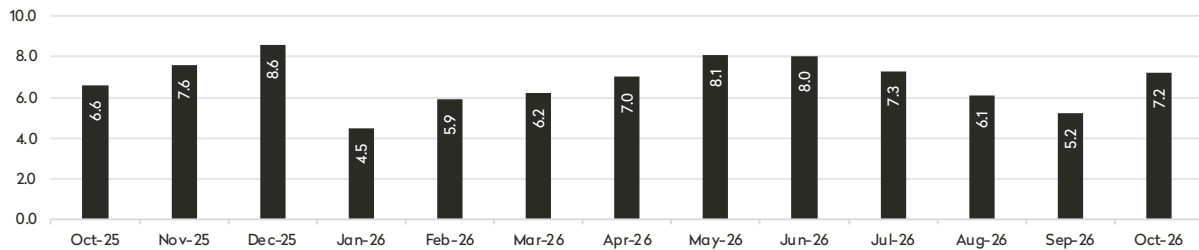
31 EAST 72ND STREET #11FL

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480 PARK AVENUE #12C

MONTHS' SUPPLY **ALL APARTMENTS**

CONDOMINIUMS

	OCTOBER 2026		SEPTEMBER 2026		OCTOBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	293	9.2	261	7.0	293	6.1
1-Bedroom	1,091	8.3	986	6.4	1,023	6.2
2-Bedroom	1,078	7.6	912	5.7	1,189	7.7
3+Bedroom	995	8.9	835	6.8	1,130	9.8
LOFT	84	6.7	65	5.3	82	7.6
All	3,541	8.3	3,059	6.3	3,717	7.5

COOPERATIVES

	OCTOBER 2026		SEPTEMBER 2026		OCTOBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	488	6.5	398	4.8	509	5.6
1-Bedroom	1,205	6.8	931	4.5	1,217	5.7
2-Bedroom	774	5.5	618	3.7	884	5.5
3+Bedroom	562	6.5	453	4.6	711	7.0
LOFT	106	7.4	80	5.5	109	7.3
All	3,135	6.3	2,480	4.3	3,430	5.9

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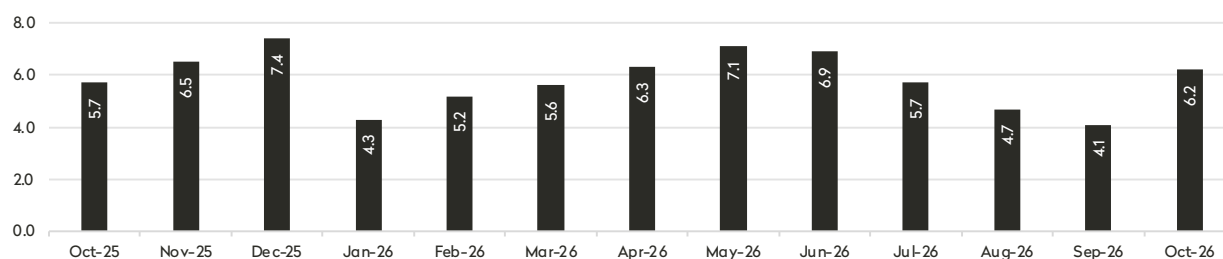
ESTATE



156 EAST 79TH STREET #14A/D



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2026		SEPTEMBER 2026		OCTOBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	35	8.4	19	3.8	36	8.6
1-Bedroom	111	6.9	96	5.4	90	4.6
2-Bedroom	115	6.3	79	4.4	108	4.8
3+Bedroom	194	9.2	164	7.1	231	9.5
All	455	7.7	358	5.6	465	6.6

COOPERATIVES

	OCTOBER 2026		SEPTEMBER 2026		OCTOBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	113	7.7	87	5.1	104	5.7
1-Bedroom	310	6.1	219	3.8	282	5.2
2-Bedroom	204	4.4	149	2.6	234	4.5
3+Bedroom	248	5.8	171	3.8	286	6.1
All	875	5.7	626	3.5	906	5.3

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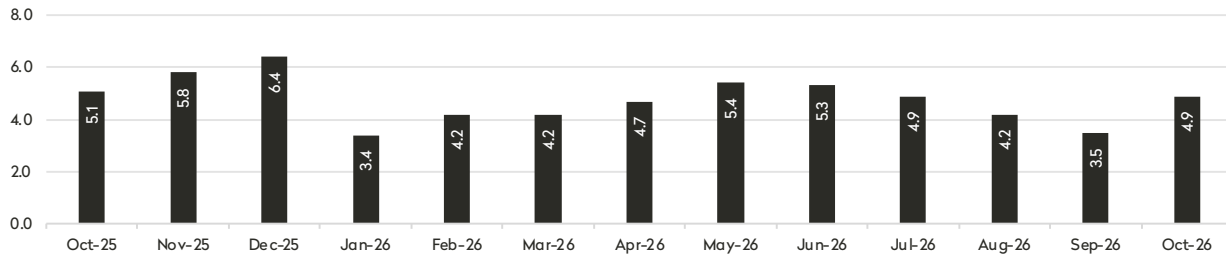
REPORT



50 WEST 67TH STREET #8AB



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2026		SEPTEMBER 2026		OCTOBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	3.8	18	2.3	21	2.8
1-Bedroom	115	5.8	106	4.5	128	3.9
2-Bedroom	128	5.6	118	4.9	171	6.9
3+Bedroom	183	6.3	151	5.0	212	8.1
All	452	5.7	393	4.6	532	5.8

COOPERATIVES

	OCTOBER 2026		SEPTEMBER 2026		OCTOBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	56	4.0	43	3.0	64	4.5
1-Bedroom	154	4.2	105	2.6	177	4.4
2-Bedroom	120	4.2	85	2.6	151	4.4
3+Bedroom	92	4.3	75	3.0	143	5.2
All	422	4.2	308	2.7	535	4.6

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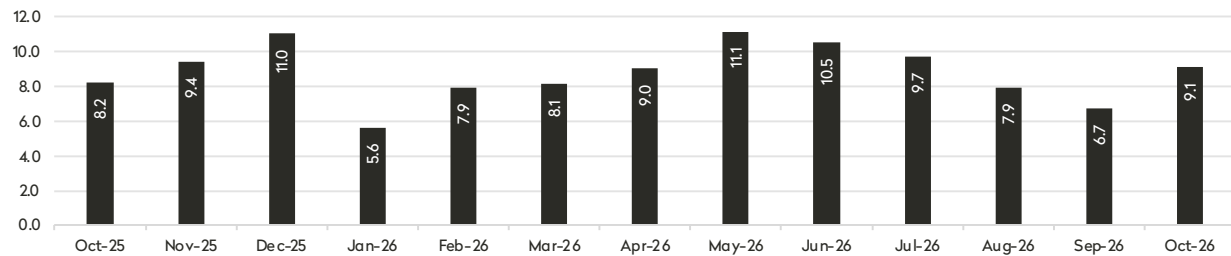
OCTOBER 2026
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135 EAST 47TH STREET #15D



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

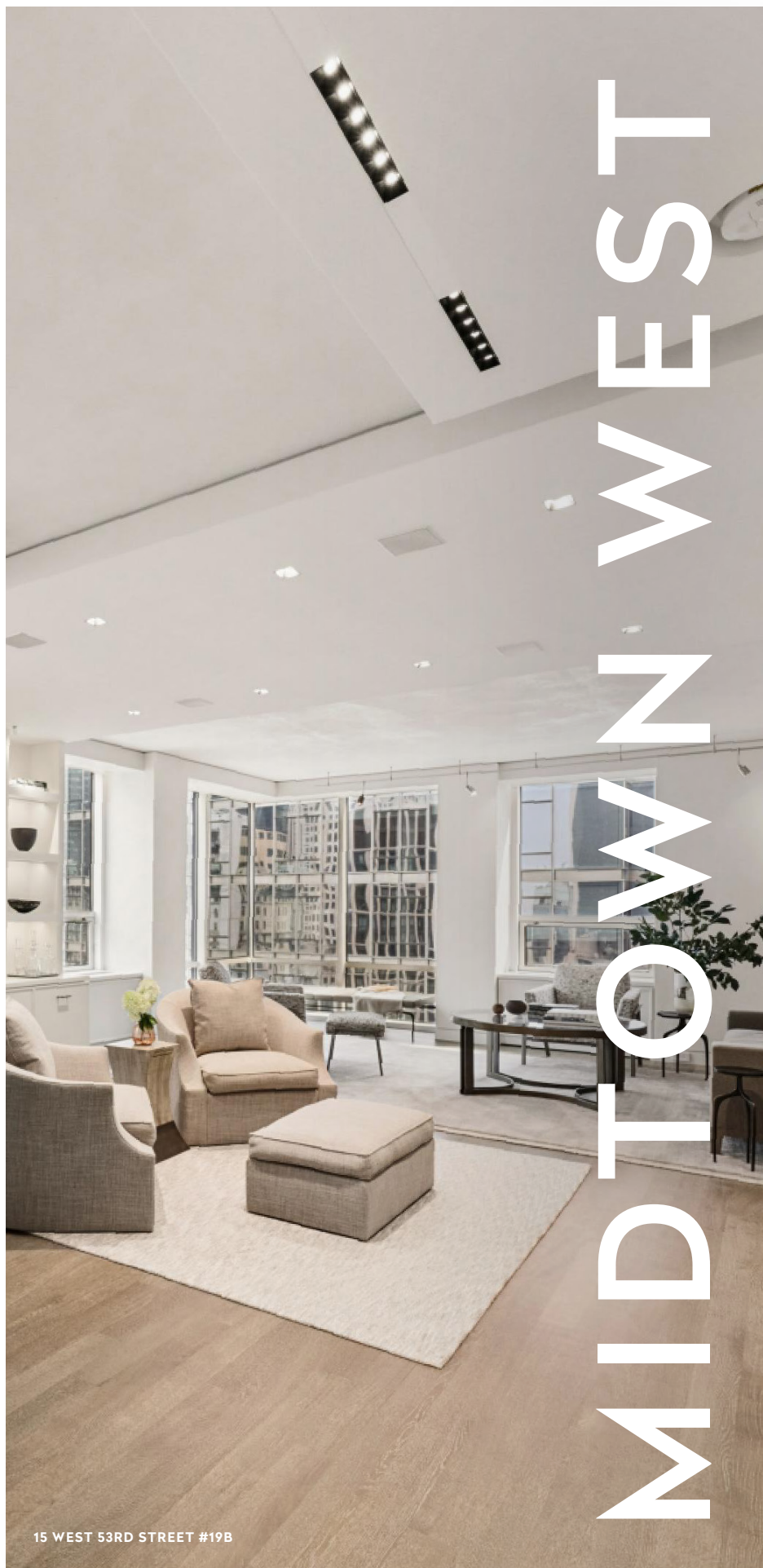
	OCTOBER 2026		SEPTEMBER 2026		OCTOBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	37	8.5	37	7.4	41	4.9
1-Bedroom	166	9.5	160	7.4	158	6.1
2-Bedroom	146	8.8	128	6.9	163	10.4
3+Bedroom	95	15.4	79	12.2	117	19.0
All	444	9.9	404	7.8	479	8.5

COOPERATIVES

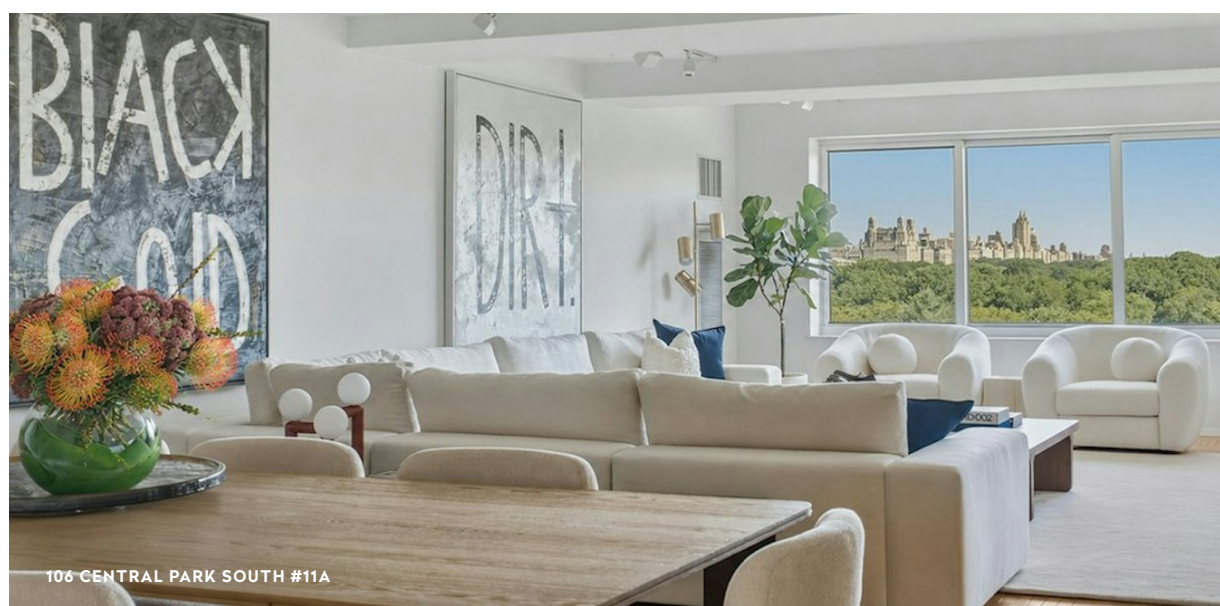
	OCTOBER 2026		SEPTEMBER 2026		OCTOBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	117	8.2	96	5.4	123	7.2
1-Bedroom	232	10.2	194	6.7	239	7.5
2-Bedroom	109	5.7	92	4.3	147	7.6
3+Bedroom	77	11.3	69	9.0	101	12.6
All	535	8.5	451	5.9	610	8.0

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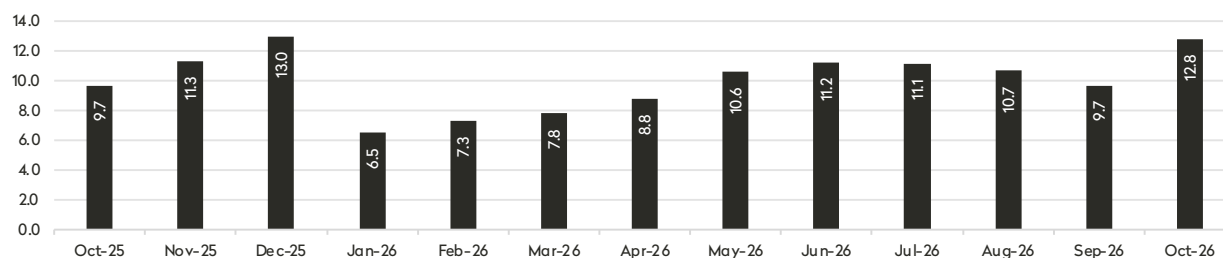
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15 WEST 53RD STREET #19B



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2026		SEPTEMBER 2026		OCTOBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	72	15.4	65	12.2	60	9.0
1-Bedroom	203	13.1	186	8.9	168	8.1
2-Bedroom	176	10.7	165	9.0	178	11.4
3+Bedroom	121	14.2	115	11.9	111	12.1
All	572	12.7	531	9.8	517	9.9

COOPERATIVES

	OCTOBER 2026		SEPTEMBER 2026		OCTOBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	22	12.0	24	11.1	26	6.2
1-Bedroom	59	14.2	53	9.6	56	6.9
2-Bedroom	29	9.2	23	6.0	37	13.1
3+Bedroom	20	40.0	18	15.4	26	26.0
All	130	13.4	118	9.3	145	9.0

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OCTOBER 2026

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REPORT

34th Street to 14th Street



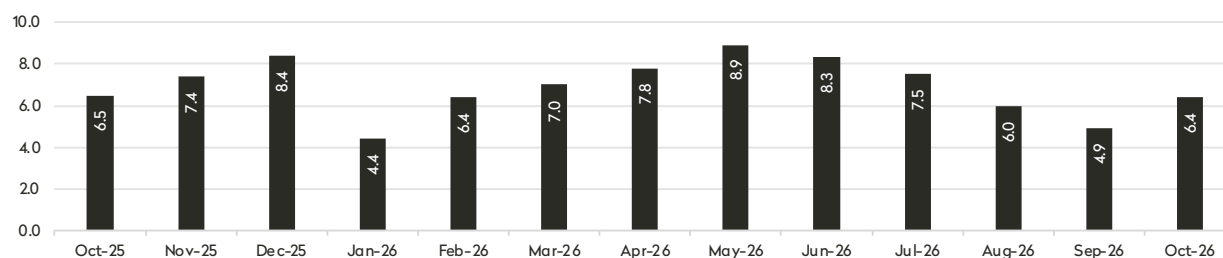
517 WEST 29TH STREET #4A

OCTOBER 2026 MANHATTAN INVENTORY REPORT DOWNTOWN

34th St. to 14th St.



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2026		SEPTEMBER 2026		OCTOBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	7.1	22	5.1	31	3.5
1-Bedroom	147	6.8	138	5.6	136	4.7
2-Bedroom	144	6.8	126	5.4	173	6.7
3+Bedroom	136	9.7	97	6.1	170	12.4
LOFT	9	2.7	9	2.7	22	22.0
All	462	7.2	392	5.5	532	6.8

COOPERATIVES

	OCTOBER 2026		SEPTEMBER 2026		OCTOBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	82	5.5	72	4.7	106	6.1
1-Bedroom	138	5.3	112	3.8	159	5.1
2-Bedroom	69	4.7	70	4.0	75	6.8
3+Bedroom	25	5.6	21	4.5	27	11.6
LOFT	39	9.8	28	6.7	35	8.4
All	353	5.5	303	4.2	402	6.1

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South of 14th Street



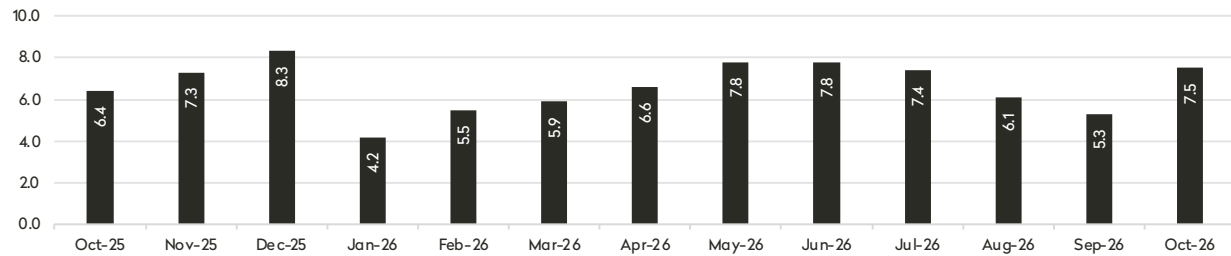
29 GROVE STREET

OCTOBER 2026 MANHATTAN INVENTORY REPORT DOWNTOWN

South of 14th St.



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2026		SEPTEMBER 2026		OCTOBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	85	12.8	87	10.2	91	7.9
1-Bedroom	270	8.5	231	6.7	240	7.8
2-Bedroom	257	7.3	206	4.8	271	7.2
3+Bedroom	211	8.1	184	6.5	217	7.7
LOFT	67	7.3	50	5.7	58	6.0
All	890	8.2	758	6.1	877	7.4

COOPERATIVES

	OCTOBER 2026		SEPTEMBER 2026		OCTOBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	77	6.0	57	3.9	71	3.9
1-Bedroom	186	6.6	140	4.0	189	5.0
2-Bedroom	114	5.9	86	3.9	121	4.9
3+Bedroom	46	7.7	42	4.7	83	8.0
LOFT	63	6.5	49	5.3	68	6.9
All	486	6.4	374	4.2	532	5.3

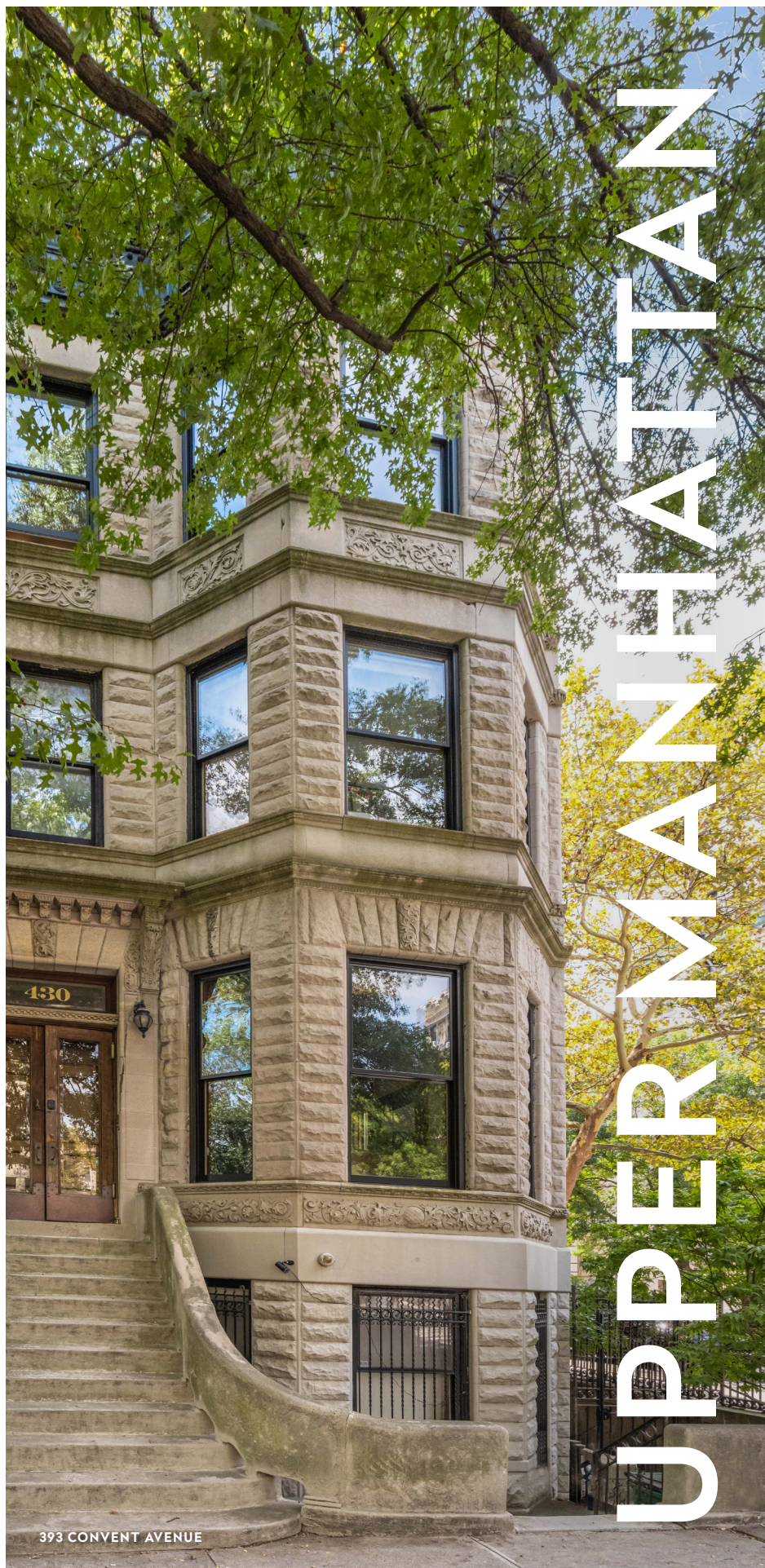
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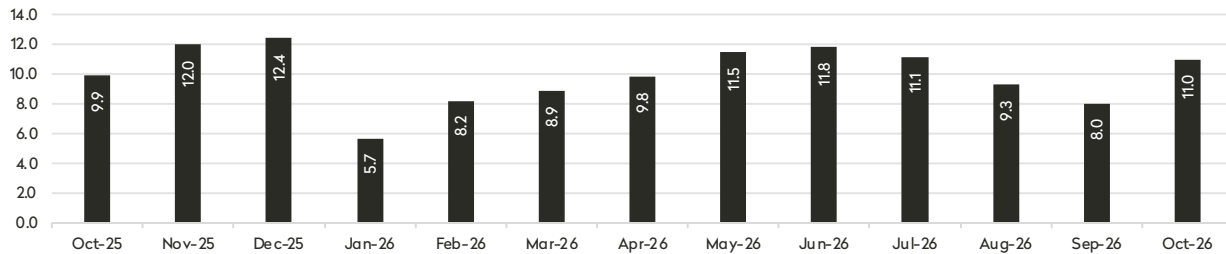
REPORT



393 CONVENT AVENUE



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	OCTOBER 2026		SEPTEMBER 2026		OCTOBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	13	8.7	14	10.5	13	9.8
1-Bedroom	80	8.9	69	6.0	103	14.7
2-Bedroom	116	10.1	94	6.5	127	10.6
3+Bedroom	57	8.3	46	5.8	72	9.0
All	266	9.2	223	6.3	315	11.1

COOPERATIVES

	OCTOBER 2026		SEPTEMBER 2026		OCTOBER 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	10.5	19	10.4	15	6.9
1-Bedroom	126	15.1	108	10.6	116	10.2
2-Bedroom	130	12.8	114	9.1	120	7.8
3+Bedroom	57	11.4	59	10.1	49	9.8
All	334	13.1	300	9.9	300	8.9

Contact Us

OCTOBER 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

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

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