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APRIL 2026
MANHATTAN
INVENTORY
REPORT

MANHATTAN



Brown Harris Stevens THE Craft of Research

217 WEST 57TH STREET #97E

APRIL 2026

Highlights

The supply of apartments for sale in Manhattan rose to 7.0-months in April.

Inventory climbed double digits from last month, **10%** for condos and **12%** co-ops.

At 4.7-months, the West Side was the tightest market in April.

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.



912 5TH AVENUE #10TH FLOOR

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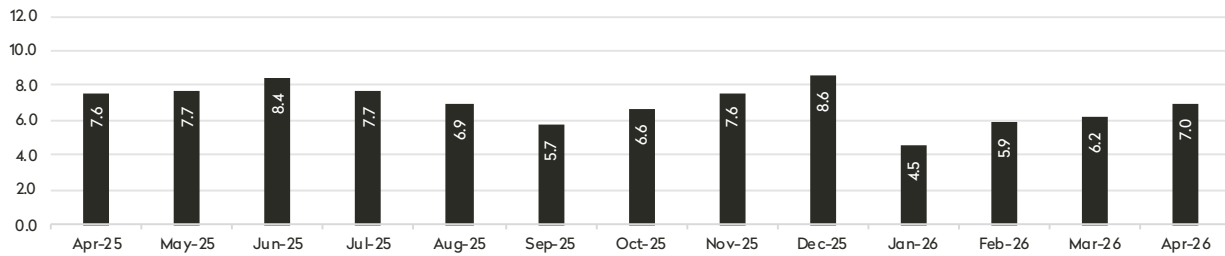
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REPORT



35 PARK AVENUE #12BC



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2026		MARCH 2026		APRIL 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	260	7.1	230	5.9	264	6.9
1-Bedroom	1,041	7.8	930	6.9	979	7.7
2-Bedroom	1,033	8.0	916	7.2	1,155	8.7
3+Bedroom	910	9.0	876	8.6	1,073	11.4
LOFT	65	6.7	62	6.2	99	7.9
All	3,309	8.1	3,014	7.3	3,570	8.8

COOPERATIVES

	APRIL 2026		MARCH 2026		APRIL 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	443	5.6	381	4.7	486	5.9
1-Bedroom	1,070	5.9	955	5.2	1,059	6.0
2-Bedroom	744	5.4	679	5.0	887	6.7
3+Bedroom	639	7.9	586	6.9	693	8.6
LOFT	89	7.4	70	5.7	82	8.1
All	2,985	6.1	2,671	5.3	3,207	6.6

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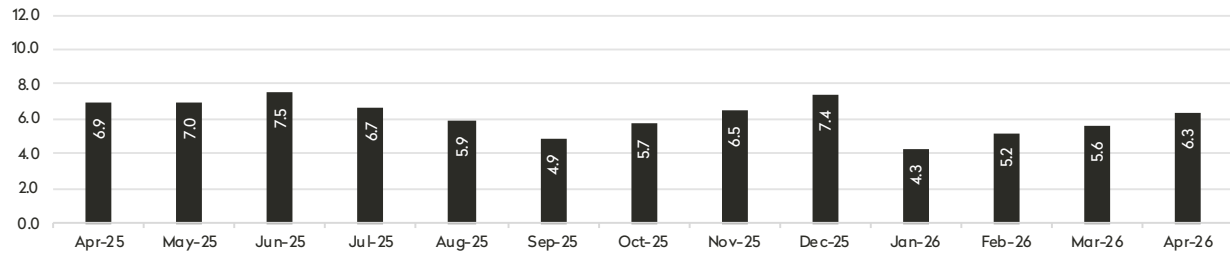
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21 EAST 90TH STREET #3C



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2026		MARCH 2026		APRIL 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	33	7.3	25	4.8	18	5.1
1-Bedroom	97	6.2	85	5.2	92	6.4
2-Bedroom	105	6.4	93	5.8	117	6.5
3+Bedroom	158	6.8	159	6.4	216	11.9
All	393	6.6	362	5.8	443	8.2

COOPERATIVES

	APRIL 2026		MARCH 2026		APRIL 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	96	6.0	83	5.3	103	5.7
1-Bedroom	245	5.9	230	5.3	255	5.7
2-Bedroom	195	4.7	182	4.5	261	5.8
3+Bedroom	282	8.3	259	6.9	285	8.5
All	818	6.1	754	5.5	904	6.4

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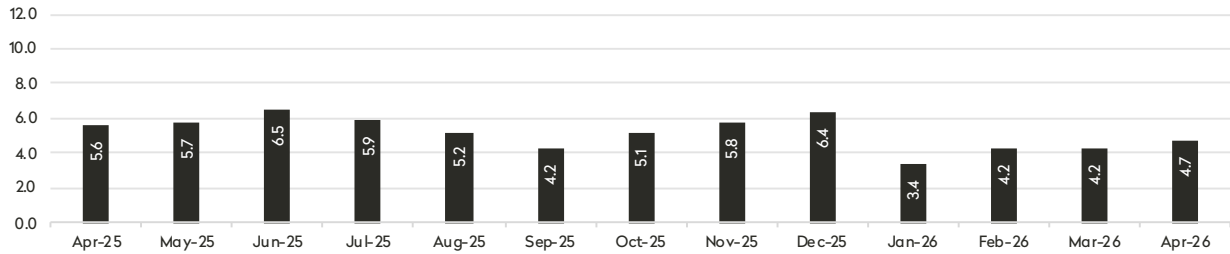


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W

155 WEST 68TH STREET #2010



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2026		MARCH 2026		APRIL 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	5.6	21	4.1	30	3.8
1-Bedroom	117	4.8	112	4.2	110	5.0
2-Bedroom	141	7.1	120	5.8	147	7.5
3+Bedroom	170	7.4	160	6.7	195	8.4
All	454	6.3	413	5.4	482	6.6

COOPERATIVES

	APRIL 2026		MARCH 2026		APRIL 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	48	3.1	47	2.8	61	3.9
1-Bedroom	136	3.8	120	3.3	146	4.3
2-Bedroom	99	3.1	94	2.8	139	4.6
3+Bedroom	108	4.9	102	4.3	149	7.1
All	391	3.7	363	3.3	495	4.9

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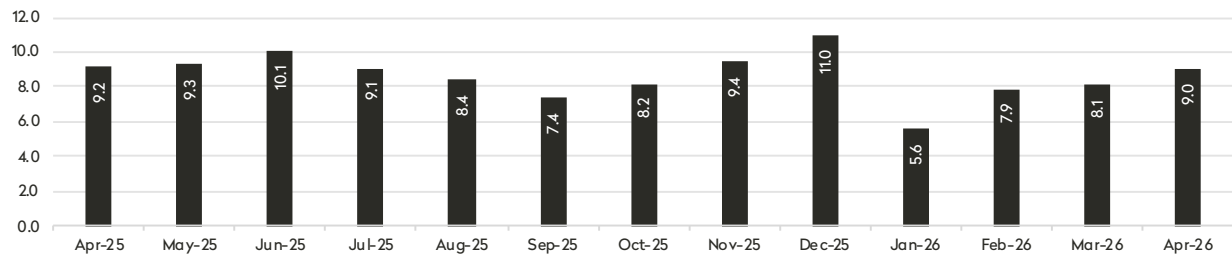


MIDTOWN EAST

444 EAST 57TH STREET #3A



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2026		MARCH 2026		APRIL 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	39	6.5	32	4.8	30	5.6
1-Bedroom	186	10.9	175	9.9	155	7.6
2-Bedroom	147	9.6	137	9.3	181	9.5
3+Bedroom	102	16.1	97	14.2	112	21.0
All	474	10.6	441	9.6	478	9.5

COOPERATIVES

	APRIL 2026		MARCH 2026		APRIL 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	95	5.6	91	5.5	105	5.9
1-Bedroom	226	8.4	195	7.1	211	8.5
2-Bedroom	133	7.7	109	6.6	135	10.0
3+Bedroom	80	11.7	79	11.6	97	17.6
All	534	7.9	474	7.1	548	8.9

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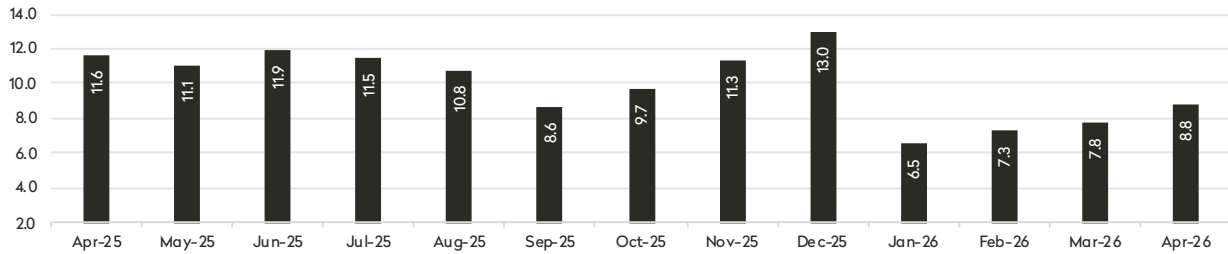


WEST
51ST
STREET
MIDTOWN

349 WEST 51ST STREET #GARDENA



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2026		MARCH 2026		APRIL 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	60	13.3	65	13.9	51	10.6
1-Bedroom	165	7.0	135	6.0	158	10.2
2-Bedroom	158	10.2	132	8.0	157	13.3
3+Bedroom	100	10.5	95	11.2	119	14.9
All	483	9.1	427	8.2	485	12.1

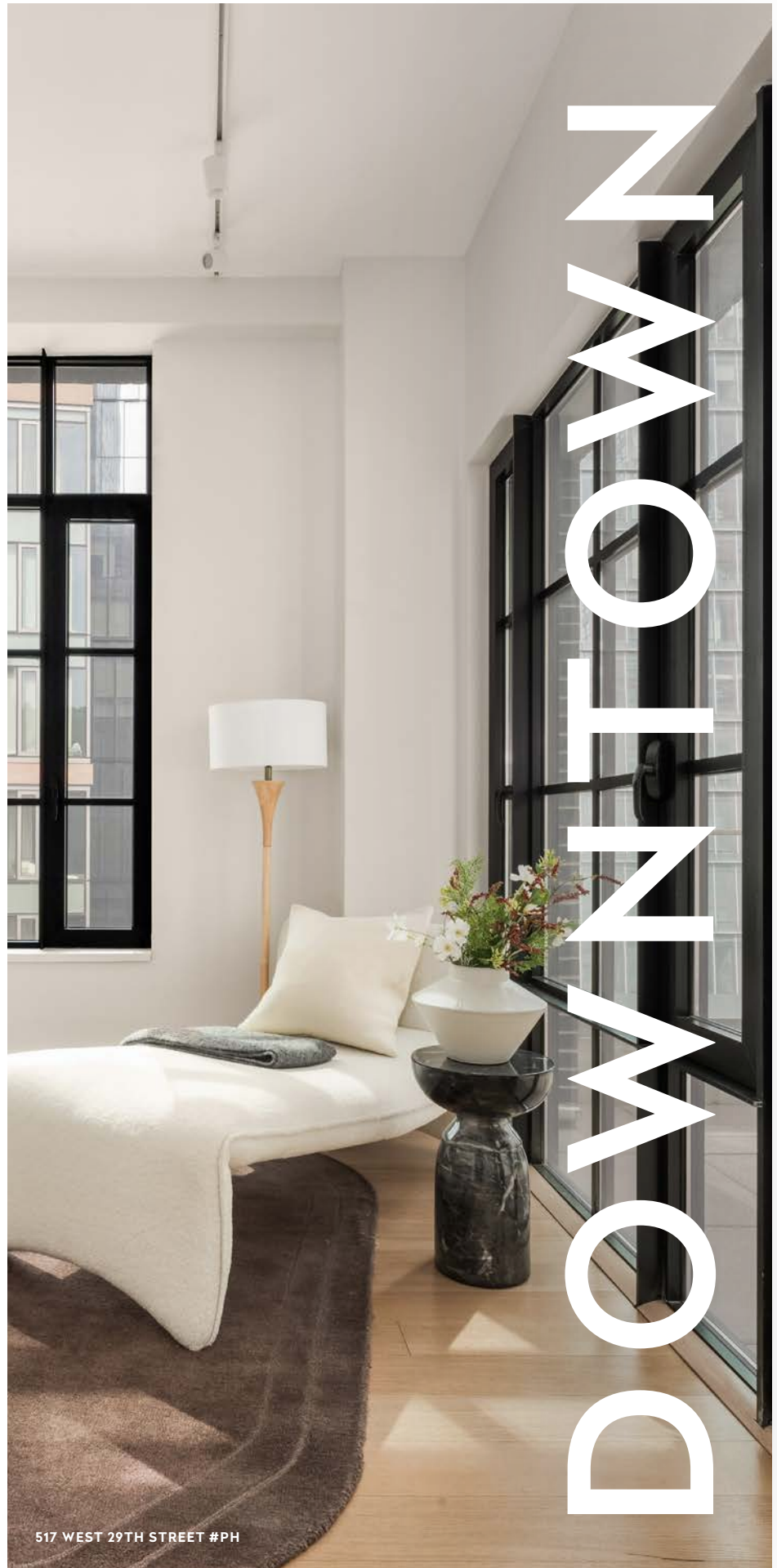
COOPERATIVES

	APRIL 2026		MARCH 2026		APRIL 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	7.1	13	3.1	30	7.5
1-Bedroom	46	6.6	42	6.1	51	7.8
2-Bedroom	29	7.9	27	8.5	36	14.4
3+Bedroom	23	12.5	20	15.0	27	32.4
All	124	7.7	102	6.6	144	10.4

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**APRIL 2026
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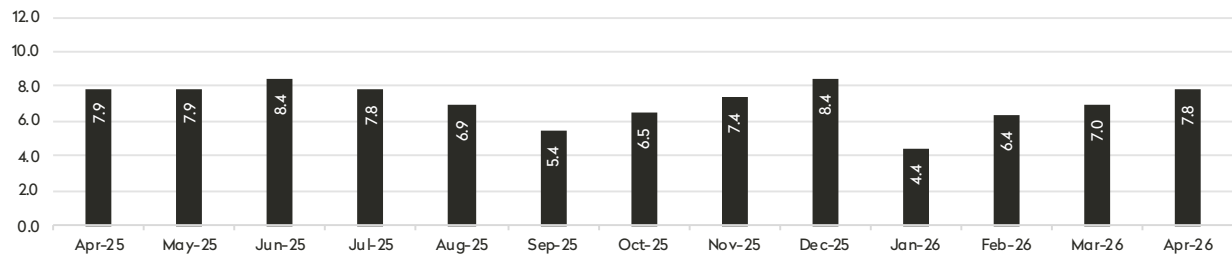
34th Street to 14th Street



517 WEST 29TH STREET #PH



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2026		MARCH 2026		APRIL 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	19	4.8	18	3.9	34	6.0
1-Bedroom	135	9.8	121	8.5	150	8.5
2-Bedroom	132	7.1	127	7.1	186	7.7
3+Bedroom	136	11.5	130	11.8	150	10.0
LOFT	17	7.8	16	6.0	21	10.5
All	439	8.7	412	8.2	541	8.4

COOPERATIVES

	APRIL 2026		MARCH 2026		APRIL 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	83	6.8	66	5.4	97	7.9
1-Bedroom	147	6.4	127	5.5	135	5.7
2-Bedroom	68	8.2	62	8.1	65	8.9
3+Bedroom	14	5.3	14	4.4	28	9.3
LOFT	38	9.1	27	6.2	27	9.5
All	350	7.0	296	5.9	352	7.2

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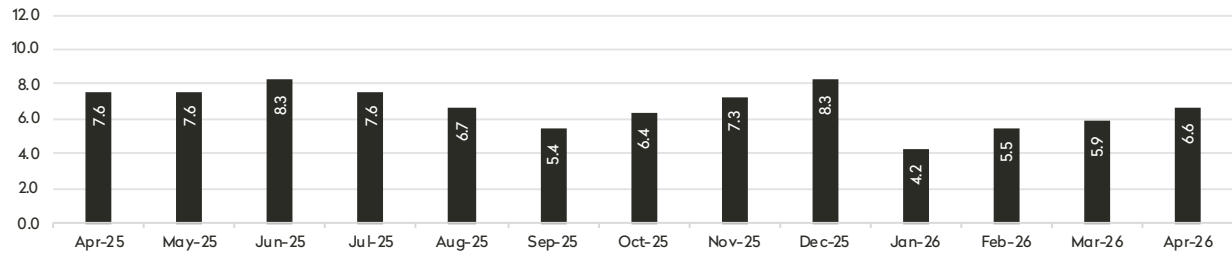
South of 14th Street



20 WEST 12TH STREET



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2026		MARCH 2026		APRIL 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	74	6.7	60	5.6	85	8.8
1-Bedroom	252	8.9	217	8.3	228	8.7
2-Bedroom	234	7.1	207	6.4	259	9.8
3+Bedroom	184	8.1	172	7.5	208	10.0
LOFT	45	6.1	43	6.0	76	9.1
All	789	7.7	699	7.0	856	9.3

COOPERATIVES

	APRIL 2026		MARCH 2026		APRIL 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	78	6.2	66	4.8	83	7.0
1-Bedroom	169	4.9	146	4.0	157	4.5
2-Bedroom	98	4.5	103	4.6	126	5.9
3+Bedroom	65	7.4	61	7.3	72	7.6
LOFT	46	6.3	40	5.1	49	6.7
All	456	5.3	416	4.7	487	5.7

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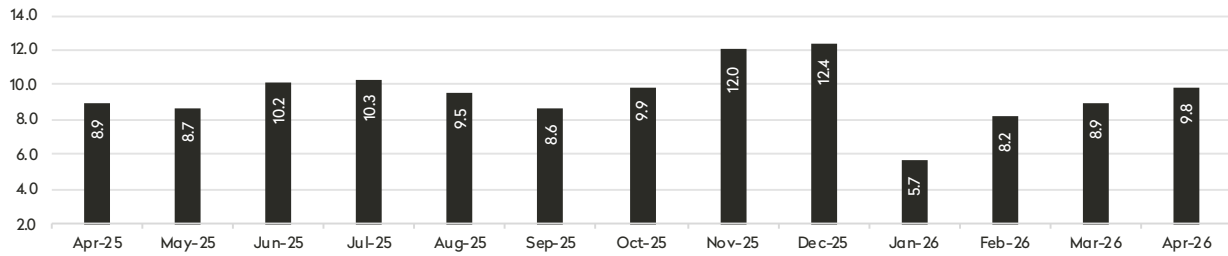


UPPER MANHATTAN

408 CONVENT AVENUE



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	APRIL 2026		MARCH 2026		APRIL 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	9	4.5	9	4.2	16	12.0
1-Bedroom	89	8.1	85	7.7	86	7.9
2-Bedroom	119	11.3	103	10.5	110	8.3
3+Bedroom	60	13.8	63	14.0	73	12.2
All	277	10.0	260	9.5	285	9.0

COOPERATIVES

	APRIL 2026		MARCH 2026		APRIL 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	17	6.8	15	5.6	7	2.8
1-Bedroom	102	8.9	95	8.0	104	12.7
2-Bedroom	123	8.9	103	7.9	128	9.5
3+Bedroom	70	15.0	53	12.2	38	5.0
All	312	9.6	266	8.4	277	8.7

Contact Us

APRIL 2026

Manhattan Inventory Report

East Side

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West Side

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Flatiron

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New York, NY 10011
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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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Harlem

2169 Frederick Douglass Boulevard
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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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