

Inv

MAY 2026
MANHATTAN
INVENTORY
REPORT

MANHATTAN



Brown Harris Stevens THE Craft of Research

135 EAST 47TH STREET #PHD

MAY 2026

Highlights

Inventory climbed **12%** in Manhattan compared to last month.

The months' supply was 9.2 months for condominiums, and 7.2 months for cooperatives.

While all neighborhoods posted an **INCREASE** in months' supply, the West Side was the tightest at 5.4-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.



2 EAST 70TH STREET, MAISONETTE

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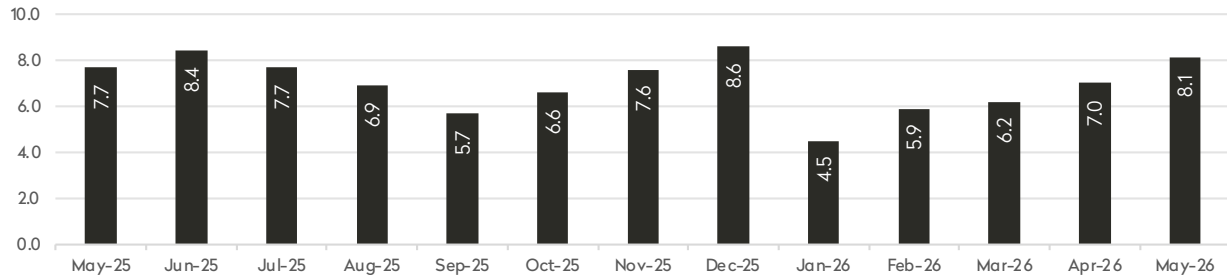
MAY 2026
MANHATTAN
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155 WEST 68TH STREET #1223



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2026		APRIL 2026		MAY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	293	8.0	260	7.1	264	6.8
1-Bedroom	1,193	9.2	1,041	7.8	978	7.8
2-Bedroom	1,138	8.9	1,033	8.0	1,156	8.9
3+Bedroom	1,022	10.3	910	9.0	1,078	10.7
LOFT	76	8.1	65	6.7	98	7.4
All	3,722	9.2	3,309	8.1	3,574	8.8

COOPERATIVES

	MAY 2026		APRIL 2026		MAY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	511	7.0	443	5.6	487	6.2
1-Bedroom	1,211	7.1	1,070	5.9	1,058	6.0
2-Bedroom	831	6.2	744	5.4	887	6.7
3+Bedroom	683	8.9	639	7.9	695	8.9
LOFT	105	9.4	89	7.4	84	8.0
All	3,341	7.2	2,985	6.1	3,211	6.7

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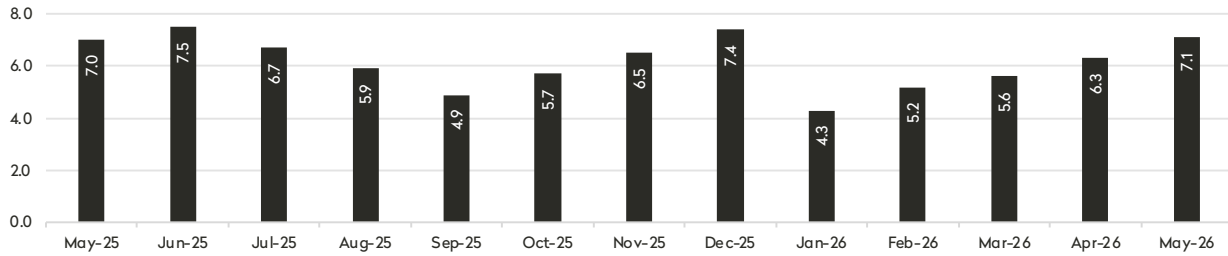


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880 FIFTH AVENUE #PHF



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2026		APRIL 2026		MAY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	30	6.0	33	7.3	18	4.5
1-Bedroom	107	6.6	97	6.2	92	6.9
2-Bedroom	125	7.7	105	6.4	117	6.9
3+Bedroom	185	9.2	158	6.8	217	12.6
All	447	7.8	393	6.6	444	8.6

COOPERATIVES

	MAY 2026		APRIL 2026		MAY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	104	6.7	96	6.0	104	5.8
1-Bedroom	288	6.6	245	5.9	255	5.6
2-Bedroom	216	5.4	195	4.7	261	5.9
3+Bedroom	287	8.6	282	8.3	285	8.5
All	895	6.8	818	6.1	905	6.4

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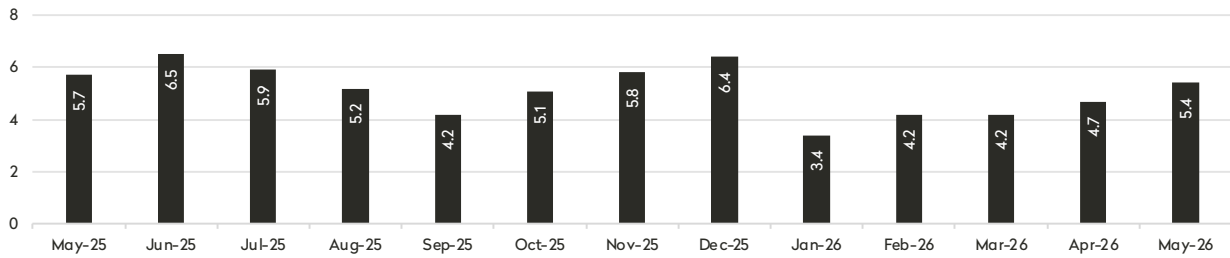


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465 WEST END AVENUE #9/10C



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2026		APRIL 2026		MAY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	33	7.3	26	5.6	31	4.3
1-Bedroom	135	5.9	117	4.8	110	5.4
2-Bedroom	149	7.3	141	7.1	147	7.2
3+Bedroom	185	7.4	170	7.4	195	7.4
All	502	6.9	454	6.3	483	6.5

COOPERATIVES

	MAY 2026		APRIL 2026		MAY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	56	3.8	48	3.1	61	3.9
1-Bedroom	151	4.6	136	3.8	146	4.6
2-Bedroom	117	3.8	99	3.1	139	4.7
3+Bedroom	124	5.4	108	4.9	149	7.8
All	448	4.4	391	3.7	495	5.2

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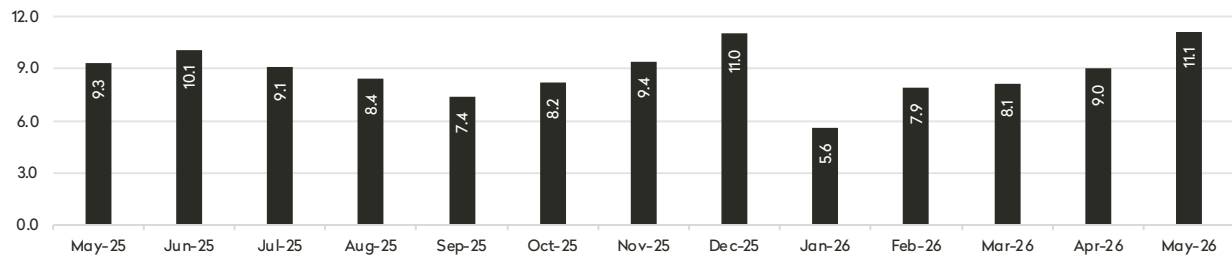
MAY 2026
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135 EAST 47TH STREET #20C



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2026		APRIL 2026		MAY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	40	7.3	39	6.5	30	5.1
1-Bedroom	214	13.1	186	10.9	154	7.3
2-Bedroom	155	10.4	147	9.6	181	9.6
3+Bedroom	110	18.9	102	16.1	112	23.2
All	519	12.2	474	10.6	477	9.4

COOPERATIVES

	MAY 2026		APRIL 2026		MAY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	121	8.7	95	5.6	105	6.6
1-Bedroom	258	10.1	226	8.4	211	8.3
2-Bedroom	147	9.7	133	7.7	135	9.9
3+Bedroom	89	18.4	80	11.7	98	21.0
All	615	10.4	534	7.9	549	9.2

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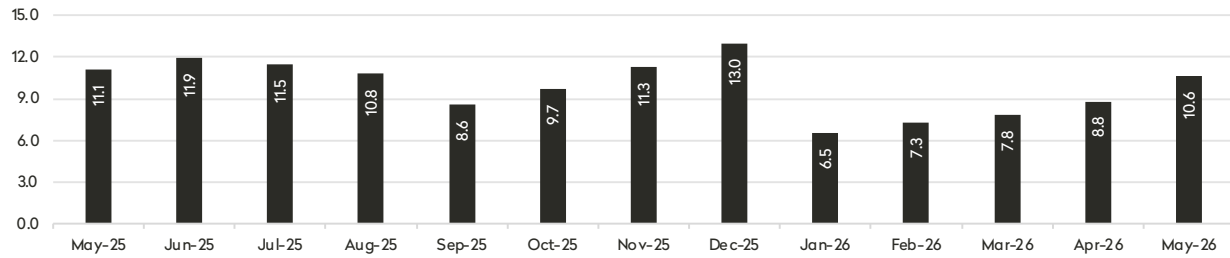


217 WEST 57TH STREET #97E

MIDTOWN WEST



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2026		APRIL 2026		MAY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	67	13.9	60	13.3	51	8.5
1-Bedroom	198	8.5	165	7.0	158	9.9
2-Bedroom	178	11.2	158	10.2	157	12.4
3+Bedroom	122	14.4	100	10.5	120	13.1
All	565	10.8	483	9.1	486	11.1

COOPERATIVES

	MAY 2026		APRIL 2026		MAY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	32	10.1	26	7.1	30	7.8
1-Bedroom	54	9.0	46	6.6	51	7.3
2-Bedroom	32	9.1	29	7.9	36	19.6
3+Bedroom	25	16.7	23	12.5	27	81.0
All	143	10.1	124	7.7	144	11.1

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MAY 2026

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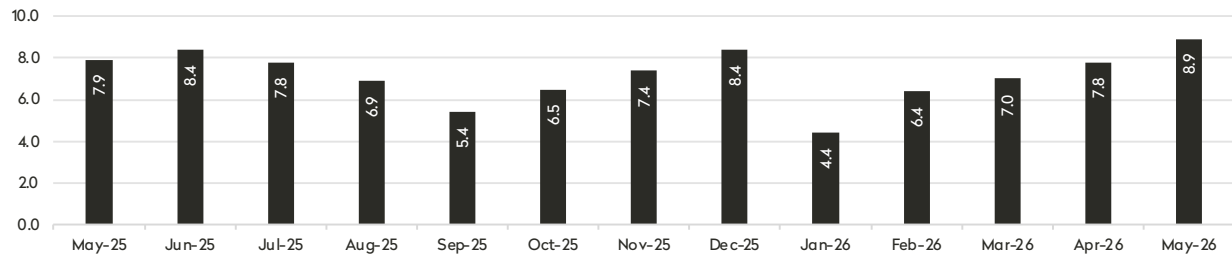
34th Street to 14th Street



517 WEST 29TH STREET #PHC



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2026		APRIL 2026		MAY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	25	6.3	19	4.8	34	7.0
1-Bedroom	153	11.2	135	9.8	147	7.7
2-Bedroom	144	7.4	132	7.1	181	7.8
3+Bedroom	150	13.2	136	11.5	152	10.5
LOFT	18	8.3	17	7.8	22	11.0
All	490	9.7	439	8.7	536	8.4

COOPERATIVES

	MAY 2026		APRIL 2026		MAY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	107	9.4	83	6.8	97	8.0
1-Bedroom	153	7.0	147	6.4	135	5.7
2-Bedroom	73	7.6	68	8.2	65	8.9
3+Bedroom	22	8.3	14	5.3	29	9.7
LOFT	36	11.4	38	9.1	27	10.1
All	391	8.0	350	7.0	353	7.3

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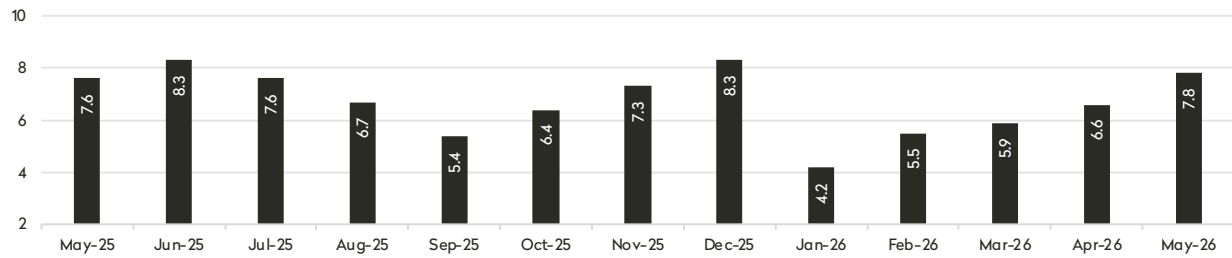
South of 14th Street



158 MERCER STREET #10B



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2026		APRIL 2026		MAY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	86	8.2	74	6.7	84	8.5
1-Bedroom	289	11.1	252	8.9	229	9.4
2-Bedroom	272	8.8	234	7.1	259	10.5
3+Bedroom	207	8.5	184	8.1	209	9.1
LOFT	56	8.0	45	6.1	74	7.7
All	910	9.2	789	7.7	855	9.3

COOPERATIVES

	MAY 2026		APRIL 2026		MAY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	70	5.9	78	6.2	83	7.4
1-Bedroom	189	6.3	169	4.9	157	4.5
2-Bedroom	104	4.6	98	4.5	126	6.0
3+Bedroom	56	6.9	65	7.4	73	7.3
LOFT	66	8.8	46	6.3	51	6.5
All	485	6.1	456	5.3	490	5.8

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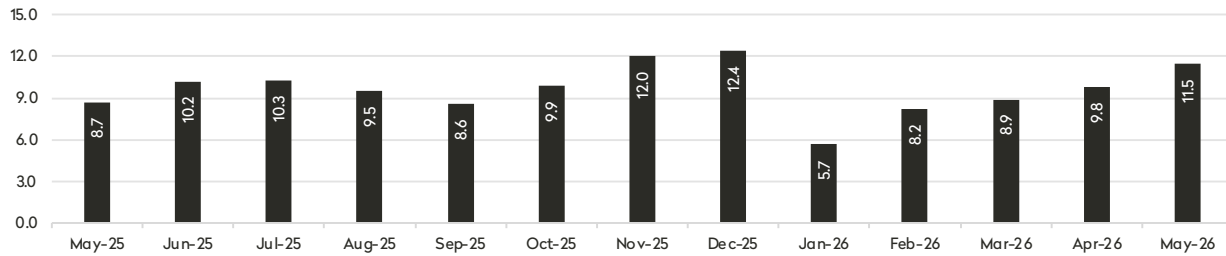


UPPER MANHATTAN

543 WEST 122ND STREET #8A



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	MAY 2026		APRIL 2026		MAY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	12	5.1	9	4.5	16	12.0
1-Bedroom	97	8.7	89	8.1	86	8.5
2-Bedroom	117	10.8	119	11.3	110	8.3
3+Bedroom	63	15.1	60	13.8	73	11.0
All	289	10.1	277	10.0	285	9.0

COOPERATIVES

	MAY 2026		APRIL 2026		MAY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	21	9.7	17	6.8	7	2.8
1-Bedroom	118	11.6	102	8.9	103	13.1
2-Bedroom	143	11.8	123	8.9	128	8.7
3+Bedroom	82	21.4	70	15.0	37	4.6
All	364	12.8	312	9.6	275	8.3

Contact Us

MAY 2026

Manhattan Inventory Report

East Side

445 Park Avenue
New York, NY 10022
212-906-9200

West Side

1934 Broadway
New York, NY 10023
212-588-5600

Flatiron

130 Fifth Avenue
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

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

BHS THE Craft OF Research

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

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