

Inv

DECEMBER 2025
MANHATTAN
INVENTORY
REPORT

MANHATTAN

Brown Harris Stevens THE Craft of Research

14 EAST 75TH STREET #2/3C

DECEMBER 2025

Highlights

December saw the supply of apartments for sale in Manhattan **increase** for the third straight month to 8.6 months.

Inventory declined from last month, **6%** for condos and **10%** for co-ops.

At 6.4-months, the West Side was the tightest market in December.

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.



155 WEST 68TH STREET #2005

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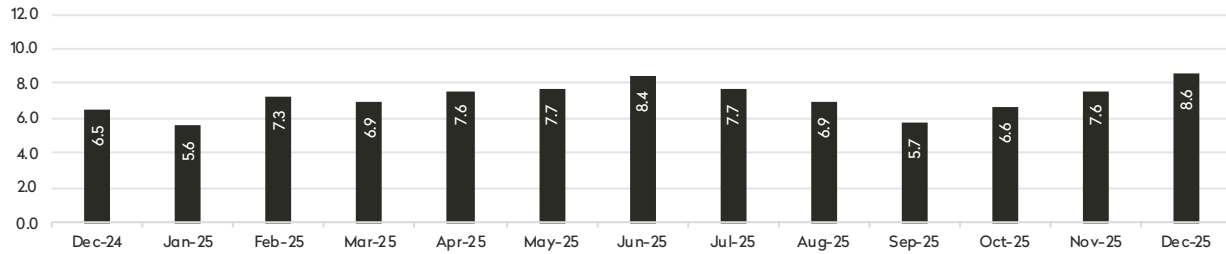
REPORT



1 CENTRAL PARK SOUTH #1901



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2025		NOVEMBER 2025		DECEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	249	6.9	275	6.5	220	6.2
1-Bedroom	941	8.1	996	6.9	805	5.4
2-Bedroom	1,093	10.1	1,172	8.8	1,082	7.5
3+Bedroom	1,052	14.1	1,095	11.5	1,116	12.0
LOFT	71	11.8	76	9.1	103	9.7
All	3,406	10.0	3,614	8.5	3,326	7.7

COOPERATIVES

	DECEMBER 2025		NOVEMBER 2025		DECEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	467	7.2	498	6.3	461	5.1
1-Bedroom	1,096	7.1	1,255	6.8	1,033	5.0
2-Bedroom	799	6.9	881	6.3	785	5.5
3+Bedroom	671	8.9	735	8.0	652	7.3
LOFT	90	9.5	100	7.6	94	7.9
All	3,123	7.4	3,469	6.8	3,025	5.6

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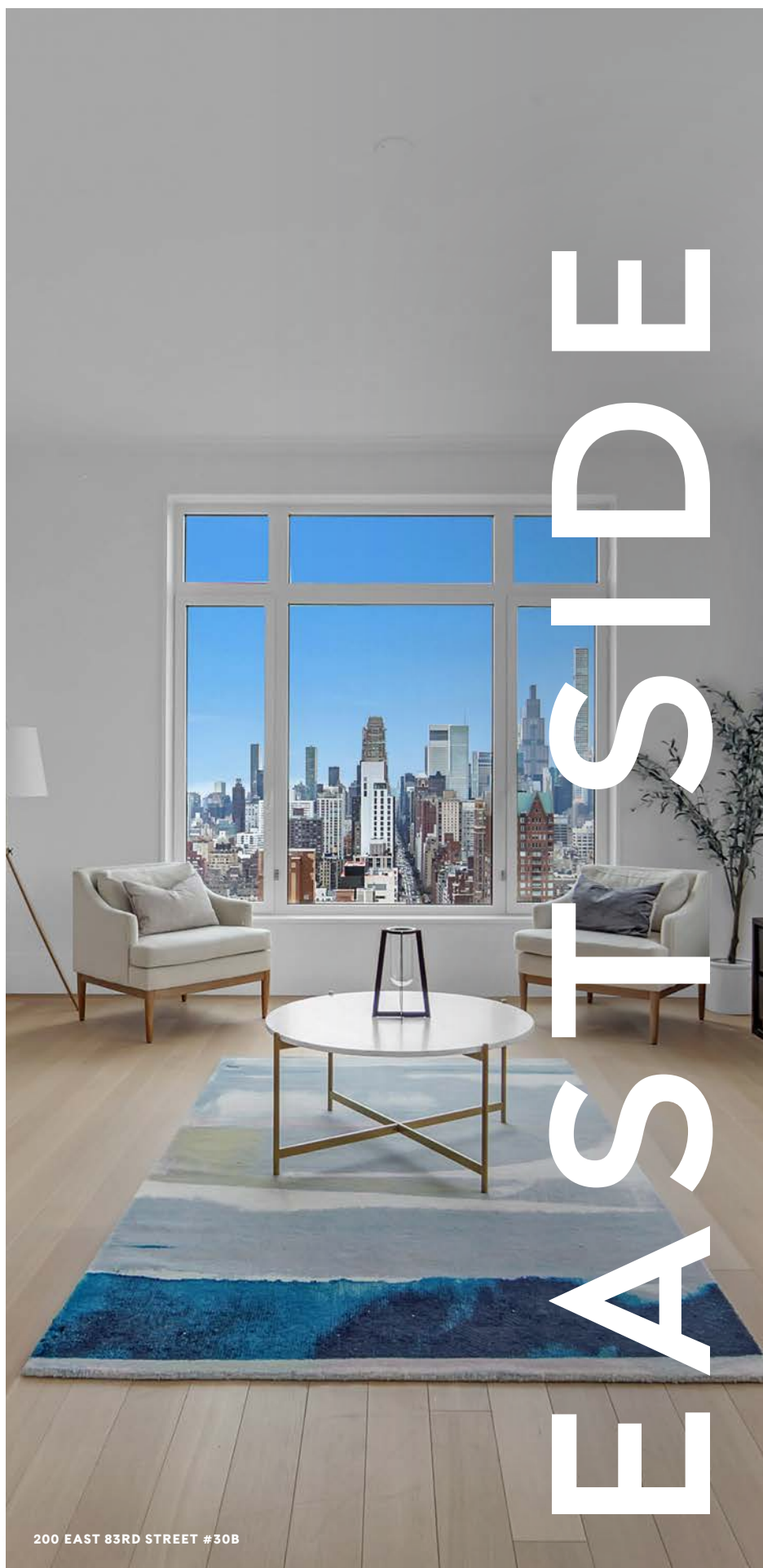
DECEMBER 2025

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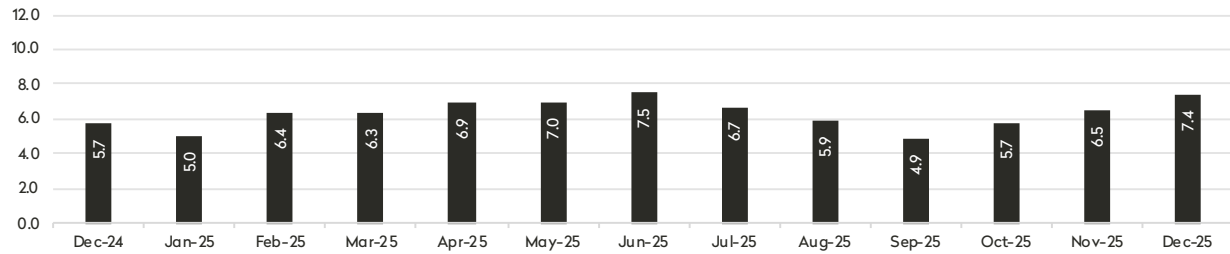
ESTATE



200 EAST 83RD STREET #30B



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2025		NOVEMBER 2025		DECEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	26	10.4	29	9.7	29	5.0
1-Bedroom	84	6.9	88	5.2	76	3.6
2-Bedroom	90	5.6	98	4.9	119	6.0
3+Bedroom	210	11.5	210	9.6	202	10.4
All	410	8.4	425	6.9	426	6.5

COOPERATIVES

	DECEMBER 2025		NOVEMBER 2025		DECEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	96	7.9	102	6.6	87	4.3
1-Bedroom	265	6.8	305	6.5	253	5.2
2-Bedroom	231	6.0	248	5.4	225	5.2
3+Bedroom	281	8.3	302	7.4	261	6.6
All	873	7.0	957	6.4	826	5.4

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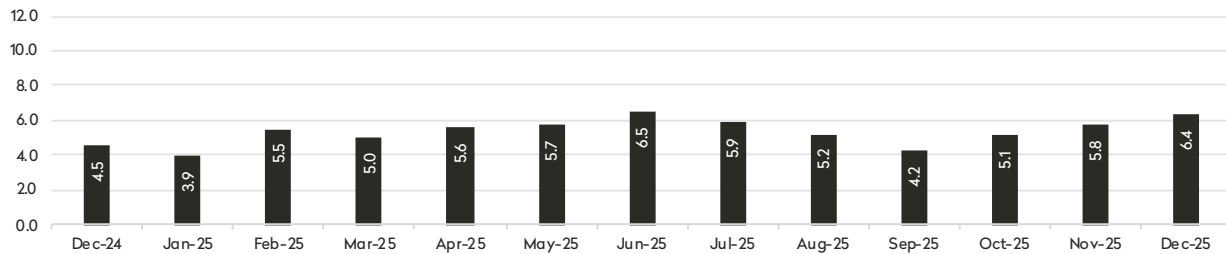


ESTES

393 WEST END AVENUE #5G



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2025		NOVEMBER 2025		DECEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	19	3.7	24	3.7	13	2.0
1-Bedroom	111	5.0	124	4.3	81	2.6
2-Bedroom	178	9.8	175	8.0	127	5.6
3+Bedroom	191	11.8	201	10.1	213	10.2
All	499	8.1	524	6.8	434	5.3

COOPERATIVES

	DECEMBER 2025		NOVEMBER 2025		DECEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	61	5.2	61	4.8	52	3.6
1-Bedroom	158	5.2	180	5.0	143	3.6
2-Bedroom	118	4.5	131	4.3	114	3.4
3+Bedroom	133	6.1	151	5.9	135	5.7
All	470	5.2	523	5.0	444	4.0

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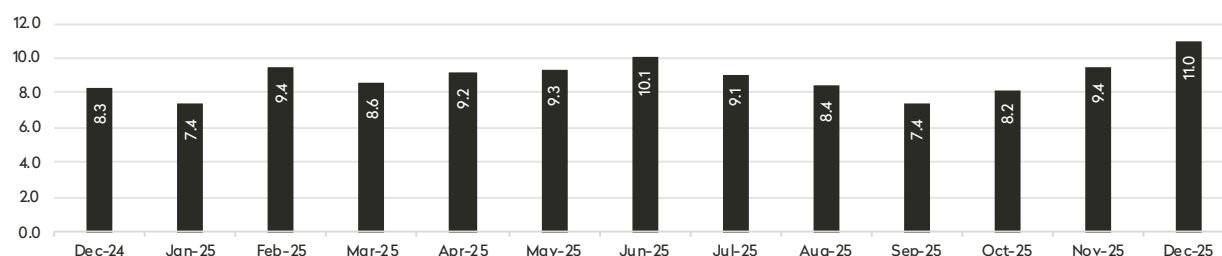
REPORT



434 EAST 52ND STREET #10E



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2025		NOVEMBER 2025		DECEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	35	5.4	39	5.3	28	6.2
1-Bedroom	175	9.6	161	7.3	118	7.5
2-Bedroom	145	14.0	154	11.7	162	11.7
3+Bedroom	114	27.4	116	21.1	115	17.7
All	469	12.0	470	9.8	423	10.4

COOPERATIVES

	DECEMBER 2025		NOVEMBER 2025		DECEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	112	9.7	116	8.2	113	5.3
1-Bedroom	219	9.7	248	9.1	202	6.8
2-Bedroom	122	9.5	148	8.9	139	7.1
3+Bedroom	91	14.0	93	11.9	91	17.6
All	544	10.2	605	9.2	545	7.2

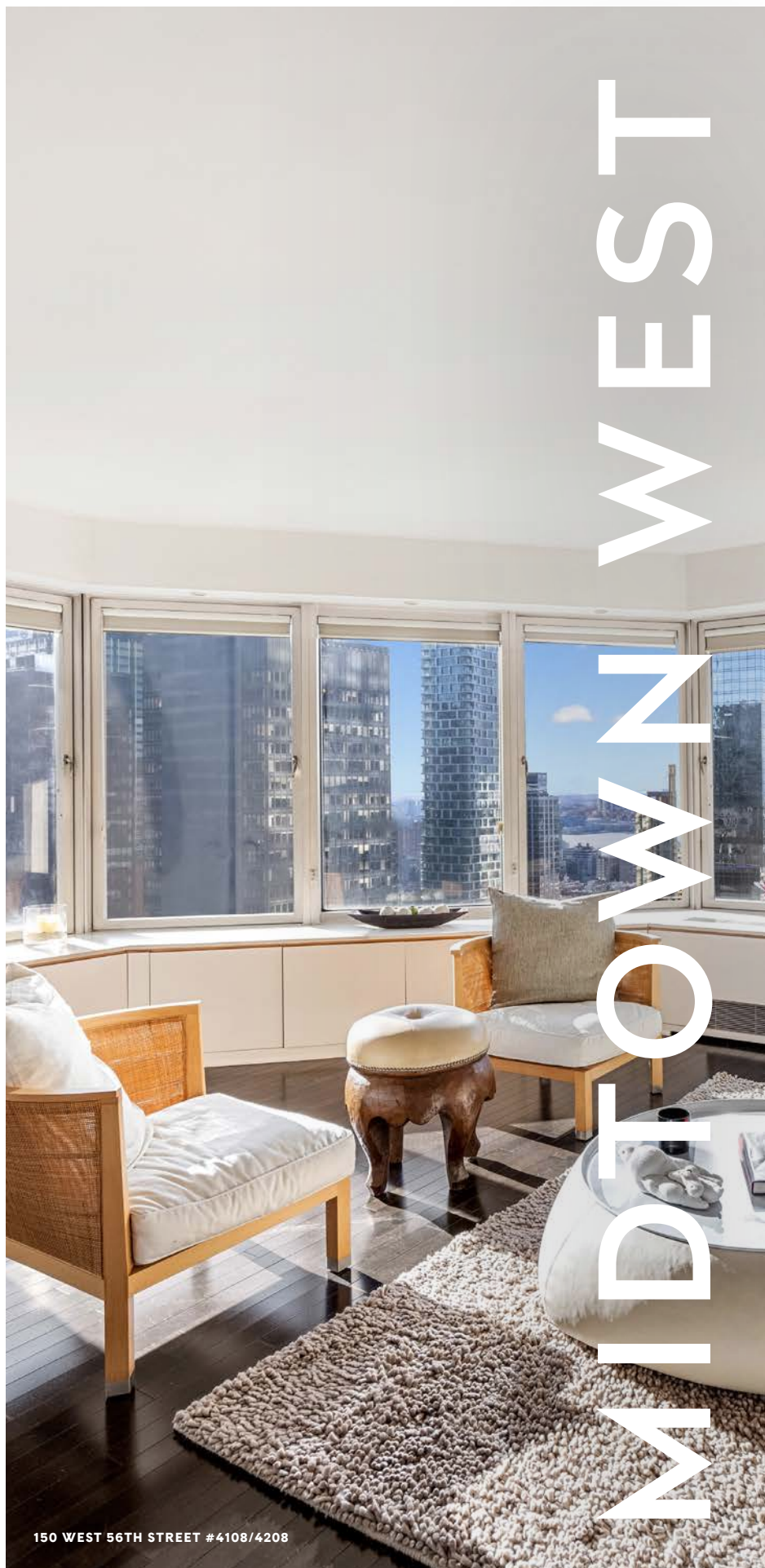
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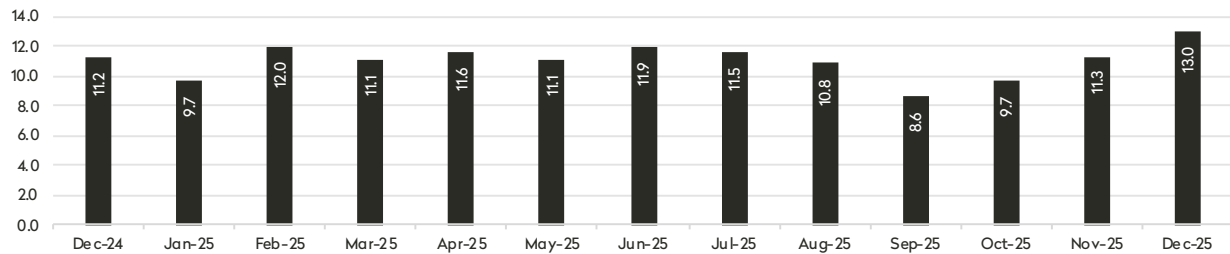
REPORT



150 WEST 56TH STREET #4108/4208



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2025		NOVEMBER 2025		DECEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	61	13.6	62	12.4	43	12.3
1-Bedroom	145	10.7	161	9.5	140	8.8
2-Bedroom	161	15.6	169	13.9	147	13.8
3+Bedroom	107	18.3	107	13.7	131	18.3
All	474	13.9	499	11.9	461	12.4

COOPERATIVES

	DECEMBER 2025		NOVEMBER 2025		DECEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	23	7.7	28	8.0	24	5.8
1-Bedroom	50	9.1	53	7.2	60	8.6
2-Bedroom	26	12.0	35	11.7	27	8.1
3+Bedroom	25	25.0	26	26.0	28	14.0
All	124	10.6	142	9.6	139	8.4

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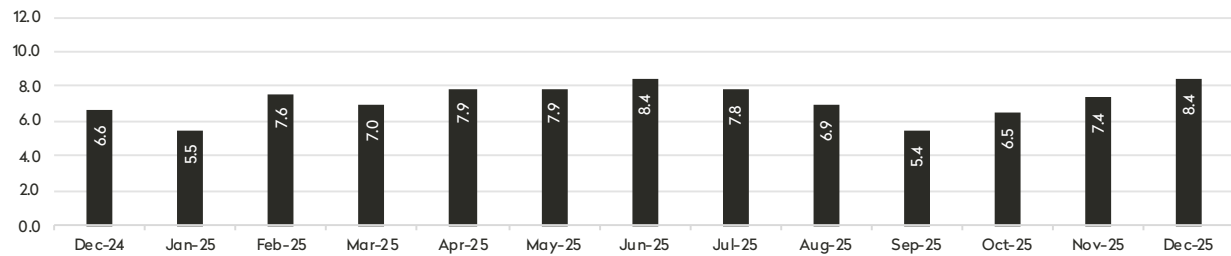
34th Street to 14th Street



368 3RD AVENUE #32A



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2025		NOVEMBER 2025		DECEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	3.1	26	2.9	21	4.1
1-Bedroom	122	5.5	125	4.9	130	6.0
2-Bedroom	165	9.3	184	8.4	181	6.0
3+Bedroom	156	18.4	161	14.2	162	10.8
LOFT	21	21.0	24	24.0	24	20.6
All	488	8.5	520	7.6	518	7.1

COOPERATIVES

	DECEMBER 2025		NOVEMBER 2025		DECEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	95	7.6	100	6.5	96	7.0
1-Bedroom	150	6.9	176	6.6	140	4.9
2-Bedroom	71	9.5	74	7.2	62	7.0
3+Bedroom	29	14.5	28	12.9	22	5.5
LOFT	33	14.1	35	9.5	27	9.5
All	378	8.2	413	7.1	347	6.0

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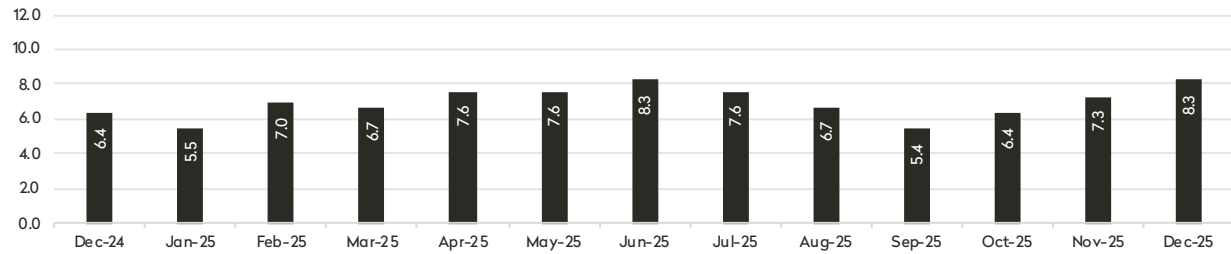
South of 14th Street



20 WEST 12TH STREET



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2025		NOVEMBER 2025		DECEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	74	8.5	82	7.8	75	8.5
1-Bedroom	219	9.7	242	8.5	174	5.4
2-Bedroom	250	9.1	268	7.9	236	7.1
3+Bedroom	205	12.8	220	10.0	224	10.7
LOFT	48	9.9	50	7.0	76	9.5
All	796	10.0	862	8.5	785	7.6

COOPERATIVES

	DECEMBER 2025		NOVEMBER 2025		DECEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	71	5.4	79	4.9	82	6.0
1-Bedroom	159	5.6	180	5.5	150	3.8
2-Bedroom	112	6.2	129	6.0	104	4.7
3+Bedroom	70	10.2	84	8.8	77	8.7
LOFT	50	7.5	57	6.6	60	7.1
All	462	6.3	529	6.0	473	5.1

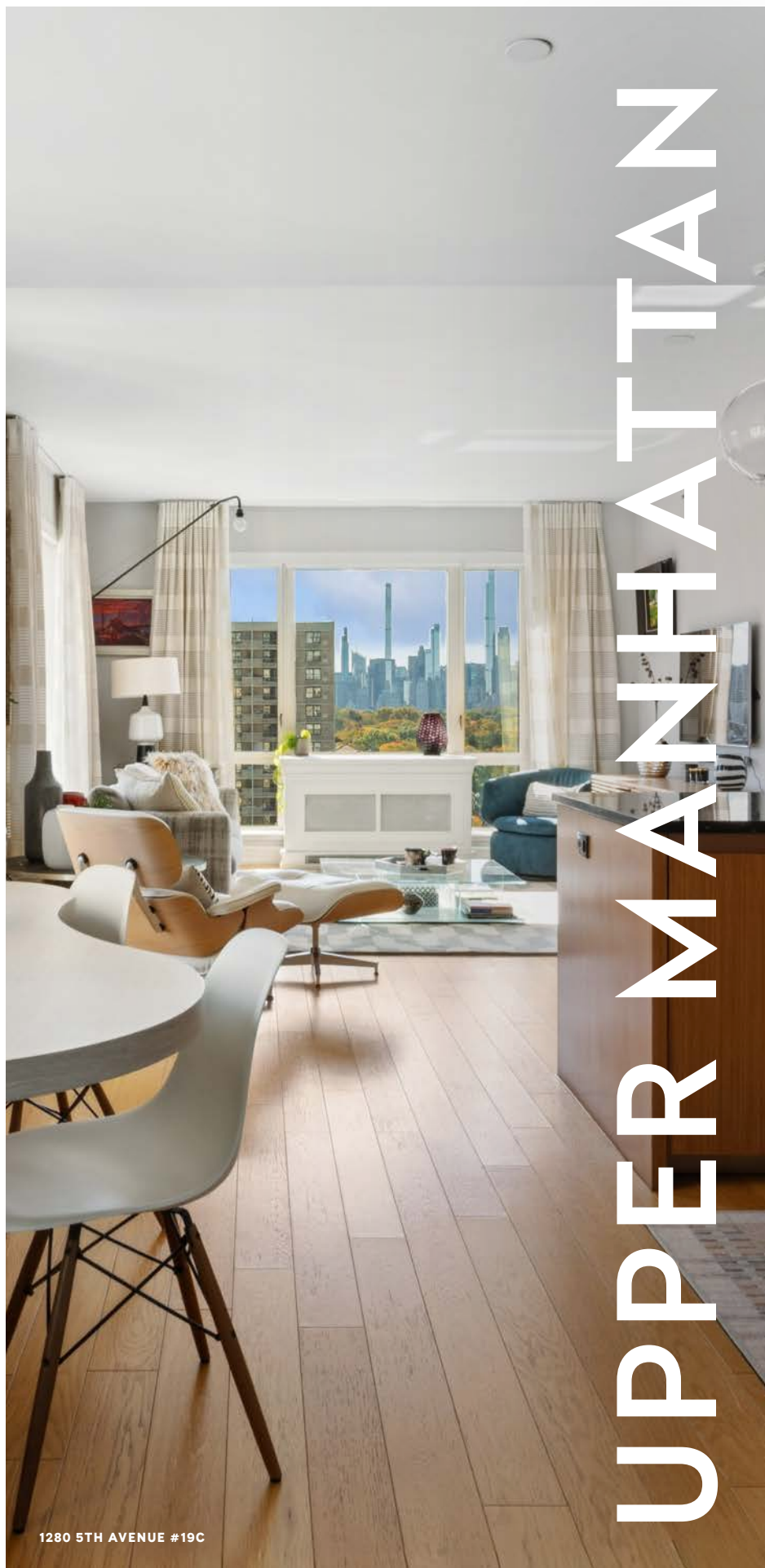
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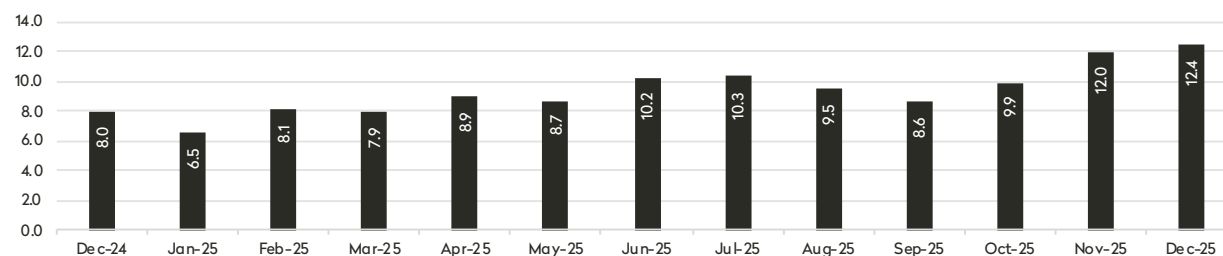
REPORT



1280 5TH AVENUE #19C



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	DECEMBER 2025		NOVEMBER 2025		DECEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	10	10.0	13	11.1	11	11.0
1-Bedroom	85	15.9	95	15.0	87	7.4
2-Bedroom	106	12.2	126	12.6	110	7.9
3+Bedroom	69	11.8	80	12.3	71	14.7
All	270	13.0	314	13.1	279	8.8

COOPERATIVES

	DECEMBER 2025		NOVEMBER 2025		DECEMBER 2024	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	9	7.7	12	8.0	7	2.2
1-Bedroom	96	14.0	114	12.9	87	6.5
2-Bedroom	120	10.7	118	9.4	114	9.6
3+Bedroom	47	12.8	56	12.4	43	7.2
All	272	11.9	300	11.0	251	7.3

Contact Us

DECEMBER 2025

Manhattan Inventory Report

East Side

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West Side

1934 Broadway
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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

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New York, NY 10013
212-452-4500

Harlem

2169 Frederick Douglass Boulevard
New York, NY 10026
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445 Park Avenue, 10th Floor
New York, NY 10022
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BHS THE Craft OF Research

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