

Inv

JANUARY 2026
MANHATTAN
INVENTORY
REPORT

MANHATTAN

Brown Harris Stevens THE Craft of Research

47 BRADHURST AVENUE

JANUARY 2026

Highlights

A **decline** in new listings coupled with an increase in the pace of sales drove the months' supply down to 4.5 months in January.

The months' supply was 5.4 months for condominiums, and 3.8 months for cooperatives.

While all neighborhoods posted a **decline** in months' supply, the West Side was the tightest at 3.4-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.



14 EAST 75TH STREET #2/3C

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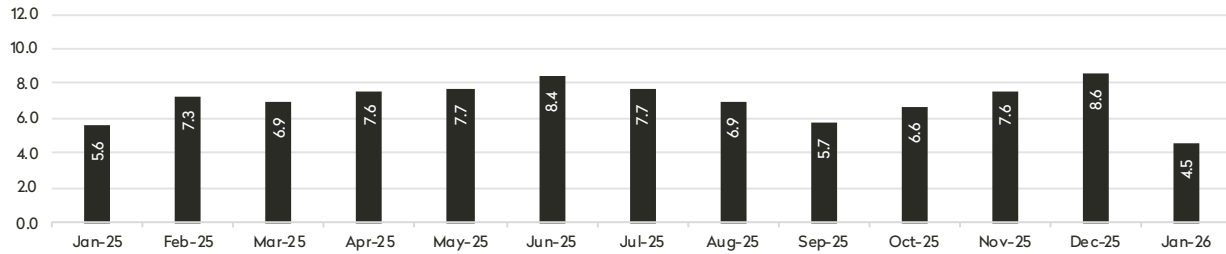
REPORT



1831 MADISON AVENUE #9A



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JANUARY 2026		DECEMBER 2025		JANUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	217	3.8	249	6.9	194	5.3
1-Bedroom	769	4.2	941	8.1	711	4.9
2-Bedroom	864	5.1	1,093	10.1	902	6.4
3+Bedroom	859	9.7	1,052	14.1	963	10.5
LOFT	49	4.7	71	11.8	80	8.3
All	2,758	5.4	3,406	10.0	2,850	6.7

COOPERATIVES

	JANUARY 2026		DECEMBER 2025		JANUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	340	3.2	467	7.2	394	4.4
1-Bedroom	819	3.4	1,096	7.1	827	4.1
2-Bedroom	596	3.3	799	6.9	625	4.6
3+Bedroom	552	6.8	671	8.9	524	6.2
LOFT	65	4.2	90	9.5	81	6.8
All	2,372	3.8	3,123	7.4	2,451	4.7

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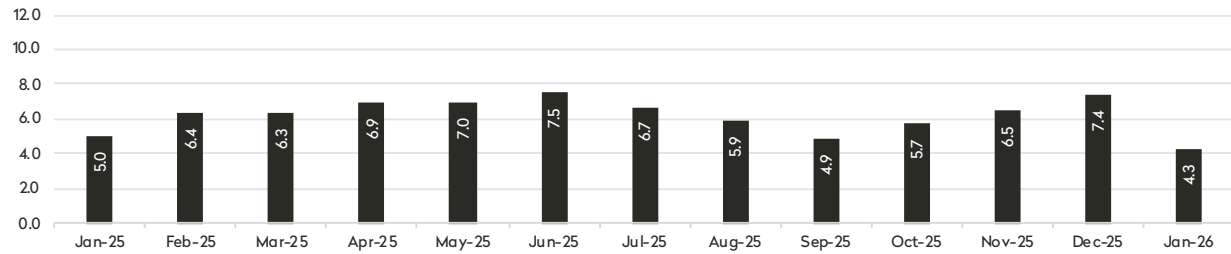
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200 EAST 83RD STREET #30B



MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	JANUARY 2026		DECEMBER 2025		JANUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	20	3.5	26	10.4	24	4.2
1-Bedroom	75	3.8	84	6.9	66	3.6
2-Bedroom	81	3.3	90	5.6	101	5.4
3+Bedroom	157	7.7	210	11.5	163	8.5
All	333	4.7	410	8.4	354	5.7

COOPERATIVES

	JANUARY 2026		DECEMBER 2025		JANUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	72	3.5	96	7.9	72	3.9
1-Bedroom	207	3.5	265	6.8	204	4.2
2-Bedroom	178	3.2	231	6.0	182	4.2
3+Bedroom	237	7.5	281	8.3	222	6.1
All	694	4.2	873	7.0	680	4.6

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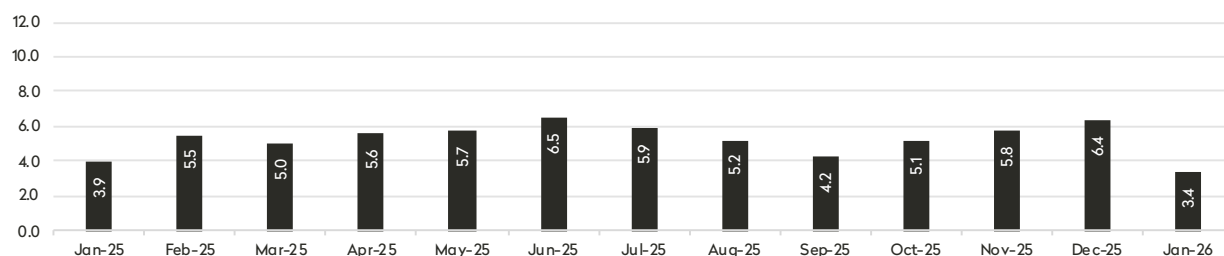
REPORT

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155 WEST 68TH STREET #30A



MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	JANUARY 2026		DECEMBER 2025		JANUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	20	2.6	19	3.7	19	2.9
1-Bedroom	86	2.5	111	5.0	70	2.5
2-Bedroom	118	4.4	178	9.8	104	5.4
3+Bedroom	165	11.4	191	11.8	184	9.7
All	389	4.7	499	8.1	377	5.2

COOPERATIVES

	JANUARY 2026		DECEMBER 2025		JANUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	45	2.4	61	5.2	43	2.9
1-Bedroom	118	2.4	158	5.2	105	2.7
2-Bedroom	82	1.9	118	4.5	94	2.9
3+Bedroom	105	4.6	133	6.1	98	4.4
All	350	2.6	470	5.2	340	3.1

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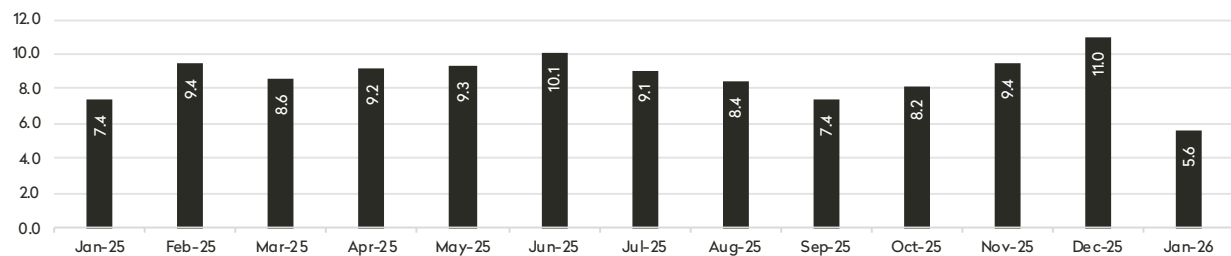
REPORT



425 EAST 58TH STREET #33D



MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	JANUARY 2026		DECEMBER 2025		JANUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	34	3.7	35	5.4	26	4.9
1-Bedroom	149	5.7	175	9.6	110	6.4
2-Bedroom	121	6.6	145	14.0	142	9.2
3+Bedroom	94	15.7	114	27.4	105	21.7
All	398	6.7	469	12.0	383	8.9

COOPERATIVES

	JANUARY 2026		DECEMBER 2025		JANUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	84	4.1	112	9.7	97	4.5
1-Bedroom	159	4.6	219	9.7	170	6.3
2-Bedroom	92	4.4	122	9.5	109	6.7
3+Bedroom	77	10.0	91	14.0	72	14.9
All	412	4.9	544	10.2	448	6.4

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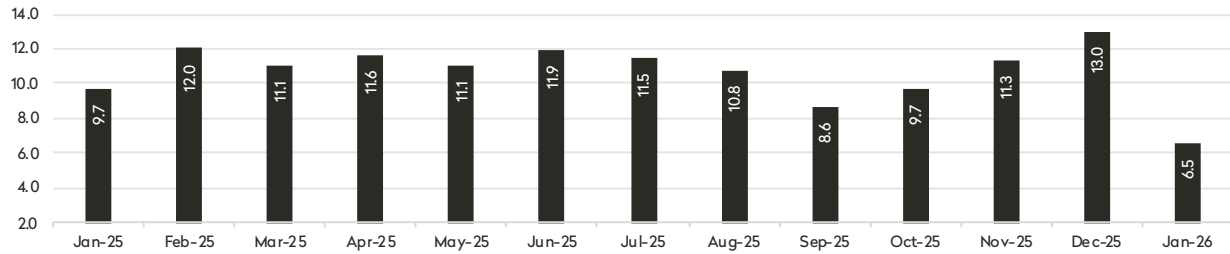
JANUARY 2026
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1 CENTRAL PARK SOUTH #1901



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JANUARY 2026		DECEMBER 2025		JANUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	56	8.0	61	13.6	41	10.7
1-Bedroom	113	4.9	145	10.7	130	8.5
2-Bedroom	135	7.7	161	15.6	132	11.5
3+Bedroom	98	11.8	107	18.3	119	17.0
All	402	7.2	474	13.9	422	11.2

COOPERATIVES

	JANUARY 2026		DECEMBER 2025		JANUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	12	2.8	23	7.7	21	4.5
1-Bedroom	34	3.6	50	9.1	43	5.6
2-Bedroom	23	5.8	26	12.0	19	6.7
3+Bedroom	20	17.1	25	25.0	23	15.3
All	89	4.7	124	10.6	106	6.4

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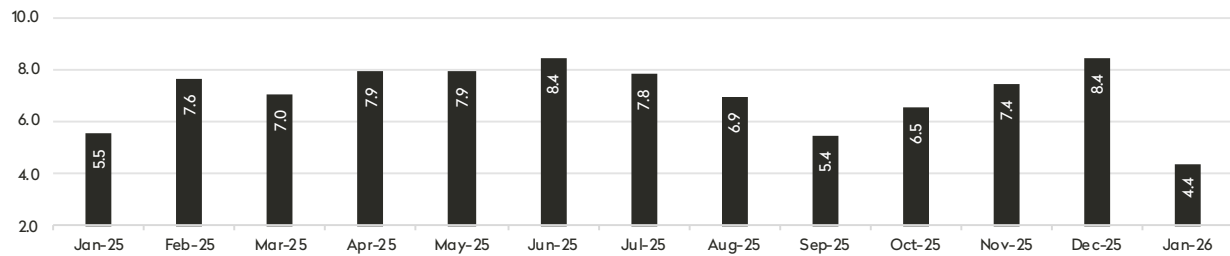
34th Street to 14th Street



368 3RD AVENUE #32A



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JANUARY 2026		DECEMBER 2025		JANUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	24	2.3	24	3.1	18	3.6
1-Bedroom	101	3.4	122	5.5	109	5.1
2-Bedroom	129	5.2	165	9.3	140	4.6
3+Bedroom	137	11.4	156	18.4	140	8.5
LOFT	11	4.4	21	21.0	19	16.3
All	402	5.1	488	8.5	426	5.7

COOPERATIVES

	JANUARY 2026		DECEMBER 2025		JANUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	72	3.9	95	7.6	83	6.4
1-Bedroom	107	3.2	150	6.9	111	4.2
2-Bedroom	47	3.9	71	9.5	40	5.7
3+Bedroom	19	6.3	29	14.5	15	3.8
LOFT	24	4.8	33	14.1	26	8.2
All	269	3.7	378	8.2	275	5.1

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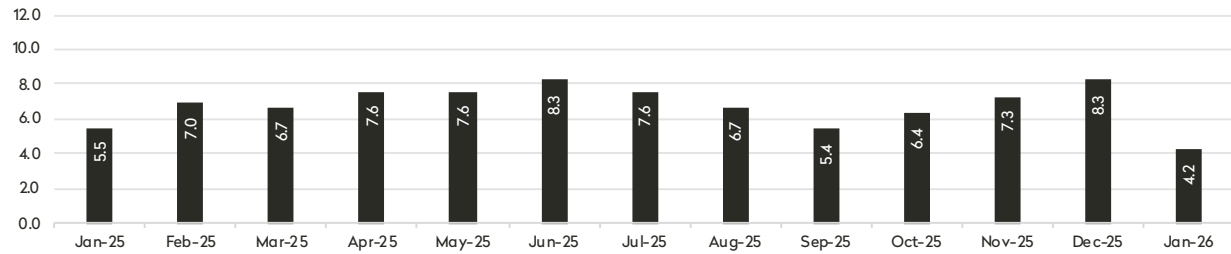
South of 14th Street



100 BANK STREET #6C



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	JANUARY 2026		DECEMBER 2025		JANUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	57	3.9	74	8.5	57	6.7
1-Bedroom	182	4.9	219	9.7	156	4.9
2-Bedroom	195	4.6	250	9.1	194	6.2
3+Bedroom	161	8.0	205	12.8	190	9.0
LOFT	36	4.6	48	9.9	60	8.6
All	631	5.1	796	10.0	657	6.6

COOPERATIVES

	JANUARY 2026		DECEMBER 2025		JANUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	47	2.4	71	5.4	72	5.2
1-Bedroom	122	2.7	159	5.6	127	3.3
2-Bedroom	83	2.9	112	6.2	79	3.6
3+Bedroom	59	6.6	70	10.2	63	6.6
LOFT	36	3.6	50	7.5	51	6.0
All	347	3.1	462	6.3	392	4.3

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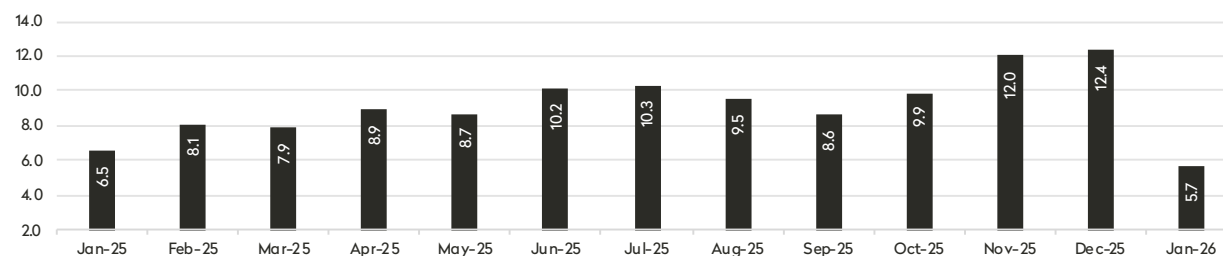


408 CONVENT AVENUE

UPPER MANHATTAN



MONTHS' SUPPLY **ALL APARTMENTS**



CONDOMINIUMS

	JANUARY 2026		DECEMBER 2025		JANUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	6	2.6	10	10.0	9	6.0
1-Bedroom	63	5.6	85	15.9	71	5.5
2-Bedroom	87	6.4	106	12.2	89	6.4
3+Bedroom	47	6.7	69	11.8	62	11.3
All	203	6.0	270	13.0	231	6.8

COOPERATIVES

	JANUARY 2026		DECEMBER 2025		JANUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	8	3.0	9	7.7	6	2.1
1-Bedroom	72	5.8	96	14.0	68	5.4
2-Bedroom	92	5.0	120	10.7	102	8.3
3+Bedroom	39	7.3	47	12.8	34	5.2
All	211	5.4	272	11.9	210	6.1

Contact Us

JANUARY 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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