

Inv

FEBRUARY 2026

MANHATTAN

INVENTORY

REPORT

MANHATTAN

Brown Harris Stevens THE Craft of Research

340 WEST 23RD STREET

FEBRUARY 2026

Highlights

February saw the number of apartments for sale in Manhattan **rise 9%**.

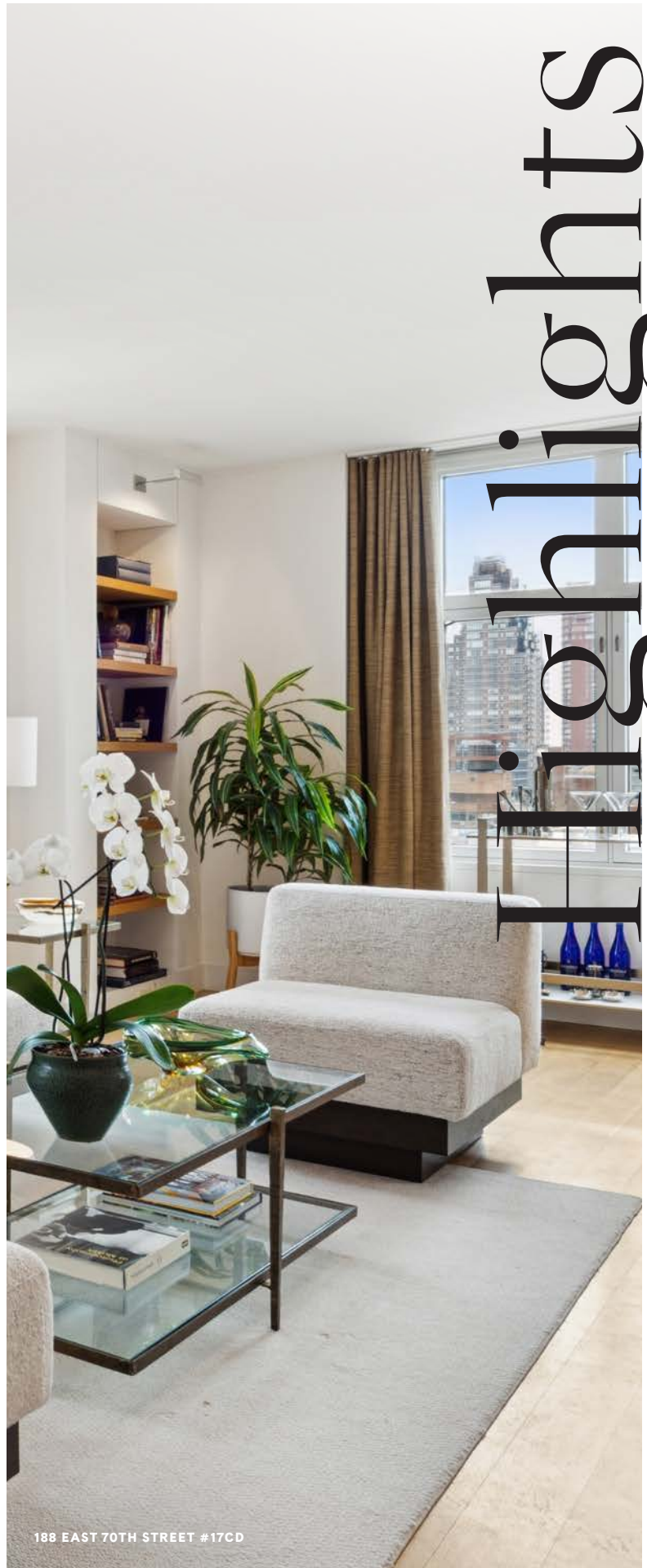
Condo inventory **increased 8%** from last month, while co-ops **rose 11%**.

At 4.2-months, the West Side was the tightest market in February.

DEFINITIONS

Listings: Number of active listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

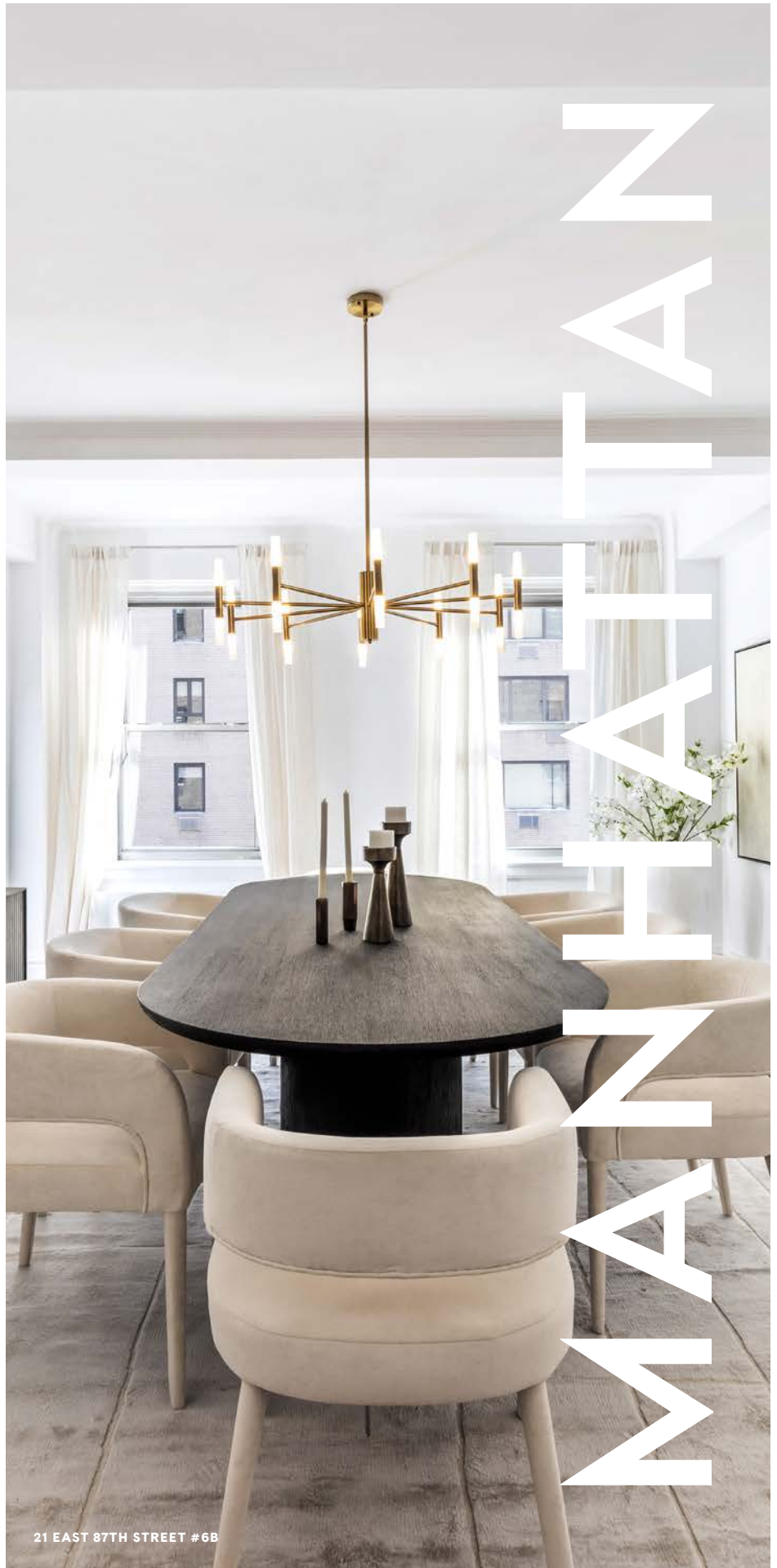
Months' Supply: How many months it would take to sell all active listings in a given market. We calculate it by dividing the number of listings by the average number of closings over the prior 6 months. Historically, a months' supply between 6-7 months indicates a balanced market.



188 EAST 70TH STREET #17CD

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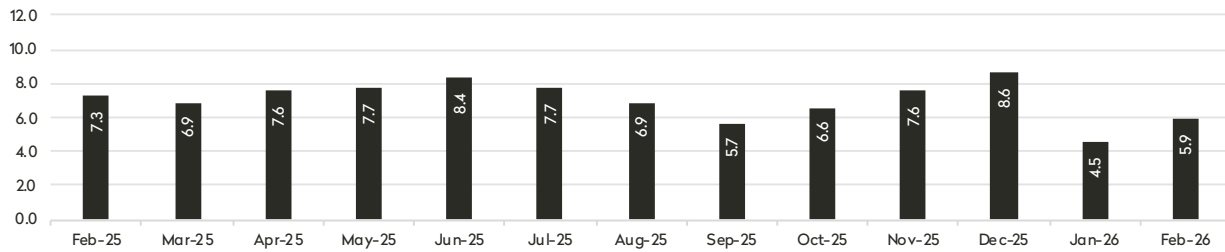


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21 EAST 87TH STREET #6B



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2026		JANUARY 2026		FEBRUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	236	5.5	217	3.8	206	6.7
1-Bedroom	868	6.0	769	4.2	761	6.3
2-Bedroom	939	7.0	864	5.1	966	11.1
3+Bedroom	881	8.4	859	9.7	1,001	9.7
LOFT	55	6.2	49	4.7	79	8.8
All	2,979	6.8	2,758	5.4	3,013	8.6

COOPERATIVES

	FEBRUARY 2026		JANUARY 2026		FEBRUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	392	4.5	340	3.2	447	6.0
1-Bedroom	936	4.9	819	3.4	886	5.3
2-Bedroom	664	4.6	596	3.3	679	9.1
3+Bedroom	575	6.5	552	6.8	589	5.7
LOFT	71	5.5	65	4.2	83	8.3
All	2,638	5.0	2,372	3.8	2,684	6.3

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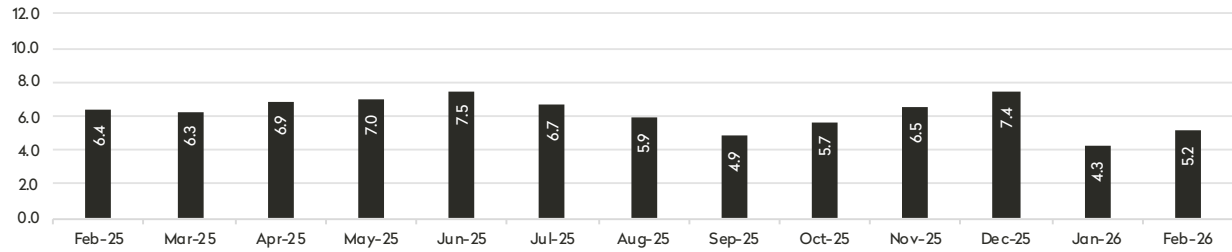


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175 EAST 79TH STREET #12B



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2026		JANUARY 2026		FEBRUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	28	5.4	20	3.5	15	3.2
1-Bedroom	79	4.6	75	3.8	70	4.6
2-Bedroom	86	4.4	81	3.3	96	8.1
3+Bedroom	156	6.0	157	7.7	177	8.6
All	349	5.1	333	4.7	358	6.9

COOPERATIVES

	FEBRUARY 2026		JANUARY 2026		FEBRUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	88	4.8	72	3.5	92	6.1
1-Bedroom	238	5.3	207	3.5	210	5.1
2-Bedroom	182	4.1	178	3.2	194	9.5
3+Bedroom	249	6.5	237	7.5	249	5.6
All	757	5.2	694	4.2	745	6.2

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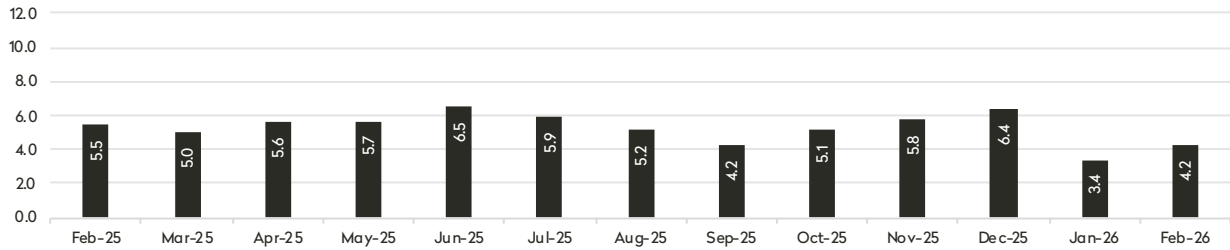


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393 WEST END AVENUE #5G



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2026		JANUARY 2026		FEBRUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	22	4.4	20	2.6	23	3.8
1-Bedroom	111	3.7	86	2.5	86	3.7
2-Bedroom	125	6.1	118	4.4	114	11.0
3+Bedroom	168	7.6	165	11.4	189	10.0
All	426	5.5	389	4.7	412	7.1

COOPERATIVES

	FEBRUARY 2026		JANUARY 2026		FEBRUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	47	2.7	45	2.4	41	3.3
1-Bedroom	127	3.4	118	2.4	116	3.6
2-Bedroom	94	2.8	82	1.9	116	7.0
3+Bedroom	98	4.2	105	4.6	117	4.4
All	366	3.3	350	2.6	390	4.4

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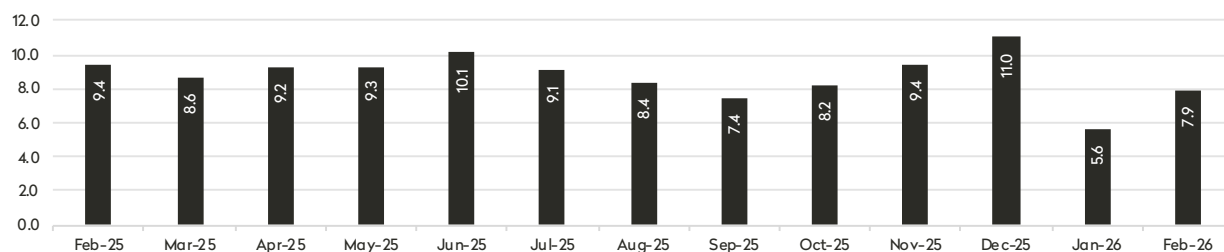
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1 CENTRAL PARK SOUTH #1901



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2026		JANUARY 2026		FEBRUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	37	5.4	34	3.7	30	6.2
1-Bedroom	166	9.8	149	5.7	112	7.2
2-Bedroom	135	9.2	121	6.6	159	15.1
3+Bedroom	100	16.2	94	15.7	104	14.5
All	438	9.8	398	6.7	405	10.7

COOPERATIVES

	FEBRUARY 2026		JANUARY 2026		FEBRUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	87	4.9	84	4.1	114	6.6
1-Bedroom	195	7.0	159	4.6	191	8.1
2-Bedroom	110	6.7	92	4.4	109	10.7
3+Bedroom	78	10.0	77	10.0	83	12.1
All	470	6.7	412	4.9	497	8.6

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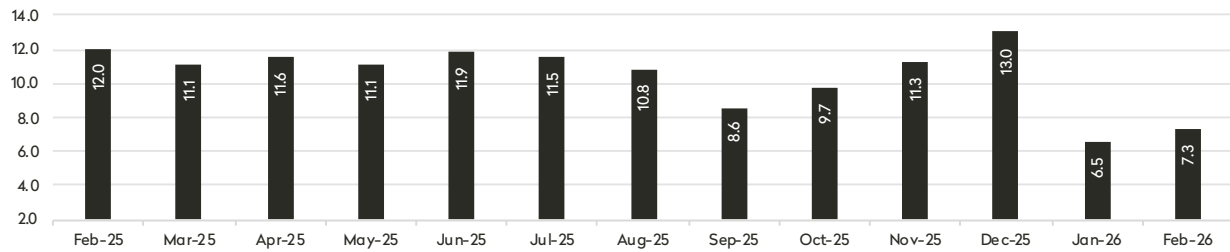


WEST
51ST
STREET
MIDTOWN

349 WEST 51ST STREET #GARDENA



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2026		JANUARY 2026		FEBRUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	65	12.2	56	8.0	39	14.6
1-Bedroom	120	5.1	113	4.9	135	10.1
2-Bedroom	138	8.4	135	7.7	140	20.5
3+Bedroom	92	9.5	98	11.8	116	13.4
All	415	7.6	402	7.2	430	13.7

COOPERATIVES

	FEBRUARY 2026		JANUARY 2026		FEBRUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	13	3.9	12	2.8	23	5.3
1-Bedroom	41	5.1	34	3.6	42	6.8
2-Bedroom	26	8.7	23	5.8	24	16.0
3+Bedroom	19	12.7	20	17.1	22	13.2
All	99	6.3	89	4.7	111	8.1

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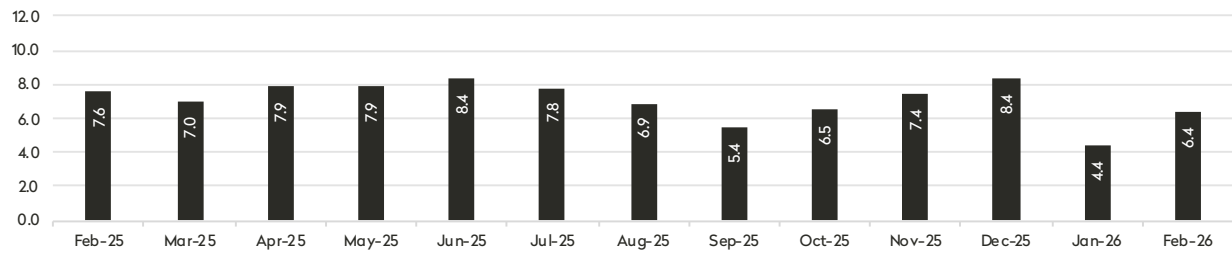
34th Street to 14th Street



251 WEST 19TH STREET #3A



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2026		JANUARY 2026		FEBRUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	19	3.3	24	2.3	23	6.0
1-Bedroom	112	6.7	101	3.4	126	7.5
2-Bedroom	137	7.5	129	5.2	162	8.6
3+Bedroom	134	10.6	137	11.4	141	7.8
LOFT	15	6.4	11	4.4	16	13.7
All	417	7.5	402	5.1	468	8.0

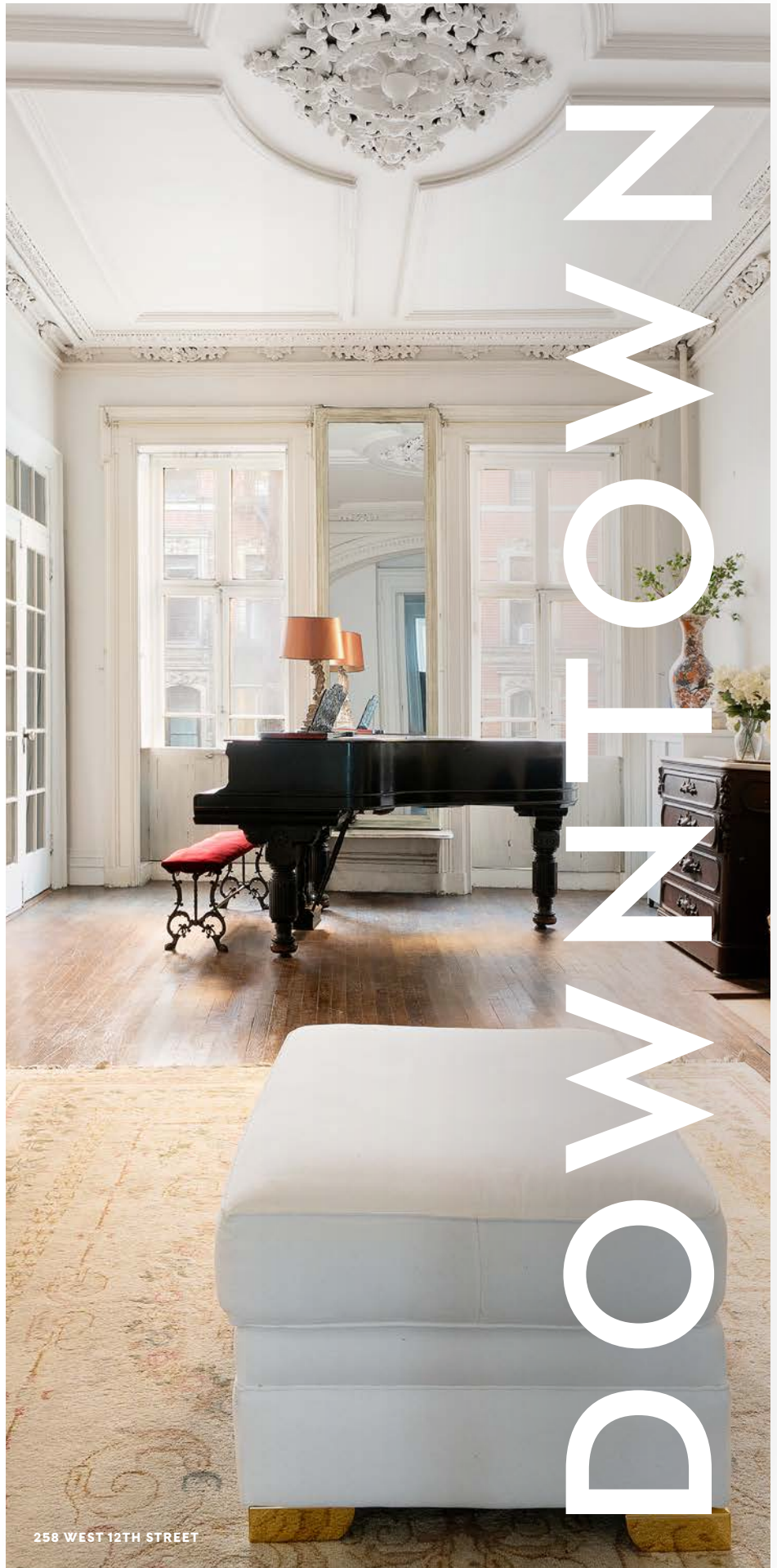
COOPERATIVES

	FEBRUARY 2026		JANUARY 2026		FEBRUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	76	5.8	72	3.9	88	7.8
1-Bedroom	115	4.7	107	3.2	125	5.9
2-Bedroom	56	6.6	47	3.9	49	10.9
3+Bedroom	13	4.3	19	6.3	17	4.3
LOFT	27	6.2	24	4.8	32	12.0
All	287	5.4	269	3.7	311	7.1

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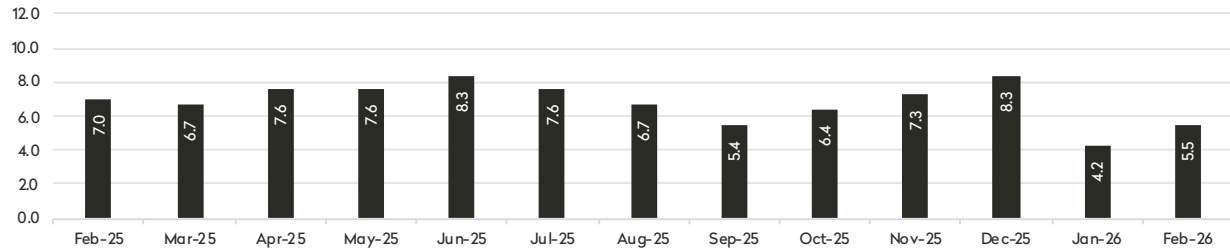
South of 14th Street



258 WEST 12TH STREET



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2026		JANUARY 2026		FEBRUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	60	4.7	57	3.9	63	8.4
1-Bedroom	198	6.9	182	4.9	163	6.3
2-Bedroom	217	6.2	195	4.6	208	10.4
3+Bedroom	172	7.4	161	8.0	210	9.1
LOFT	38	6.0	36	4.6	62	9.8
All	685	6.5	631	5.1	706	8.5

COOPERATIVES

	FEBRUARY 2026		JANUARY 2026		FEBRUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	69	4.5	47	2.4	82	6.9
1-Bedroom	133	3.5	122	2.7	129	4.0
2-Bedroom	98	4.2	83	2.9	82	5.8
3+Bedroom	65	7.4	59	6.6	67	6.3
LOFT	42	4.9	36	3.6	47	6.6
All	407	4.4	347	3.1	407	5.3

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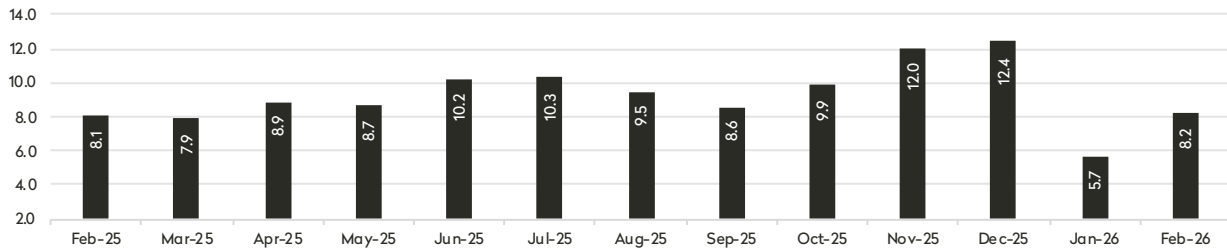
REPORT



543 WEST 122ND STREET #22A



MONTHS' SUPPLY ALL APARTMENTS



CONDOMINIUMS

	FEBRUARY 2026		JANUARY 2026		FEBRUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	5	2.5	6	2.6	13	11.1
1-Bedroom	82	7.6	63	5.6	69	6.4
2-Bedroom	103	9.5	87	6.4	88	10.4
3+Bedroom	59	11.4	47	6.7	64	8.2
All	249	8.6	203	6.0	234	8.3

COOPERATIVES

	FEBRUARY 2026		JANUARY 2026		FEBRUARY 2025	
	Listings	Months' Supply	Listings	Months' Supply	Listings	Months' Supply
Studio	12	5.5	8	3.0	7	2.6
1-Bedroom	87	7.5	72	5.8	74	7.7
2-Bedroom	99	7.4	92	5.0	105	14.7
3+Bedroom	54	10.8	39	7.3	37	4.3
All	252	7.8	211	5.4	223	7.9

Contact Us

FEBRUARY 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

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New York, NY 10022
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BHS THE Craft OF Research

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

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