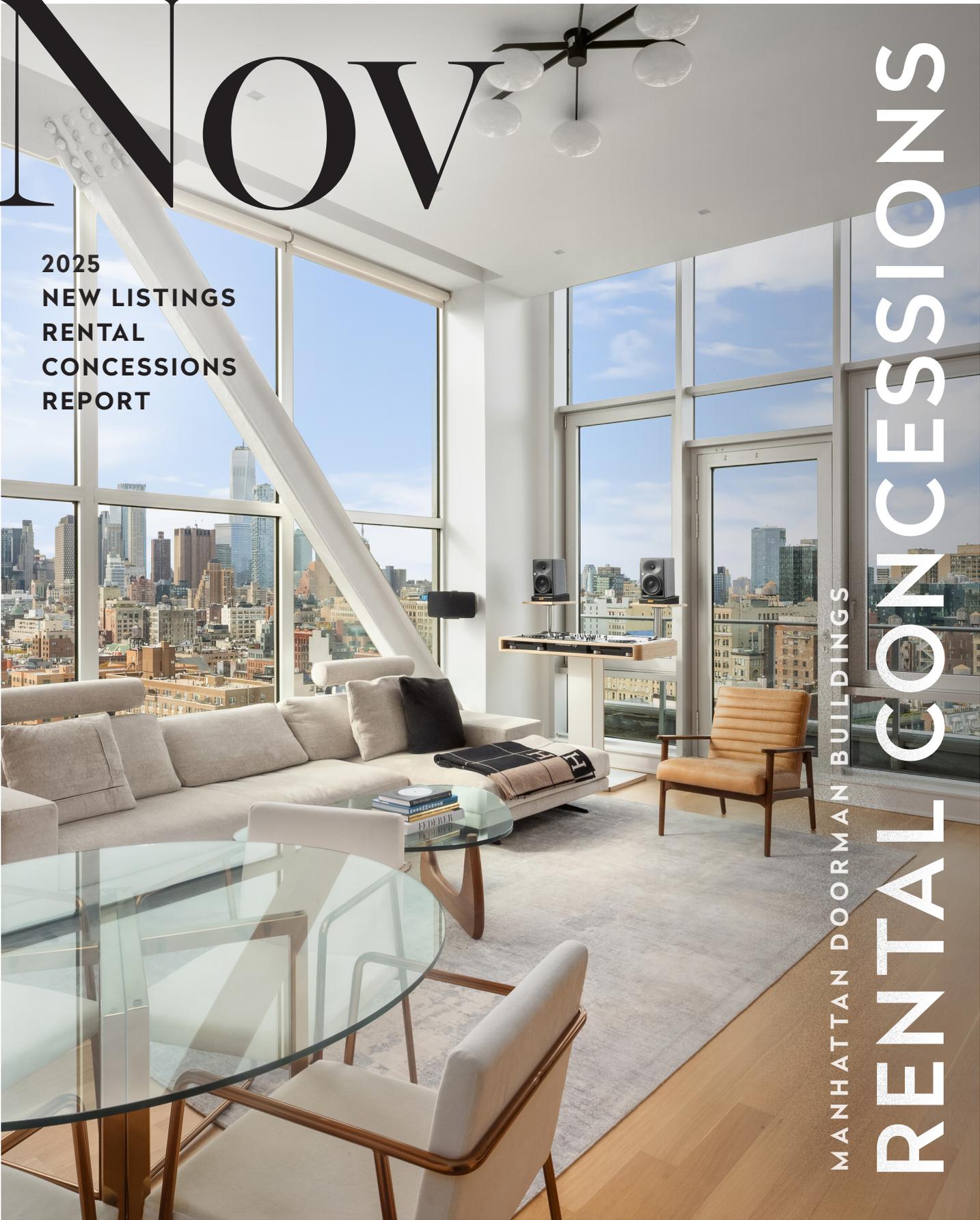


NOV

2025
NEW LISTINGS
RENTAL
CONCESSIONS
REPORT

MANHATTAN DOORMAN BUILDINGS

RENTAL CONCESSIONS



Brown Harris Stevens THE Craft of Research

Highlights

RENTAL CONCESSIONS REPORT

November 2025

- Compared to last month, doorman buildings saw the number of new listings offering concessions rise 28%.
- The Upper Manhattan market area offered the highest number of listings with concessions, 8.5%, in November.
- Doorman buildings saw the total average concession amount offered climb 50% from October.
- The highest total average concessions were offered in Upper Manhattan with 2.0 months.

DEFINITIONS

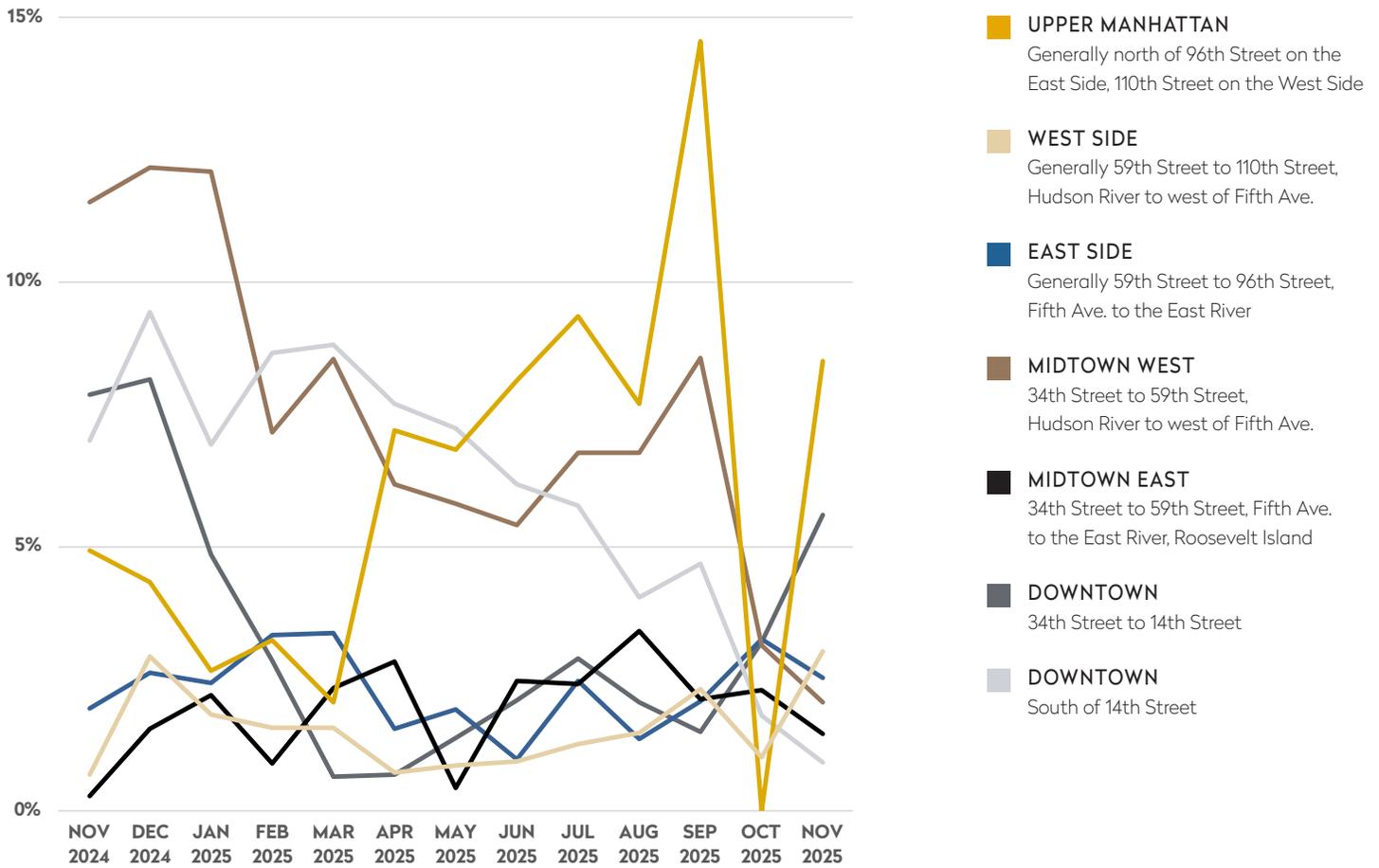
LISTINGS Rental listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

TOTAL CONCESSIONS Includes both free rent and owner-paid fees on a monthly basis.



Total Concessions

% OF NEW LISTINGS OFFERING CONCESSIONS



AVERAGE CONCESSIONS IN MONTHS

	NOV 2025	OCT 2025	SEP 2025	AUG 2025	JUL 2025	JUN 2025	MAY 2025	APR 2025	MAR 2025	FEB 2025	JAN 2025	DEC 2024	NOV 2024
14TH - 34TH STREET	1.23	1.59	2.06	2.00	1.60	1.93	0.76	0.90	0.88	1.32	1.42	1.38	1.44
EAST SIDE	1.47	1.33	0.58	0.88	1.00	1.30	1.05	1.43	1.77	1.48	1.26	1.19	1.17
MIDTOWN EAST	1.08	0.98	1.44	1.43	1.66	1.40	1.02	1.85	1.63	2.13	1.80	1.60	1.00
MIDTOWN WEST	1.06	1.03	1.36	1.25	0.91	0.89	0.87	0.95	1.09	1.20	1.14	1.31	1.24
SOUTH OF 14TH STREET	1.22	1.08	0.93	0.88	1.02	1.04	0.88	0.86	0.92	1.03	1.14	1.34	1.48
UPPER MANHATTAN	3.82	N/A	2.71	2.78	2.53	2.82	1.90	1.59	1.00	1.60	1.40	3.50	2.00
WEST SIDE	1.04	0.85	1.21	0.81	1.50	1.33	0.90	1.50	1.43	0.99	0.71	1.23	1.50
TOTAL	1.78	1.19	1.50	1.39	1.33	1.36	1.00	1.10	1.11	1.19	1.21	1.41	1.39

Contact Us

NOVEMBER 2025

RENTAL CONCESSIONS REPORT

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212-906-9200

West Side

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New York, NY 10023
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New York, NY 10011
212-906-0500

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BHS THE Craft OF Research

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