

Rnt

MAY 2026
NEW RENTAL
LISTINGS
REPORT

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Brown Harris Stevens THE Craft OF Research

15 WEST 68TH STREET

Highlights

NEW RENTAL LISTINGS REPORT

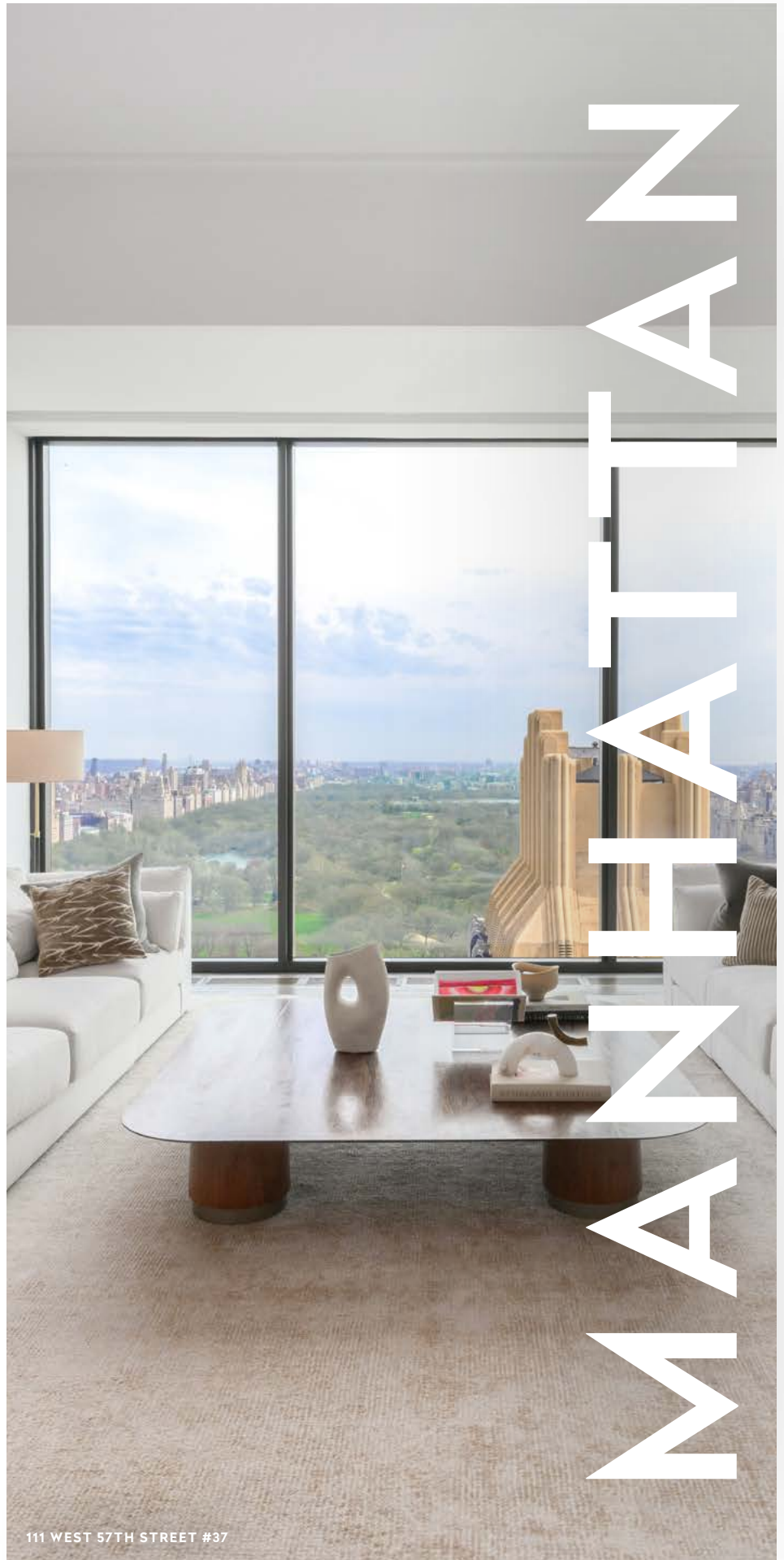
May 2026

- While down compared to a year ago, the number of new listings in doorman buildings was virtually unchanged from April.
- Non-doorman buildings saw the number of new rental listings climbed by double digits in every bedroom category compared to last month.
- May posted the highest average asking rents for both doorman and non-doorman buildings in the last twelve months.
- Compared to last month, studios were the only category in non-doorman buildings to see a dip in average asking rents.



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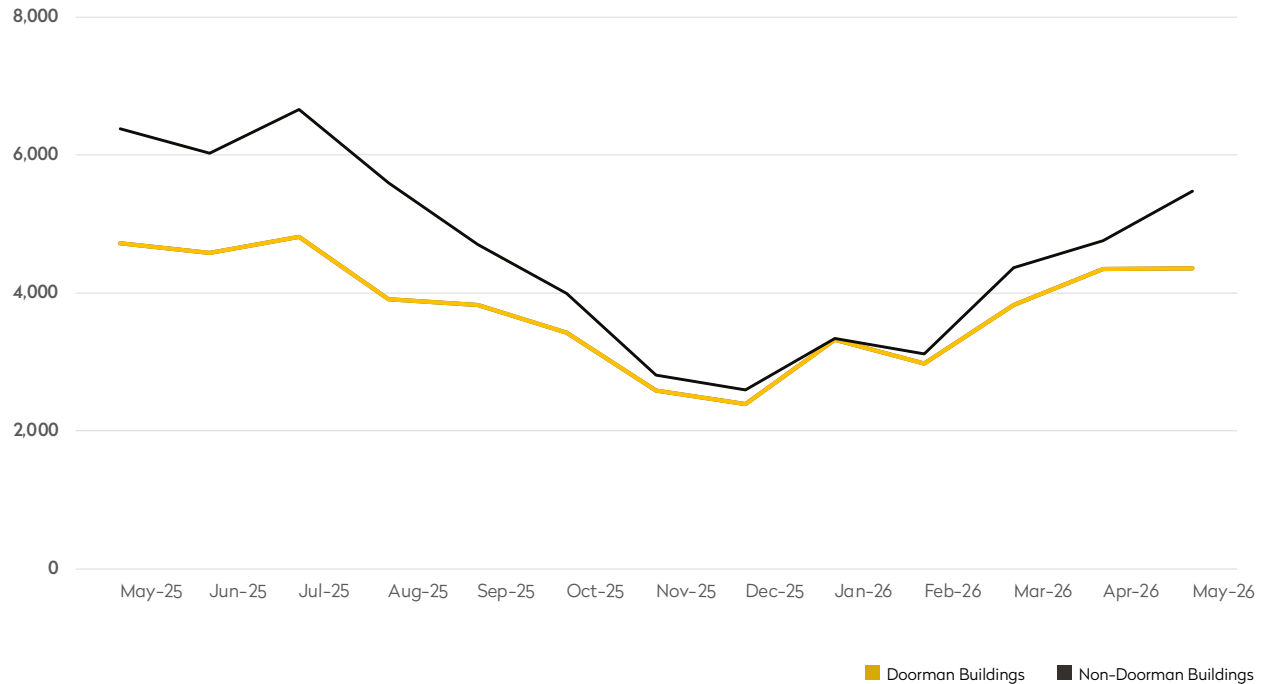
MAY 2026



RENTAL

111 WEST 57TH STREET #37

Number of New Listings



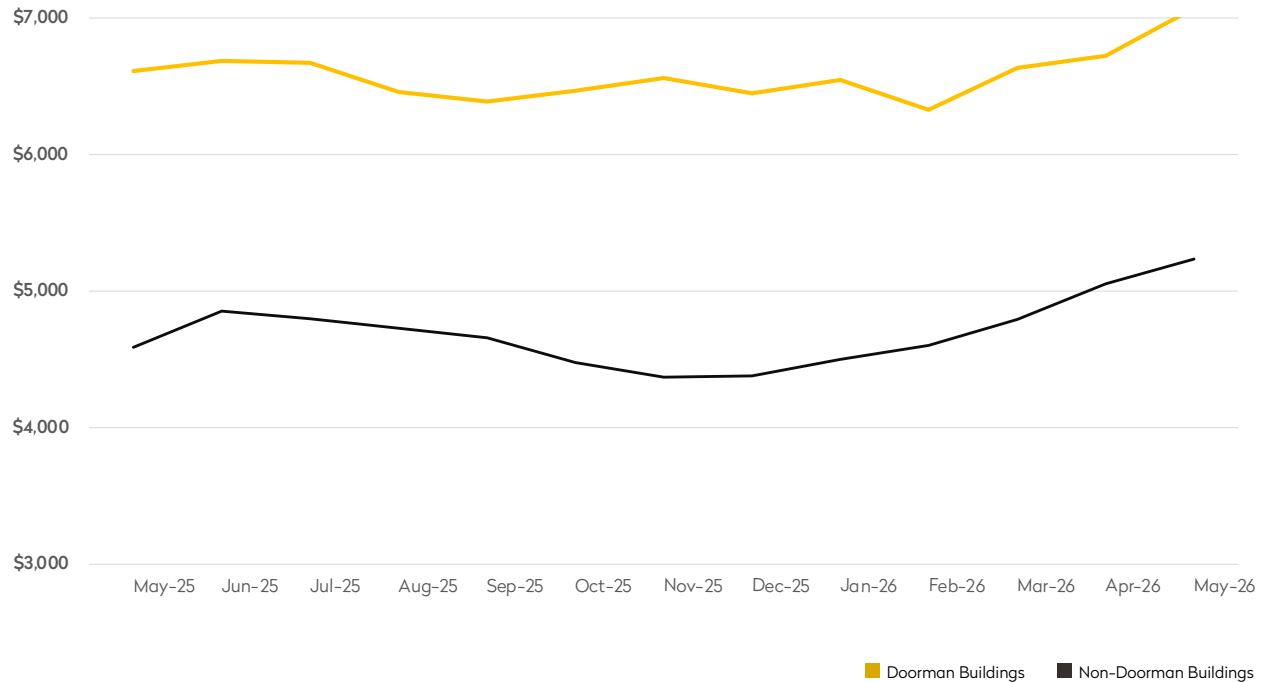
DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	1,081	1,113	-3%	1,179	-8%
1-Bedrooms	1,856	1,905	-3%	1,942	-4%
2-Bedrooms	1,004	991	1%	1,124	-11%
3-Bedrooms	316	275	15%	350	-10%
4-Bedrooms	80	59	36%	103	-22%
All	4,356	4,349	0%	4,717	-8%

NON-DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	1,048	883	19%	1,222	-14%
1-Bedrooms	1,854	1,681	10%	2,128	-13%
2-Bedrooms	1,579	1,385	14%	1,844	-14%
3-Bedrooms	724	592	22%	889	-19%
4-Bedrooms	210	177	19%	240	-13%
All	5,472	4,757	15%	6,380	-14%

Average Asking Rent



DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	\$4,246	\$4,158	2%	\$4,000	6%
1-Bedrooms	\$5,678	\$5,622	1%	\$5,356	6%
2-Bedrooms	\$8,773	\$8,789	0%	\$8,004	10%
3-Bedrooms	\$13,803	\$13,676	1%	\$12,378	12%
4-Bedrooms	\$21,488	\$21,506	0%	\$20,936	3%
All	\$7,076	\$6,727	5%	\$6,613	7%

NON-DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	\$3,279	\$3,334	-2%	\$3,025	8%
1-Bedrooms	\$4,131	\$4,069	2%	\$3,701	12%
2-Bedrooms	\$5,497	\$5,466	1%	\$4,881	13%
3-Bedrooms	\$7,734	\$7,522	3%	\$6,546	18%
4-Bedrooms	\$11,440	\$9,661	18%	\$9,305	23%
All	\$5,234	\$5,055	4%	\$4,591	14%

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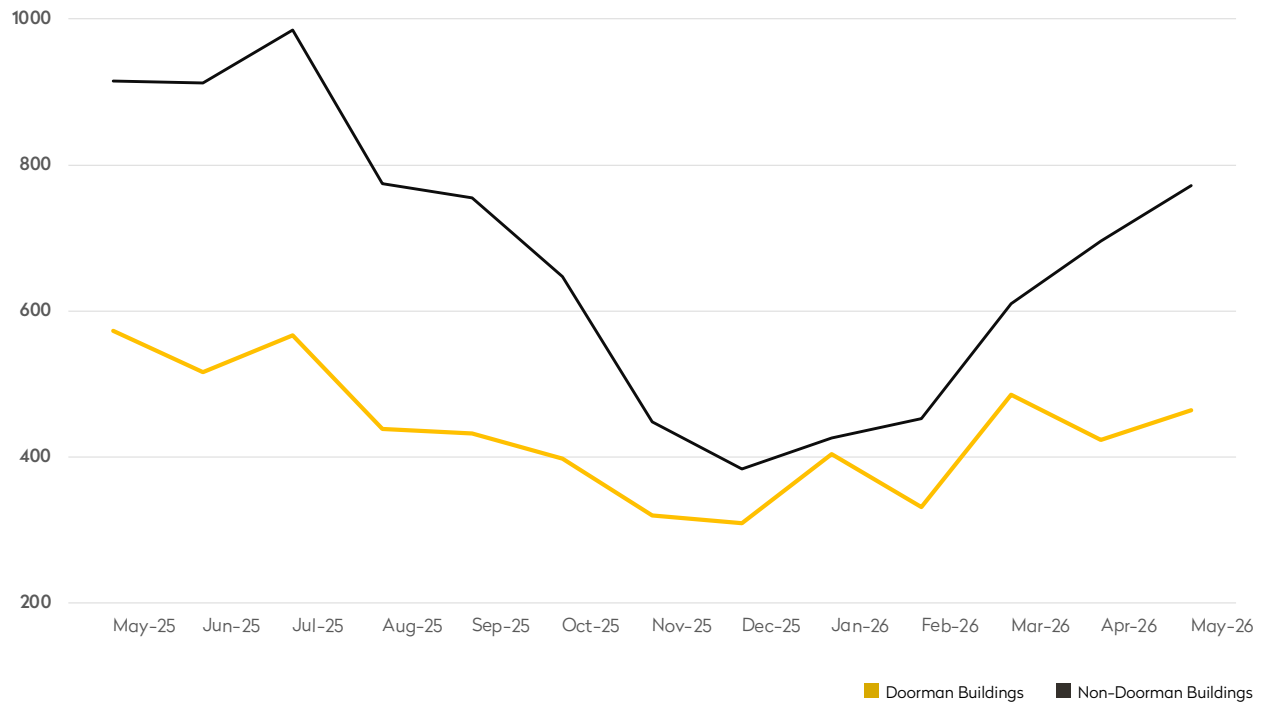
MAY 2026

Generally 59th St. to 96th St.,
Fifth Ave. to the East River



525 PARK AVENUE #14A

Number of New Listings



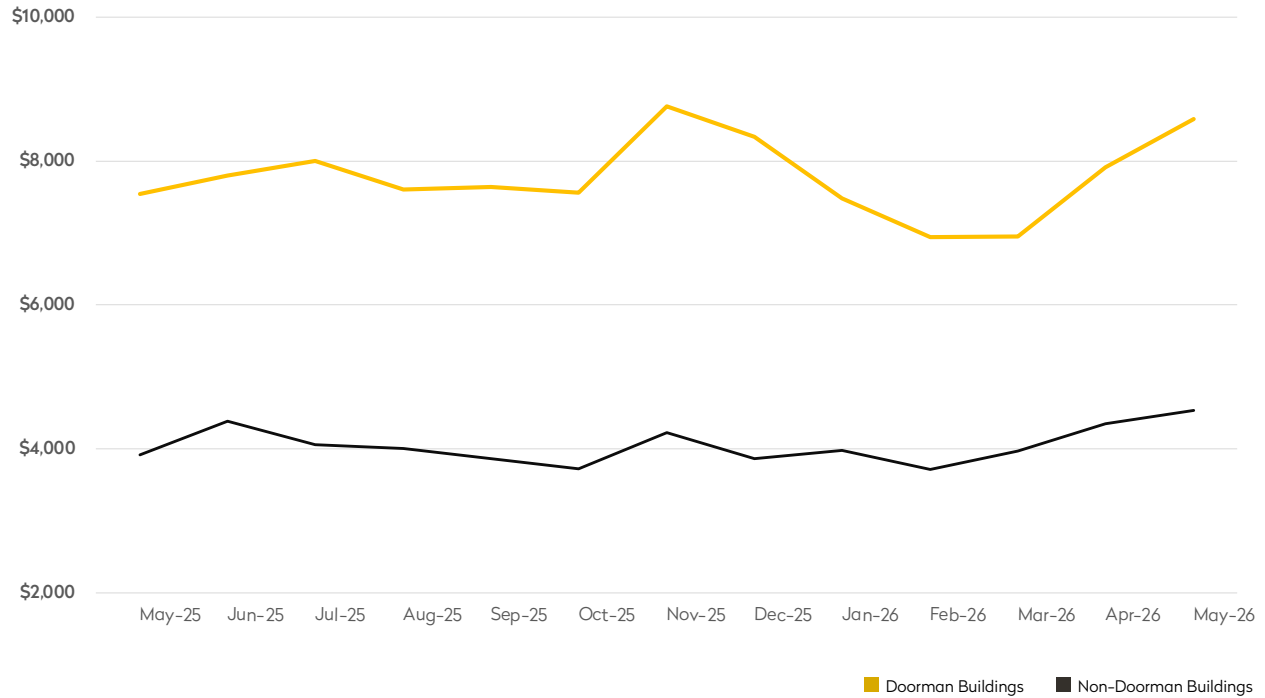
DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	88	74	19%	107	-18%
1-Bedrooms	185	199	-7%	241	-23%
2-Bedrooms	117	105	11%	153	-24%
3-Bedrooms	49	40	23%	51	-4%
4-Bedrooms	19	5	280%	15	27%
All	464	423	10%	573	-19%

NON-DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	208	174	20%	234	-11%
1-Bedrooms	280	284	-1%	357	-22%
2-Bedrooms	206	167	23%	214	-4%
3-Bedrooms	56	52	8%	91	-38%
4-Bedrooms	19	15	27%	17	12%
All	772	696	11%	915	-16%

Average Asking Rent



DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	\$3,951	\$3,986	-1%	\$3,862	2%
1-Bedrooms	\$5,399	\$5,395	0%	\$5,021	8%
2-Bedrooms	\$9,378	\$9,871	-5%	\$8,023	17%
3-Bedrooms	\$15,145	\$19,191	-21%	\$15,480	-2%
4-Bedrooms	\$27,156	\$35,300	-23%	\$27,917	-3%
All	\$8,583	\$7,918	8%	\$7,548	14%

NON-DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	\$2,929	\$2,994	-2%	\$2,760	6%
1-Bedrooms	\$3,624	\$3,843	-6%	\$3,306	10%
2-Bedrooms	\$4,851	\$4,726	3%	\$4,412	10%
3-Bedrooms	\$7,584	\$6,892	10%	\$6,263	21%
4-Bedrooms	\$18,182	\$12,869	41%	\$11,896	53%
All	\$4,531	\$4,351	4%	\$3,915	16%

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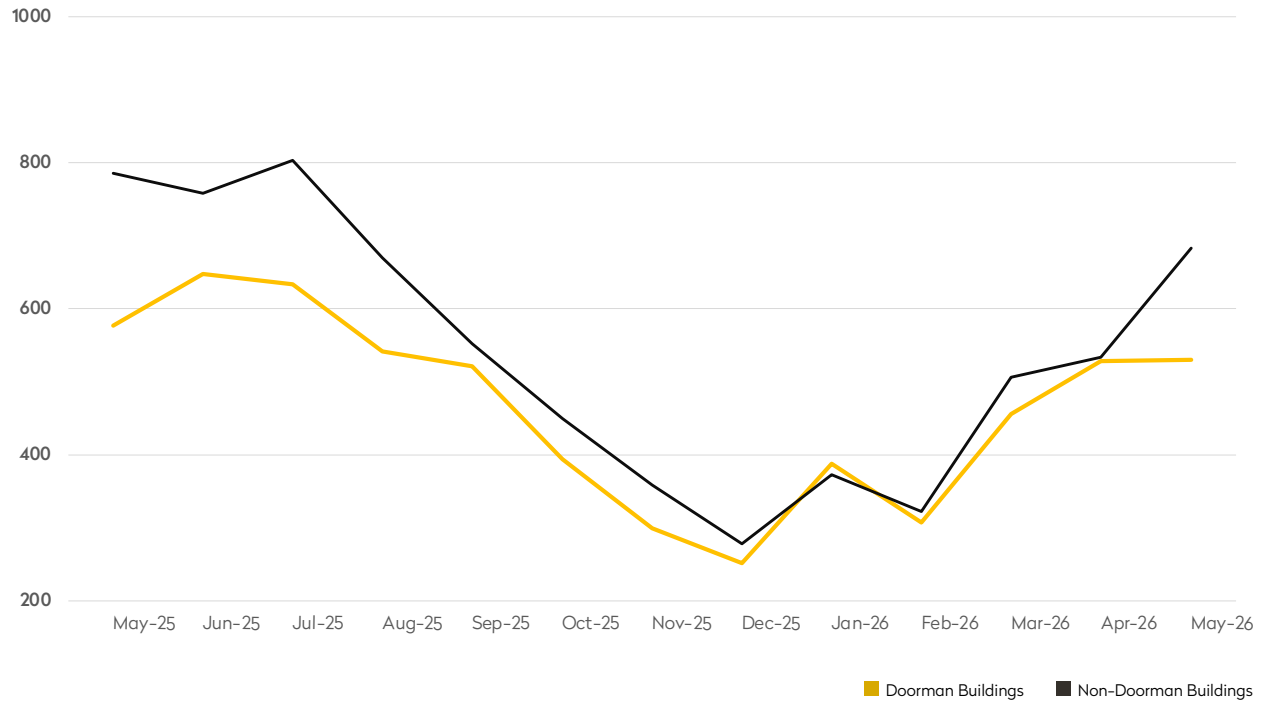
MAY 2026

Generally 59th St. to 110th St.,
Hudson River to West of Fifth Avenue

WEST

595 WEST END AVENUE #9H FLOOR

Number of New Listings



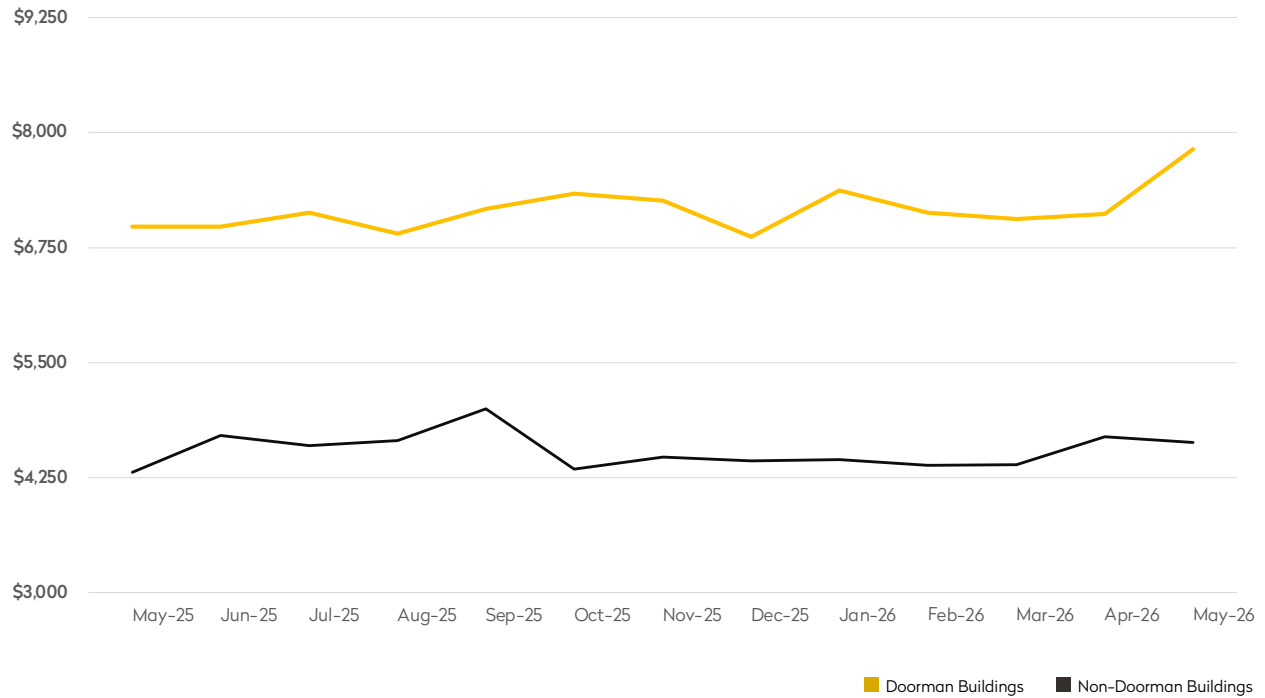
DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	109	116	-6%	116	-6%
1-Bedrooms	225	246	-9%	244	-8%
2-Bedrooms	131	113	16%	135	-3%
3-Bedrooms	45	39	15%	57	-21%
4-Bedrooms	15	13	15%	20	-25%
All	530	528	0%	577	-8%

NON-DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	203	127	60%	189	7%
1-Bedrooms	247	214	15%	284	-13%
2-Bedrooms	160	127	26%	188	-15%
3-Bedrooms	48	54	-11%	101	-52%
4-Bedrooms	22	11	100%	17	29%
All	683	534	28%	786	-13%

Average Asking Rent



DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	\$3,918	\$3,848	2%	\$3,831	2%
1-Bedrooms	\$5,479	\$5,437	1%	\$5,192	6%
2-Bedrooms	\$9,135	\$8,730	5%	\$7,664	19%
3-Bedrooms	\$14,671	\$15,449	-5%	\$12,512	17%
4-Bedrooms	\$20,900	\$26,376	-21%	\$22,264	-6%
All	\$7,821	\$7,117	10%	\$6,978	12%

NON-DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	\$3,046	\$3,147	-3%	\$2,857	7%
1-Bedrooms	\$4,191	\$4,156	1%	\$3,865	8%
2-Bedrooms	\$5,603	\$5,426	3%	\$4,972	13%
3-Bedrooms	\$6,641	\$7,472	-11%	\$6,448	3%
4-Bedrooms	\$10,235	\$10,888	-6%	\$6,809	50%
All	\$4,635	\$4,698	-1%	\$4,308	8%

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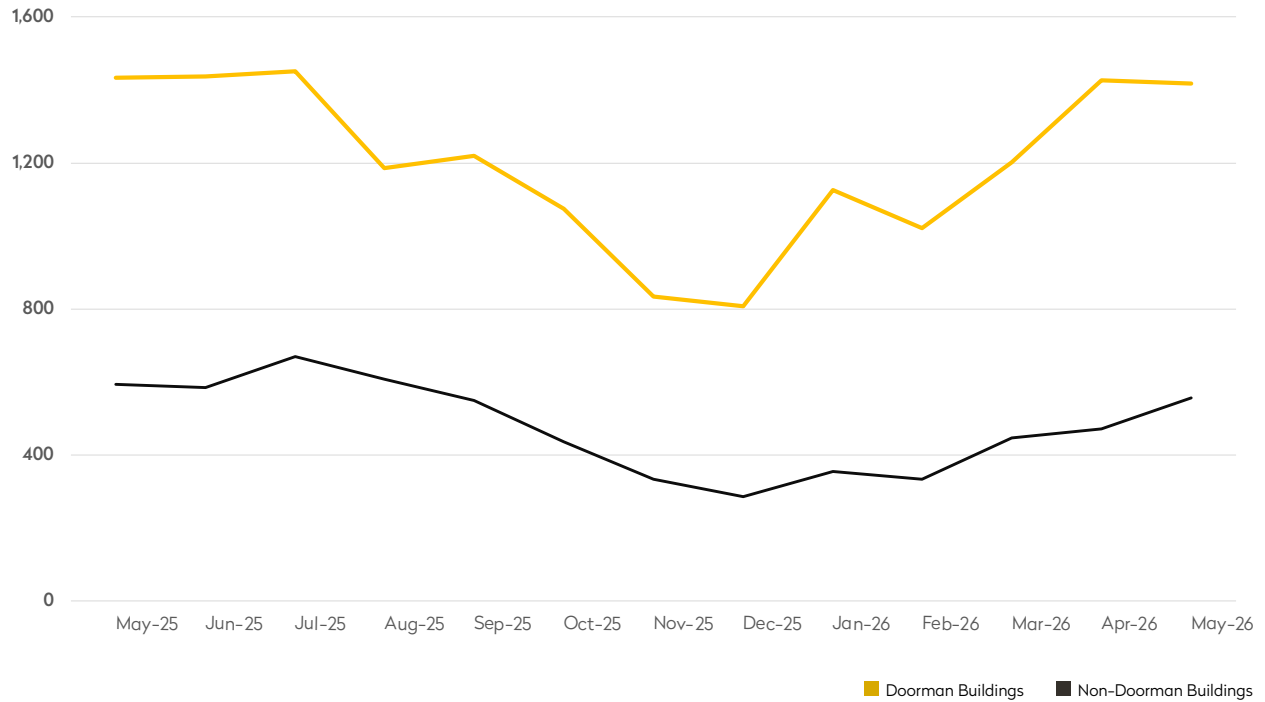
MAY 2026

34th St. to 59th St.,
East River to the Hudson River



106 CENTRAL PARK SOUTH #22F

Number of New Listings



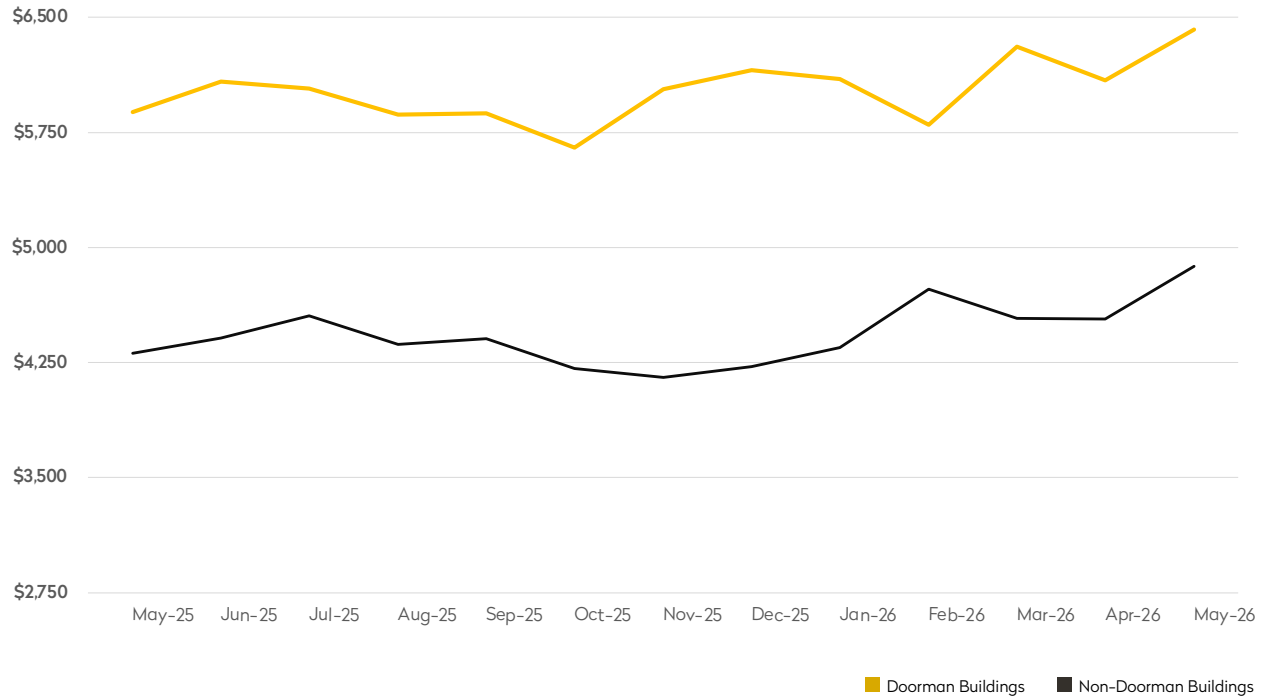
DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	372	380	-2%	384	-3%
1-Bedrooms	636	644	-1%	597	7%
2-Bedrooms	308	317	-3%	349	-12%
3-Bedrooms	85	75	13%	83	2%
4-Bedrooms	13	10	30%	19	-32%
All	1,417	1,426	-1%	1,434	-1%

NON-DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	108	124	-13%	129	-16%
1-Bedrooms	202	165	22%	200	1%
2-Bedrooms	169	124	36%	172	-2%
3-Bedrooms	62	46	35%	66	-6%
4-Bedrooms	13	10	30%	24	-46%
All	556	471	18%	594	-6%

Average Asking Rent



DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	\$3,984	\$3,969	0%	\$3,882	3%
1-Bedrooms	\$5,468	\$5,397	1%	\$5,126	7%
2-Bedrooms	\$8,521	\$8,074	6%	\$7,935	7%
3-Bedrooms	\$12,391	\$12,485	-1%	\$9,665	28%
4-Bedrooms	\$26,426	\$20,160	31%	\$14,741	79%
All	\$6,422	\$6,088	5%	\$5,884	9%

NON-DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	\$3,233	\$3,129	3%	\$3,046	6%
1-Bedrooms	\$3,973	\$4,031	-1%	\$3,531	13%
2-Bedrooms	\$5,760	\$5,292	9%	\$4,414	30%
3-Bedrooms	\$7,230	\$7,033	3%	\$5,985	21%
4-Bedrooms	\$9,015	\$8,477	6%	\$9,850	-8%
All	\$4,879	\$4,533	8%	\$4,309	13%

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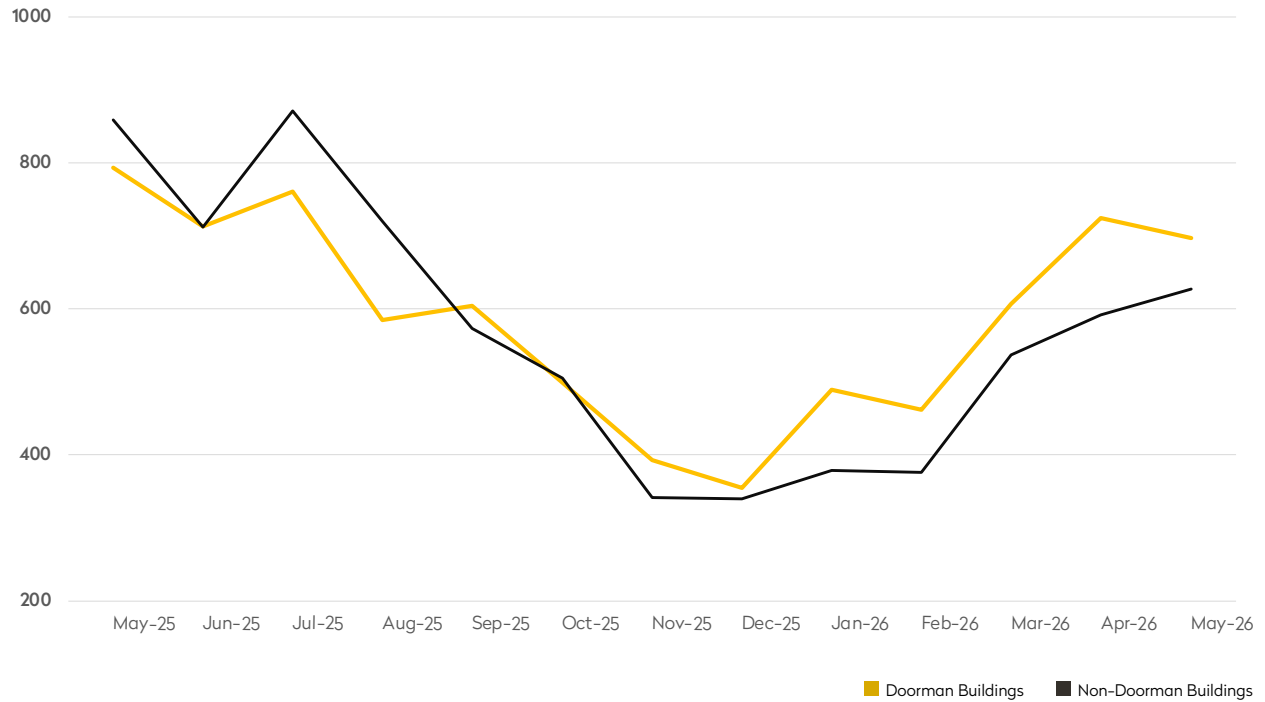
MAY 2026

34th Street to 14th Street



428 WEST 19TH STREET #7C

Number of New Listings



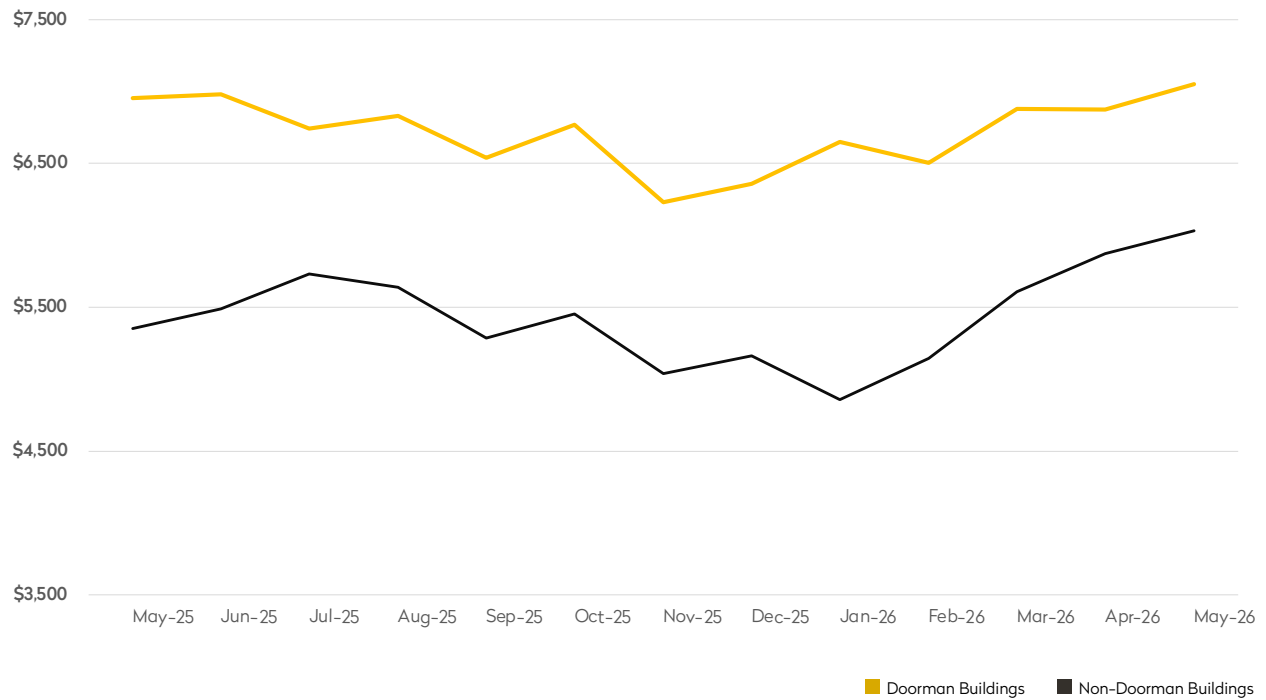
DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	180	189	-5%	209	-14%
1-Bedrooms	344	353	-3%	368	-7%
2-Bedrooms	115	140	-18%	152	-24%
3-Bedrooms	49	34	44%	51	-4%
4-Bedrooms	8	7	14%	12	-33%
All	697	724	-4%	793	-12%

NON-DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	123	114	8%	199	-38%
1-Bedrooms	203	213	-5%	254	-20%
2-Bedrooms	171	150	14%	225	-24%
3-Bedrooms	91	82	11%	132	-31%
4-Bedrooms	31	29	7%	36	-14%
All	627	592	6%	859	-27%

Average Asking Rent



DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	\$4,500	\$4,517	0%	\$4,236	6%
1-Bedrooms	\$6,279	\$6,197	1%	\$5,864	7%
2-Bedrooms	\$9,151	\$9,705	-6%	\$9,054	1%
3-Bedrooms	\$13,932	\$13,107	6%	\$13,978	0%
4-Bedrooms	\$23,737	\$16,948	40%	\$21,413	11%
All	\$7,051	\$6,876	3%	\$6,954	1%

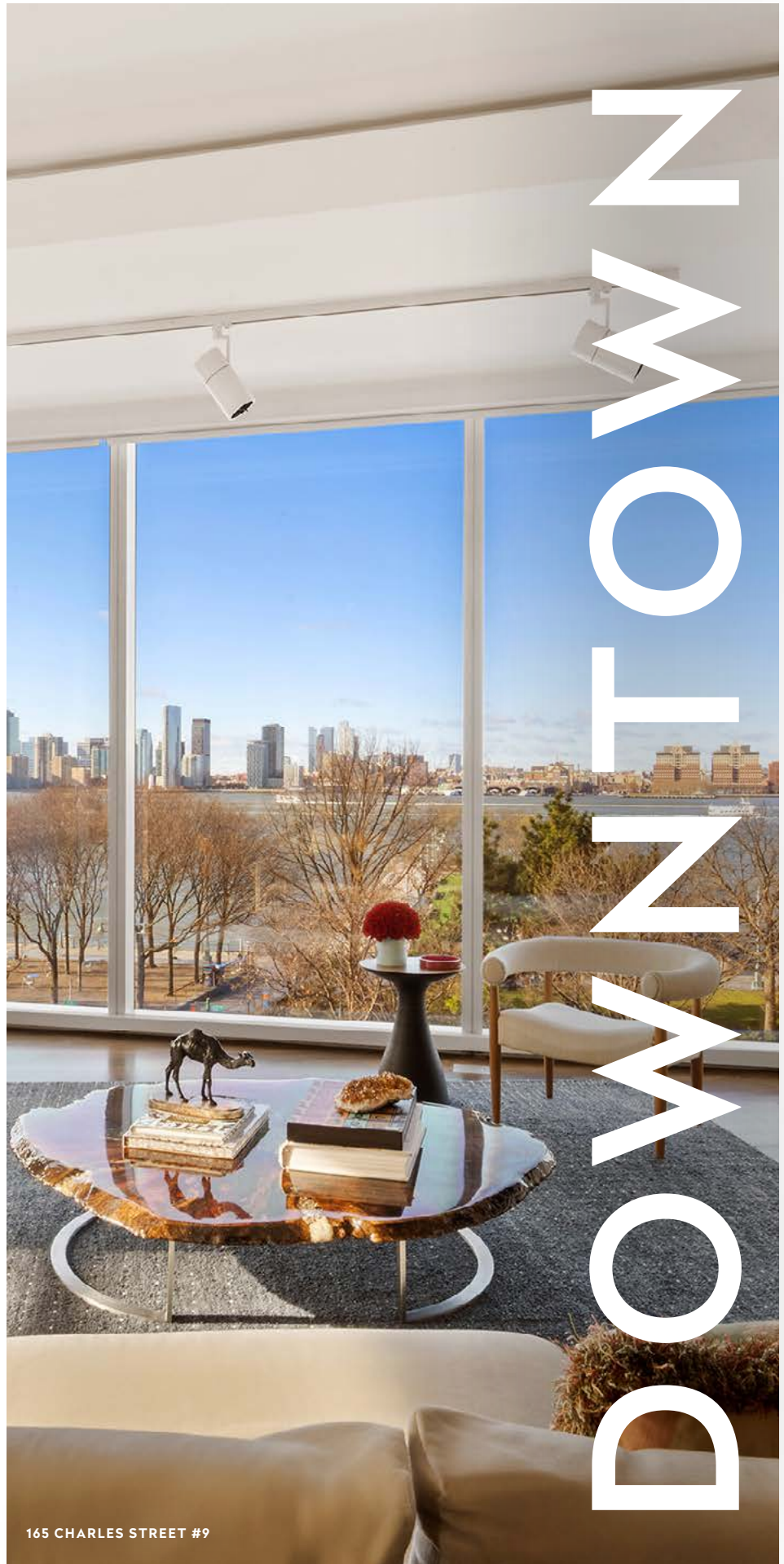
NON-DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	\$3,693	\$3,809	-3%	\$3,369	10%
1-Bedrooms	\$4,624	\$4,580	1%	\$4,329	7%
2-Bedrooms	\$6,042	\$6,160	-2%	\$5,693	6%
3-Bedrooms	\$9,062	\$8,896	2%	\$7,683	18%
4-Bedrooms	\$11,630	\$12,924	-10%	\$10,226	14%
All	\$6,030	\$5,873	3%	\$5,350	13%

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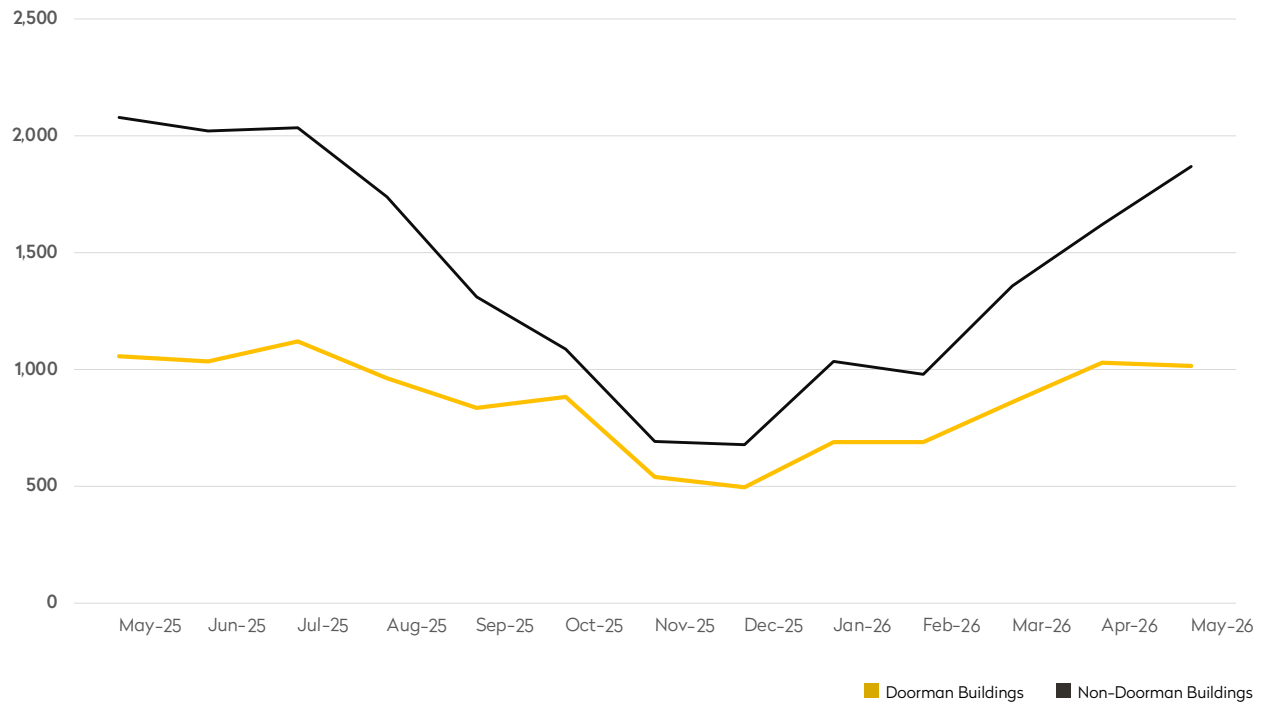
MAY 2026

South of 14th Street



165 CHARLES STREET #9

Number of New Listings



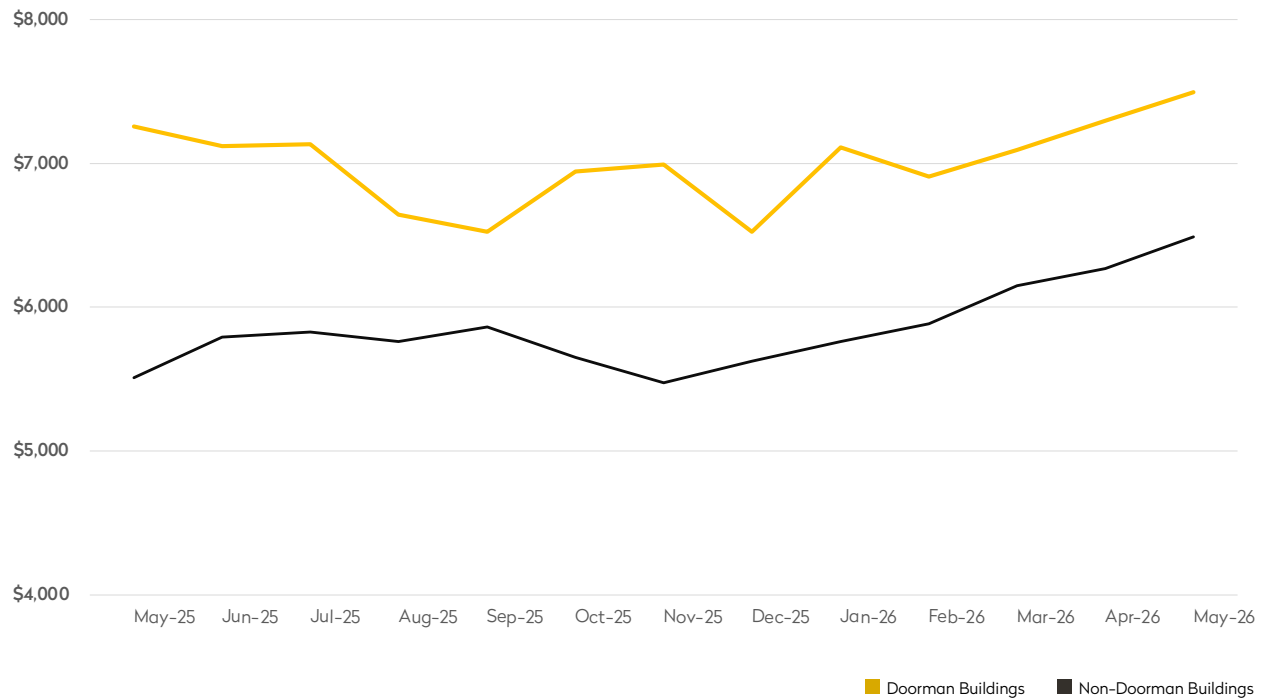
DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	303	324	-6%	308	-2%
1-Bedrooms	373	375	-1%	382	-2%
2-Bedrooms	247	243	2%	244	1%
3-Bedrooms	70	63	11%	88	-20%
4-Bedrooms	18	20	-10%	31	-42%
All	1,015	1,029	-1%	1,056	-4%

NON-DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	292	236	24%	326	-10%
1-Bedrooms	573	509	13%	637	-10%
2-Bedrooms	594	547	9%	692	-14%
3-Bedrooms	309	238	30%	306	1%
4-Bedrooms	72	64	13%	95	-24%
All	1,868	1,619	15%	2,077	-10%

Average Asking Rent



DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	\$4,691	\$4,400	7%	\$4,214	11%
1-Bedrooms	\$6,193	\$6,120	1%	\$5,941	4%
2-Bedrooms	\$9,677	\$9,930	-3%	\$8,762	10%
3-Bedrooms	\$15,985	\$13,762	16%	\$13,519	18%
4-Bedrooms	\$16,379	\$19,349	-15%	\$23,635	-31%
All	\$7,495	\$7,296	3%	\$7,255	3%

NON-DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	\$3,826	\$3,994	-4%	\$3,353	14%
1-Bedrooms	\$4,966	\$4,714	5%	\$4,258	17%
2-Bedrooms	\$6,412	\$6,557	-2%	\$5,636	14%
3-Bedrooms	\$9,314	\$9,048	3%	\$7,876	18%
4-Bedrooms	\$15,037	\$10,882	38%	\$11,212	34%
All	\$6,490	\$6,268	4%	\$5,508	18%

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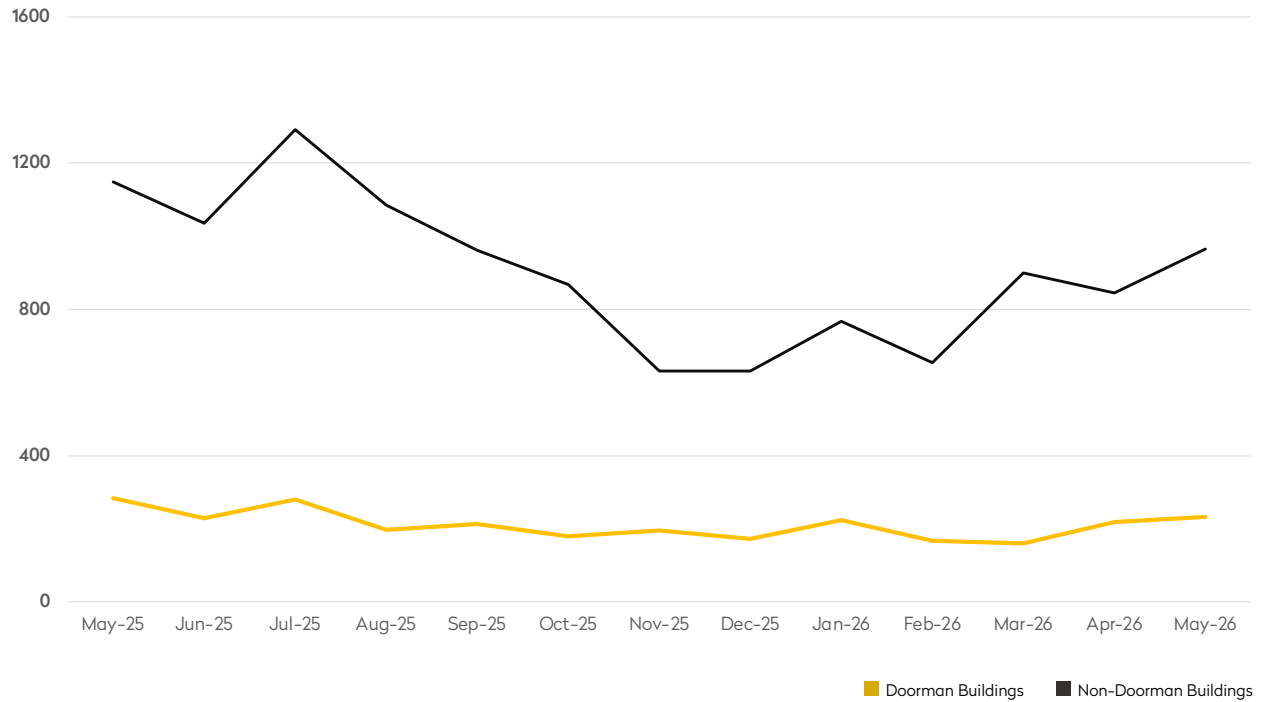
MAY 2026

Generally North of 96th St. on the East Side,
and 110th St. on the West Side



558 WEST 150TH STREET #201

Number of New Listings



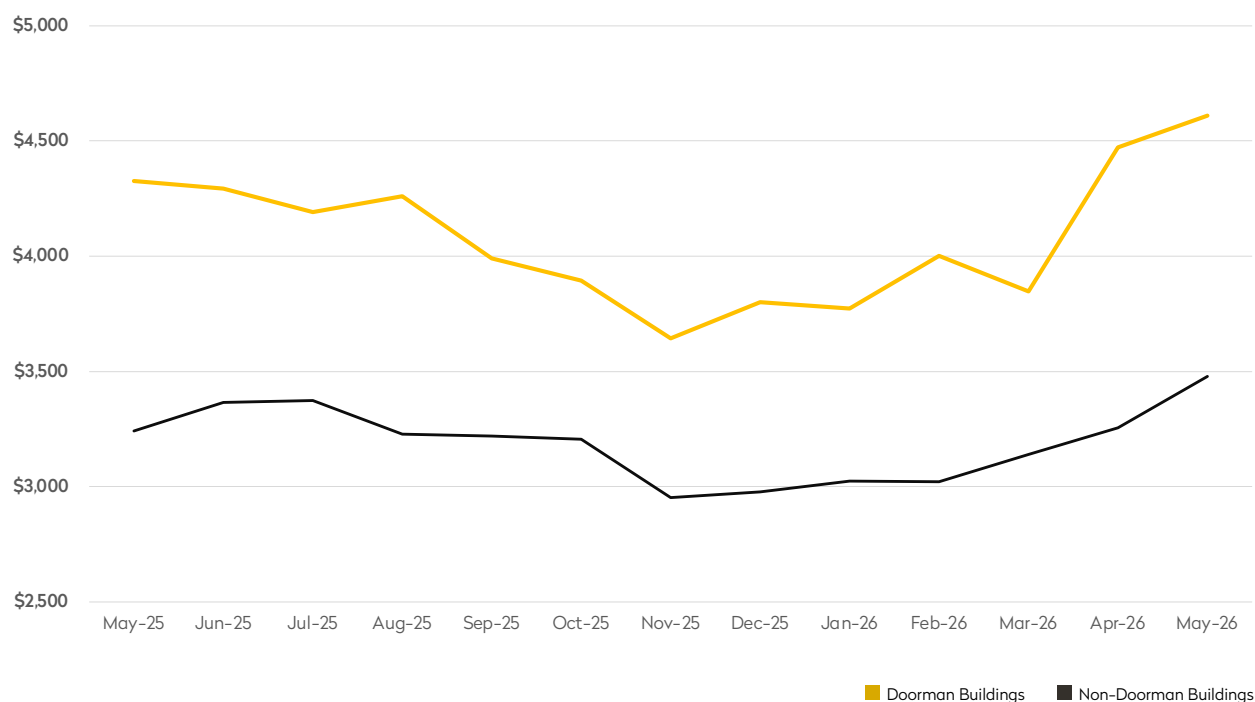
DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	29	30	-3%	55	-47%
1-Bedrooms	93	88	6%	110	-15%
2-Bedrooms	86	73	18%	91	-5%
3-Bedrooms	18	24	-25%	20	-10%
4-Bedrooms	7	4	75%	6	17%
All	233	219	6%	284	-18%

NON-DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	114	108	6%	145	-21%
1-Bedrooms	349	296	18%	396	-12%
2-Bedrooms	279	270	3%	353	-21%
3-Bedrooms	158	120	32%	193	-18%
4-Bedrooms	53	48	10%	51	4%
All	966	845	14%	1,149	-16%

Average Asking Rent



DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	\$3,486	\$3,287	6%	\$3,347	4%
1-Bedrooms	\$3,870	\$3,876	0%	\$3,969	-2%
2-Bedrooms	\$5,198	\$4,876	7%	\$4,949	5%
3-Bedrooms	\$5,801	\$5,900	-2%	\$6,248	-7%
4-Bedrooms	\$8,763	\$10,562	-17%	\$3,775	132%
All	\$4,609	\$4,473	3%	\$4,326	7%

NON-DOORMAN BUILDINGS

	MAY 2026	APRIL 2026	MONTHLY CHANGE	MAY 2025	ANNUAL CHANGE
Studios	\$2,529	\$2,395	6%	\$2,446	3%
1-Bedrooms	\$2,932	\$2,766	6%	\$2,730	7%
2-Bedrooms	\$3,469	\$3,426	1%	\$3,346	4%
3-Bedrooms	\$4,464	\$4,040	10%	\$4,034	11%
4-Bedrooms	\$5,120	\$5,023	2%	\$4,815	6%
All	\$3,478	\$3,254	7%	\$3,242	7%

Contact Us

NEW RENTAL LISTINGS REPORT

May 2026

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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