

Rnt

NOVEMBER 2025
NEW RENTAL
LISTINGS
REPORT

MANHATTAN

Brown Harris Stevens THE Craft OF Research

215 CHRYSTIE STREET #27W

Highlights

NEW RENTAL LISTINGS REPORT

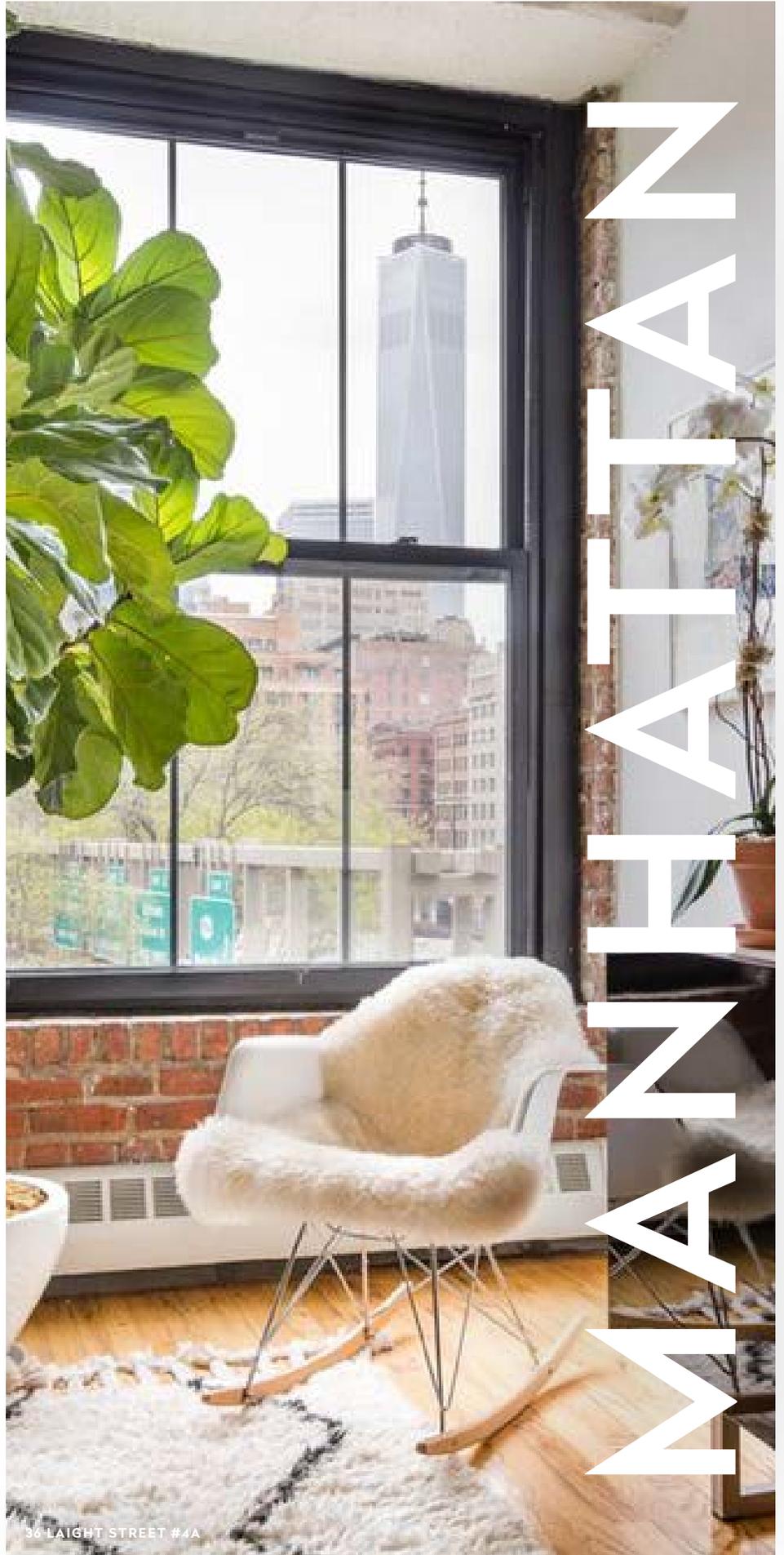
November 2025

- The number of new listings in both doorman and non-doorman buildings declined for the fourth straight month.
- Compared to a year ago, all bedroom categories in doorman buildings posted an increase in the number of new listings.
- The average asking rent ticked up 1% from last month for doorman buildings.
- Non-doorman buildings posted a 2% dip in average asking rent to \$4,370.



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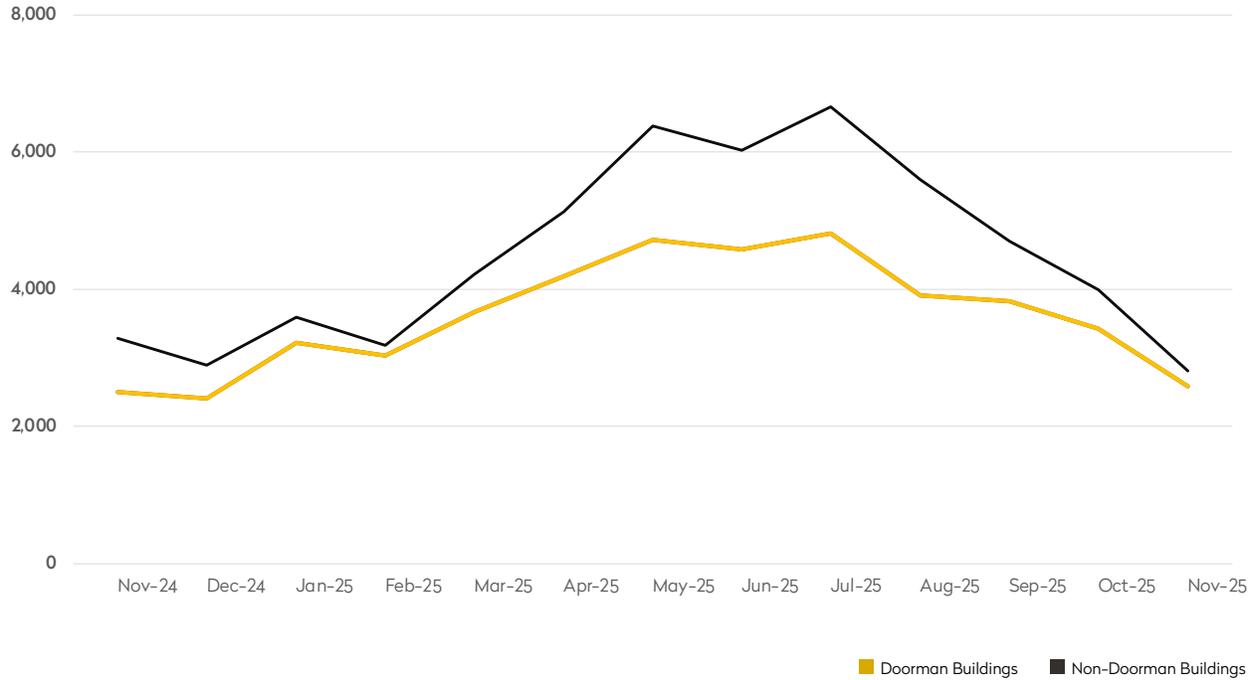
NOVEMBER 2025



MANHATTAN

36 LAIGHT STREET #4A

Number of New Listings



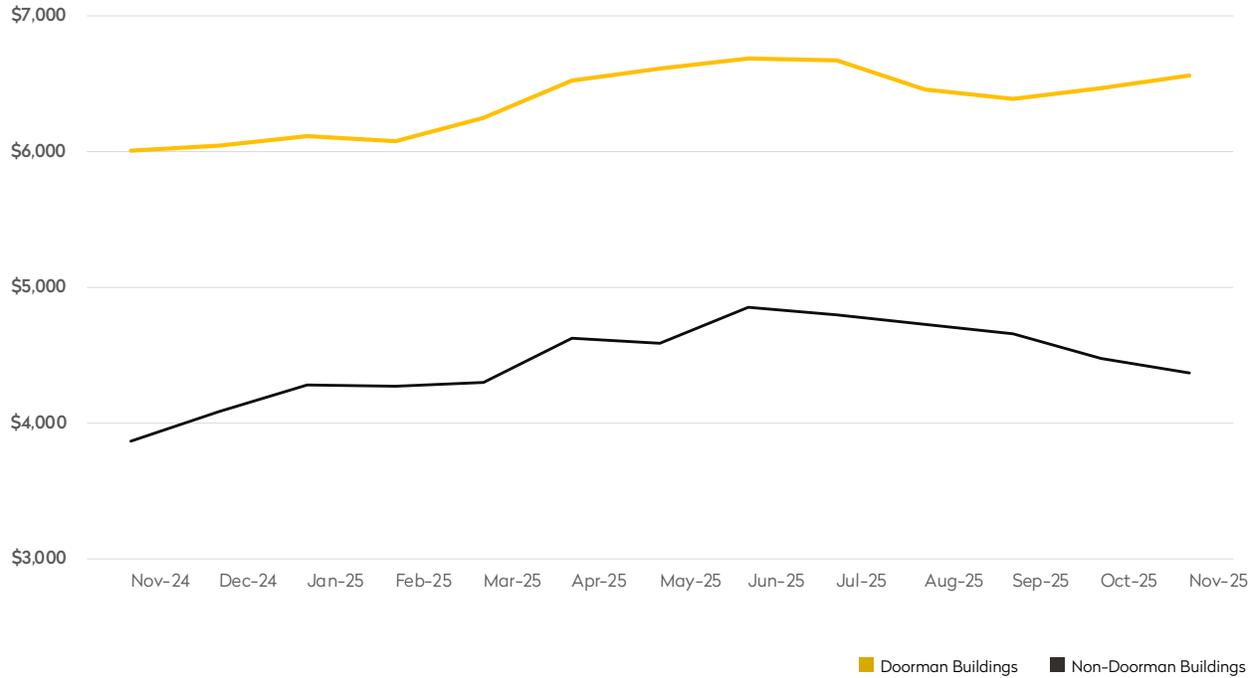
DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	654	830	-21%	642	2%
1-Bedrooms	1,123	1,462	-23%	1,072	5%
2-Bedrooms	590	842	-30%	587	1%
3-Bedrooms	169	229	-26%	158	7%
4-Bedrooms	40	51	-22%	36	11%
All	2,582	3,427	-25%	2,503	3%

NON-DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	604	792	-24%	672	-10%
1-Bedrooms	1,145	1,458	-21%	1,237	-7%
2-Bedrooms	744	1,202	-38%	901	-17%
3-Bedrooms	245	422	-42%	385	-36%
4-Bedrooms	55	105	-48%	73	-25%
All	2,805	3,993	-30%	3,285	-15%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	\$3,922	\$4,051	-3%	\$3,705	6%
1-Bedrooms	\$5,192	\$5,334	-3%	\$4,904	6%
2-Bedrooms	\$8,207	\$8,048	2%	\$7,832	5%
3-Bedrooms	\$14,808	\$12,739	16%	\$11,531	28%
4-Bedrooms	\$23,625	\$19,940	18%	\$18,420	28%
All	\$6,562	\$6,470	1%	\$6,009	9%

NON-DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	\$3,063	\$3,076	0%	\$2,837	8%
1-Bedrooms	\$3,647	\$3,768	-3%	\$3,293	11%
2-Bedrooms	\$5,050	\$4,979	1%	\$4,228	19%
3-Bedrooms	\$6,953	\$6,590	6%	\$5,580	25%
4-Bedrooms	\$8,618	\$9,777	-12%	\$8,686	-1%
All	\$4,370	\$4,477	-2%	\$3,867	13%

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NOVEMBER 2025

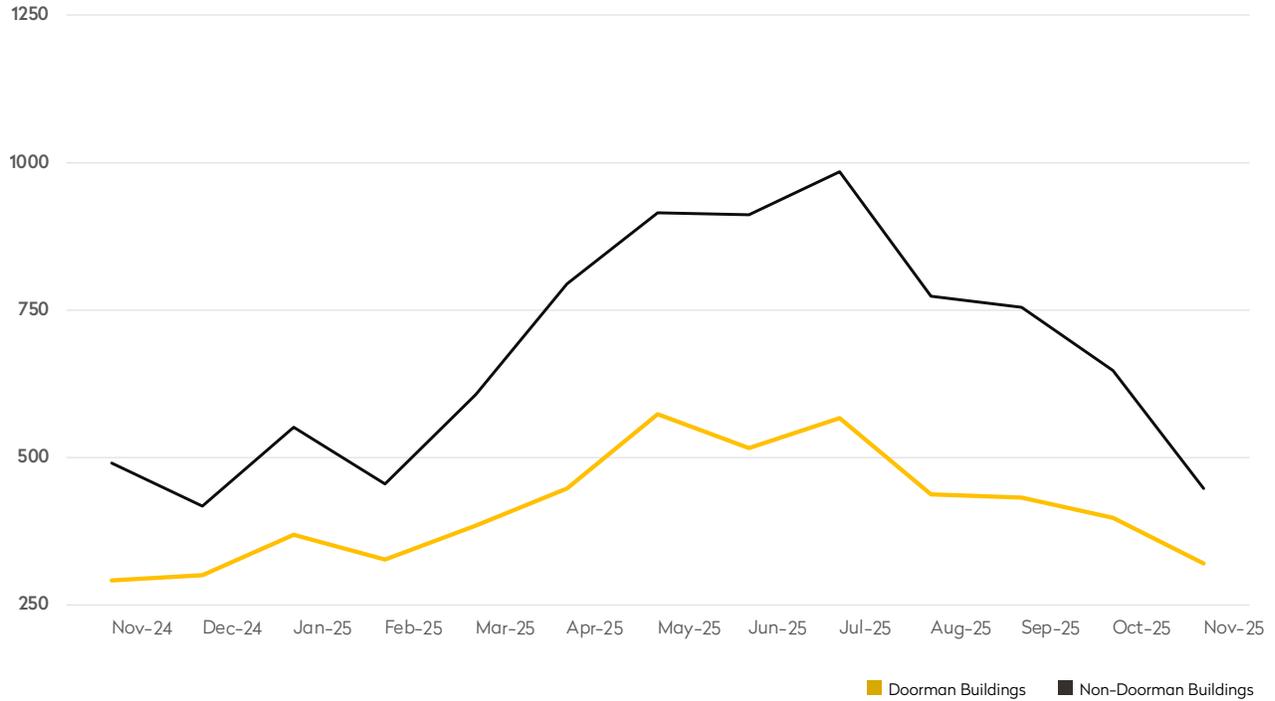
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



EAST SIDE

200 EAST 66TH STREET #D603

Number of New Listings



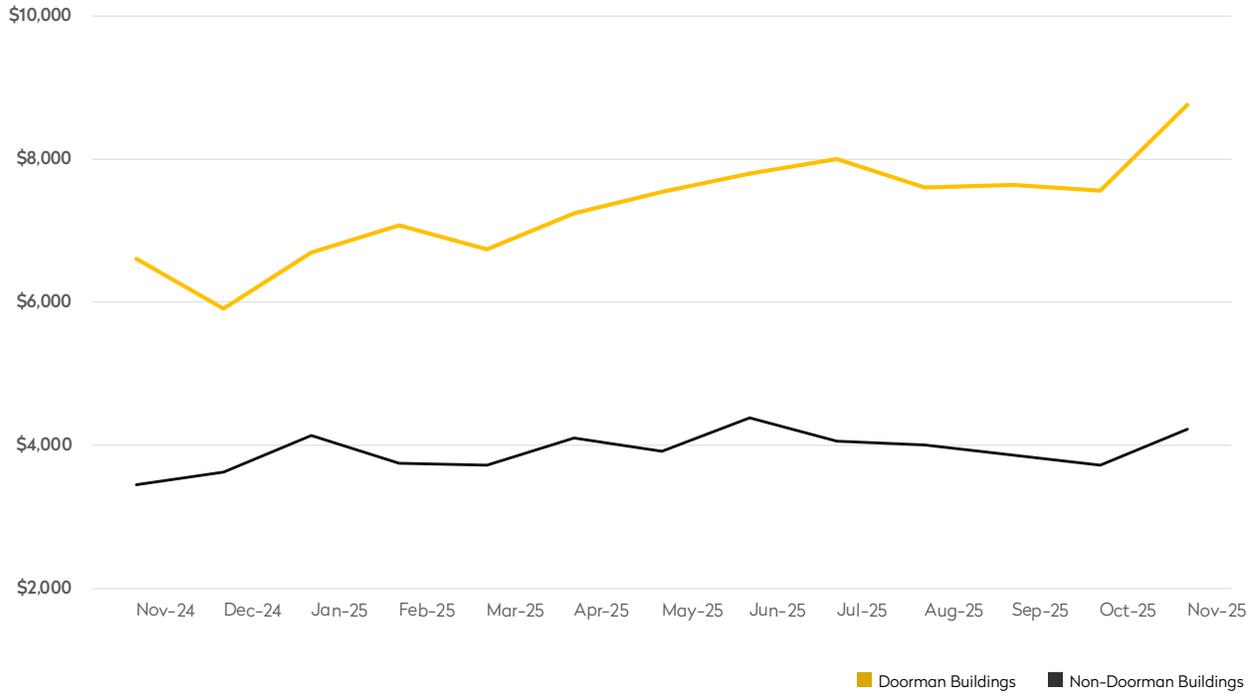
DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	49	54	-9%	65	-25%
1-Bedrooms	137	181	-24%	122	12%
2-Bedrooms	83	104	-20%	74	12%
3-Bedrooms	38	49	-22%	23	65%
4-Bedrooms	11	9	22%	7	57%
All	320	398	-20%	292	10%

NON-DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	122	214	-43%	136	-10%
1-Bedrooms	184	247	-26%	208	-12%
2-Bedrooms	100	143	-30%	109	-8%
3-Bedrooms	34	36	-6%	34	0%
4-Bedrooms	7	6	17%	4	75%
All	448	647	-31%	491	-9%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	\$3,923	\$3,715	6%	\$3,537	11%
1-Bedrooms	\$5,222	\$5,165	1%	\$4,898	7%
2-Bedrooms	\$9,050	\$8,617	5%	\$7,247	25%
3-Bedrooms	\$18,420	\$14,998	23%	\$16,445	12%
4-Bedrooms	\$30,894	\$24,395	27%	\$18,542	67%
All	\$8,761	\$7,562	16%	\$6,605	33%

NON-DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	\$2,708	\$2,801	-3%	\$2,731	-1%
1-Bedrooms	\$3,311	\$3,358	-1%	\$3,133	6%
2-Bedrooms	\$4,341	\$4,821	-10%	\$3,912	11%
3-Bedrooms	\$10,824	\$6,296	72%	\$5,785	87%
4-Bedrooms	\$14,657	\$9,147	60%	\$11,449	28%
All	\$4,226	\$3,723	14%	\$3,446	23%

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NOVEMBER 2025

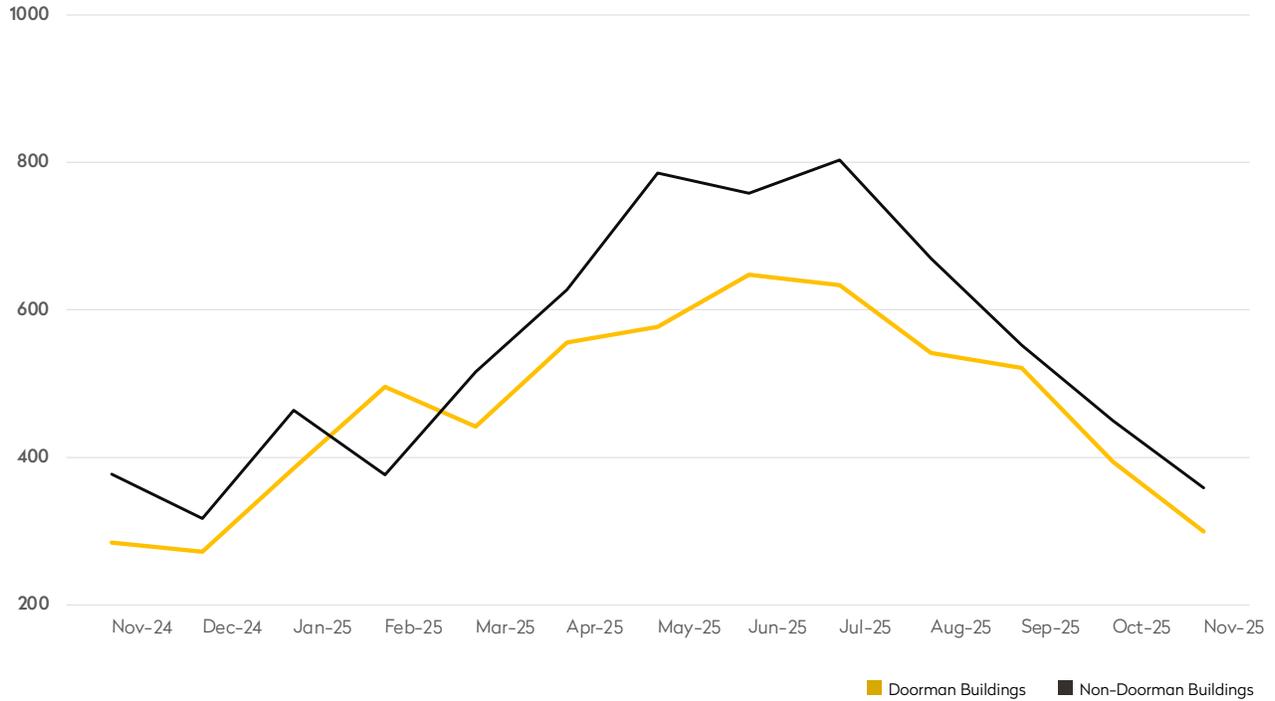
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Avenue



ESTATE

33 RIVERSIDE DRIVE #7E

Number of New Listings



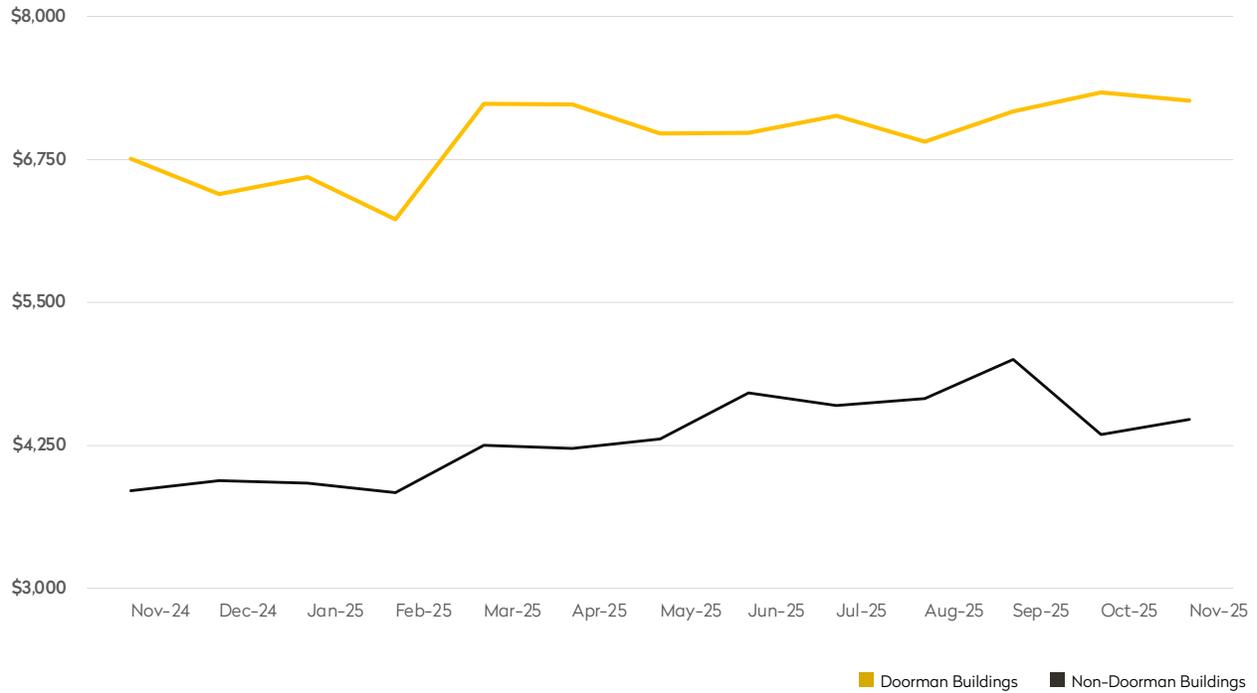
DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	57	56	2%	59	-3%
1-Bedrooms	139	167	-17%	102	36%
2-Bedrooms	65	109	-40%	73	-11%
3-Bedrooms	30	41	-27%	39	-23%
4-Bedrooms	5	14	-64%	9	-44%
All	299	394	-24%	284	5%

NON-DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	81	86	-6%	81	0%
1-Bedrooms	148	178	-17%	139	6%
2-Bedrooms	85	134	-37%	89	-4%
3-Bedrooms	33	42	-21%	57	-42%
4-Bedrooms	10	10	0%	10	0%
All	359	450	-20%	377	-5%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	\$3,670	\$3,604	2%	\$3,365	9%
1-Bedrooms	\$5,170	\$5,136	1%	\$4,800	8%
2-Bedrooms	\$8,662	\$7,718	12%	\$8,203	6%
3-Bedrooms	\$15,073	\$12,825	18%	\$11,357	33%
4-Bedrooms	\$18,807	\$17,651	7%	\$12,984	45%
All	\$7,263	\$7,335	-1%	\$6,754	8%

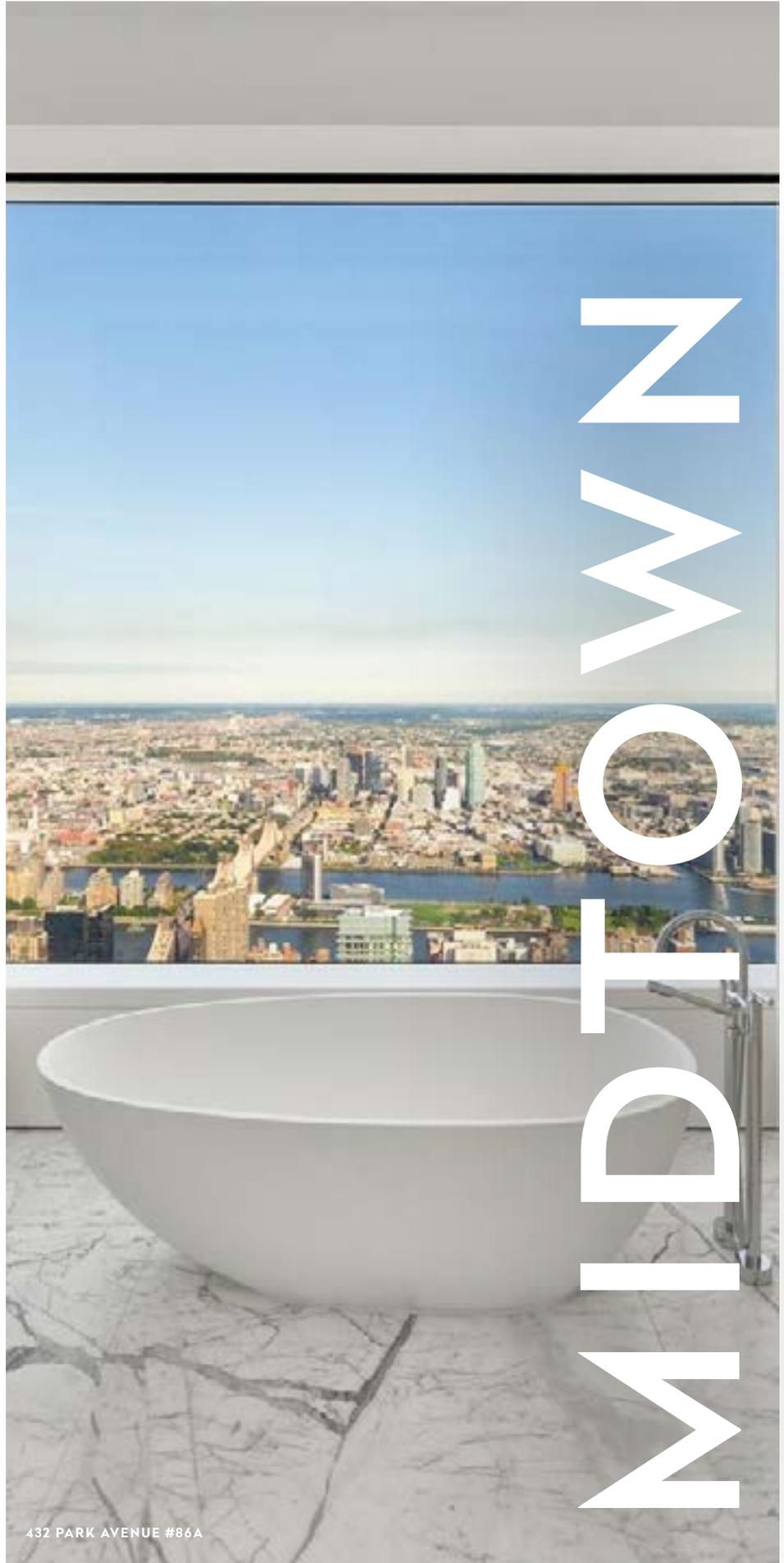
NON-DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	\$3,056	\$2,970	3%	\$2,631	16%
1-Bedrooms	\$3,738	\$4,088	-9%	\$3,463	8%
2-Bedrooms	\$5,342	\$4,822	11%	\$4,190	27%
3-Bedrooms	\$6,244	\$5,348	17%	\$5,004	25%
4-Bedrooms	\$6,759	\$10,143	-33%	\$9,421	-28%
All	\$4,477	\$4,345	3%	\$3,854	16%

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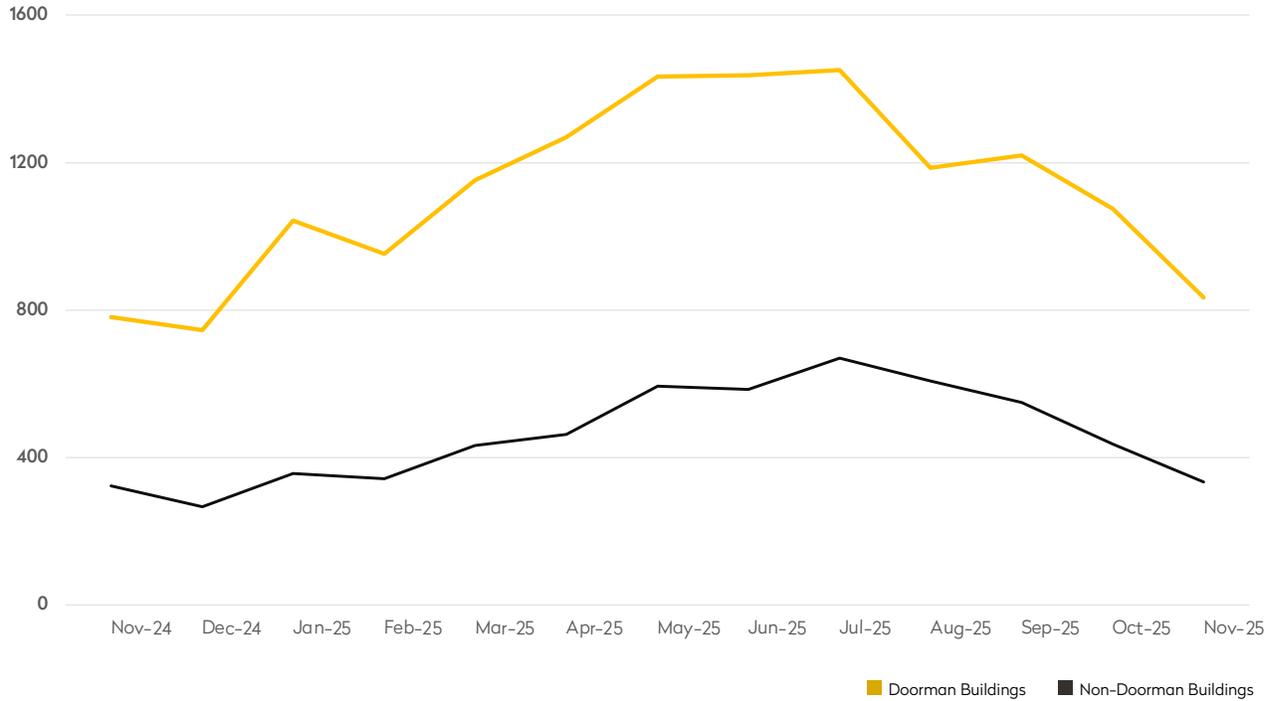
NOVEMBER 2025

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



432 PARK AVENUE #86A

Number of New Listings



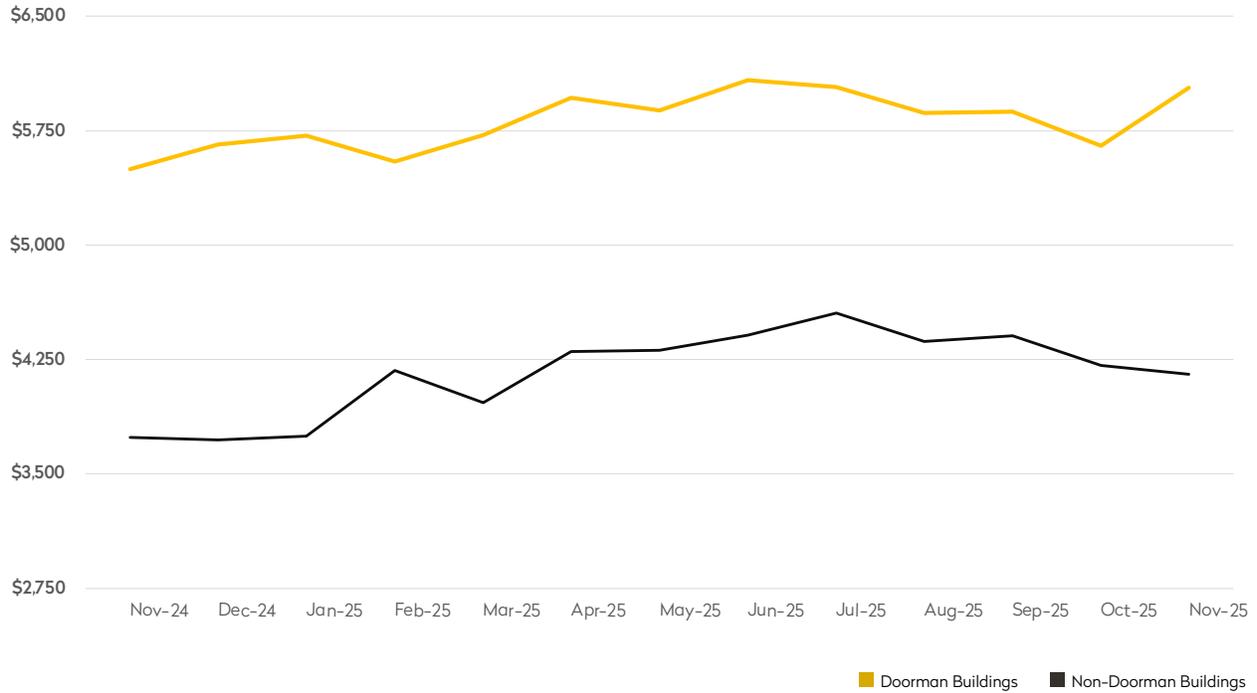
DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	217	299	-27%	210	3%
1-Bedrooms	382	477	-20%	354	8%
2-Bedrooms	188	253	-26%	179	5%
3-Bedrooms	38	39	-3%	33	15%
4-Bedrooms	8	6	33%	4	100%
All	834	1,074	-22%	781	7%

NON-DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	92	100	-8%	87	6%
1-Bedrooms	138	180	-23%	125	10%
2-Bedrooms	80	123	-35%	78	3%
3-Bedrooms	20	25	-20%	26	-23%
4-Bedrooms	2	8	-75%	5	-60%
All	333	437	-24%	323	3%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	\$3,706	\$3,770	-2%	\$3,523	5%
1-Bedrooms	\$5,015	\$5,103	-2%	\$4,680	7%
2-Bedrooms	\$7,964	\$7,429	7%	\$7,913	1%
3-Bedrooms	\$13,620	\$13,771	-1%	\$9,981	36%
4-Bedrooms	\$34,600	\$15,690	121%	\$19,113	81%
All	\$6,032	\$5,653	7%	\$5,498	10%

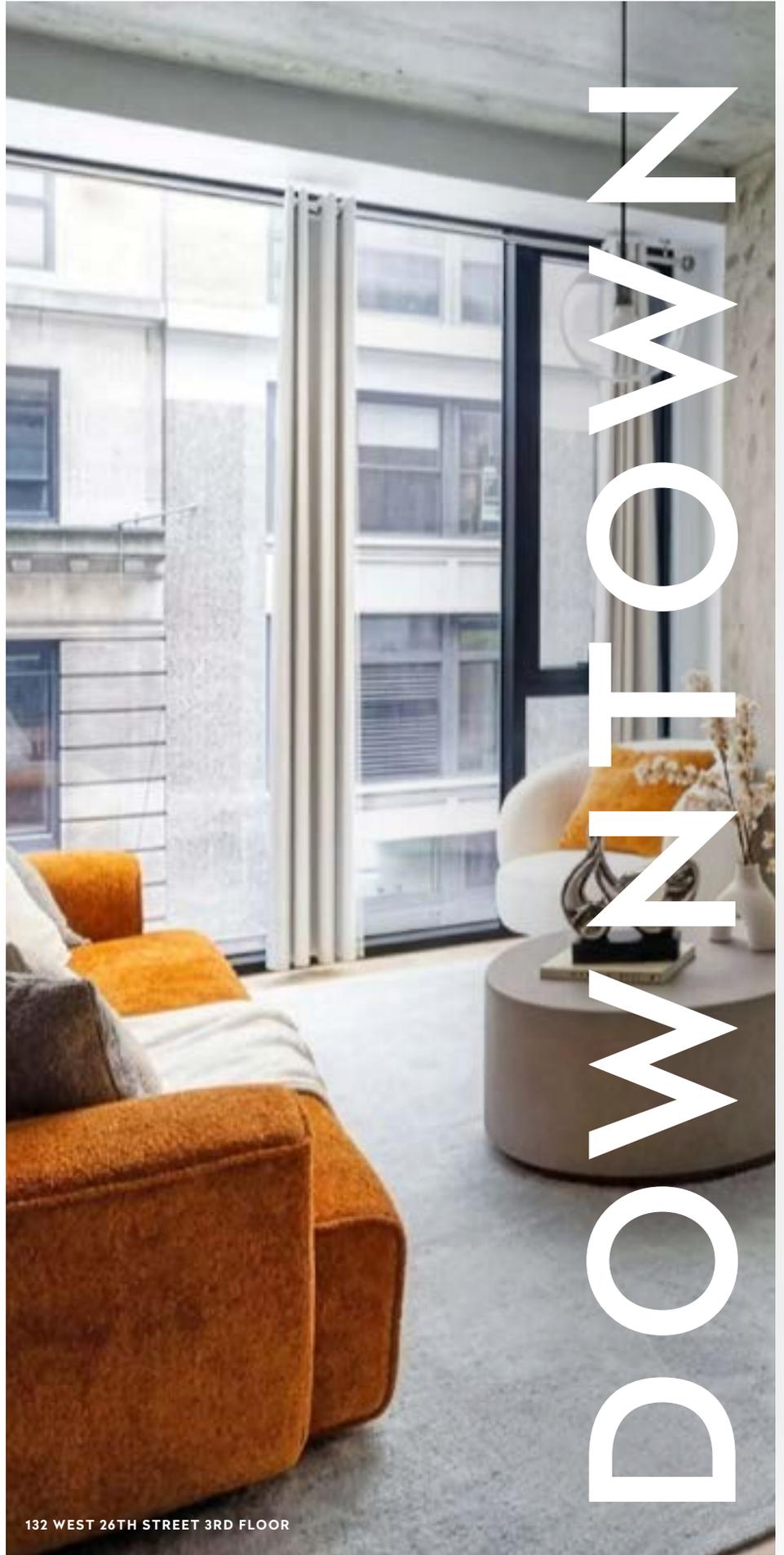
NON-DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	\$3,042	\$2,984	2%	\$3,049	0%
1-Bedrooms	\$4,002	\$3,760	6%	\$3,341	20%
2-Bedrooms	\$4,746	\$4,912	-3%	\$4,094	16%
3-Bedrooms	\$7,054	\$6,486	9%	\$5,798	22%
4-Bedrooms	\$8,100	\$10,472	-23%	\$7,519	8%
All	\$4,154	\$4,210	-1%	\$3,738	11%

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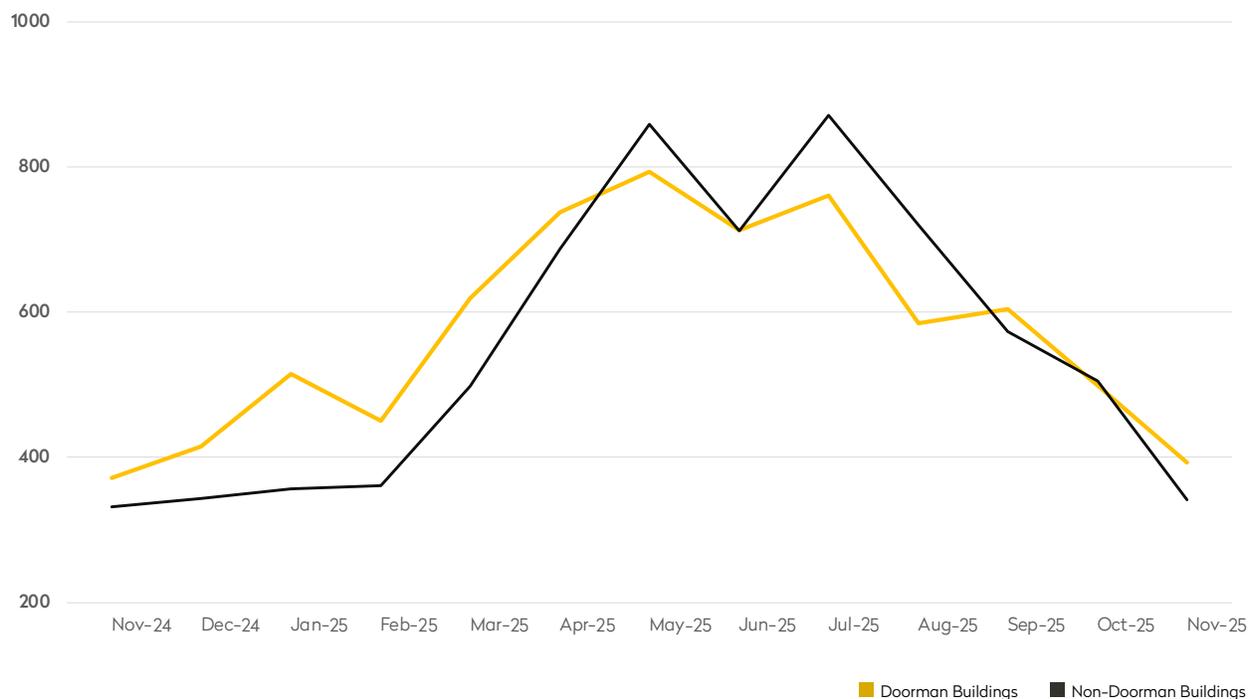
NOVEMBER 2025

34th Street to 14th Street



132 WEST 26TH STREET 3RD FLOOR

Number of New Listings



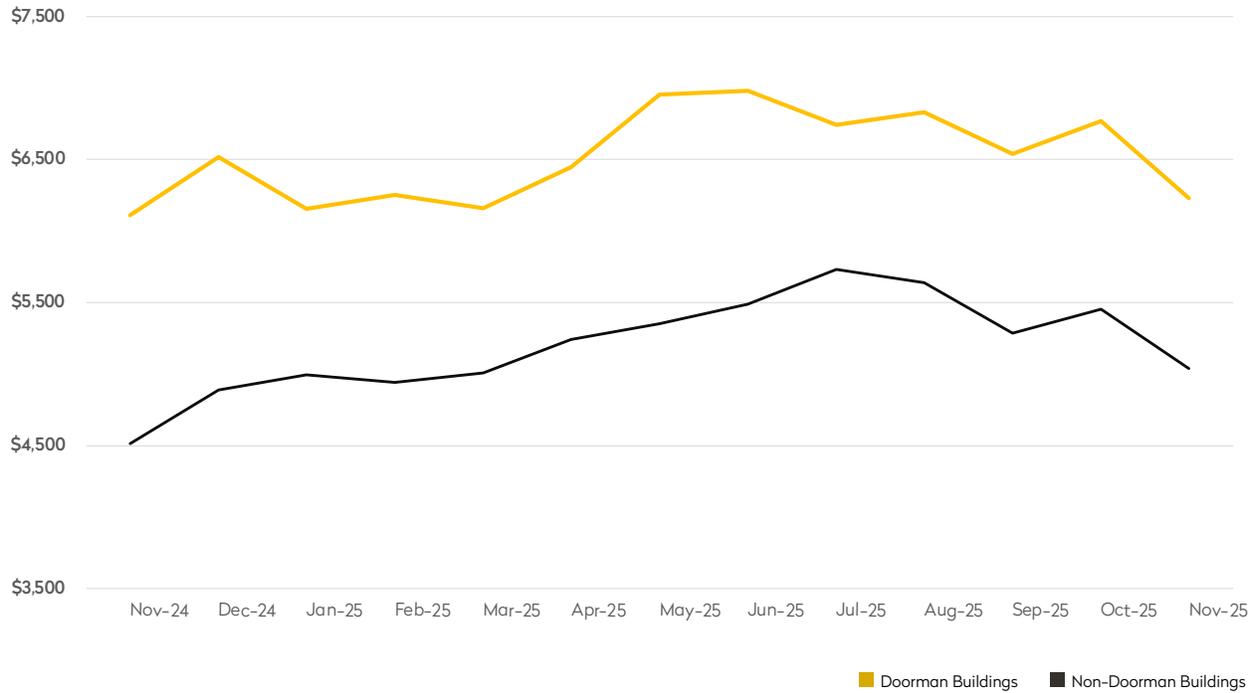
DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	118	131	-10%	95	24%
1-Bedrooms	188	237	-21%	181	4%
2-Bedrooms	74	103	-28%	80	-8%
3-Bedrooms	11	20	-45%	13	-15%
4-Bedrooms	2	6	-67%	3	-33%
All	393	499	-21%	372	6%

NON-DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	92	114	-19%	92	0%
1-Bedrooms	132	184	-28%	131	1%
2-Bedrooms	86	138	-38%	72	19%
3-Bedrooms	23	50	-54%	24	-4%
4-Bedrooms	6	16	-63%	12	-50%
All	342	505	-32%	332	3%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	\$4,304	\$4,438	-3%	\$4,061	6%
1-Bedrooms	\$5,897	\$5,950	-1%	\$5,412	9%
2-Bedrooms	\$8,654	\$9,982	-13%	\$7,915	9%
3-Bedrooms	\$15,543	\$10,466	49%	\$13,753	13%
4-Bedrooms	\$10,600	\$20,301	-48%	\$32,268	-67%
All	\$6,232	\$6,767	-8%	\$6,113	2%

NON-DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	\$3,558	\$3,605	-1%	\$2,935	21%
1-Bedrooms	\$4,452	\$4,461	0%	\$3,761	18%
2-Bedrooms	\$6,084	\$5,786	5%	\$5,982	2%
3-Bedrooms	\$7,452	\$9,353	-20%	\$6,874	8%
4-Bedrooms	\$10,913	\$12,912	-15%	\$9,596	14%
All	\$5,039	\$5,453	-8%	\$4,514	12%

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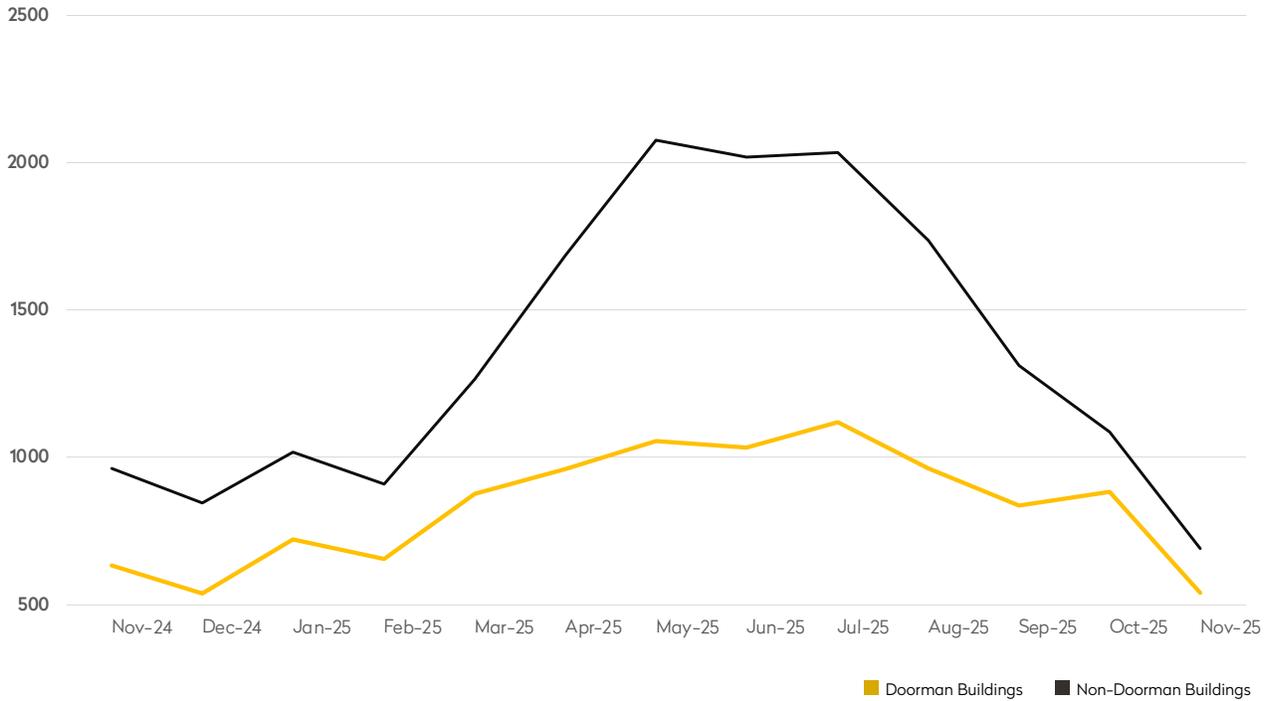
NOVEMBER 2025

South of 14th Street



36 LAIGHT STREET #6B

Number of New Listings



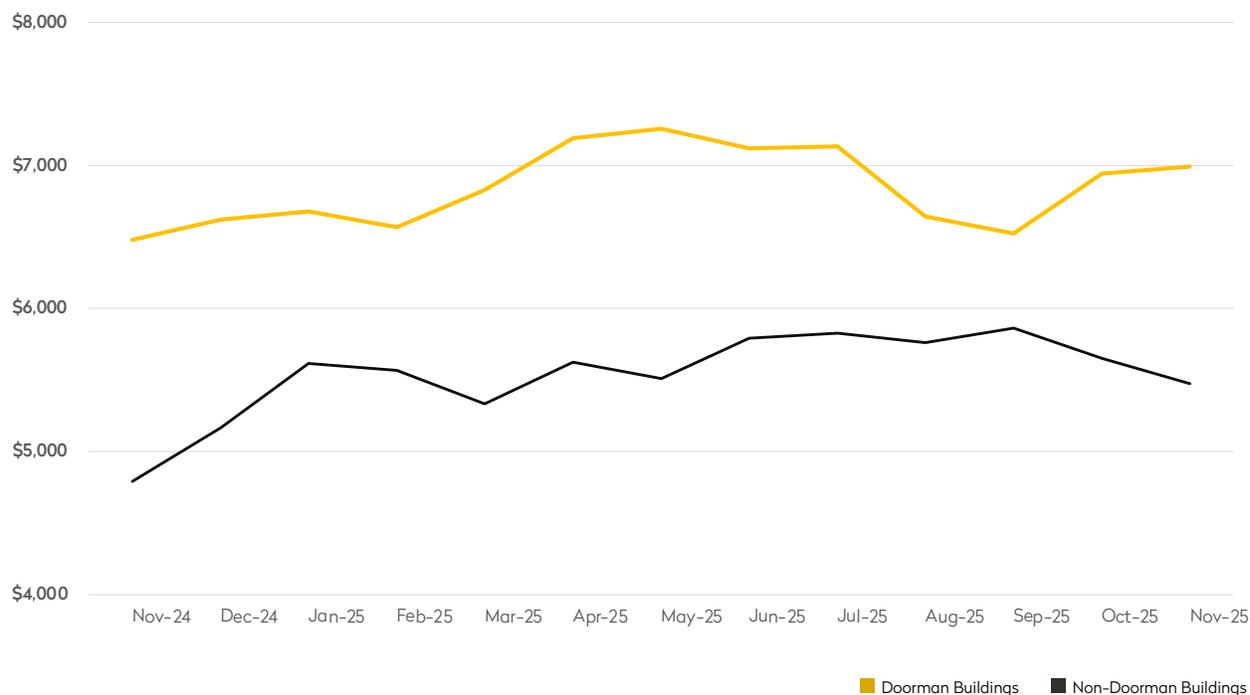
DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	183	266	-31%	196	-7%
1-Bedrooms	189	331	-43%	251	-25%
2-Bedrooms	115	207	-44%	134	-14%
3-Bedrooms	41	63	-35%	39	5%
4-Bedrooms	12	13	-8%	10	20%
All	540	882	-39%	633	-15%

NON-DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	132	188	-30%	184	-28%
1-Bedrooms	287	371	-23%	343	-16%
2-Bedrooms	203	360	-44%	304	-33%
3-Bedrooms	52	128	-59%	104	-50%
4-Bedrooms	14	33	-58%	22	-36%
All	691	1,086	-36%	963	-28%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	\$4,160	\$4,429	-6%	\$3,979	5%
1-Bedrooms	\$5,732	\$5,821	-2%	\$5,313	8%
2-Bedrooms	\$9,676	\$8,916	9%	\$9,077	7%
3-Bedrooms	\$14,888	\$13,005	14%	\$11,402	31%
4-Bedrooms	\$17,295	\$24,959	-31%	\$23,162	-25%
All	\$6,991	\$6,944	1%	\$6,479	8%

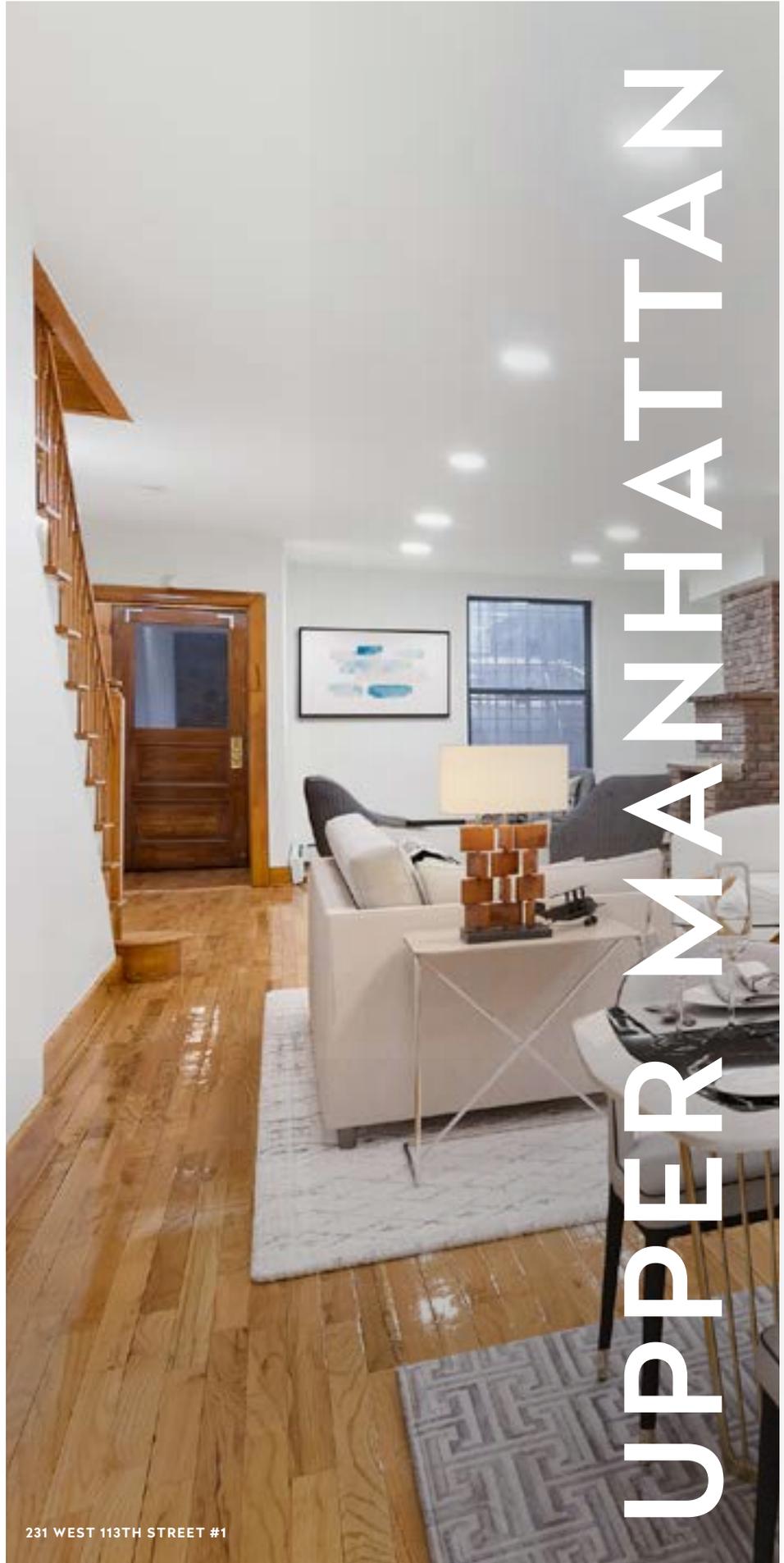
NON-DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	\$3,532	\$3,557	-1%	\$3,158	12%
1-Bedrooms	\$4,248	\$4,419	-4%	\$3,923	8%
2-Bedrooms	\$6,616	\$6,214	6%	\$5,110	29%
3-Bedrooms	\$9,835	\$8,839	11%	\$8,128	21%
4-Bedrooms	\$10,513	\$12,120	-13%	\$10,993	-4%
All	\$5,475	\$5,651	-3%	\$4,791	14%

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NOVEMBER 2025

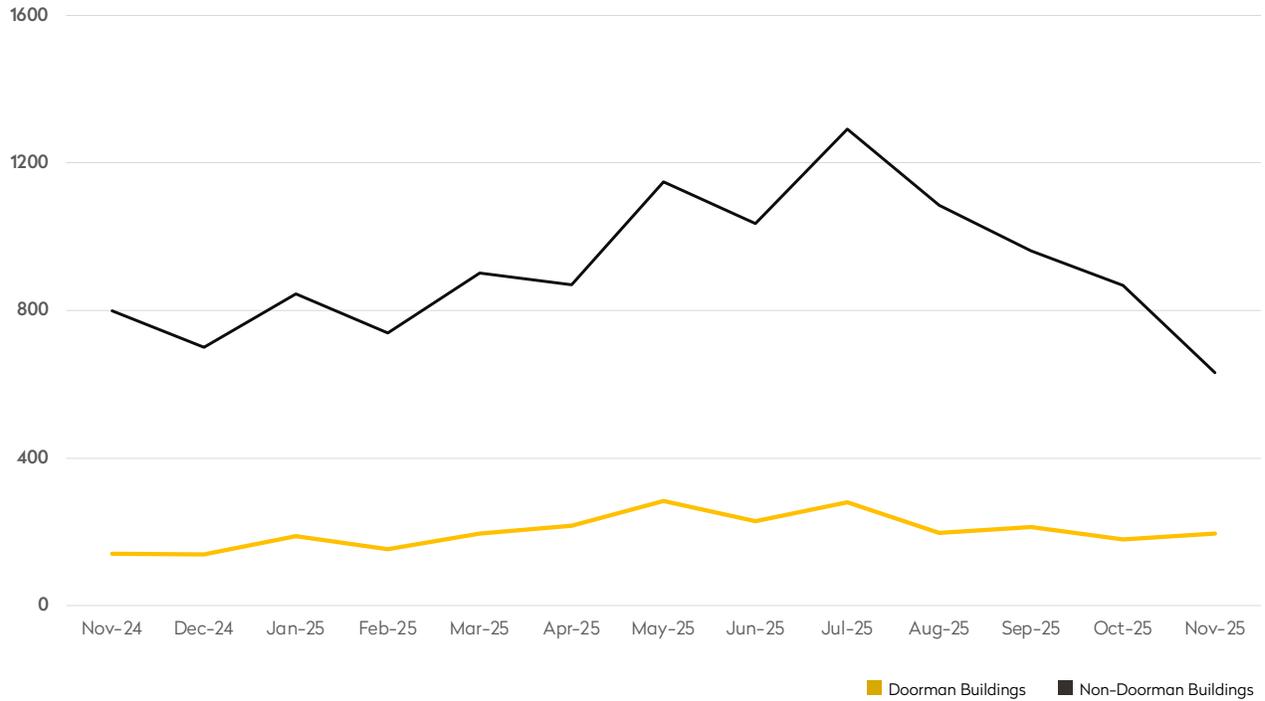
Generally North of 96th St. on the East Side,
and 110th St. on the West Side



UPPER MANHATTAN

231 WEST 113TH STREET #1

Number of New Listings



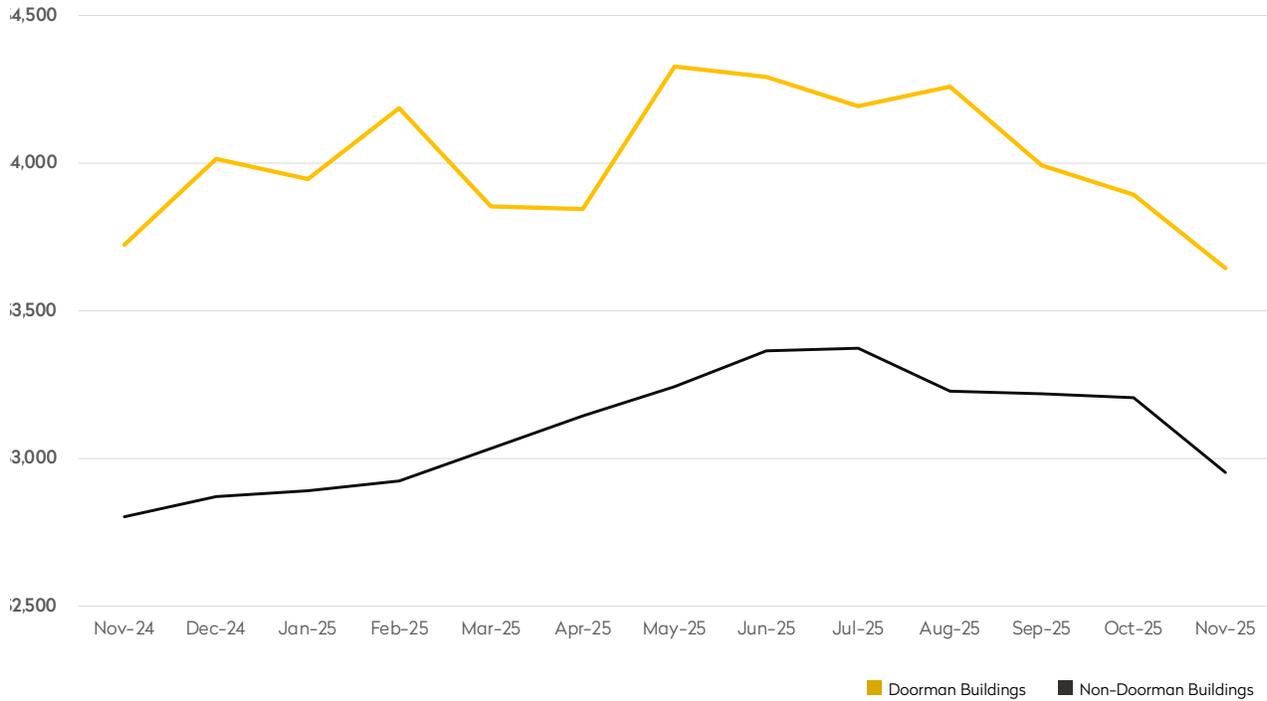
DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	30	24	25%	17	76%
1-Bedrooms	88	69	28%	62	42%
2-Bedrooms	65	66	-2%	47	38%
3-Bedrooms	11	17	-35%	11	0%
4-Bedrooms	2	3	-33%	3	-33%
All	196	180	9%	141	39%

NON-DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	85	90	-6%	92	-8%
1-Bedrooms	256	298	-14%	291	-12%
2-Bedrooms	190	304	-38%	249	-24%
3-Bedrooms	83	141	-41%	140	-41%
4-Bedrooms	16	32	-50%	20	-20%
All	632	868	-27%	799	-21%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	\$3,006	\$3,031	-1%	\$2,630	14%
1-Bedrooms	\$3,291	\$3,403	-3%	\$3,221	2%
2-Bedrooms	\$4,269	\$4,325	-1%	\$4,175	2%
3-Bedrooms	\$4,670	\$5,342	-13%	\$4,350	7%
4-Bedrooms	\$2,800	\$3,292	-15%	\$3,863	-28%
All	\$3,644	\$3,893	-6%	\$3,724	-2%

NON-DOORMAN BUILDINGS

	NOVEMBER 2025	OCTOBER 2025	MONTHLY CHANGE	NOVEMBER 2024	ANNUAL CHANGE
Studios	\$2,338	\$2,255	4%	\$2,233	5%
1-Bedrooms	\$2,557	\$2,685	-5%	\$2,351	9%
2-Bedrooms	\$3,280	\$3,321	-1%	\$2,839	16%
3-Bedrooms	\$3,680	\$4,032	-9%	\$3,609	2%
4-Bedrooms	\$4,684	\$5,623	-17%	\$4,974	-6%
All	\$2,953	\$3,205	-8%	\$2,802	5%

Contact Us

NEW RENTAL LISTINGS REPORT

November 2025

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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