

# Apr

NEW LISTINGS  
RENTAL  
CONCESSIONS  
REPORT



MANHATTAN DOORMAN BUILDINGS

# RENTAL CONCESSIONS

**Brown Harris Stevens** THE Craft of Research

# Highlights

## RENTAL CONCESSIONS REPORT

April 2025

- April saw the percentage of new listings in doorman buildings offering concessions drop 17% from the prior month.
- Downtown, South of 14th Street, continues to be the market area with the highest amount of listings offering concessions, 7.7%.
- The average amount of total concessions dipped slightly in April to 1.1 months.
- The highest average total concessions were found in buildings in Midtown East.

---

## DEFINITIONS

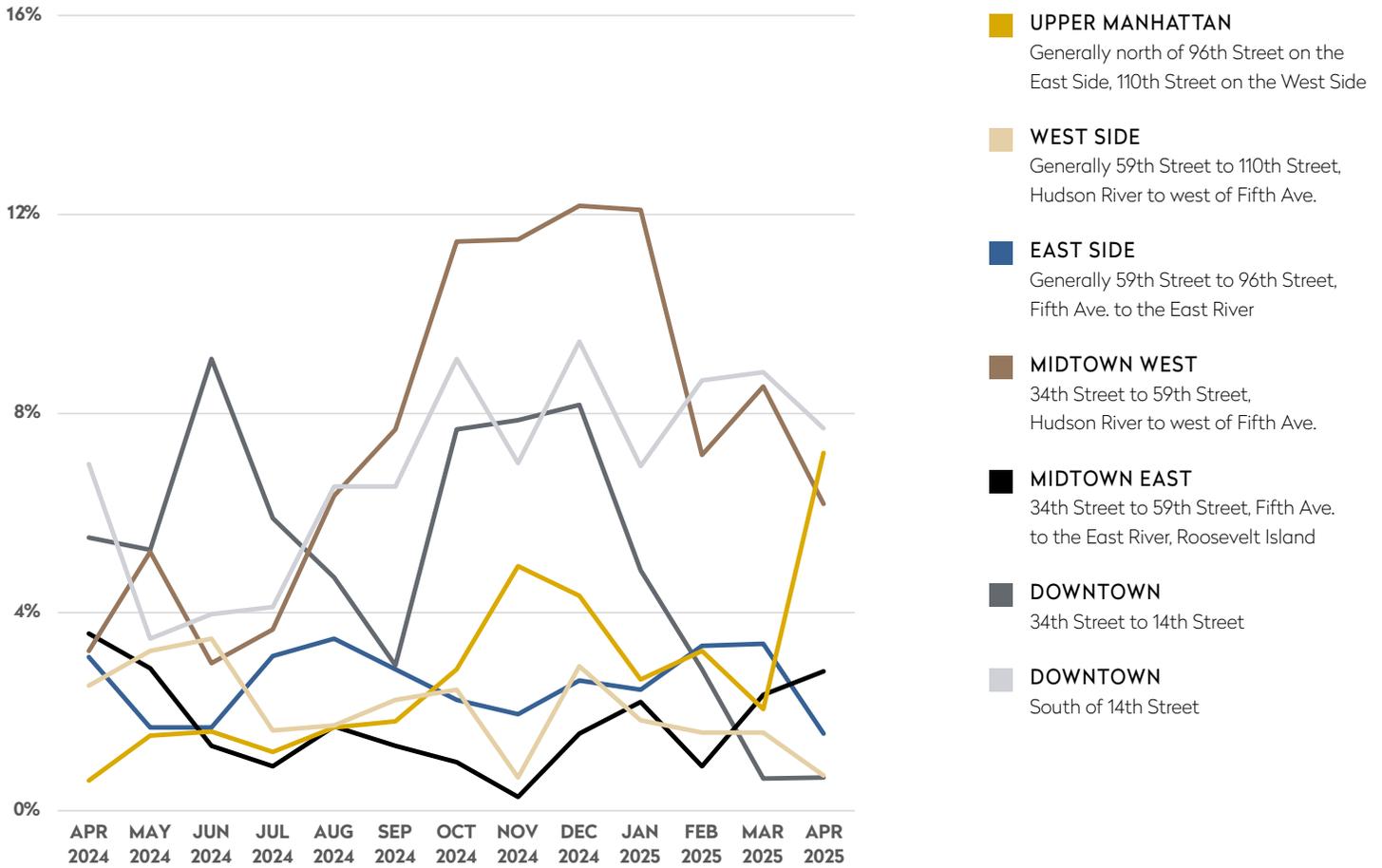
**LISTINGS** Rental listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

**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

	APR 2025	MAR 2025	FEB 2025	JAN 2025	DEC 2024	NOV 2024	OCT 2024	SEP 2024	AUG 2024	JUL 2024	JUN 2024	MAY 2024	APR 2024
14TH - 34TH STREET	0.90	0.88	1.32	1.42	1.38	1.44	1.46	1.32	1.25	0.92	1.19	1.37	1.38
EAST SIDE	1.43	1.77	1.48	1.26	1.19	1.17	1.44	1.06	1.18	1.33	1.00	1.00	1.12
MIDTOWN EAST	1.85	1.63	2.13	1.80	1.60	1.00	1.36	1.10	1.06	1.87	2.00	1.75	0.85
MIDTOWN WEST	0.95	1.09	1.20	1.14	1.31	1.24	1.36	1.53	1.03	1.08	1.10	1.11	1.45
SOUTH OF 14TH STREET	0.86	0.92	1.03	1.14	1.34	1.48	1.33	1.38	1.09	1.28	1.03	1.21	1.05
UPPER MANHATTAN	1.59	1.00	1.60	1.40	3.50	2.00	1.40	0.93	1.05	1.17	1.40	1.33	1.00
WEST SIDE	1.50	1.43	0.99	0.71	1.23	1.50	2.53	1.97	1.39	1.80	1.75	1.33	1.28
<b>TOTAL</b>	<b>1.10</b>	<b>1.11</b>	<b>1.19</b>	<b>1.21</b>	<b>1.41</b>	<b>1.39</b>	<b>1.43</b>	<b>1.41</b>	<b>1.12</b>	<b>1.21</b>	<b>1.24</b>	<b>1.30</b>	<b>1.17</b>

# Contact Us

**APRIL 2025**

## RENTAL CONCESSIONS REPORT

### **East Side**

445 Park Avenue  
New York, NY 10022  
212-906-9200

### **West Side / Broadway**

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**

451 West Broadway  
New York, NY 10012  
212-521-5757

### **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.

©2025 by Brown Harris Stevens. All Rights Reserved. This information may not be copied, used or distributed without Brown Harris Stevens' consent. While information is believed true, no guaranty is made of accuracy.