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JANUARY 2024

NEW RENTAL

LISTINGS

REPORT

MAINTAIN



Brown Harris Stevens THE Craft OF Research

Highlights

NEW RENTAL LISTINGS REPORT

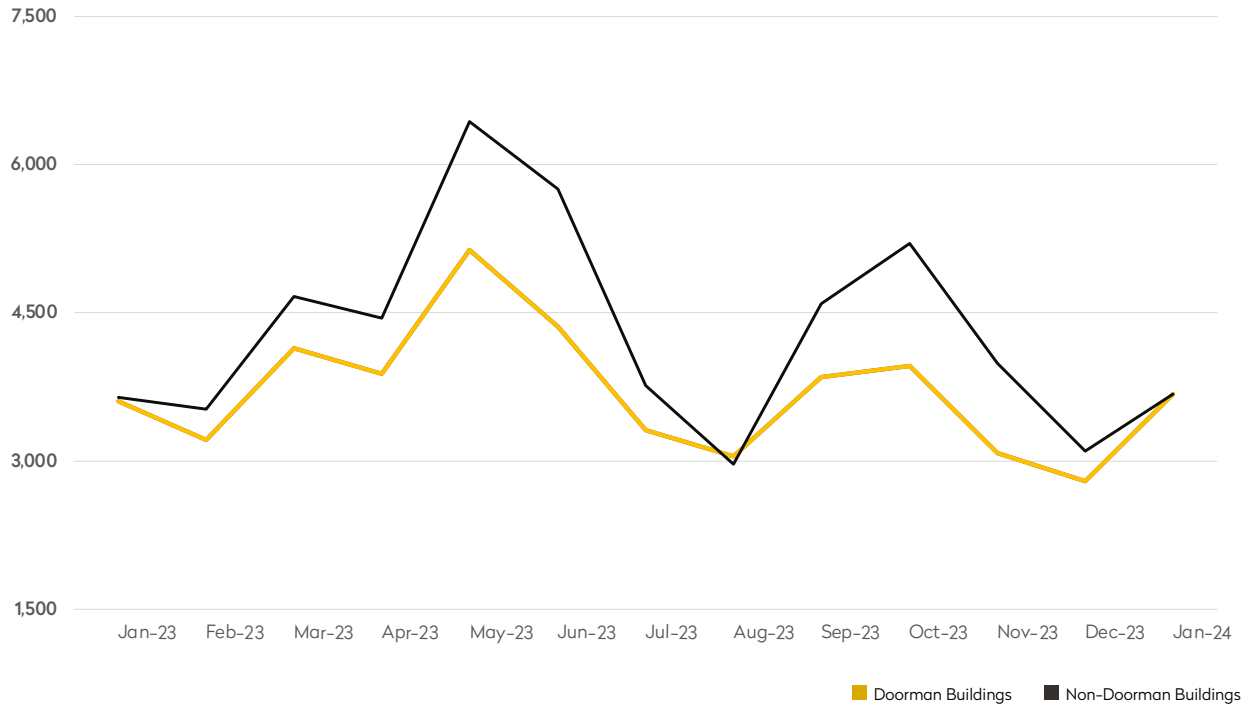
January 2024

- The average asking rent for doorman buildings was \$6,000, an increase of 6% from December.
- After falling for four straight months, asking rents in non-doorman buildings rose 4% to \$4,007.
- New listings in doorman buildings posted double-digit increases compared to last month.
- Compared to January 2023, listings are slightly higher—1% for non-doorman buildings.



BHSID 22577695

Number of New Listings



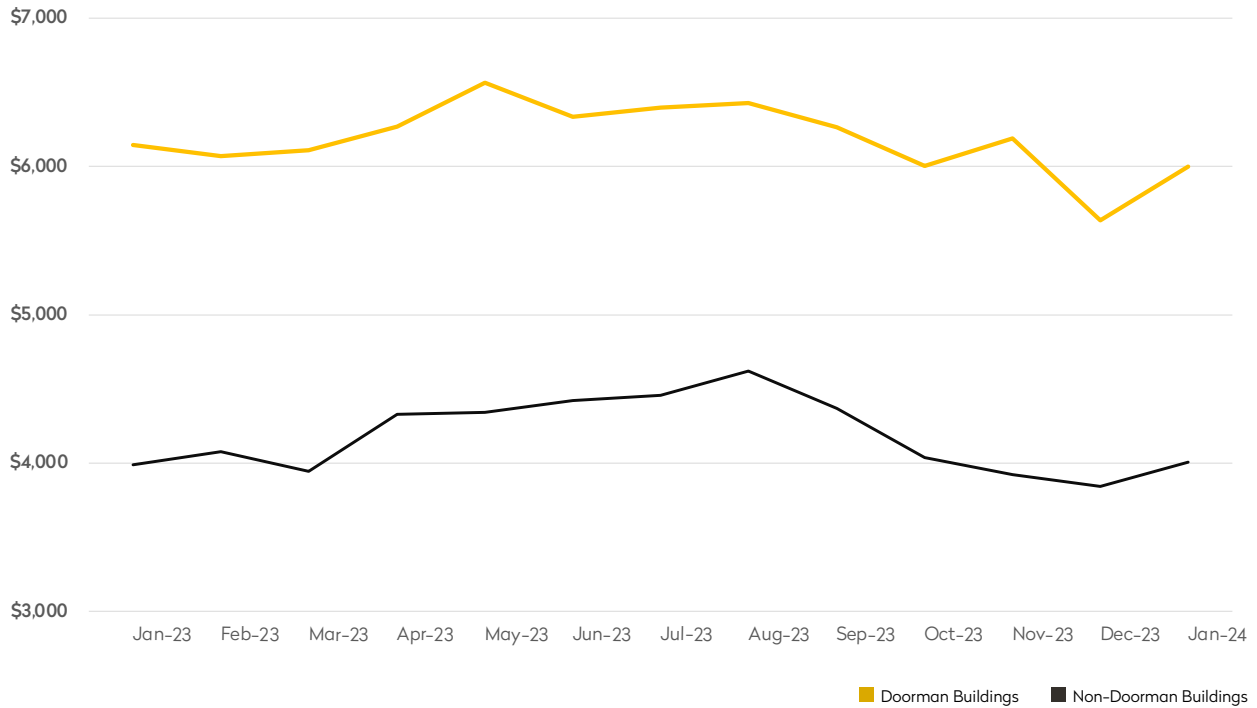
DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	865	650	33%	634	36%
1-Bedrooms	1,663	1,253	33%	1,571	6%
2-Bedrooms	855	665	29%	887	-4%
3-Bedrooms	237	191	24%	248	-4%
4-Bedrooms	51	33	55%	72	-29%
All	3,680	2,796	32%	3,606	2%

NON-DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	702	654	7%	422	66%
1-Bedrooms	1,418	1,157	23%	1,394	2%
2-Bedrooms	1,019	854	19%	1,035	-2%
3-Bedrooms	399	312	28%	423	-6%
4-Bedrooms	113	109	4%	117	-3%
All	3,676	3,101	19%	3,644	1%

Average Asking Rent



DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	\$3,662	\$3,600	2%	\$3,541	3%
1-Bedrooms	\$5,097	\$4,803	6%	\$4,741	8%
2-Bedrooms	\$7,377	\$7,073	4%	\$7,284	1%
3-Bedrooms	\$12,465	\$11,255	11%	\$12,418	0%
4-Bedrooms	\$18,547	\$14,869	25%	\$21,559	-14%
All	\$6,000	\$5,637	6%	\$6,147	-2%

NON-DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	\$2,692	\$2,670	1%	\$2,750	-2%
1-Bedrooms	\$3,324	\$3,312	0%	\$3,269	2%
2-Bedrooms	\$4,313	\$4,153	4%	\$4,284	1%
3-Bedrooms	\$6,055	\$5,936	2%	\$6,288	-4%
4-Bedrooms	\$8,300	\$7,233	15%	\$7,541	10%
All	\$4,007	\$3,842	4%	\$3,991	0%

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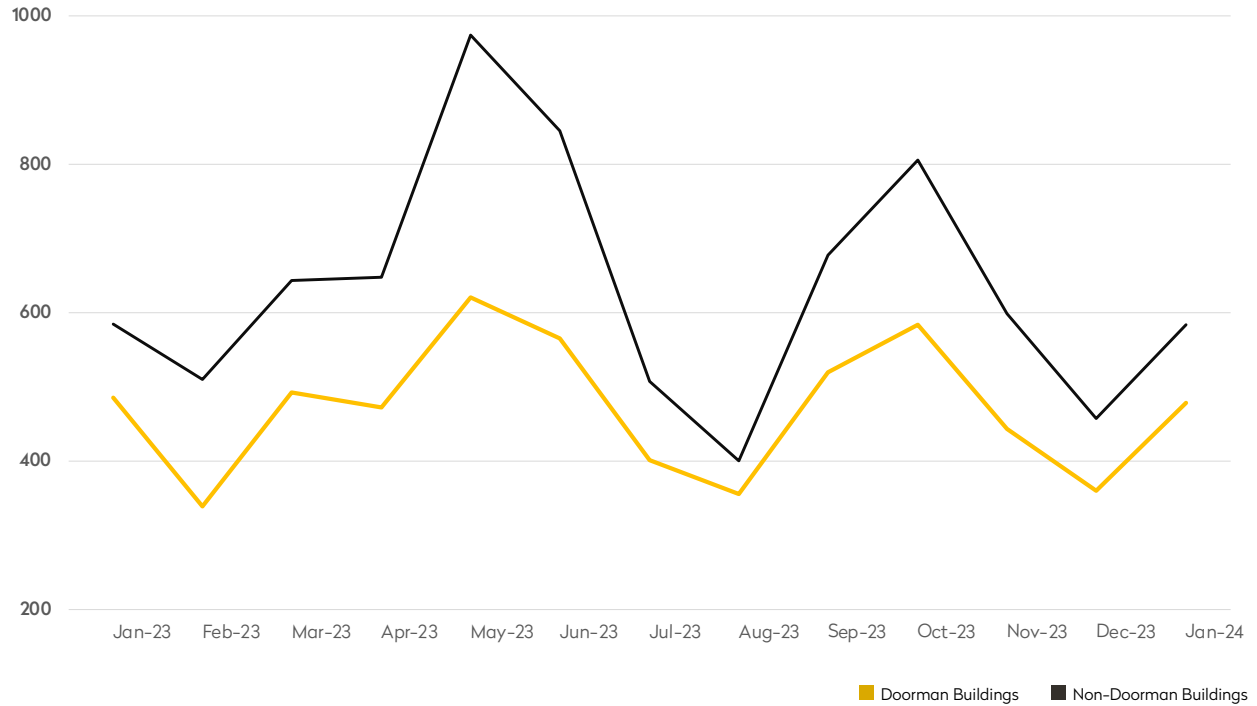
JANUARY 2024

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



BHSID 22817329

Number of New Listings



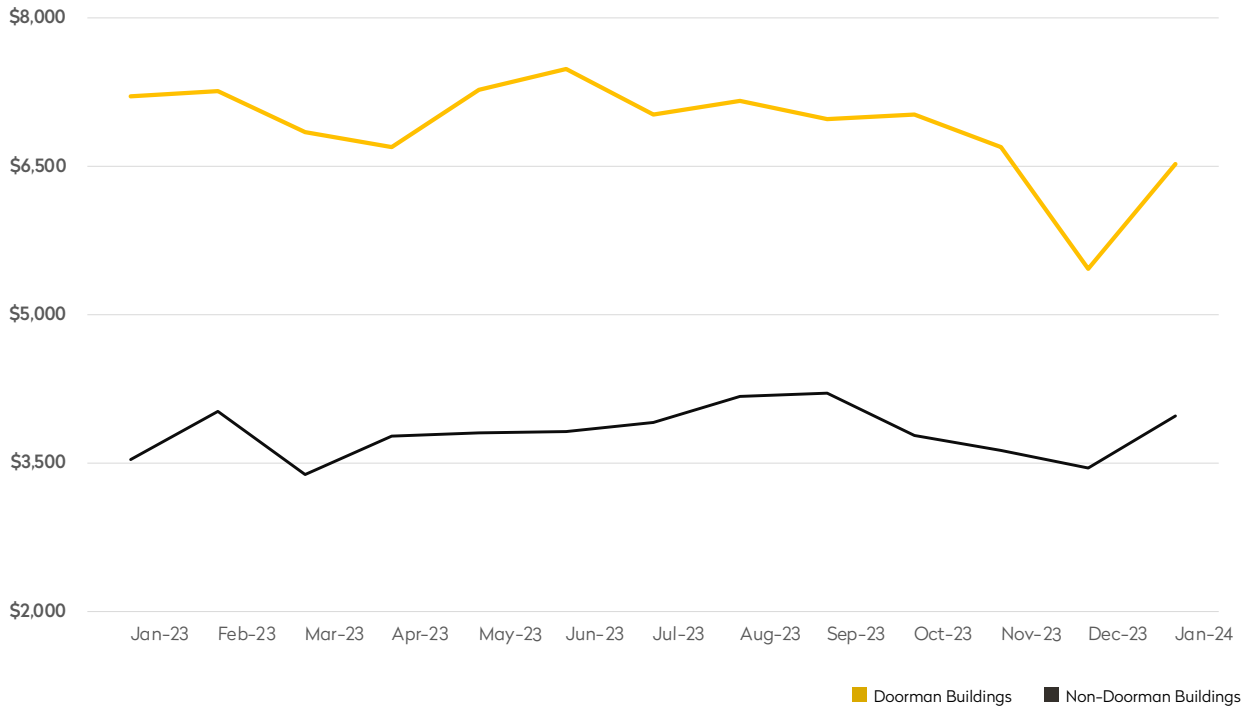
DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	67	59	14%	42	60%
1-Bedrooms	229	189	21%	218	5%
2-Bedrooms	120	85	41%	145	-17%
3-Bedrooms	51	25	104%	41	24%
4-Bedrooms	7	2	250%	14	-50%
All	478	360	33%	485	-1%

NON-DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	153	127	20%	103	49%
1-Bedrooms	251	188	34%	248	1%
2-Bedrooms	134	111	21%	120	12%
3-Bedrooms	31	24	29%	50	-38%
4-Bedrooms	9	5	80%	10	-10%
All	584	457	28%	585	0%

Average Asking Rent



DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	\$3,383	\$3,411	-1%	\$3,901	-13%
1-Bedrooms	\$4,683	\$4,613	2%	\$4,405	6%
2-Bedrooms	\$7,318	\$7,219	1%	\$7,623	-4%
3-Bedrooms	\$12,858	\$9,775	32%	\$13,549	-5%
4-Bedrooms	\$19,448	\$18,575	5%	\$25,032	-22%
All	\$6,526	\$5,467	19%	\$7,207	-9%

NON-DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	\$2,522	\$2,535	-1%	\$2,479	2%
1-Bedrooms	\$3,010	\$2,895	4%	\$2,905	4%
2-Bedrooms	\$3,844	\$3,907	-2%	\$4,269	-10%
3-Bedrooms	\$10,604	\$6,983	52%	\$6,230	70%
4-Bedrooms	\$12,732	\$15,769	-19%	\$10,953	16%
All	\$3,973	\$3,452	15%	\$3,533	12%

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JANUARY 2024

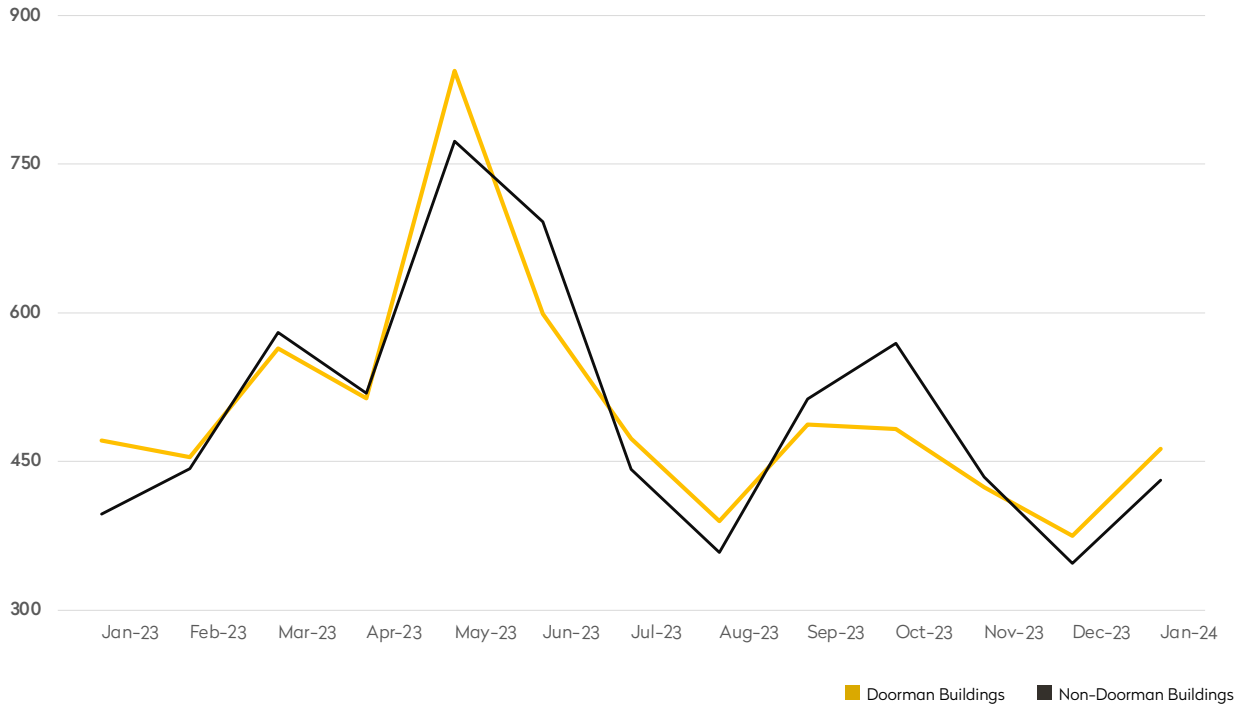
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Avenue



WEST
SIDE
ST
S
E
M

BHSID 22846192

Number of New Listings



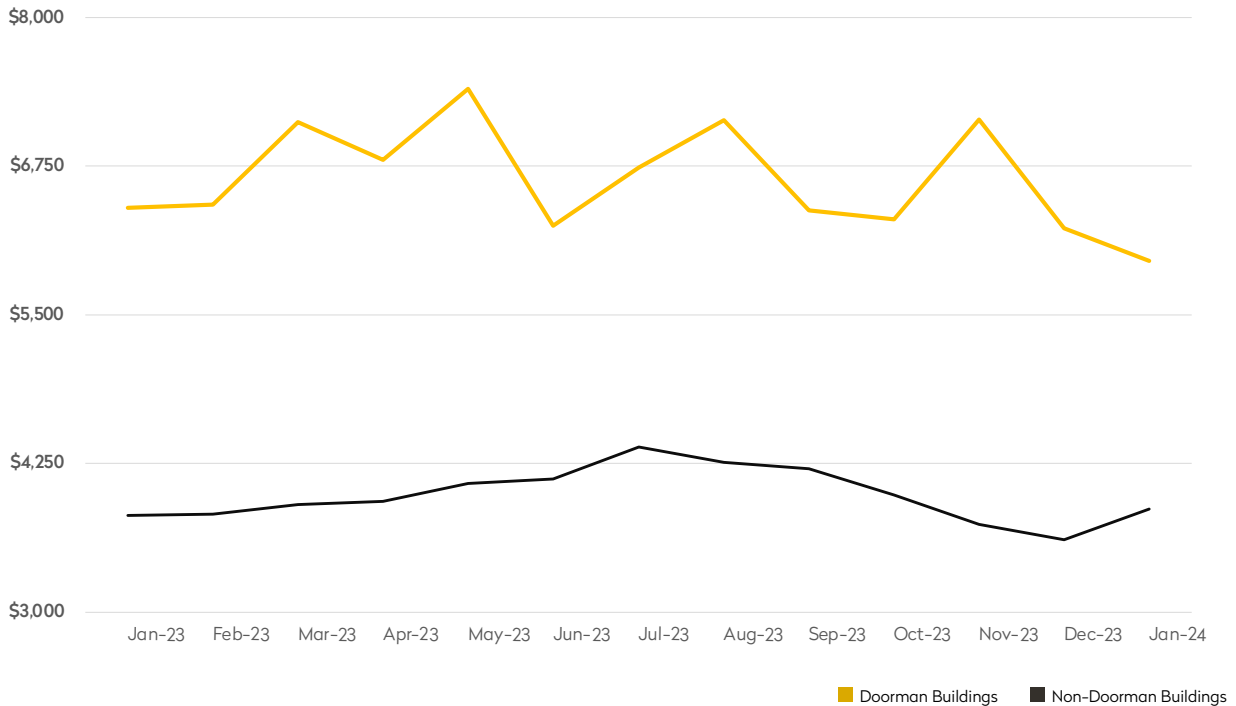
DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	93	72	29%	68	37%
1-Bedrooms	209	171	22%	182	15%
2-Bedrooms	107	79	35%	143	-25%
3-Bedrooms	39	41	-5%	41	-5%
4-Bedrooms	13	12	8%	12	8%
All	463	375	23%	471	-2%

NON-DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	90	79	14%	62	45%
1-Bedrooms	194	154	26%	164	18%
2-Bedrooms	90	77	17%	109	-17%
3-Bedrooms	43	28	54%	37	16%
4-Bedrooms	12	7	71%	7	71%
All	431	347	24%	397	9%

Average Asking Rent



DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	\$3,405	\$3,404	0%	\$2,983	14%
1-Bedrooms	\$4,829	\$4,620	5%	\$4,566	6%
2-Bedrooms	\$7,182	\$7,911	-9%	\$7,079	1%
3-Bedrooms	\$11,319	\$12,330	-8%	\$13,772	-18%
4-Bedrooms	\$12,896	\$14,200	-9%	\$18,880	-32%
All	\$5,951	\$6,229	-4%	\$6,399	-7%

NON-DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	\$2,612	\$2,539	3%	\$2,468	6%
1-Bedrooms	\$3,383	\$3,348	1%	\$3,288	3%
2-Bedrooms	\$4,832	\$4,174	16%	\$4,226	14%
3-Bedrooms	\$5,385	\$5,749	-6%	\$5,930	-9%
4-Bedrooms	\$7,007	\$5,457	28%	\$9,419	-26%
All	\$3,868	\$3,610	7%	\$3,813	1%

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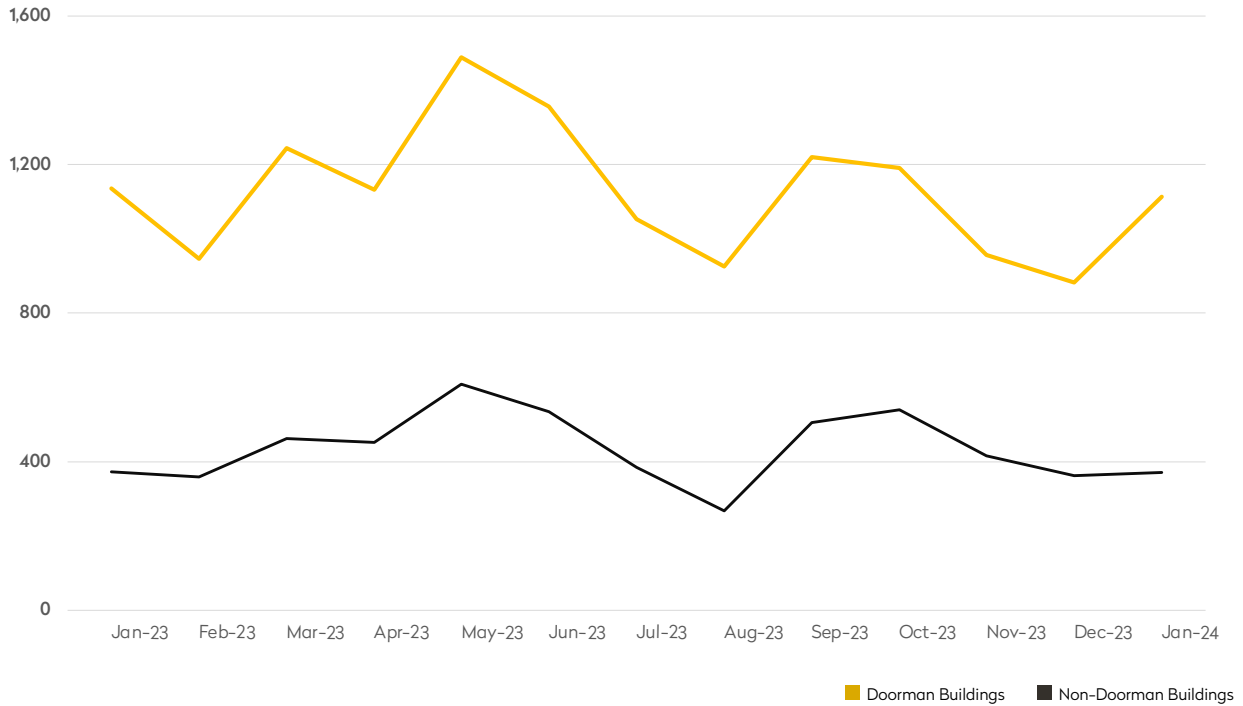
JANUARY 2024

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



BHSID 22850796

Number of New Listings



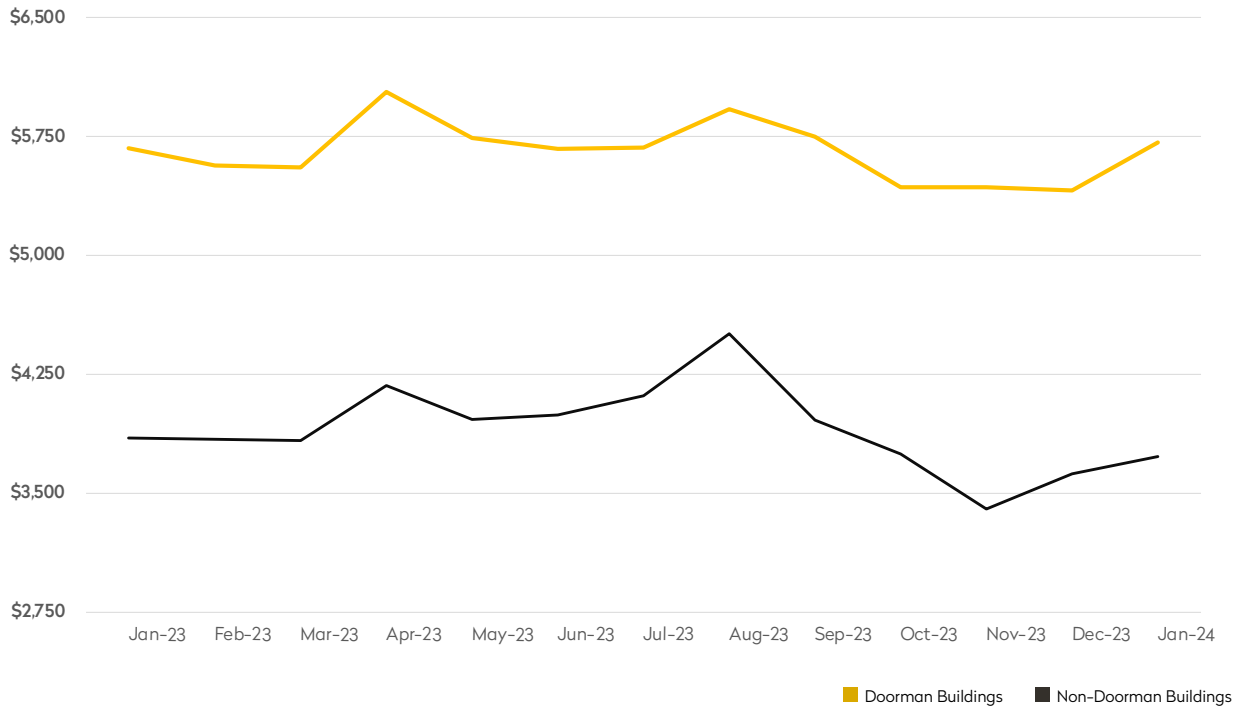
DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	262	207	27%	216	21%
1-Bedrooms	505	403	25%	526	-4%
2-Bedrooms	273	224	22%	239	14%
3-Bedrooms	60	44	36%	68	-12%
4-Bedrooms	12	4	200%	16	-25%
All	1,113	883	26%	1,136	-2%

NON-DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	76	106	-28%	65	17%
1-Bedrooms	152	117	30%	137	11%
2-Bedrooms	102	97	5%	110	-7%
3-Bedrooms	33	33	0%	23	43%
4-Bedrooms	6	8	-25%	8	-25%
All	371	362	2%	373	-1%

Average Asking Rent



DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	\$3,429	\$3,488	-2%	\$3,318	3%
1-Bedrooms	\$4,799	\$4,650	3%	\$4,624	4%
2-Bedrooms	\$7,389	\$6,932	7%	\$7,130	4%
3-Bedrooms	\$11,947	\$11,252	6%	\$12,527	-5%
4-Bedrooms	\$24,821	\$26,125	-5%	\$23,163	7%
All	\$5,715	\$5,412	6%	\$5,677	1%

NON-DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	\$2,769	\$2,687	3%	\$2,999	-8%
1-Bedrooms	\$3,157	\$3,240	-3%	\$3,275	-4%
2-Bedrooms	\$4,263	\$4,119	3%	\$4,261	0%
3-Bedrooms	\$5,104	\$5,525	-8%	\$7,011	-27%
4-Bedrooms	\$11,366	\$7,364	54%	\$10,736	6%
All	\$3,732	\$3,625	3%	\$3,851	-3%

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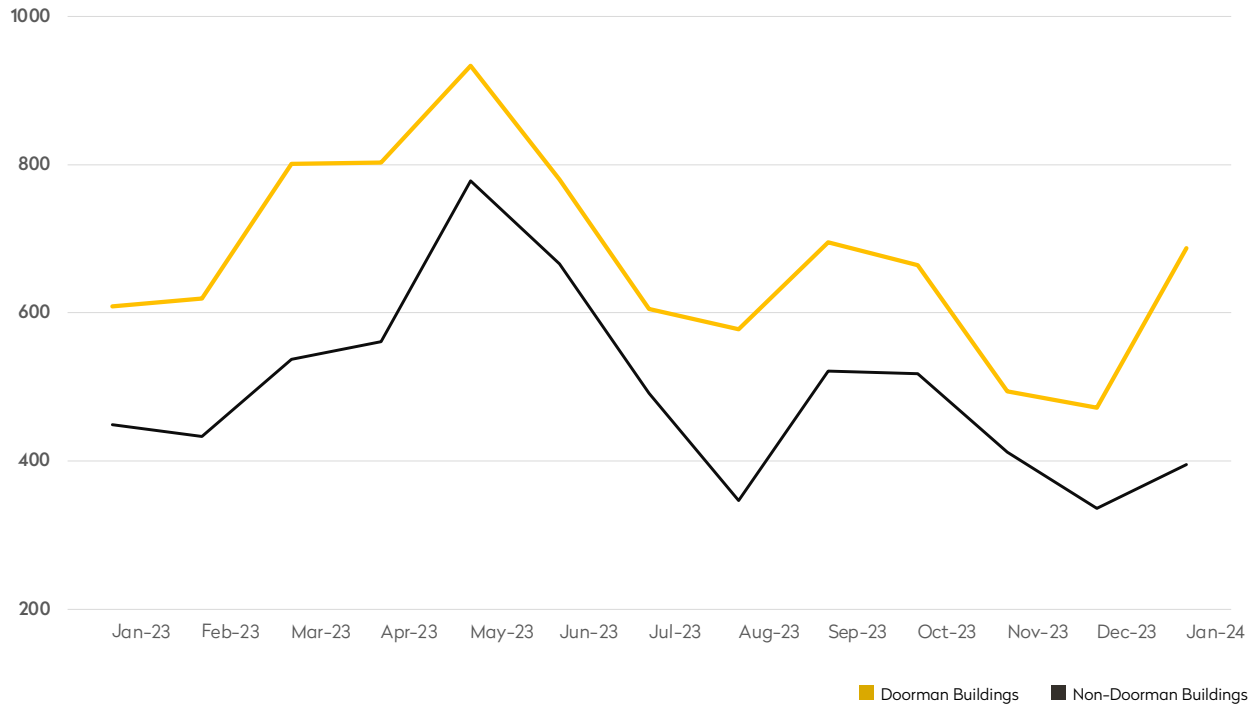
JANUARY 2024

34th Street to 14th Street



BHSID 21657836

Number of New Listings



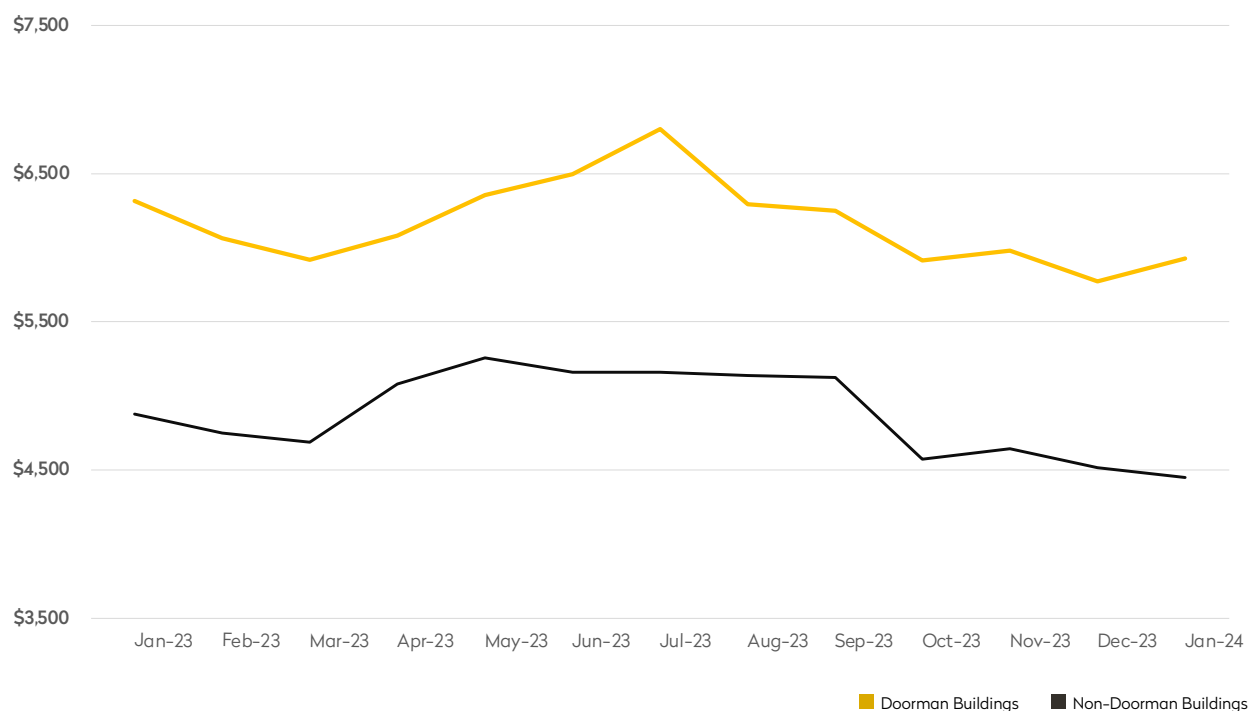
DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	176	105	68%	117	50%
1-Bedrooms	351	243	44%	296	19%
2-Bedrooms	130	97	34%	128	2%
3-Bedrooms	25	24	4%	27	-7%
4-Bedrooms	5	3	67%	11	-55%
All	687	472	46%	609	13%

NON-DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	86	80	8%	63	37%
1-Bedrooms	143	125	14%	168	-15%
2-Bedrooms	107	76	41%	111	-4%
3-Bedrooms	51	44	16%	65	-22%
4-Bedrooms	7	10	-30%	14	-50%
All	395	336	18%	449	-12%

Average Asking Rent



DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	\$3,890	\$3,896	0%	\$3,934	-1%
1-Bedrooms	\$5,667	\$5,223	9%	\$5,237	8%
2-Bedrooms	\$7,893	\$7,451	6%	\$8,221	-4%
3-Bedrooms	\$12,459	\$11,286	10%	\$12,083	3%
4-Bedrooms	\$12,078	\$17,299	-30%	\$19,004	-36%
All	\$5,927	\$5,771	3%	\$6,315	-6%

NON-DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	\$2,878	\$2,928	-2%	\$3,174	-9%
1-Bedrooms	\$3,689	\$3,630	2%	\$3,778	-2%
2-Bedrooms	\$5,016	\$5,235	-4%	\$5,191	-3%
3-Bedrooms	\$7,472	\$7,627	-2%	\$8,312	-10%
4-Bedrooms	\$7,764	\$8,076	-4%	\$8,586	-10%
All	\$4,449	\$4,515	-1%	\$4,875	-9%

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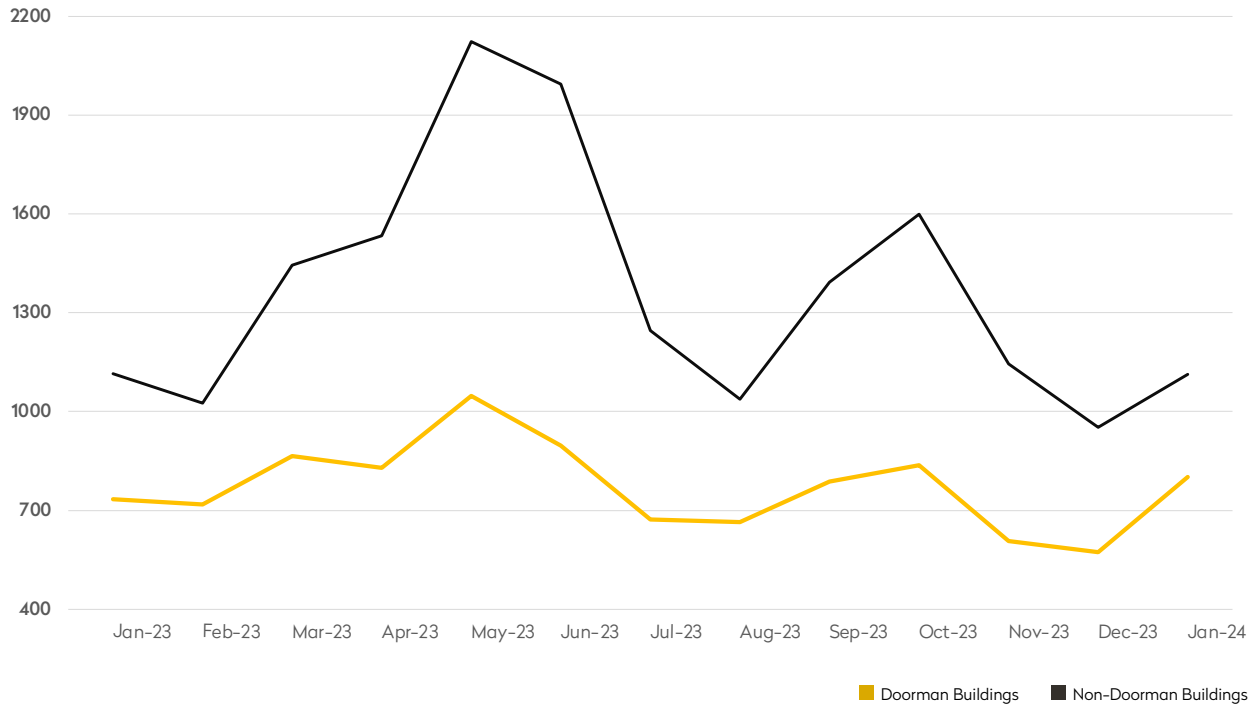
JANUARY 2024

South of 14th Street



BHSID 22863453

Number of New Listings



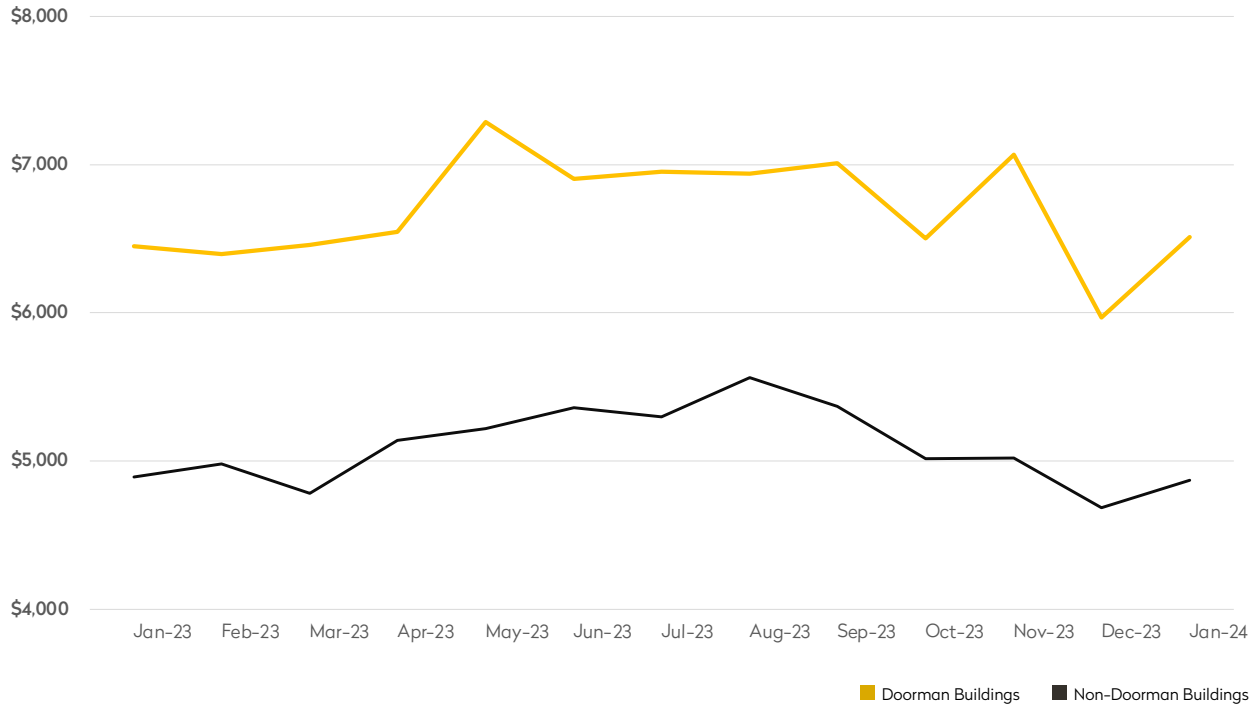
DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	253	188	35%	174	45%
1-Bedrooms	321	206	56%	287	12%
2-Bedrooms	169	130	30%	166	2%
3-Bedrooms	46	41	12%	51	-10%
4-Bedrooms	13	7	86%	15	-13%
All	802	573	40%	734	9%

NON-DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	219	195	12%	94	133%
1-Bedrooms	419	368	14%	404	4%
2-Bedrooms	325	260	25%	354	-8%
3-Bedrooms	108	87	24%	150	-28%
4-Bedrooms	36	37	-3%	37	-3%
All	1,112	953	17%	1,115	0%

Average Asking Rent



DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	\$3,982	\$3,806	5%	\$3,771	6%
1-Bedrooms	\$5,720	\$5,230	9%	\$5,135	11%
2-Bedrooms	\$8,149	\$7,470	9%	\$7,994	2%
3-Bedrooms	\$15,690	\$13,214	19%	\$13,497	16%
4-Bedrooms	\$21,544	\$14,957	44%	\$24,998	-14%
All	\$6,512	\$5,966	9%	\$6,451	1%

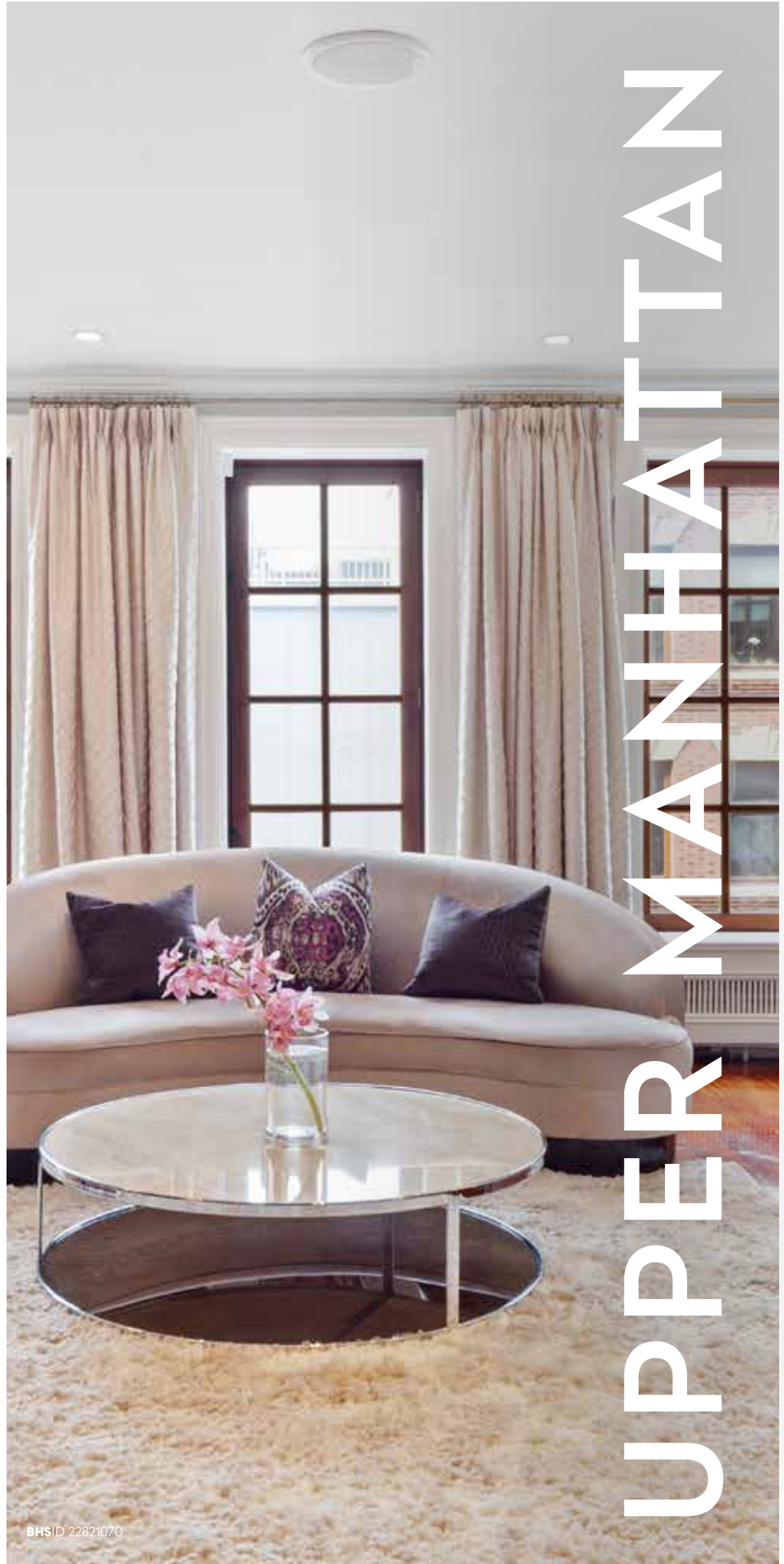
NON-DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	\$2,948	\$2,899	2%	\$3,053	-3%
1-Bedrooms	\$4,016	\$4,011	0%	\$3,962	1%
2-Bedrooms	\$5,288	\$5,109	4%	\$5,055	5%
3-Bedrooms	\$7,950	\$7,790	2%	\$7,416	7%
4-Bedrooms	\$12,610	\$9,622	31%	\$9,463	33%
All	\$4,871	\$4,686	4%	\$4,891	0%

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JANUARY 2024

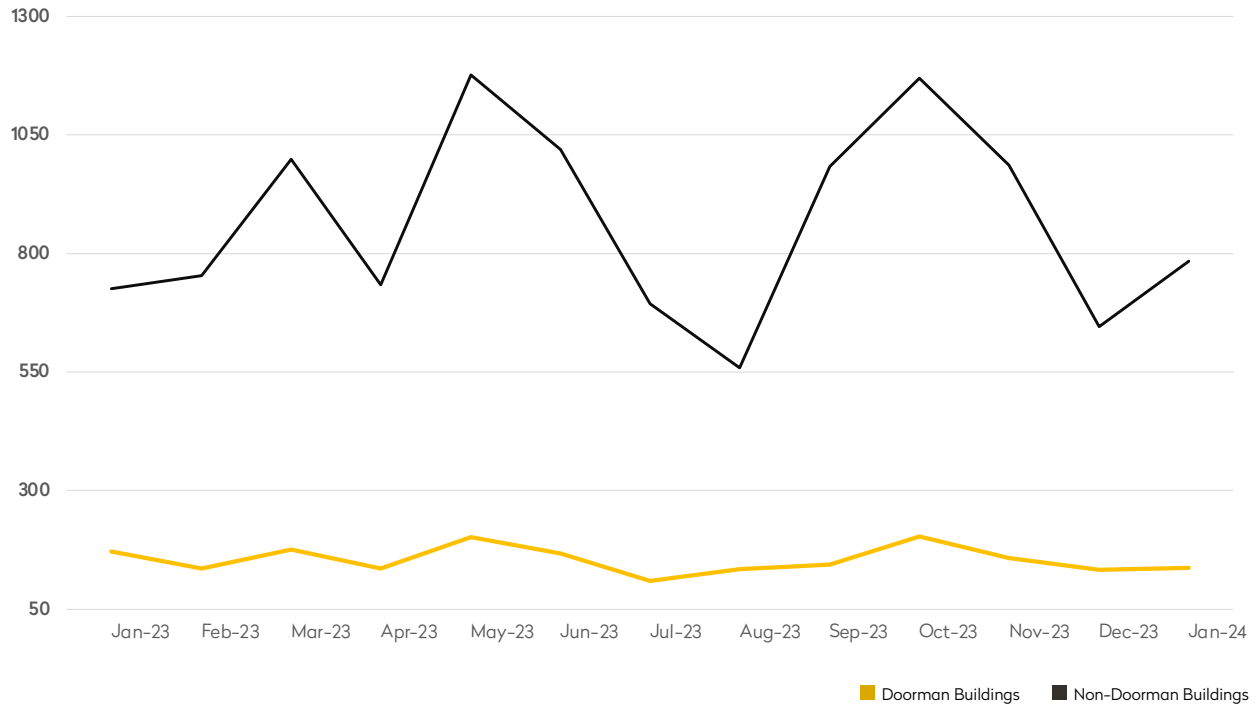
Generally North of 96th St. on the East Side,
and 110th St. on the West Side



UPPER MANHATTAN

BHSID 22821070

Number of New Listings



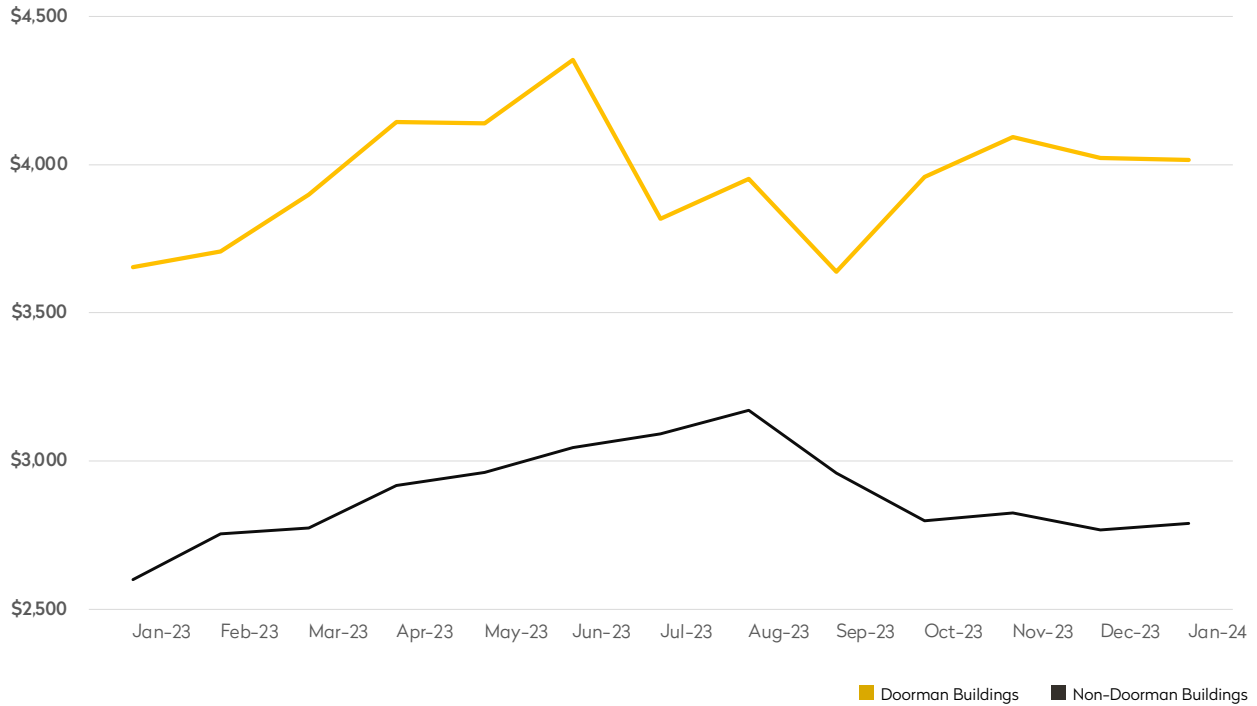
DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	14	19	-26%	17	-18%
1-Bedrooms	48	41	17%	62	-23%
2-Bedrooms	56	50	12%	66	-15%
3-Bedrooms	16	16	0%	20	-20%
4-Bedrooms	1	5	-80%	4	-75%
All	137	133	3%	171	-20%

NON-DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	78	67	16%	35	123%
1-Bedrooms	259	205	26%	273	-5%
2-Bedrooms	261	233	12%	231	13%
3-Bedrooms	133	96	39%	98	36%
4-Bedrooms	43	42	2%	41	5%
All	783	646	21%	725	8%

Average Asking Rent



DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	\$2,406	\$2,495	-4%	\$2,674	-10%
1-Bedrooms	\$3,032	\$3,297	-8%	\$3,225	-6%
2-Bedrooms	\$4,290	\$4,367	-2%	\$3,933	9%
3-Bedrooms	\$6,680	\$5,756	16%	\$4,650	44%
4-Bedrooms	\$3,790	\$4,406	-14%	\$5,161	-27%
All	\$4,016	\$4,023	0%	\$3,653	10%

NON-DOORMAN BUILDINGS

	JANUARY 2024	DECEMBER 2023	MONTHLY CHANGE	JANUARY 2023	ANNUAL CHANGE
Studios	\$2,117	\$2,072	2%	\$2,013	5%
1-Bedrooms	\$2,358	\$2,259	4%	\$2,247	5%
2-Bedrooms	\$2,894	\$2,858	1%	\$2,714	7%
3-Bedrooms	\$3,364	\$3,415	-1%	\$3,214	5%
4-Bedrooms	\$3,784	\$4,182	-10%	\$3,673	3%
All	\$2,789	\$2,767	1%	\$2,599	7%

Contact Us

NEW RENTAL LISTINGS REPORT

January 2024

East Side

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

West Side

1934 Broadway
New York, NY 10023
212-588-5600

West Side/Columbus

408 Columbus Avenue
New York, NY 10024
212-769-3000

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.

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