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JANUARY 2025
NEW RENTAL
LISTINGS
REPORT

RENTAL



Brown Harris Stevens THE Craft OF Research

Highlights

NEW RENTAL LISTINGS REPORT

January 2025

- New Listings in both doorman and non-doorman buildings posted double-digit increases compared to last month, ending a five month decline.
- Four-bedroom apartments in doorman buildings were the only category with an increase in new listings compared to a year ago.
- January saw average asking rents rise to \$6,116 in doorman buildings and \$4,280 in non-doorman buildings.
- The largest increase in asking rents over the past year was posted by three-bedroom apartments in non-doorman buildings.



BHSID 23335908

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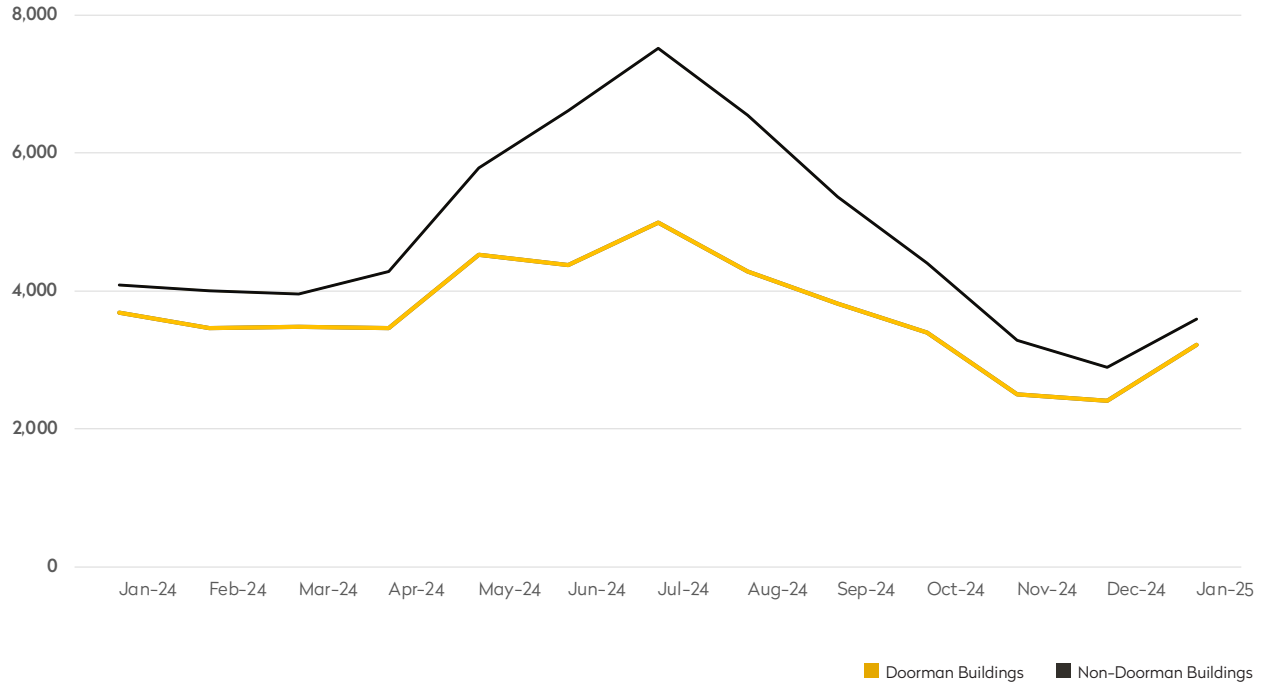
JANUARY 2025



RESEARCH

BHSID 23127924

Number of New Listings



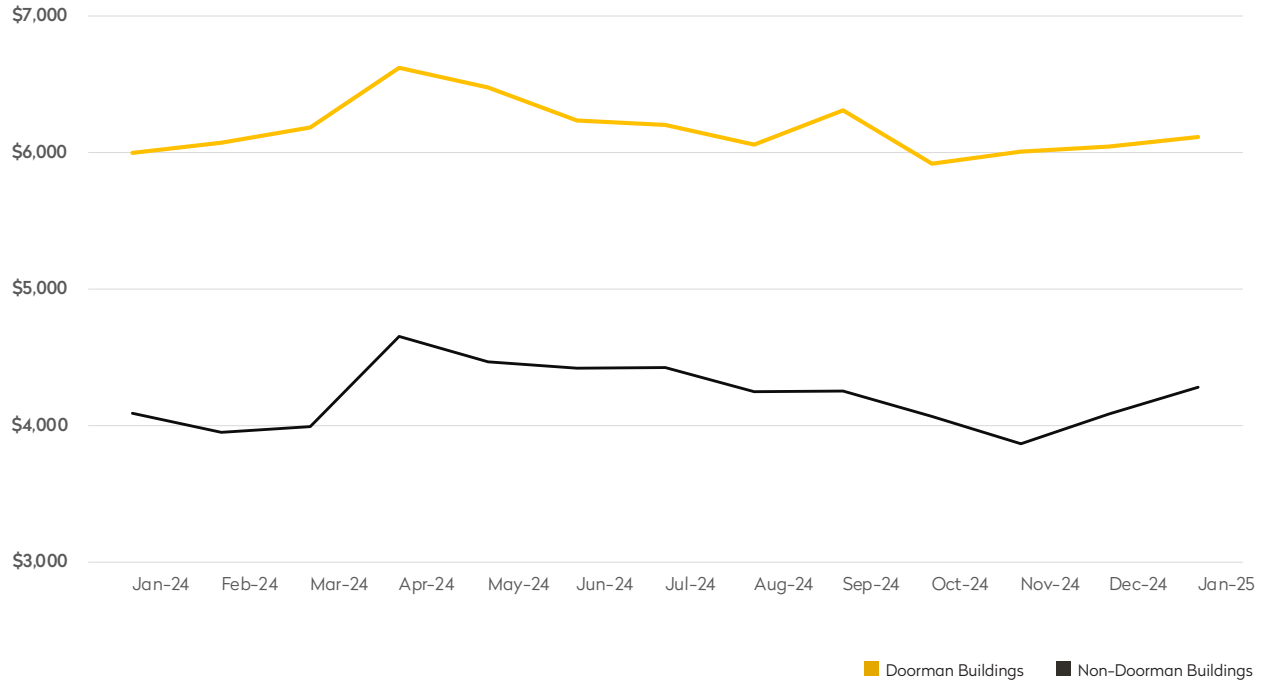
DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	809	597	36%	865	-6%
1-Bedrooms	1,439	1,092	32%	1,663	-13%
2-Bedrooms	704	539	31%	855	-18%
3-Bedrooms	196	134	46%	237	-17%
4-Bedrooms	59	44	34%	51	16%
All	3,221	2,411	34%	3,680	-12%

NON-DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	749	578	30%	768	-2%
1-Bedrooms	1,382	1,067	30%	1,555	-11%
2-Bedrooms	921	785	17%	1,130	-18%
3-Bedrooms	400	349	15%	465	-14%
4-Bedrooms	125	96	30%	130	-4%
All	3,591	2,890	24%	4,084	-12%

Average Asking Rent



DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	\$3,756	\$3,709	1%	\$3,662	3%
1-Bedrooms	\$5,133	\$5,101	1%	\$5,097	1%
2-Bedrooms	\$7,705	\$7,791	-1%	\$7,377	4%
3-Bedrooms	\$11,626	\$13,346	-13%	\$12,465	-7%
4-Bedrooms	\$19,878	\$15,002	33%	\$18,547	7%
All	\$6,116	\$6,047	1%	\$6,000	2%

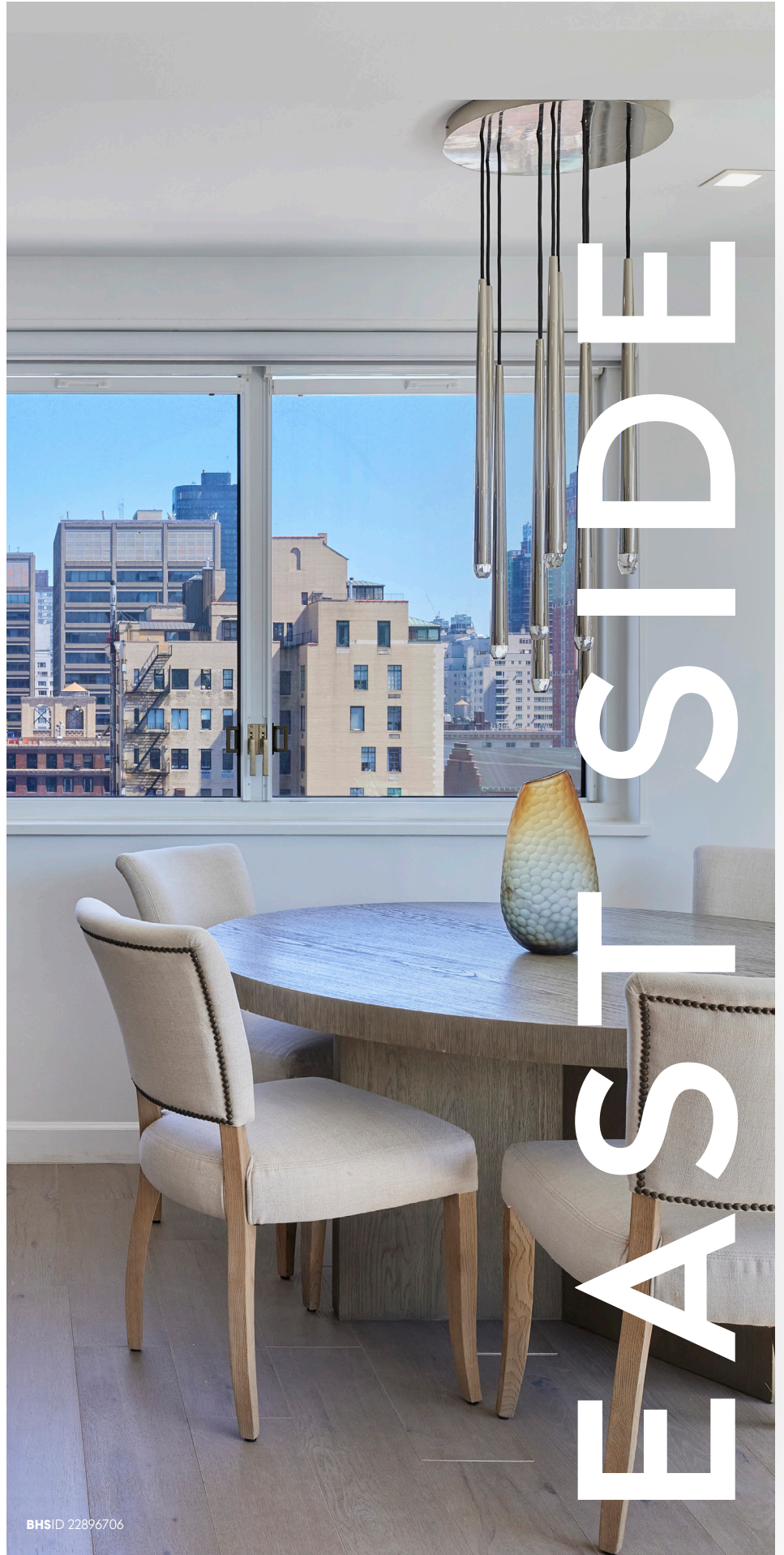
NON-DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	\$2,807	\$2,812	0%	\$2,678	5%
1-Bedrooms	\$3,489	\$3,316	5%	\$3,296	6%
2-Bedrooms	\$4,807	\$4,437	8%	\$4,303	12%
3-Bedrooms	\$7,000	\$6,249	12%	\$5,985	17%
4-Bedrooms	\$8,319	\$8,694	-4%	\$9,016	-8%
All	\$4,280	\$4,087	5%	\$4,089	5%

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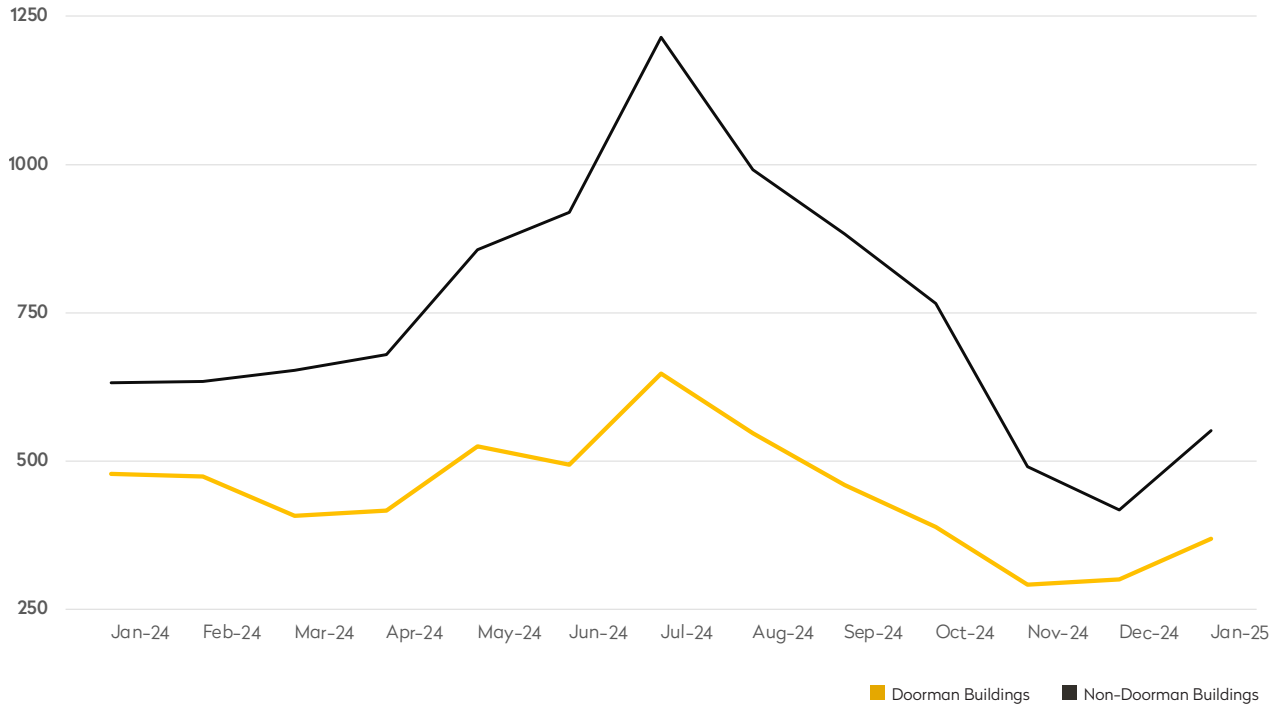
JANUARY 2025

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



BHSID 22896706

Number of New Listings



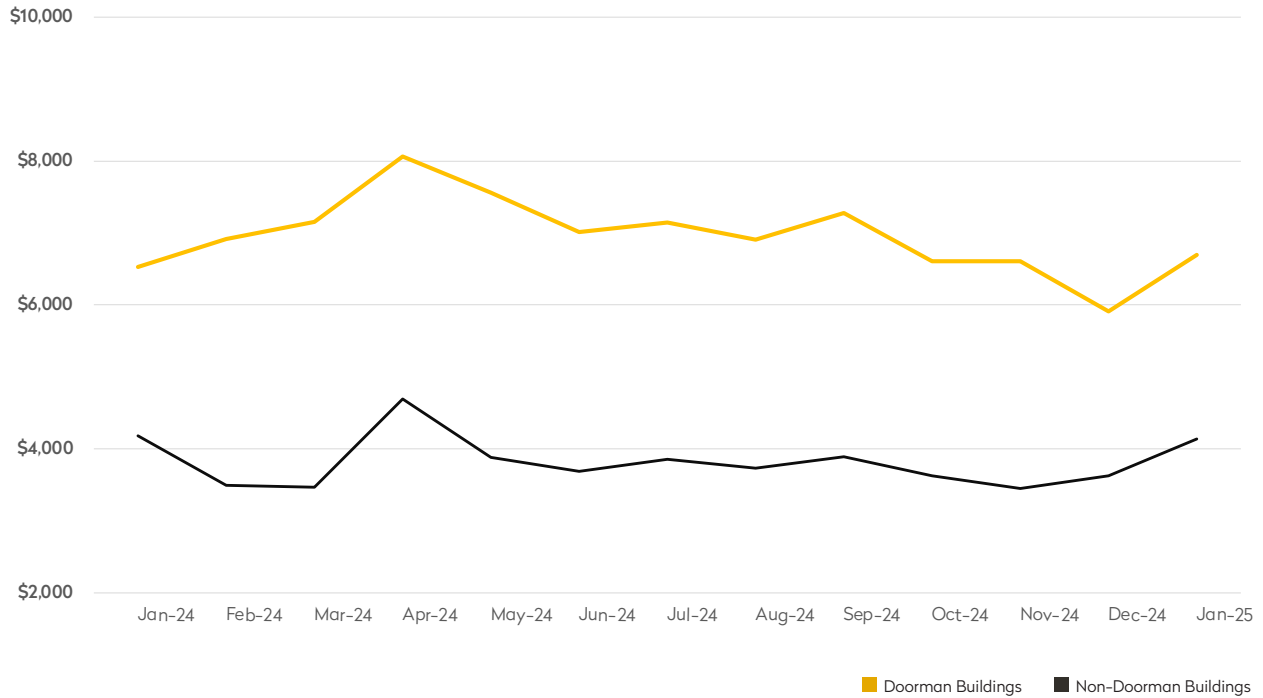
DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	76	56	36%	67	13%
1-Bedrooms	182	158	15%	229	-21%
2-Bedrooms	77	66	17%	120	-36%
3-Bedrooms	20	15	33%	51	-61%
4-Bedrooms	9	5	80%	7	29%
All	369	301	23%	478	-23%

NON-DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	165	108	53%	163	1%
1-Bedrooms	231	183	26%	273	-15%
2-Bedrooms	114	98	16%	143	-20%
3-Bedrooms	36	22	64%	35	3%
4-Bedrooms	4	7	-43%	10	-60%
All	551	418	32%	632	-13%

Average Asking Rent



DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	\$3,656	\$3,763	-3%	\$3,383	8%
1-Bedrooms	\$4,888	\$4,969	-2%	\$4,683	4%
2-Bedrooms	\$7,615	\$7,661	-1%	\$7,318	4%
3-Bedrooms	\$15,440	\$11,941	29%	\$12,858	20%
4-Bedrooms	\$22,333	\$15,524	44%	\$19,448	15%
All	\$6,698	\$5,911	13%	\$6,526	3%

NON-DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	\$2,752	\$2,703	2%	\$2,510	10%
1-Bedrooms	\$3,118	\$3,075	1%	\$3,006	4%
2-Bedrooms	\$4,919	\$4,025	22%	\$3,862	27%
3-Bedrooms	\$13,057	\$6,397	104%	\$9,918	32%
4-Bedrooms	\$17,250	\$18,094	-5%	\$14,359	20%
All	\$4,139	\$3,628	14%	\$4,182	-1%

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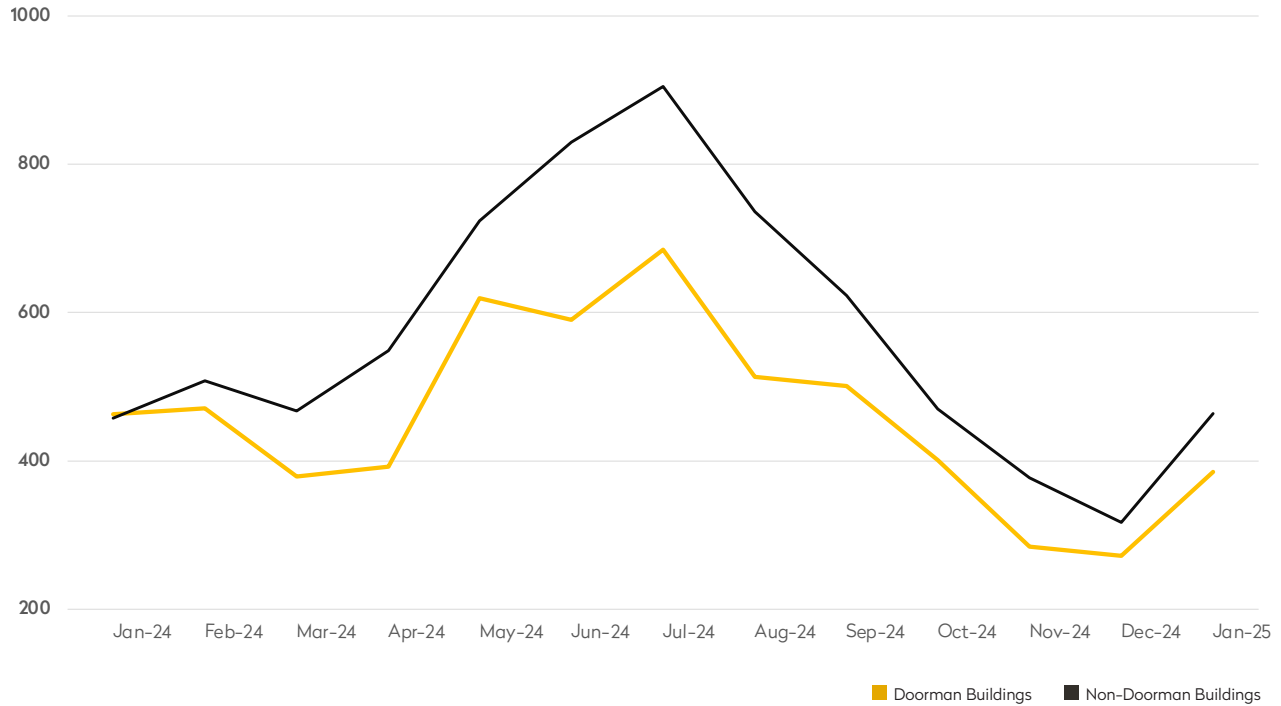
JANUARY 2025

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



BHSID 23199703

Number of New Listings



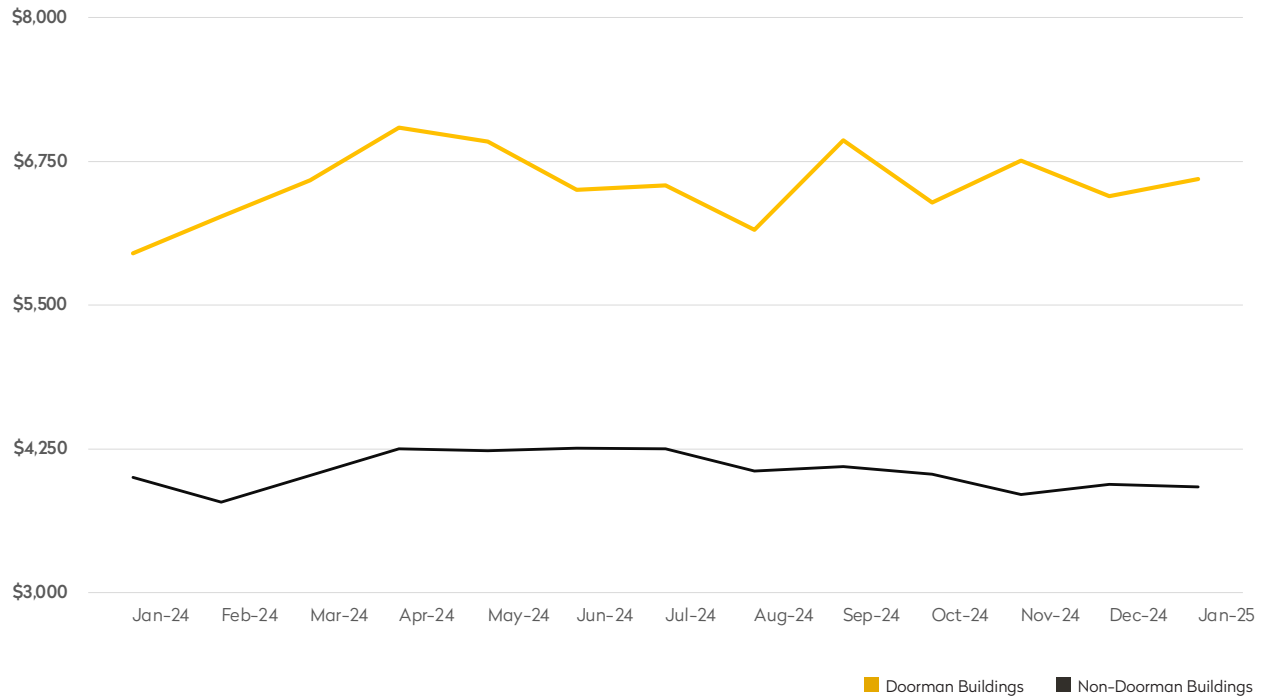
DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	77	53	45%	93	-17%
1-Bedrooms	156	125	25%	209	-25%
2-Bedrooms	107	61	75%	107	0%
3-Bedrooms	36	21	71%	39	-8%
4-Bedrooms	7	10	-30%	13	-46%
All	385	272	42%	463	-17%

NON-DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	117	79	48%	93	26%
1-Bedrooms	168	106	58%	205	-18%
2-Bedrooms	110	69	59%	98	12%
3-Bedrooms	51	51	0%	45	13%
4-Bedrooms	17	10	70%	12	42%
All	464	317	46%	458	1%

Average Asking Rent



DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	\$3,651	\$3,374	8%	\$3,405	7%
1-Bedrooms	\$5,049	\$4,985	1%	\$4,829	5%
2-Bedrooms	\$8,394	\$7,874	7%	\$7,182	17%
3-Bedrooms	\$10,695	\$12,890	-17%	\$11,319	-6%
4-Bedrooms	\$17,099	\$14,454	18%	\$12,896	33%
All	\$6,598	\$6,449	2%	\$5,951	11%

NON-DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	\$2,689	\$2,595	4%	\$2,610	3%
1-Bedrooms	\$3,500	\$3,419	2%	\$3,368	4%
2-Bedrooms	\$4,595	\$4,467	3%	\$4,811	-4%
3-Bedrooms	\$5,637	\$5,258	7%	\$5,306	6%
4-Bedrooms	\$6,528	\$6,181	6%	\$7,007	-7%
All	\$3,918	\$3,944	-1%	\$4,002	-2%

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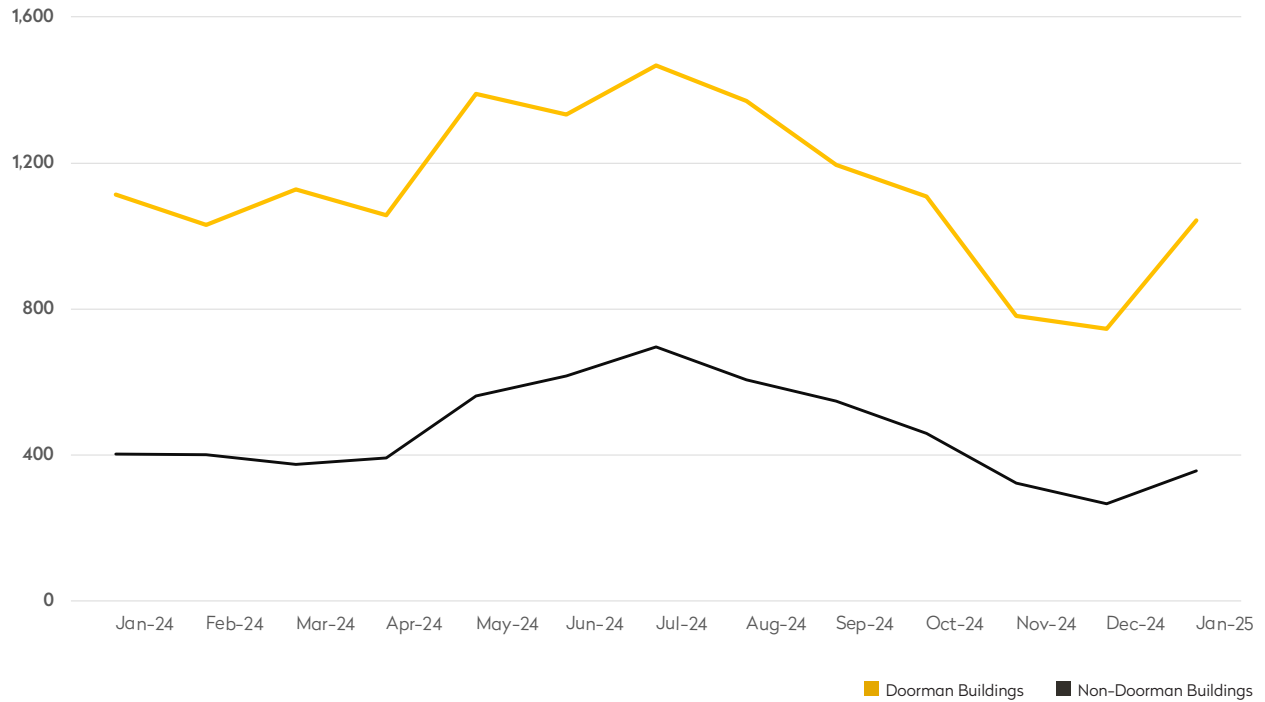
JANUARY 2025

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



BHSID 23333701

Number of New Listings



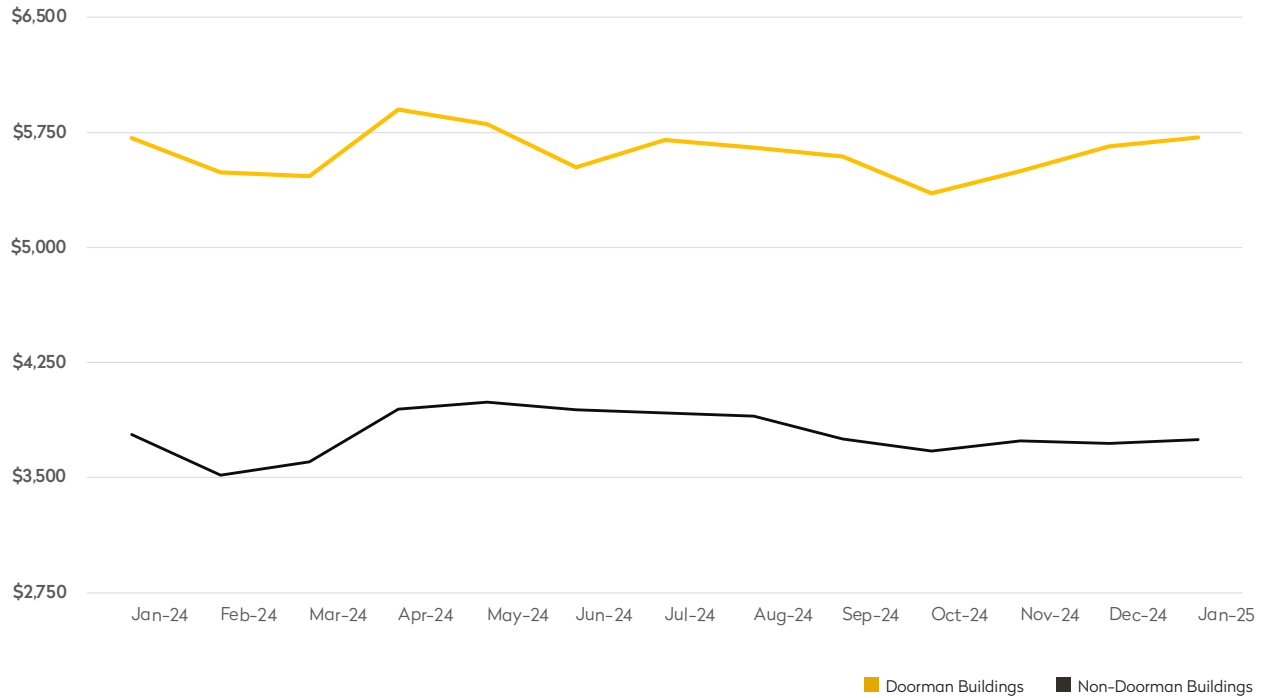
DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	295	205	44%	262	13%
1-Bedrooms	451	332	36%	505	-11%
2-Bedrooms	228	172	33%	273	-16%
3-Bedrooms	48	28	71%	60	-20%
4-Bedrooms	19	7	171%	12	58%
All	1,043	746	40%	1,113	-6%

NON-DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	88	74	19%	85	4%
1-Bedrooms	141	102	38%	164	-14%
2-Bedrooms	84	54	56%	110	-24%
3-Bedrooms	35	27	30%	35	0%
4-Bedrooms	9	7	29%	6	50%
All	357	266	34%	403	-11%

Average Asking Rent



DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	\$3,528	\$3,509	1%	\$3,429	3%
1-Bedrooms	\$4,912	\$4,900	0%	\$4,799	2%
2-Bedrooms	\$7,295	\$7,230	1%	\$7,389	-1%
3-Bedrooms	\$10,994	\$15,522	-29%	\$11,947	-8%
4-Bedrooms	\$26,097	\$18,049	45%	\$24,821	5%
All	\$5,718	\$5,658	1%	\$5,715	0%

NON-DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	\$2,765	\$2,725	1%	\$2,784	-1%
1-Bedrooms	\$3,273	\$3,332	-2%	\$3,148	4%
2-Bedrooms	\$4,314	\$4,170	3%	\$4,280	1%
3-Bedrooms	\$5,857	\$5,750	2%	\$5,141	14%
4-Bedrooms	\$7,216	\$7,264	-1%	\$11,366	-37%
All	\$3,746	\$3,721	1%	\$3,780	-1%

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JANUARY 2025

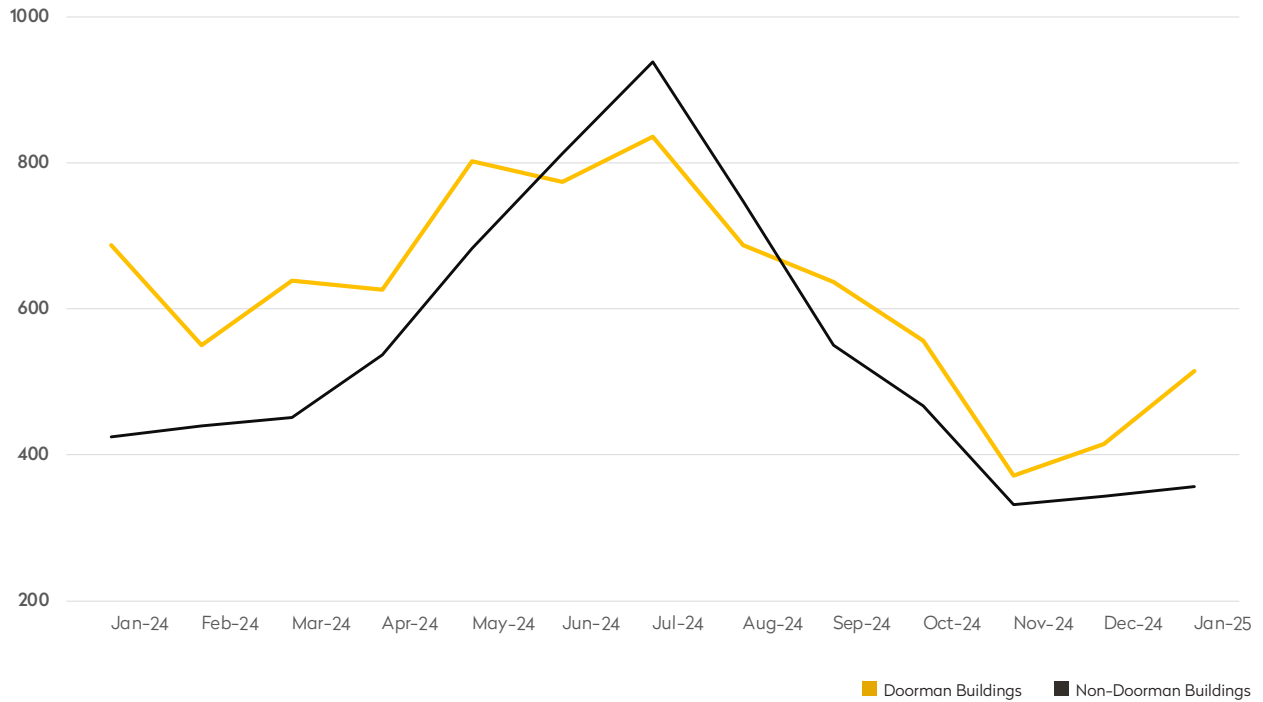
34th Street to 14th Street



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BHSID 23312780

Number of New Listings



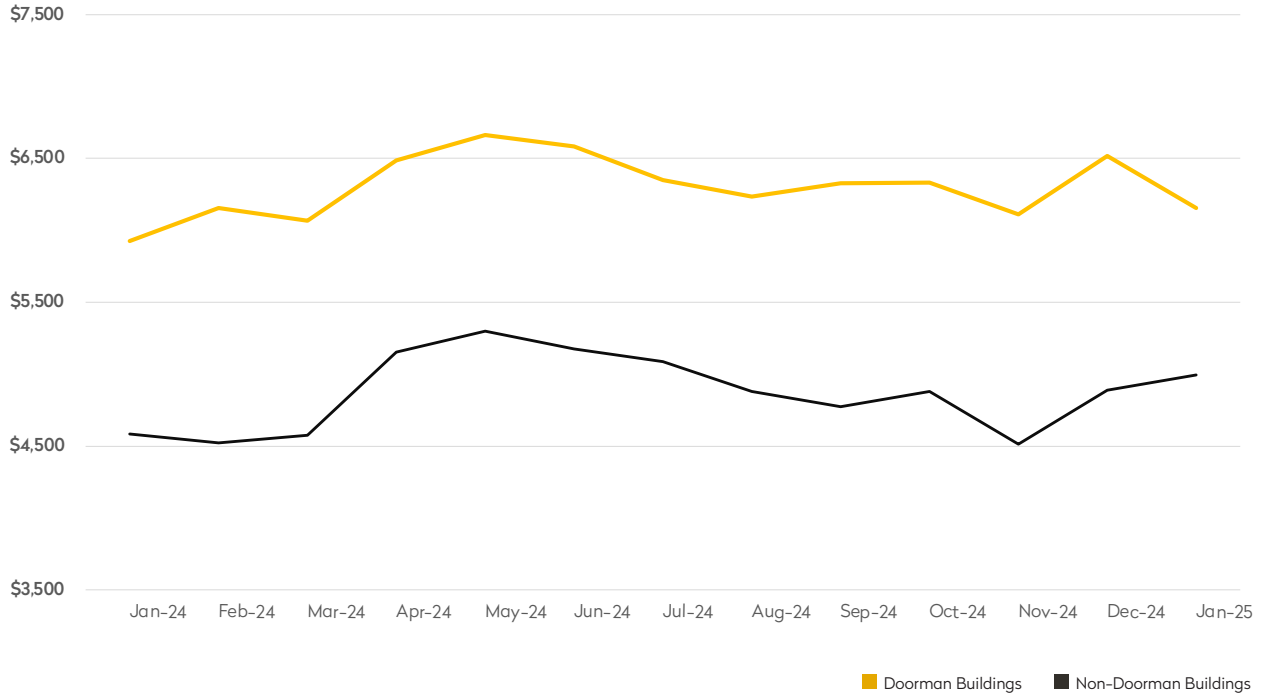
DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	135	100	35%	176	-23%
1-Bedrooms	262	201	30%	351	-25%
2-Bedrooms	99	94	5%	130	-24%
3-Bedrooms	14	14	0%	25	-44%
4-Bedrooms	4	6	-33%	5	-20%
All	515	415	24%	687	-25%

NON-DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	83	88	-6%	93	-11%
1-Bedrooms	141	133	6%	146	-3%
2-Bedrooms	80	81	-1%	115	-30%
3-Bedrooms	43	34	26%	61	-30%
4-Bedrooms	10	6	67%	9	11%
All	357	343	4%	425	-16%

Average Asking Rent



DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	\$4,071	\$4,034	1%	\$3,890	5%
1-Bedrooms	\$5,590	\$5,621	-1%	\$5,667	-1%
2-Bedrooms	\$8,588	\$8,451	2%	\$7,893	9%
3-Bedrooms	\$13,664	\$16,782	-19%	\$12,459	10%
4-Bedrooms	\$27,000	\$23,791	13%	\$12,078	124%
All	\$6,156	\$6,519	-6%	\$5,927	4%

NON-DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	\$3,092	\$3,081	0%	\$2,877	7%
1-Bedrooms	\$4,137	\$3,912	6%	\$3,688	12%
2-Bedrooms	\$5,592	\$5,356	4%	\$5,165	8%
3-Bedrooms	\$7,954	\$10,130	-21%	\$7,486	6%
4-Bedrooms	\$15,323	\$16,248	-6%	\$9,055	69%
All	\$4,993	\$4,888	2%	\$4,584	9%

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JANUARY 2025

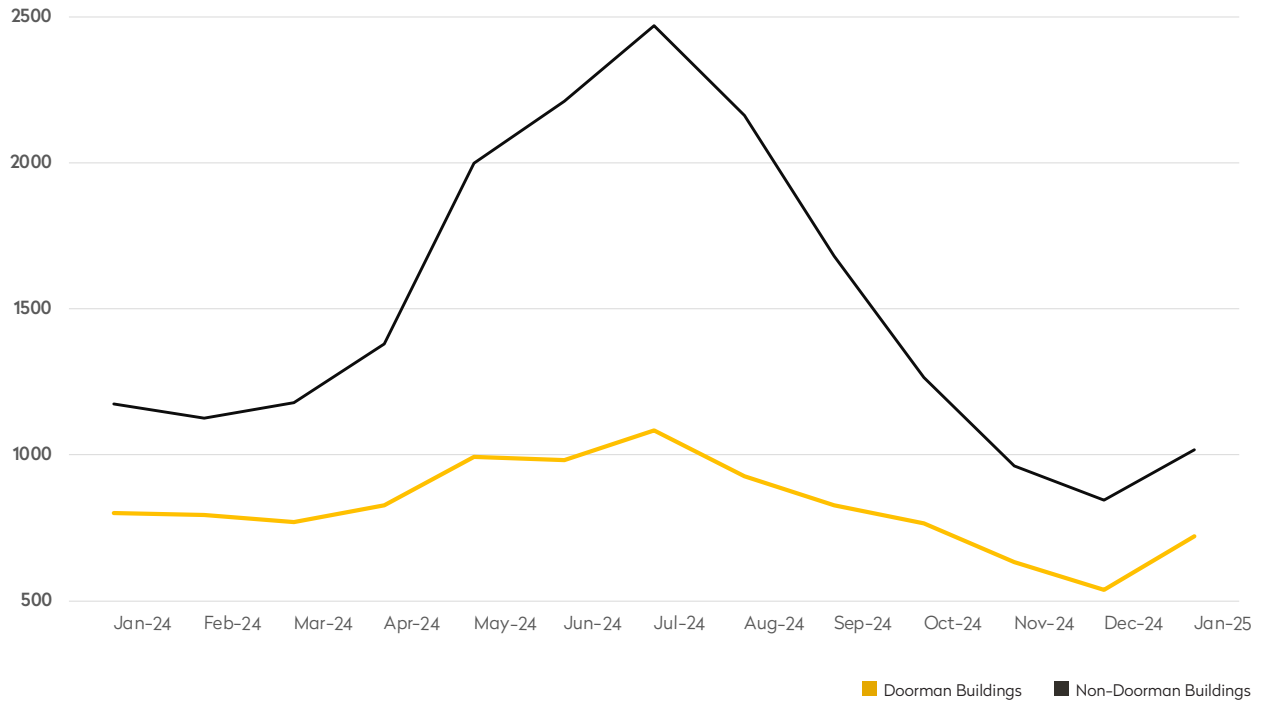
South of 14th Street



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BHSID 23268499

Number of New Listings



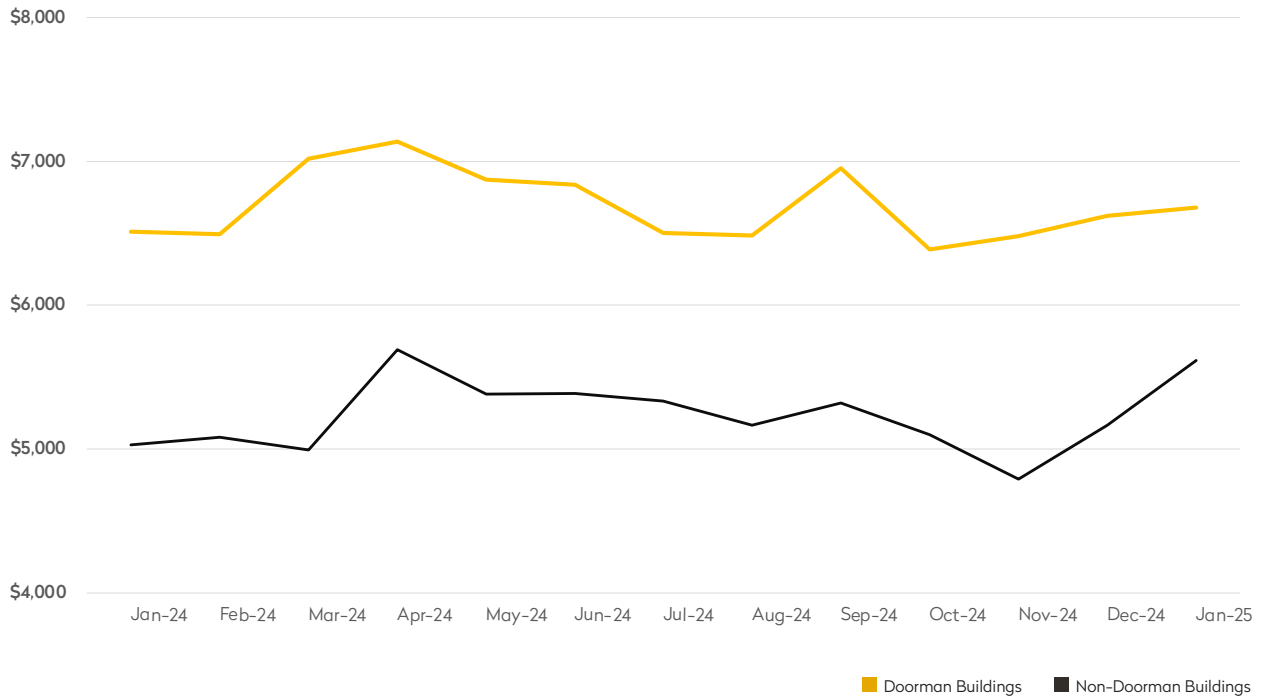
DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	201	164	23%	253	-21%
1-Bedrooms	313	224	40%	321	-2%
2-Bedrooms	138	105	31%	169	-18%
3-Bedrooms	56	40	40%	46	22%
4-Bedrooms	9	5	80%	13	-31%
All	721	538	34%	802	-10%

NON-DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	173	153	13%	229	-24%
1-Bedrooms	385	284	36%	440	-13%
2-Bedrooms	292	259	13%	342	-15%
3-Bedrooms	113	121	-7%	119	-5%
4-Bedrooms	49	26	88%	39	26%
All	1,017	846	20%	1,174	-13%

Average Asking Rent



DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	\$4,095	\$4,001	2%	\$3,982	3%
1-Bedrooms	\$5,720	\$5,544	3%	\$5,720	0%
2-Bedrooms	\$8,430	\$9,371	-10%	\$8,149	3%
3-Bedrooms	\$13,459	\$14,727	-9%	\$15,690	-14%
4-Bedrooms	\$20,810	\$18,380	13%	\$21,544	-3%
All	\$6,676	\$6,623	1%	\$6,512	3%

NON-DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	\$3,271	\$3,167	3%	\$2,945	11%
1-Bedrooms	\$4,373	\$4,005	9%	\$4,023	9%
2-Bedrooms	\$6,192	\$5,578	11%	\$5,387	15%
3-Bedrooms	\$9,325	\$7,791	20%	\$8,224	13%
4-Bedrooms	\$9,623	\$12,484	-23%	\$14,858	-35%
All	\$5,613	\$5,165	9%	\$5,027	12%

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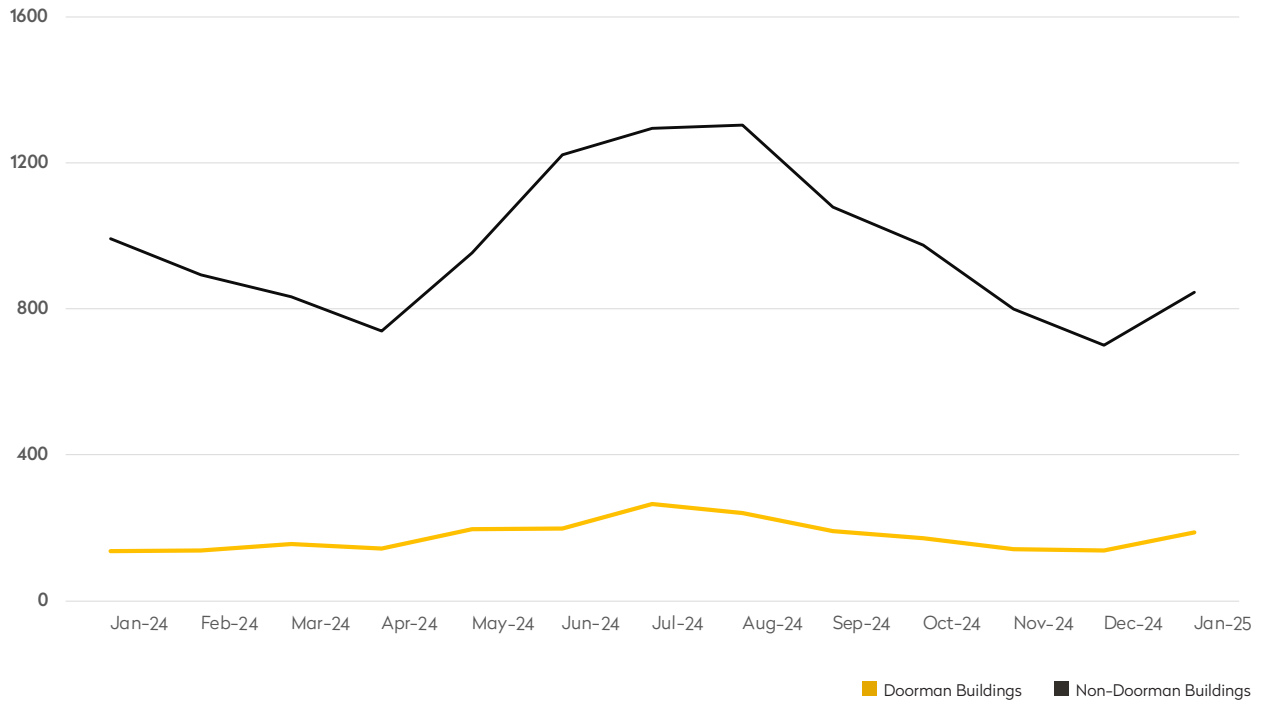
JANUARY 2025

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



BHSID 23329741

Number of New Listings



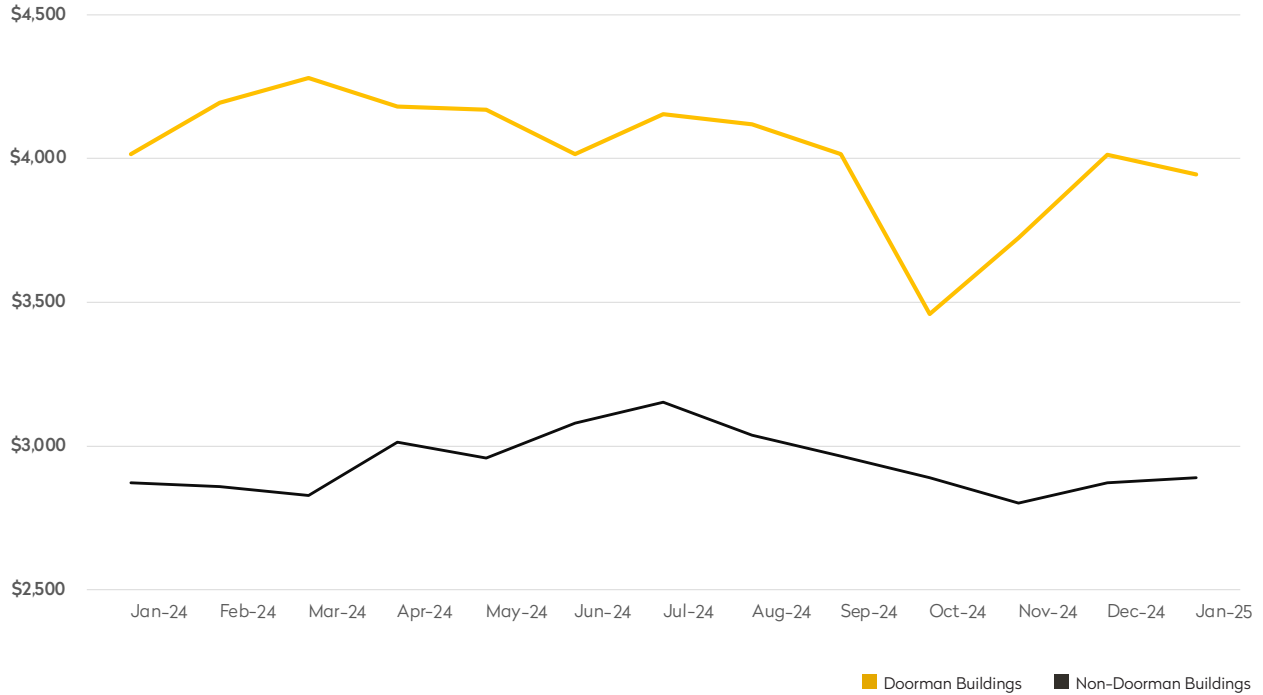
DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	25	19	32%	14	79%
1-Bedrooms	75	52	44%	48	56%
2-Bedrooms	55	41	34%	56	-2%
3-Bedrooms	22	16	38%	16	38%
4-Bedrooms	11	11	0%	1	1000%
All	188	139	35%	137	37%

NON-DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	123	76	62%	105	17%
1-Bedrooms	316	259	22%	327	-3%
2-Bedrooms	241	224	8%	322	-25%
3-Bedrooms	122	94	30%	170	-28%
4-Bedrooms	36	40	-10%	54	-33%
All	845	700	21%	992	-15%

Average Asking Rent



DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	\$2,645	\$2,400	10%	\$2,406	10%
1-Bedrooms	\$3,192	\$3,153	1%	\$3,032	5%
2-Bedrooms	\$4,781	\$4,666	2%	\$4,290	11%
3-Bedrooms	\$5,101	\$4,998	2%	\$6,680	-24%
4-Bedrooms	\$5,545	\$6,993	-21%	\$3,790	46%
All	\$3,945	\$4,013	-2%	\$4,016	-2%

NON-DOORMAN BUILDINGS

	JANUARY 2025	DECEMBER 2024	MONTHLY CHANGE	JANUARY 2024	ANNUAL CHANGE
Studios	\$2,176	\$2,254	-3%	\$2,156	1%
1-Bedrooms	\$2,485	\$2,376	5%	\$2,416	3%
2-Bedrooms	\$3,084	\$3,022	2%	\$2,893	7%
3-Bedrooms	\$3,619	\$3,508	3%	\$3,422	6%
4-Bedrooms	\$4,727	\$4,332	9%	\$3,986	19%
All	\$2,890	\$2,871	1%	\$2,873	1%

Contact Us

NEW RENTAL LISTINGS REPORT

January 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

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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