

# Rnt

FEBRUARY 2024

NEW RENTAL

LISTINGS

REPORT

MANHATTAN



**Brown Harris Stevens** THE Craft OF Research

# Highlights

## NEW RENTAL LISTINGS REPORT

February 2024

- In February, the number of new rental listings for doorman buildings saw an 8% drop, while non-doorman buildings declined 4%.
- New listings in non-doorman buildings were 12% higher than a year ago, while doorman listings rose 5%.
- For both doorman and non-doorman buildings, the average asking rent was virtually unchanged from last month.
- The largest increase in asking rents over the past year was posted by one-bedroom apartments in doorman buildings.



# Rnt

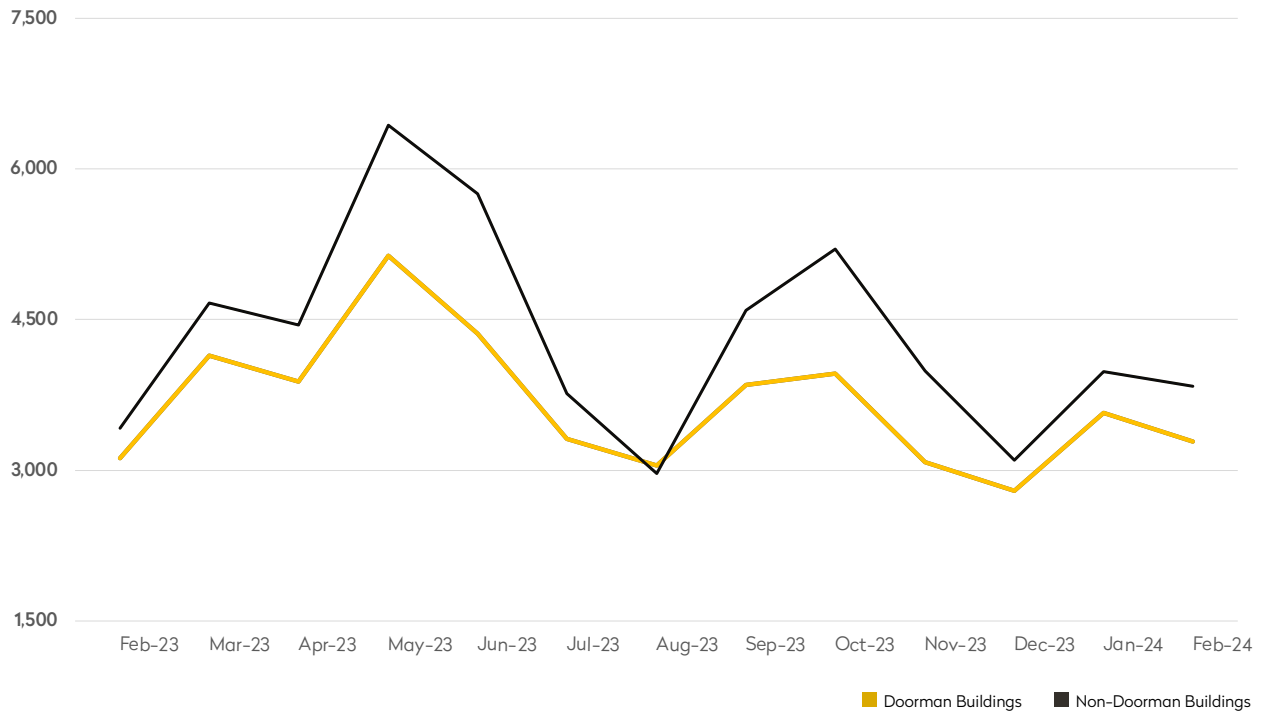
FEBRUARY 2024



MANHATTAN

BHSID 22846192

# Number of New Listings



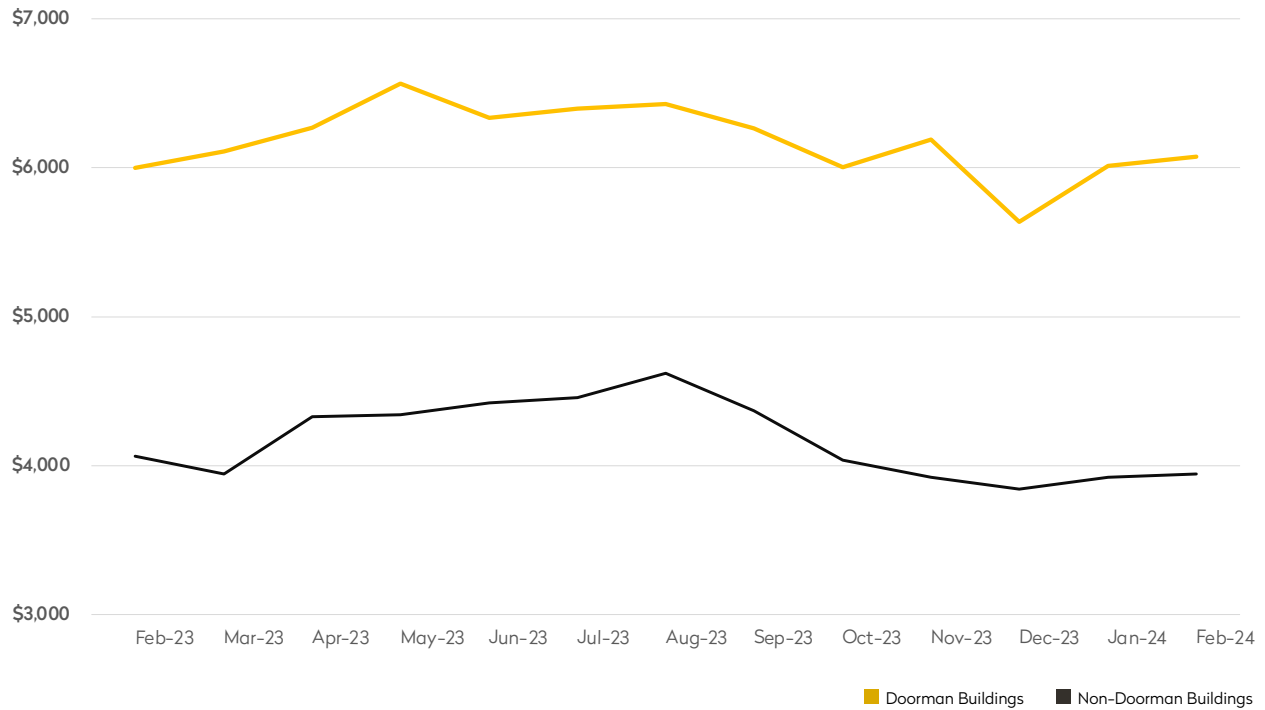
## DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	747	840	-11%	534	40%
1-Bedrooms	1,492	1,597	-7%	1,438	4%
2-Bedrooms	762	843	-10%	754	1%
3-Bedrooms	217	233	-7%	204	6%
4-Bedrooms	49	51	-4%	47	4%
All	3,285	3,573	-8%	3,122	5%

## NON-DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	799	754	6%	407	96%
1-Bedrooms	1,466	1,527	-4%	1,370	7%
2-Bedrooms	1,015	1,092	-7%	896	13%
3-Bedrooms	421	444	-5%	453	-7%
4-Bedrooms	108	132	-18%	99	9%
All	3,834	3,982	-4%	3,417	12%

# Average Asking Rent



## DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	\$3,730	\$3,640	2%	\$3,701	1%
1-Bedrooms	\$5,020	\$5,036	0%	\$4,737	6%
2-Bedrooms	\$7,673	\$7,430	3%	\$7,427	3%
3-Bedrooms	\$11,325	\$12,522	-10%	\$11,941	-5%
4-Bedrooms	\$19,076	\$19,032	0%	\$23,597	-19%
All	\$6,074	\$6,012	1%	\$5,998	1%

## NON-DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	\$2,787	\$2,672	4%	\$2,767	1%
1-Bedrooms	\$3,349	\$3,268	2%	\$3,300	1%
2-Bedrooms	\$4,429	\$4,264	4%	\$4,278	4%
3-Bedrooms	\$5,581	\$5,788	-4%	\$6,347	-12%
4-Bedrooms	\$7,931	\$8,138	-3%	\$8,153	-3%
All	\$3,944	\$3,925	0%	\$4,066	-3%

# Rnt

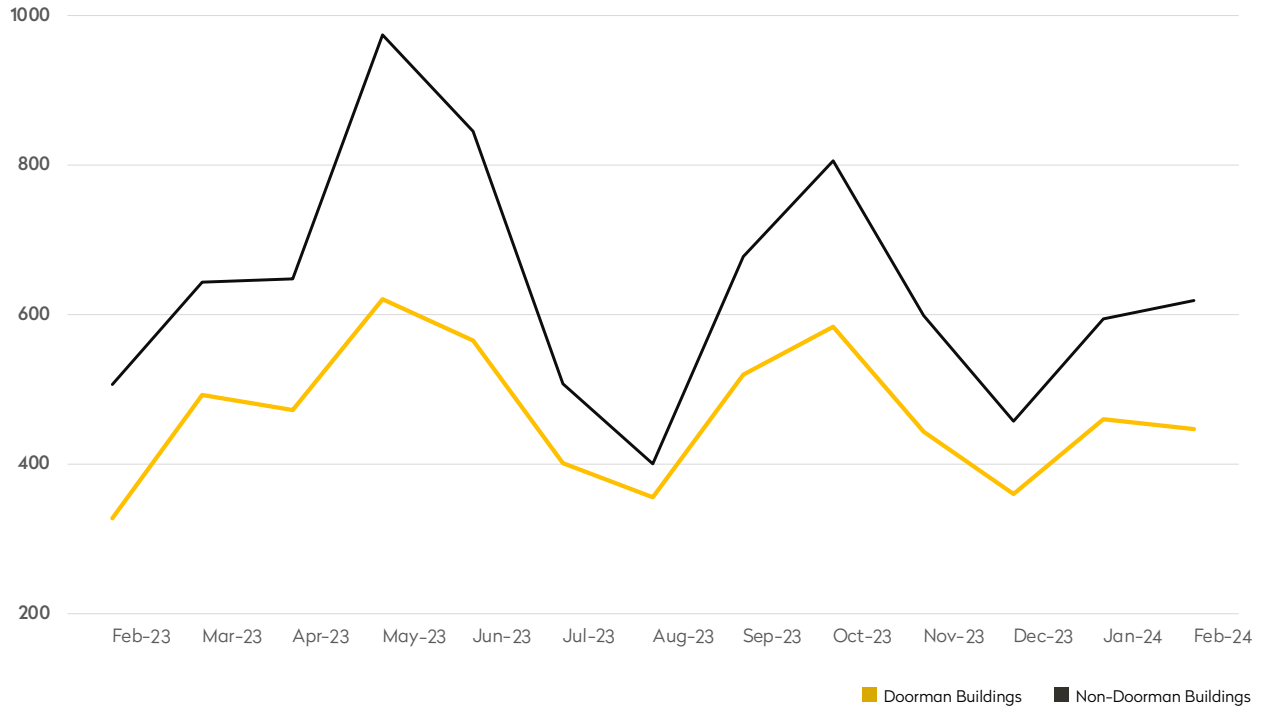
**FEBRUARY 2024**

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



BHSID 22577695

# Number of New Listings



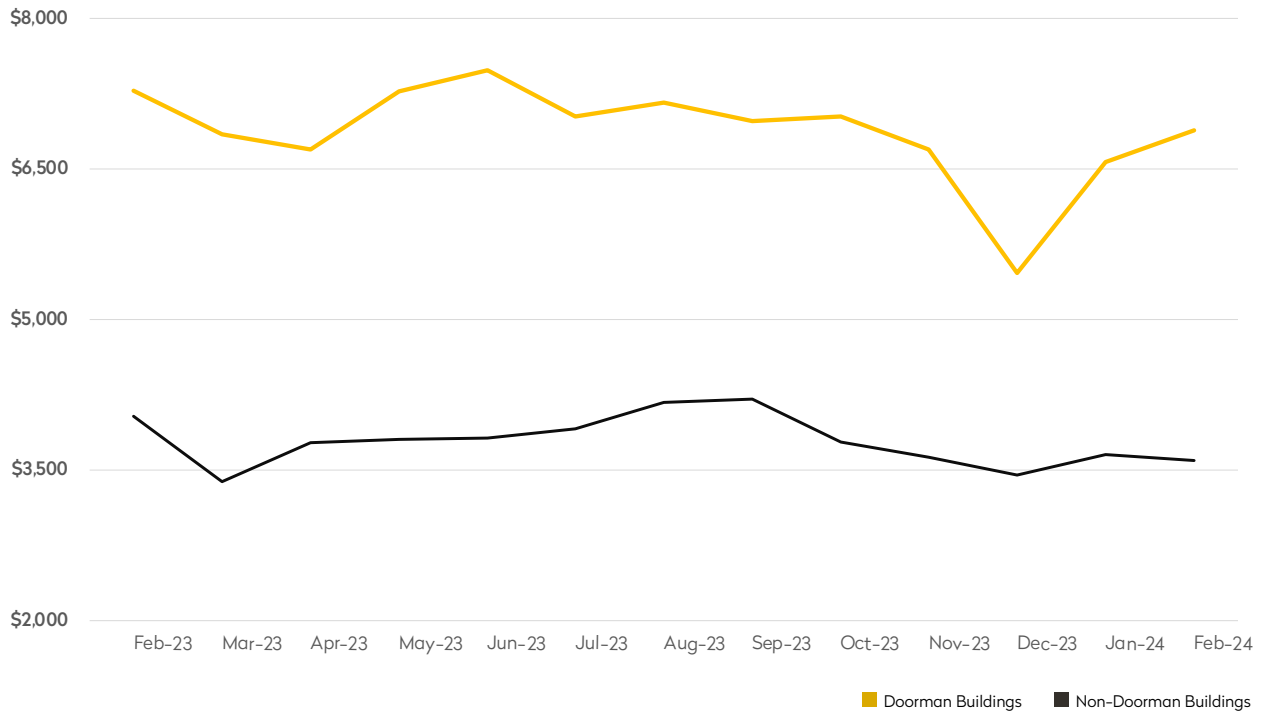
## DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	64	62	3%	25	156%
1-Bedrooms	210	220	-5%	144	46%
2-Bedrooms	115	118	-3%	99	16%
3-Bedrooms	39	50	-22%	29	34%
4-Bedrooms	14	6	133%	17	-18%
All	447	460	-3%	327	37%

## NON-DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	177	157	13%	93	90%
1-Bedrooms	266	254	5%	228	17%
2-Bedrooms	124	136	-9%	117	6%
3-Bedrooms	44	33	33%	36	22%
4-Bedrooms	5	10	-50%	5	0%
All	619	594	4%	506	22%

# Average Asking Rent



## DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	\$3,508	\$3,410	3%	\$6,364	-45%
1-Bedrooms	\$4,762	\$4,639	3%	\$4,488	6%
2-Bedrooms	\$7,195	\$7,476	-4%	\$7,421	-3%
3-Bedrooms	\$13,165	\$12,733	3%	\$12,745	3%
4-Bedrooms	\$27,581	\$20,358	35%	\$22,917	20%
All	\$6,883	\$6,573	5%	\$7,281	-5%

## NON-DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	\$2,536	\$2,518	1%	\$2,491	2%
1-Bedrooms	\$3,127	\$2,944	6%	\$3,131	0%
2-Bedrooms	\$4,268	\$3,864	10%	\$4,250	0%
3-Bedrooms	\$6,648	\$9,892	-33%	\$13,107	-49%
4-Bedrooms	\$14,009	\$14,359	-2%	\$12,310	14%
All	\$3,594	\$3,650	-2%	\$4,037	-11%



# Rnt

**FEBRUARY 2024**

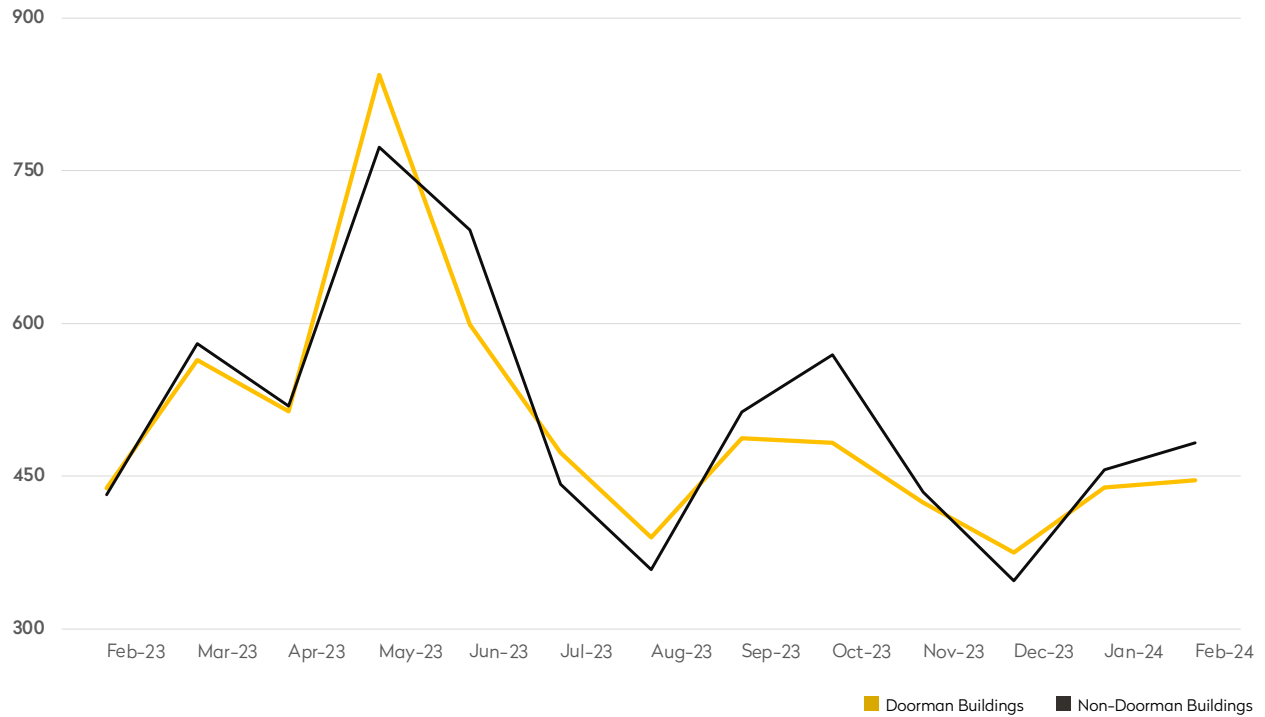
Generally 59th St. to 110th St.,  
Hudson River to West of Fifth Avenue



WESTSIDE

BHSID 22895517

# Number of New Listings



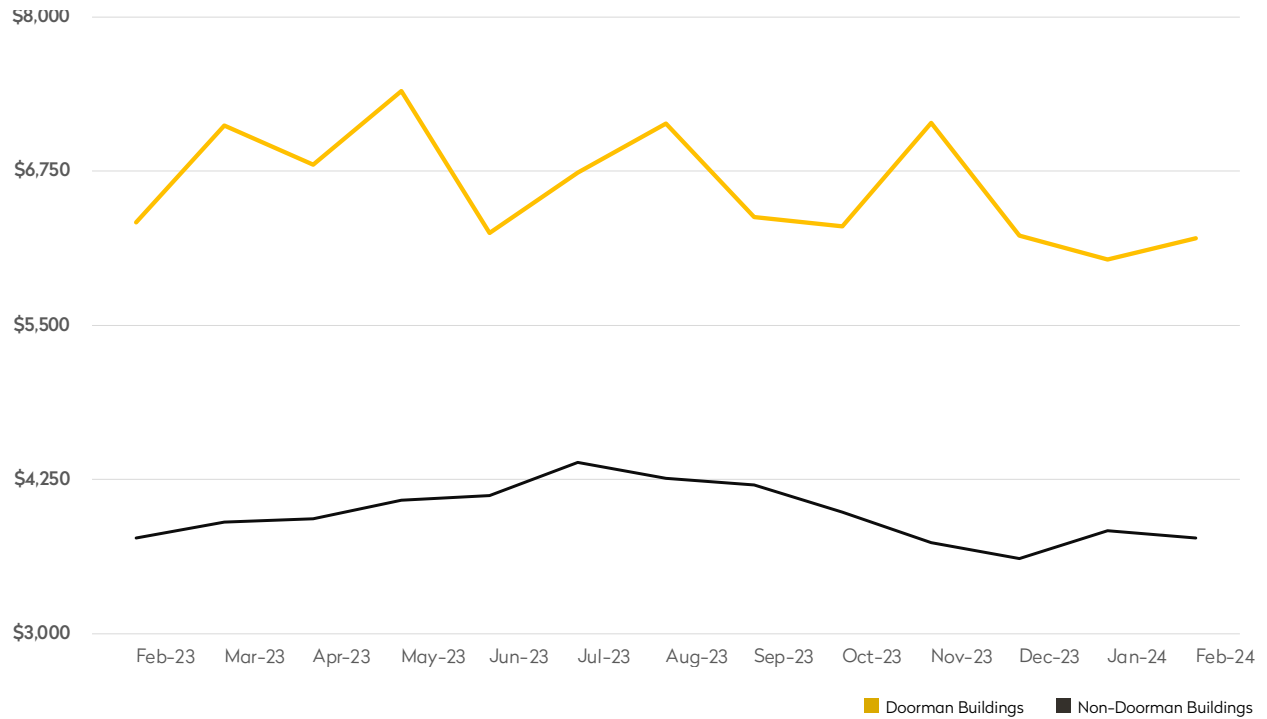
## DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	78	86	-9%	58	34%
1-Bedrooms	213	197	8%	190	12%
2-Bedrooms	103	105	-2%	115	-10%
3-Bedrooms	38	35	9%	42	-10%
4-Bedrooms	12	14	-14%	10	20%
All	446	439	2%	438	2%

## NON-DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	108	98	10%	58	86%
1-Bedrooms	215	205	5%	204	5%
2-Bedrooms	93	94	-1%	93	0%
3-Bedrooms	50	42	19%	49	2%
4-Bedrooms	13	13	0%	3	333%
All	483	456	6%	432	12%

## Average Asking Rent



### DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	\$3,495	\$3,405	3%	\$3,368	4%
1-Bedrooms	\$4,685	\$4,746	-1%	\$4,440	6%
2-Bedrooms	\$8,130	\$7,367	10%	\$7,064	15%
3-Bedrooms	\$11,931	\$11,929	0%	\$12,961	-8%
4-Bedrooms	\$15,217	\$12,761	19%	\$15,235	0%
All	\$6,205	\$6,033	3%	\$6,336	-2%

### NON-DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	\$2,640	\$2,600	2%	\$2,622	1%
1-Bedrooms	\$3,441	\$3,375	2%	\$3,369	2%
2-Bedrooms	\$4,724	\$4,728	0%	\$4,302	10%
3-Bedrooms	\$5,060	\$5,288	-4%	\$5,779	-12%
4-Bedrooms	\$6,253	\$6,322	-1%	\$4,550	37%
All	\$3,776	\$3,835	-2%	\$3,776	0%

# Rnt

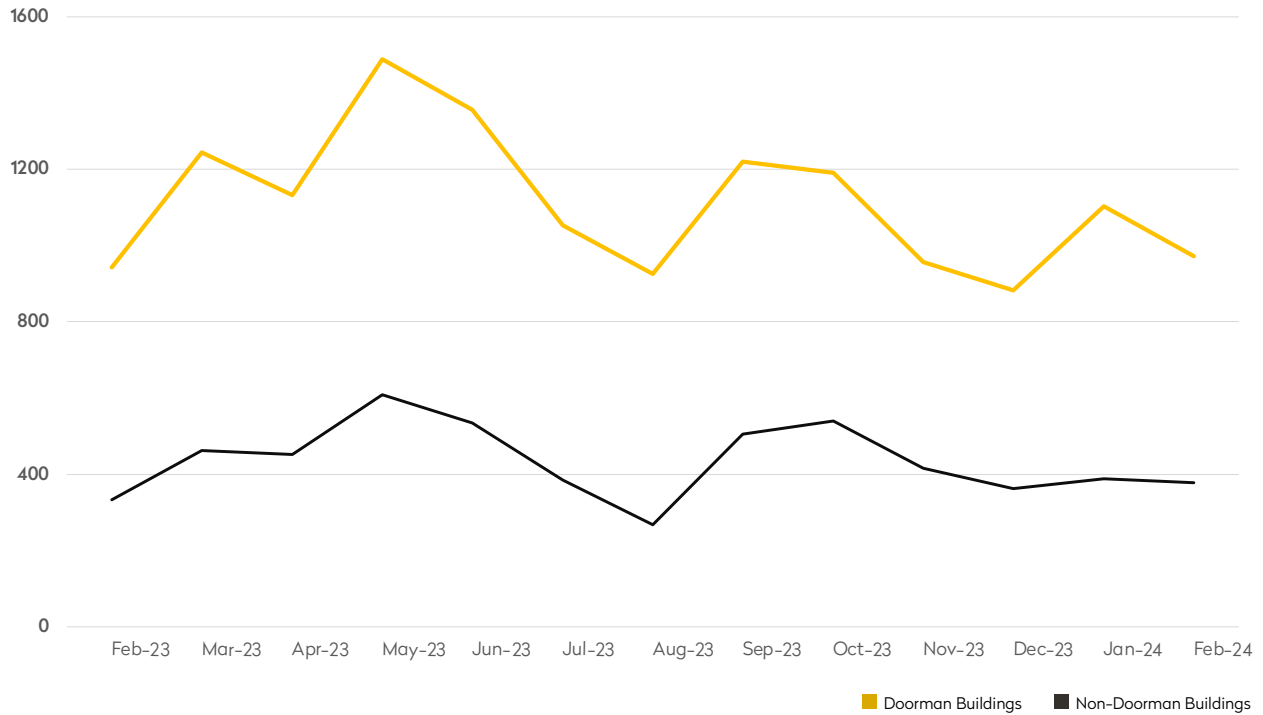
**FEBRUARY 2024**

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



BHSID 22850796

# Number of New Listings



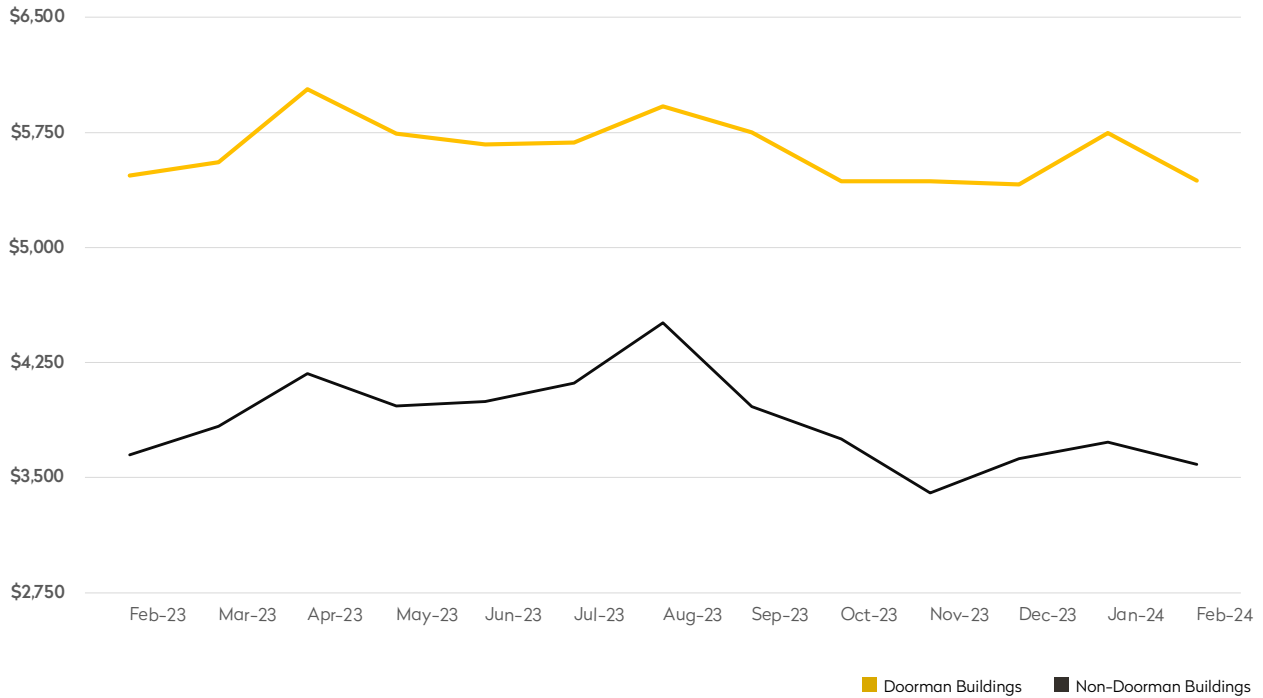
## DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	240	254	-6%	167	44%
1-Bedrooms	450	505	-11%	462	-3%
2-Bedrooms	225	270	-17%	235	-4%
3-Bedrooms	49	59	-17%	33	48%
4-Bedrooms	6	13	-54%	5	20%
All	971	1,102	-12%	942	3%

## NON-DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	84	83	1%	44	91%
1-Bedrooms	156	162	-4%	137	14%
2-Bedrooms	97	102	-5%	89	9%
3-Bedrooms	35	32	9%	31	13%
4-Bedrooms	5	5	0%	8	-38%
All	378	388	-3%	333	14%

# Average Asking Rent



## DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	\$3,521	\$3,425	3%	\$3,376	4%
1-Bedrooms	\$4,734	\$4,791	-1%	\$4,572	4%
2-Bedrooms	\$7,318	\$7,359	-1%	\$7,198	2%
3-Bedrooms	\$11,682	\$12,177	-4%	\$12,606	-7%
4-Bedrooms	\$12,314	\$25,585	-52%	\$34,100	-64%
All	\$5,434	\$5,748	-5%	\$5,468	-1%

## NON-DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	\$2,619	\$2,821	-7%	\$2,497	5%
1-Bedrooms	\$3,204	\$3,100	3%	\$3,135	2%
2-Bedrooms	\$4,164	\$4,252	-2%	\$4,332	-4%
3-Bedrooms	\$5,248	\$5,055	4%	\$5,114	3%
4-Bedrooms	\$7,714	\$10,539	-27%	\$8,480	-9%
All	\$3,585	\$3,730	-4%	\$3,647	-2%

# Rnt

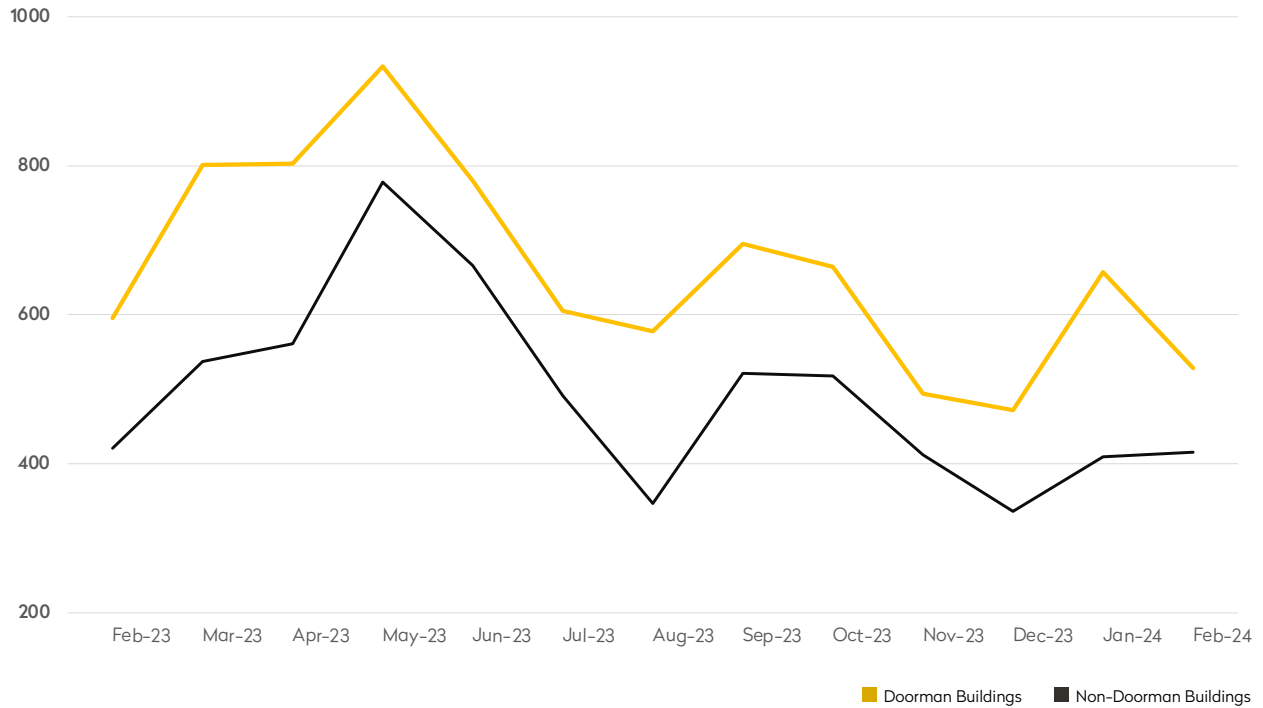
FEBRUARY 2024

34th Street to 14th Street



BHSID 22493534

# Number of New Listings



## DOORMAN BUILDINGS

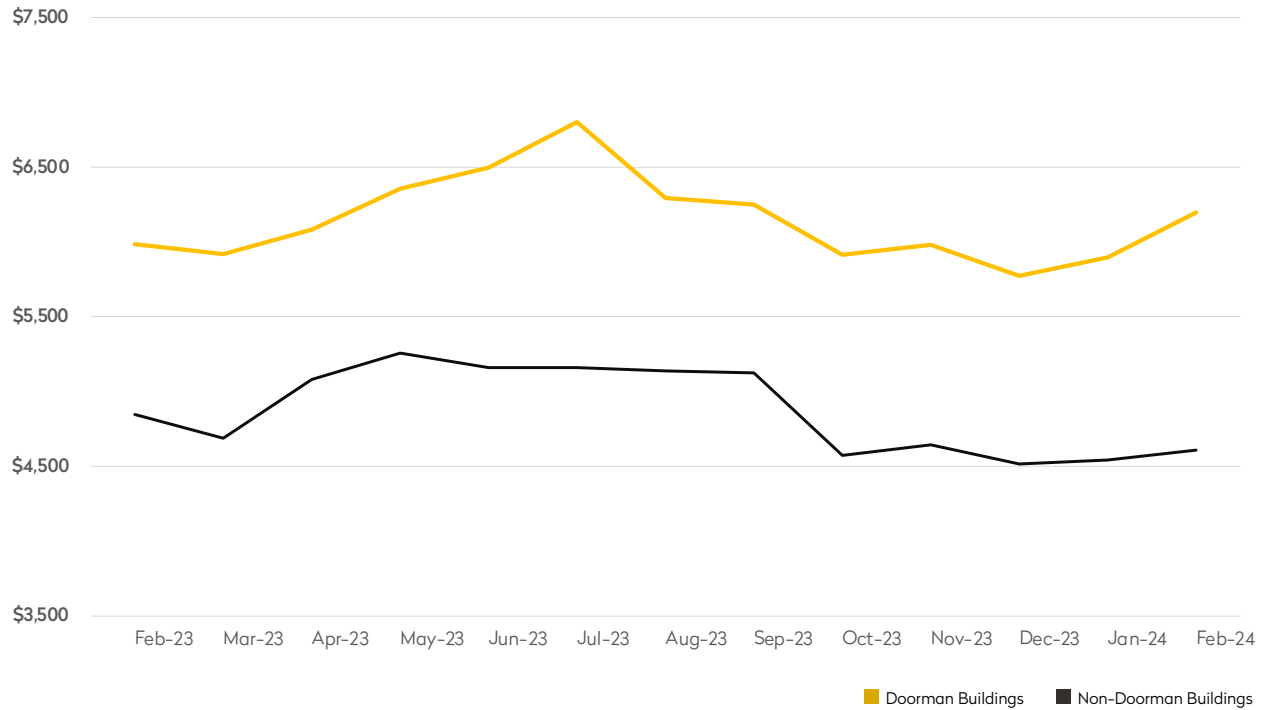
	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	125	174	-28%	98	28%
1-Bedrooms	258	325	-21%	324	-20%
2-Bedrooms	121	129	-6%	108	12%
3-Bedrooms	21	25	-16%	29	-28%
4-Bedrooms	3	4	-25%	3	0%
All	528	657	-20%	595	-11%

## NON-DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	98	89	10%	61	61%
1-Bedrooms	154	146	5%	171	-10%
2-Bedrooms	103	107	-4%	95	8%
3-Bedrooms	46	58	-21%	69	-33%
4-Bedrooms	12	8	50%	8	50%
All	415	409	1%	421	-1%



## Average Asking Rent



### DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	\$4,158	\$3,859	8%	\$3,859	8%
1-Bedrooms	\$5,576	\$5,612	-1%	\$5,153	8%
2-Bedrooms	\$8,547	\$7,864	9%	\$8,347	2%
3-Bedrooms	\$12,134	\$12,403	-2%	\$12,791	-5%
4-Bedrooms	\$8,450	\$13,498	-37%	\$29,373	-71%
All	\$6,198	\$5,896	5%	\$5,986	4%

### NON-DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	\$3,160	\$2,849	11%	\$2,976	6%
1-Bedrooms	\$3,652	\$3,668	0%	\$3,971	-8%
2-Bedrooms	\$5,562	\$5,088	9%	\$5,043	10%
3-Bedrooms	\$7,218	\$7,607	-5%	\$6,850	5%
4-Bedrooms	\$9,323	\$9,149	2%	\$11,823	-21%
All	\$4,608	\$4,543	1%	\$4,847	-5%

# Rnt

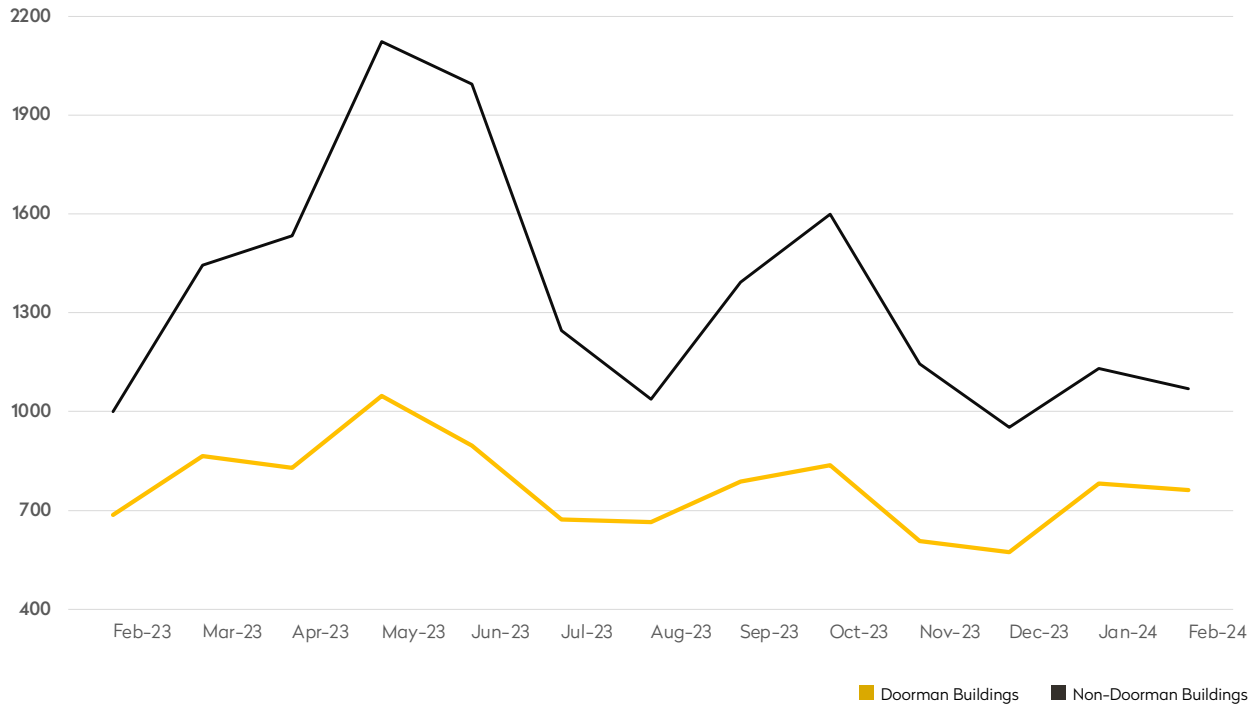
FEBRUARY 2024

South of 14th Street



BHSID 22900804

# Number of New Listings



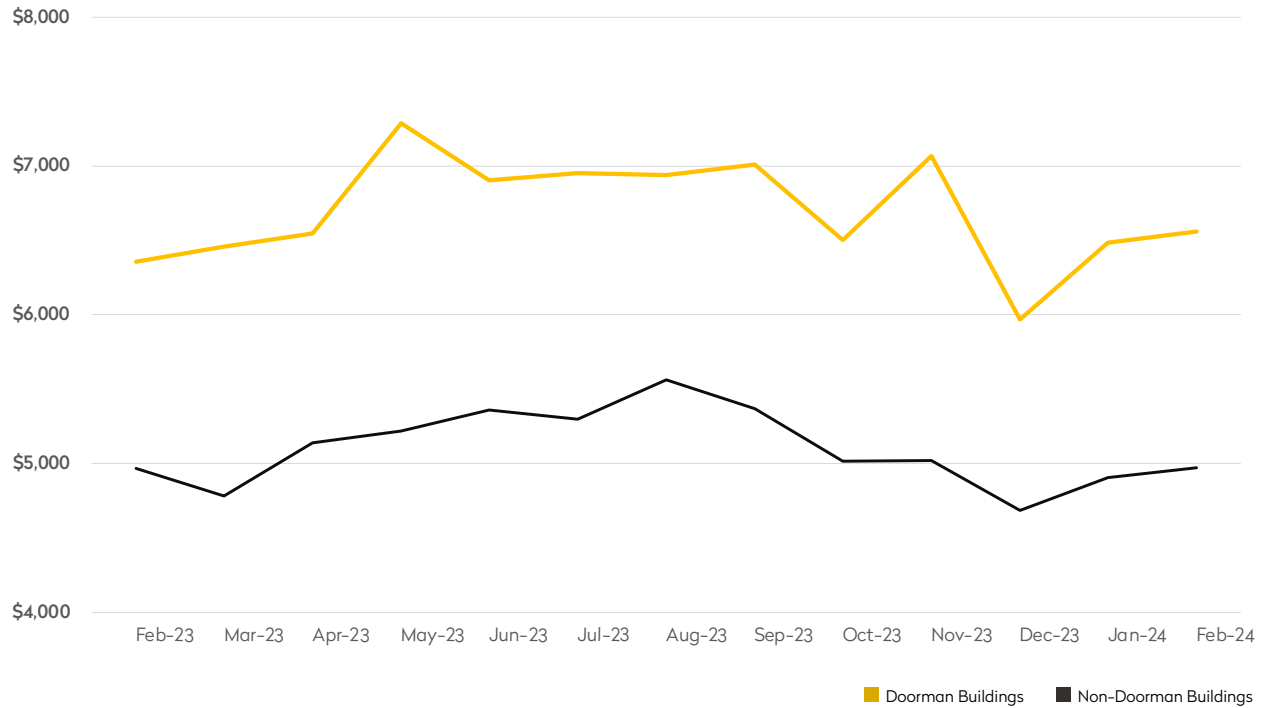
## DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	220	251	-12%	173	27%
1-Bedrooms	327	302	8%	264	24%
2-Bedrooms	154	168	-8%	151	2%
3-Bedrooms	45	47	-4%	53	-15%
4-Bedrooms	11	13	-15%	11	0%
All	761	781	-3%	687	11%

## NON-DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	217	224	-3%	114	90%
1-Bedrooms	401	426	-6%	368	9%
2-Bedrooms	322	328	-2%	285	13%
3-Bedrooms	93	108	-14%	142	-35%
4-Bedrooms	33	38	-13%	32	3%
All	1,070	1,130	-5%	999	7%

## Average Asking Rent



### DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	\$3,973	\$3,907	2%	\$3,727	7%
1-Bedrooms	\$5,557	\$5,624	-1%	\$5,186	7%
2-Bedrooms	\$8,509	\$8,208	4%	\$8,406	1%
3-Bedrooms	\$11,522	\$15,432	-25%	\$12,227	-6%
4-Bedrooms	\$21,908	\$21,498	2%	\$27,684	-21%
All	\$6,560	\$6,483	1%	\$6,356	3%

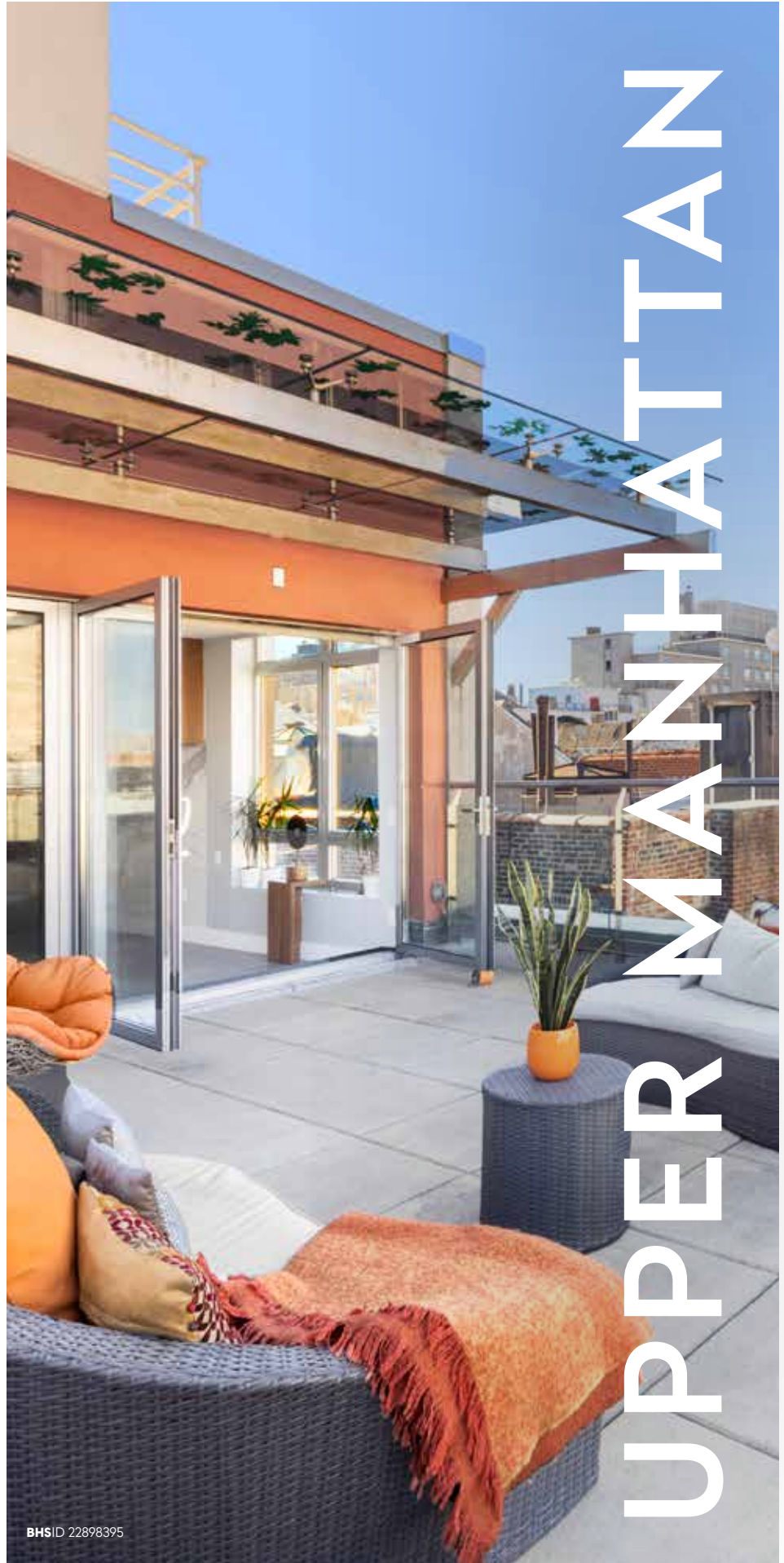
### NON-DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	\$3,310	\$2,938	13%	\$3,265	1%
1-Bedrooms	\$4,034	\$4,020	0%	\$3,851	5%
2-Bedrooms	\$5,376	\$5,401	0%	\$5,108	5%
3-Bedrooms	\$8,183	\$7,809	5%	\$7,545	8%
4-Bedrooms	\$11,719	\$13,010	-10%	\$12,226	-4%
All	\$4,970	\$4,905	1%	\$4,966	0%

# Rnt

**FEBRUARY 2024**

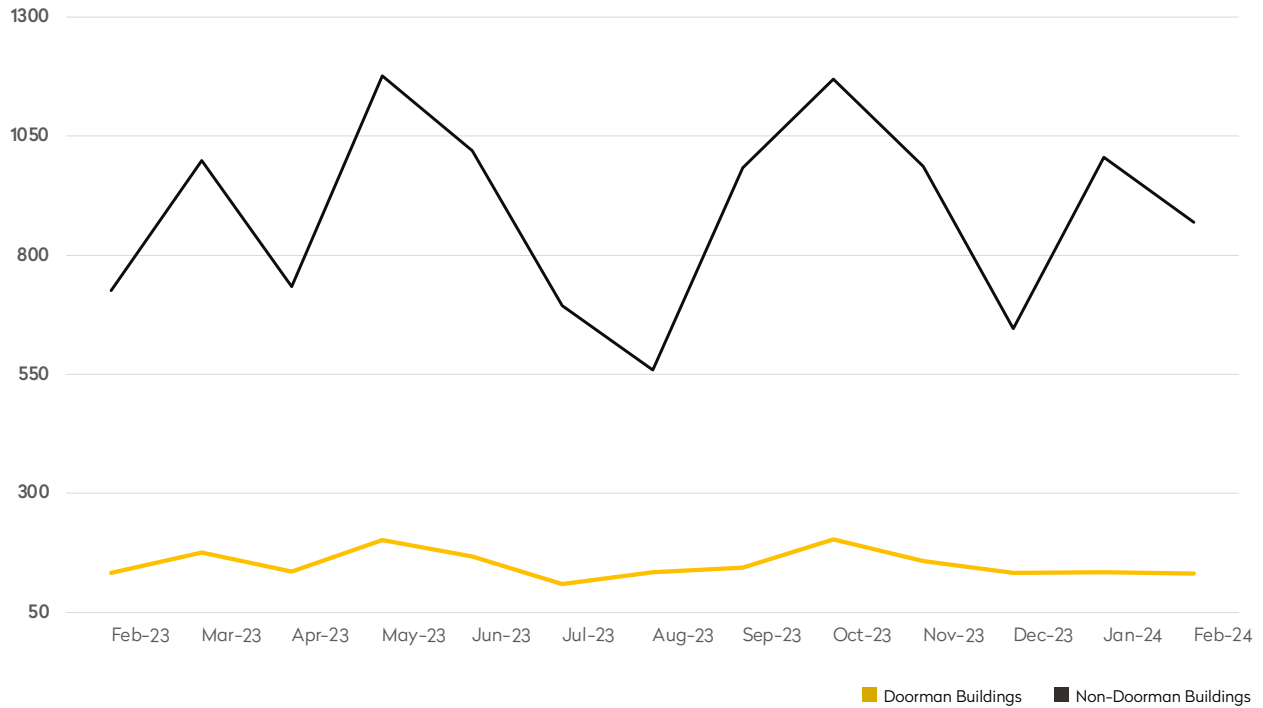
Generally North of 96th St. on the East Side,  
and 110th St. on the West Side



UPPER MANHATTAN

BHSID 22898395

# Number of New Listings



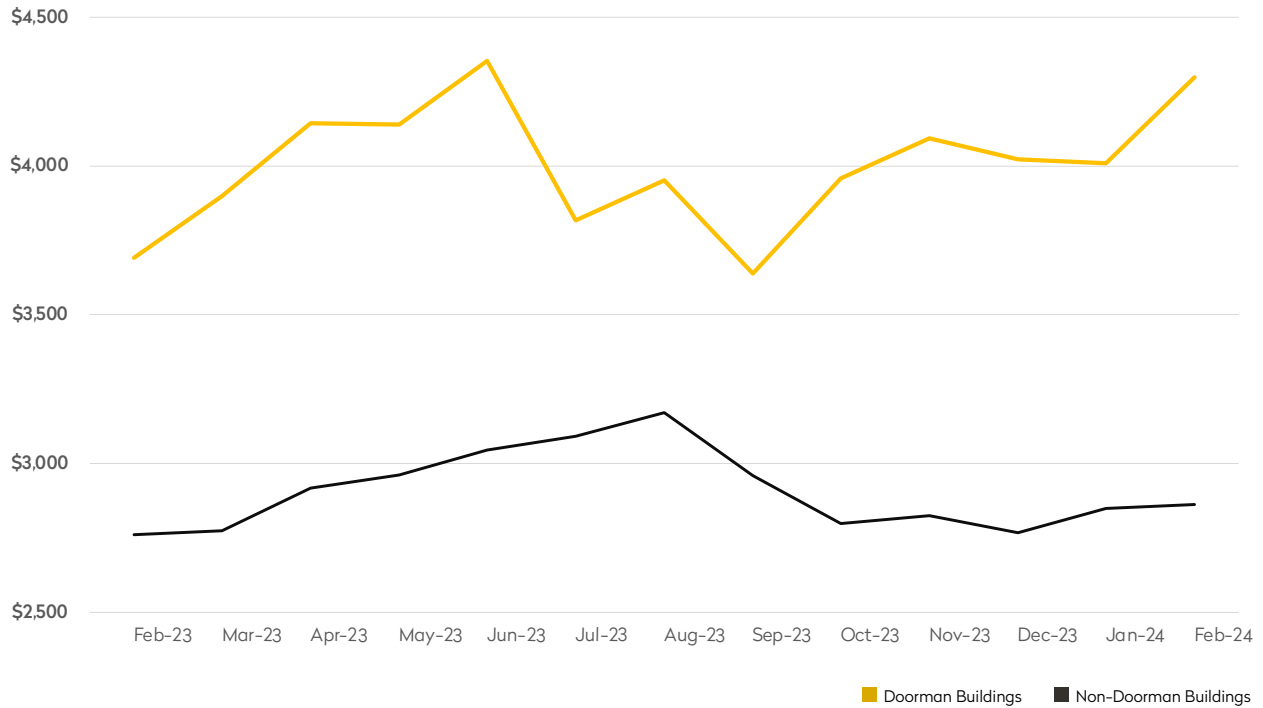
## DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	20	13	54%	13	54%
1-Bedrooms	34	48	-29%	54	-37%
2-Bedrooms	44	53	-17%	46	-4%
3-Bedrooms	25	17	47%	18	39%
4-Bedrooms	3	1	200%	1	200%
All	132	134	-1%	133	-1%

## NON-DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	115	103	12%	37	211%
1-Bedrooms	274	334	-18%	262	5%
2-Bedrooms	276	325	-15%	217	27%
3-Bedrooms	153	171	-11%	126	21%
4-Bedrooms	40	58	-31%	43	-7%
All	869	1,005	-14%	726	20%

## Average Asking Rent



### DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	\$2,537	\$2,395	6%	\$2,707	-6%
1-Bedrooms	\$3,129	\$3,032	3%	\$3,168	-1%
2-Bedrooms	\$4,344	\$4,287	1%	\$4,137	5%
3-Bedrooms	\$5,798	\$6,449	-10%	\$4,840	20%
4-Bedrooms	\$8,583	\$3,790	126%	\$3,995	115%
All	\$4,297	\$4,010	7%	\$3,691	16%

### NON-DOORMAN BUILDINGS

	FEBRUARY 2024	JANUARY 2024	MONTHLY CHANGE	FEBRUARY 2023	ANNUAL CHANGE
Studios	\$2,131	\$2,127	0%	\$2,125	0%
1-Bedrooms	\$2,402	\$2,394	0%	\$2,269	6%
2-Bedrooms	\$2,967	\$2,882	3%	\$2,836	5%
3-Bedrooms	\$3,447	\$3,363	2%	\$3,315	4%
4-Bedrooms	\$4,203	\$3,935	7%	\$4,145	1%
All	\$2,861	\$2,849	0%	\$2,761	4%

# Contact Us

## NEW RENTAL LISTINGS REPORT

February 2024

### 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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