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FEBRUARY 2025
NEW RENTAL
LISTINGS
REPORT

MANHATTAN

Brown Harris Stevens THE Craft OF Research

Highlights

NEW RENTAL LISTINGS REPORT

February 2025

- In February, the number of new rental listings for doorman buildings saw a 6% drop, while non-doorman buildings declined 11%.
- New listings of two-bedroom apartments in doorman buildings were the only category to tick up slightly compared to last month.
- Compared to last month, the average asking rent was virtually unchanged for both doorman and non-doorman buildings.
- Four-bedroom apartments in non-doorman buildings posted the largest increase in average asking rents over the past year.



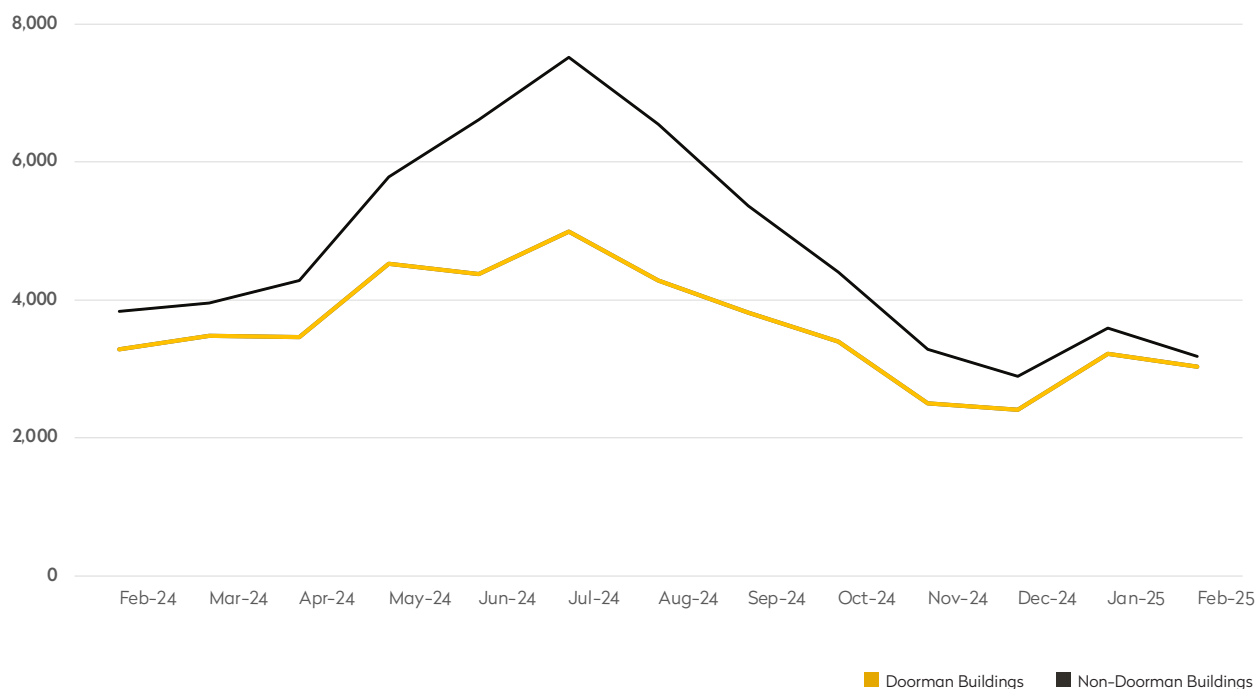
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FEBRUARY 2025



BHSID 23203570

Number of New Listings



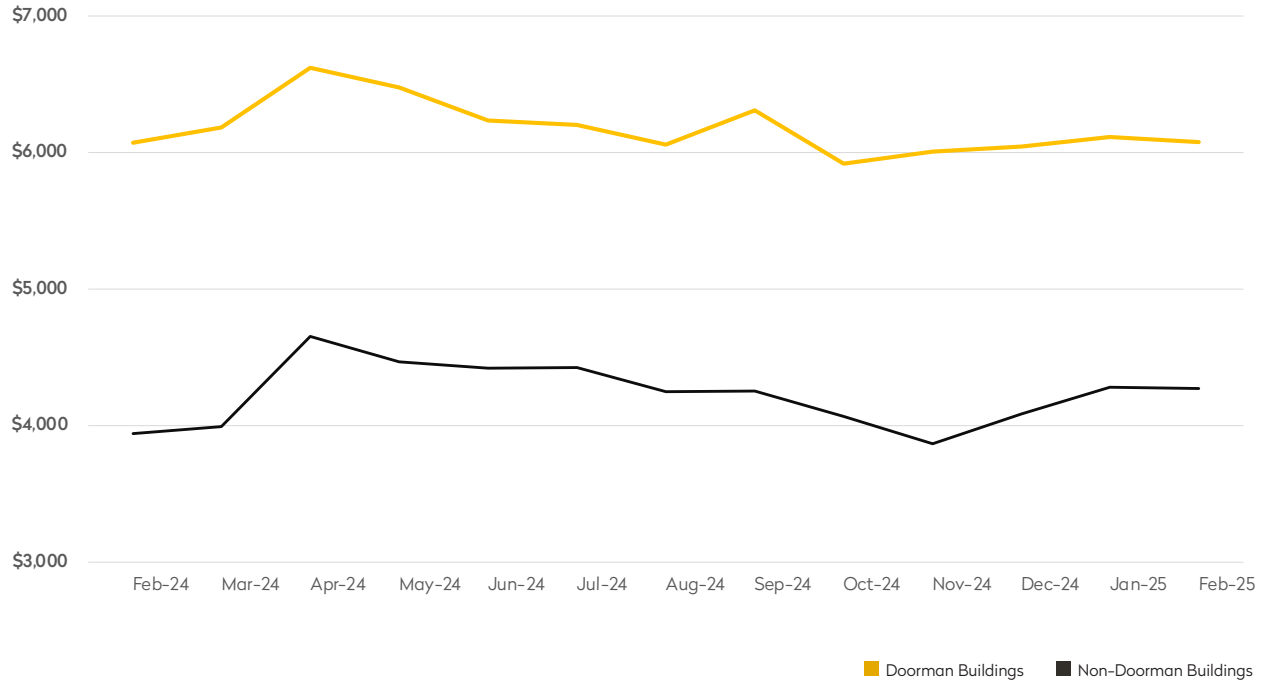
DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	742	809	-8%	747	-1%
1-Bedrooms	1,338	1,439	-7%	1,492	-10%
2-Bedrooms	710	704	1%	762	-7%
3-Bedrooms	192	196	-2%	217	-12%
4-Bedrooms	47	59	-20%	49	-4%
All	3,035	3,221	-6%	3,285	-8%

NON-DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	667	749	-11%	799	-17%
1-Bedrooms	1,250	1,382	-10%	1,466	-15%
2-Bedrooms	833	921	-10%	1,015	-18%
3-Bedrooms	330	400	-18%	421	-22%
4-Bedrooms	89	125	-29%	108	-18%
All	3,184	3,591	-11%	3,834	-17%

Average Asking Rent



DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	\$3,800	\$3,756	1%	\$3,730	2%
1-Bedrooms	\$5,098	\$5,133	-1%	\$5,020	2%
2-Bedrooms	\$7,699	\$7,705	0%	\$7,673	0%
3-Bedrooms	\$12,368	\$11,626	6%	\$11,325	9%
4-Bedrooms	\$16,884	\$19,878	-15%	\$19,076	-11%
All	\$6,080	\$6,116	-1%	\$6,074	0%

NON-DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	\$2,935	\$2,807	5%	\$2,787	5%
1-Bedrooms	\$3,705	\$3,489	6%	\$3,349	11%
2-Bedrooms	\$4,532	\$4,807	-6%	\$4,429	2%
3-Bedrooms	\$6,511	\$7,000	-7%	\$5,581	17%
4-Bedrooms	\$9,936	\$8,319	19%	\$7,931	25%
All	\$4,270	\$4,280	0%	\$3,944	8%

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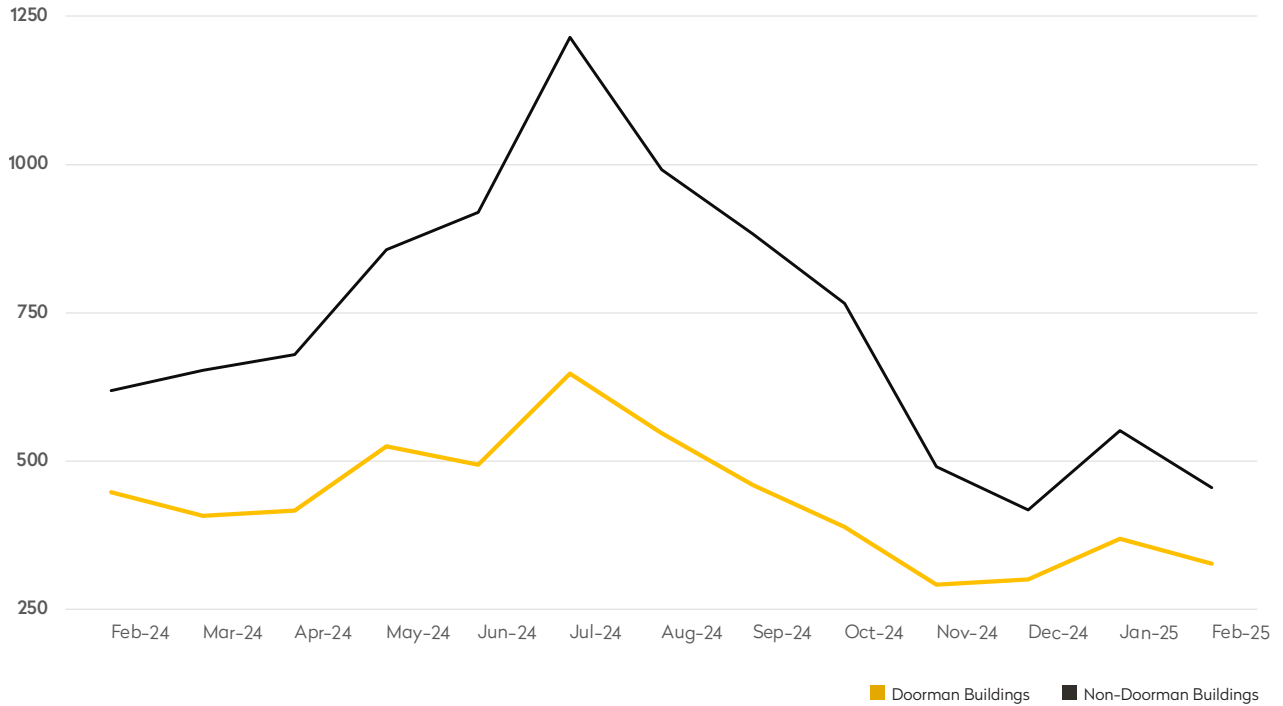
FEBRUARY 2025

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



BHSID 23318769

Number of New Listings



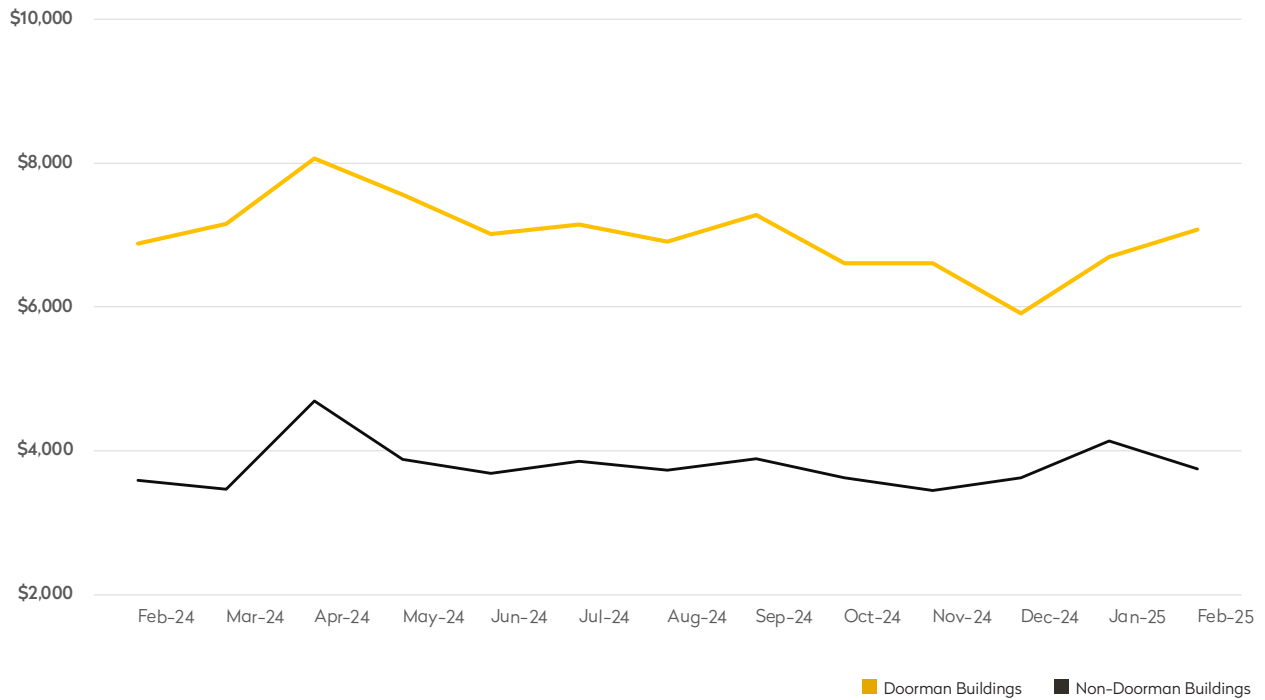
DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	61	76	-20%	64	-5%
1-Bedrooms	161	182	-12%	210	-23%
2-Bedrooms	68	77	-12%	115	-41%
3-Bedrooms	30	20	50%	39	-23%
4-Bedrooms	6	9	-33%	14	-57%
All	327	369	-11%	447	-27%

NON-DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	135	165	-18%	177	-24%
1-Bedrooms	186	231	-19%	266	-30%
2-Bedrooms	104	114	-9%	124	-16%
3-Bedrooms	25	36	-31%	44	-43%
4-Bedrooms	5	4	25%	5	0%
All	455	551	-17%	619	-26%

Average Asking Rent



DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	\$3,759	\$3,656	3%	\$3,508	7%
1-Bedrooms	\$4,947	\$4,888	1%	\$4,762	4%
2-Bedrooms	\$8,168	\$7,615	7%	\$7,195	14%
3-Bedrooms	\$17,187	\$15,440	11%	\$13,165	31%
4-Bedrooms	\$31,667	\$22,333	42%	\$27,581	15%
All	\$7,079	\$6,698	6%	\$6,883	3%

NON-DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	\$2,611	\$2,752	-5%	\$2,536	3%
1-Bedrooms	\$3,206	\$3,118	3%	\$3,127	3%
2-Bedrooms	\$4,751	\$4,919	-3%	\$4,268	11%
3-Bedrooms	\$8,862	\$13,057	-32%	\$6,648	33%
4-Bedrooms	\$8,400	\$17,250	-51%	\$14,009	-40%
All	\$3,750	\$4,139	-9%	\$3,594	4%

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FEBRUARY 2025

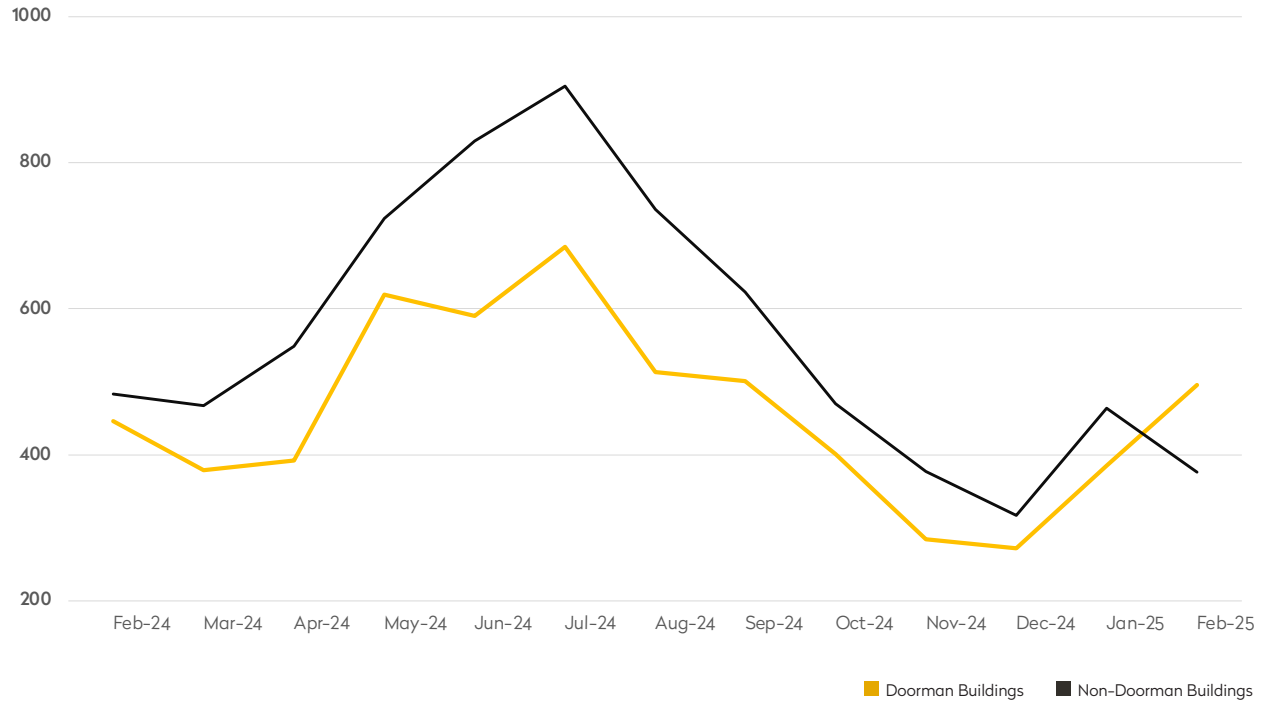
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Avenue



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W

BHSID 22730761

Number of New Listings



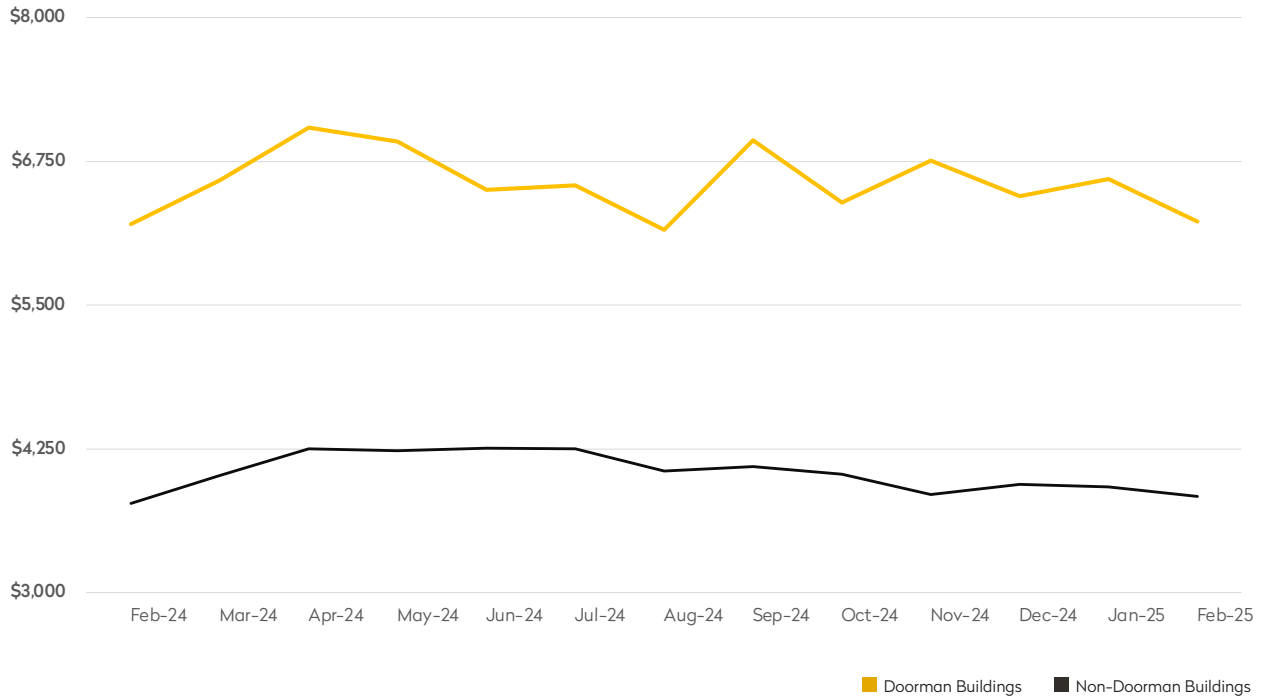
DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	81	77	5%	78	4%
1-Bedrooms	222	156	42%	213	4%
2-Bedrooms	129	107	21%	103	25%
3-Bedrooms	48	36	33%	38	26%
4-Bedrooms	14	7	100%	12	17%
All	496	385	29%	446	11%

NON-DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	106	117	-9%	108	-2%
1-Bedrooms	149	168	-11%	215	-31%
2-Bedrooms	78	110	-29%	93	-16%
3-Bedrooms	30	51	-41%	50	-40%
4-Bedrooms	11	17	-35%	13	-15%
All	376	464	-19%	483	-22%

Average Asking Rent



DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	\$3,612	\$3,651	-1%	\$3,495	3%
1-Bedrooms	\$4,852	\$5,049	-4%	\$4,685	4%
2-Bedrooms	\$7,546	\$8,394	-10%	\$8,130	-7%
3-Bedrooms	\$10,623	\$10,695	-1%	\$11,931	-11%
4-Bedrooms	\$13,970	\$17,099	-18%	\$15,217	-8%
All	\$6,226	\$6,598	-6%	\$6,205	0%

NON-DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	\$2,673	\$2,689	-1%	\$2,640	1%
1-Bedrooms	\$3,773	\$3,500	8%	\$3,441	10%
2-Bedrooms	\$4,643	\$4,595	1%	\$4,724	-2%
3-Bedrooms	\$5,097	\$5,637	-10%	\$5,060	1%
4-Bedrooms	\$6,385	\$6,528	-2%	\$6,253	2%
All	\$3,839	\$3,918	-2%	\$3,776	2%

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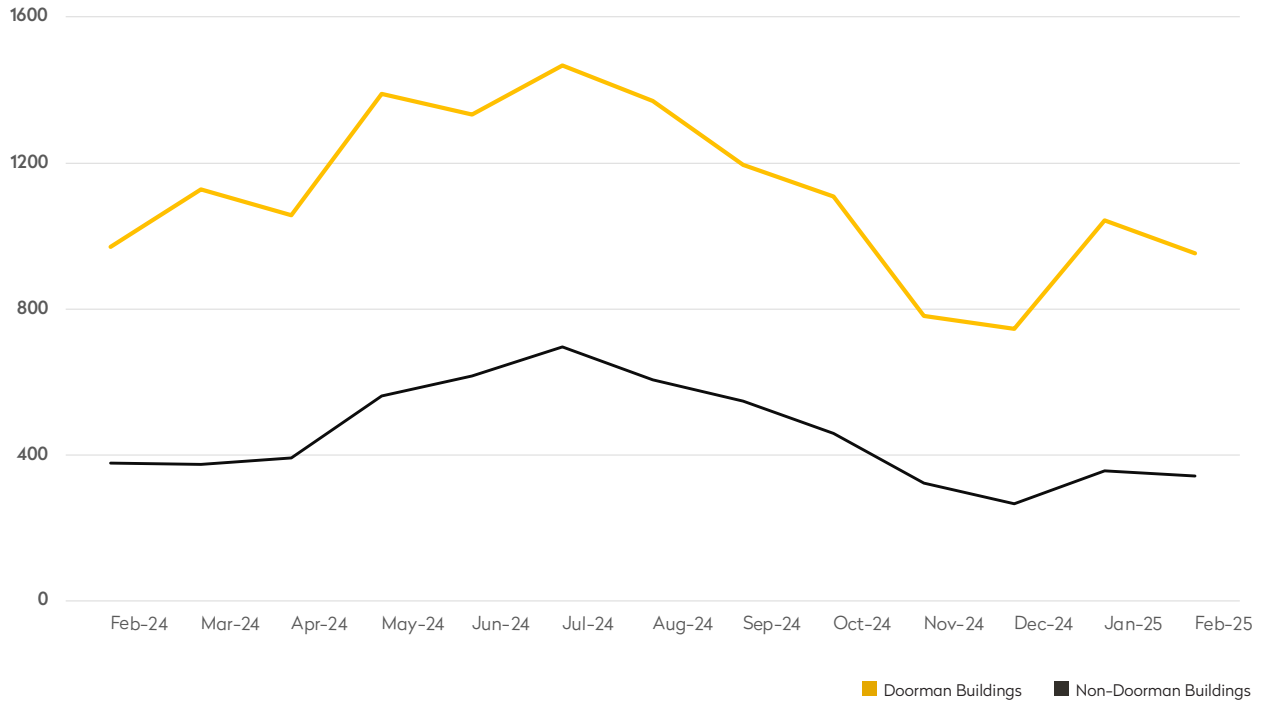
FEBRUARY 2025

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



BHSID 23342610

Number of New Listings



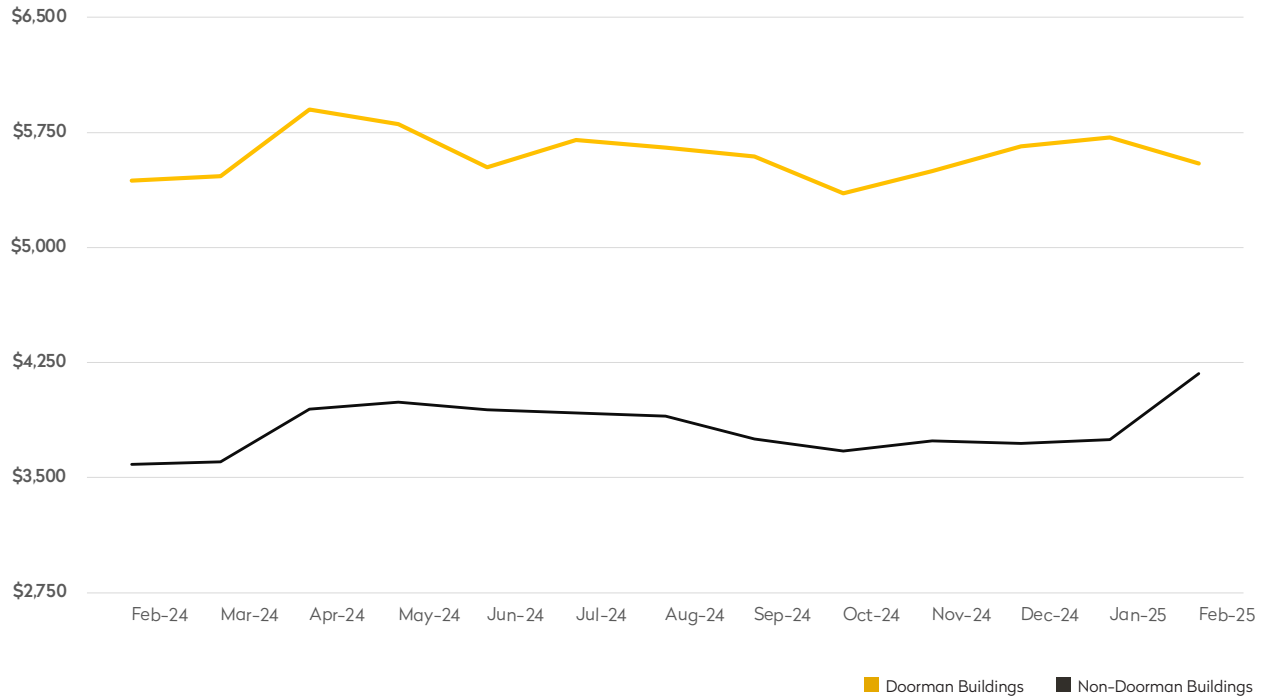
DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	261	295	-12%	240	9%
1-Bedrooms	404	451	-10%	450	-10%
2-Bedrooms	221	228	-3%	225	-2%
3-Bedrooms	51	48	6%	49	4%
4-Bedrooms	15	19	-21%	6	150%
All	953	1,043	-9%	971	-2%

NON-DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	98	88	11%	84	17%
1-Bedrooms	117	141	-17%	156	-25%
2-Bedrooms	87	84	4%	97	-10%
3-Bedrooms	30	35	-14%	35	-14%
4-Bedrooms	9	9	0%	5	80%
All	343	357	-4%	378	-9%

Average Asking Rent



DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	\$3,562	\$3,528	1%	\$3,521	1%
1-Bedrooms	\$4,885	\$4,912	-1%	\$4,734	3%
2-Bedrooms	\$7,408	\$7,295	2%	\$7,318	1%
3-Bedrooms	\$11,800	\$10,994	7%	\$11,682	1%
4-Bedrooms	\$9,295	\$26,097	-64%	\$12,314	-25%
All	\$5,549	\$5,718	-3%	\$5,434	2%

NON-DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	\$2,946	\$2,765	7%	\$2,619	12%
1-Bedrooms	\$3,937	\$3,273	20%	\$3,204	23%
2-Bedrooms	\$4,415	\$4,314	2%	\$4,164	6%
3-Bedrooms	\$6,563	\$5,857	12%	\$5,248	25%
4-Bedrooms	\$8,893	\$7,216	23%	\$7,714	15%
All	\$4,180	\$3,746	12%	\$3,585	17%

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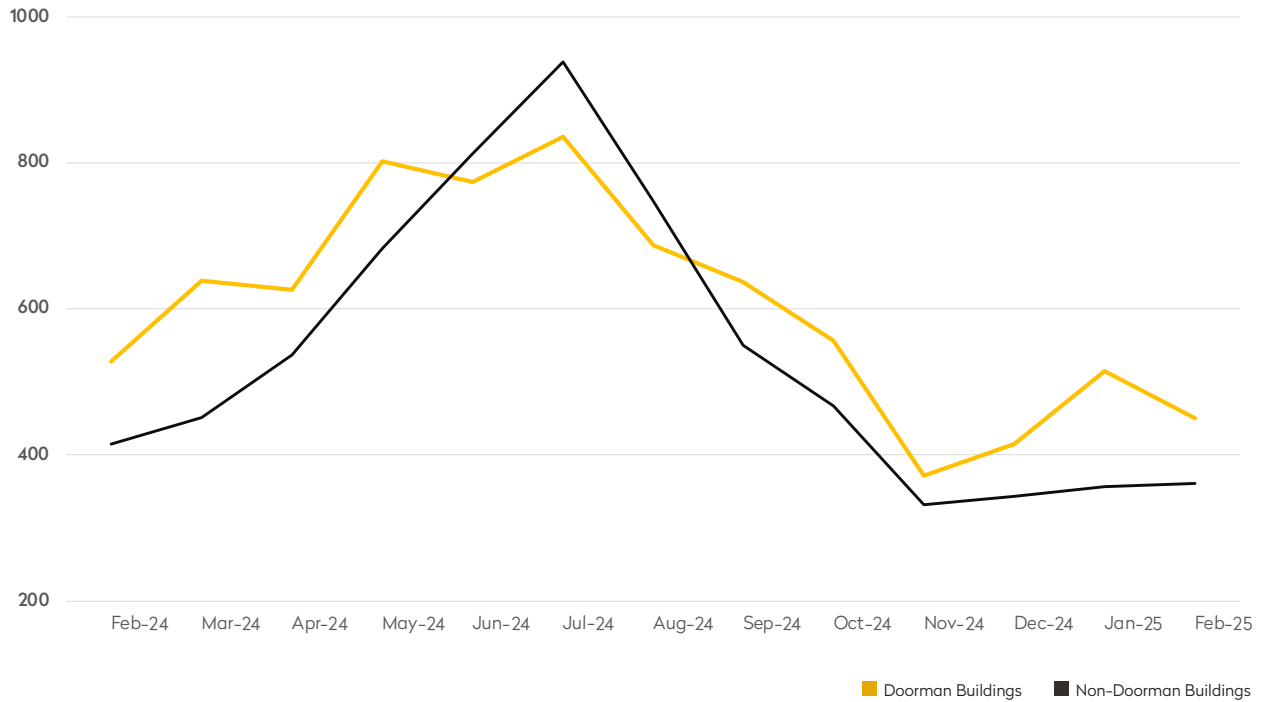
FEBRUARY 2025

34th Street to 14th Street



BHSID 23328264

Number of New Listings



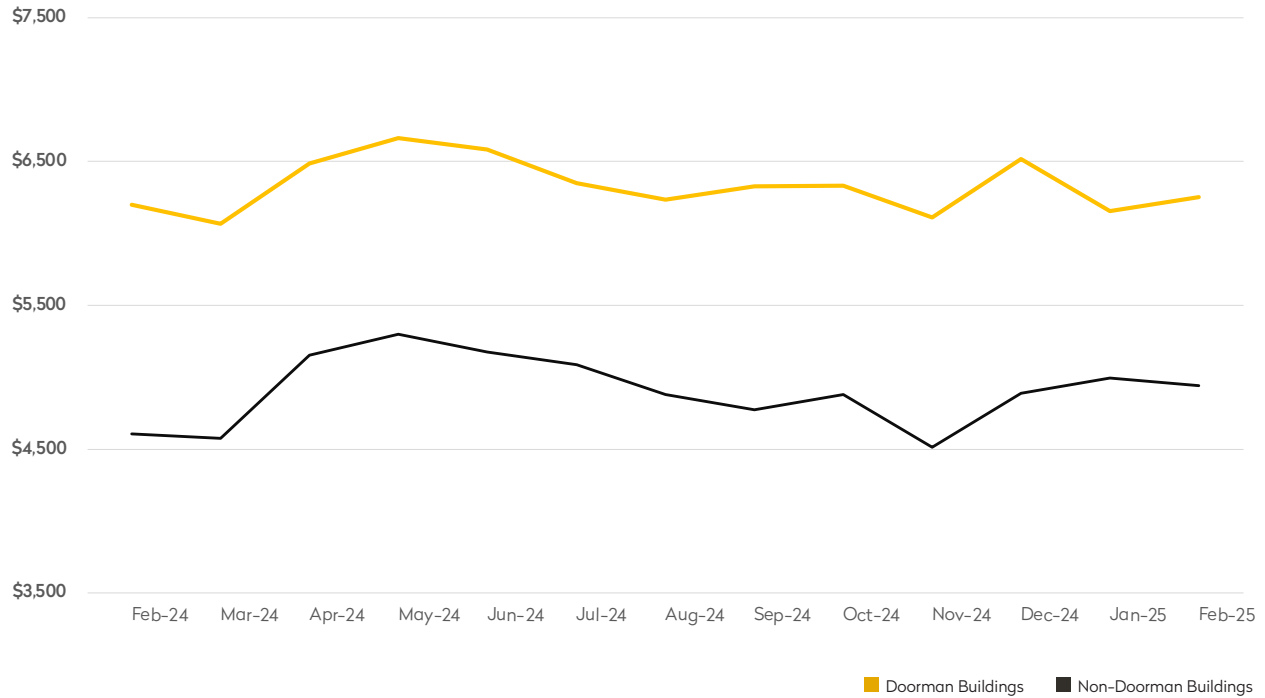
DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	133	135	-1%	125	6%
1-Bedrooms	219	262	-16%	258	-15%
2-Bedrooms	77	99	-22%	121	-36%
3-Bedrooms	18	14	29%	21	-14%
4-Bedrooms	3	4	-25%	3	0%
All	450	515	-13%	528	-15%

NON-DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	74	83	-11%	98	-24%
1-Bedrooms	158	141	12%	154	3%
2-Bedrooms	83	80	4%	103	-19%
3-Bedrooms	40	43	-7%	46	-13%
4-Bedrooms	6	10	-40%	12	-50%
All	361	357	1%	415	-13%

Average Asking Rent



DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	\$4,159	\$4,071	2%	\$4,158	0%
1-Bedrooms	\$5,633	\$5,590	1%	\$5,576	1%
2-Bedrooms	\$9,025	\$8,588	5%	\$8,547	6%
3-Bedrooms	\$14,945	\$13,664	9%	\$12,134	23%
4-Bedrooms	\$20,848	\$27,000	-23%	\$8,450	147%
All	\$6,251	\$6,156	2%	\$6,198	1%

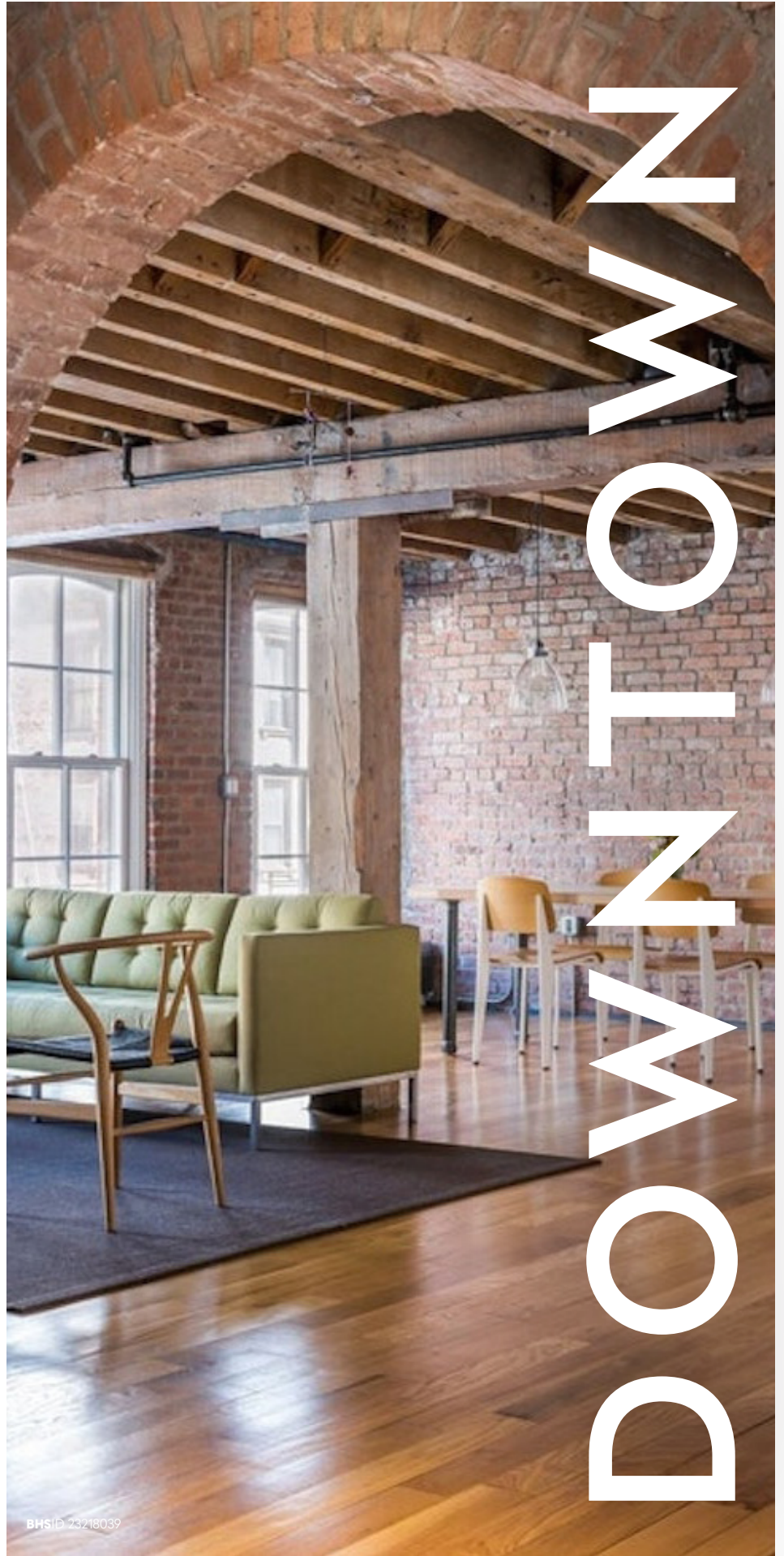
NON-DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	\$3,153	\$3,092	2%	\$3,160	0%
1-Bedrooms	\$4,139	\$4,137	0%	\$3,652	13%
2-Bedrooms	\$5,840	\$5,592	4%	\$5,562	5%
3-Bedrooms	\$8,219	\$7,954	3%	\$7,218	14%
4-Bedrooms	\$13,948	\$15,323	-9%	\$9,323	50%
All	\$4,943	\$4,993	-1%	\$4,608	7%

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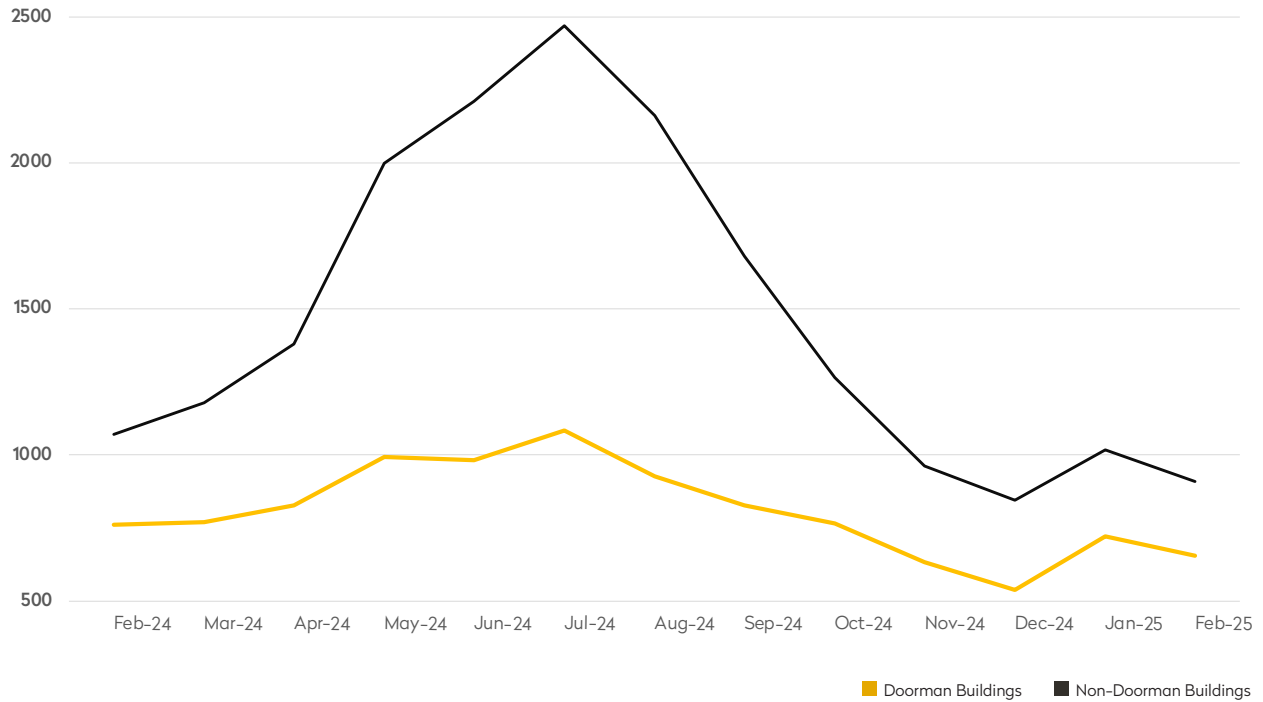
FEBRUARY 2025

South of 14th Street



BHSID 23218039

Number of New Listings



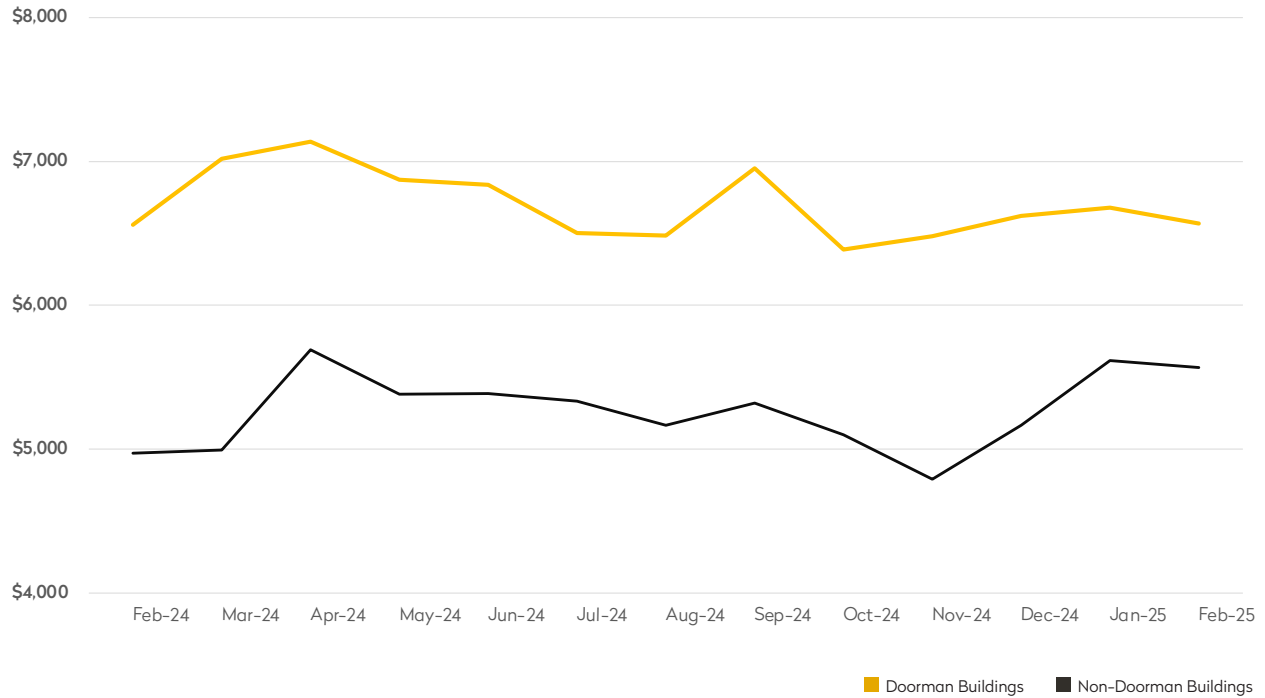
DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	186	201	-7%	220	-15%
1-Bedrooms	280	313	-11%	327	-14%
2-Bedrooms	158	138	14%	154	3%
3-Bedrooms	23	56	-59%	45	-49%
4-Bedrooms	7	9	-22%	11	-36%
All	656	721	-9%	761	-14%

NON-DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	169	173	-2%	217	-22%
1-Bedrooms	372	385	-3%	401	-7%
2-Bedrooms	233	292	-20%	322	-28%
3-Bedrooms	97	113	-14%	93	4%
4-Bedrooms	34	49	-31%	33	3%
All	910	1,017	-11%	1,070	-15%

Average Asking Rent



DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	\$4,093	\$4,095	0%	\$3,973	3%
1-Bedrooms	\$5,561	\$5,720	-3%	\$5,557	0%
2-Bedrooms	\$8,476	\$8,430	1%	\$8,509	0%
3-Bedrooms	\$15,468	\$13,459	15%	\$11,522	34%
4-Bedrooms	\$27,301	\$20,810	31%	\$21,908	25%
All	\$6,568	\$6,676	-2%	\$6,560	0%

NON-DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	\$3,649	\$3,271	12%	\$3,310	10%
1-Bedrooms	\$4,535	\$4,373	4%	\$4,034	12%
2-Bedrooms	\$5,544	\$6,192	-10%	\$5,376	3%
3-Bedrooms	\$8,947	\$9,325	-4%	\$8,183	9%
4-Bedrooms	\$14,757	\$9,623	53%	\$11,719	26%
All	\$5,567	\$5,613	-1%	\$4,970	12%

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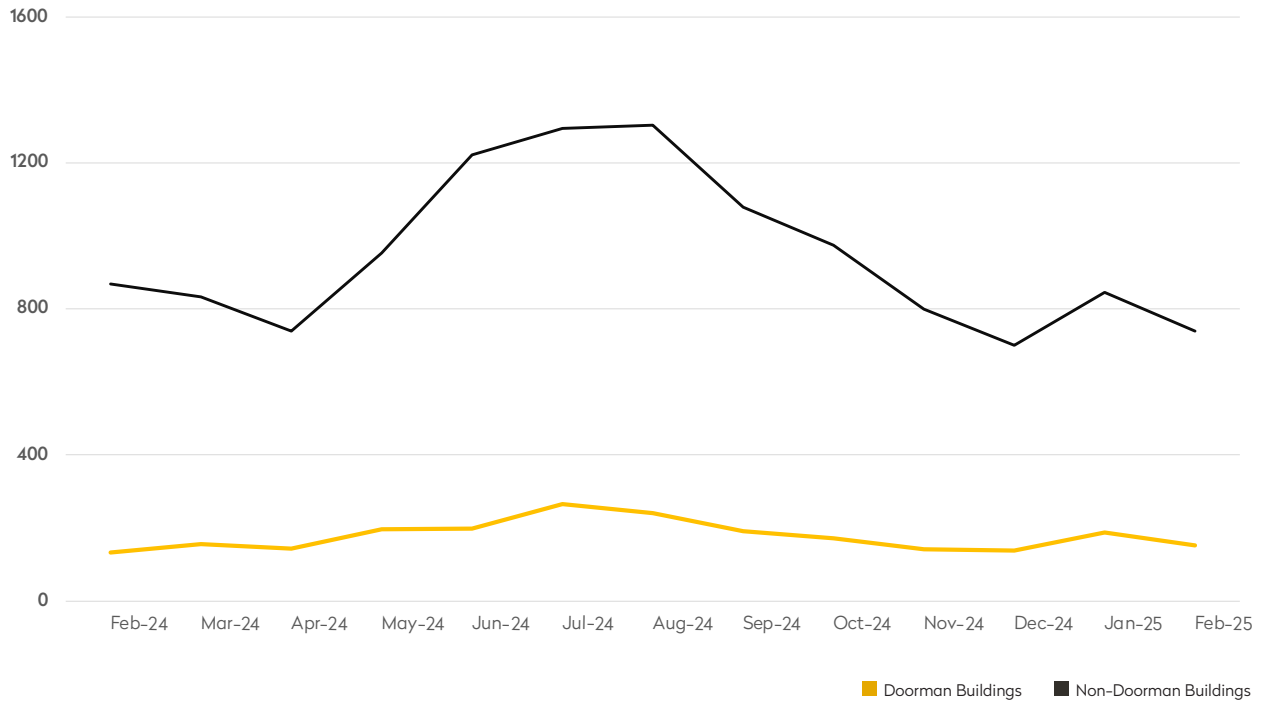
FEBRUARY 2025

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



BHSID 23137278

Number of New Listings



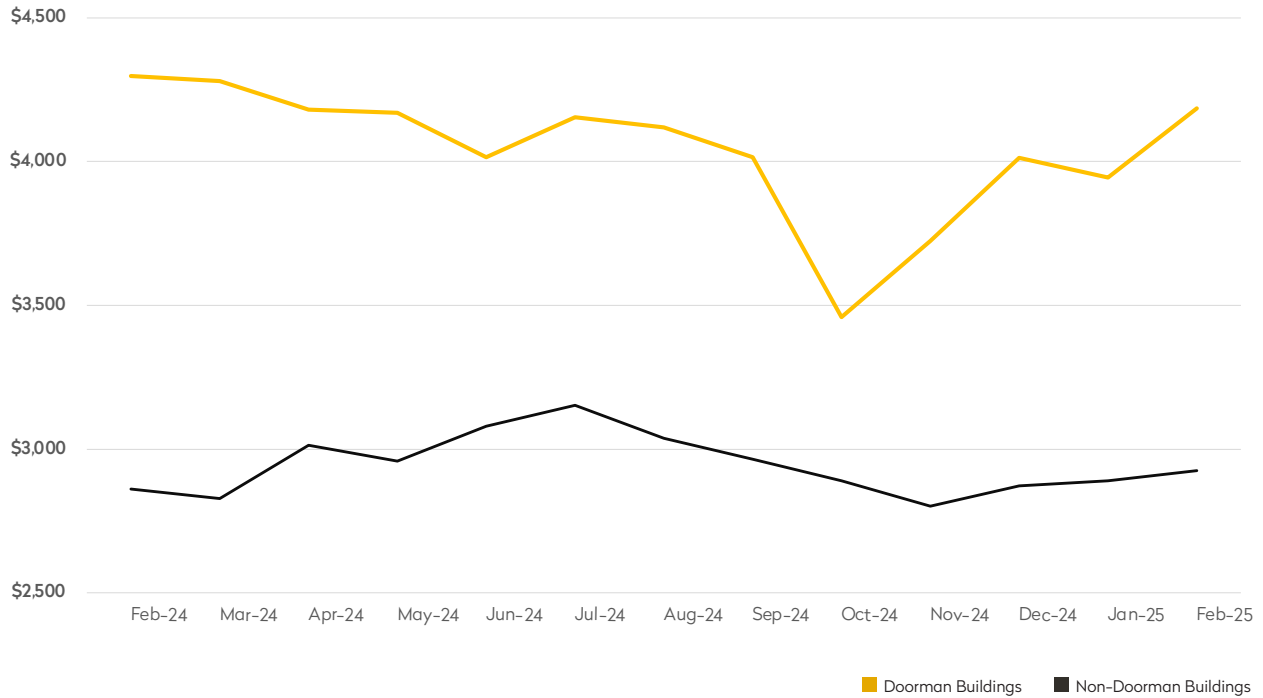
DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	20	25	-20%	20	0%
1-Bedrooms	52	75	-31%	34	53%
2-Bedrooms	57	55	4%	44	30%
3-Bedrooms	22	22	0%	25	-12%
4-Bedrooms	2	11	-82%	3	-33%
All	153	188	-19%	132	16%

NON-DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	85	123	-31%	115	-26%
1-Bedrooms	268	316	-15%	274	-2%
2-Bedrooms	248	241	3%	276	-10%
3-Bedrooms	108	122	-11%	153	-29%
4-Bedrooms	24	36	-33%	40	-40%
All	739	845	-13%	869	-15%

Average Asking Rent



DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	\$2,683	\$2,645	1%	\$2,537	6%
1-Bedrooms	\$3,523	\$3,192	10%	\$3,129	13%
2-Bedrooms	\$4,669	\$4,781	-2%	\$4,344	7%
3-Bedrooms	\$5,569	\$5,101	9%	\$5,798	-4%
4-Bedrooms	\$7,448	\$5,545	34%	\$8,583	-13%
All	\$4,186	\$3,945	6%	\$4,297	-3%

NON-DOORMAN BUILDINGS

	FEBRUARY 2025	JANUARY 2025	MONTHLY CHANGE	FEBRUARY 2024	ANNUAL CHANGE
Studios	\$2,152	\$2,176	-1%	\$2,131	1%
1-Bedrooms	\$2,506	\$2,485	1%	\$2,402	4%
2-Bedrooms	\$3,057	\$3,084	-1%	\$2,967	3%
3-Bedrooms	\$3,524	\$3,619	-3%	\$3,447	2%
4-Bedrooms	\$4,442	\$4,727	-6%	\$4,203	6%
All	\$2,924	\$2,890	1%	\$2,861	2%

Contact Us

NEW RENTAL LISTINGS REPORT

February 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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