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MARCH 2024
NEW RENTAL
LISTINGS
REPORT

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Brown Harris Stevens THE Craft OF Research

Highlights

NEW RENTAL LISTINGS REPORT

March 2024

- Compared to March 2023, listings are 17% lower for non-doorman buildings, while buildings with a doorman saw an 18% drop.
- The number of new rental listings in doorman buildings declined for the second straight month.
- For doorman buildings the average asking rent was virtually unchanged from last month.
- Four-bedroom apartments in non-doorman buildings garnered the highest increase in asking rents, 32%, over the last year.



BHSID 22865023

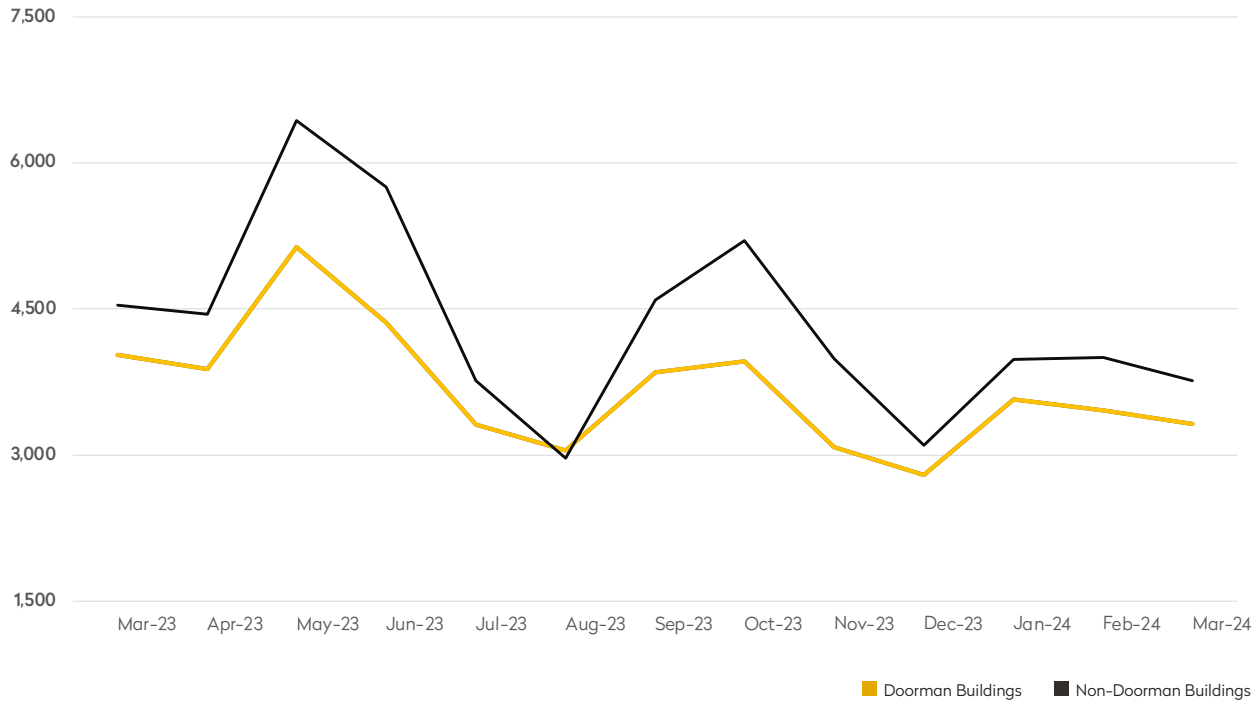
Rnt

MARCH 2024



BHSID 22522280

Number of New Listings



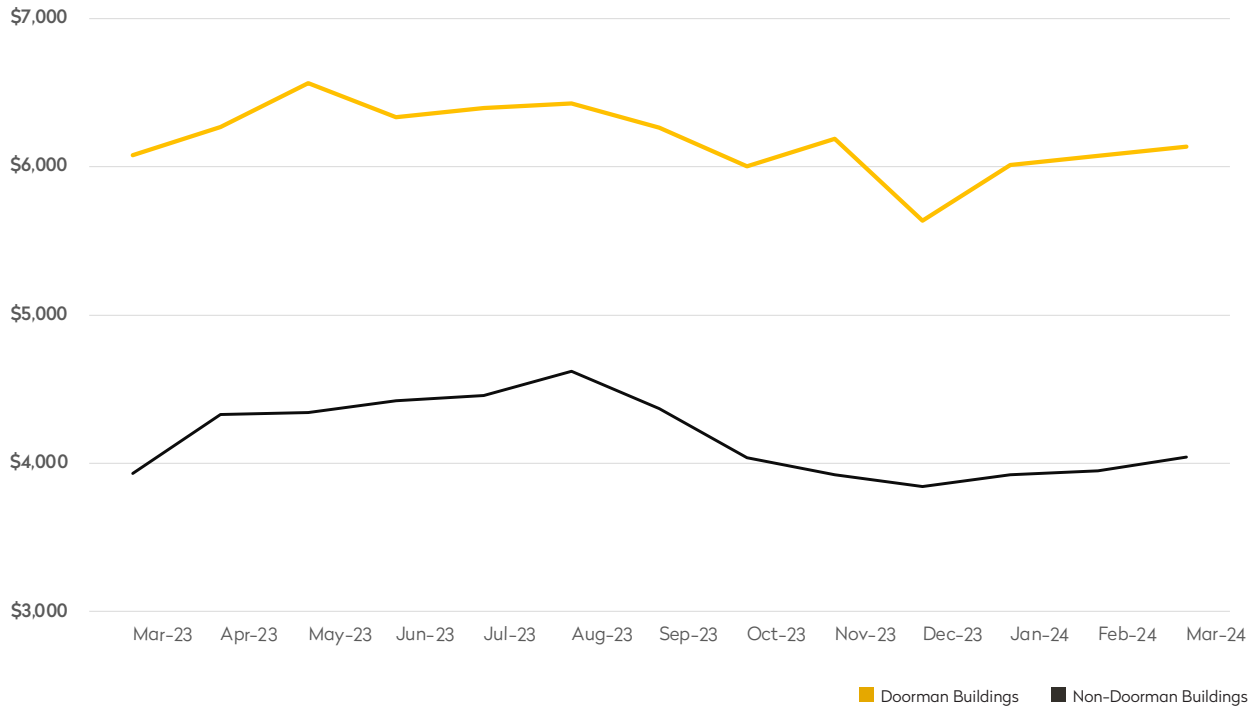
DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	795	804	-1%	726	10%
1-Bedrooms	1,507	1,556	-3%	1,806	-17%
2-Bedrooms	742	792	-6%	977	-24%
3-Bedrooms	220	232	-5%	268	-18%
4-Bedrooms	43	55	-22%	65	-34%
All	3,319	3,458	-4%	4,032	-18%

NON-DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	776	836	-7%	590	32%
1-Bedrooms	1,405	1,533	-8%	1,716	-18%
2-Bedrooms	1,006	1,047	-4%	1,262	-20%
3-Bedrooms	437	442	-1%	587	-26%
4-Bedrooms	101	118	-14%	110	-8%
All	3,761	4,001	-6%	4,538	-17%

Average Asking Rent



DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	\$3,829	\$3,666	4%	\$3,653	5%
1-Bedrooms	\$5,091	\$5,007	2%	\$4,829	5%
2-Bedrooms	\$7,984	\$7,653	4%	\$7,489	7%
3-Bedrooms	\$11,415	\$11,936	-4%	\$11,758	-3%
4-Bedrooms	\$19,825	\$17,202	15%	\$19,054	4%
All	\$6,135	\$6,075	1%	\$6,079	1%

NON-DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	\$2,775	\$2,778	0%	\$2,776	0%
1-Bedrooms	\$3,432	\$3,359	2%	\$3,310	4%
2-Bedrooms	\$4,370	\$4,463	-2%	\$4,273	2%
3-Bedrooms	\$5,762	\$5,421	6%	\$5,403	7%
4-Bedrooms	\$8,629	\$8,333	4%	\$6,554	32%
All	\$4,042	\$3,951	2%	\$3,932	3%

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MARCH 2024

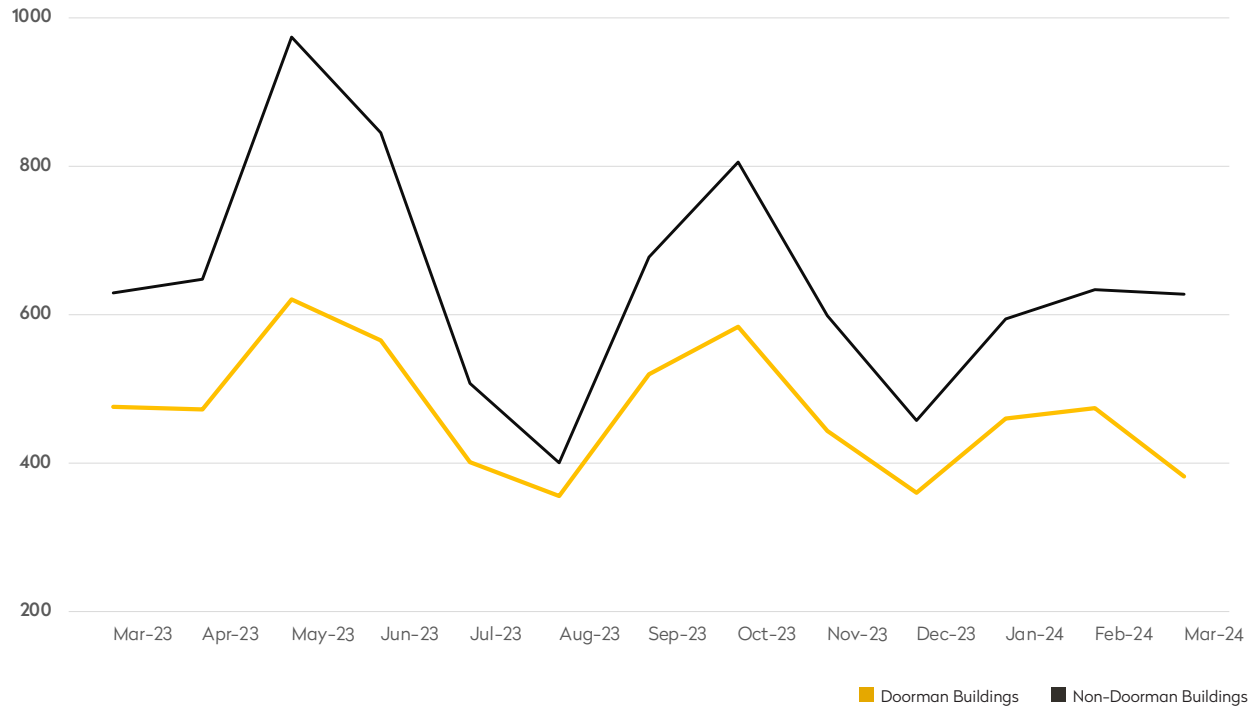
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



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BHSID 22919134

Number of New Listings



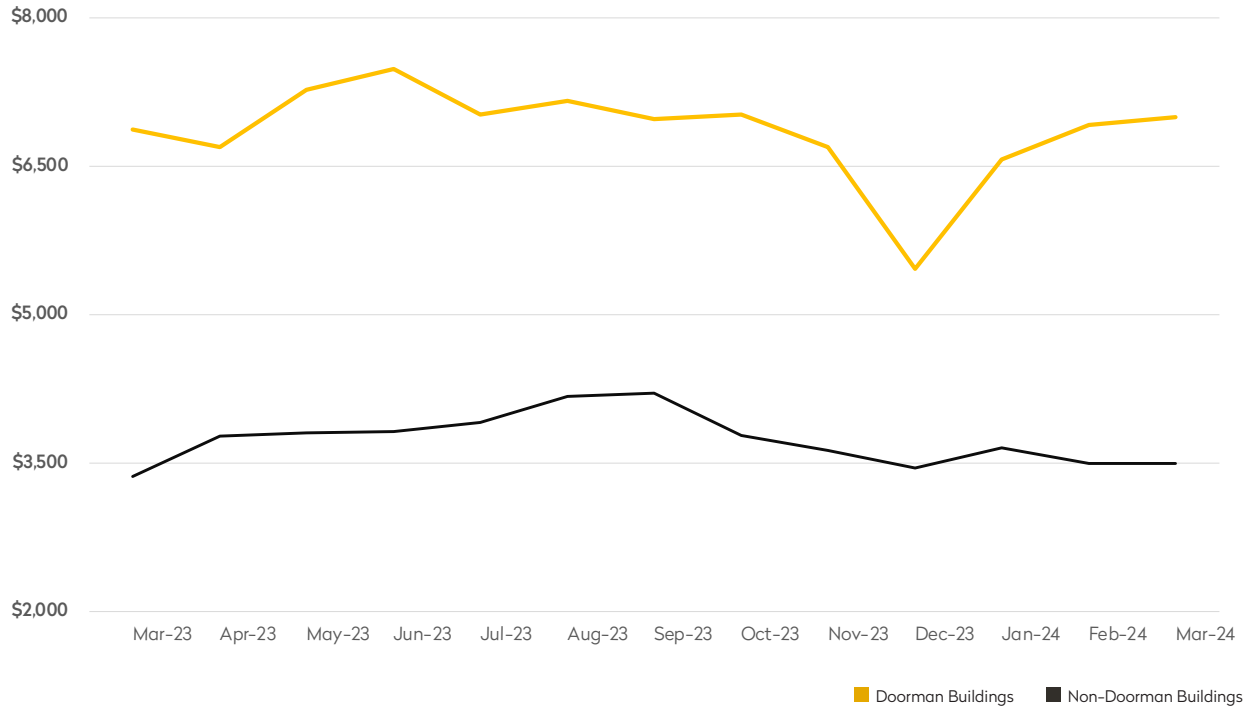
DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	70	65	8%	46	52%
1-Bedrooms	172	225	-24%	223	-23%
2-Bedrooms	89	121	-26%	129	-31%
3-Bedrooms	41	45	-9%	39	5%
4-Bedrooms	8	13	-38%	16	-50%
All	382	474	-19%	476	-20%

NON-DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	184	185	-1%	134	37%
1-Bedrooms	260	269	-3%	269	-3%
2-Bedrooms	144	139	4%	139	4%
3-Bedrooms	36	33	9%	46	-22%
4-Bedrooms	3	5	-40%	4	-25%
All	628	634	-1%	629	0%

Average Asking Rent



DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	\$4,230	\$3,430	23%	\$3,313	28%
1-Bedrooms	\$4,845	\$4,788	1%	\$4,511	7%
2-Bedrooms	\$8,337	\$7,101	17%	\$7,289	14%
3-Bedrooms	\$12,797	\$15,364	-17%	\$13,257	-3%
4-Bedrooms	\$27,228	\$23,318	17%	\$21,249	28%
All	\$6,997	\$6,918	1%	\$6,876	2%

NON-DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	\$2,609	\$2,549	2%	\$2,448	7%
1-Bedrooms	\$3,068	\$3,118	-2%	\$2,974	3%
2-Bedrooms	\$4,339	\$4,264	2%	\$3,835	13%
3-Bedrooms	\$6,269	\$5,719	10%	\$5,826	8%
4-Bedrooms	\$18,700	\$14,009	33%	\$6,775	176%
All	\$3,492	\$3,492	0%	\$3,362	4%

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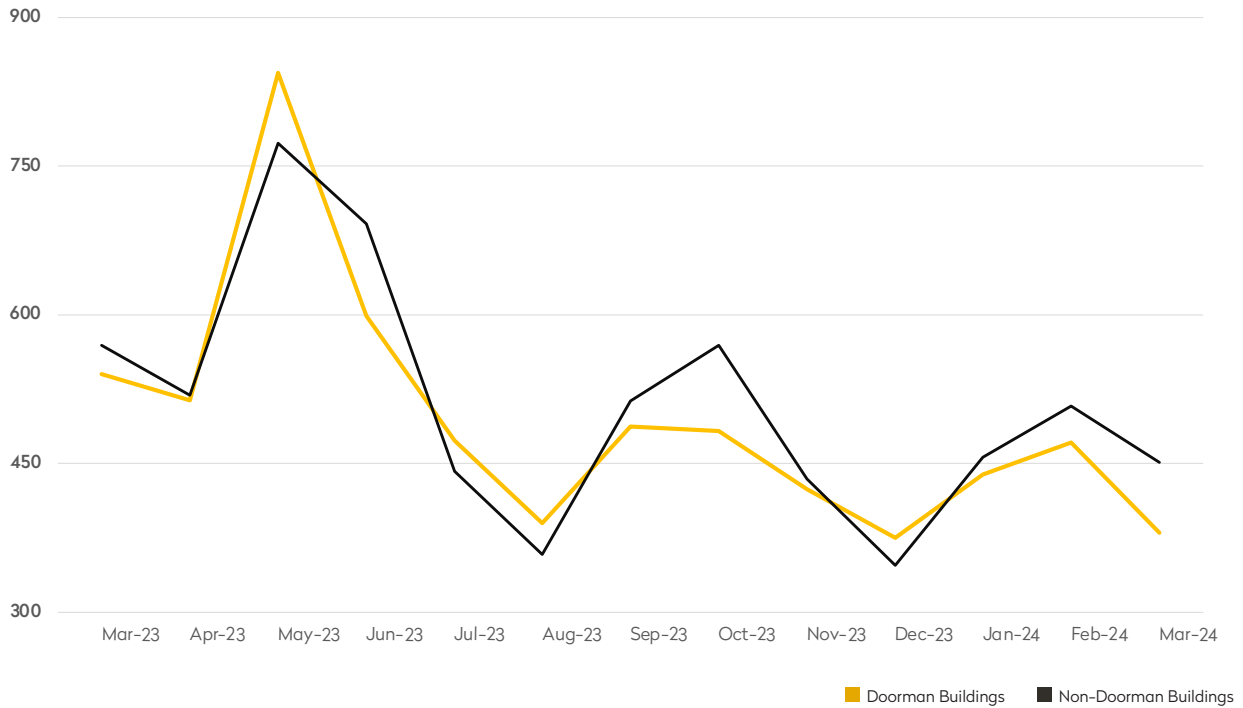
MARCH 2024

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



BHSID 22894122

Number of New Listings



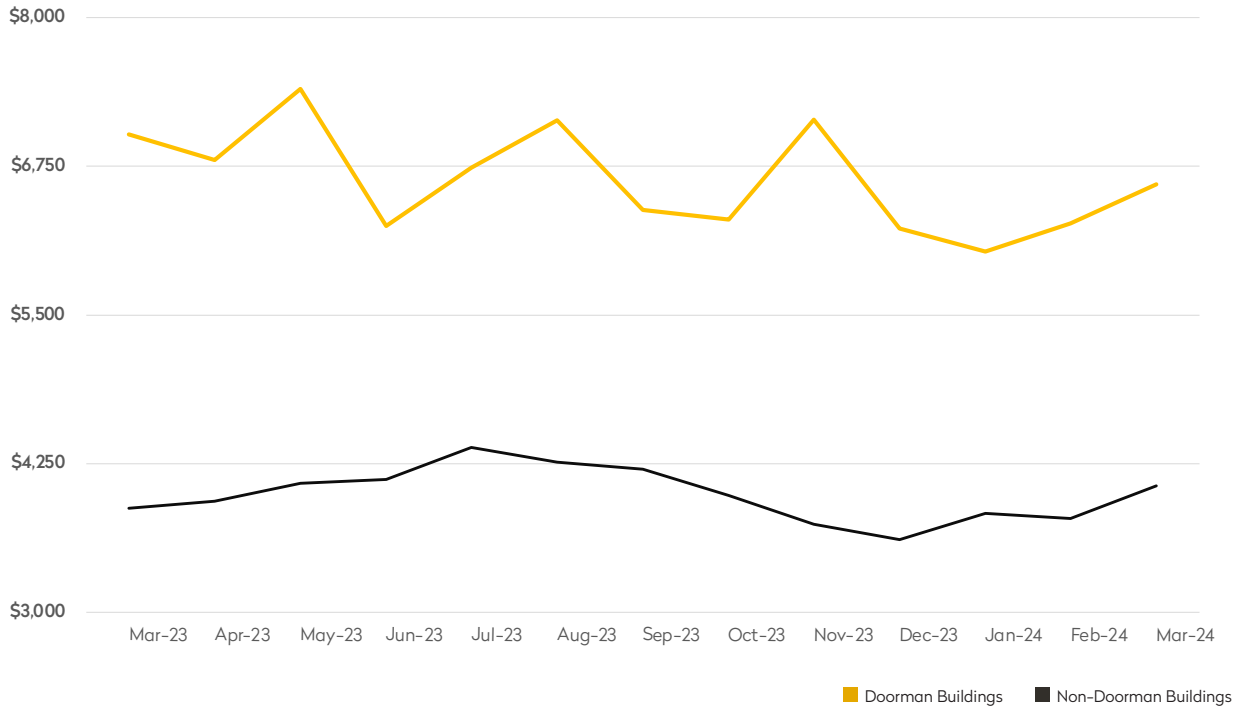
DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	68	85	-20%	74	-8%
1-Bedrooms	185	223	-17%	223	-17%
2-Bedrooms	84	110	-24%	153	-45%
3-Bedrooms	37	37	0%	43	-14%
4-Bedrooms	5	14	-64%	21	-76%
All	380	471	-19%	540	-30%

NON-DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	103	117	-12%	94	10%
1-Bedrooms	184	225	-18%	249	-26%
2-Bedrooms	111	96	16%	130	-15%
3-Bedrooms	41	53	-23%	55	-25%
4-Bedrooms	9	13	-31%	8	13%
All	451	508	-11%	569	-21%

Average Asking Rent



DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	\$3,529	\$3,418	3%	\$3,487	1%
1-Bedrooms	\$5,146	\$4,669	10%	\$4,809	7%
2-Bedrooms	\$8,214	\$8,037	2%	\$7,875	4%
3-Bedrooms	\$13,367	\$12,108	10%	\$12,150	10%
4-Bedrooms	\$17,239	\$15,261	13%	\$19,811	-13%
All	\$6,599	\$6,270	5%	\$7,016	-6%

NON-DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	\$2,814	\$2,645	6%	\$2,550	10%
1-Bedrooms	\$3,658	\$3,449	6%	\$3,605	1%
2-Bedrooms	\$4,613	\$4,753	-3%	\$4,424	4%
3-Bedrooms	\$6,528	\$5,234	25%	\$5,331	22%
4-Bedrooms	\$7,819	\$6,177	27%	\$6,061	29%
All	\$4,062	\$3,788	7%	\$3,876	5%

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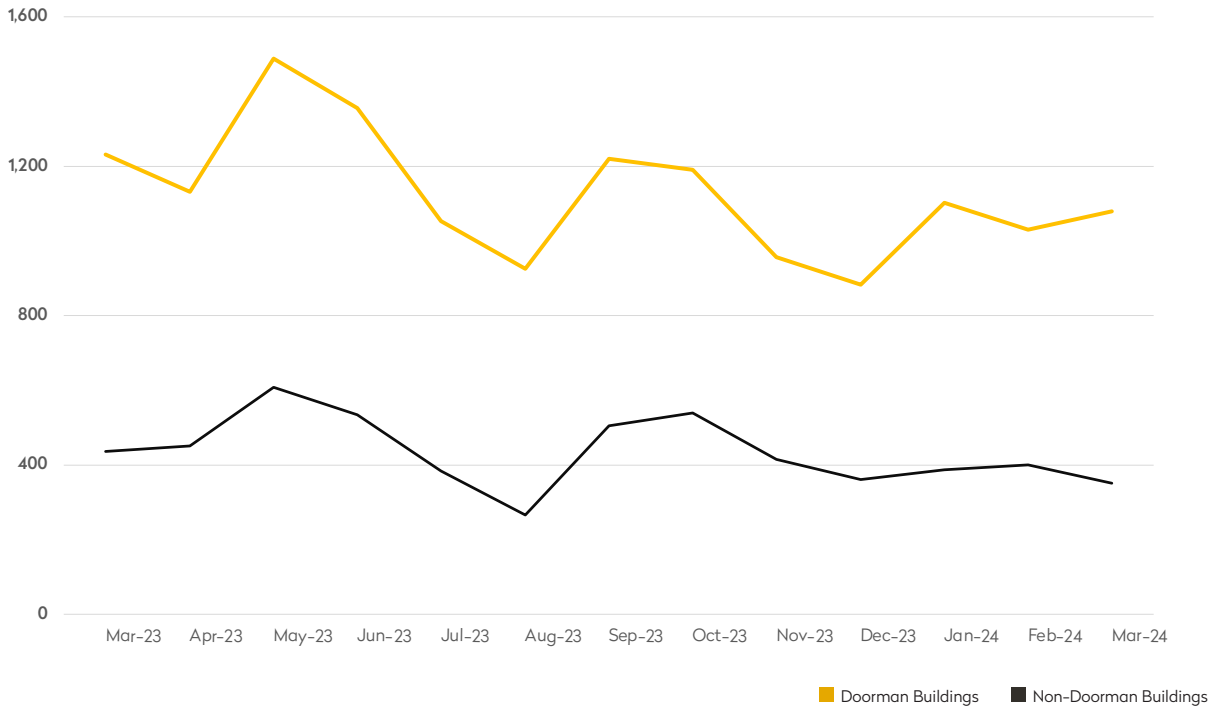
MARCH 2024

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



BHSiD 22909069

Number of New Listings



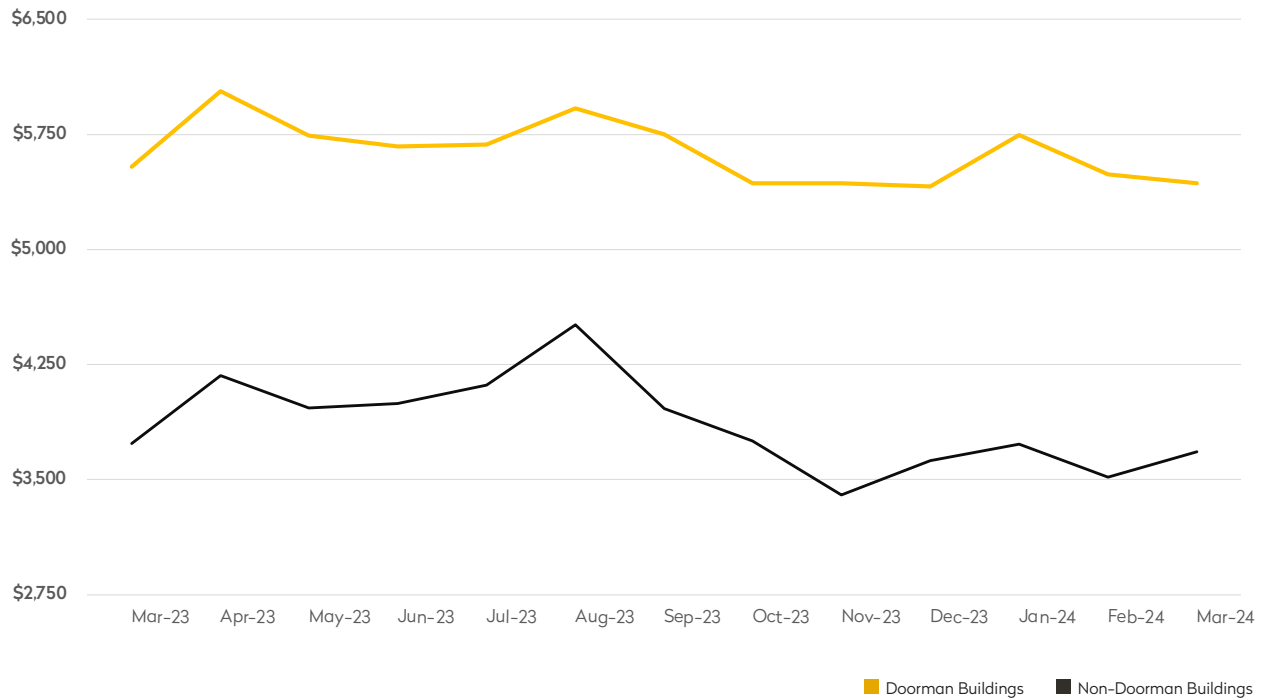
DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	270	263	3%	241	12%
1-Bedrooms	506	467	8%	568	-11%
2-Bedrooms	232	234	-1%	280	-17%
3-Bedrooms	58	56	4%	68	-15%
4-Bedrooms	11	8	38%	8	38%
All	1,079	1,030	5%	1,231	-12%

NON-DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	88	98	-10%	61	44%
1-Bedrooms	127	166	-23%	154	-18%
2-Bedrooms	88	96	-8%	134	-34%
3-Bedrooms	37	34	9%	49	-24%
4-Bedrooms	6	5	20%	9	-33%
All	351	400	-12%	437	-20%

Average Asking Rent



DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	\$3,574	\$3,446	4%	\$3,426	4%
1-Bedrooms	\$4,796	\$4,729	1%	\$4,647	3%
2-Bedrooms	\$7,093	\$7,239	-2%	\$7,528	-6%
3-Bedrooms	\$9,524	\$12,373	-23%	\$11,458	-17%
4-Bedrooms	\$22,257	\$15,504	44%	\$17,741	25%
All	\$5,431	\$5,488	-1%	\$5,538	-2%

NON-DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	\$2,720	\$2,617	4%	\$2,669	2%
1-Bedrooms	\$3,259	\$3,149	3%	\$3,240	1%
2-Bedrooms	\$4,227	\$4,172	1%	\$3,962	7%
3-Bedrooms	\$5,166	\$5,267	-2%	\$5,088	2%
4-Bedrooms	\$6,778	\$7,669	-12%	\$7,121	-5%
All	\$3,683	\$3,515	5%	\$3,736	-1%

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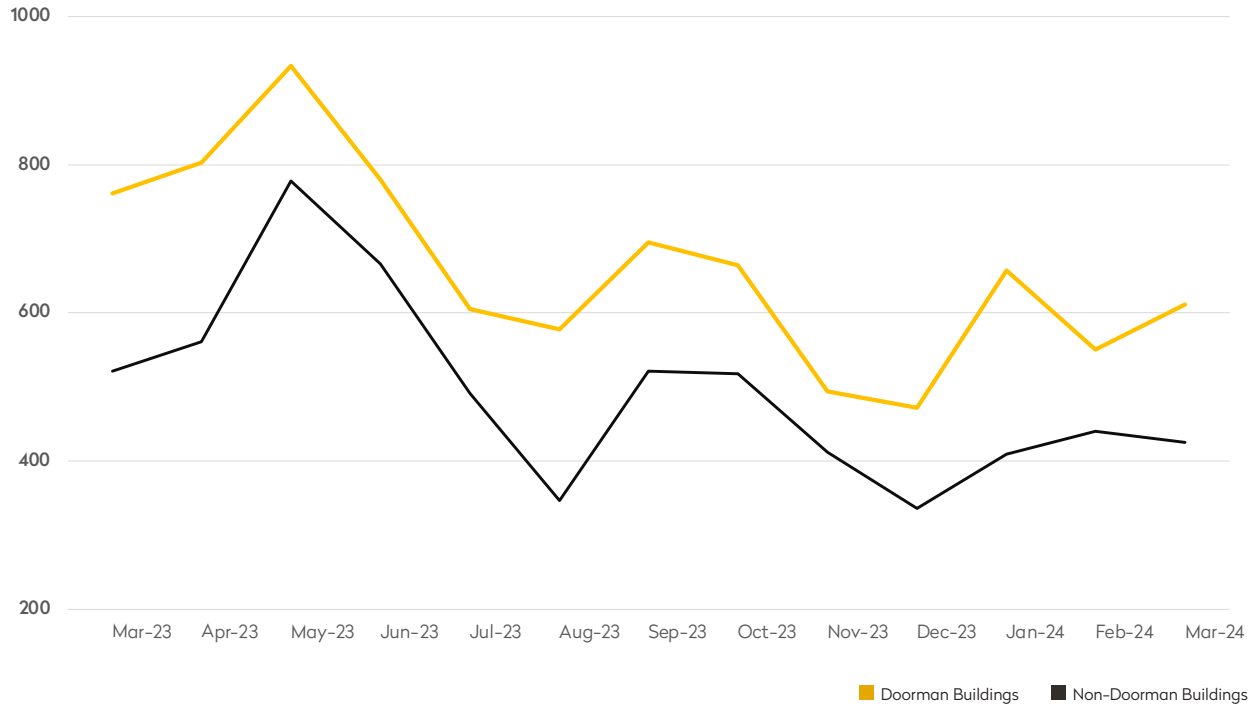
MARCH 2024

34th Street to 14th Street



BHSID 22493534

Number of New Listings



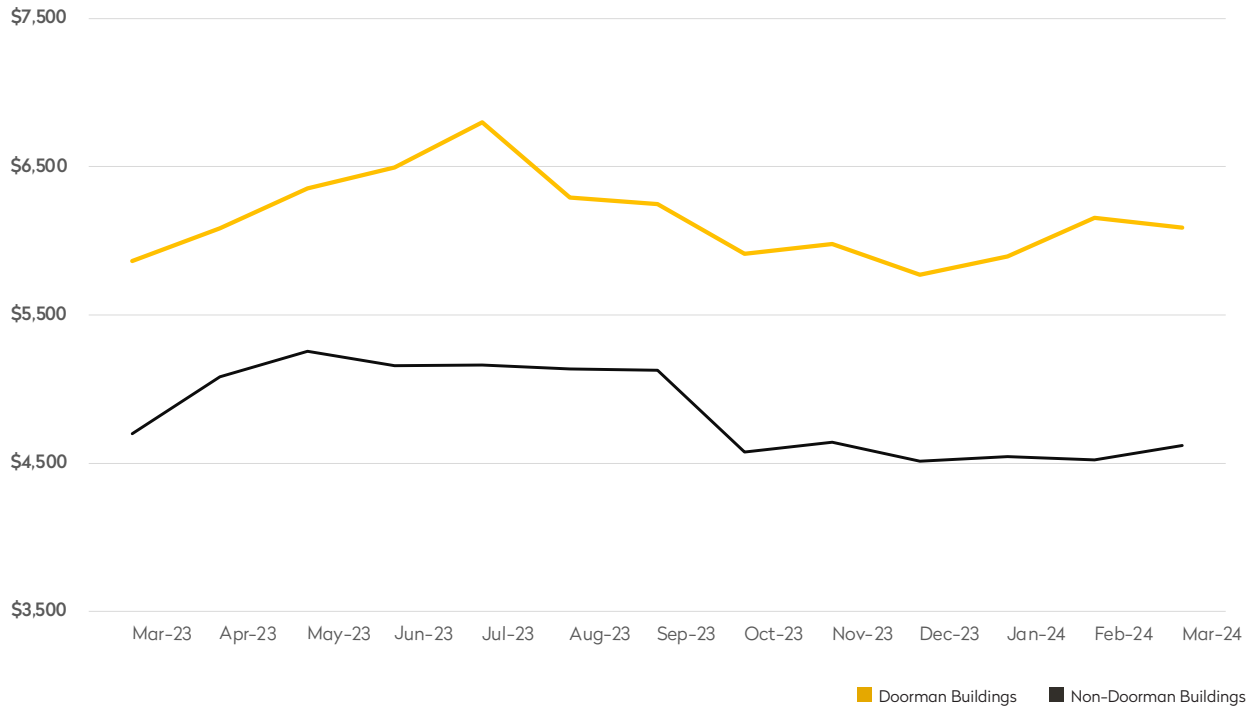
DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	167	135	24%	174	-4%
1-Bedrooms	297	265	12%	355	-16%
2-Bedrooms	126	123	2%	157	-20%
3-Bedrooms	14	24	-42%	34	-59%
4-Bedrooms	5	3	67%	5	0%
All	611	550	11%	761	-20%

NON-DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	103	102	1%	68	51%
1-Bedrooms	157	167	-6%	210	-25%
2-Bedrooms	102	110	-7%	126	-19%
3-Bedrooms	51	49	4%	74	-31%
4-Bedrooms	9	10	-10%	8	13%
All	425	440	-3%	521	-18%

Average Asking Rent



DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	\$4,009	\$4,111	-2%	\$3,938	2%
1-Bedrooms	\$5,537	\$5,514	0%	\$5,140	8%
2-Bedrooms	\$8,695	\$8,702	0%	\$7,720	13%
3-Bedrooms	\$13,019	\$11,392	14%	\$11,582	12%
4-Bedrooms	\$18,885	\$8,450	123%	\$20,042	-6%
All	\$6,089	\$6,155	-1%	\$5,865	4%

NON-DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	\$2,874	\$3,115	-8%	\$2,914	-1%
1-Bedrooms	\$4,158	\$3,664	13%	\$3,911	6%
2-Bedrooms	\$5,339	\$5,473	-2%	\$5,532	-3%
3-Bedrooms	\$7,077	\$6,927	2%	\$6,299	12%
4-Bedrooms	\$8,799	\$9,407	-6%	\$8,955	-2%
All	\$4,620	\$4,520	2%	\$4,700	-2%

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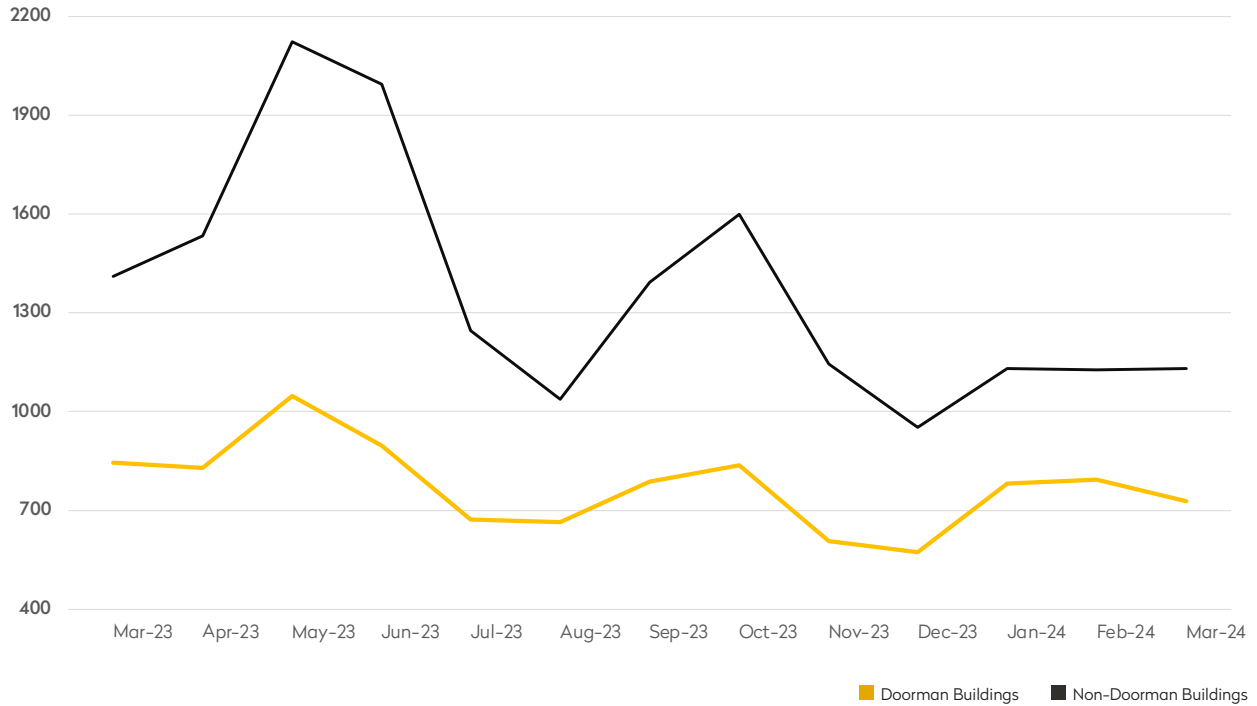
MARCH 2024

South of 14th Street



BHSID 22932662

Number of New Listings



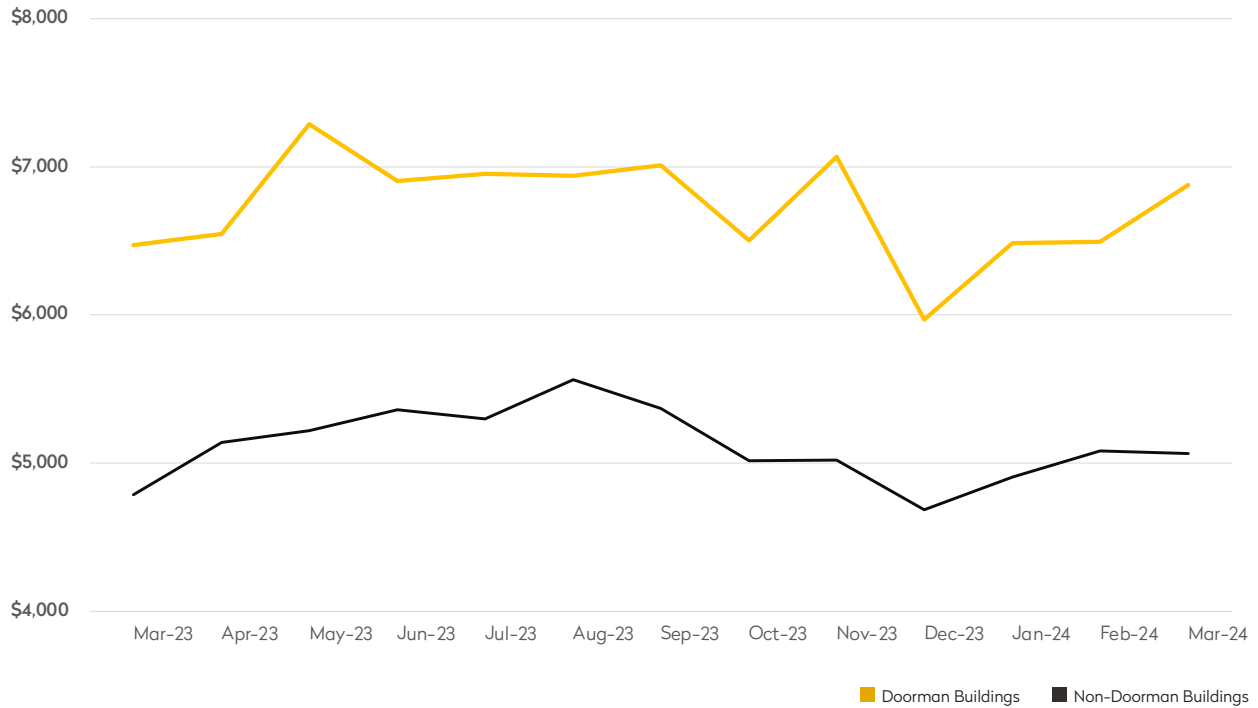
DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	206	235	-12%	174	18%
1-Bedrooms	294	338	-13%	372	-21%
2-Bedrooms	162	158	3%	192	-16%
3-Bedrooms	53	46	15%	59	-10%
4-Bedrooms	9	13	-31%	14	-36%
All	728	794	-8%	845	-14%

NON-DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	205	217	-6%	175	17%
1-Bedrooms	403	429	-6%	487	-17%
2-Bedrooms	325	330	-2%	440	-26%
3-Bedrooms	133	103	29%	184	-28%
4-Bedrooms	47	42	12%	40	18%
All	1,131	1,126	0%	1,411	-20%

Average Asking Rent



DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	\$4,048	\$3,917	3%	\$3,930	3%
1-Bedrooms	\$5,508	\$5,583	-1%	\$5,228	5%
2-Bedrooms	\$9,493	\$8,570	11%	\$8,159	16%
3-Bedrooms	\$12,541	\$11,418	10%	\$13,978	-10%
4-Bedrooms	\$18,483	\$19,261	-4%	\$16,880	9%
All	\$6,878	\$6,491	6%	\$6,472	6%

NON-DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	\$3,185	\$3,323	-4%	\$3,337	-5%
1-Bedrooms	\$4,021	\$4,051	-1%	\$3,817	5%
2-Bedrooms	\$5,041	\$5,476	-8%	\$5,049	0%
3-Bedrooms	\$7,492	\$8,021	-7%	\$7,074	6%
4-Bedrooms	\$10,816	\$12,303	-12%	\$8,482	28%
All	\$5,065	\$5,082	0%	\$4,784	6%

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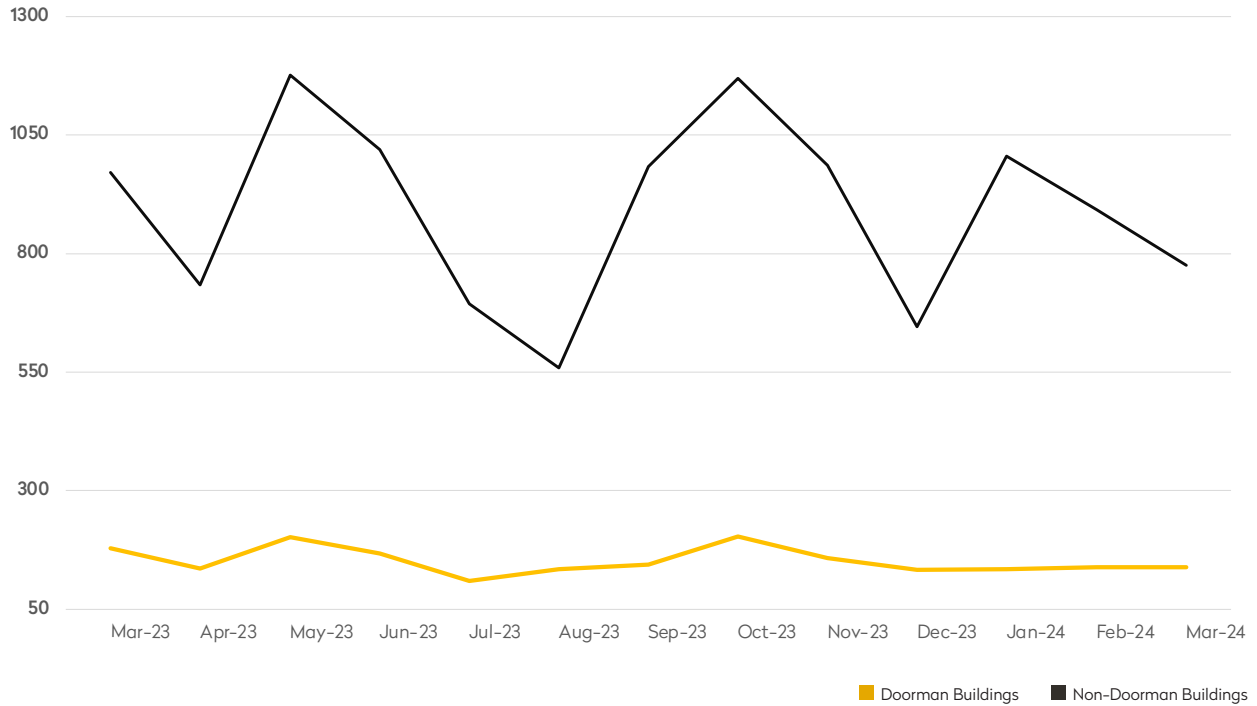
MARCH 2024

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



BHSID 22950600

Number of New Listings



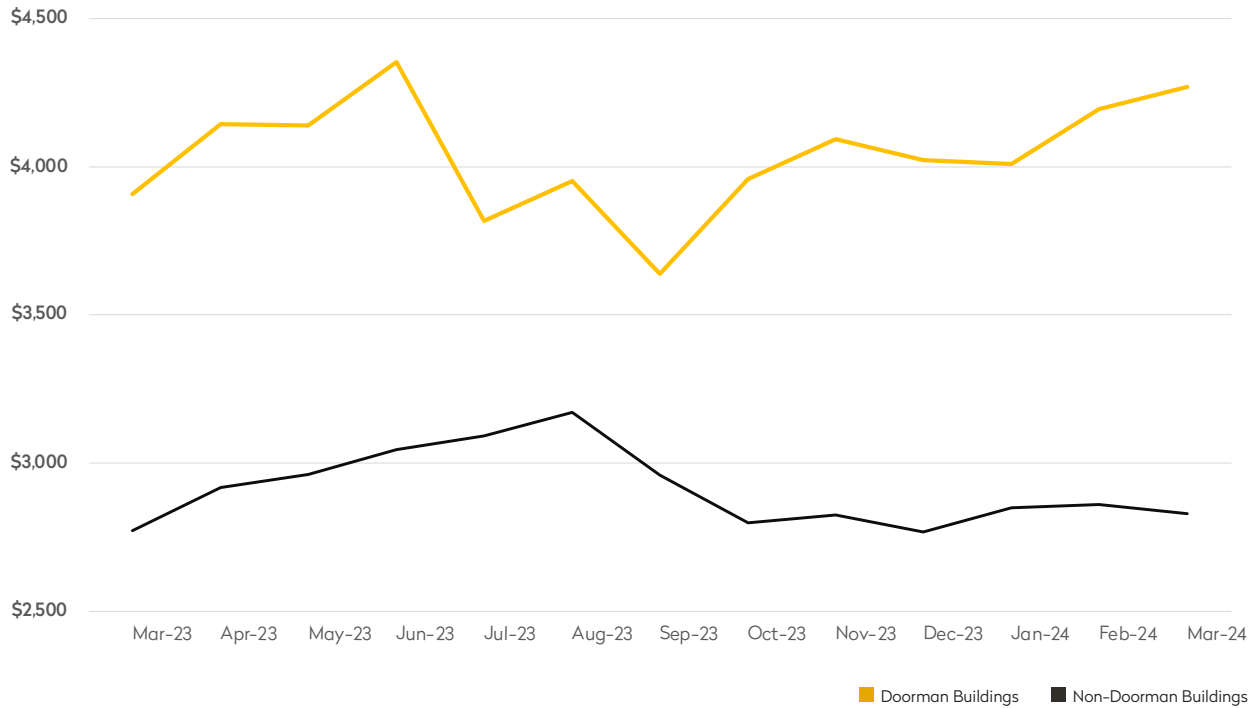
DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	14	21	-33%	17	-18%
1-Bedrooms	53	38	39%	65	-18%
2-Bedrooms	49	46	7%	66	-26%
3-Bedrooms	17	24	-29%	25	-32%
4-Bedrooms	5	4	25%	1	400%
All	139	139	0%	179	-22%

NON-DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	93	117	-21%	58	60%
1-Bedrooms	274	277	-1%	347	-21%
2-Bedrooms	236	276	-14%	293	-19%
3-Bedrooms	139	170	-18%	179	-22%
4-Bedrooms	27	43	-37%	41	-34%
All	775	893	-13%	971	-20%

Average Asking Rent



DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	\$2,816	\$2,491	13%	\$2,739	3%
1-Bedrooms	\$3,706	\$3,032	22%	\$3,585	3%
2-Bedrooms	\$4,348	\$4,337	0%	\$4,314	1%
3-Bedrooms	\$5,457	\$5,762	-5%	\$4,558	20%
4-Bedrooms	\$8,569	\$7,388	16%	\$3,995	114%
All	\$4,270	\$4,195	2%	\$3,907	9%

NON-DOORMAN BUILDINGS

	MARCH 2024	FEBRUARY 2024	MONTHLY CHANGE	MARCH 2023	ANNUAL CHANGE
Studios	\$2,102	\$2,101	0%	\$2,156	-3%
1-Bedrooms	\$2,423	\$2,388	1%	\$2,315	5%
2-Bedrooms	\$2,983	\$2,949	1%	\$2,849	5%
3-Bedrooms	\$3,425	\$3,443	-1%	\$3,315	3%
4-Bedrooms	\$4,327	\$4,276	1%	\$4,155	4%
All	\$2,828	\$2,859	-1%	\$2,772	2%

Contact Us

NEW RENTAL LISTINGS REPORT

March 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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