

# Rnt

MARCH 2025  
NEW RENTAL  
LISTINGS  
REPORT

MANHATTAN

**Brown Harris Stevens** THE Craft OF Research

# Highlights

## NEW RENTAL LISTINGS REPORT

March 2025

- New rental listings climbed by double digits for both doorman and non-doorman buildings, 21% and 33% respectively, compared to last month.
- Compared to March 2024, three-bedroom apartments in doorman buildings were the only category to have fewer listings.
- At \$4,299 the average asking rent was virtually unchanged for non-doorman buildings, while doorman buildings rose 3% to \$6,250 compared to February.
- Average asking rents increased over the past year for all bedroom categories except four-bedrooms in non-doorman buildings.



BHSID 23403581



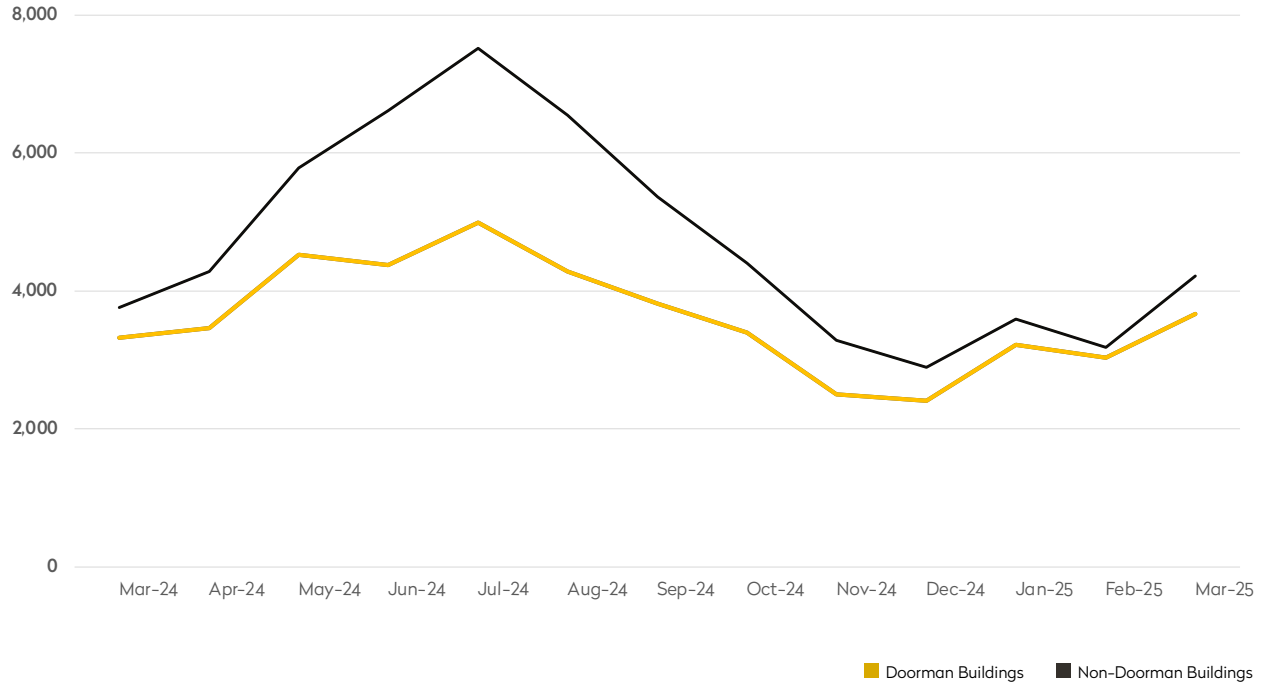
# Rnt

MARCH 2025



BHSID 1108205852

# Number of New Listings



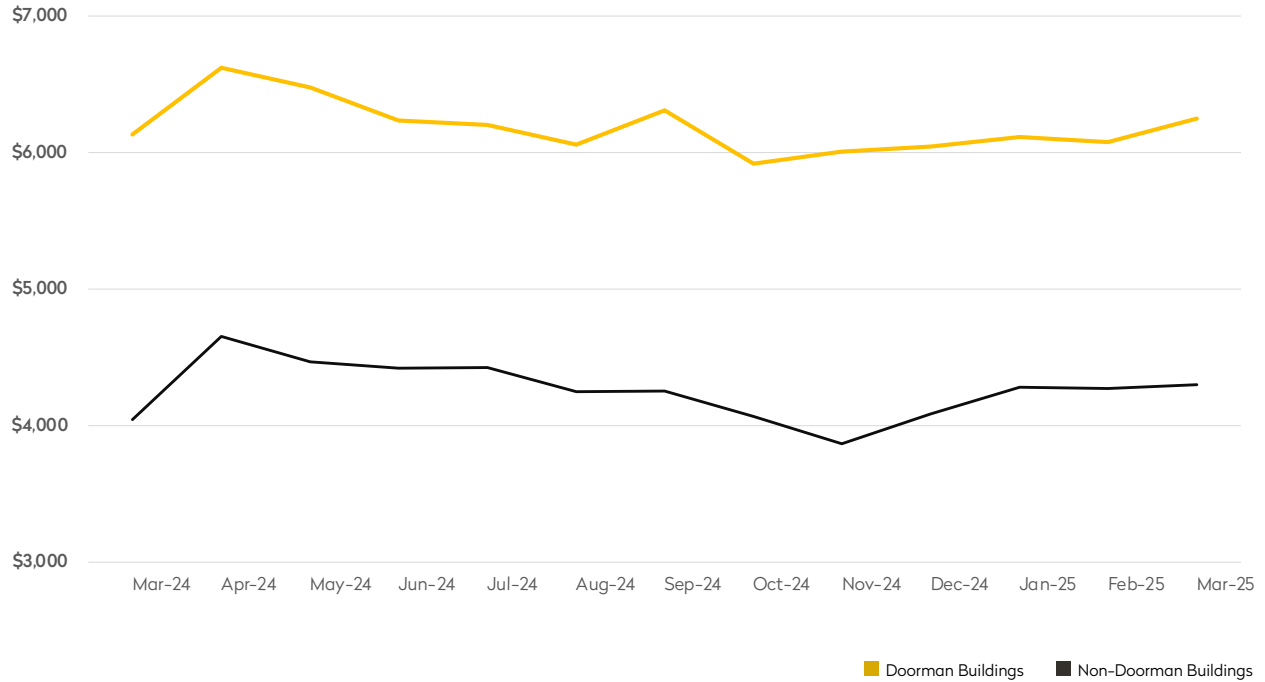
## DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	957	742	29%	795	20%
1-Bedrooms	1,633	1,338	22%	1,507	8%
2-Bedrooms	801	710	13%	742	8%
3-Bedrooms	203	192	6%	220	-8%
4-Bedrooms	62	47	32%	43	44%
All	3,669	3,035	21%	3,319	11%

## NON-DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	867	667	30%	776	12%
1-Bedrooms	1,567	1,250	25%	1,405	12%
2-Bedrooms	1,143	833	37%	1,006	14%
3-Bedrooms	484	330	47%	437	11%
4-Bedrooms	134	89	51%	101	33%
All	4,220	3,184	33%	3,761	12%

# Average Asking Rent



## DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	\$3,886	\$3,800	2%	\$3,829	1%
1-Bedrooms	\$5,272	\$5,098	3%	\$5,091	4%
2-Bedrooms	\$8,130	\$7,699	6%	\$7,984	2%
3-Bedrooms	\$11,870	\$12,368	-4%	\$11,415	4%
4-Bedrooms	\$21,331	\$16,884	26%	\$19,825	8%
All	\$6,250	\$6,080	3%	\$6,135	2%

## NON-DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	\$3,015	\$2,935	3%	\$2,775	9%
1-Bedrooms	\$3,654	\$3,705	-1%	\$3,432	6%
2-Bedrooms	\$4,849	\$4,532	7%	\$4,370	11%
3-Bedrooms	\$6,120	\$6,511	-6%	\$5,762	6%
4-Bedrooms	\$7,934	\$9,936	-20%	\$8,629	-8%
All	\$4,299	\$4,270	1%	\$4,042	6%

# Rnt

**MARCH 2025**

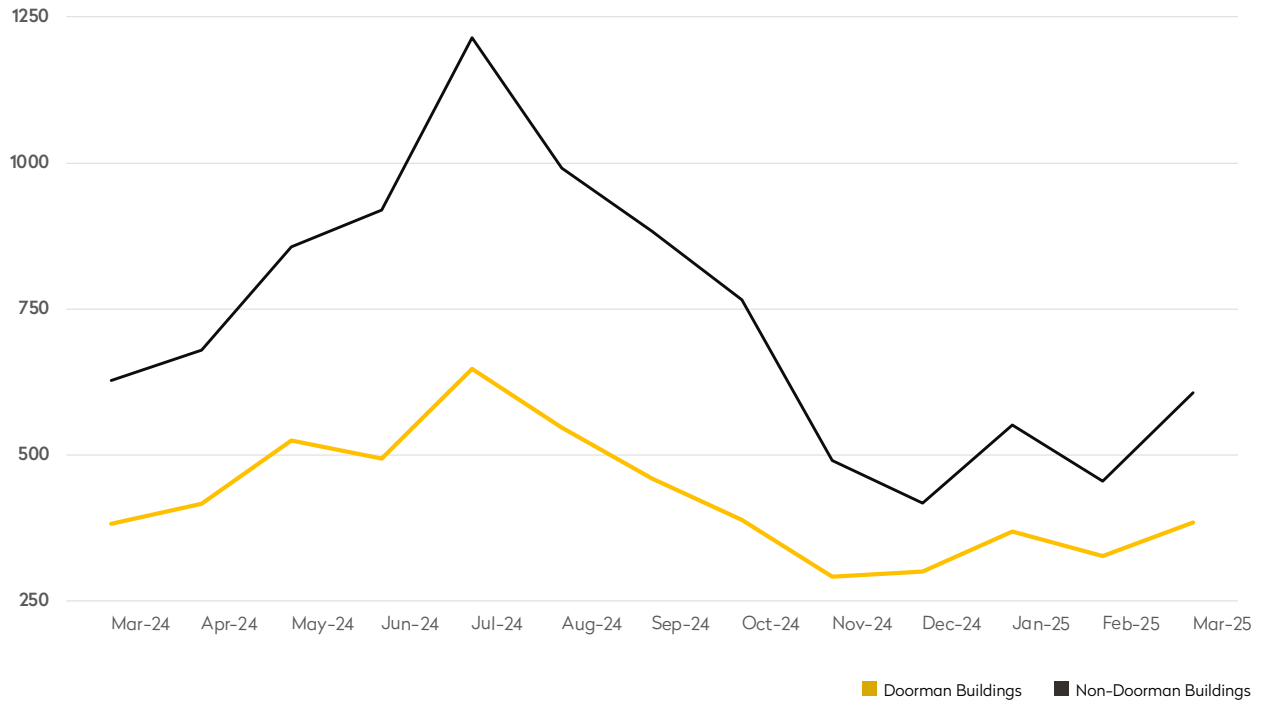
Generally 59th St. to 96th St.,  
Fifth Ave. to the East River



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BHS ID 22577695

# Number of New Listings



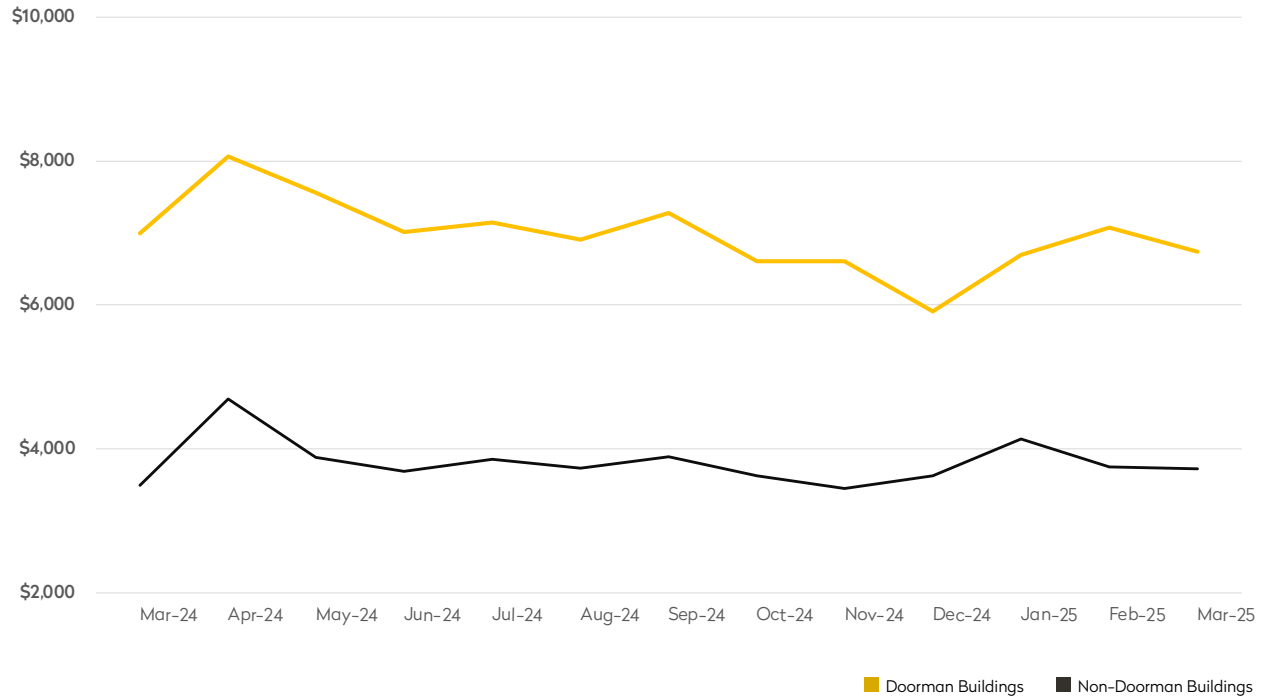
## DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	78	61	28%	70	11%
1-Bedrooms	179	161	11%	172	4%
2-Bedrooms	87	68	28%	89	-2%
3-Bedrooms	26	30	-13%	41	-37%
4-Bedrooms	11	6	83%	8	38%
All	384	327	17%	382	1%

## NON-DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	180	135	33%	184	-2%
1-Bedrooms	227	186	22%	260	-13%
2-Bedrooms	138	104	33%	144	-4%
3-Bedrooms	51	25	104%	36	42%
4-Bedrooms	10	5	100%	3	233%
All	607	455	33%	628	-3%

# Average Asking Rent



## DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	\$3,726	\$3,759	-1%	\$4,230	-12%
1-Bedrooms	\$5,152	\$4,947	4%	\$4,845	6%
2-Bedrooms	\$7,572	\$8,168	-7%	\$8,337	-9%
3-Bedrooms	\$12,180	\$17,187	-29%	\$12,797	-5%
4-Bedrooms	\$26,752	\$31,667	-16%	\$27,228	-2%
All	\$6,738	\$7,079	-5%	\$6,997	-4%

## NON-DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	\$2,693	\$2,611	3%	\$2,609	3%
1-Bedrooms	\$3,288	\$3,206	3%	\$3,068	7%
2-Bedrooms	\$4,299	\$4,751	-10%	\$4,339	-1%
3-Bedrooms	\$6,428	\$8,862	-27%	\$6,269	3%
4-Bedrooms	\$8,743	\$8,400	4%	\$18,700	-53%
All	\$3,719	\$3,750	-1%	\$3,492	7%



# Rnt

**MARCH 2025**

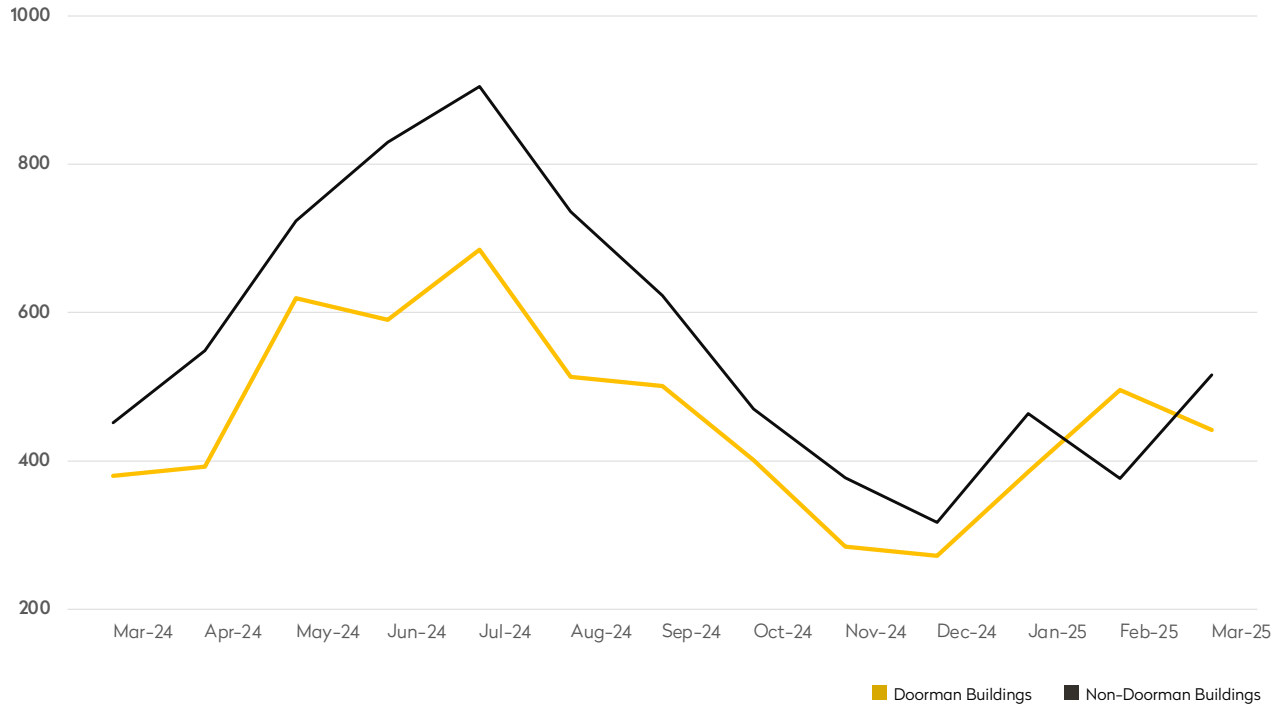
Generally 59th St. to 110th St.,  
Hudson River to West of Fifth Avenue



WESTSIDE

BHSID 23058204

# Number of New Listings



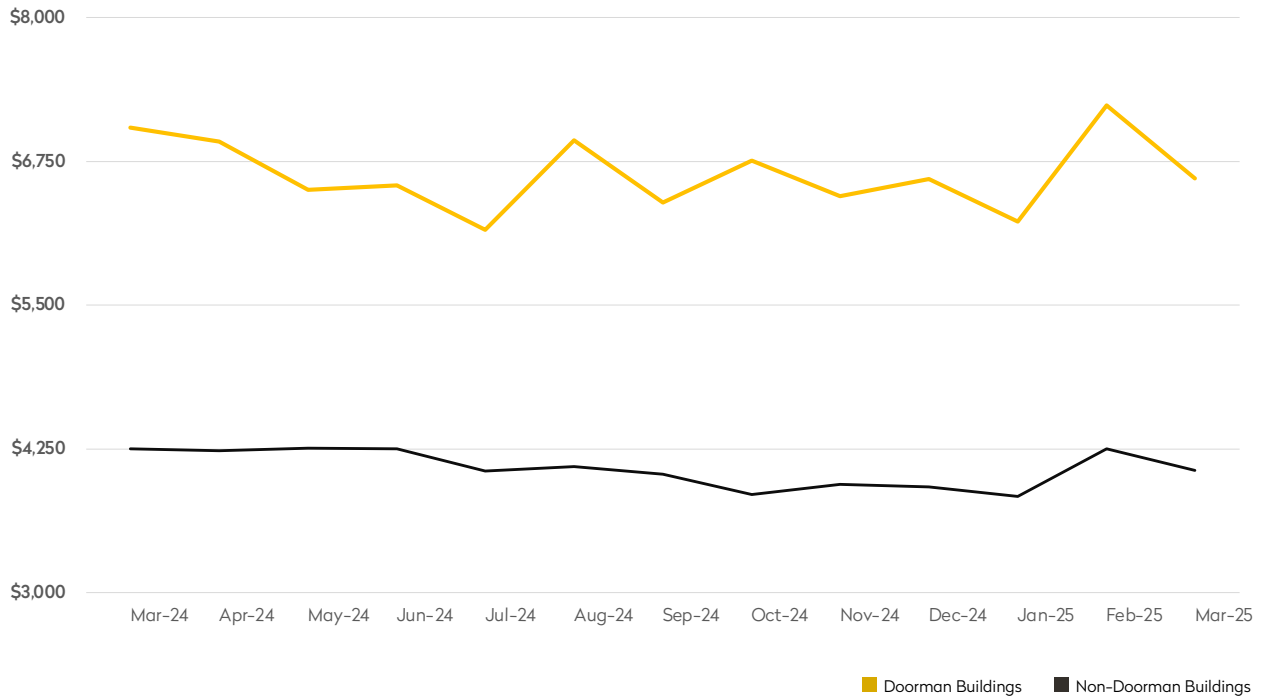
## DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	76	81	-6%	68	12%
1-Bedrooms	203	222	-9%	185	10%
2-Bedrooms	123	129	-5%	84	46%
3-Bedrooms	25	48	-48%	37	-32%
4-Bedrooms	10	14	-29%	5	100%
All	442	496	-11%	380	16%

## NON-DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	119	106	12%	103	16%
1-Bedrooms	208	149	40%	184	13%
2-Bedrooms	119	78	53%	111	7%
3-Bedrooms	50	30	67%	41	22%
4-Bedrooms	15	11	36%	9	67%
All	516	376	37%	451	14%

# Average Asking Rent



## DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	\$3,586	\$3,612	-1%	\$3,529	2%
1-Bedrooms	\$4,995	\$4,852	3%	\$5,146	-3%
2-Bedrooms	\$8,974	\$7,546	19%	\$8,214	9%
3-Bedrooms	\$16,578	\$10,623	56%	\$13,367	24%
4-Bedrooms	\$21,776	\$13,970	56%	\$17,239	26%
All	\$7,234	\$6,226	16%	\$6,599	10%

## NON-DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	\$2,832	\$2,673	6%	\$2,814	1%
1-Bedrooms	\$3,904	\$3,773	3%	\$3,658	7%
2-Bedrooms	\$5,079	\$4,643	9%	\$4,613	10%
3-Bedrooms	\$5,911	\$5,097	16%	\$6,528	-9%
4-Bedrooms	\$7,649	\$6,385	20%	\$7,819	-2%
All	\$4,253	\$3,839	11%	\$4,062	5%

# Rnt

**MARCH 2025**

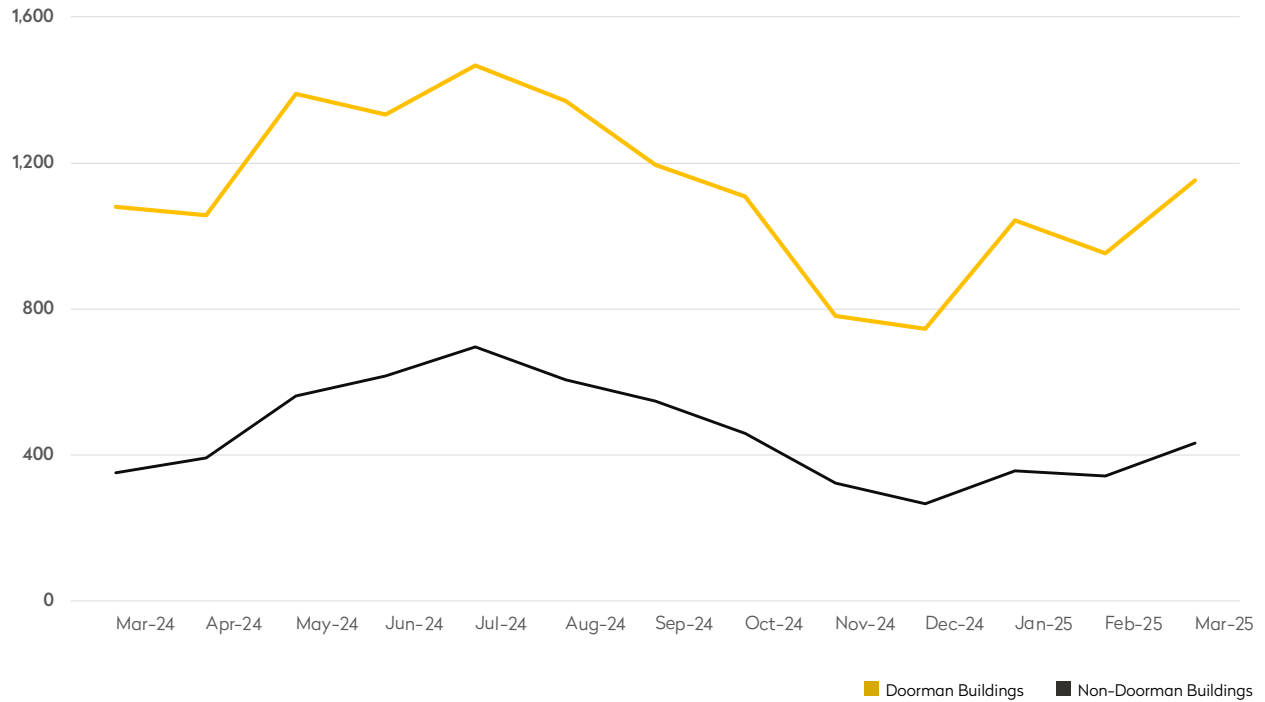
34th St. to 59th St.,  
East River to the Hudson River



BHSID 23286858



# Number of New Listings



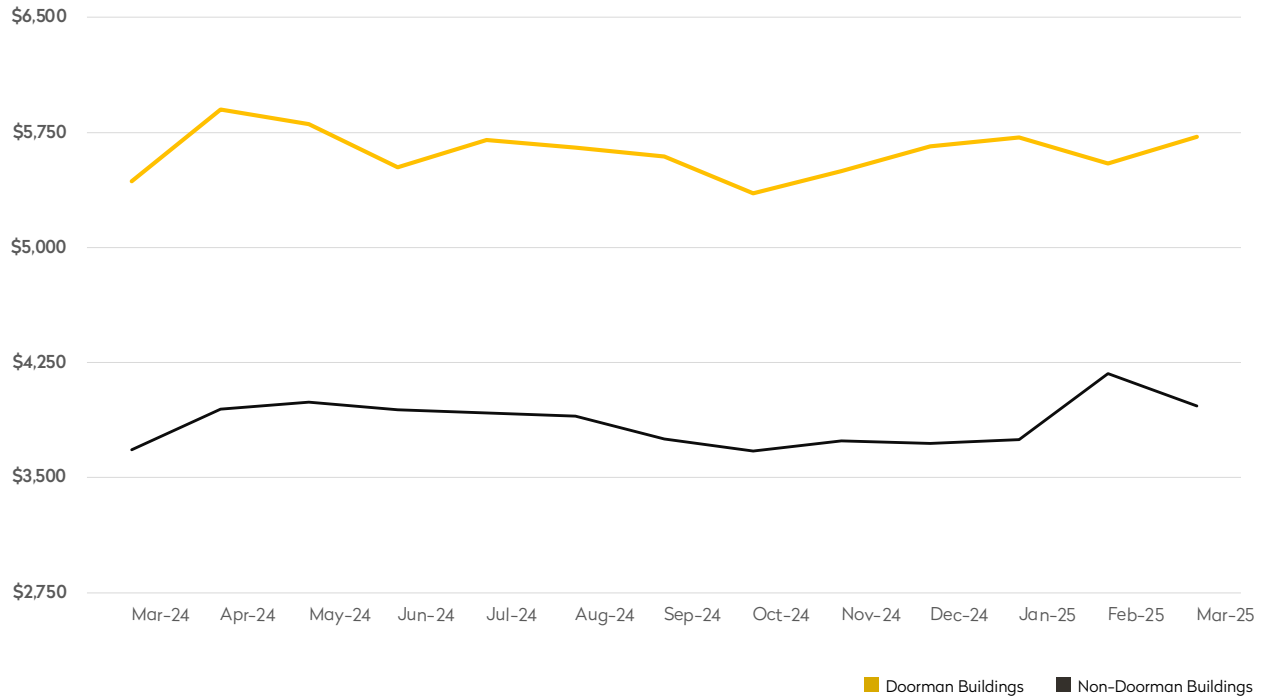
## DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	308	261	18%	270	14%
1-Bedrooms	539	404	33%	506	7%
2-Bedrooms	236	221	7%	232	2%
3-Bedrooms	54	51	6%	58	-7%
4-Bedrooms	13	15	-13%	11	18%
All	1,153	953	21%	1,079	7%

## NON-DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	114	98	16%	88	30%
1-Bedrooms	170	117	45%	127	34%
2-Bedrooms	105	87	21%	88	19%
3-Bedrooms	33	30	10%	37	-11%
4-Bedrooms	9	9	0%	6	50%
All	432	343	26%	351	23%

# Average Asking Rent



## DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	\$3,660	\$3,562	3%	\$3,574	2%
1-Bedrooms	\$5,001	\$4,885	2%	\$4,796	4%
2-Bedrooms	\$7,676	\$7,408	4%	\$7,093	8%
3-Bedrooms	\$11,350	\$11,800	-4%	\$9,524	19%
4-Bedrooms	\$22,357	\$9,295	141%	\$22,257	0%
All	\$5,722	\$5,549	3%	\$5,431	5%

## NON-DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	\$2,911	\$2,946	-1%	\$2,720	7%
1-Bedrooms	\$3,427	\$3,937	-13%	\$3,259	5%
2-Bedrooms	\$4,795	\$4,415	9%	\$4,227	13%
3-Bedrooms	\$6,158	\$6,563	-6%	\$5,166	19%
4-Bedrooms	\$9,325	\$8,893	5%	\$6,778	38%
All	\$3,965	\$4,180	-5%	\$3,683	8%

# Rnt

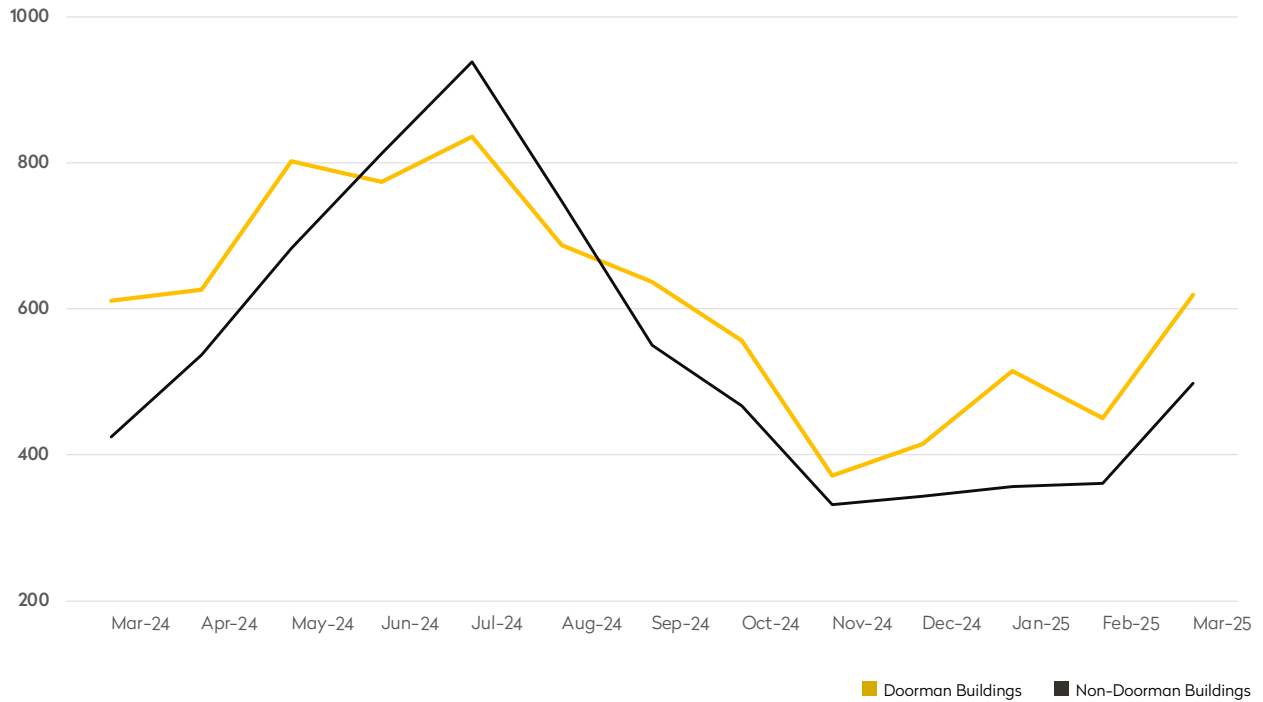
MARCH 2025

34th Street to 14th Street



BHSID 23333783

# Number of New Listings



## DOORMAN BUILDINGS

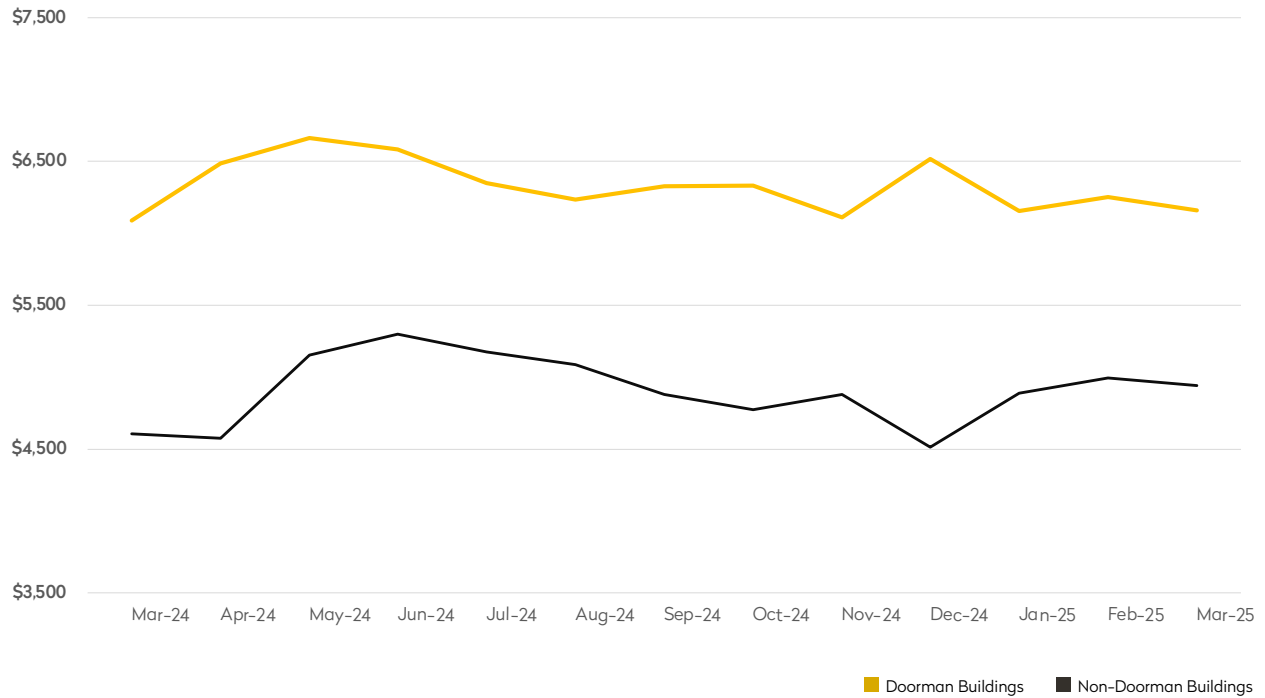
	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	186	133	40%	167	11%
1-Bedrooms	301	219	37%	297	1%
2-Bedrooms	100	77	30%	126	-21%
3-Bedrooms	26	18	44%	14	86%
4-Bedrooms	6	3	100%	5	20%
All	619	450	38%	611	1%

## NON-DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	106	74	43%	103	3%
1-Bedrooms	193	158	22%	157	23%
2-Bedrooms	126	83	52%	102	24%
3-Bedrooms	61	40	53%	51	20%
4-Bedrooms	11	6	83%	9	22%
All	498	361	38%	425	17%



# Average Asking Rent



## DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	\$4,281	\$4,159	3%	\$4,009	7%
1-Bedrooms	\$5,820	\$5,633	3%	\$5,537	5%
2-Bedrooms	\$9,083	\$9,025	1%	\$8,695	4%
3-Bedrooms	\$11,023	\$14,945	-26%	\$13,019	-15%
4-Bedrooms	\$11,769	\$20,848	-44%	\$18,885	-38%
All	\$6,161	\$6,251	-1%	\$6,089	1%

## NON-DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	\$3,389	\$3,153	7%	\$2,874	18%
1-Bedrooms	\$4,067	\$4,139	-2%	\$4,158	-2%
2-Bedrooms	\$5,584	\$5,840	-4%	\$5,339	5%
3-Bedrooms	\$8,151	\$8,219	-1%	\$7,077	15%
4-Bedrooms	\$12,394	\$13,948	-11%	\$8,799	41%
All	\$5,007	\$4,943	1%	\$4,620	8%

# Rnt

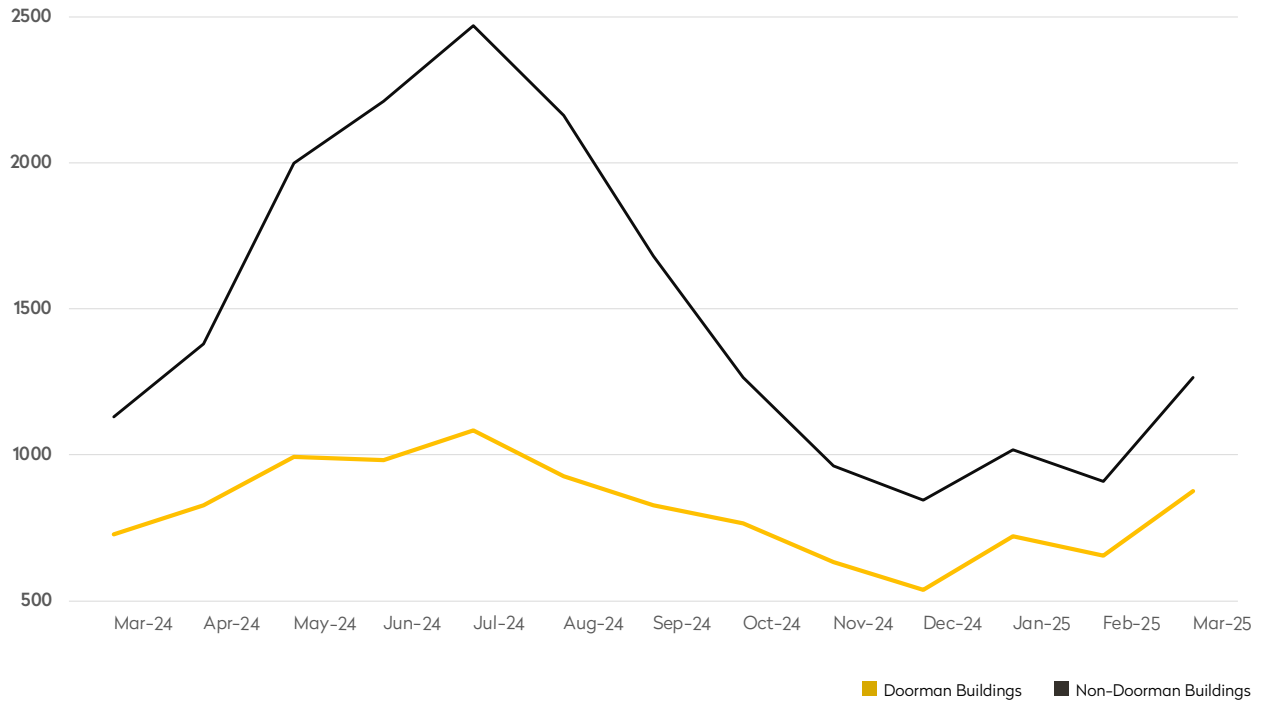
MARCH 2025

South of 14th Street



BHSID 23330505

# Number of New Listings



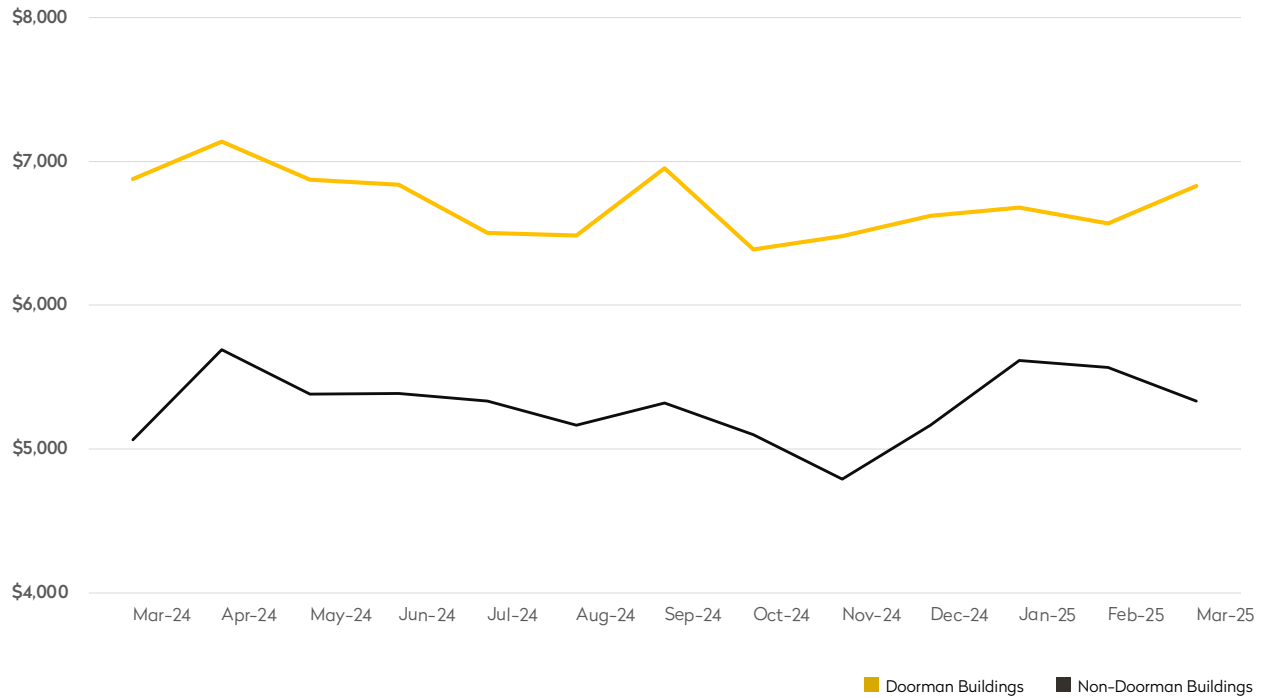
## DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	268	186	44%	206	30%
1-Bedrooms	342	280	22%	294	16%
2-Bedrooms	193	158	22%	162	19%
3-Bedrooms	54	23	135%	53	2%
4-Bedrooms	18	7	157%	9	100%
All	876	656	34%	728	20%

## NON-DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	226	169	34%	205	10%
1-Bedrooms	458	372	23%	403	14%
2-Bedrooms	388	233	67%	325	19%
3-Bedrooms	142	97	46%	133	7%
4-Bedrooms	44	34	29%	47	-6%
All	1,266	910	39%	1,131	12%

# Average Asking Rent



## DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	\$4,189	\$4,093	2%	\$4,048	3%
1-Bedrooms	\$5,826	\$5,561	5%	\$5,508	6%
2-Bedrooms	\$8,973	\$8,476	6%	\$9,493	-5%
3-Bedrooms	\$13,015	\$15,468	-16%	\$12,541	4%
4-Bedrooms	\$23,386	\$27,301	-14%	\$18,483	27%
All	\$6,829	\$6,568	4%	\$6,878	-1%

## NON-DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	\$3,708	\$3,649	2%	\$3,185	16%
1-Bedrooms	\$4,423	\$4,535	-2%	\$4,021	10%
2-Bedrooms	\$5,867	\$5,544	6%	\$5,041	16%
3-Bedrooms	\$7,539	\$8,947	-16%	\$7,492	1%
4-Bedrooms	\$9,805	\$14,757	-34%	\$10,816	-9%
All	\$5,333	\$5,567	-4%	\$5,065	5%



# Rnt

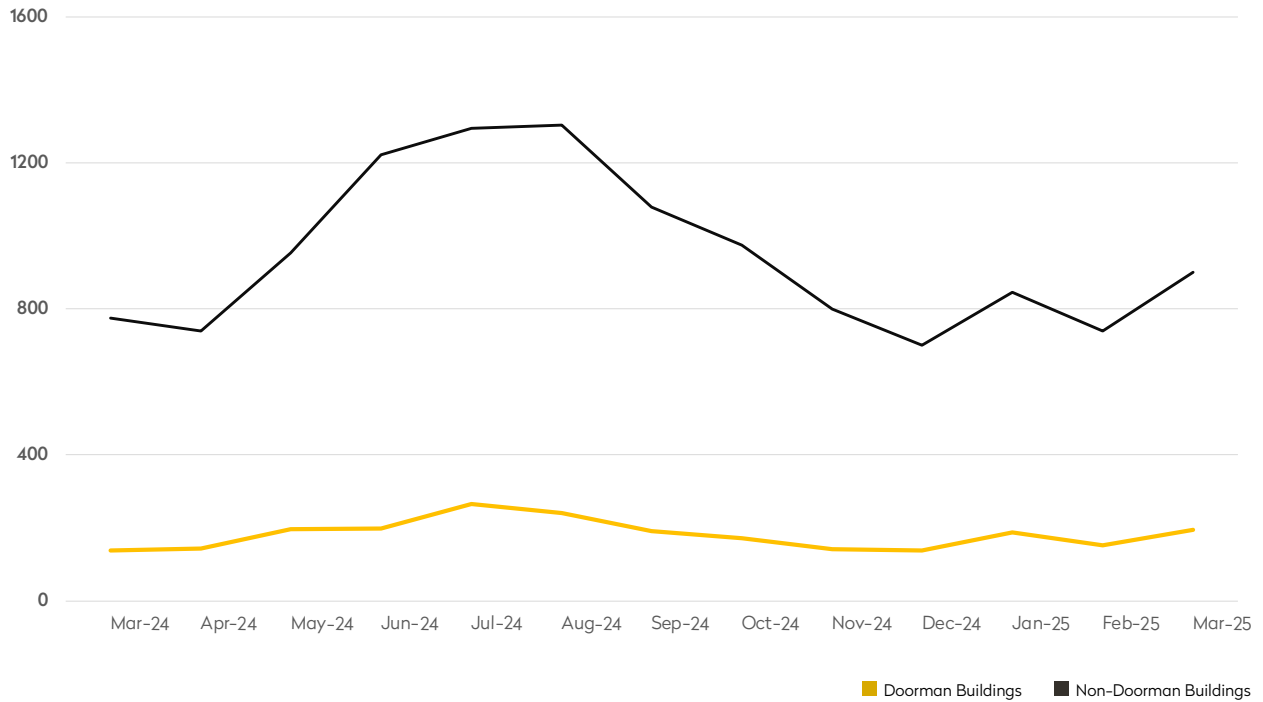
**MARCH 2025**

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



BHSID 23318285

# Number of New Listings



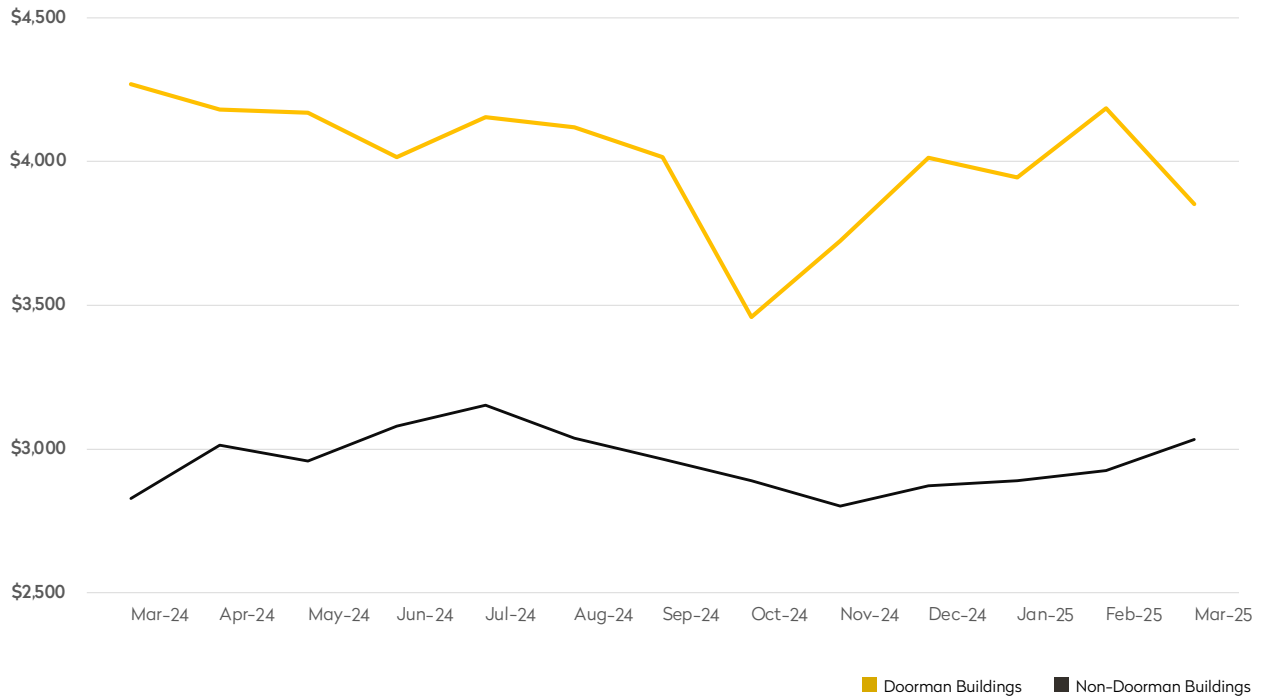
## DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	41	20	105%	14	193%
1-Bedrooms	69	52	33%	53	30%
2-Bedrooms	62	57	9%	49	27%
3-Bedrooms	18	22	-18%	17	6%
4-Bedrooms	4	2	100%	5	-20%
All	195	153	27%	139	40%

## NON-DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	122	85	44%	93	31%
1-Bedrooms	311	268	16%	274	14%
2-Bedrooms	267	248	8%	236	13%
3-Bedrooms	147	108	36%	139	6%
4-Bedrooms	45	24	88%	27	67%
All	901	739	22%	775	16%

# Average Asking Rent



## DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	\$2,682	\$2,683	0%	\$2,816	-5%
1-Bedrooms	\$3,386	\$3,523	-4%	\$3,706	-9%
2-Bedrooms	\$4,809	\$4,669	3%	\$4,348	11%
3-Bedrooms	\$4,234	\$5,569	-24%	\$5,457	-22%
4-Bedrooms	\$7,078	\$7,448	-5%	\$8,569	-17%
All	\$3,853	\$4,186	-8%	\$4,270	-10%

## NON-DOORMAN BUILDINGS

	MARCH 2025	FEBRUARY 2025	MONTHLY CHANGE	MARCH 2024	ANNUAL CHANGE
Studios	\$2,158	\$2,152	0%	\$2,102	3%
1-Bedrooms	\$2,490	\$2,506	-1%	\$2,423	3%
2-Bedrooms	\$3,227	\$3,057	6%	\$2,983	8%
3-Bedrooms	\$3,864	\$3,524	10%	\$3,425	13%
4-Bedrooms	\$4,651	\$4,442	5%	\$4,327	7%
All	\$3,033	\$2,924	4%	\$2,828	7%

# Contact Us

## NEW RENTAL LISTINGS REPORT

March 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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