

Rnt

APRIL 2024
NEW RENTAL
LISTINGS
REPORT

MANHATTAN



Brown Harris Stevens THE Craft OF Research

Highlights

NEW RENTAL LISTINGS REPORT

April 2024

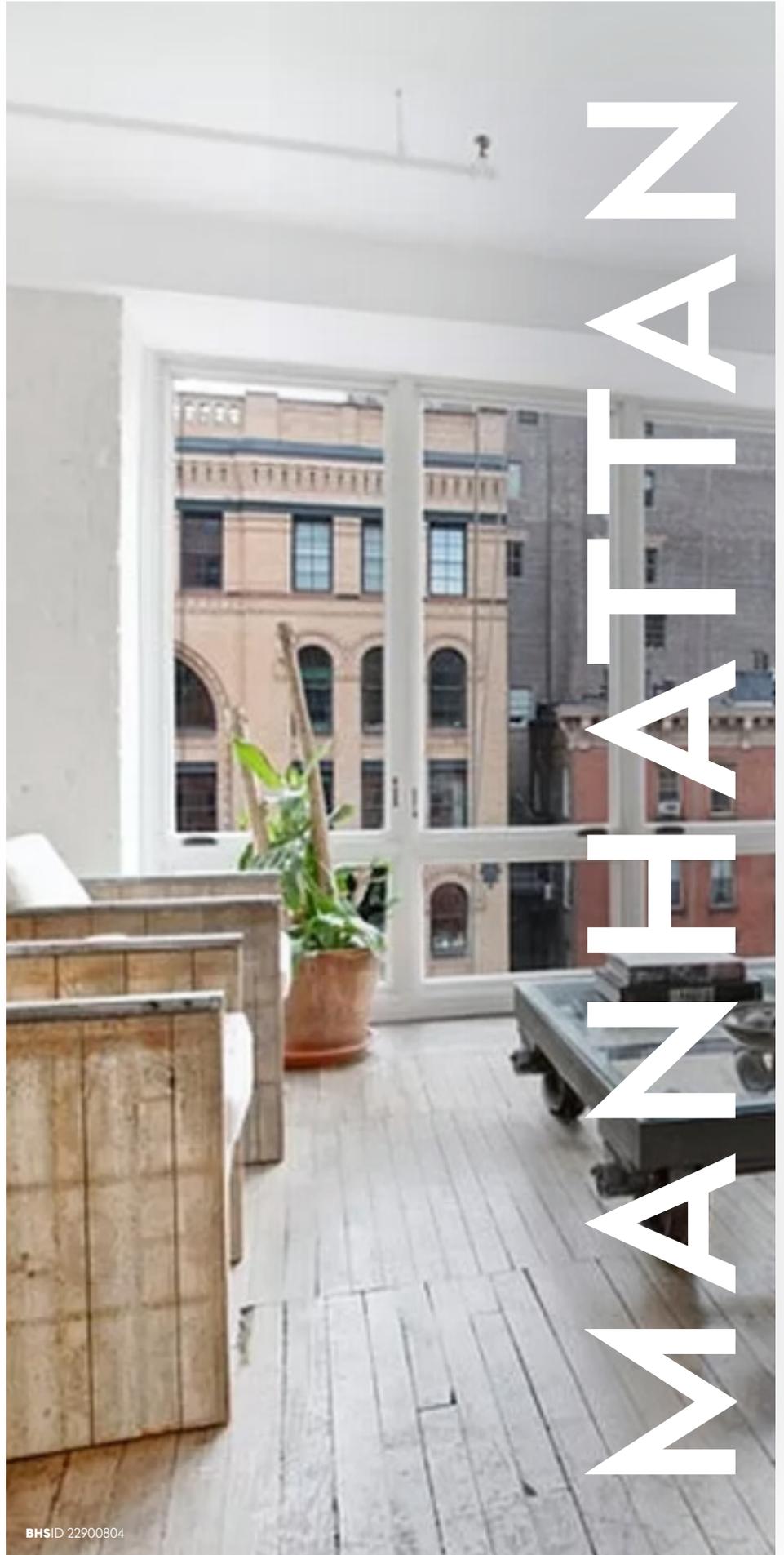
- The number of new rental listings climbed significantly for both doorman and non-doorman buildings compared to last month.
- Compared to April 2023, studios posted the largest increase in new rental listings.
- The average asking rent for non-doorman buildings rose 11% from last month to \$4,439.
- In April, doorman buildings posted an increase of 5% in average asking rent, rising to \$6,470.



BHSID 22994114

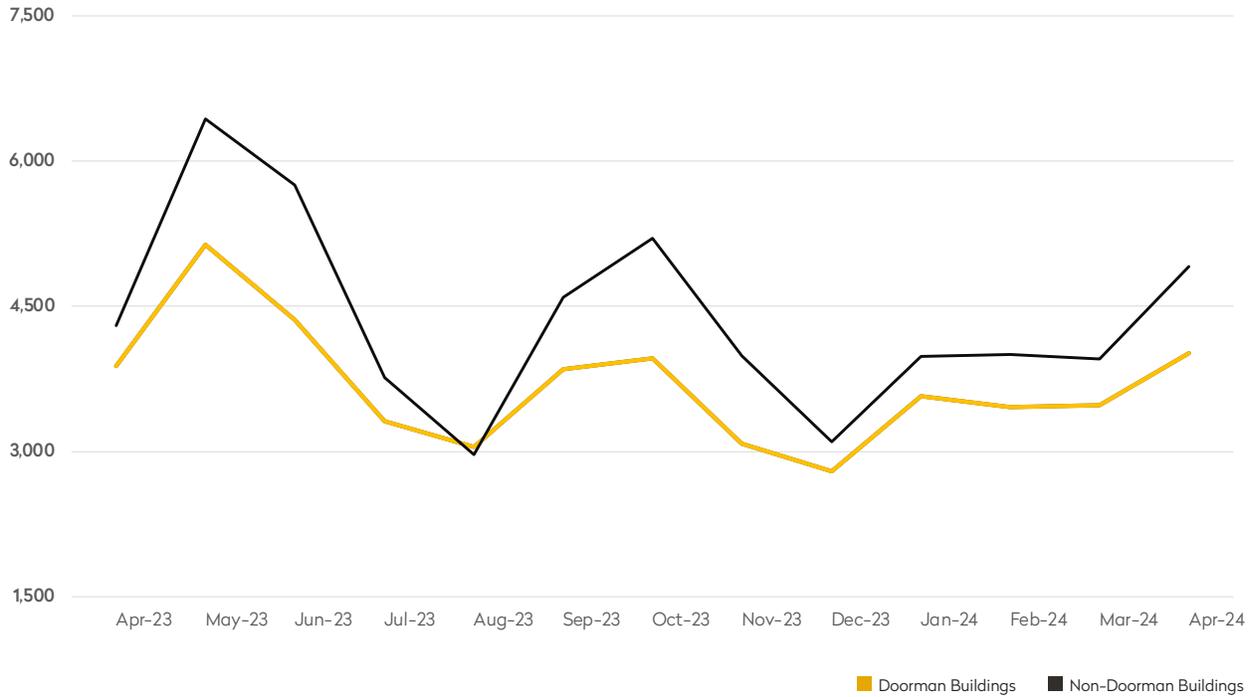
Rnt

APRIL 2024



BHSID 22900804

Number of New Listings



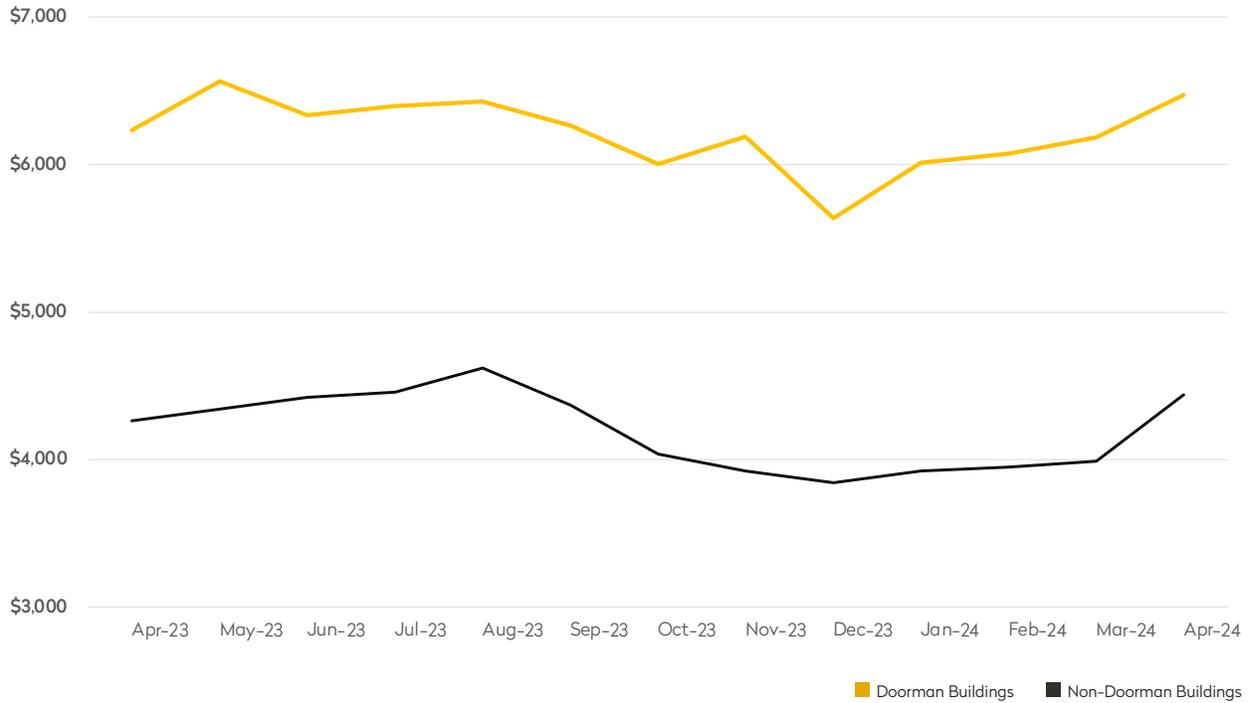
DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | 960 | 837 | 15% | 710 | 35% |
| 1-Bedrooms | 1,740 | 1,562 | 11% | 1,766 | -1% |
| 2-Bedrooms | 916 | 785 | 17% | 919 | 0% |
| 3-Bedrooms | 315 | 233 | 35% | 269 | 17% |
| 4-Bedrooms | 63 | 44 | 43% | 55 | 15% |
| All | 4,015 | 3,480 | 15% | 3,886 | 3% |

NON-DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | 923 | 814 | 13% | 514 | 80% |
| 1-Bedrooms | 1,733 | 1,478 | 17% | 1,542 | 12% |
| 2-Bedrooms | 1,348 | 1,063 | 27% | 1,210 | 11% |
| 3-Bedrooms | 667 | 462 | 44% | 639 | 4% |
| 4-Bedrooms | 202 | 107 | 89% | 157 | 29% |
| All | 4,913 | 3,957 | 24% | 4,299 | 14% |

Average Asking Rent



DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | \$3,807 | \$3,775 | 1% | \$3,736 | 2% |
| 1-Bedrooms | \$5,186 | \$5,071 | 2% | \$4,979 | 4% |
| 2-Bedrooms | \$7,779 | \$8,084 | -4% | \$7,793 | 0% |
| 3-Bedrooms | \$13,715 | \$11,181 | 23% | \$11,487 | 19% |
| 4-Bedrooms | \$21,521 | \$19,594 | 10% | \$20,409 | 5% |
| All | \$6,470 | \$6,186 | 5% | \$6,232 | 4% |

NON-DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | \$2,830 | \$2,736 | 3% | \$2,931 | -3% |
| 1-Bedrooms | \$3,577 | \$3,421 | 5% | \$3,480 | 3% |
| 2-Bedrooms | \$4,613 | \$4,364 | 6% | \$4,480 | 3% |
| 3-Bedrooms | \$6,278 | \$5,621 | 12% | \$5,892 | 7% |
| 4-Bedrooms | \$9,977 | \$8,128 | 23% | \$8,360 | 19% |
| All | \$4,439 | \$3,991 | 11% | \$4,264 | 4% |

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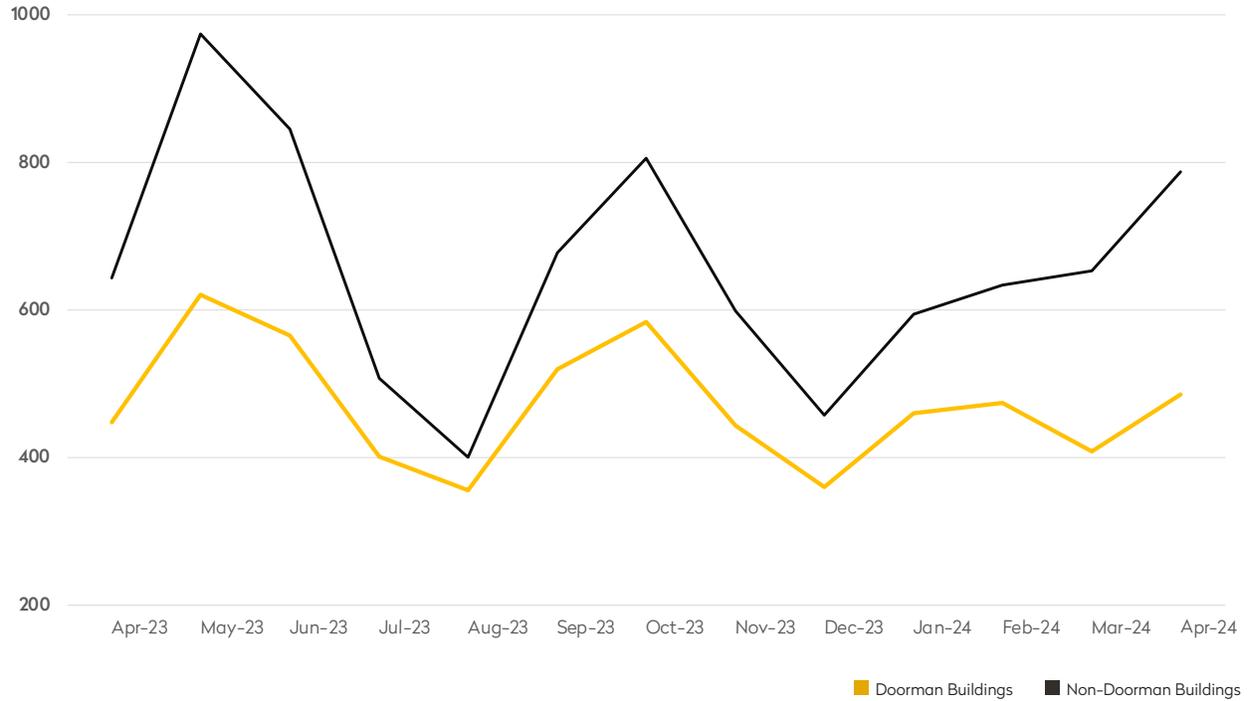
APRIL 2024

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



BHSID 22941573

Number of New Listings



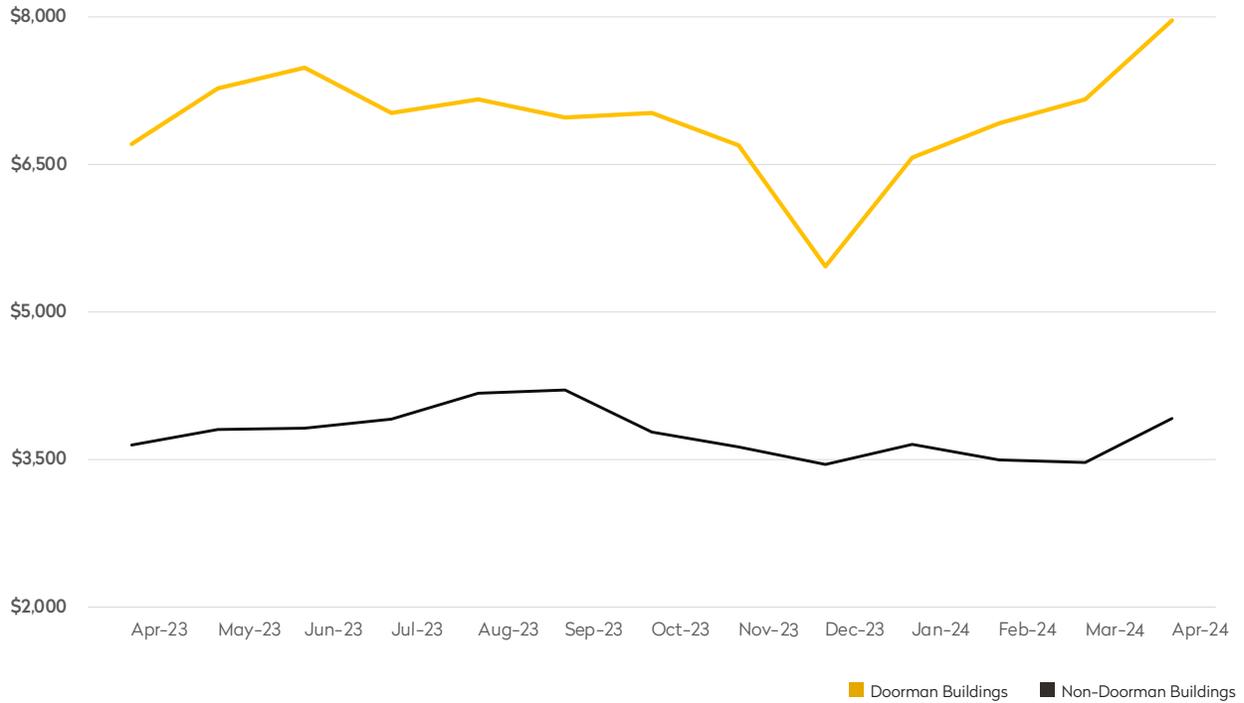
DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | 79 | 72 | 10% | 41 | 93% |
| 1-Bedrooms | 210 | 182 | 15% | 217 | -3% |
| 2-Bedrooms | 115 | 97 | 19% | 119 | -3% |
| 3-Bedrooms | 62 | 42 | 48% | 41 | 51% |
| 4-Bedrooms | 13 | 9 | 44% | 12 | 8% |
| All | 485 | 408 | 19% | 448 | 8% |

NON-DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | 214 | 197 | 9% | 101 | 112% |
| 1-Bedrooms | 309 | 270 | 14% | 264 | 17% |
| 2-Bedrooms | 176 | 143 | 23% | 171 | 3% |
| 3-Bedrooms | 78 | 39 | 100% | 56 | 39% |
| 4-Bedrooms | 10 | 3 | 233% | 13 | -23% |
| All | 787 | 653 | 21% | 643 | 22% |

Average Asking Rent



DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | \$3,642 | \$3,691 | -1% | \$3,416 | 7% |
| 1-Bedrooms | \$5,359 | \$4,813 | 11% | \$4,584 | 17% |
| 2-Bedrooms | \$7,949 | \$8,302 | -4% | \$7,280 | 9% |
| 3-Bedrooms | \$15,563 | \$12,741 | 22% | \$13,723 | 13% |
| 4-Bedrooms | \$27,653 | \$21,269 | 30% | \$22,590 | 22% |
| All | \$7,969 | \$7,160 | 11% | \$6,710 | 19% |

NON-DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | \$2,573 | \$2,613 | -2% | \$2,510 | 3% |
| 1-Bedrooms | \$3,386 | \$3,065 | 10% | \$3,086 | 10% |
| 2-Bedrooms | \$4,327 | \$4,268 | 1% | \$4,127 | 5% |
| 3-Bedrooms | \$7,302 | \$6,366 | 15% | \$6,307 | 16% |
| 4-Bedrooms | \$15,335 | \$18,700 | -18% | \$9,003 | 70% |
| All | \$3,915 | \$3,470 | 13% | \$3,645 | 7% |

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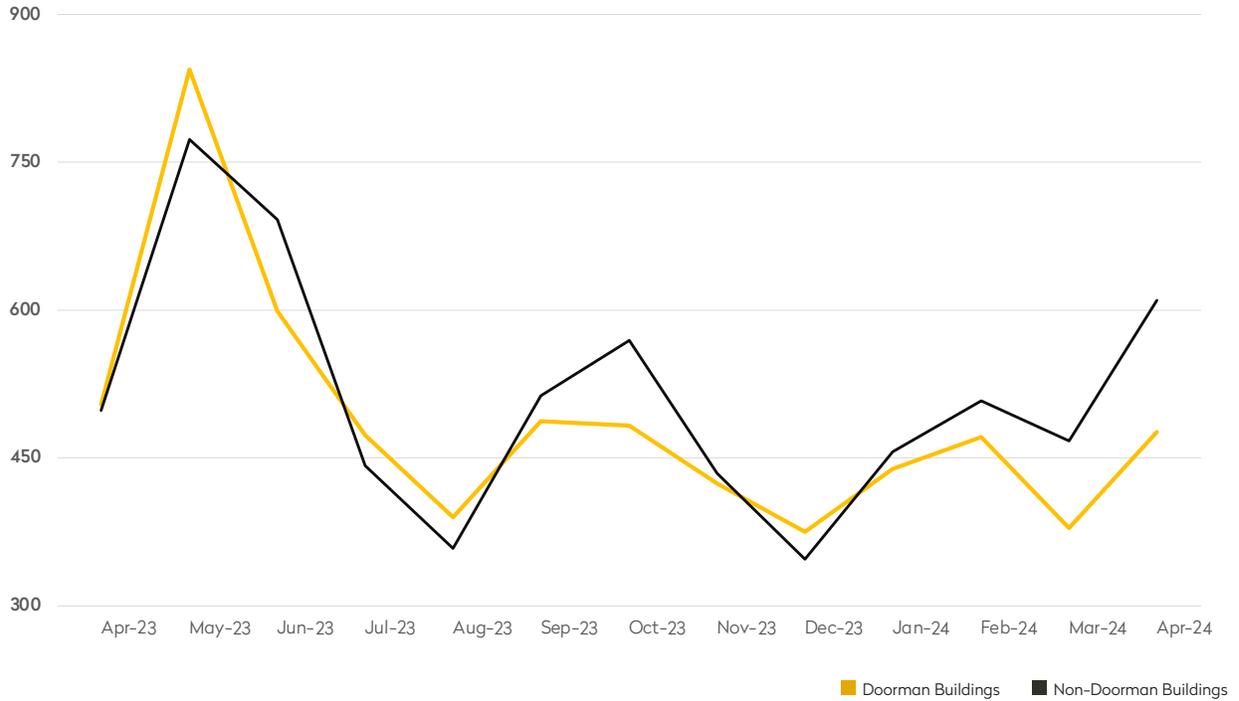
APRIL 2024

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



BHSID 22860427

Number of New Listings



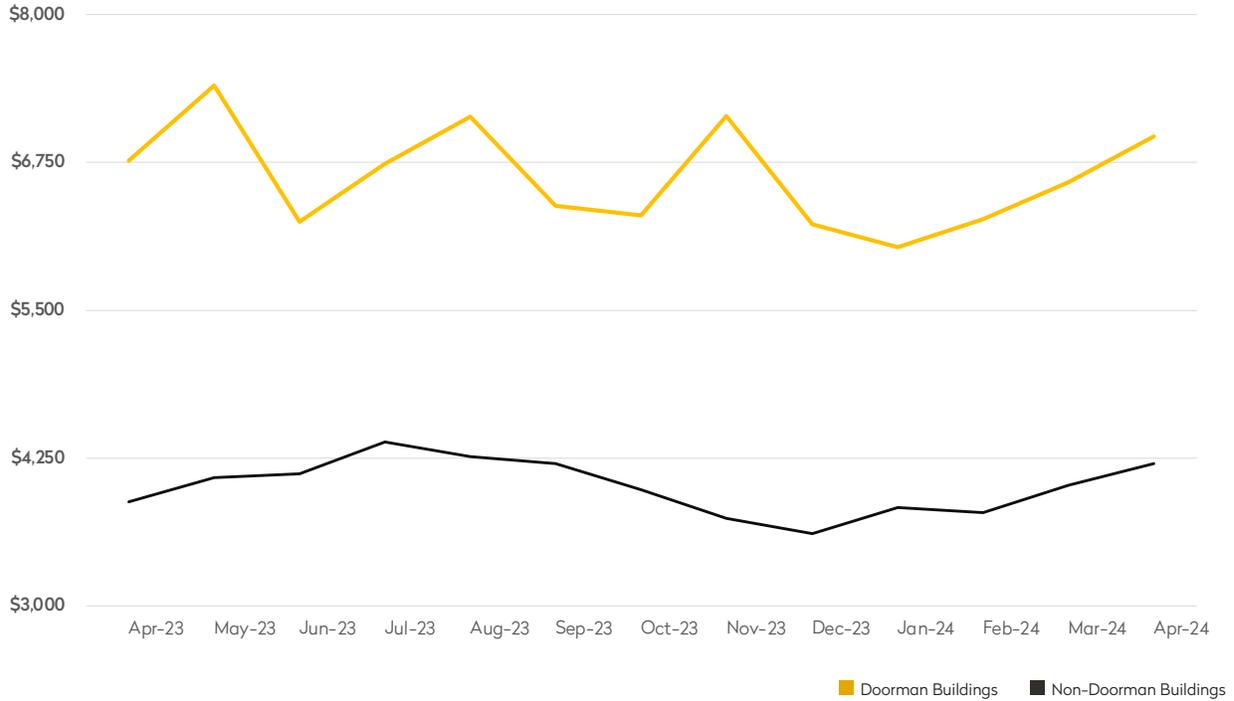
DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | 71 | 66 | 8% | 78 | -9% |
| 1-Bedrooms | 231 | 187 | 24% | 218 | 6% |
| 2-Bedrooms | 111 | 83 | 34% | 121 | -8% |
| 3-Bedrooms | 47 | 38 | 24% | 45 | 4% |
| 4-Bedrooms | 12 | 4 | 200% | 15 | -20% |
| All | 476 | 379 | 26% | 504 | -6% |

NON-DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | 131 | 108 | 21% | 85 | 54% |
| 1-Bedrooms | 251 | 190 | 32% | 211 | 19% |
| 2-Bedrooms | 133 | 116 | 15% | 114 | 17% |
| 3-Bedrooms | 78 | 43 | 81% | 56 | 39% |
| 4-Bedrooms | 13 | 8 | 63% | 9 | 44% |
| All | 610 | 467 | 31% | 498 | 22% |

Average Asking Rent



DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | \$3,488 | \$3,533 | -1% | \$3,427 | 2% |
| 1-Bedrooms | \$5,022 | \$5,172 | -3% | \$4,718 | 6% |
| 2-Bedrooms | \$7,793 | \$8,220 | -5% | \$7,804 | 0% |
| 3-Bedrooms | \$15,123 | \$13,184 | 15% | \$12,428 | 22% |
| 4-Bedrooms | \$20,951 | \$18,049 | 16% | \$19,107 | 10% |
| All | \$6,971 | \$6,584 | 6% | \$6,764 | 3% |

NON-DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | \$2,644 | \$2,746 | -4% | \$2,547 | 4% |
| 1-Bedrooms | \$3,716 | \$3,645 | 2% | \$3,581 | 4% |
| 2-Bedrooms | \$4,708 | \$4,592 | 3% | \$4,407 | 7% |
| 3-Bedrooms | \$6,692 | \$6,448 | 4% | \$5,441 | 23% |
| 4-Bedrooms | \$8,468 | \$7,723 | 10% | \$8,163 | 4% |
| All | \$4,204 | \$4,019 | 5% | \$3,881 | 8% |

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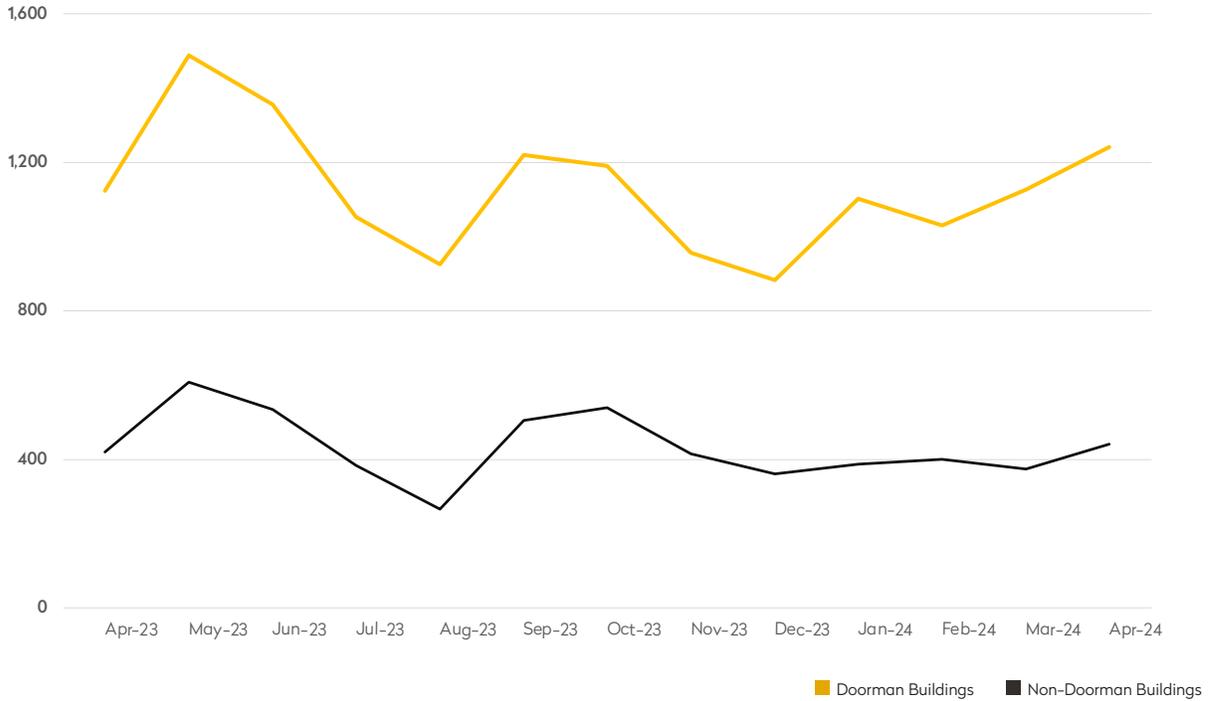
APRIL 2024

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



BHS ID 22938533

Number of New Listings



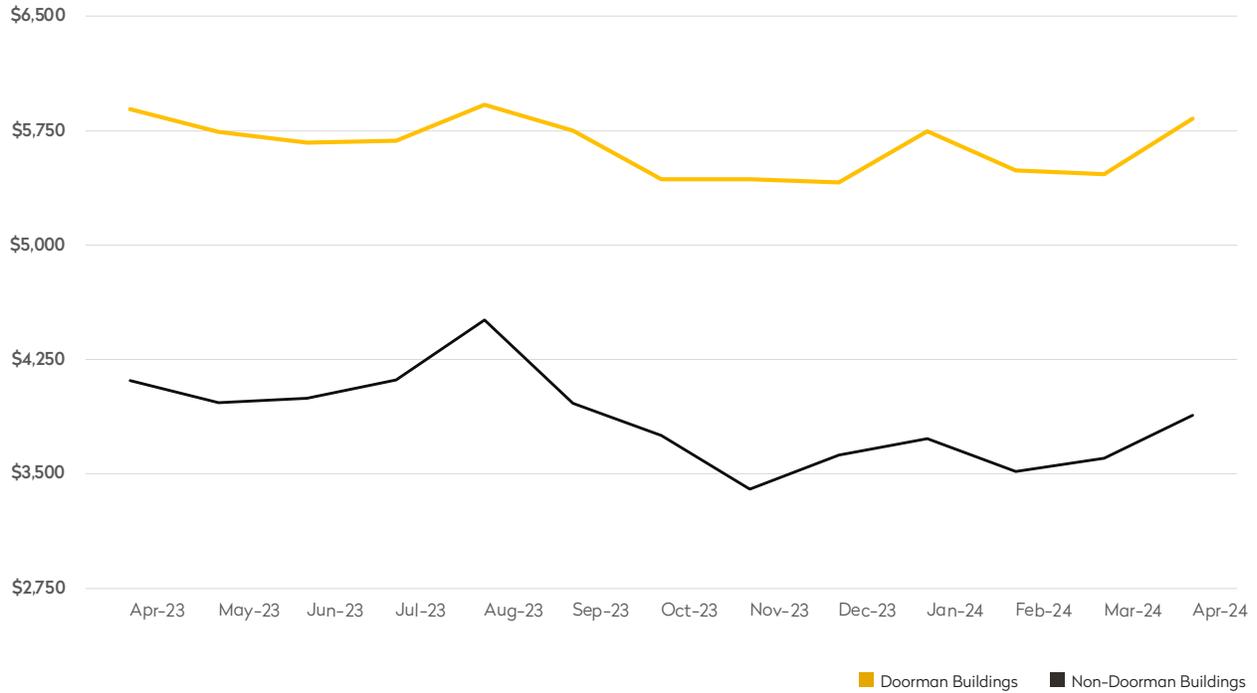
DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | 314 | 286 | 10% | 220 | 43% |
| 1-Bedrooms | 528 | 522 | 1% | 513 | 3% |
| 2-Bedrooms | 299 | 247 | 21% | 252 | 19% |
| 3-Bedrooms | 85 | 60 | 42% | 71 | 20% |
| 4-Bedrooms | 12 | 10 | 20% | 12 | 0% |
| All | 1,241 | 1,127 | 10% | 1,123 | 11% |

NON-DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | 104 | 95 | 9% | 59 | 76% |
| 1-Bedrooms | 147 | 138 | 7% | 145 | 1% |
| 2-Bedrooms | 131 | 93 | 41% | 121 | 8% |
| 3-Bedrooms | 43 | 37 | 16% | 54 | -20% |
| 4-Bedrooms | 14 | 6 | 133% | 15 | -7% |
| All | 441 | 374 | 18% | 421 | 5% |

Average Asking Rent



DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | \$3,554 | \$3,561 | 0% | \$3,500 | 2% |
| 1-Bedrooms | \$4,957 | \$4,760 | 4% | \$4,727 | 5% |
| 2-Bedrooms | \$7,226 | \$7,234 | 0% | \$7,761 | -7% |
| 3-Bedrooms | \$11,292 | \$10,089 | 12% | \$9,310 | 21% |
| 4-Bedrooms | \$22,739 | \$23,779 | -4% | \$26,333 | -14% |
| All | \$5,830 | \$5,465 | 7% | \$5,891 | -1% |

NON-DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | \$2,816 | \$2,637 | 7% | \$2,945 | -4% |
| 1-Bedrooms | \$3,358 | \$3,259 | 3% | \$3,429 | -2% |
| 2-Bedrooms | \$4,095 | \$4,143 | -1% | \$4,121 | -1% |
| 3-Bedrooms | \$5,725 | \$5,187 | 10% | \$5,881 | -3% |
| 4-Bedrooms | \$8,865 | \$6,778 | 31% | \$8,146 | 9% |
| All | \$3,885 | \$3,601 | 8% | \$4,110 | -5% |

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APRIL 2024

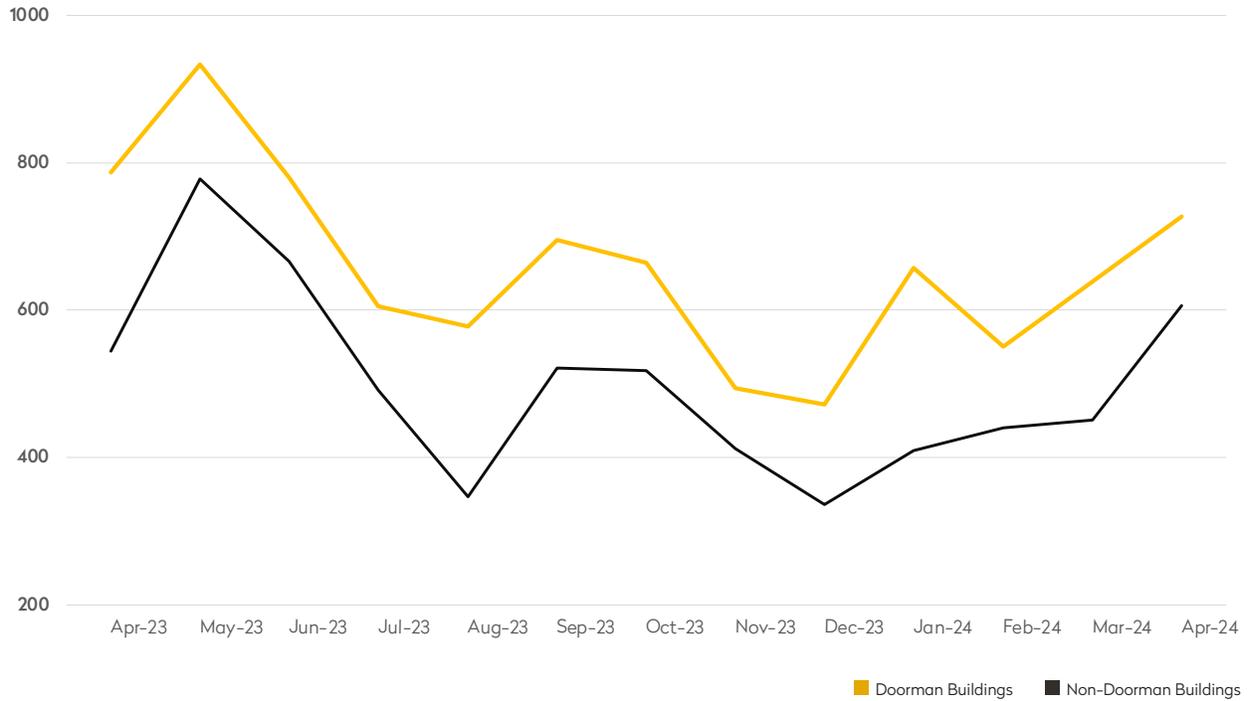
34th Street to 14th Street



DOWN TOWN

BHSID 22992988

Number of New Listings



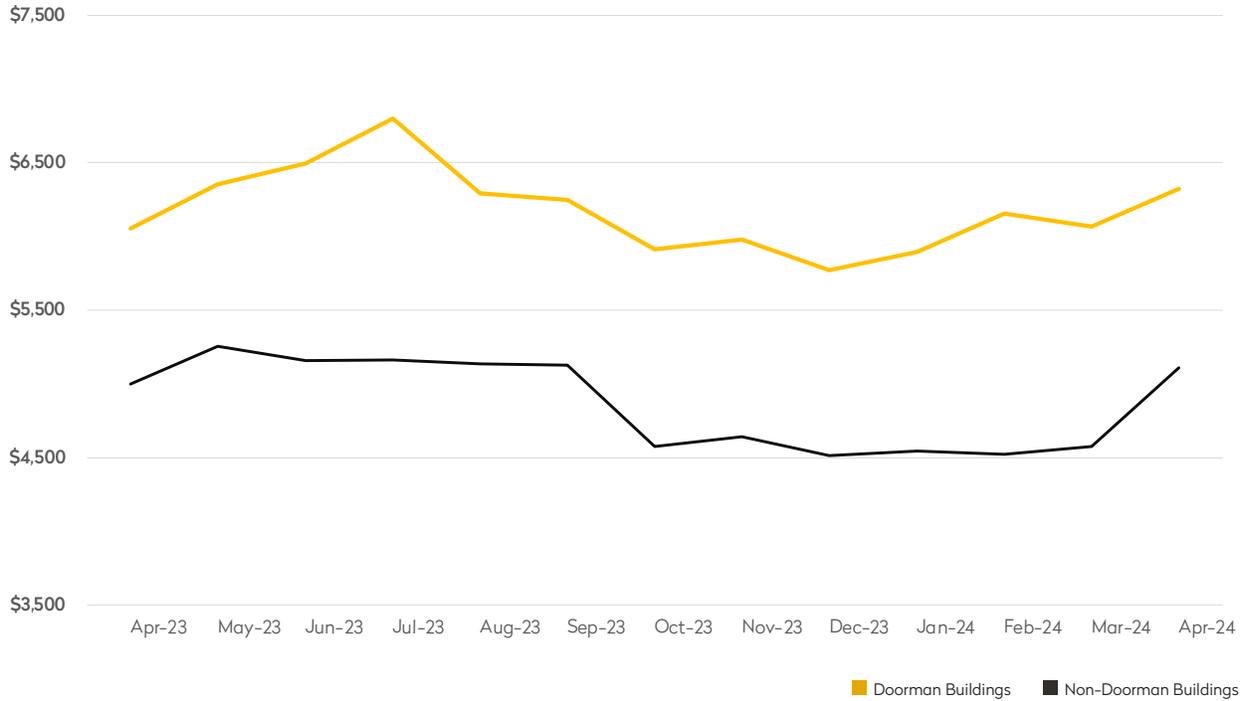
DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | 208 | 172 | 21% | 139 | 50% |
| 1-Bedrooms | 347 | 309 | 12% | 424 | -18% |
| 2-Bedrooms | 124 | 134 | -7% | 147 | -16% |
| 3-Bedrooms | 37 | 17 | 118% | 45 | -18% |
| 4-Bedrooms | 10 | 5 | 100% | 1 | 900% |
| All | 727 | 639 | 14% | 787 | -8% |

NON-DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | 138 | 106 | 30% | 86 | 60% |
| 1-Bedrooms | 213 | 167 | 28% | 170 | 25% |
| 2-Bedrooms | 142 | 112 | 27% | 148 | -4% |
| 3-Bedrooms | 82 | 54 | 52% | 89 | -8% |
| 4-Bedrooms | 25 | 9 | 178% | 18 | 39% |
| All | 606 | 451 | 34% | 544 | 11% |

Average Asking Rent



DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | \$4,103 | \$4,009 | 2% | \$3,903 | 5% |
| 1-Bedrooms | \$5,421 | \$5,519 | -2% | \$5,397 | 0% |
| 2-Bedrooms | \$8,737 | \$8,709 | 0% | \$8,326 | 5% |
| 3-Bedrooms | \$14,837 | \$10,907 | 36% | \$11,466 | 29% |
| 4-Bedrooms | \$21,802 | \$18,885 | 15% | \$15,860 | 37% |
| All | \$6,322 | \$6,066 | 4% | \$6,053 | 4% |

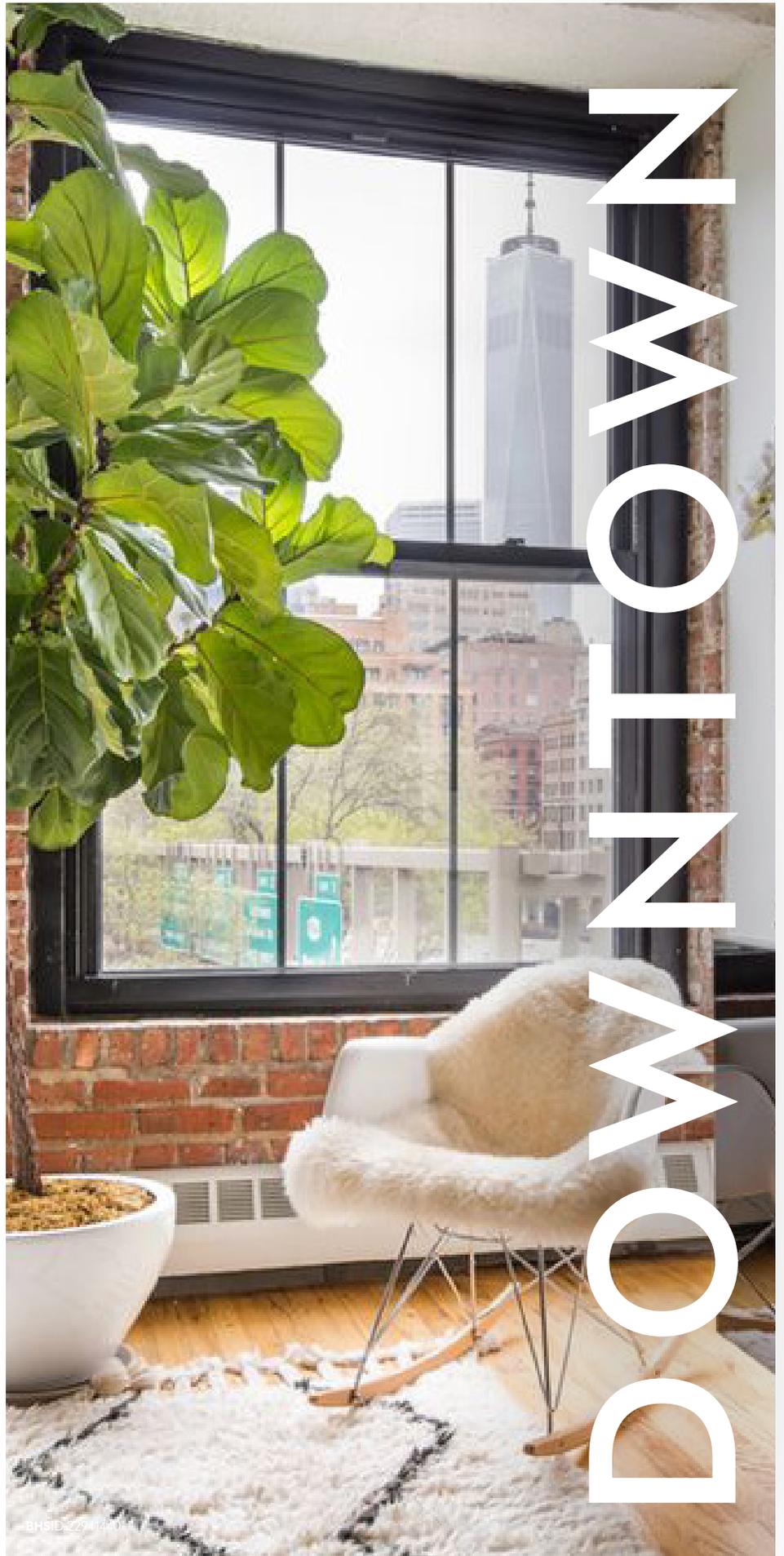
NON-DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | \$3,341 | \$2,906 | 15% | \$3,099 | 8% |
| 1-Bedrooms | \$4,072 | \$4,092 | 0% | \$4,024 | 1% |
| 2-Bedrooms | \$5,463 | \$5,275 | 4% | \$5,209 | 5% |
| 3-Bedrooms | \$7,180 | \$6,985 | 3% | \$7,369 | -3% |
| 4-Bedrooms | \$13,153 | \$8,299 | 58% | \$9,909 | 33% |
| All | \$5,108 | \$4,577 | 12% | \$5,001 | 2% |

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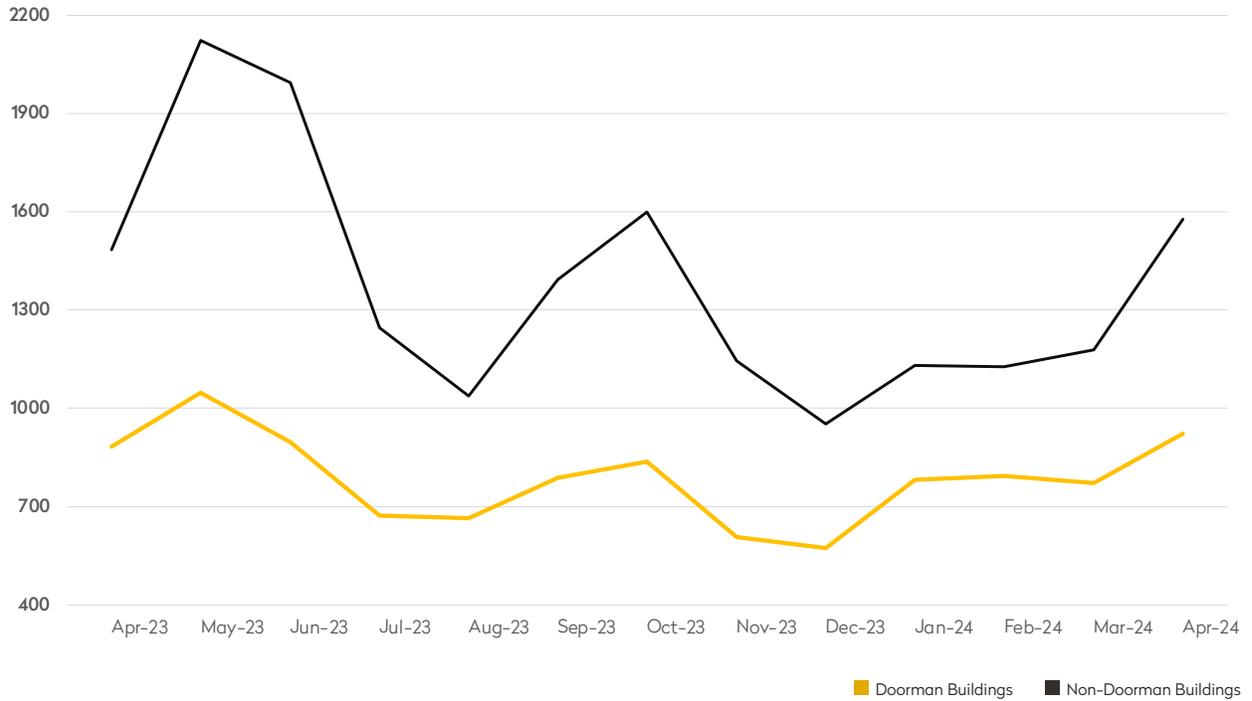
APRIL 2024

South of 14th Street



BHSID:22911401

Number of New Listings



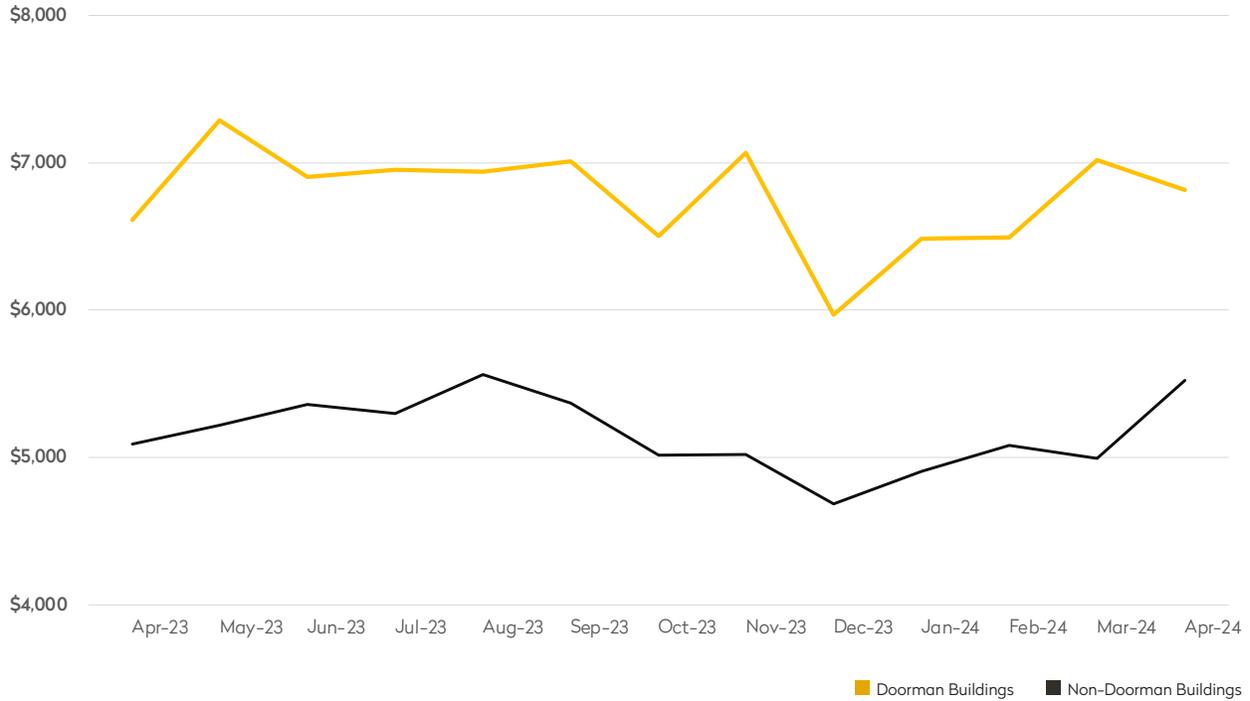
DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | 266 | 225 | 18% | 223 | 19% |
| 1-Bedrooms | 352 | 301 | 17% | 340 | 4% |
| 2-Bedrooms | 221 | 172 | 28% | 222 | 0% |
| 3-Bedrooms | 66 | 57 | 16% | 52 | 27% |
| 4-Bedrooms | 13 | 11 | 18% | 14 | -7% |
| All | 922 | 771 | 20% | 883 | 4% |

NON-DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | 229 | 205 | 12% | 145 | 58% |
| 1-Bedrooms | 499 | 426 | 17% | 506 | -1% |
| 2-Bedrooms | 487 | 346 | 41% | 447 | 9% |
| 3-Bedrooms | 239 | 138 | 73% | 241 | -1% |
| 4-Bedrooms | 99 | 49 | 102% | 69 | 43% |
| All | 1,577 | 1,179 | 34% | 1,485 | 6% |

Average Asking Rent



DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | \$4,080 | \$4,034 | 1% | \$4,072 | 0% |
| 1-Bedrooms | \$5,589 | \$5,536 | 1% | \$5,493 | 2% |
| 2-Bedrooms | \$8,587 | \$9,768 | -12% | \$8,544 | 1% |
| 3-Bedrooms | \$15,678 | \$11,786 | 33% | \$13,593 | 15% |
| 4-Bedrooms | \$18,005 | \$20,313 | -11% | \$16,354 | 10% |
| All | \$6,815 | \$7,016 | -3% | \$6,611 | 3% |

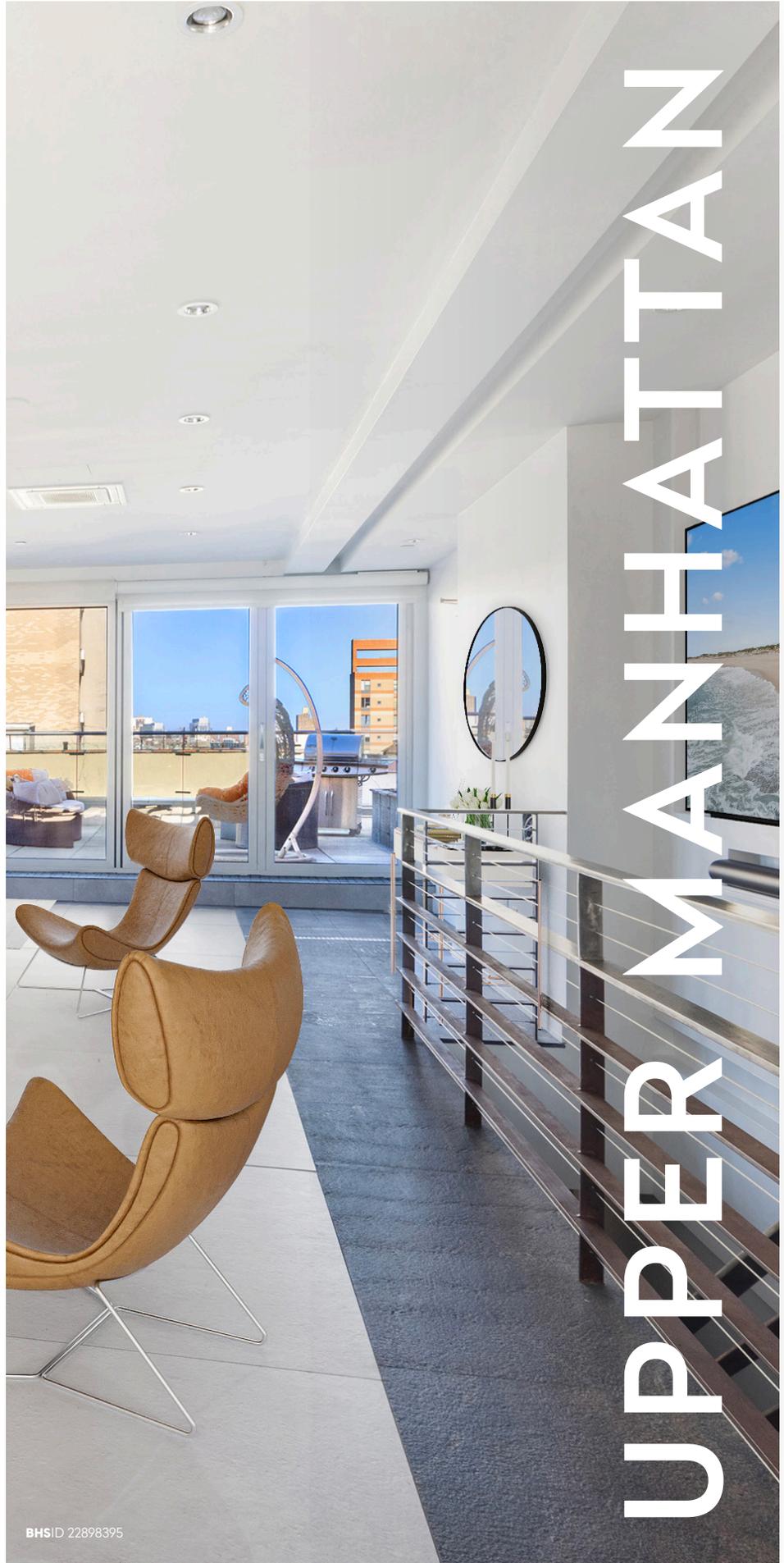
NON-DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | \$3,227 | \$3,120 | 3% | \$3,541 | -9% |
| 1-Bedrooms | \$4,120 | \$4,025 | 2% | \$3,990 | 3% |
| 2-Bedrooms | \$5,470 | \$5,111 | 7% | \$5,208 | 5% |
| 3-Bedrooms | \$7,183 | \$7,119 | 1% | \$6,799 | 6% |
| 4-Bedrooms | \$11,120 | \$10,232 | 9% | \$10,007 | 11% |
| All | \$5,524 | \$4,991 | 11% | \$5,092 | 8% |

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APRIL 2024

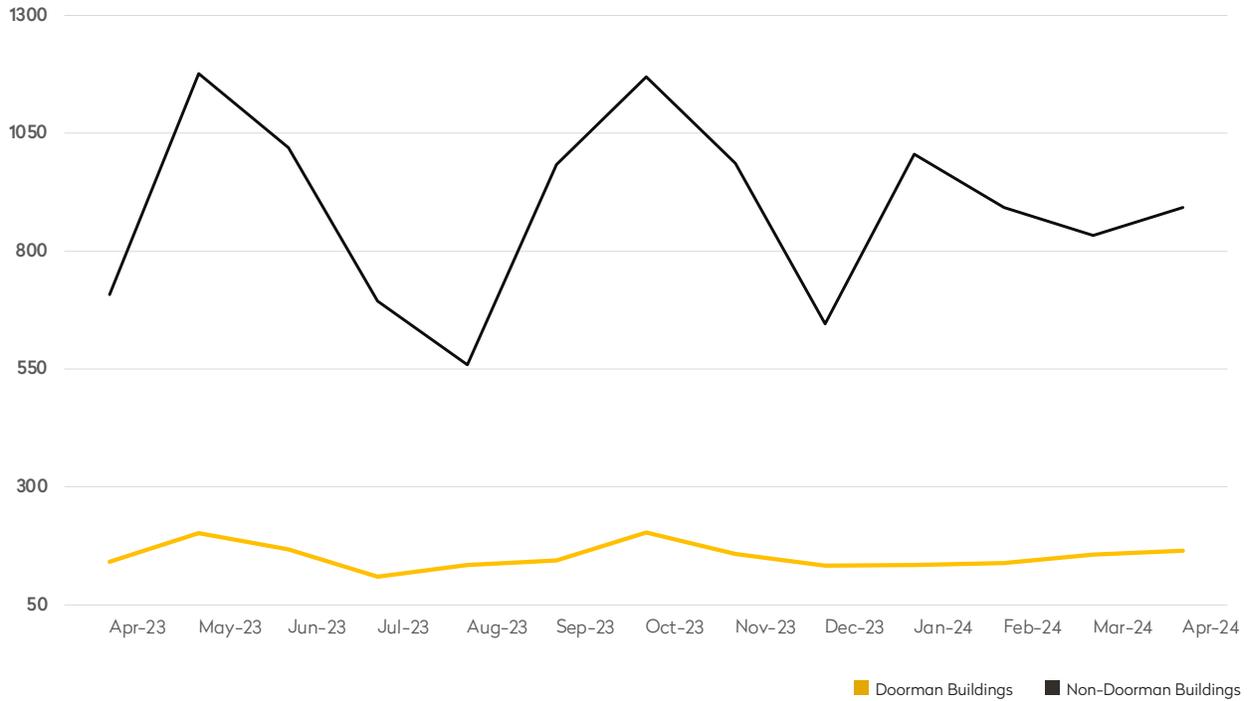
Generally North of 96th St. on the East Side,
and 110th St. on the West Side



BHSID 22898395

UPPER MANHATTAN

Number of New Listings



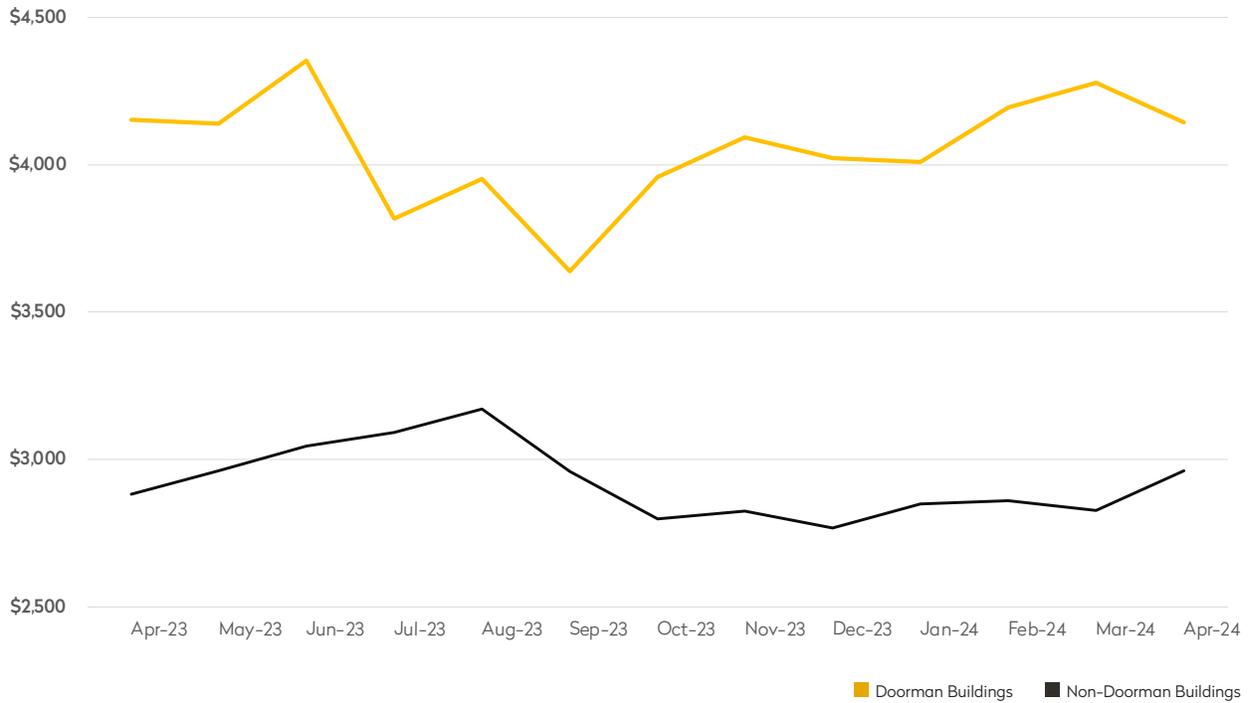
DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | 22 | 16 | 38% | 9 | 144% |
| 1-Bedrooms | 72 | 61 | 18% | 54 | 33% |
| 2-Bedrooms | 46 | 52 | -12% | 58 | -21% |
| 3-Bedrooms | 18 | 19 | -5% | 15 | 20% |
| 4-Bedrooms | 3 | 5 | -40% | 1 | 200% |
| All | 164 | 156 | 5% | 141 | 16% |

NON-DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | 107 | 103 | 4% | 38 | 182% |
| 1-Bedrooms | 314 | 287 | 9% | 246 | 28% |
| 2-Bedrooms | 279 | 253 | 10% | 209 | 33% |
| 3-Bedrooms | 147 | 151 | -3% | 143 | 3% |
| 4-Bedrooms | 41 | 32 | 28% | 33 | 24% |
| All | 892 | 833 | 7% | 708 | 26% |

Average Asking Rent



DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | \$2,946 | \$2,814 | 5% | \$2,734 | 8% |
| 1-Bedrooms | \$3,778 | \$3,633 | 4% | \$3,490 | 8% |
| 2-Bedrooms | \$4,458 | \$4,319 | 3% | \$4,728 | -6% |
| 3-Bedrooms | \$5,620 | \$5,603 | 0% | \$5,614 | 0% |
| 4-Bedrooms | \$6,665 | \$8,569 | -22% | \$4,000 | 67% |
| All | \$4,143 | \$4,279 | -3% | \$4,153 | 0% |

NON-DOORMAN BUILDINGS

| | APRIL 2024 | MARCH 2024 | MONTHLY CHANGE | APRIL 2023 | ANNUAL CHANGE |
|------------|------------|------------|----------------|------------|---------------|
| Studios | \$2,075 | \$2,116 | -2% | \$2,175 | -5% |
| 1-Bedrooms | \$2,558 | \$2,396 | 7% | \$2,417 | 6% |
| 2-Bedrooms | \$3,065 | \$2,972 | 3% | \$2,940 | 4% |
| 3-Bedrooms | \$3,704 | \$3,441 | 8% | \$3,462 | 7% |
| 4-Bedrooms | \$4,833 | \$4,221 | 14% | \$3,971 | 22% |
| All | \$2,962 | \$2,827 | 5% | \$2,882 | 3% |

Contact Us

NEW RENTAL LISTINGS REPORT

April 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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