

# Rnt

APRIL 2025  
NEW RENTAL  
LISTINGS  
REPORT

MANHATTAN

**Brown Harris Stevens** THE Craft of Research

# Highlights

## NEW RENTAL LISTINGS REPORT

April 2025

- April saw the number of new rental listings climb for both doorman, 14%, and non-doorman buildings, 21%.
- The one-bedroom category garnered the highest number of new rental listings in April.
- In April, doorman buildings posted an increase of 4% in average asking rent, rising to \$6,527, the highest level in the last twelve months.
- The average asking rent for non-doorman buildings rose 8% from last month to \$4,625.



BHSID 23432221

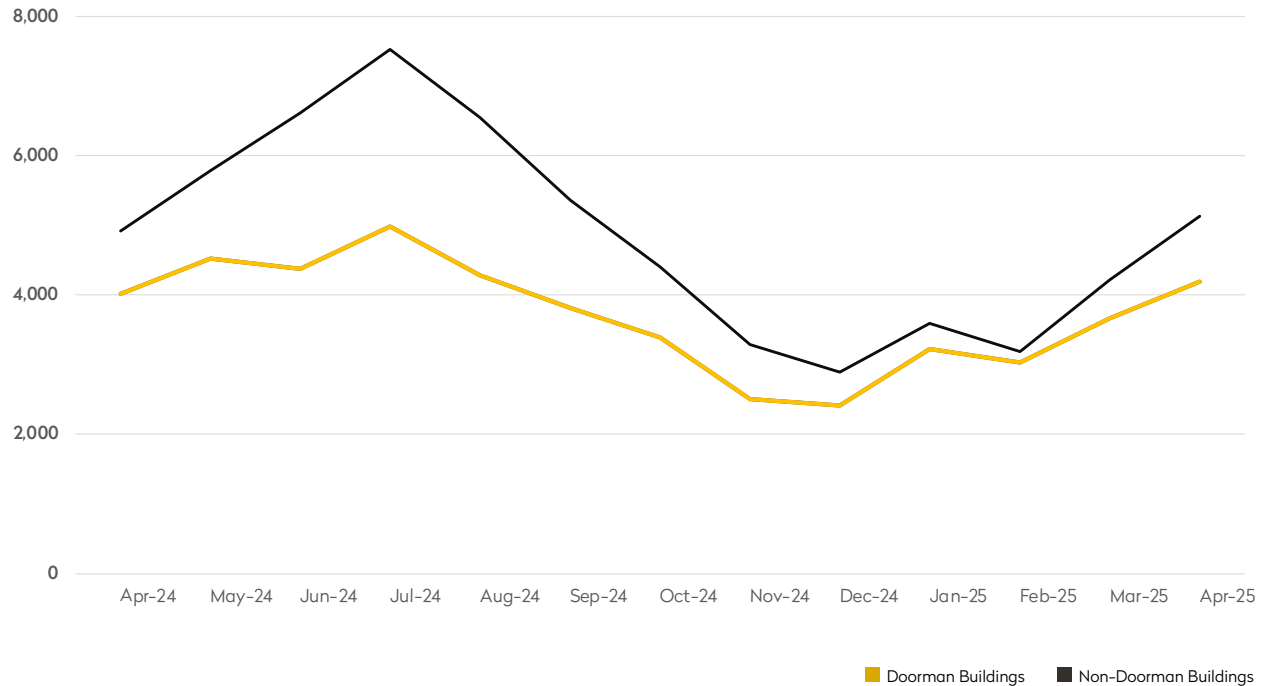
# Rnt

APRIL 2025



BHSID 23365980

## Number of New Listings



### DOORMAN BUILDINGS

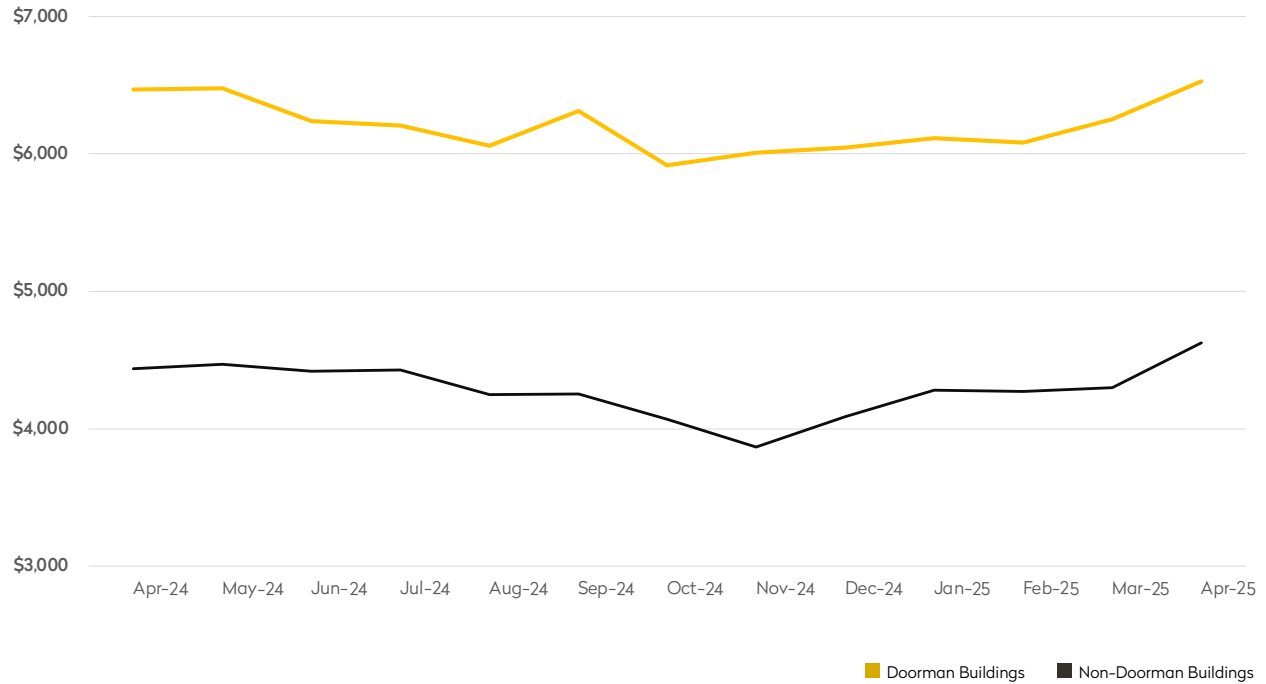
	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	1,066	957	11%	960	11%
1-Bedrooms	1,803	1,633	10%	1,740	4%
2-Bedrooms	941	801	17%	916	3%
3-Bedrooms	296	203	46%	315	-6%
4-Bedrooms	74	62	19%	63	17%
All	4,187	3,669	14%	4,015	4%

### NON-DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	1,028	867	19%	923	11%
1-Bedrooms	1,811	1,567	16%	1,733	5%
2-Bedrooms	1,387	1,143	21%	1,348	3%
3-Bedrooms	656	484	36%	667	-2%
4-Bedrooms	199	134	49%	202	-1%
All	5,127	4,220	21%	4,913	4%



# Average Asking Rent



## DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	\$3,949	\$3,886	2%	\$3,807	4%
1-Bedrooms	\$5,316	\$5,272	1%	\$5,186	3%
2-Bedrooms	\$8,219	\$8,130	1%	\$7,779	6%
3-Bedrooms	\$14,518	\$11,870	22%	\$13,715	6%
4-Bedrooms	\$18,556	\$21,331	-13%	\$21,521	-14%
All	\$6,527	\$6,250	4%	\$6,470	1%

## NON-DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	\$3,106	\$3,015	3%	\$2,830	10%
1-Bedrooms	\$3,751	\$3,654	3%	\$3,577	5%
2-Bedrooms	\$5,085	\$4,849	5%	\$4,613	10%
3-Bedrooms	\$6,525	\$6,120	7%	\$6,278	4%
4-Bedrooms	\$9,171	\$7,934	16%	\$9,977	-8%
All	\$4,625	\$4,299	8%	\$4,439	4%

# Rnt

**APRIL 2025**

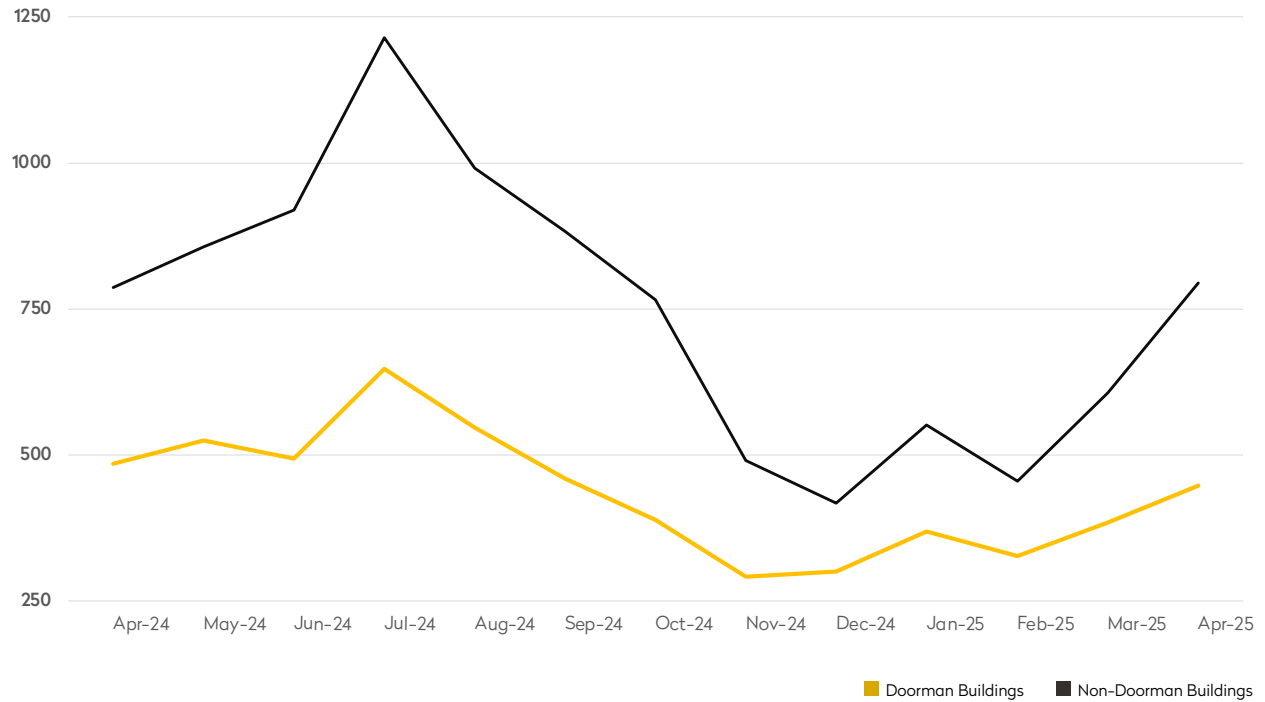
Generally 59th St. to 96th St.,  
Fifth Ave. to the East River



ESTATE

BHSID 22896706

# Number of New Listings



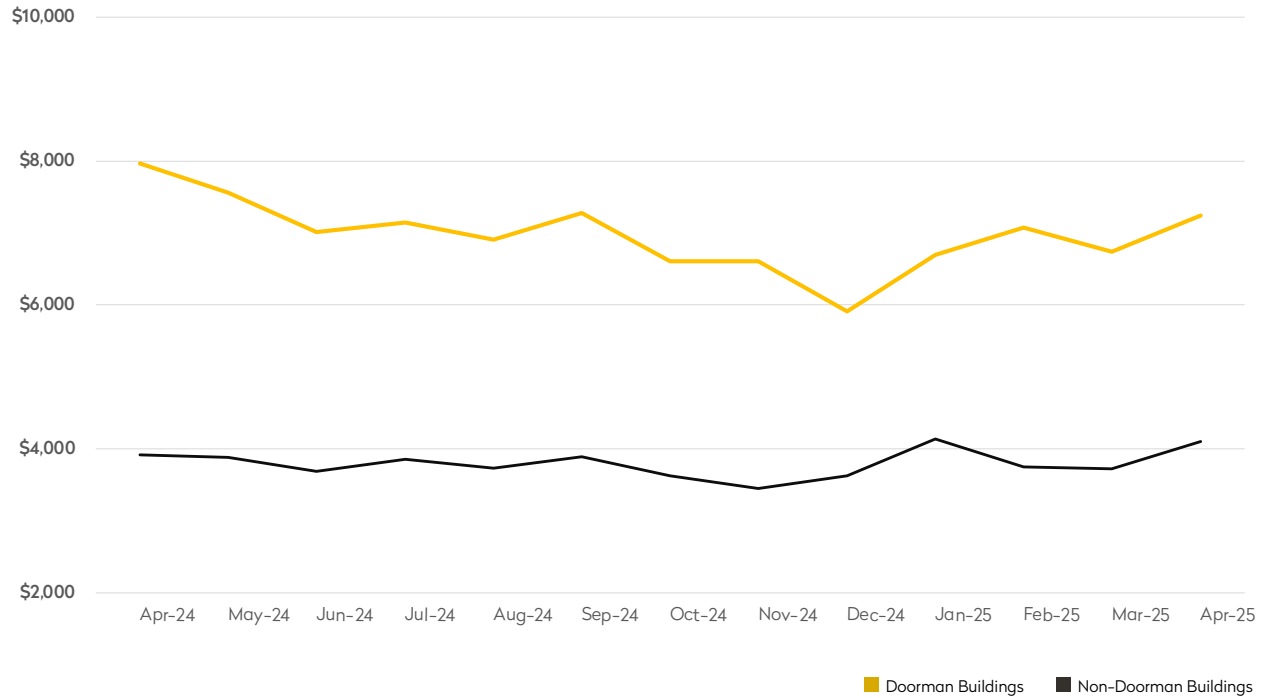
## DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	72	78	-8%	79	-9%
1-Bedrooms	216	179	21%	210	3%
2-Bedrooms	104	87	20%	115	-10%
3-Bedrooms	47	26	81%	62	-24%
4-Bedrooms	7	11	-36%	13	-46%
All	448	384	17%	485	-8%

## NON-DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	217	180	21%	214	1%
1-Bedrooms	325	227	43%	309	5%
2-Bedrooms	165	138	20%	176	-6%
3-Bedrooms	71	51	39%	78	-9%
4-Bedrooms	17	10	70%	10	70%
All	795	607	31%	787	1%

## Average Asking Rent



### DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	\$3,855	\$3,726	3%	\$3,642	6%
1-Bedrooms	\$5,016	\$5,152	-3%	\$5,359	-6%
2-Bedrooms	\$8,549	\$7,572	13%	\$7,949	8%
3-Bedrooms	\$15,607	\$12,180	28%	\$15,563	0%
4-Bedrooms	\$29,507	\$26,752	10%	\$27,653	7%
All	\$7,244	\$6,738	8%	\$7,969	-9%

### NON-DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	\$2,817	\$2,693	5%	\$2,573	9%
1-Bedrooms	\$3,388	\$3,288	3%	\$3,386	0%
2-Bedrooms	\$4,776	\$4,299	11%	\$4,327	10%
3-Bedrooms	\$7,239	\$6,428	13%	\$7,302	-1%
4-Bedrooms	\$14,417	\$8,743	65%	\$15,335	-6%
All	\$4,100	\$3,719	10%	\$3,915	5%



# Rnt

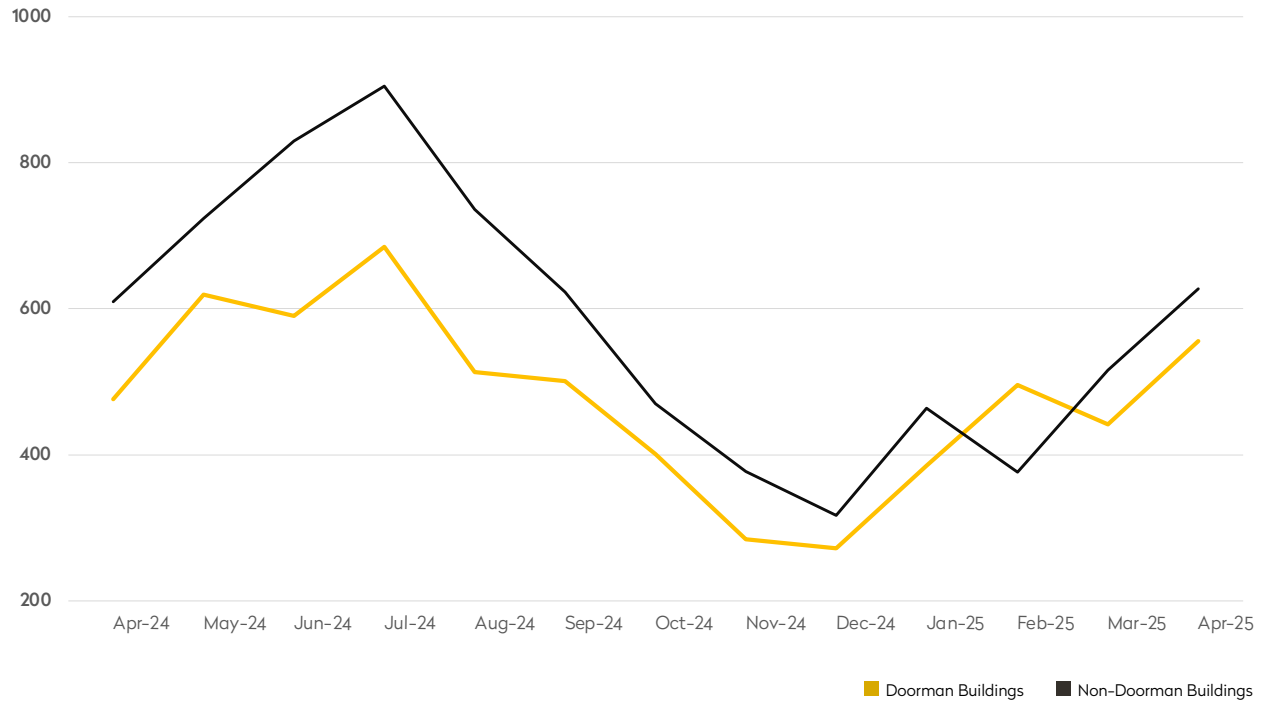
**APRIL 2025**

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



BHSID 23429080

## Number of New Listings



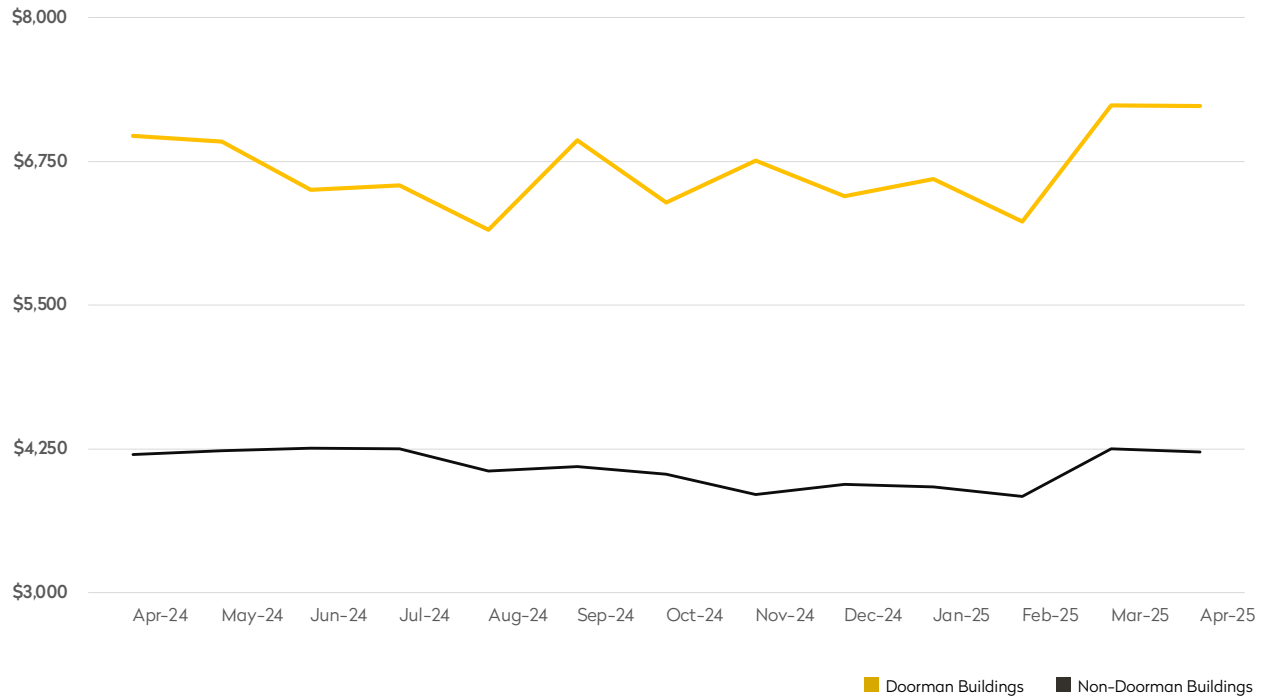
### DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	114	76	50%	71	61%
1-Bedrooms	245	203	21%	231	6%
2-Bedrooms	122	123	-1%	111	10%
3-Bedrooms	48	25	92%	47	2%
4-Bedrooms	25	10	150%	12	108%
All	556	442	26%	476	17%

### NON-DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	157	119	32%	131	20%
1-Bedrooms	260	208	25%	251	4%
2-Bedrooms	132	119	11%	133	-1%
3-Bedrooms	57	50	14%	78	-27%
4-Bedrooms	14	15	-7%	13	8%
All	627	516	22%	610	3%

## Average Asking Rent



### DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	\$3,726	\$3,586	4%	\$3,488	7%
1-Bedrooms	\$5,110	\$4,995	2%	\$5,022	2%
2-Bedrooms	\$8,497	\$8,974	-5%	\$7,793	9%
3-Bedrooms	\$16,464	\$16,578	-1%	\$15,123	9%
4-Bedrooms	\$18,807	\$21,776	-14%	\$20,951	-10%
All	\$7,231	\$7,234	0%	\$6,971	4%

### NON-DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	\$2,906	\$2,832	3%	\$2,644	10%
1-Bedrooms	\$3,878	\$3,904	-1%	\$3,716	4%
2-Bedrooms	\$4,957	\$5,079	-2%	\$4,708	5%
3-Bedrooms	\$6,042	\$5,911	2%	\$6,692	-10%
4-Bedrooms	\$7,784	\$7,649	2%	\$8,468	-8%
All	\$4,221	\$4,253	-1%	\$4,204	0%

# Rnt

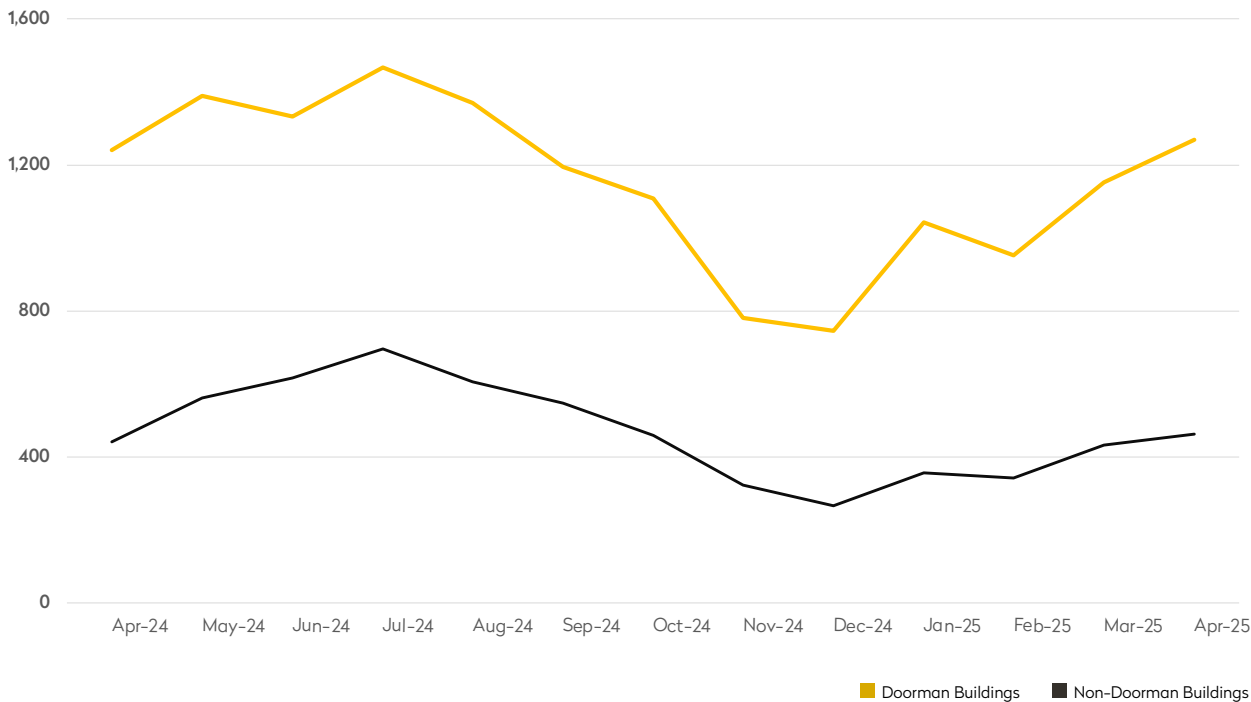
APRIL 2025

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



BHSID 23407023

# Number of New Listings



## DOORMAN BUILDINGS

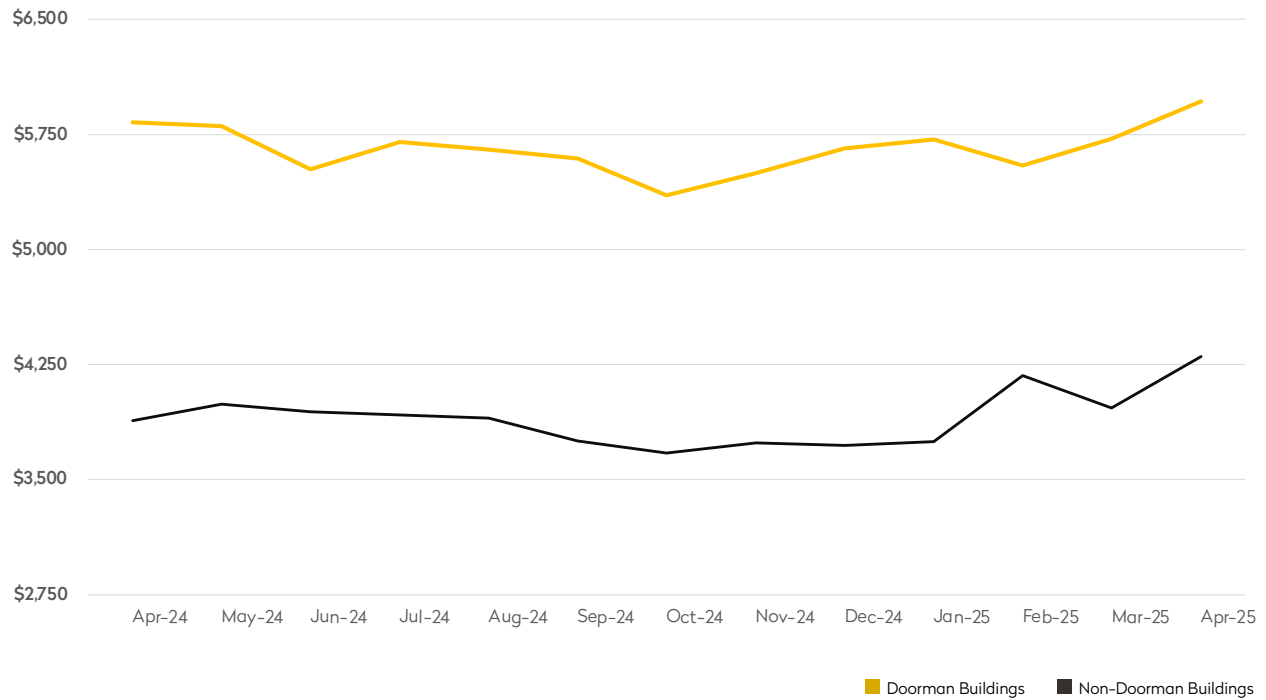
	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	333	308	8%	314	6%
1-Bedrooms	548	539	2%	528	4%
2-Bedrooms	294	236	25%	299	-2%
3-Bedrooms	78	54	44%	85	-8%
4-Bedrooms	15	13	15%	12	25%
All	1,269	1,153	10%	1,241	2%

## NON-DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	100	114	-12%	104	-4%
1-Bedrooms	182	170	7%	147	24%
2-Bedrooms	116	105	10%	131	-11%
3-Bedrooms	44	33	33%	43	2%
4-Bedrooms	20	9	122%	14	43%
All	463	432	7%	441	5%



# Average Asking Rent



## DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	\$3,747	\$3,660	2%	\$3,554	5%
1-Bedrooms	\$5,102	\$5,001	2%	\$4,957	3%
2-Bedrooms	\$7,725	\$7,676	1%	\$7,226	7%
3-Bedrooms	\$12,861	\$11,350	13%	\$11,292	14%
4-Bedrooms	\$15,870	\$22,357	-29%	\$22,739	-30%
All	\$5,967	\$5,722	4%	\$5,830	2%

## NON-DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	\$3,733	\$2,911	28%	\$2,816	33%
1-Bedrooms	\$3,614	\$3,427	5%	\$3,358	8%
2-Bedrooms	\$4,568	\$4,795	-5%	\$4,095	12%
3-Bedrooms	\$5,886	\$6,158	-4%	\$5,725	3%
4-Bedrooms	\$8,129	\$9,325	-13%	\$8,865	-8%
All	\$4,302	\$3,965	8%	\$3,885	11%

# Rnt

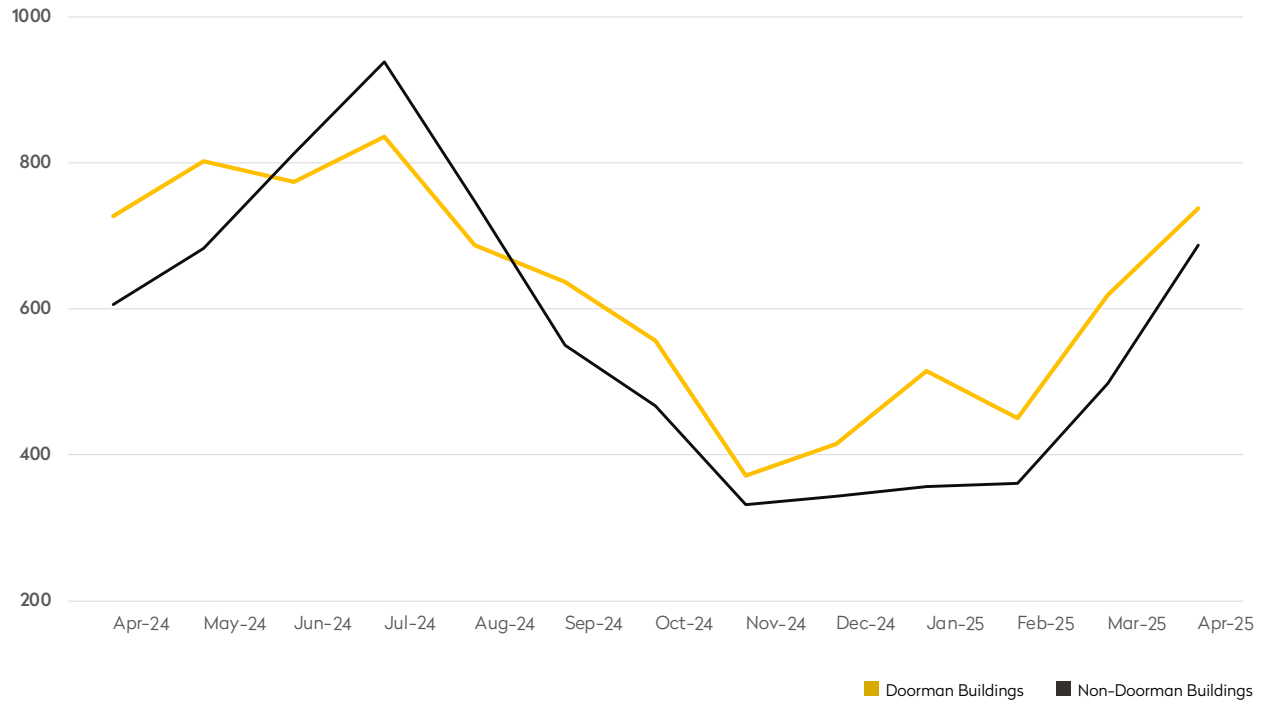
APRIL 2025

34th Street to 14th Street



BHSID 23424587

## Number of New Listings



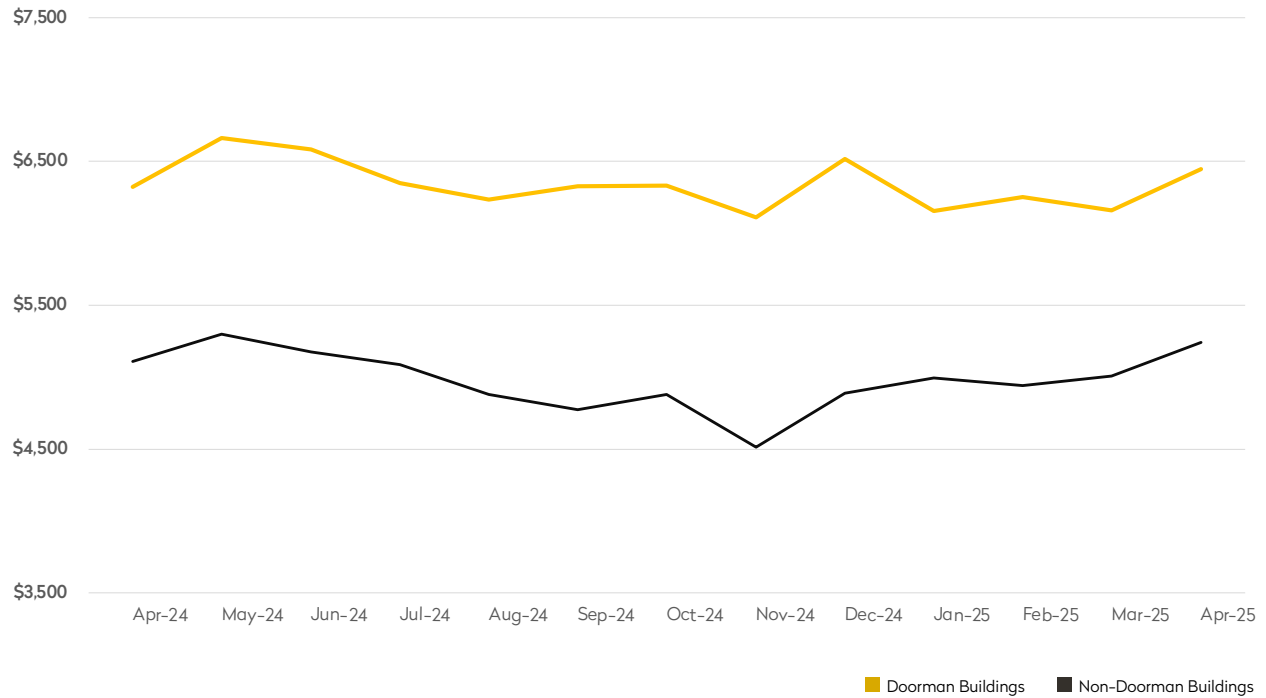
### DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	209	186	12%	208	0%
1-Bedrooms	350	301	16%	347	1%
2-Bedrooms	141	100	41%	124	14%
3-Bedrooms	33	26	27%	37	-11%
4-Bedrooms	5	6	-17%	10	-50%
All	738	619	19%	727	2%

### NON-DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	159	106	50%	138	15%
1-Bedrooms	221	193	15%	213	4%
2-Bedrooms	169	126	34%	142	19%
3-Bedrooms	107	61	75%	82	30%
4-Bedrooms	27	11	145%	25	8%
All	687	498	38%	606	13%

## Average Asking Rent



### DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	\$4,274	\$4,281	0%	\$4,103	4%
1-Bedrooms	\$5,880	\$5,820	1%	\$5,421	8%
2-Bedrooms	\$9,286	\$9,083	2%	\$8,737	6%
3-Bedrooms	\$13,518	\$11,023	23%	\$14,837	-9%
4-Bedrooms	\$10,369	\$11,769	-12%	\$21,802	-52%
All	\$6,448	\$6,161	5%	\$6,322	2%

### NON-DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	\$3,385	\$3,389	0%	\$3,341	1%
1-Bedrooms	\$4,169	\$4,067	3%	\$4,072	2%
2-Bedrooms	\$5,929	\$5,584	6%	\$5,463	9%
3-Bedrooms	\$7,714	\$8,151	-5%	\$7,180	7%
4-Bedrooms	\$9,830	\$12,394	-21%	\$13,153	-25%
All	\$5,243	\$5,007	5%	\$5,108	3%

# Rnt

APRIL 2025

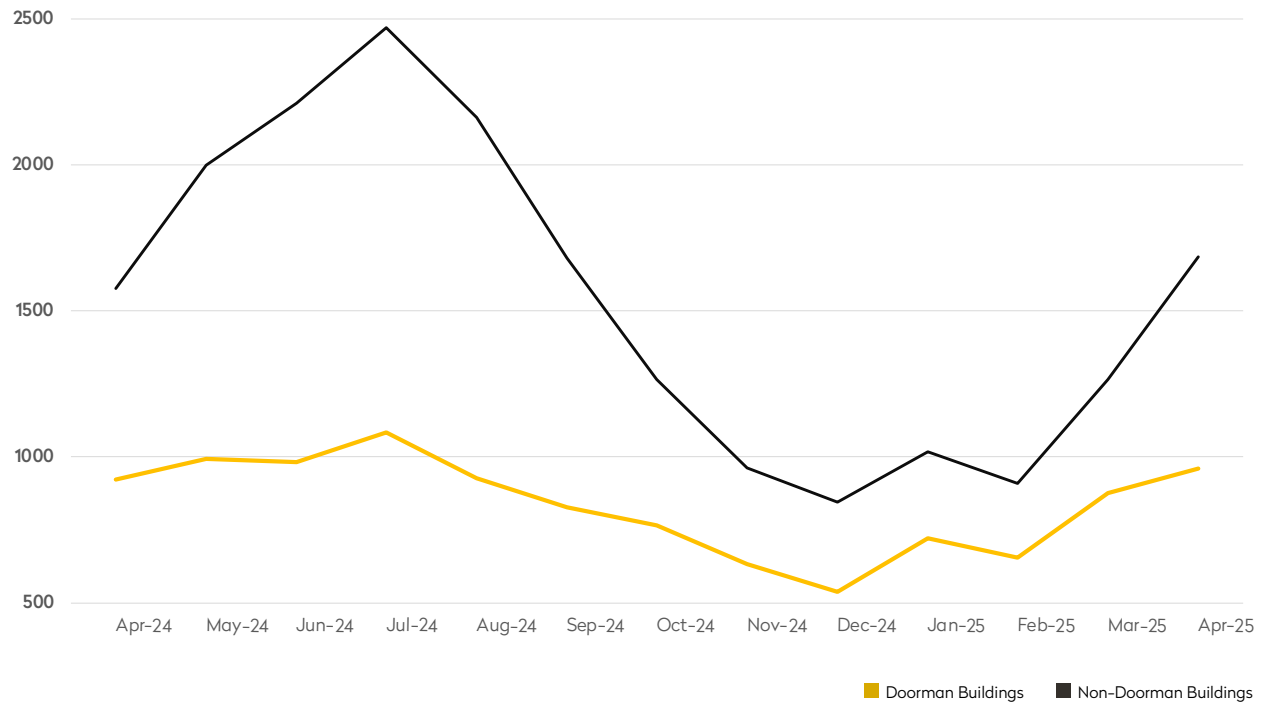
South of 14th Street



BHSID 23438045



# Number of New Listings



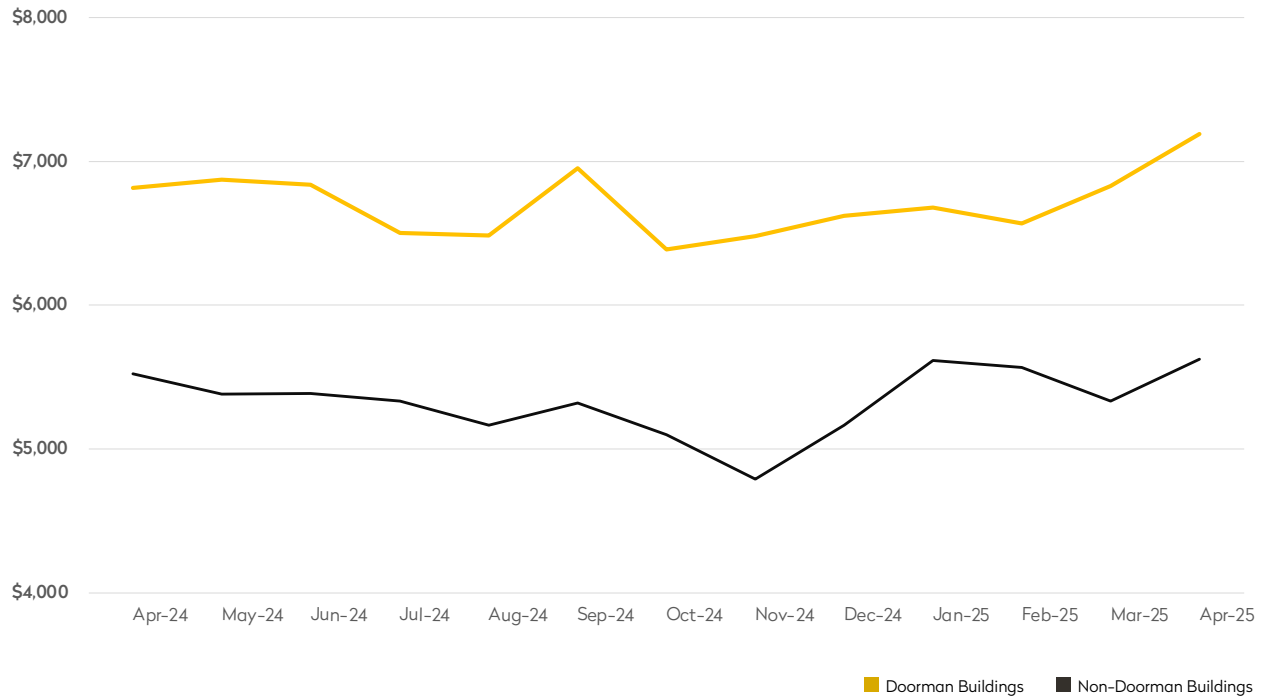
## DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	291	268	9%	266	9%
1-Bedrooms	363	342	6%	352	3%
2-Bedrooms	215	193	11%	221	-3%
3-Bedrooms	75	54	39%	66	14%
4-Bedrooms	16	18	-11%	13	23%
All	960	876	10%	922	4%

## NON-DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	273	226	21%	229	19%
1-Bedrooms	526	458	15%	499	5%
2-Bedrooms	554	388	43%	487	14%
3-Bedrooms	224	142	58%	239	-6%
4-Bedrooms	82	44	86%	99	-17%
All	1,686	1,266	33%	1,577	7%

# Average Asking Rent



## DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	\$4,171	\$4,189	0%	\$4,080	2%
1-Bedrooms	\$5,760	\$5,826	-1%	\$5,589	3%
2-Bedrooms	\$9,068	\$8,973	1%	\$8,587	6%
3-Bedrooms	\$16,850	\$13,015	29%	\$15,678	7%
4-Bedrooms	\$23,883	\$23,386	2%	\$18,005	33%
All	\$7,188	\$6,829	5%	\$6,815	5%

## NON-DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	\$3,447	\$3,708	-7%	\$3,227	7%
1-Bedrooms	\$4,406	\$4,423	0%	\$4,120	7%
2-Bedrooms	\$5,855	\$5,867	0%	\$5,470	7%
3-Bedrooms	\$7,709	\$7,539	2%	\$7,183	7%
4-Bedrooms	\$10,449	\$9,805	7%	\$11,120	-6%
All	\$5,622	\$5,333	5%	\$5,524	2%

# Rnt

**APRIL 2025**

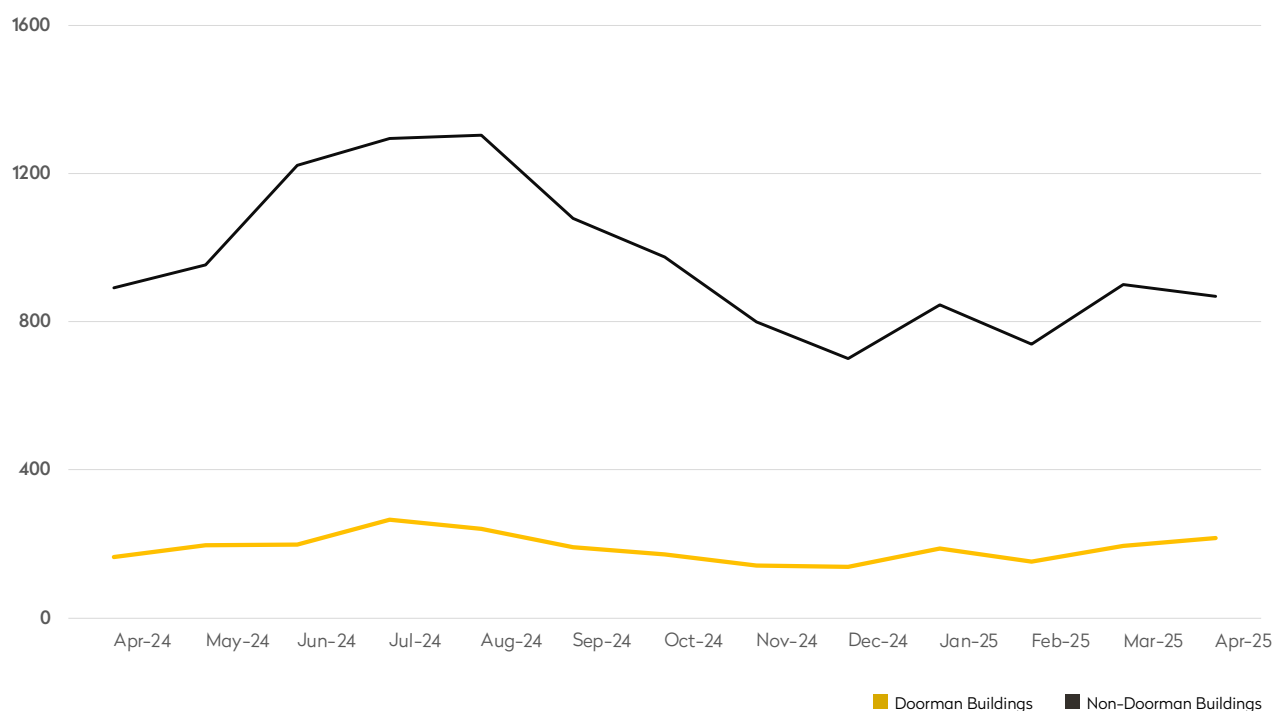
Generally North of 96th St. on the East Side,  
and 110th St. on the West Side



UPPER MANHATTAN

BHSID 23423186

# Number of New Listings



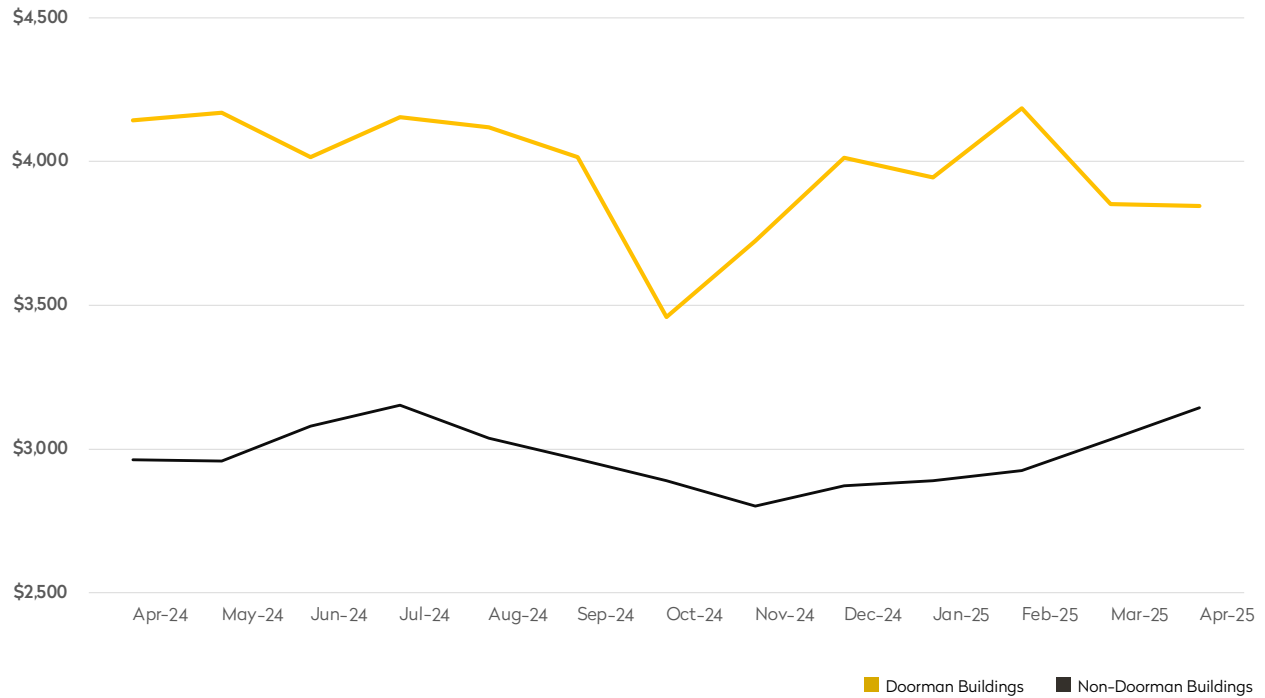
## DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	47	41	15%	22	114%
1-Bedrooms	81	69	17%	72	13%
2-Bedrooms	65	62	5%	46	41%
3-Bedrooms	15	18	-17%	18	-17%
4-Bedrooms	6	4	50%	3	100%
All	216	195	11%	164	32%

## NON-DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	122	122	0%	107	14%
1-Bedrooms	297	311	-5%	314	-5%
2-Bedrooms	251	267	-6%	279	-10%
3-Bedrooms	153	147	4%	147	4%
4-Bedrooms	39	45	-13%	41	-5%
All	869	901	-4%	892	-3%

## Average Asking Rent



### DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	\$3,248	\$2,682	21%	\$2,946	10%
1-Bedrooms	\$3,757	\$3,386	11%	\$3,778	-1%
2-Bedrooms	\$4,286	\$4,809	-11%	\$4,458	-4%
3-Bedrooms	\$4,034	\$4,234	-5%	\$5,620	-28%
4-Bedrooms	\$4,065	\$7,078	-43%	\$6,665	-39%
All	\$3,845	\$3,853	0%	\$4,143	-7%

### NON-DOORMAN BUILDINGS

	APRIL 2025	MARCH 2025	MONTHLY CHANGE	APRIL 2024	ANNUAL CHANGE
Studios	\$2,237	\$2,158	4%	\$2,075	8%
1-Bedrooms	\$2,651	\$2,490	6%	\$2,558	4%
2-Bedrooms	\$3,324	\$3,227	3%	\$3,065	8%
3-Bedrooms	\$3,994	\$3,864	3%	\$3,704	8%
4-Bedrooms	\$4,773	\$4,651	3%	\$4,833	-1%
All	\$3,144	\$3,033	4%	\$2,962	6%



# Contact Us

## NEW RENTAL LISTINGS REPORT

April 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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