

# Rnt

MAY 2024

NEW RENTAL

LISTINGS

REPORT

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**Brown Harris Stevens** THE Craft OF Research

# Highlights

## NEW RENTAL LISTINGS REPORT

May 2024

- Compared to a year ago, non-doorman buildings posted triple-digit increases in the number of new rental listings.
- New listings in doorman buildings were 30% higher than last month.
- After rising every month to start the year, average asking rents dipped 2% in May for both doorman and non-doorman buildings.
- Two-bedrooms in doorman buildings were the only category to post a gain in average asking rents.



BHSID 23028756

# Rnt

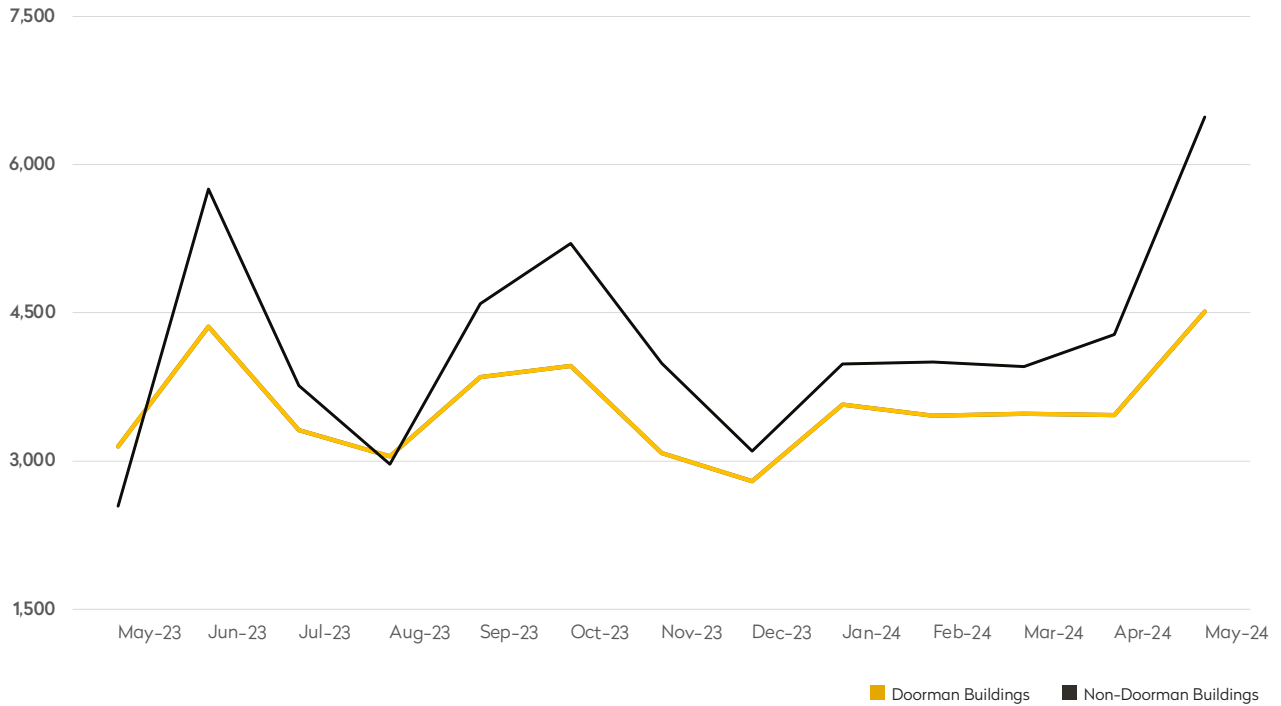
MAY 2024



# MANHATTAN

BHSID 23046718

# Number of New Listings



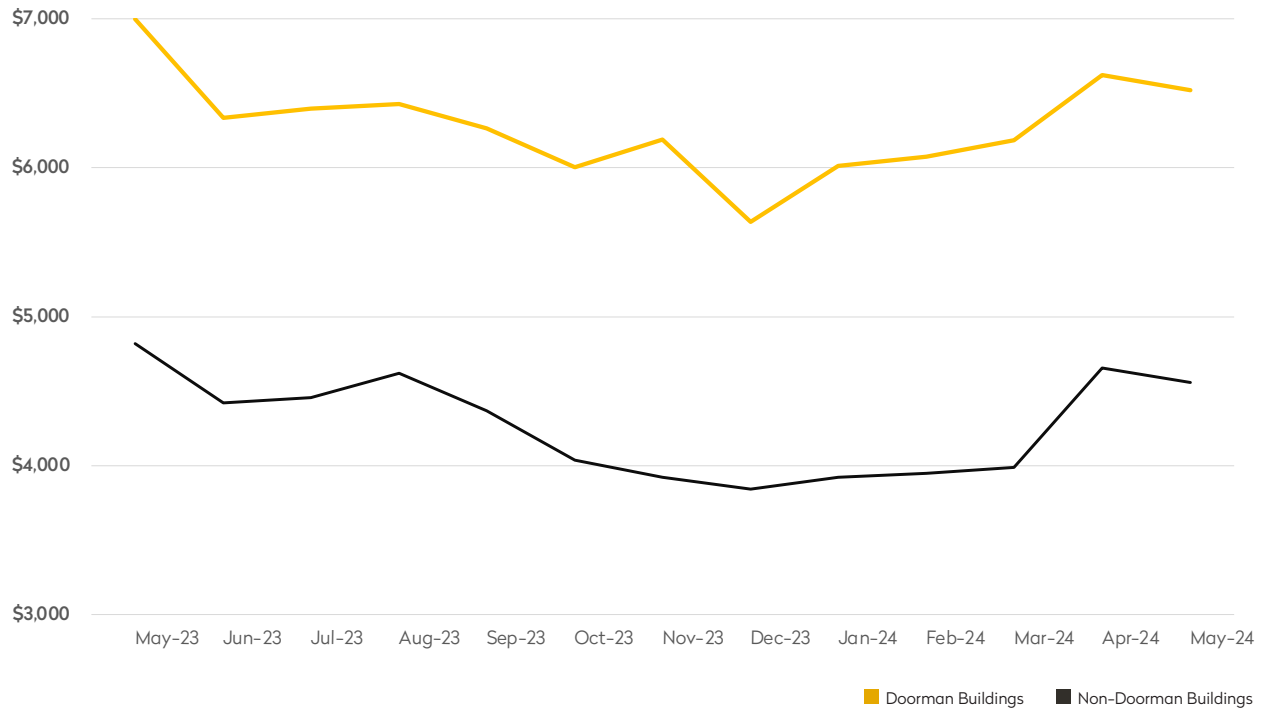
## DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	1,109	824	35%	702	58%
1-Bedrooms	1,848	1,480	25%	1,318	40%
2-Bedrooms	1,078	791	36%	762	41%
3-Bedrooms	385	288	34%	258	49%
4-Bedrooms	82	61	34%	80	3%
All	4,513	3,463	30%	3,149	43%

## NON-DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	1,166	802	45%	466	150%
1-Bedrooms	2,153	1,507	43%	866	149%
2-Bedrooms	1,857	1,171	59%	701	165%
3-Bedrooms	966	560	73%	336	188%
4-Bedrooms	259	193	34%	104	149%
All	6,479	4,278	51%	2,543	155%

## Average Asking Rent



### DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	\$3,819	\$3,809	0%	\$3,820	0%
1-Bedrooms	\$5,147	\$5,176	-1%	\$5,257	-2%
2-Bedrooms	\$7,919	\$7,845	1%	\$8,533	-7%
3-Bedrooms	\$13,268	\$14,421	-8%	\$14,599	-9%
4-Bedrooms	\$17,924	\$21,419	-16%	\$20,474	-12%
All	\$6,519	\$6,622	-2%	\$6,999	-7%

### NON-DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	\$2,856	\$2,848	0%	\$2,895	-1%
1-Bedrooms	\$3,543	\$3,624	-2%	\$3,654	-3%
2-Bedrooms	\$4,582	\$4,676	-2%	\$4,753	-4%
3-Bedrooms	\$6,519	\$6,511	0%	\$7,181	-9%
4-Bedrooms	\$10,142	\$11,205	-9%	\$12,128	-16%
All	\$4,560	\$4,656	-2%	\$4,822	-5%

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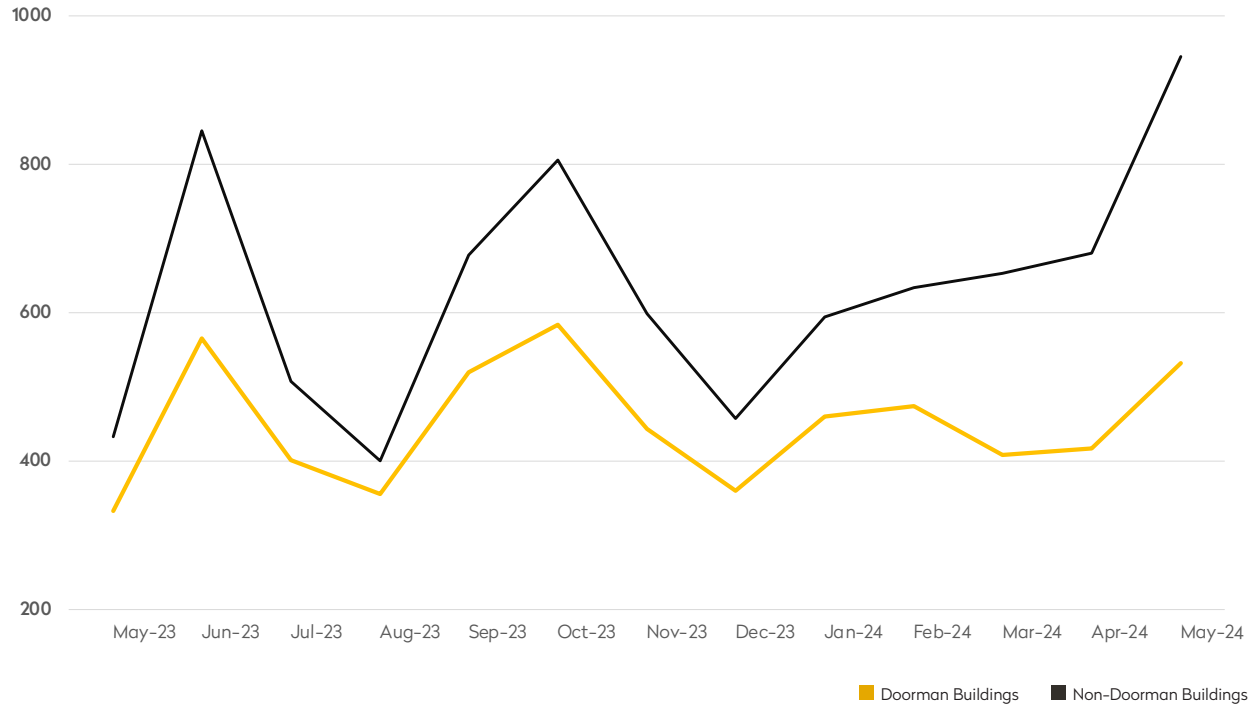
**MAY 2024**

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



BHSID 22941573

# Number of New Listings



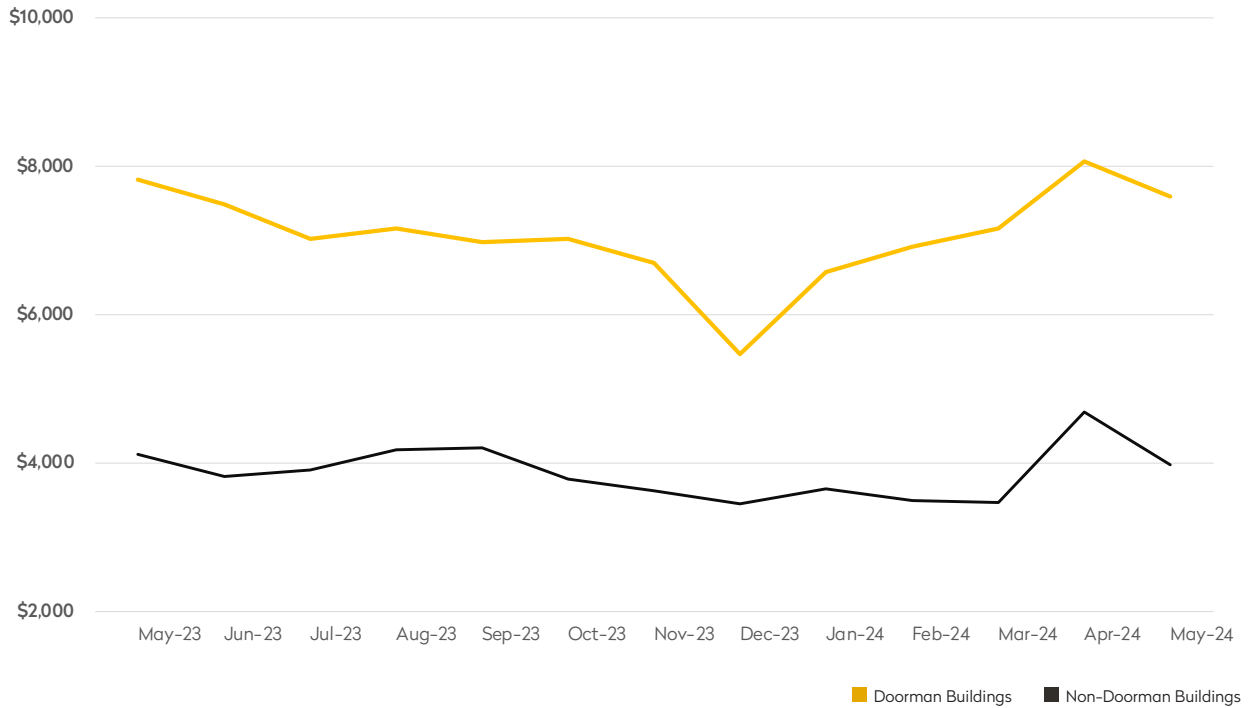
## DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	103	68	51%	44	134%
1-Bedrooms	202	174	16%	145	39%
2-Bedrooms	144	103	40%	81	78%
3-Bedrooms	66	54	22%	38	74%
4-Bedrooms	11	12	-8%	18	-39%
All	532	417	28%	333	60%

## NON-DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	251	173	45%	113	122%
1-Bedrooms	359	270	33%	155	132%
2-Bedrooms	225	151	49%	112	101%
3-Bedrooms	86	64	34%	36	139%
4-Bedrooms	17	16	6%	11	55%
All	945	680	39%	433	118%

# Average Asking Rent



## DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	\$3,621	\$3,618	0%	\$3,502	3%
1-Bedrooms	\$4,958	\$5,009	-1%	\$4,689	6%
2-Bedrooms	\$8,003	\$8,068	-1%	\$7,967	0%
3-Bedrooms	\$15,329	\$15,952	-4%	\$13,942	10%
4-Bedrooms	\$20,341	\$28,332	-28%	\$19,105	6%
All	\$7,592	\$8,065	-6%	\$7,820	-3%

## NON-DOORMAN BUILDINGS

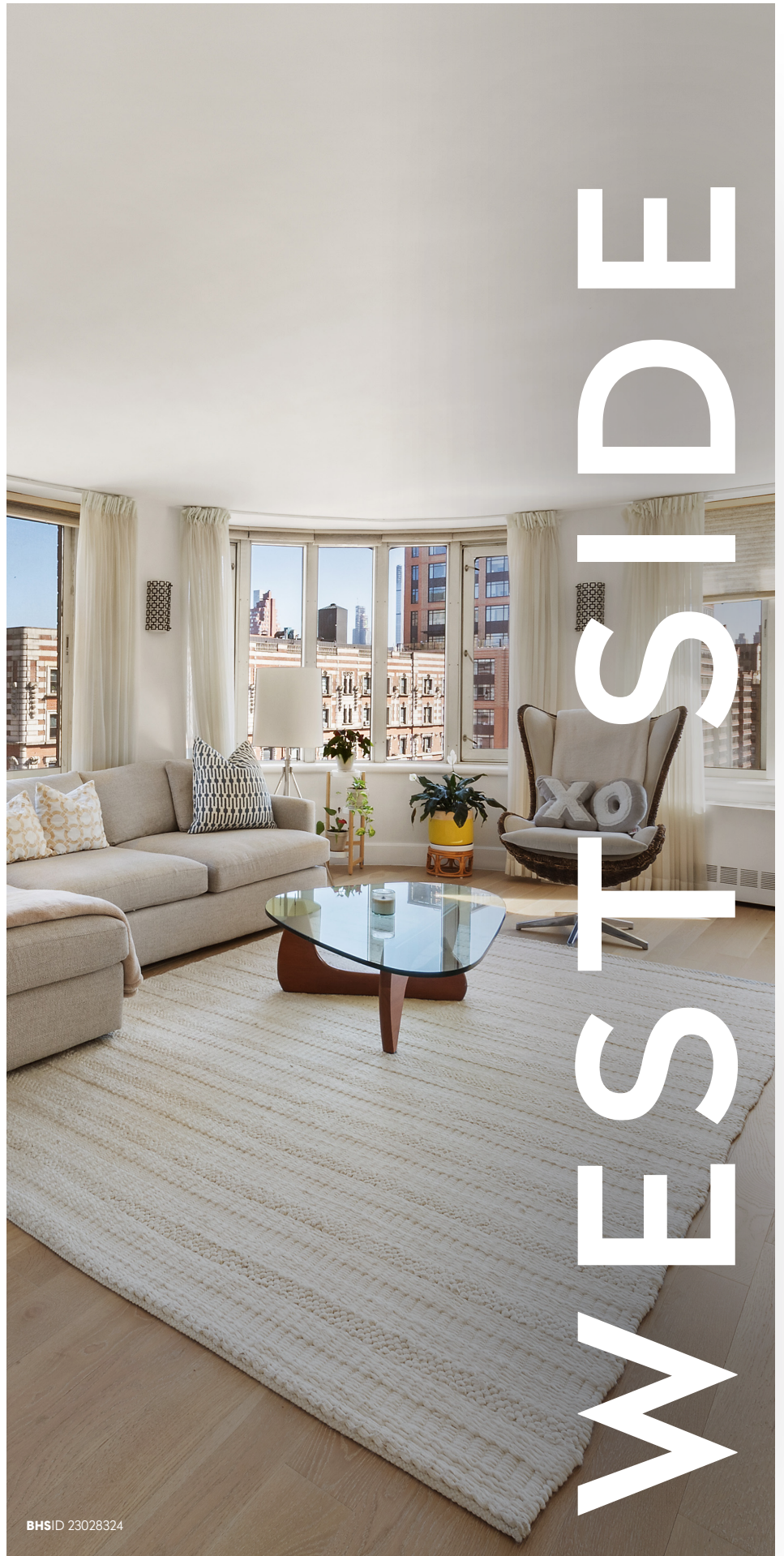
	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	\$2,589	\$2,580	0%	\$2,544	2%
1-Bedrooms	\$3,142	\$3,431	-8%	\$3,116	1%
2-Bedrooms	\$4,427	\$4,365	1%	\$4,246	4%
3-Bedrooms	\$6,089	\$8,348	-27%	\$5,917	3%
4-Bedrooms	\$15,229	\$21,027	-28%	\$23,572	-35%
All	\$3,973	\$4,690	-15%	\$4,115	-3%



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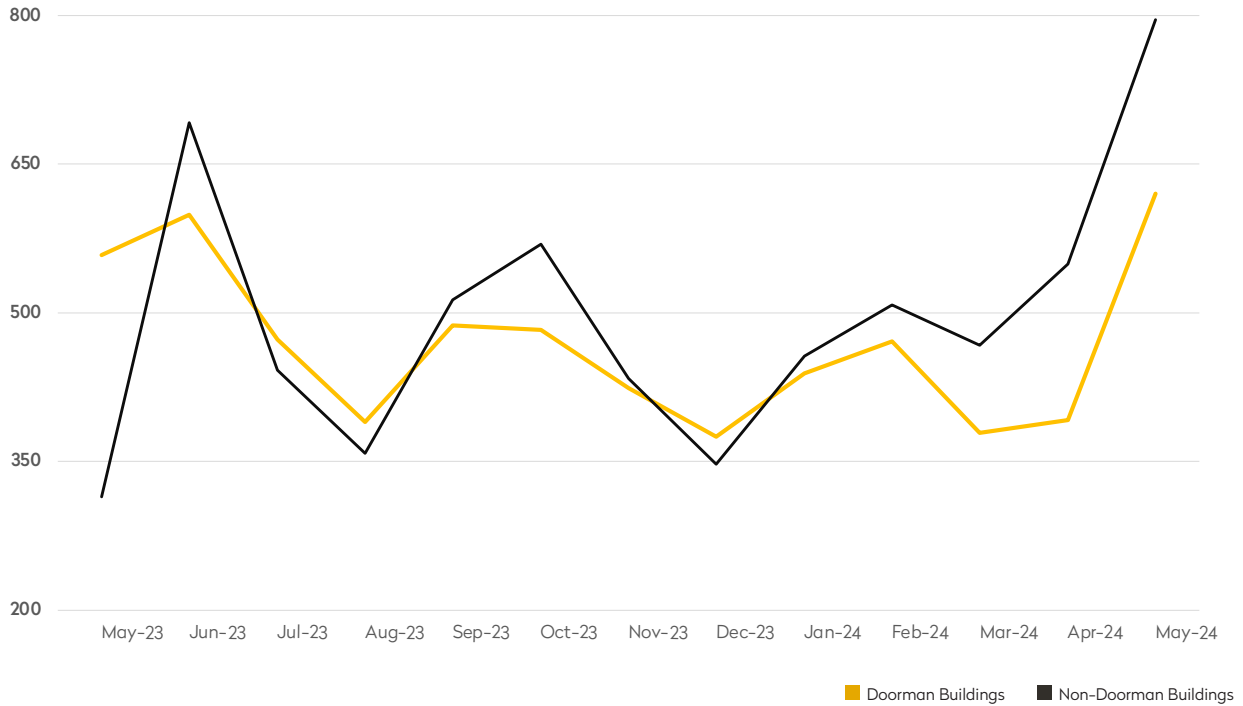
**MAY 2024**

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



BHSID 23028324

# Number of New Listings



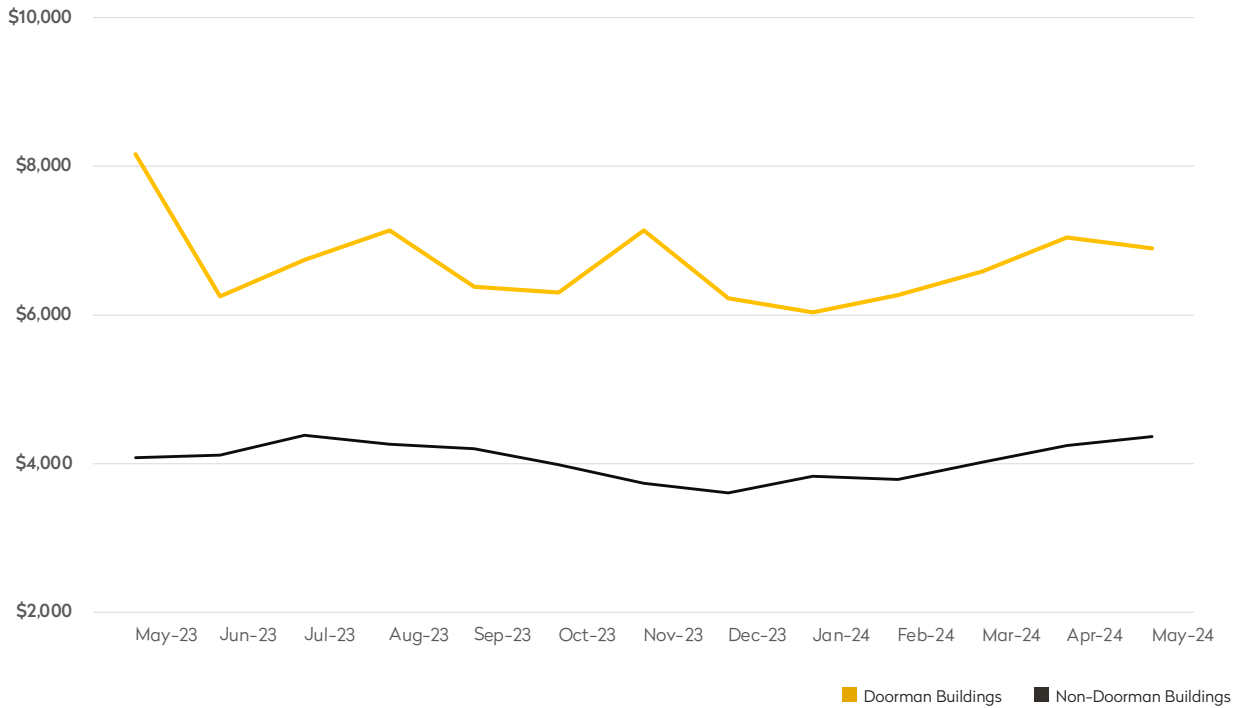
## DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	115	61	89%	82	40%
1-Bedrooms	251	186	35%	226	11%
2-Bedrooms	159	86	85%	157	1%
3-Bedrooms	72	45	60%	64	13%
4-Bedrooms	22	11	100%	28	-21%
All	620	392	58%	558	11%

## NON-DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	169	111	52%	74	128%
1-Bedrooms	319	227	41%	130	145%
2-Bedrooms	166	126	32%	63	163%
3-Bedrooms	106	67	58%	28	279%
4-Bedrooms	28	13	115%	7	300%
All	796	549	45%	314	154%

# Average Asking Rent



## DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	\$3,584	\$3,487	3%	\$3,722	-4%
1-Bedrooms	\$4,920	\$5,031	-2%	\$5,608	-12%
2-Bedrooms	\$8,015	\$7,652	5%	\$9,840	-19%
3-Bedrooms	\$13,062	\$14,732	-11%	\$13,604	-4%
4-Bedrooms	\$17,542	\$19,805	-11%	\$19,926	-12%
All	\$6,898	\$7,044	-2%	\$8,162	-15%

## NON-DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	\$2,764	\$2,587	7%	\$2,762	0%
1-Bedrooms	\$3,729	\$3,697	1%	\$3,760	-1%
2-Bedrooms	\$4,617	\$4,743	-3%	\$4,899	-6%
3-Bedrooms	\$6,673	\$6,577	1%	\$6,161	8%
4-Bedrooms	\$9,351	\$9,084	3%	\$10,198	-8%
All	\$4,368	\$4,249	3%	\$4,082	7%

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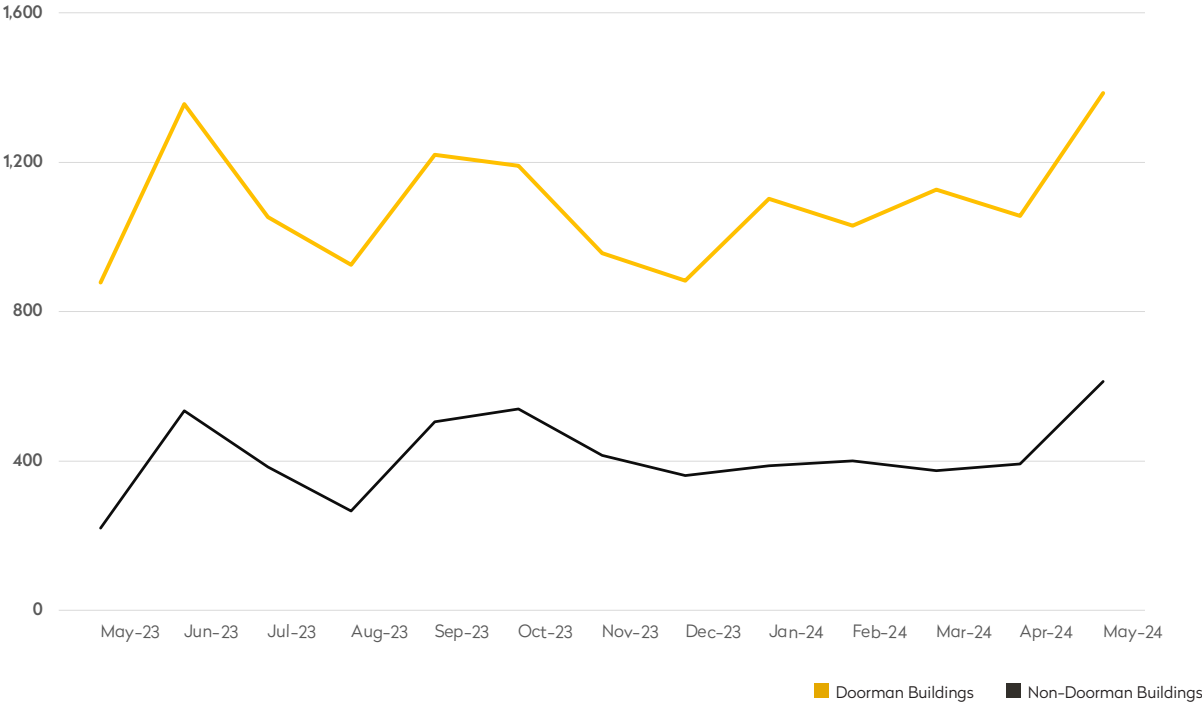
**MAY 2024**

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



BHSID 23012701

# Number of New Listings



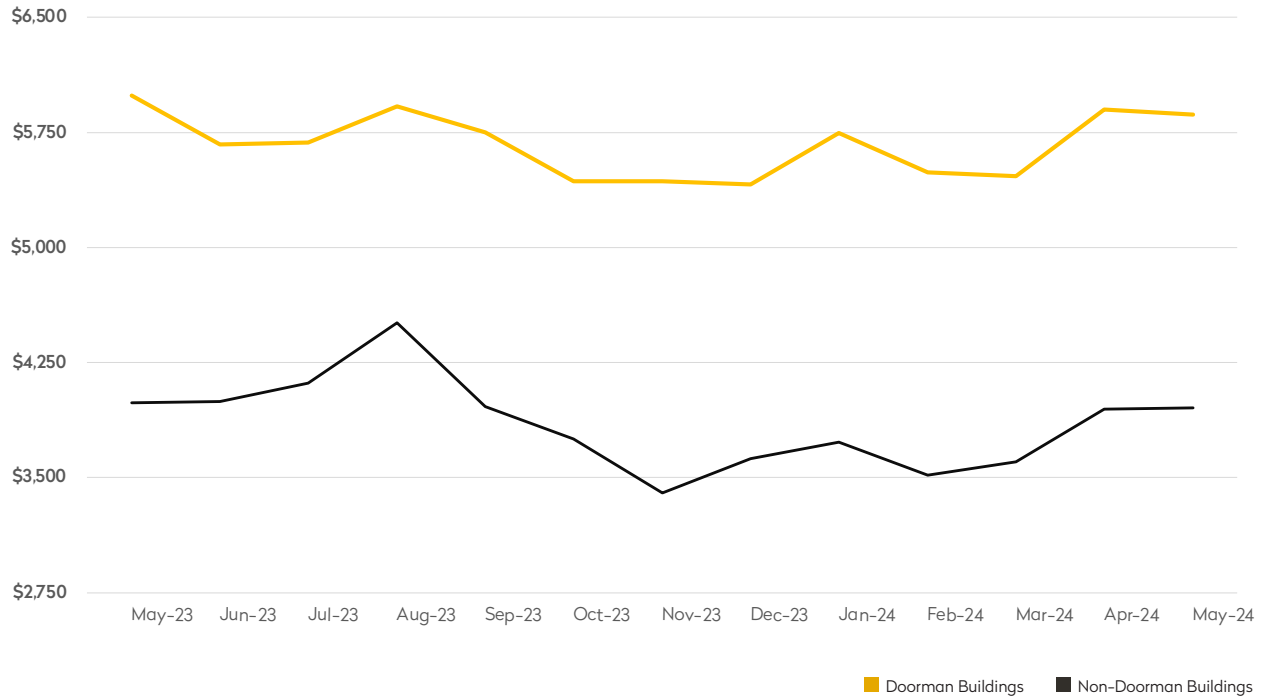
## DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	368	275	34%	228	61%
1-Bedrooms	579	445	30%	387	50%
2-Bedrooms	334	253	32%	207	61%
3-Bedrooms	87	68	28%	43	102%
4-Bedrooms	16	12	33%	8	100%
All	1,386	1,057	31%	878	58%

## NON-DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	137	94	46%	47	191%
1-Bedrooms	206	134	54%	75	175%
2-Bedrooms	174	114	53%	64	172%
3-Bedrooms	72	36	100%	21	243%
4-Bedrooms	25	11	127%	7	257%
All	614	392	57%	221	178%

## Average Asking Rent



### DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	\$3,675	\$3,538	4%	\$3,595	2%
1-Bedrooms	\$4,910	\$5,011	-2%	\$4,845	1%
2-Bedrooms	\$7,333	\$7,327	0%	\$7,761	-6%
3-Bedrooms	\$12,374	\$11,699	6%	\$15,078	-18%
4-Bedrooms	\$17,512	\$22,756	-23%	\$31,443	-44%
All	\$5,865	\$5,901	-1%	\$5,989	-2%

### NON-DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	\$2,794	\$2,799	0%	\$2,792	0%
1-Bedrooms	\$3,378	\$3,343	1%	\$3,341	1%
2-Bedrooms	\$4,290	\$4,185	3%	\$4,117	4%
3-Bedrooms	\$5,604	\$5,691	-2%	\$5,488	2%
4-Bedrooms	\$7,972	\$9,032	-12%	\$14,764	-46%
All	\$3,954	\$3,947	0%	\$3,988	-1%

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MAY 2024

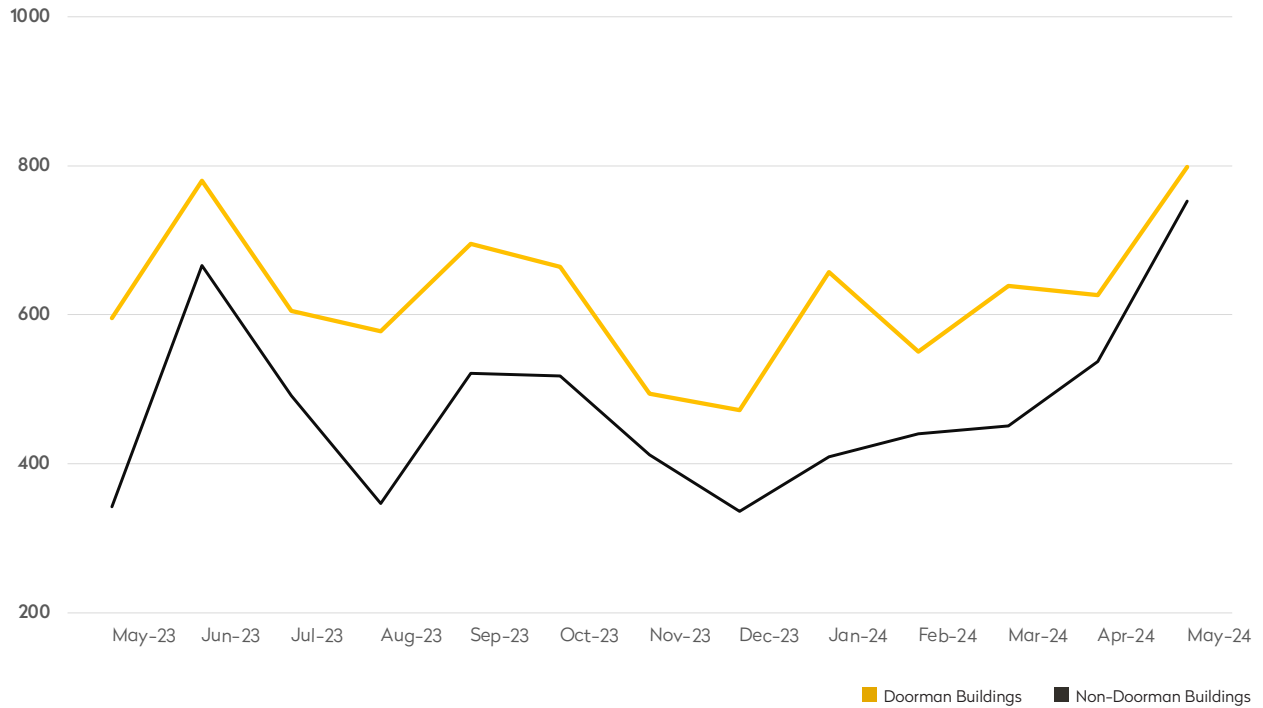
34th Street to 14th Street



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BHSID 22493534

# Number of New Listings



## DOORMAN BUILDINGS

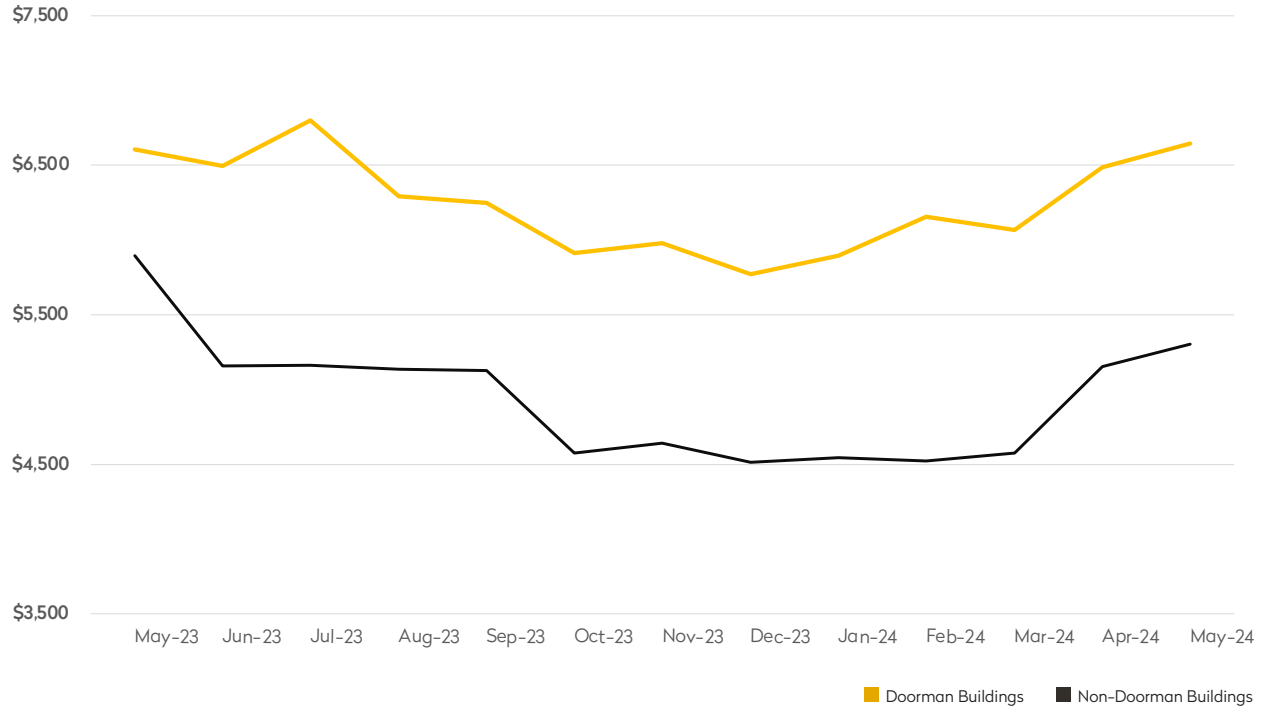
	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	219	173	27%	147	49%
1-Bedrooms	364	296	23%	271	34%
2-Bedrooms	151	111	36%	130	16%
3-Bedrooms	51	36	42%	32	59%
4-Bedrooms	13	10	30%	10	30%
All	798	626	27%	595	34%

## NON-DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	163	118	38%	59	176%
1-Bedrooms	211	188	12%	104	103%
2-Bedrooms	199	129	54%	90	121%
3-Bedrooms	135	75	80%	61	121%
4-Bedrooms	29	22	32%	17	71%
All	752	537	40%	342	120%



## Average Asking Rent



### DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	\$4,052	\$4,140	-2%	\$4,109	-1%
1-Bedrooms	\$5,655	\$5,478	3%	\$5,500	3%
2-Bedrooms	\$9,010	\$8,753	3%	\$9,019	0%
3-Bedrooms	\$14,403	\$14,968	-4%	\$14,380	0%
4-Bedrooms	\$20,267	\$21,280	-5%	\$14,159	43%
All	\$6,647	\$6,487	2%	\$6,605	1%

### NON-DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	\$3,341	\$3,424	-2%	\$3,203	4%
1-Bedrooms	\$4,221	\$4,094	3%	\$4,195	1%
2-Bedrooms	\$5,119	\$5,500	-7%	\$5,835	-12%
3-Bedrooms	\$7,258	\$7,306	-1%	\$8,340	-13%
4-Bedrooms	\$10,668	\$12,565	-15%	\$14,198	-25%
All	\$5,304	\$5,152	3%	\$5,894	-10%

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MAY 2024

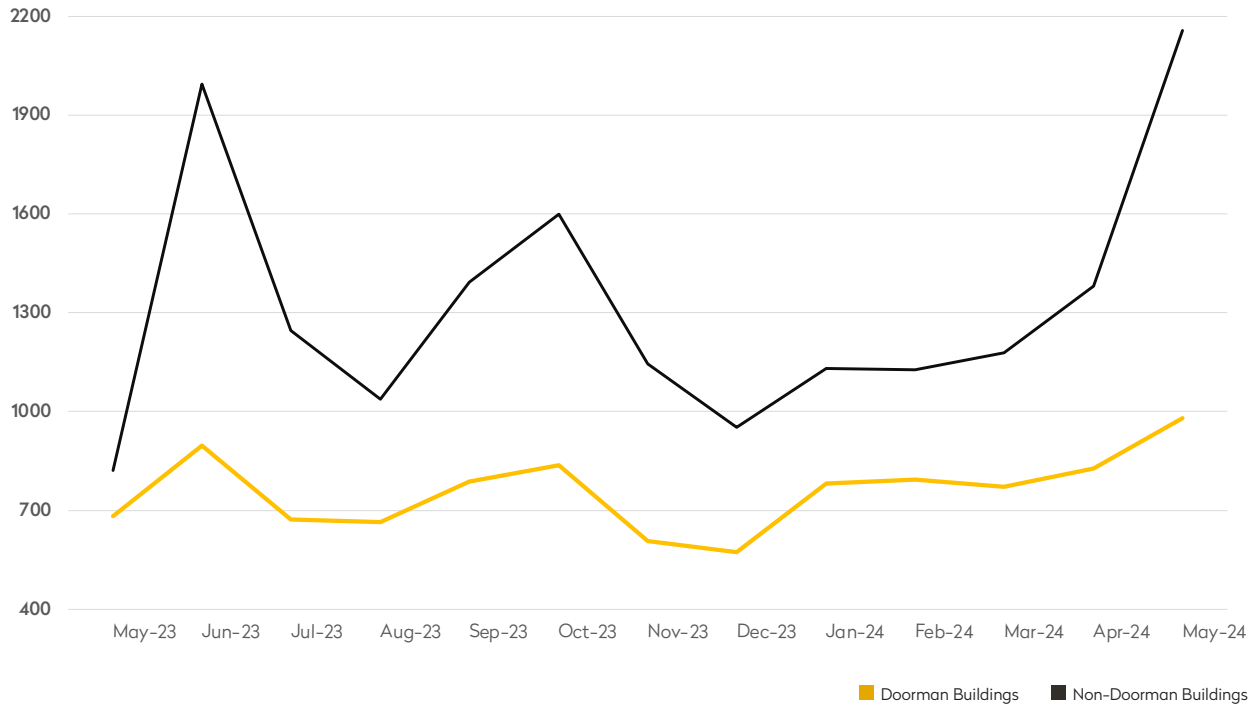
South of 14th Street



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BHSID 23010533

# Number of New Listings



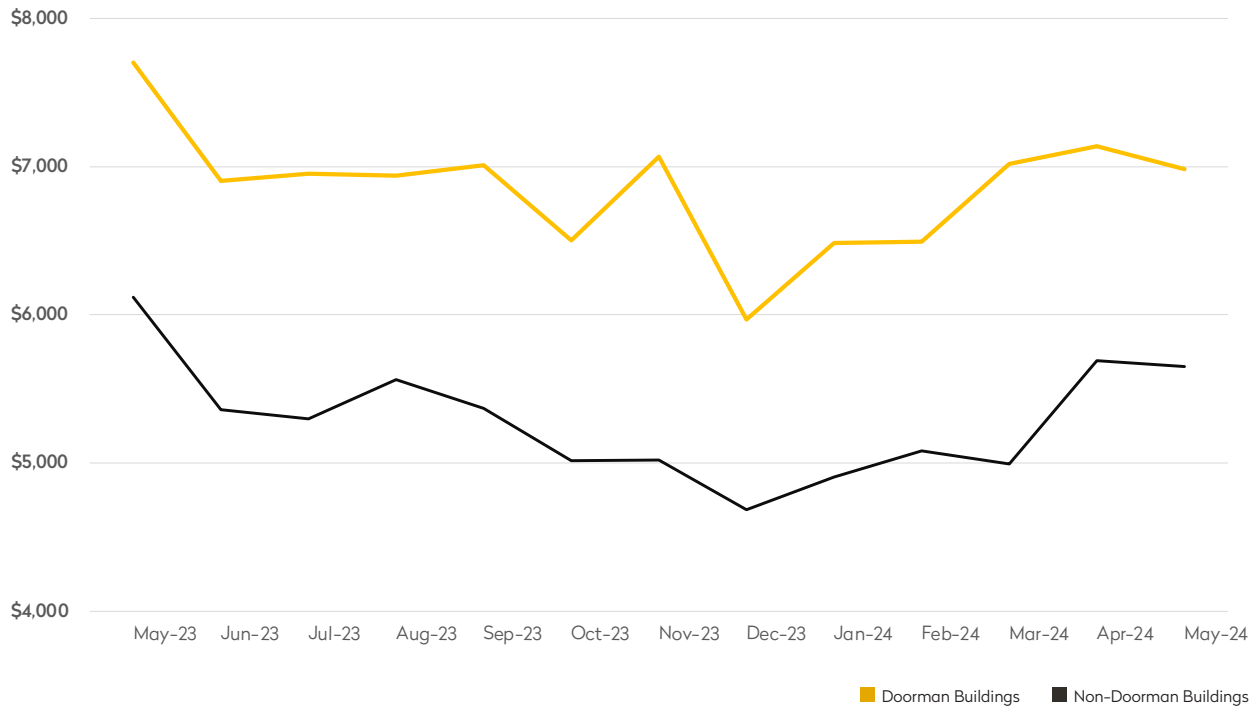
## DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	286	227	26%	184	55%
1-Bedrooms	369	316	17%	258	43%
2-Bedrooms	232	200	16%	151	54%
3-Bedrooms	76	69	10%	66	15%
4-Bedrooms	14	13	8%	12	17%
All	979	828	18%	682	44%

## NON-DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	307	206	49%	129	138%
1-Bedrooms	633	436	45%	258	145%
2-Bedrooms	720	423	70%	239	201%
3-Bedrooms	359	200	80%	128	180%
4-Bedrooms	106	92	15%	41	159%
All	2,157	1,380	56%	822	162%

## Average Asking Rent



### DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	\$4,054	\$4,109	-1%	\$4,091	-1%
1-Bedrooms	\$5,642	\$5,591	1%	\$5,843	-3%
2-Bedrooms	\$8,842	\$8,589	3%	\$9,056	-2%
3-Bedrooms	\$15,063	\$17,406	-13%	\$17,653	-15%
4-Bedrooms	\$19,576	\$18,682	5%	\$25,949	-25%
All	\$6,983	\$7,139	-2%	\$7,700	-9%

### NON-DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	\$3,177	\$3,258	-2%	\$3,370	-6%
1-Bedrooms	\$4,168	\$4,180	0%	\$4,421	-6%
2-Bedrooms	\$5,303	\$5,499	-4%	\$5,574	-5%
3-Bedrooms	\$8,066	\$7,333	10%	\$9,070	-11%
4-Bedrooms	\$12,744	\$12,440	2%	\$11,868	7%
All	\$5,651	\$5,690	-1%	\$6,119	-8%

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**MAY 2024**

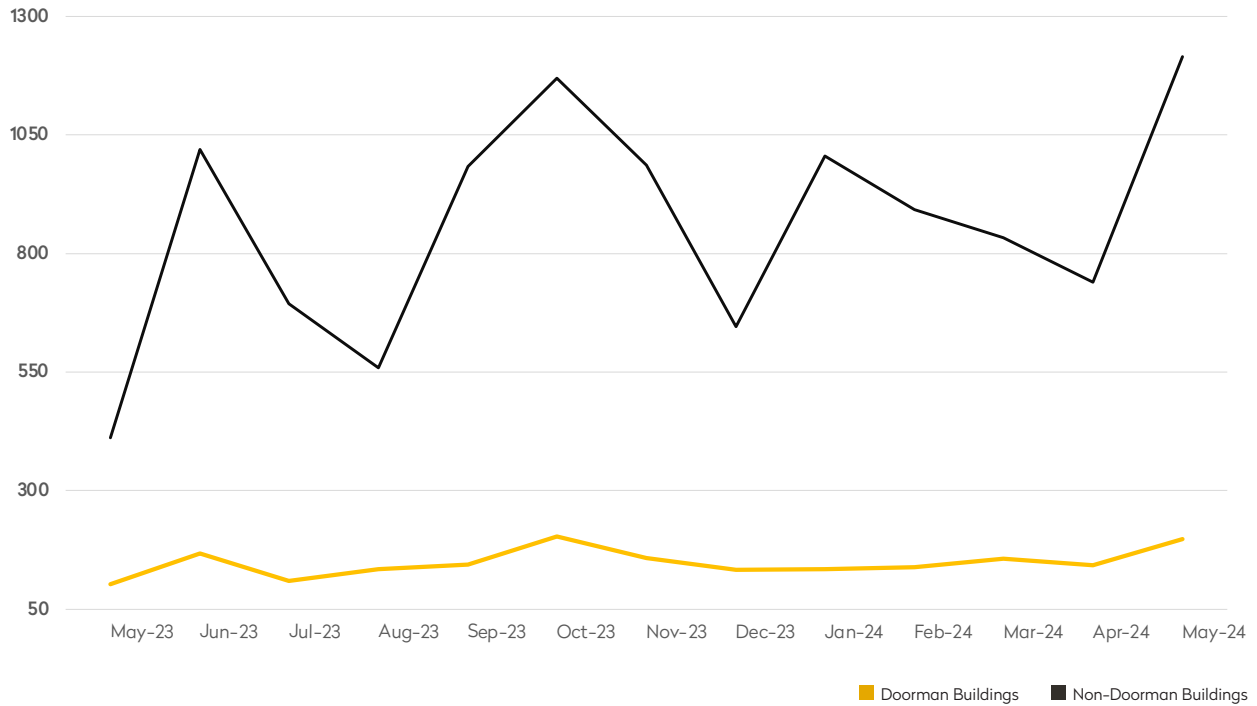
Generally North of 96th St. on the East Side,  
and 110th St. on the West Side



BHSID 23024883

UPPER MANHATTAN

# Number of New Listings



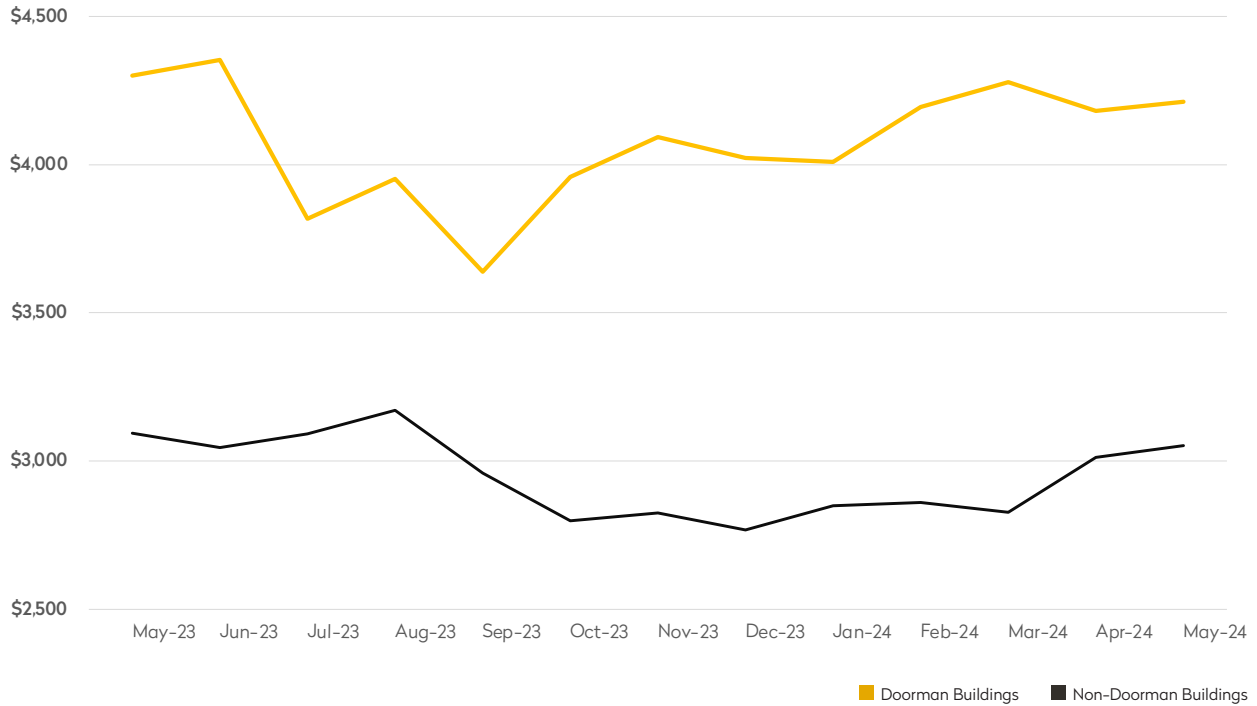
## DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	18	20	-10%	17	6%
1-Bedrooms	83	63	32%	31	168%
2-Bedrooms	58	38	53%	36	61%
3-Bedrooms	33	16	106%	15	120%
4-Bedrooms	6	3	100%	4	50%
All	198	143	38%	103	92%

## NON-DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	139	100	39%	44	216%
1-Bedrooms	425	252	69%	144	195%
2-Bedrooms	373	228	64%	133	180%
3-Bedrooms	208	118	76%	62	235%
4-Bedrooms	54	39	38%	21	157%
All	1,215	740	64%	411	196%

## Average Asking Rent



### DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	\$2,812	\$2,908	-3%	\$2,689	5%
1-Bedrooms	\$3,511	\$3,727	-6%	\$3,486	1%
2-Bedrooms	\$4,297	\$4,567	-6%	\$4,589	-6%
3-Bedrooms	\$6,067	\$5,851	4%	\$6,163	-2%
4-Bedrooms	\$7,057	\$6,665	6%	\$7,900	-11%
All	\$4,211	\$4,180	1%	\$4,301	-2%

### NON-DOORMAN BUILDINGS

	MAY 2024	APRIL 2024	MONTHLY CHANGE	MAY 2023	ANNUAL CHANGE
Studios	\$2,230	\$2,120	5%	\$2,324	-4%
1-Bedrooms	\$2,554	\$2,603	-2%	\$2,534	1%
2-Bedrooms	\$3,116	\$3,100	1%	\$3,209	-3%
3-Bedrooms	\$3,787	\$3,830	-1%	\$3,910	-3%
4-Bedrooms	\$4,568	\$4,813	-5%	\$4,729	-3%
All	\$3,052	\$3,013	1%	\$3,094	-1%

# Contact Us

## NEW RENTAL LISTINGS REPORT

May 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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