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MAY 2025
NEW RENTAL
LISTINGS
REPORT

MANHATTAN

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Highlights

NEW RENTAL LISTINGS REPORT

May 2025

- The number of new rental listings climbed by double digits for nearly every bedroom category compared to April.
- Doorman buildings saw a 5% increase in new listings compared to a year ago, while non-doorman buildings dipped 2%.
- Average asking rents ticked up slightly for doorman buildings and was virtually unchanged for non-doorman buildings compared to last month.
- Compared to last month four-bedroom apartments posted the largest gains in asking rents in doorman buildings.



BHSID 23479154

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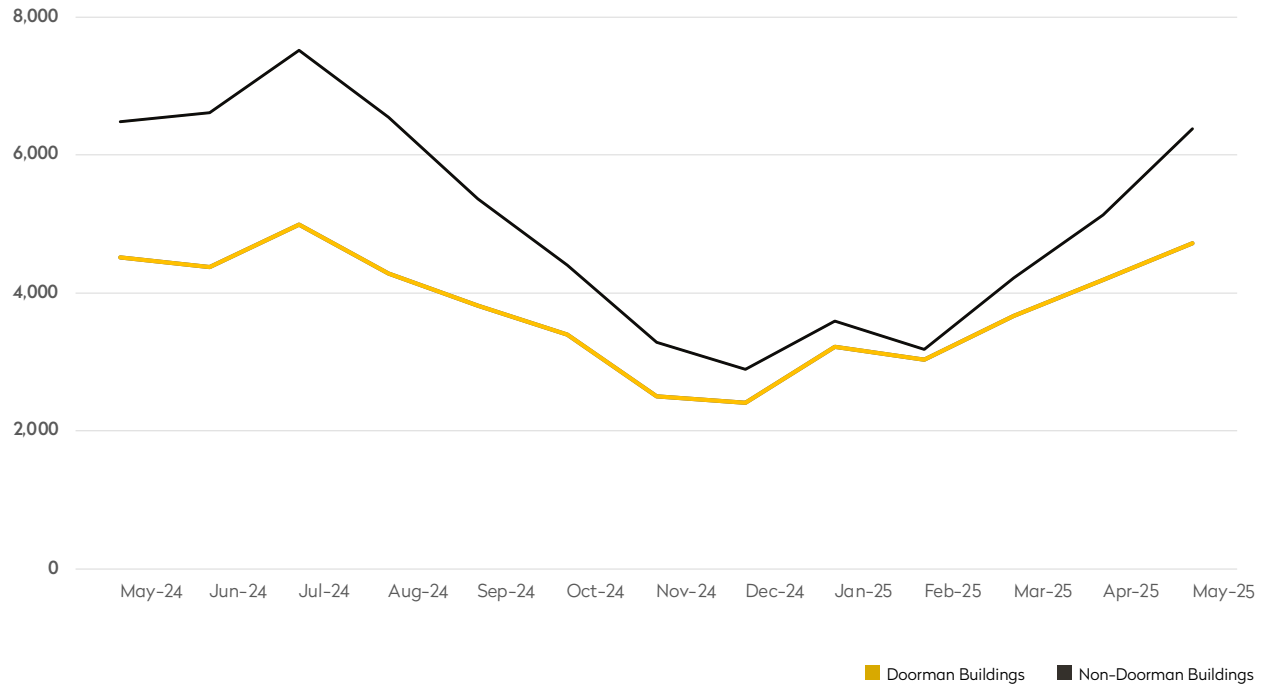
MAY 2025



RESEARCH

BHSID 23455012

Number of New Listings



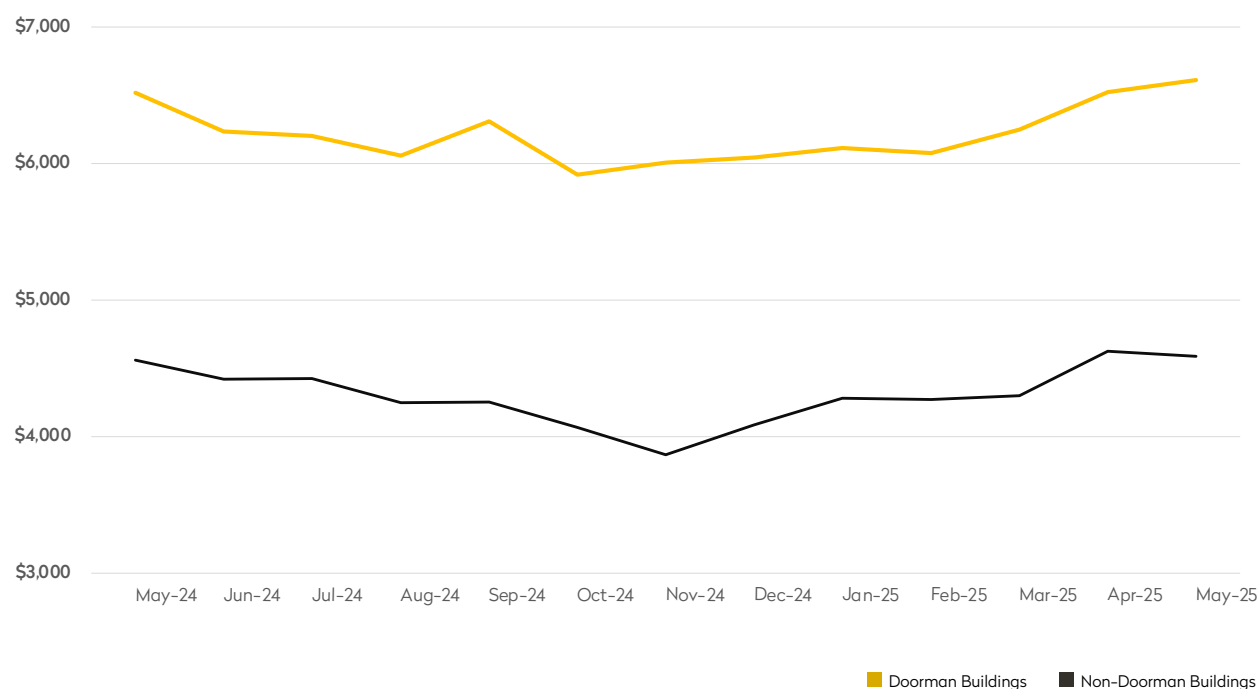
DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	1,179	1,066	11%	1,109	6%
1-Bedrooms	1,942	1,803	8%	1,848	5%
2-Bedrooms	1,124	941	19%	1,078	4%
3-Bedrooms	350	296	18%	385	-9%
4-Bedrooms	103	74	39%	82	26%
All	4,717	4,187	13%	4,513	5%

NON-DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	1,222	1,028	19%	1,166	5%
1-Bedrooms	2,128	1,811	18%	2,153	-1%
2-Bedrooms	1,844	1,387	33%	1,857	-1%
3-Bedrooms	889	656	36%	966	-8%
4-Bedrooms	240	199	21%	259	-7%
All	6,380	5,127	24%	6,479	-2%

Average Asking Rent



DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	\$4,000	\$3,949	1%	\$3,819	5%
1-Bedrooms	\$5,356	\$5,316	1%	\$5,147	4%
2-Bedrooms	\$8,004	\$8,219	-3%	\$7,919	1%
3-Bedrooms	\$12,378	\$14,518	-15%	\$13,268	-7%
4-Bedrooms	\$20,936	\$18,556	13%	\$17,924	17%
All	\$6,613	\$6,527	1%	\$6,519	1%

NON-DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	\$3,025	\$3,106	-3%	\$2,856	6%
1-Bedrooms	\$3,701	\$3,751	-1%	\$3,543	4%
2-Bedrooms	\$4,881	\$5,085	-4%	\$4,582	7%
3-Bedrooms	\$6,546	\$6,525	0%	\$6,519	0%
4-Bedrooms	\$9,305	\$9,171	1%	\$10,142	-8%
All	\$4,591	\$4,625	-1%	\$4,560	1%

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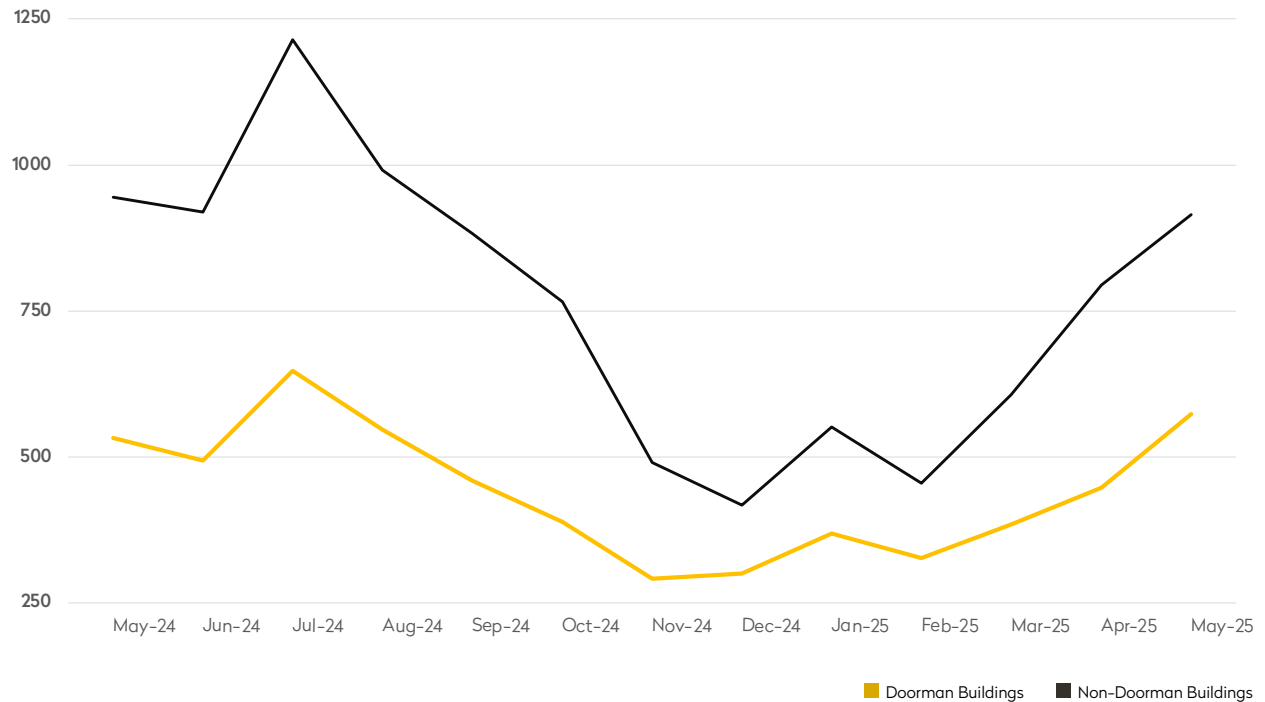
MAY 2025

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



BHSID 23318769

Number of New Listings



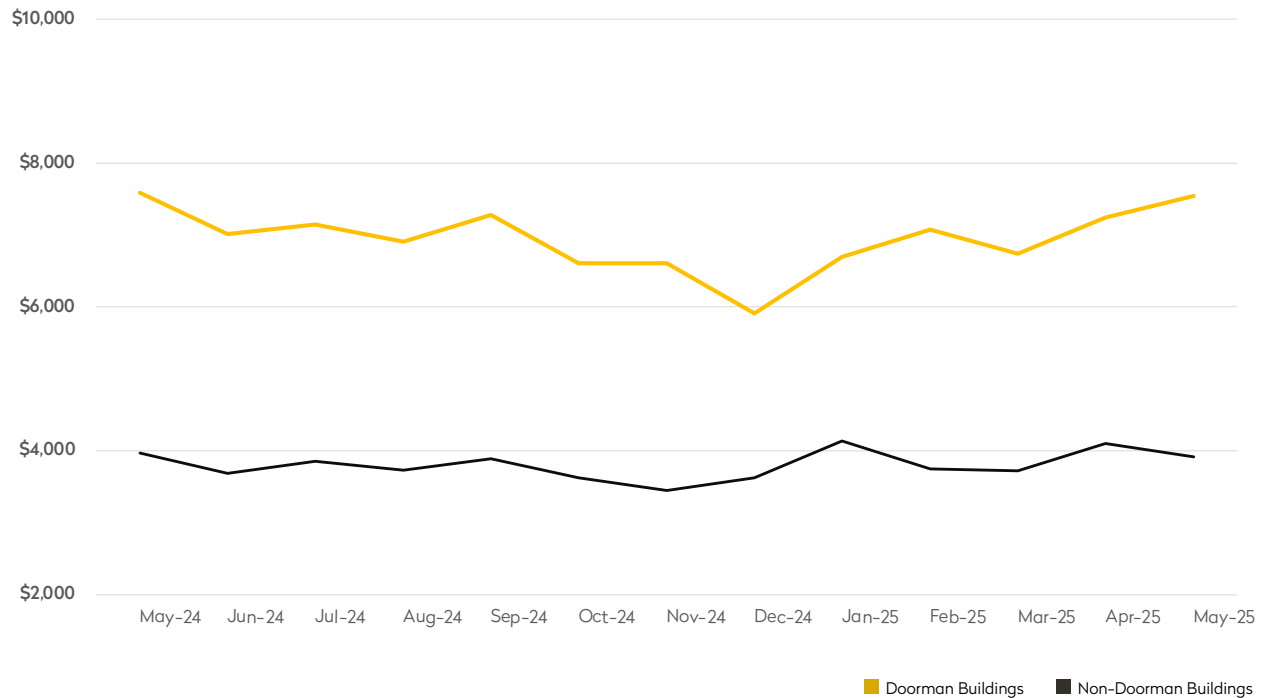
DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	107	72	49%	103	4%
1-Bedrooms	241	216	12%	202	19%
2-Bedrooms	153	104	47%	144	6%
3-Bedrooms	51	47	9%	66	-23%
4-Bedrooms	15	7	114%	11	36%
All	573	448	28%	532	8%

NON-DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	234	217	8%	251	-7%
1-Bedrooms	357	325	10%	359	-1%
2-Bedrooms	214	165	30%	225	-5%
3-Bedrooms	91	71	28%	86	6%
4-Bedrooms	17	17	0%	17	0%
All	915	795	15%	945	-3%

Average Asking Rent



DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	\$3,862	\$3,855	0%	\$3,621	7%
1-Bedrooms	\$5,021	\$5,016	0%	\$4,958	1%
2-Bedrooms	\$8,023	\$8,549	-6%	\$8,003	0%
3-Bedrooms	\$15,480	\$15,607	-1%	\$15,329	1%
4-Bedrooms	\$27,917	\$29,507	-5%	\$20,341	37%
All	\$7,548	\$7,244	4%	\$7,592	-1%

NON-DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	\$2,760	\$2,817	-2%	\$2,589	7%
1-Bedrooms	\$3,306	\$3,388	-2%	\$3,142	5%
2-Bedrooms	\$4,412	\$4,776	-8%	\$4,427	0%
3-Bedrooms	\$6,263	\$7,239	-13%	\$6,089	3%
4-Bedrooms	\$11,896	\$14,417	-17%	\$15,229	-22%
All	\$3,915	\$4,100	-5%	\$3,973	-1%

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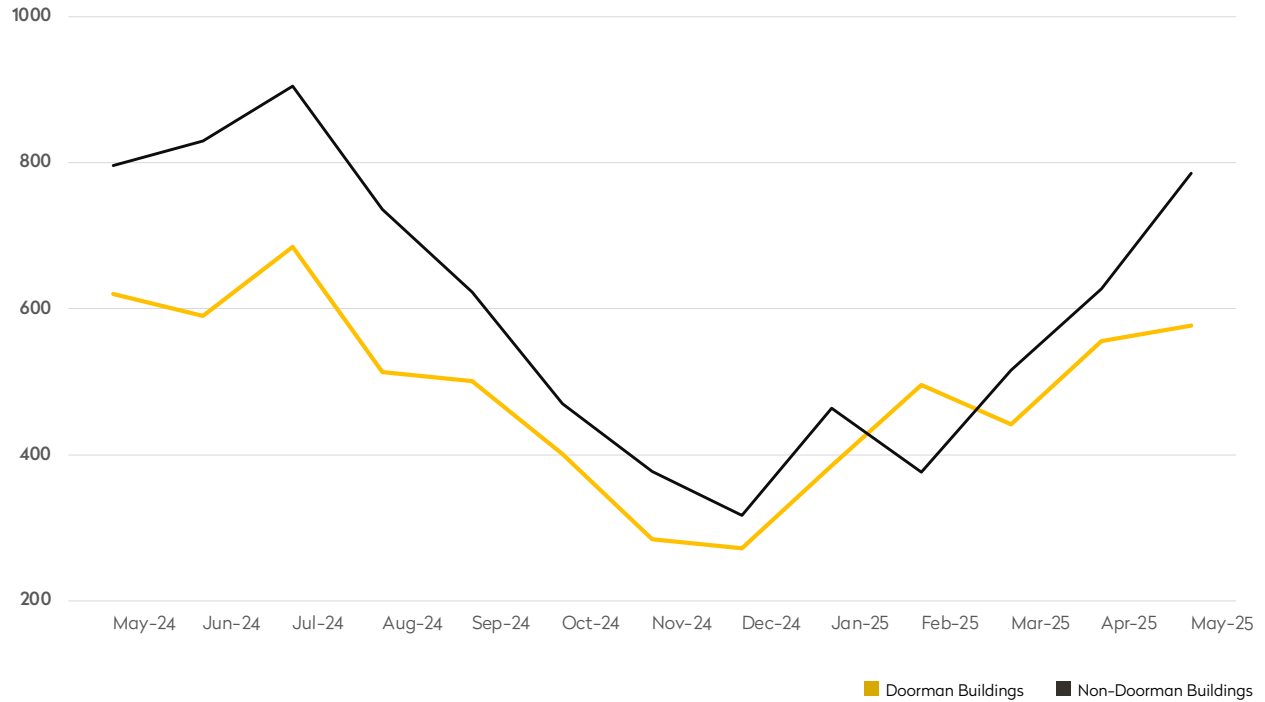
MAY 2025

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



BHSID 23445162

Number of New Listings



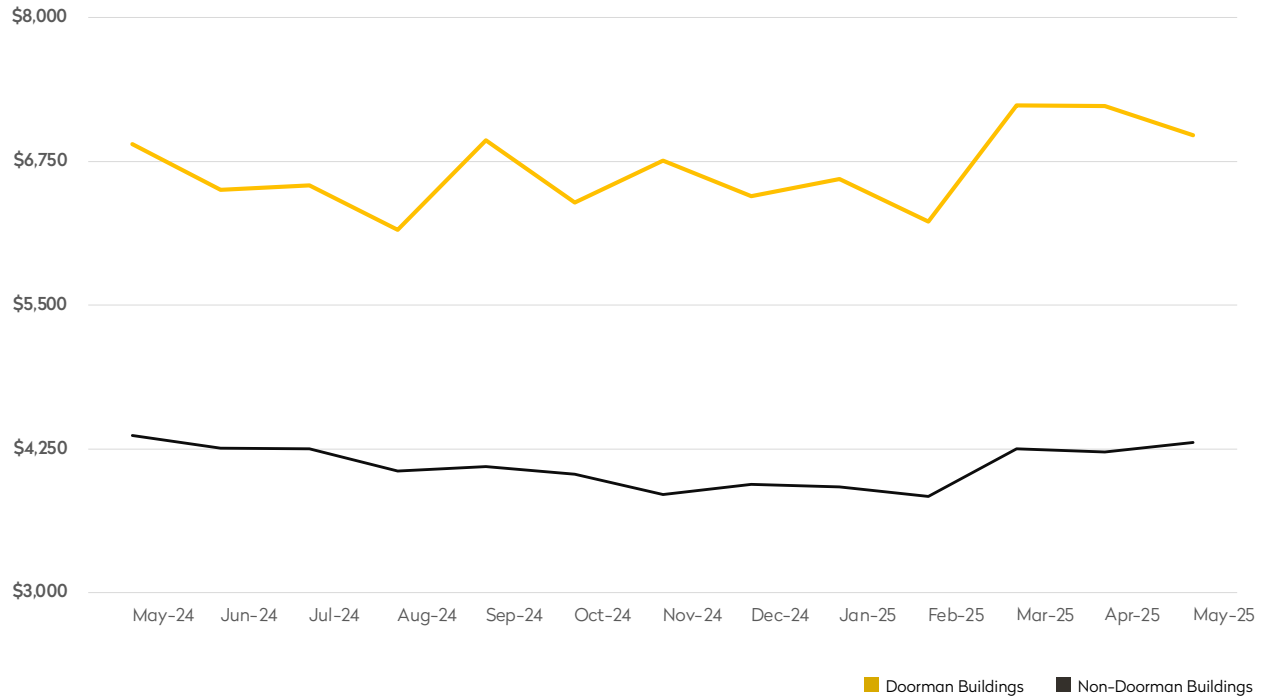
DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	116	114	2%	115	1%
1-Bedrooms	244	245	0%	251	-3%
2-Bedrooms	135	122	11%	159	-15%
3-Bedrooms	57	48	19%	72	-21%
4-Bedrooms	20	25	-20%	22	-9%
All	577	556	4%	620	-7%

NON-DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	189	157	20%	169	12%
1-Bedrooms	284	260	9%	319	-11%
2-Bedrooms	188	132	42%	166	13%
3-Bedrooms	101	57	77%	106	-5%
4-Bedrooms	17	14	21%	28	-39%
All	786	627	25%	796	-1%

Average Asking Rent



DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	\$3,831	\$3,726	3%	\$3,584	7%
1-Bedrooms	\$5,192	\$5,110	2%	\$4,920	6%
2-Bedrooms	\$7,664	\$8,497	-10%	\$8,015	-4%
3-Bedrooms	\$12,512	\$16,464	-24%	\$13,062	-4%
4-Bedrooms	\$22,264	\$18,807	18%	\$17,542	27%
All	\$6,978	\$7,231	-3%	\$6,898	1%

NON-DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	\$2,857	\$2,906	-2%	\$2,764	3%
1-Bedrooms	\$3,865	\$3,878	0%	\$3,729	4%
2-Bedrooms	\$4,972	\$4,957	0%	\$4,617	8%
3-Bedrooms	\$6,448	\$6,042	7%	\$6,673	-3%
4-Bedrooms	\$6,809	\$7,784	-13%	\$9,351	-27%
All	\$4,308	\$4,221	2%	\$4,368	-1%

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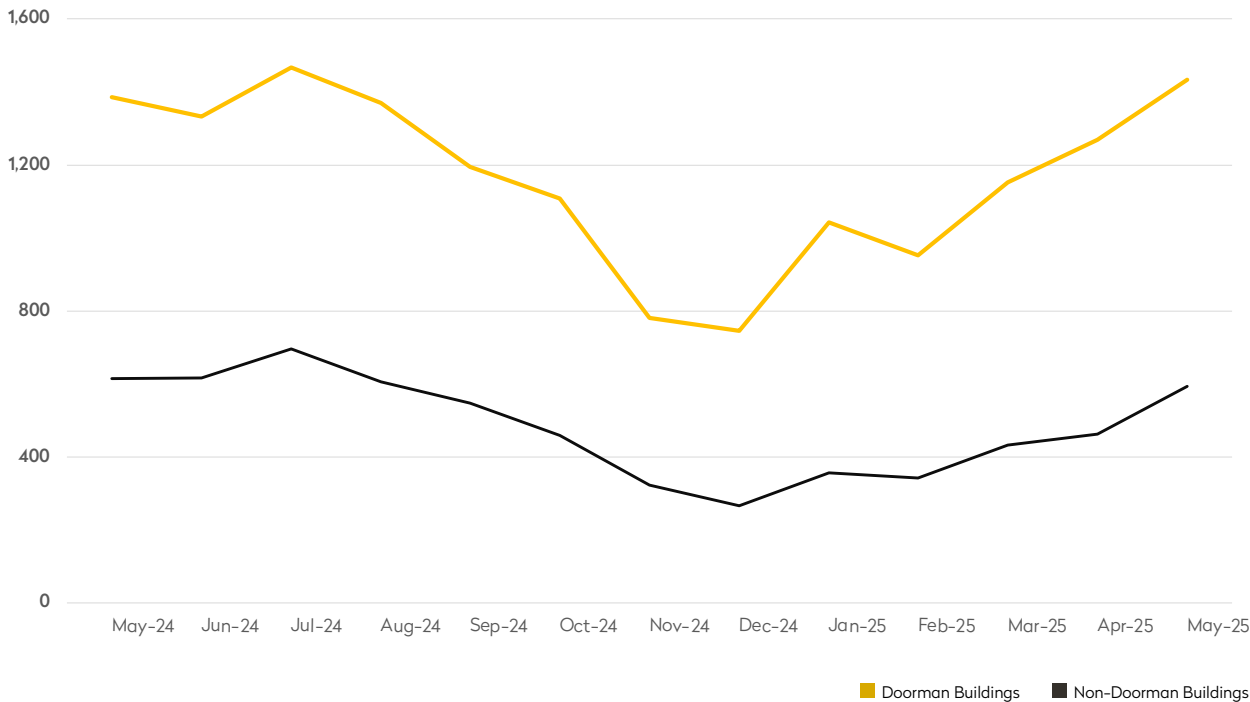
MAY 2025

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



BHSID 23284858

Number of New Listings



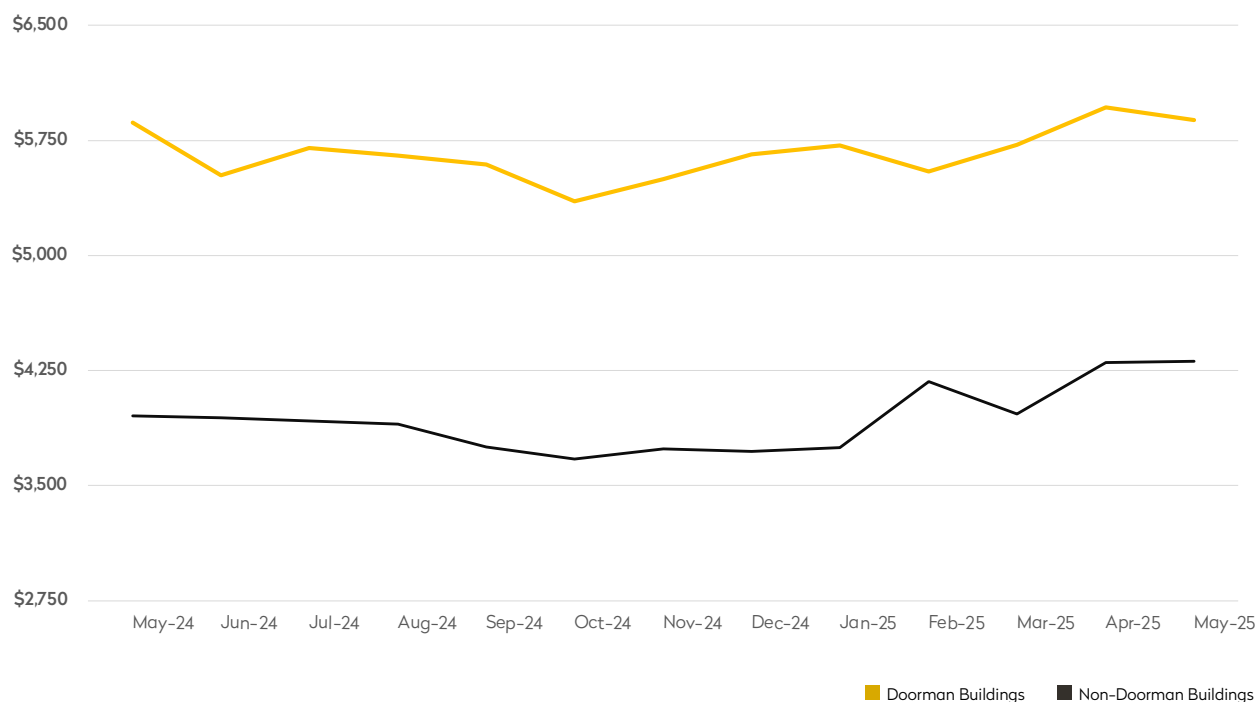
DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	384	333	15%	368	4%
1-Bedrooms	597	548	9%	579	3%
2-Bedrooms	349	294	19%	334	4%
3-Bedrooms	83	78	6%	87	-5%
4-Bedrooms	19	15	27%	16	19%
All	1,434	1,269	13%	1,386	3%

NON-DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	129	100	29%	137	-6%
1-Bedrooms	200	182	10%	206	-3%
2-Bedrooms	172	116	48%	174	-1%
3-Bedrooms	66	44	50%	72	-8%
4-Bedrooms	24	20	20%	25	-4%
All	594	463	28%	614	-3%

Average Asking Rent



DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	\$3,882	\$3,747	4%	\$3,675	6%
1-Bedrooms	\$5,126	\$5,102	0%	\$4,910	4%
2-Bedrooms	\$7,935	\$7,725	3%	\$7,333	8%
3-Bedrooms	\$9,665	\$12,861	-25%	\$12,374	-22%
4-Bedrooms	\$14,741	\$15,870	-7%	\$17,512	-16%
All	\$5,884	\$5,967	-1%	\$5,865	0%

NON-DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	\$3,046	\$3,733	-18%	\$2,794	9%
1-Bedrooms	\$3,531	\$3,614	-2%	\$3,378	5%
2-Bedrooms	\$4,414	\$4,568	-3%	\$4,290	3%
3-Bedrooms	\$5,985	\$5,886	2%	\$5,604	7%
4-Bedrooms	\$9,850	\$8,129	21%	\$7,972	24%
All	\$4,309	\$4,302	0%	\$3,954	9%

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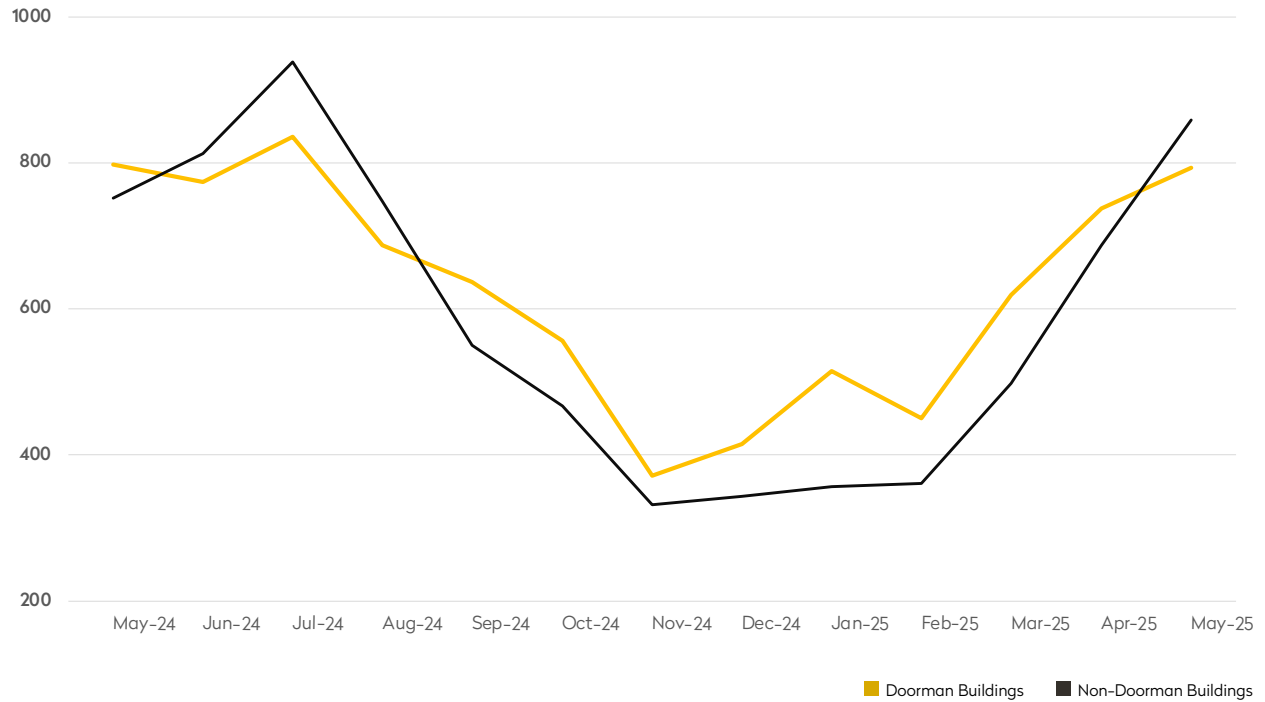
MAY 2025

34th Street to 14th Street



BHSID 23487598

Number of New Listings



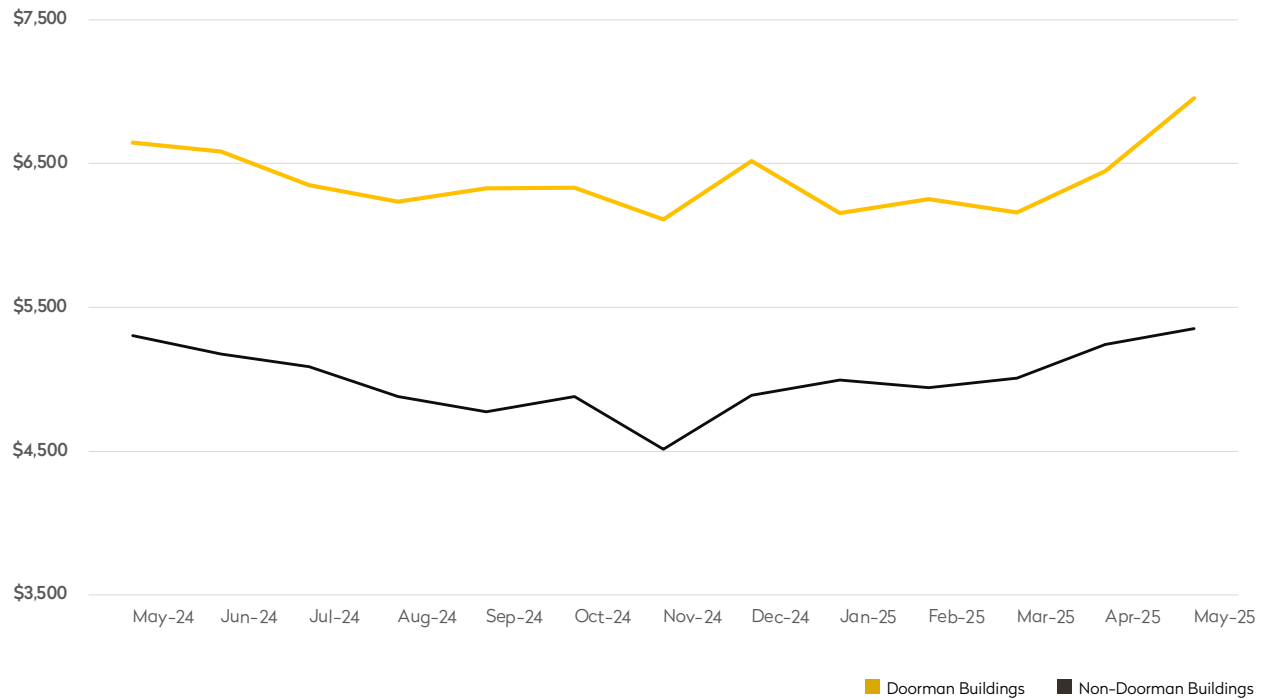
DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	209	209	0%	219	-5%
1-Bedrooms	368	350	5%	364	1%
2-Bedrooms	152	141	8%	151	1%
3-Bedrooms	51	33	55%	51	0%
4-Bedrooms	12	5	140%	13	-8%
All	793	738	7%	798	-1%

NON-DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	199	159	25%	163	22%
1-Bedrooms	254	221	15%	211	20%
2-Bedrooms	225	169	33%	199	13%
3-Bedrooms	132	107	23%	135	-2%
4-Bedrooms	36	27	33%	29	24%
All	859	687	25%	752	14%

Average Asking Rent



DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	\$4,236	\$4,274	-1%	\$4,052	5%
1-Bedrooms	\$5,864	\$5,880	0%	\$5,655	4%
2-Bedrooms	\$9,054	\$9,286	-2%	\$9,010	0%
3-Bedrooms	\$13,978	\$13,518	3%	\$14,403	-3%
4-Bedrooms	\$21,413	\$10,369	107%	\$20,267	6%
All	\$6,954	\$6,448	8%	\$6,647	5%

NON-DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	\$3,369	\$3,385	0%	\$3,341	1%
1-Bedrooms	\$4,329	\$4,169	4%	\$4,221	3%
2-Bedrooms	\$5,693	\$5,929	-4%	\$5,119	11%
3-Bedrooms	\$7,683	\$7,714	0%	\$7,258	6%
4-Bedrooms	\$10,226	\$9,830	4%	\$10,668	-4%
All	\$5,350	\$5,243	2%	\$5,304	1%

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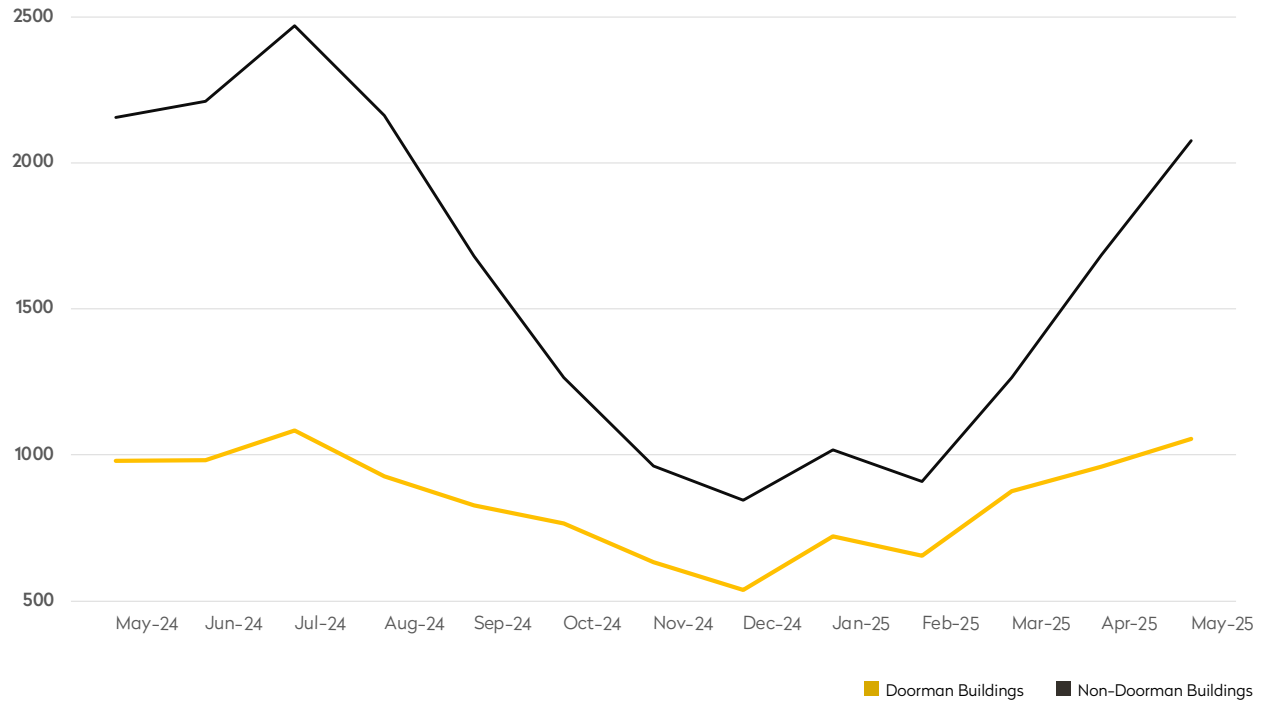
MAY 2025

South of 14th Street



BHSID 23454733

Number of New Listings



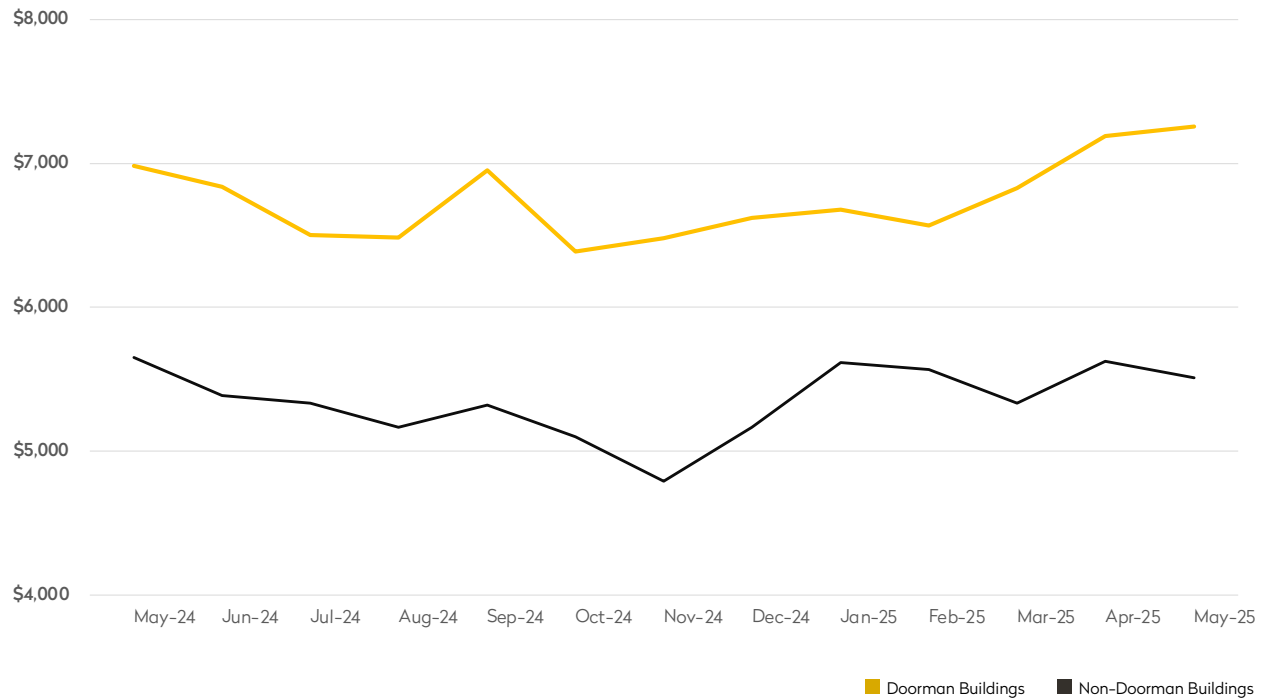
DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	308	291	6%	286	8%
1-Bedrooms	382	363	5%	369	4%
2-Bedrooms	244	215	13%	232	5%
3-Bedrooms	88	75	17%	76	16%
4-Bedrooms	31	16	94%	14	121%
All	1,056	960	10%	979	8%

NON-DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	326	273	19%	307	6%
1-Bedrooms	637	526	21%	633	1%
2-Bedrooms	692	554	25%	720	-4%
3-Bedrooms	306	224	37%	359	-15%
4-Bedrooms	95	82	16%	106	-10%
All	2,077	1,686	23%	2,157	-4%

Average Asking Rent



DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	\$4,214	\$4,171	1%	\$4,054	4%
1-Bedrooms	\$5,941	\$5,760	3%	\$5,642	5%
2-Bedrooms	\$8,762	\$9,068	-3%	\$8,842	-1%
3-Bedrooms	\$13,519	\$16,850	-20%	\$15,063	-10%
4-Bedrooms	\$23,635	\$23,883	-1%	\$19,576	21%
All	\$7,255	\$7,188	1%	\$6,983	4%

NON-DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	\$3,353	\$3,447	-3%	\$3,177	6%
1-Bedrooms	\$4,258	\$4,406	-3%	\$4,168	2%
2-Bedrooms	\$5,636	\$5,855	-4%	\$5,303	6%
3-Bedrooms	\$7,876	\$7,709	2%	\$8,066	-2%
4-Bedrooms	\$11,212	\$10,449	7%	\$12,744	-12%
All	\$5,508	\$5,622	-2%	\$5,651	-3%

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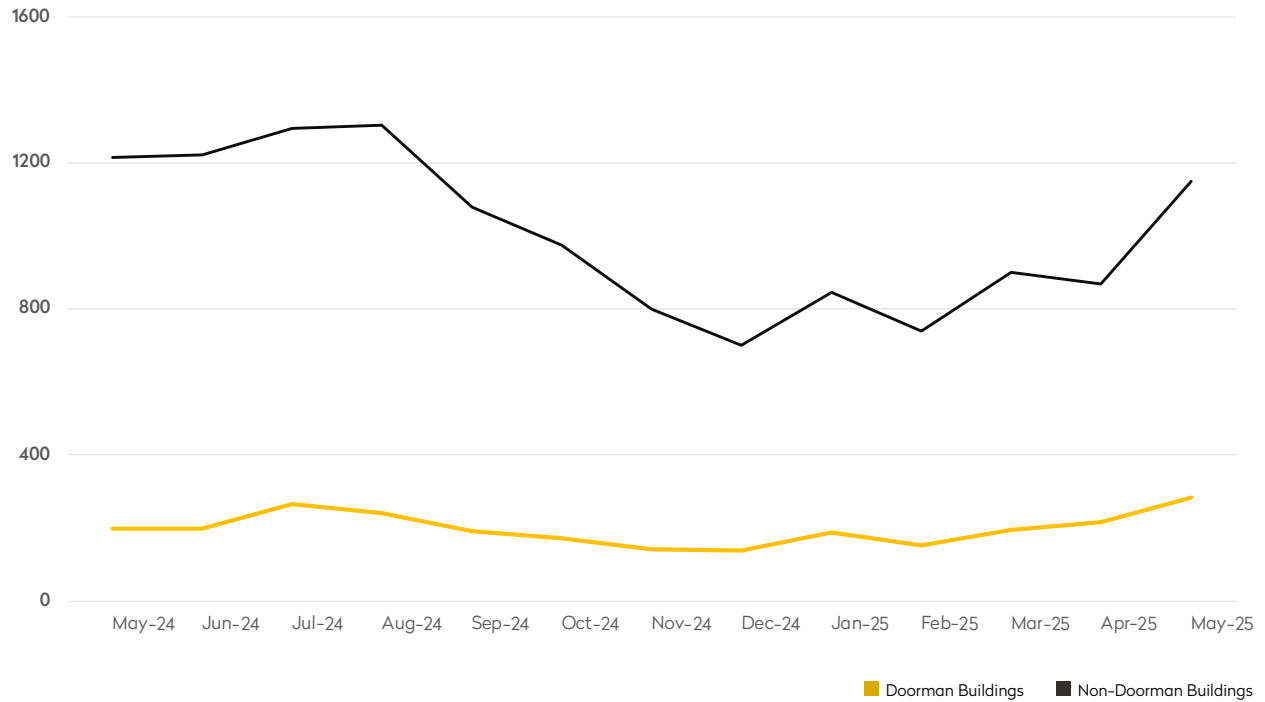
MAY 2025

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



BHSID 23423186

Number of New Listings



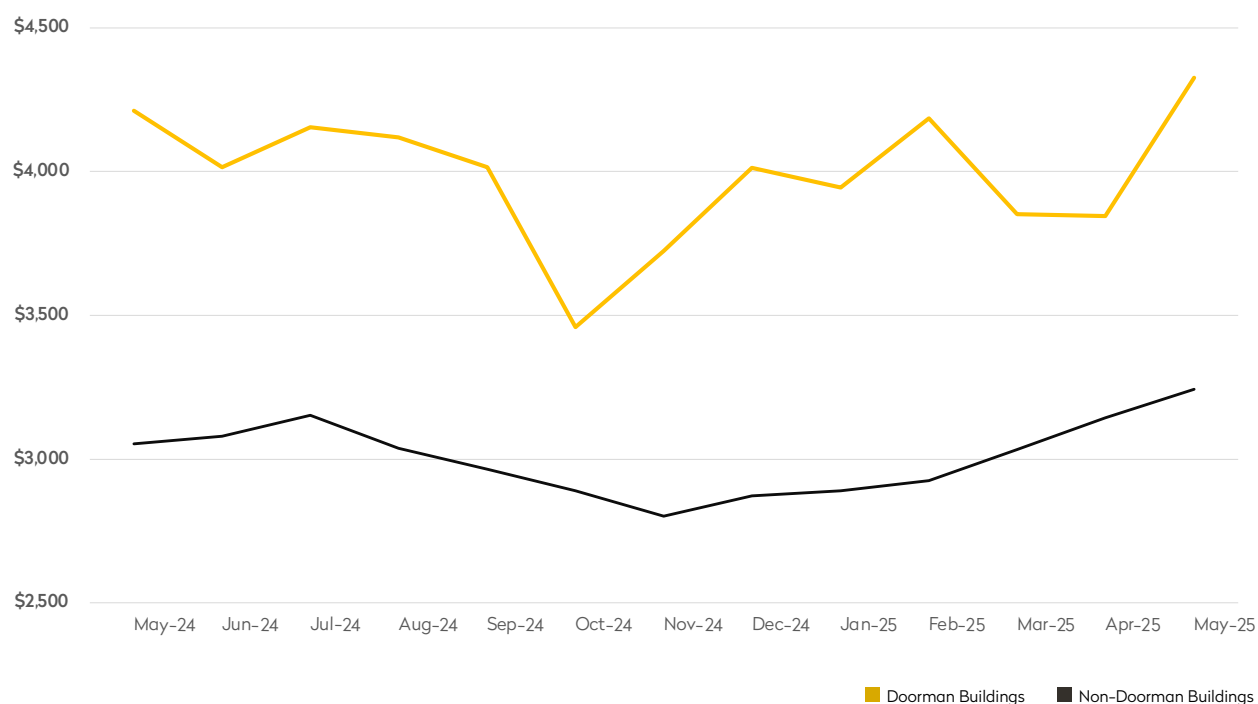
DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	55	47	17%	18	206%
1-Bedrooms	110	81	36%	83	33%
2-Bedrooms	91	65	40%	58	57%
3-Bedrooms	20	15	33%	33	-39%
4-Bedrooms	6	6	0%	6	0%
All	284	216	31%	198	43%

NON-DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	145	122	19%	139	4%
1-Bedrooms	396	297	33%	425	-7%
2-Bedrooms	353	251	41%	373	-5%
3-Bedrooms	193	153	26%	208	-7%
4-Bedrooms	51	39	31%	54	-6%
All	1,149	869	32%	1,215	-5%

Average Asking Rent



DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	\$3,347	\$3,248	3%	\$2,812	19%
1-Bedrooms	\$3,969	\$3,757	6%	\$3,511	13%
2-Bedrooms	\$4,949	\$4,286	15%	\$4,297	15%
3-Bedrooms	\$6,248	\$4,034	55%	\$6,067	3%
4-Bedrooms	\$3,775	\$4,065	-7%	\$7,057	-47%
All	\$4,326	\$3,845	13%	\$4,211	3%

NON-DOORMAN BUILDINGS

	MAY 2025	APRIL 2025	MONTHLY CHANGE	MAY 2024	ANNUAL CHANGE
Studios	\$2,446	\$2,237	9%	\$2,230	10%
1-Bedrooms	\$2,730	\$2,651	3%	\$2,554	7%
2-Bedrooms	\$3,346	\$3,324	1%	\$3,116	7%
3-Bedrooms	\$4,034	\$3,994	1%	\$3,787	7%
4-Bedrooms	\$4,815	\$4,773	1%	\$4,568	5%
All	\$3,242	\$3,144	3%	\$3,052	6%

Contact Us

NEW RENTAL LISTINGS REPORT

May 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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