

# Rnt

JUNE 2024  
NEW RENTAL  
LISTINGS  
REPORT

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**Brown Harris Stevens** THE Craft OF Research

# Highlights

## NEW RENTAL LISTINGS REPORT

June 2024

- Average asking rents dipped 2% 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 for both doorman and non-doorman buildings.
- While down 6% from May, new listings in doorman buildings remain 49% higher than a year ago.
- The number of new listings in non-doorman buildings was unchanged from a month ago.



BHSID 23082169

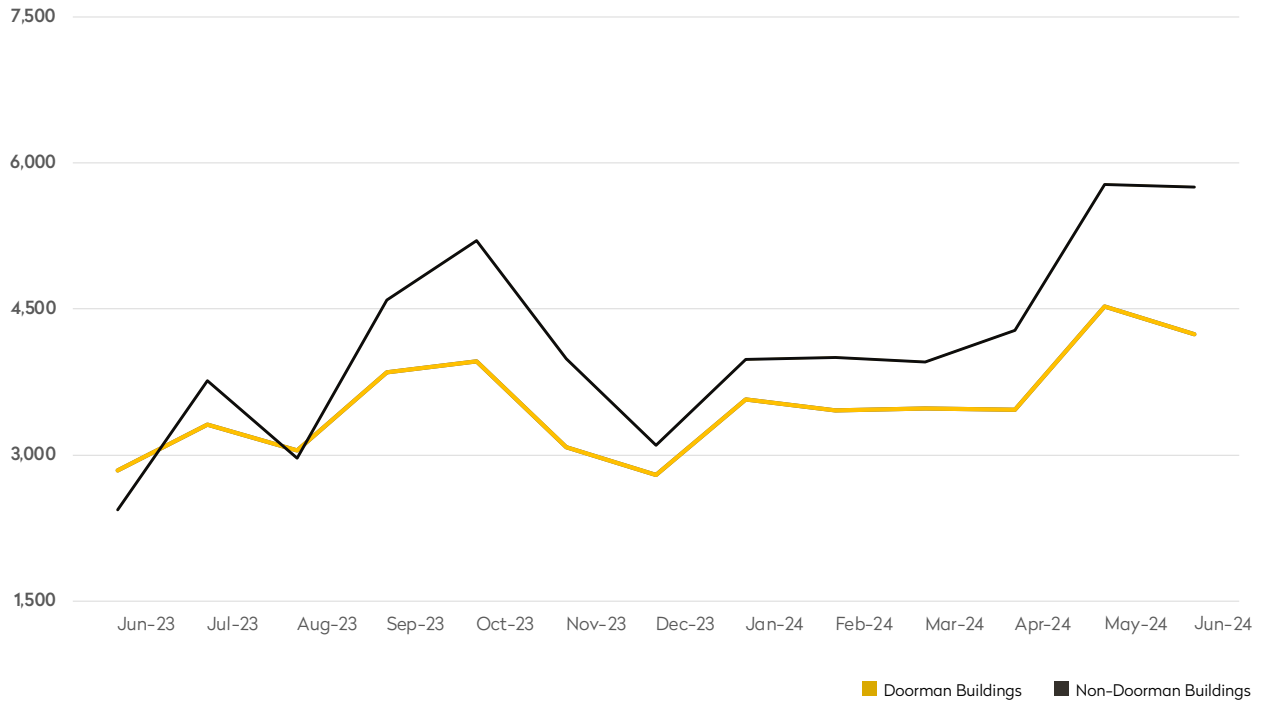
# Rnt

JUNE 2024



BHSID 23062053

# Number of New Listings



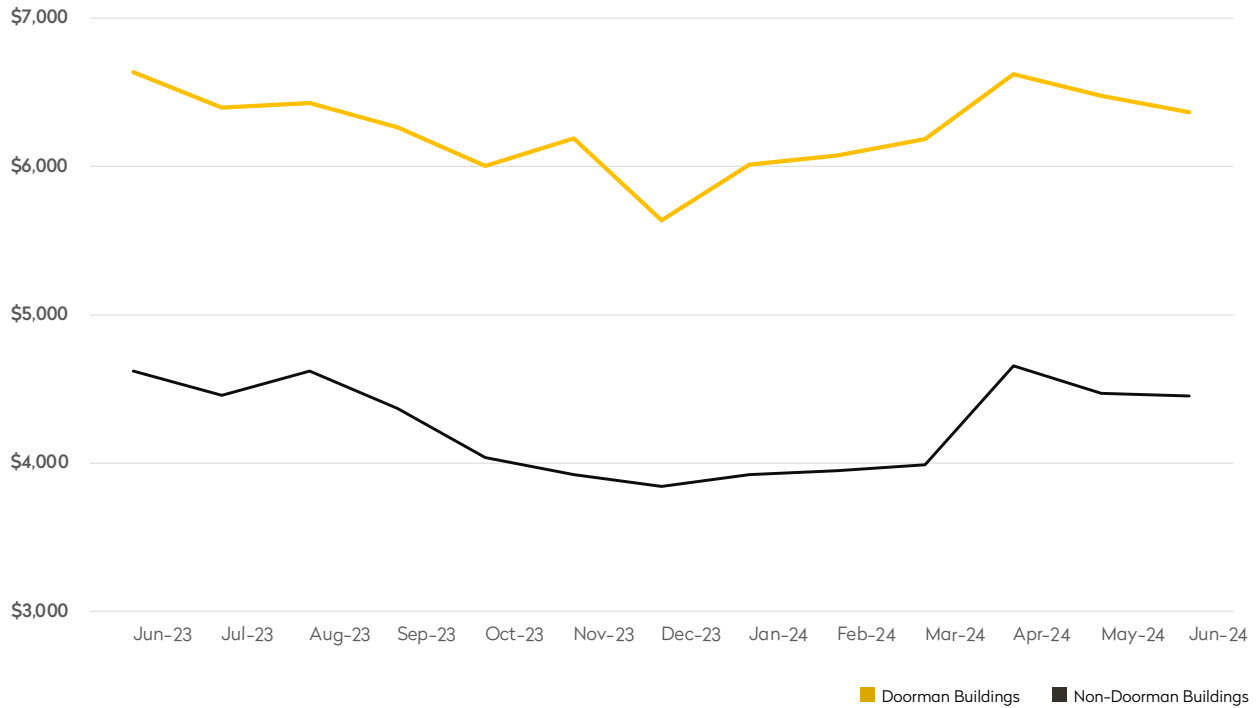
## DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | 1,088     | 1,121    | -3%            | 623       | 75%           |
| 1-Bedrooms | 1,759     | 1,854    | -5%            | 1,176     | 50%           |
| 2-Bedrooms | 988       | 1,070    | -8%            | 680       | 45%           |
| 3-Bedrooms | 322       | 387      | -17%           | 286       | 13%           |
| 4-Bedrooms | 77        | 81       | -5%            | 63        | 22%           |
| All        | 4,244     | 4,526    | -6%            | 2,844     | 49%           |

## NON-DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | 1,040     | 1,060    | -2%            | 405       | 157%          |
| 1-Bedrooms | 1,904     | 1,970    | -3%            | 807       | 136%          |
| 2-Bedrooms | 1,707     | 1,651    | 3%             | 745       | 129%          |
| 3-Bedrooms | 784       | 828      | -5%            | 337       | 133%          |
| 4-Bedrooms | 268       | 217      | 24%            | 95        | 182%          |
| All        | 5,752     | 5,778    | 0%             | 2,440     | 136%          |

# Average Asking Rent



## DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | \$3,906   | \$3,802  | 3%             | \$3,918   | 0%            |
| 1-Bedrooms | \$5,233   | \$5,161  | 1%             | \$5,036   | 4%            |
| 2-Bedrooms | \$7,968   | \$7,875  | 1%             | \$7,612   | 5%            |
| 3-Bedrooms | \$11,524  | \$13,076 | -12%           | \$12,753  | -10%          |
| 4-Bedrooms | \$20,128  | \$17,514 | 15%            | \$22,555  | -11%          |
| All        | \$6,364   | \$6,476  | -2%            | \$6,634   | -4%           |

## NON-DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | \$2,818   | \$2,880  | -2%            | \$2,971   | -5%           |
| 1-Bedrooms | \$3,539   | \$3,558  | -1%            | \$3,700   | -4%           |
| 2-Bedrooms | \$4,662   | \$4,614  | 1%             | \$4,872   | -4%           |
| 3-Bedrooms | \$6,163   | \$6,555  | -6%            | \$6,814   | -10%          |
| 4-Bedrooms | \$9,693   | \$9,023  | 7%             | \$8,777   | 10%           |
| All        | \$4,451   | \$4,470  | 0%             | \$4,621   | -4%           |

# Rnt

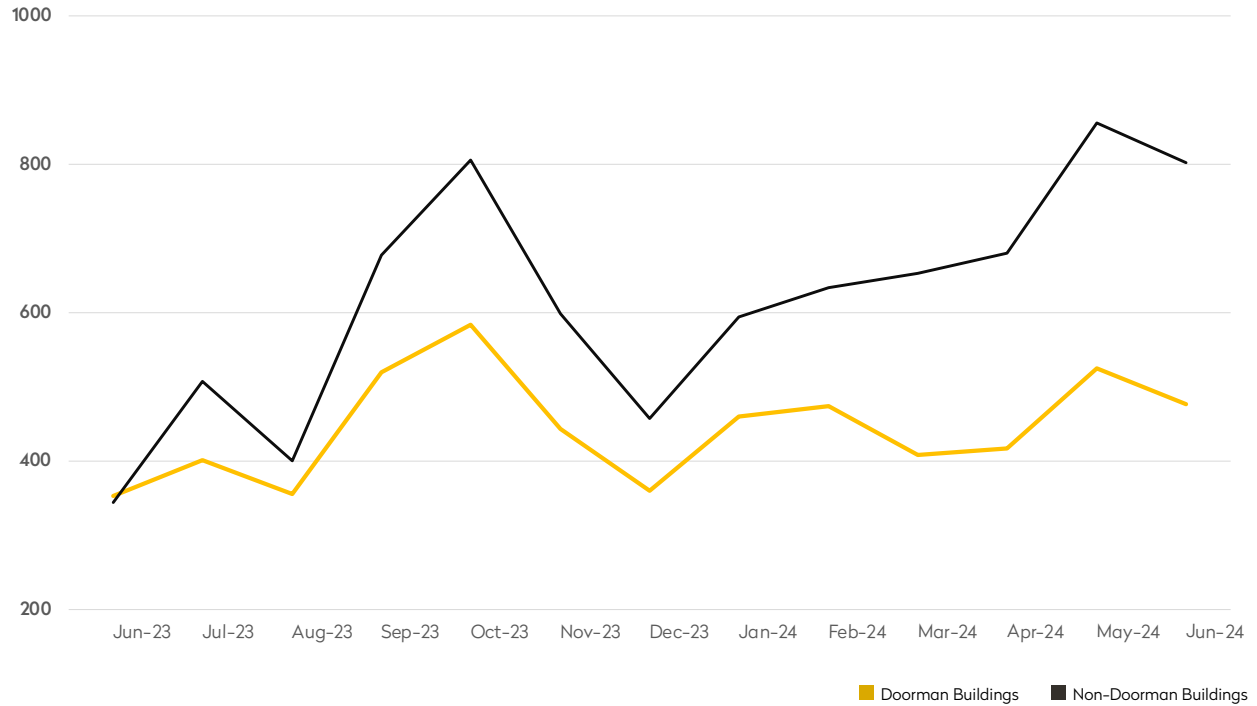
**JUNE 2024**

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



BHSID 23046718

# Number of New Listings



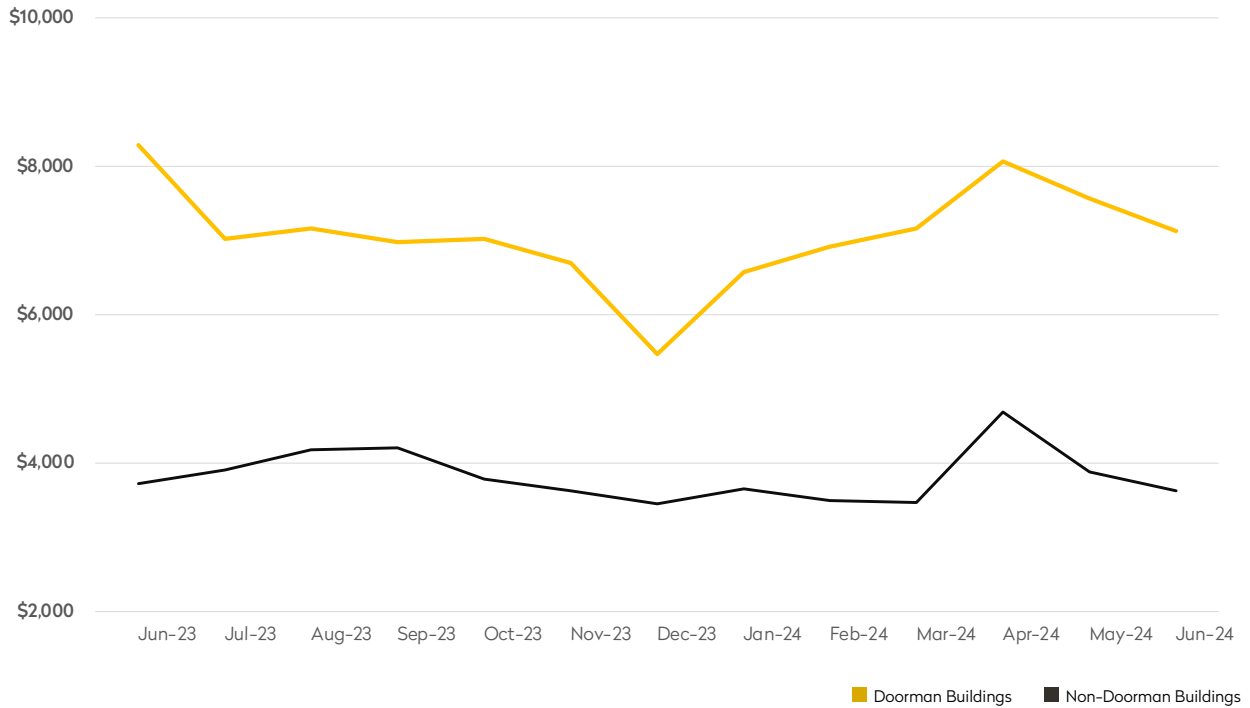
## DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | 94        | 100      | -6%            | 43        | 119%          |
| 1-Bedrooms | 193       | 201      | -4%            | 132       | 46%           |
| 2-Bedrooms | 124       | 142      | -13%           | 104       | 19%           |
| 3-Bedrooms | 48        | 66       | -27%           | 52        | -8%           |
| 4-Bedrooms | 14        | 10       | 40%            | 17        | -18%          |
| All        | 477       | 525      | -9%            | 353       | 35%           |

## NON-DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | 208       | 230      | -10%           | 72        | 189%          |
| 1-Bedrooms | 317       | 323      | -2%            | 127       | 150%          |
| 2-Bedrooms | 189       | 205      | -8%            | 96        | 97%           |
| 3-Bedrooms | 72        | 78       | -8%            | 36        | 100%          |
| 4-Bedrooms | 15        | 16       | -6%            | 6         | 150%          |
| All        | 802       | 856      | -6%            | 344       | 133%          |

# Average Asking Rent



## DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | \$3,789   | \$3,629  | 4%             | \$4,037   | -6%           |
| 1-Bedrooms | \$4,953   | \$4,966  | 0%             | \$4,630   | 7%            |
| 2-Bedrooms | \$7,962   | \$7,938  | 0%             | \$7,928   | 0%            |
| 3-Bedrooms | \$12,613  | \$15,263 | -17%           | \$14,711  | -14%          |
| 4-Bedrooms | \$22,561  | \$19,845 | 14%            | \$23,042  | -2%           |
| All        | \$7,128   | \$7,563  | -6%            | \$8,285   | -14%          |

## NON-DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | \$2,558   | \$2,594  | -1%            | \$2,690   | -5%           |
| 1-Bedrooms | \$3,140   | \$3,125  | 0%             | \$3,107   | 1%            |
| 2-Bedrooms | \$4,115   | \$4,544  | -9%            | \$3,862   | 7%            |
| 3-Bedrooms | \$5,661   | \$6,100  | -7%            | \$6,454   | -12%          |
| 4-Bedrooms | \$12,093  | \$13,743 | -12%           | \$11,833  | 2%            |
| All        | \$3,621   | \$3,879  | -7%            | \$3,718   | -3%           |



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**JUNE 2024**

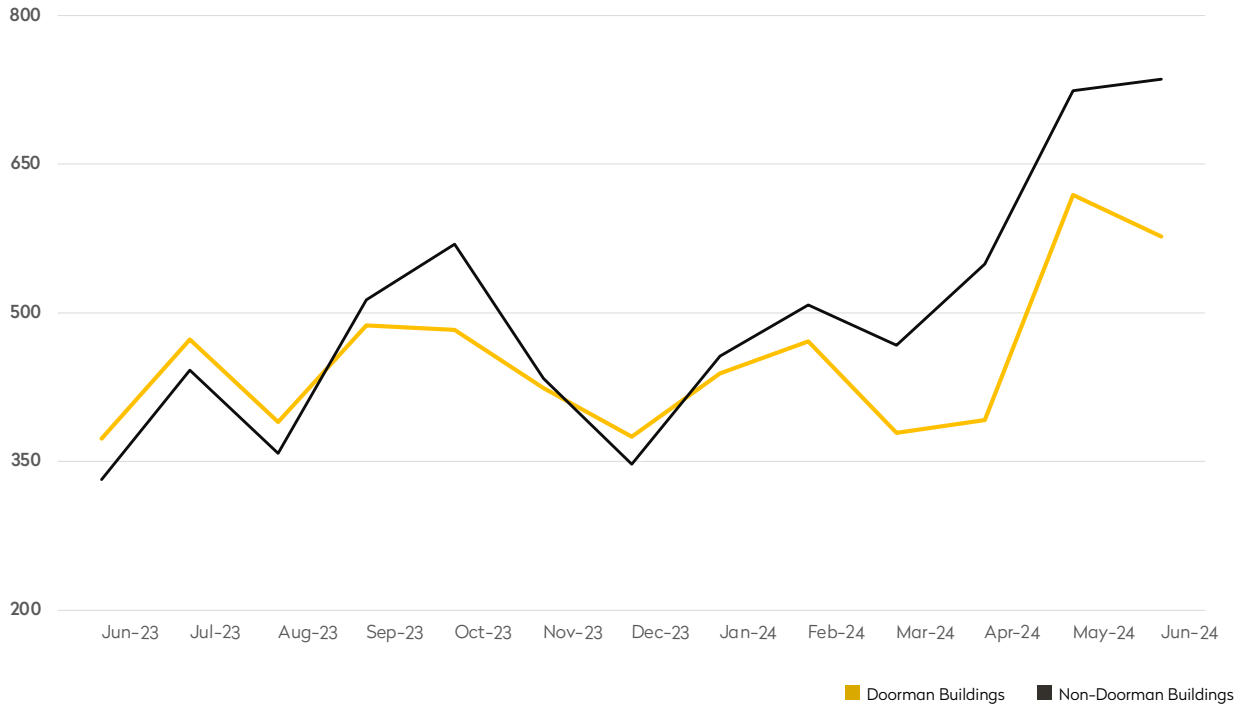
Generally 59th St. to 110th St.,  
Hudson River to West of Fifth Avenue



WESTSIDE

BHSID 23042543

# Number of New Listings



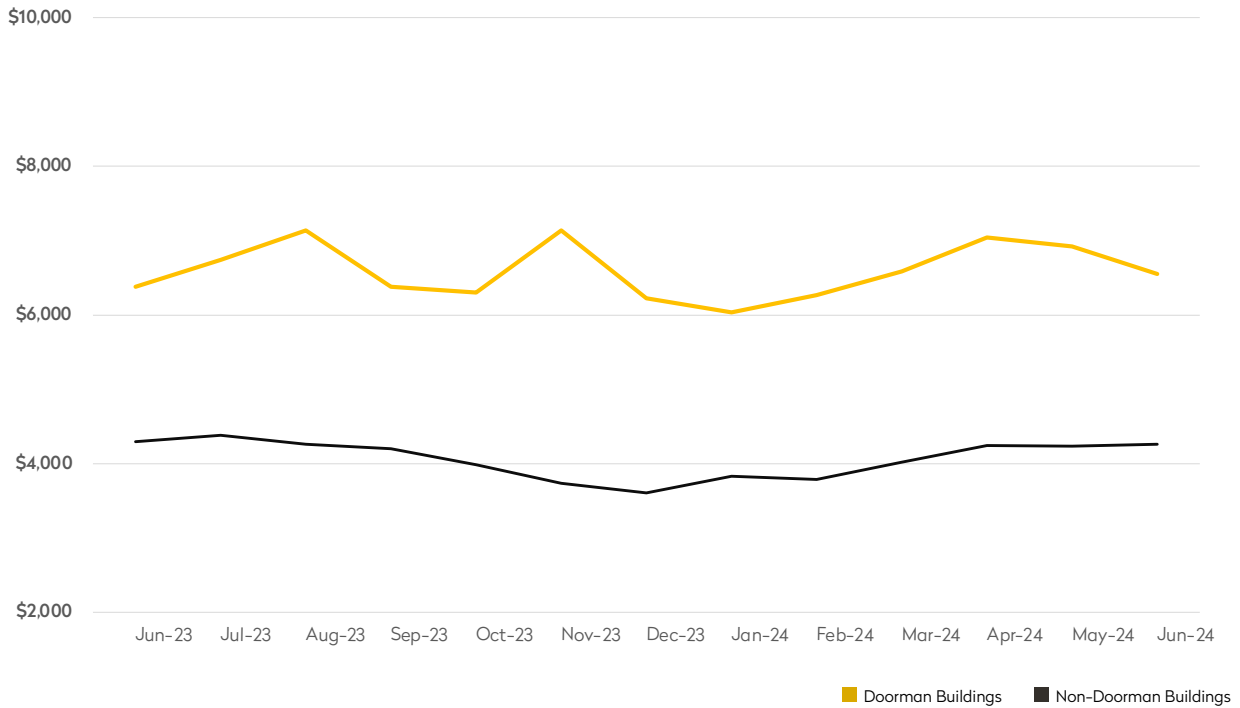
## DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | 113       | 113      | 0%             | 55        | 105%          |
| 1-Bedrooms | 248       | 249      | 0%             | 165       | 50%           |
| 2-Bedrooms | 138       | 160      | -14%           | 97        | 42%           |
| 3-Bedrooms | 59        | 74       | -20%           | 40        | 48%           |
| 4-Bedrooms | 19        | 22       | -14%           | 13        | 46%           |
| All        | 577       | 619      | -7%            | 373       | 55%           |

## NON-DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | 146       | 157      | -7%            | 59        | 147%          |
| 1-Bedrooms | 289       | 300      | -4%            | 149       | 94%           |
| 2-Bedrooms | 172       | 153      | 12%            | 73        | 136%          |
| 3-Bedrooms | 86        | 87       | -1%            | 30        | 187%          |
| 4-Bedrooms | 39        | 22       | 77%            | 10        | 290%          |
| All        | 736       | 724      | 2%             | 332       | 122%          |

# Average Asking Rent



## DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | \$3,504   | \$3,548  | -1%            | \$3,662   | -4%           |
| 1-Bedrooms | \$4,863   | \$4,893  | -1%            | \$4,694   | 4%            |
| 2-Bedrooms | \$7,962   | \$7,972  | 0%             | \$7,553   | 5%            |
| 3-Bedrooms | \$11,407  | \$13,259 | -14%           | \$11,403  | 0%            |
| 4-Bedrooms | \$21,533  | \$17,323 | 24%            | \$15,509  | 39%           |
| All        | \$6,556   | \$6,924  | -5%            | \$6,379   | 3%            |

## NON-DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | \$2,747   | \$2,768  | -1%            | \$2,755   | 0%            |
| 1-Bedrooms | \$3,639   | \$3,702  | -2%            | \$3,626   | 0%            |
| 2-Bedrooms | \$4,724   | \$4,645  | 2%             | \$4,890   | -3%           |
| 3-Bedrooms | \$6,061   | \$6,687  | -9%            | \$6,407   | -5%           |
| 4-Bedrooms | \$8,264   | \$8,250  | 0%             | \$6,999   | 18%           |
| All        | \$4,264   | \$4,237  | 1%             | \$4,295   | -1%           |

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**JUNE 2024**

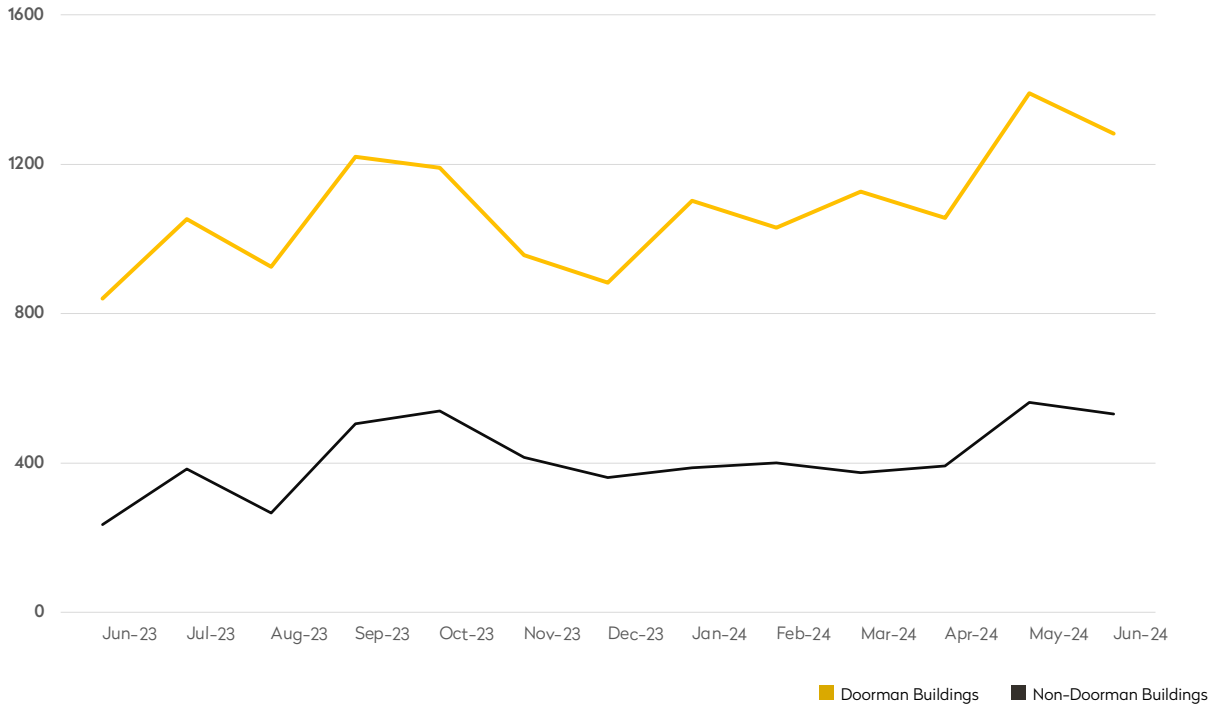
34th St. to 59th St.,  
East River to the Hudson River



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BHSID 23067981

# Number of New Listings



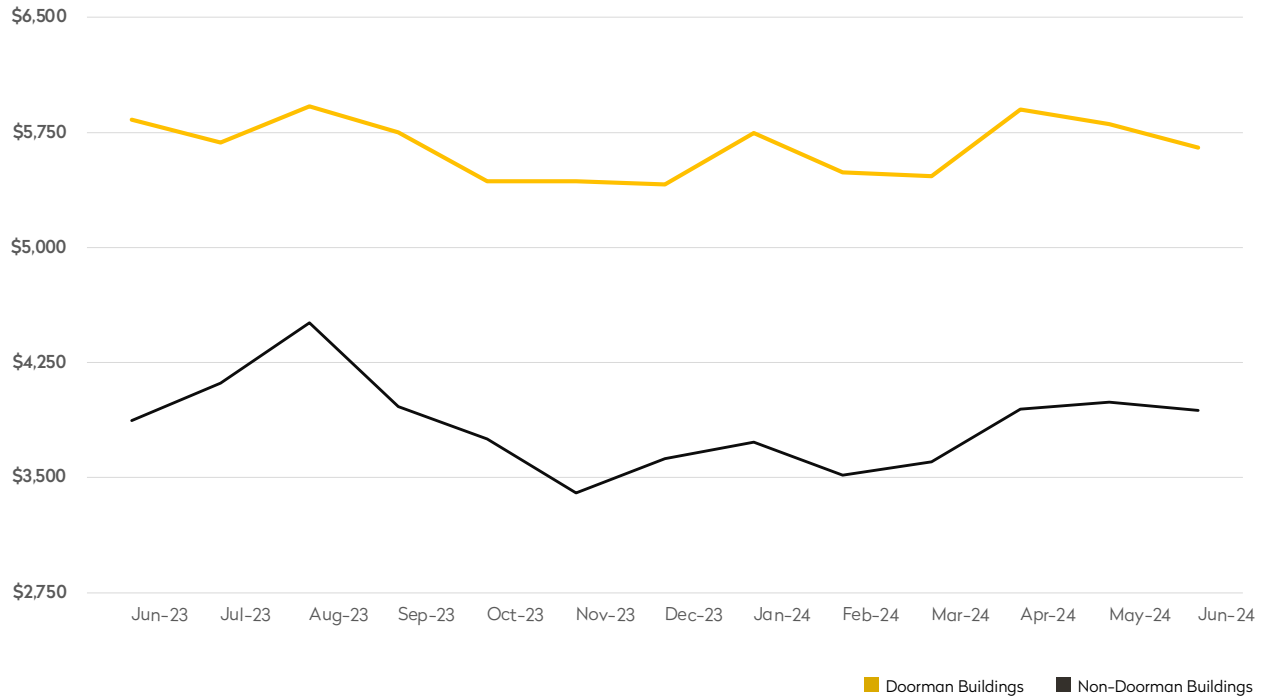
## DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | 353       | 371      | -5%            | 184       | 92%           |
| 1-Bedrooms | 552       | 586      | -6%            | 387       | 43%           |
| 2-Bedrooms | 295       | 328      | -10%           | 191       | 54%           |
| 3-Bedrooms | 69        | 87       | -21%           | 64        | 8%            |
| 4-Bedrooms | 11        | 15       | -27%           | 10        | 10%           |
| All        | 1,282     | 1,390    | -8%            | 840       | 53%           |

## NON-DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | 128       | 123      | 4%             | 63        | 103%          |
| 1-Bedrooms | 167       | 189      | -12%           | 75        | 123%          |
| 2-Bedrooms | 157       | 163      | -4%            | 64        | 145%          |
| 3-Bedrooms | 61        | 64       | -5%            | 26        | 135%          |
| 4-Bedrooms | 18        | 23       | -22%           | 3         | 500%          |
| All        | 532       | 562      | -5%            | 236       | 125%          |

## Average Asking Rent



### DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | \$3,788   | \$3,674  | 3%             | \$3,611   | 5%            |
| 1-Bedrooms | \$5,002   | \$4,880  | 3%             | \$4,880   | 3%            |
| 2-Bedrooms | \$7,413   | \$7,284  | 2%             | \$7,136   | 4%            |
| 3-Bedrooms | \$9,818   | \$12,129 | -19%           | \$10,562  | -7%           |
| 4-Bedrooms | \$17,477  | \$17,430 | 0%             | \$25,480  | -31%          |
| All        | \$5,651   | \$5,805  | -3%            | \$5,833   | -3%           |

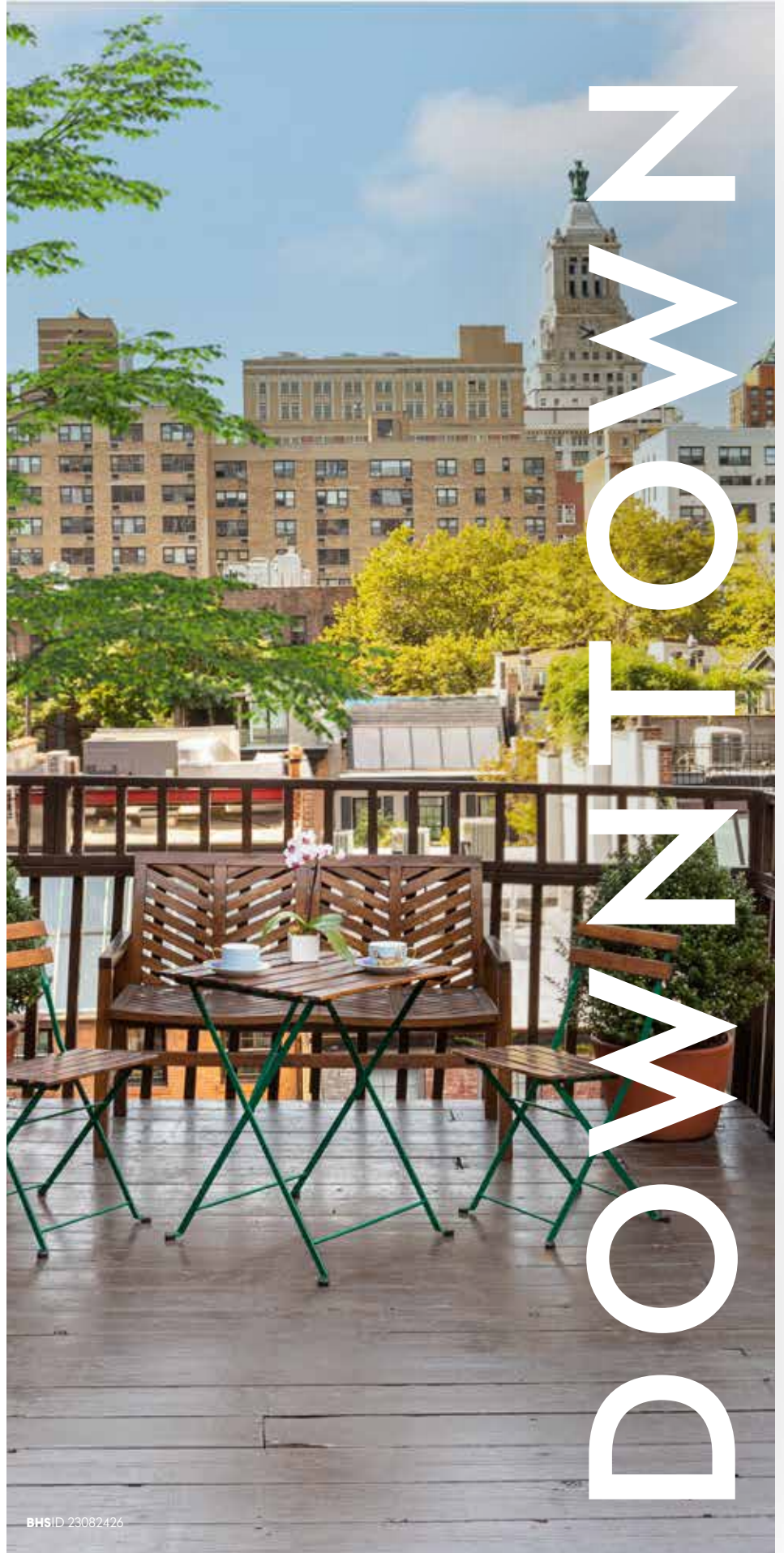
### NON-DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | \$2,795   | \$2,798  | 0%             | \$2,901   | -4%           |
| 1-Bedrooms | \$3,473   | \$3,403  | 2%             | \$3,421   | 2%            |
| 2-Bedrooms | \$4,211   | \$4,391  | -4%            | \$4,436   | -5%           |
| 3-Bedrooms | \$5,644   | \$5,618  | 0%             | \$5,644   | 0%            |
| 4-Bedrooms | \$7,944   | \$7,843  | 1%             | \$7,398   | 7%            |
| All        | \$3,936   | \$3,991  | -1%            | \$3,872   | 2%            |

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**JUNE 2024**

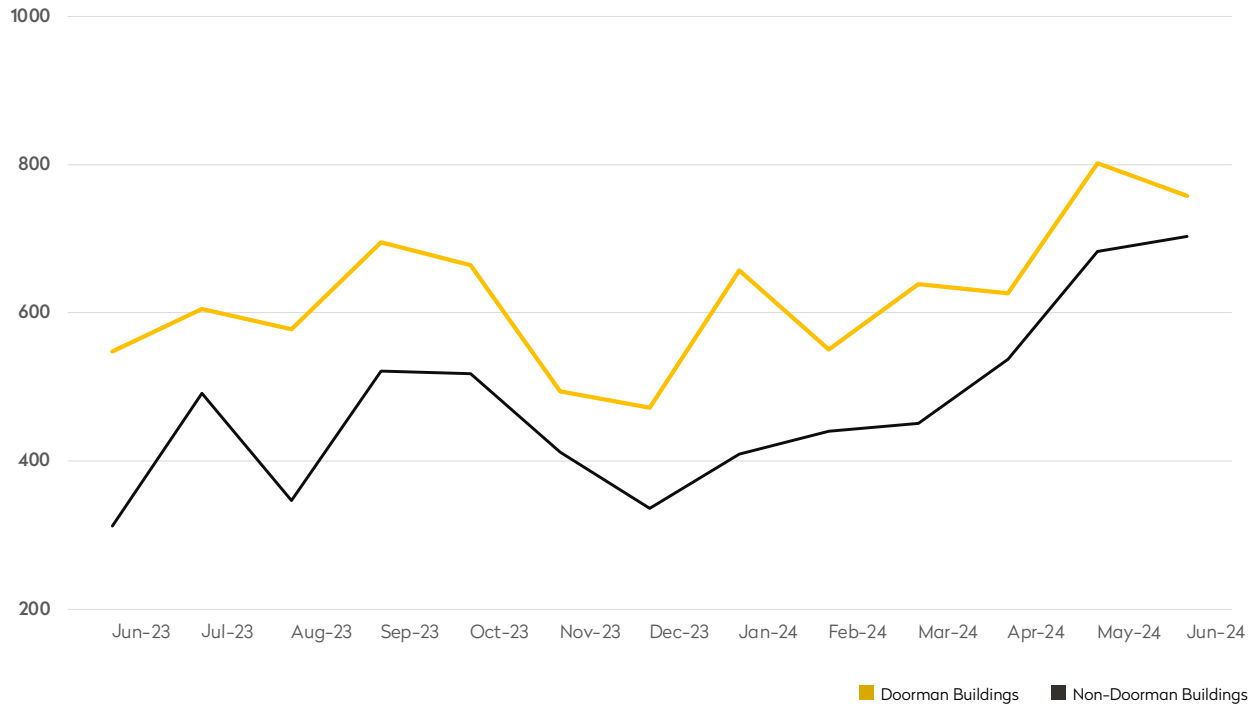
34th Street to 14th Street



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BHSID 23082426

# Number of New Listings



## DOORMAN BUILDINGS

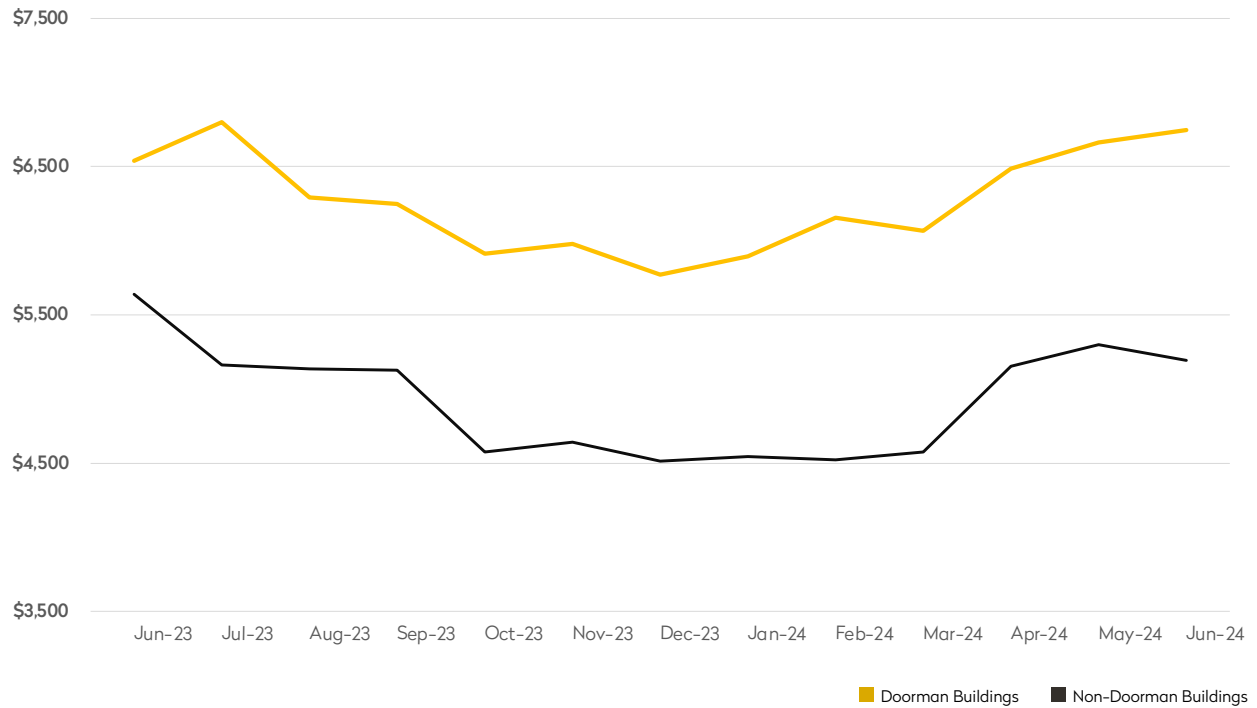
|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | 200       | 224      | -11%           | 131       | 53%           |
| 1-Bedrooms | 338       | 366      | -8%            | 256       | 32%           |
| 2-Bedrooms | 160       | 147      | 9%             | 110       | 45%           |
| 3-Bedrooms | 49        | 51       | -4%            | 43        | 14%           |
| 4-Bedrooms | 11        | 14       | -21%           | 6         | 83%           |
| All        | 758       | 802      | -5%            | 548       | 38%           |

## NON-DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | 151       | 149      | 1%             | 54        | 180%          |
| 1-Bedrooms | 210       | 205      | 2%             | 98        | 114%          |
| 2-Bedrooms | 193       | 168      | 15%            | 93        | 108%          |
| 3-Bedrooms | 109       | 123      | -11%           | 51        | 114%          |
| 4-Bedrooms | 30        | 24       | 25%            | 12        | 150%          |
| All        | 703       | 683      | 3%             | 312       | 125%          |



## Average Asking Rent



### DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | \$4,100   | \$4,027  | 2%             | \$4,286   | -4%           |
| 1-Bedrooms | \$5,794   | \$5,809  | 0%             | \$5,492   | 5%            |
| 2-Bedrooms | \$9,007   | \$8,967  | 0%             | \$7,793   | 16%           |
| 3-Bedrooms | \$13,852  | \$14,186 | -2%            | \$14,228  | -3%           |
| 4-Bedrooms | \$19,729  | \$19,469 | 1%             | \$23,053  | -14%          |
| All        | \$6,748   | \$6,661  | 1%             | \$6,538   | 3%            |

### NON-DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | \$3,189   | \$3,396  | -6%            | \$3,376   | -6%           |
| 1-Bedrooms | \$4,002   | \$4,185  | -4%            | \$4,351   | -8%           |
| 2-Bedrooms | \$5,422   | \$5,143  | 5%             | \$5,513   | -2%           |
| 3-Bedrooms | \$7,702   | \$7,448  | 3%             | \$8,325   | -7%           |
| 4-Bedrooms | \$10,808  | \$9,590  | 13%            | \$14,637  | -26%          |
| All        | \$5,192   | \$5,300  | -2%            | \$5,638   | -8%           |

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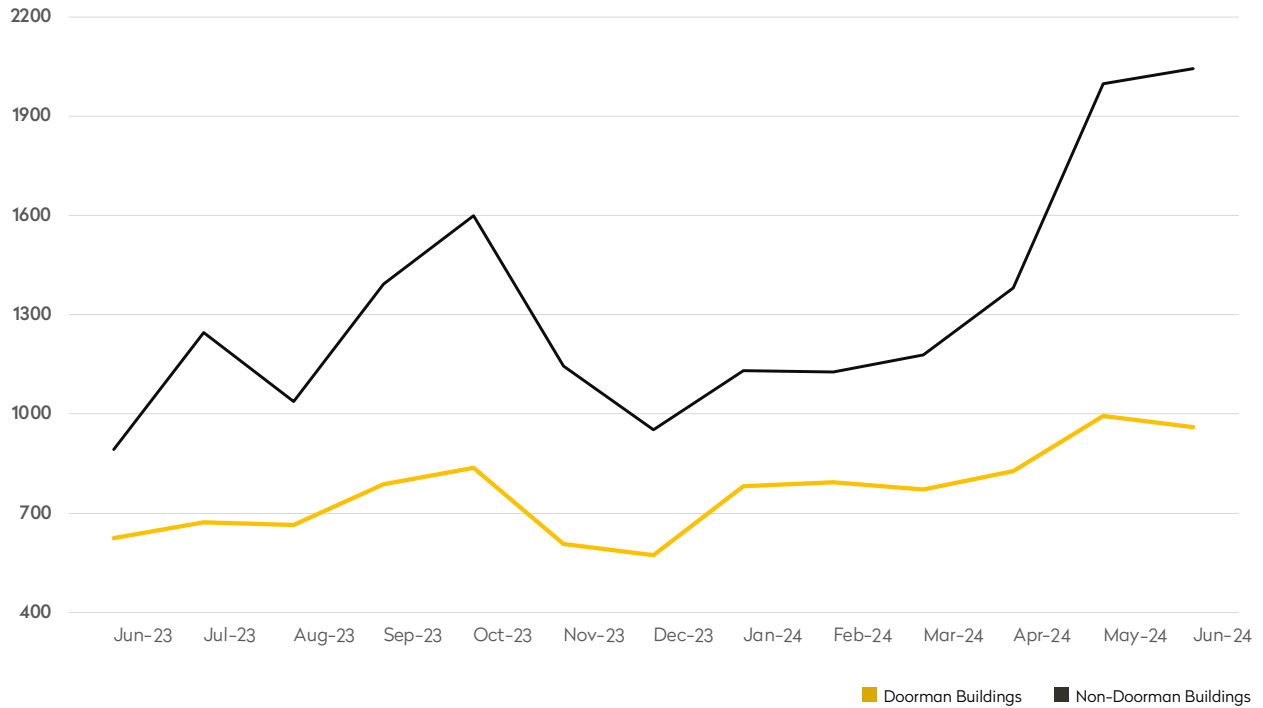
**JUNE 2024**

South of 14th Street



BHSID 22999963

# Number of New Listings



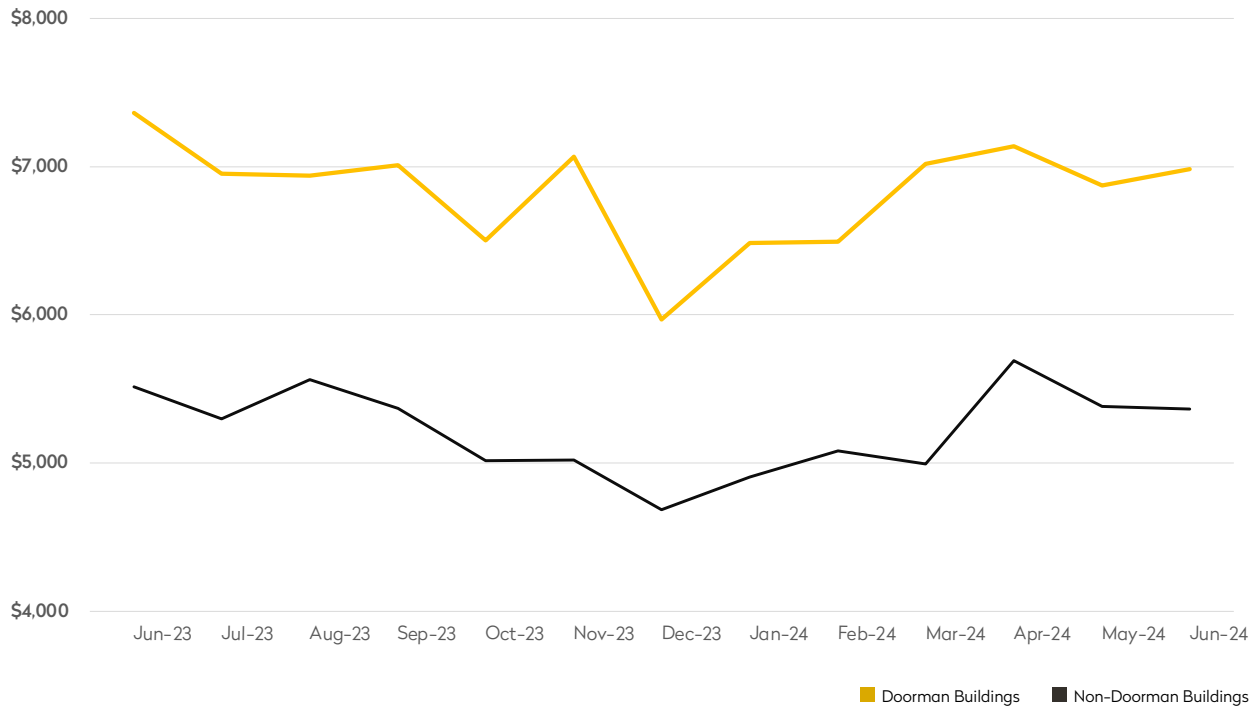
## DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | 305       | 295      | 3%             | 199       | 53%           |
| 1-Bedrooms | 349       | 370      | -6%            | 209       | 67%           |
| 2-Bedrooms | 211       | 235      | -10%           | 137       | 54%           |
| 3-Bedrooms | 76        | 76       | 0%             | 68        | 12%           |
| 4-Bedrooms | 16        | 14       | 14%            | 11        | 45%           |
| All        | 961       | 993      | -3%            | 625       | 54%           |

## NON-DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | 302       | 295      | 2%             | 120       | 152%          |
| 1-Bedrooms | 585       | 607      | -4%            | 253       | 131%          |
| 2-Bedrooms | 706       | 659      | 7%             | 310       | 128%          |
| 3-Bedrooms | 308       | 329      | -6%            | 140       | 120%          |
| 4-Bedrooms | 120       | 89       | 35%            | 52        | 131%          |
| All        | 2,043     | 1,999    | 2%             | 892       | 129%          |

# Average Asking Rent



## DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | \$4,168   | \$4,012  | 4%             | \$4,075   | 2%            |
| 1-Bedrooms | \$5,874   | \$5,613  | 5%             | \$5,502   | 7%            |
| 2-Bedrooms | \$8,955   | \$8,807  | 2%             | \$8,891   | 1%            |
| 3-Bedrooms | \$12,595  | \$14,468 | -13%           | \$15,096  | -17%          |
| 4-Bedrooms | \$24,319  | \$18,765 | 30%            | \$35,559  | -32%          |
| All        | \$6,981   | \$6,871  | 2%             | \$7,361   | -5%           |

## NON-DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | \$3,074   | \$3,173  | -3%            | \$3,366   | -9%           |
| 1-Bedrooms | \$4,087   | \$4,151  | -2%            | \$4,361   | -6%           |
| 2-Bedrooms | \$5,313   | \$5,261  | 1%             | \$5,716   | -7%           |
| 3-Bedrooms | \$6,978   | \$7,729  | -10%           | \$7,708   | -9%           |
| 4-Bedrooms | \$11,900  | \$10,727 | 11%            | \$8,513   | 40%           |
| All        | \$5,365   | \$5,380  | 0%             | \$5,514   | -3%           |

# Rnt

**JUNE 2024**

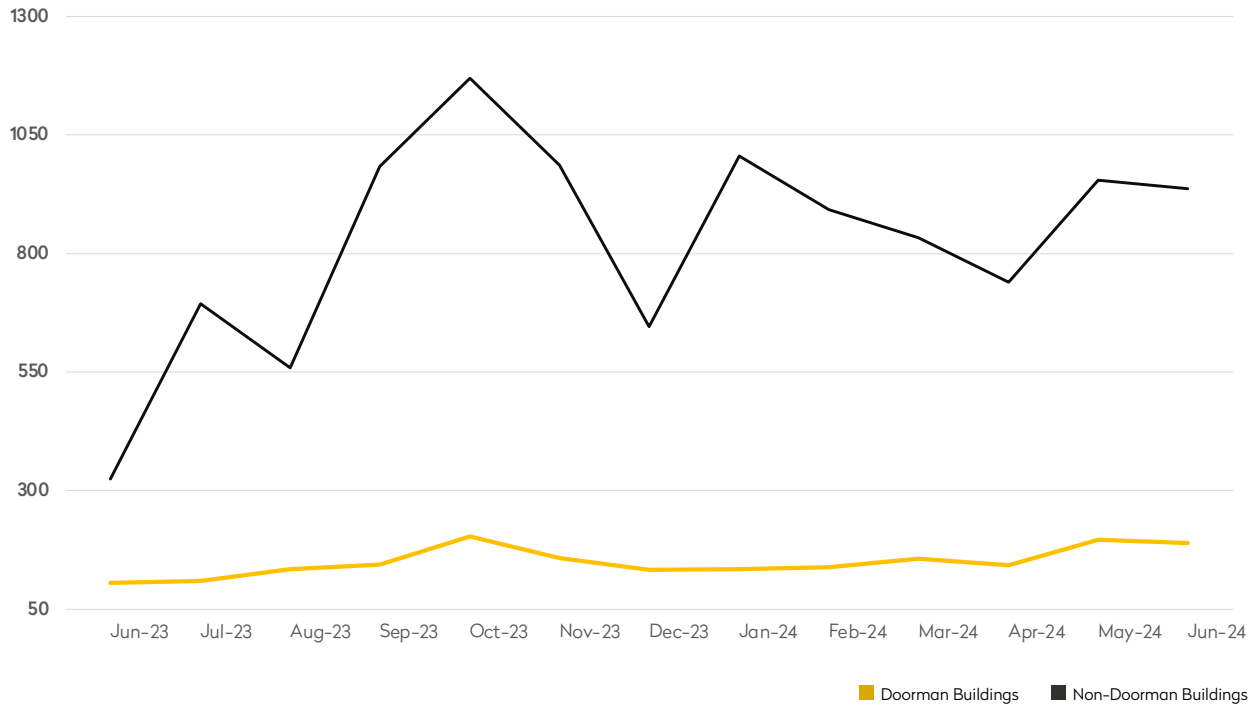
Generally North of 96th St. on the East Side,  
and 110th St. on the West Side



UPPER MANHATTAN

BHSID 23069352

# Number of New Listings



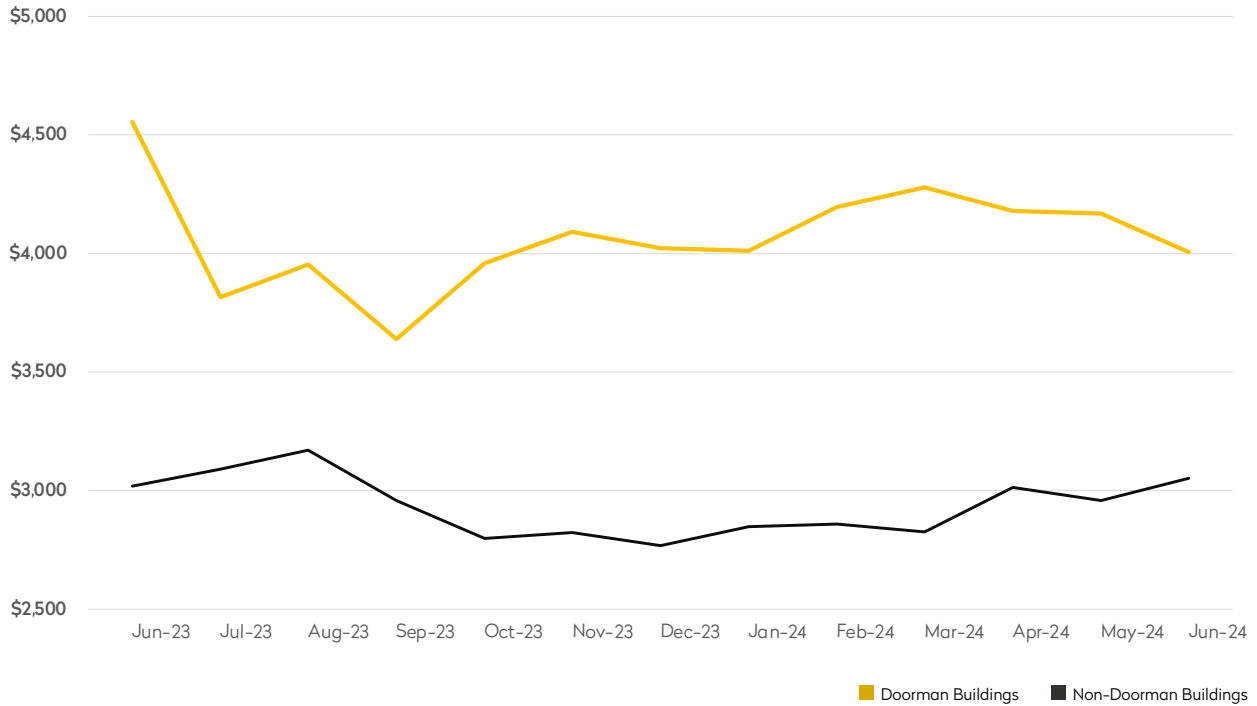
## DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | 23        | 18       | 28%            | 11        | 109%          |
| 1-Bedrooms | 79        | 82       | -4%            | 27        | 193%          |
| 2-Bedrooms | 60        | 58       | 3%             | 41        | 46%           |
| 3-Bedrooms | 21        | 33       | -36%           | 19        | 11%           |
| 4-Bedrooms | 6         | 6        | 0%             | 6         | 0%            |
| All        | 189       | 197      | -4%            | 105       | 80%           |

## NON-DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | 105       | 106      | -1%            | 37        | 184%          |
| 1-Bedrooms | 336       | 346      | -3%            | 105       | 220%          |
| 2-Bedrooms | 290       | 303      | -4%            | 109       | 166%          |
| 3-Bedrooms | 148       | 147      | 1%             | 54        | 174%          |
| 4-Bedrooms | 46        | 43       | 7%             | 12        | 283%          |
| All        | 936       | 954      | -2%            | 324       | 189%          |

# Average Asking Rent



## DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | \$3,015   | \$2,732  | 10%            | \$2,631   | 15%           |
| 1-Bedrooms | \$3,465   | \$3,529  | -2%            | \$3,442   | 1%            |
| 2-Bedrooms | \$4,477   | \$4,257  | 5%             | \$4,415   | 1%            |
| 3-Bedrooms | \$5,665   | \$5,866  | -3%            | \$5,895   | -4%           |
| 4-Bedrooms | \$4,416   | \$7,057  | -37%           | \$7,224   | -39%          |
| All        | \$4,006   | \$4,169  | -4%            | \$4,554   | -12%          |

## NON-DOORMAN BUILDINGS

|            | JUNE 2024 | MAY 2024 | MONTHLY CHANGE | JUNE 2023 | ANNUAL CHANGE |
|------------|-----------|----------|----------------|-----------|---------------|
| Studios    | \$2,186   | \$2,220  | -2%            | \$2,115   | 3%            |
| 1-Bedrooms | \$2,620   | \$2,513  | 4%             | \$2,519   | 4%            |
| 2-Bedrooms | \$3,135   | \$3,063  | 2%             | \$3,053   | 3%            |
| 3-Bedrooms | \$3,850   | \$3,750  | 3%             | \$4,100   | -6%           |
| 4-Bedrooms | \$4,321   | \$4,451  | -3%            | \$4,362   | -1%           |
| All        | \$3,052   | \$2,958  | 3%             | \$3,018   | 1%            |

# Contact Us

## NEW RENTAL LISTINGS REPORT

June 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

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