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JUNE 2025
NEW RENTAL
LISTINGS
REPORT

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Brown Harris Stevens THE Craft OF Research

Highlights

NEW RENTAL LISTINGS REPORT

June 2025

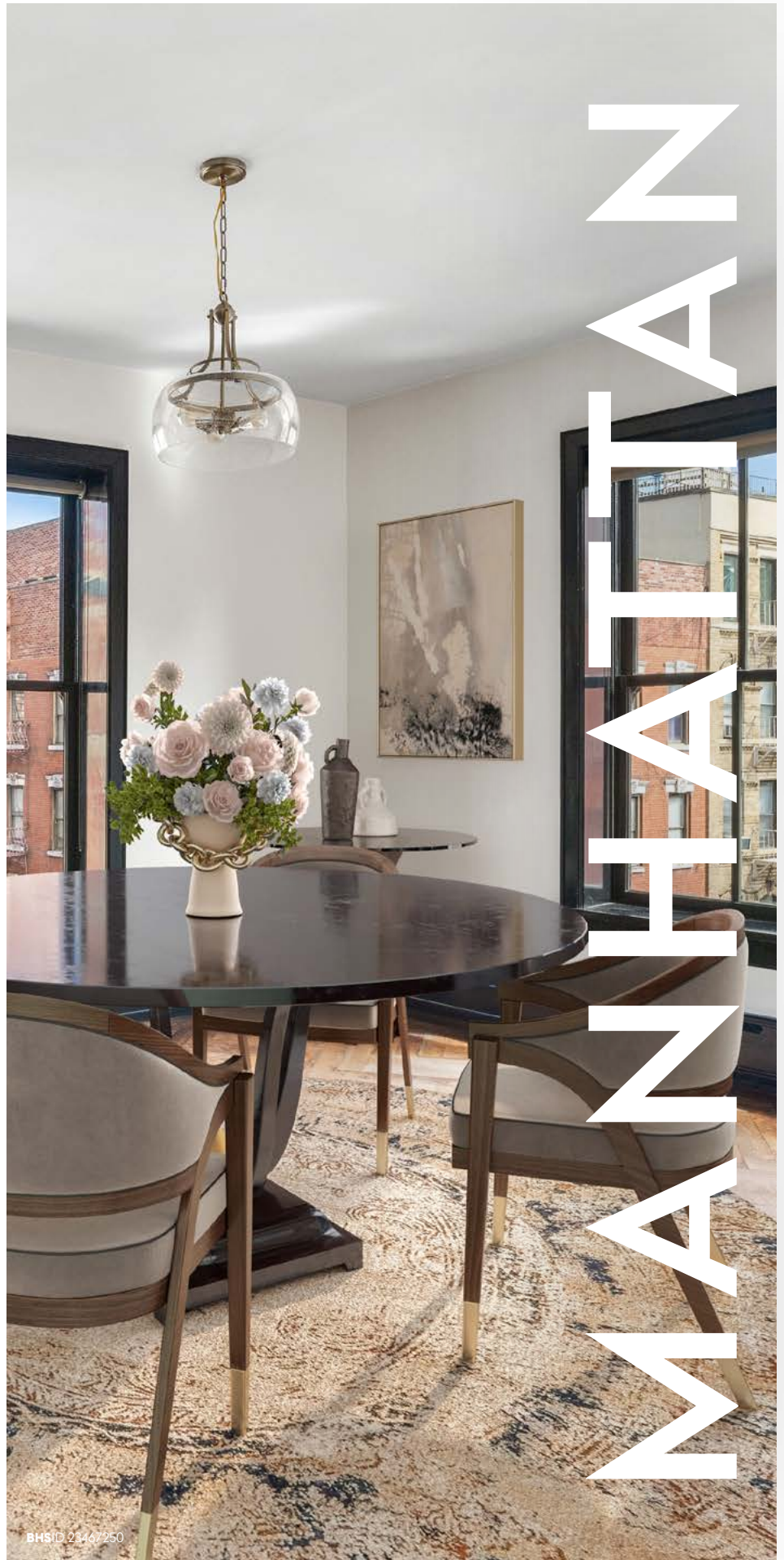
- While down 3% from May, new listings in doorman buildings remain 8% higher than a year ago.
- All bedroom categories posted a drop in new listings in June for non-doorman buildings.
- For doorman buildings, the average asking rent was virtually unchanged from last month, and was 5% higher than June 2024.
- The average asking rent for non-doorman buildings in June was \$4,854, a 6% improvement from last month.



BHSID 23483911

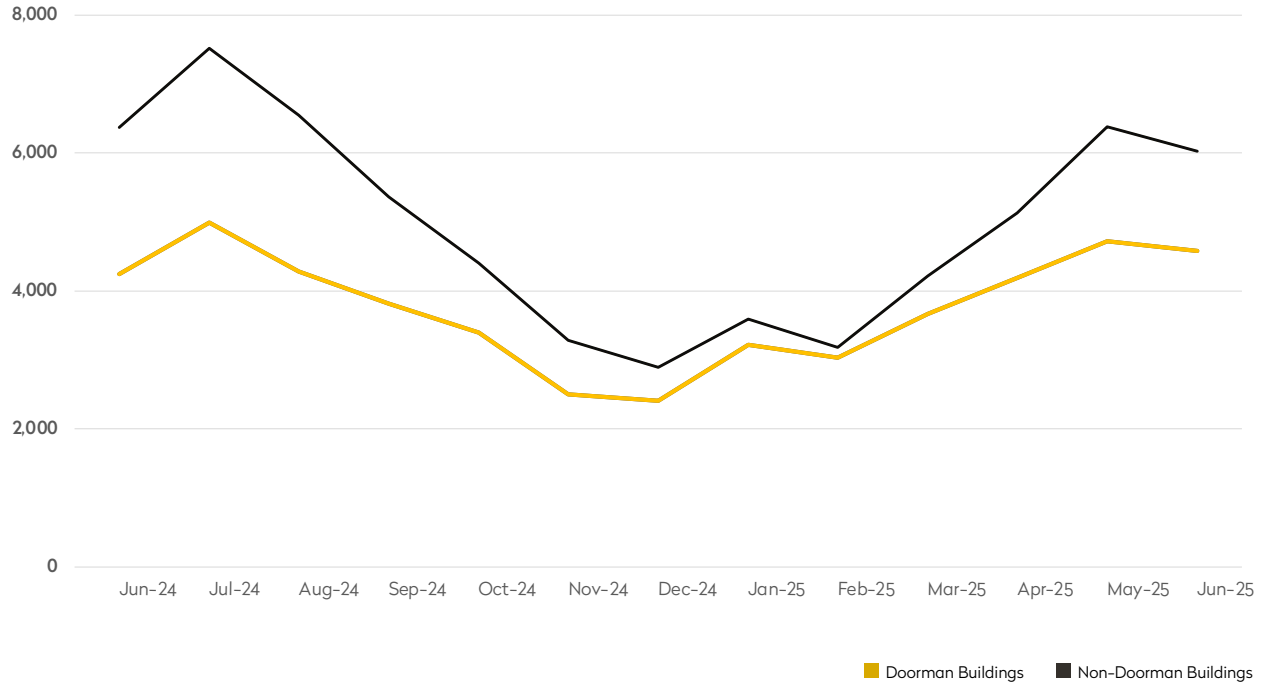
Rnt

JUNE 2025



BHSID 23467250

Number of New Listings



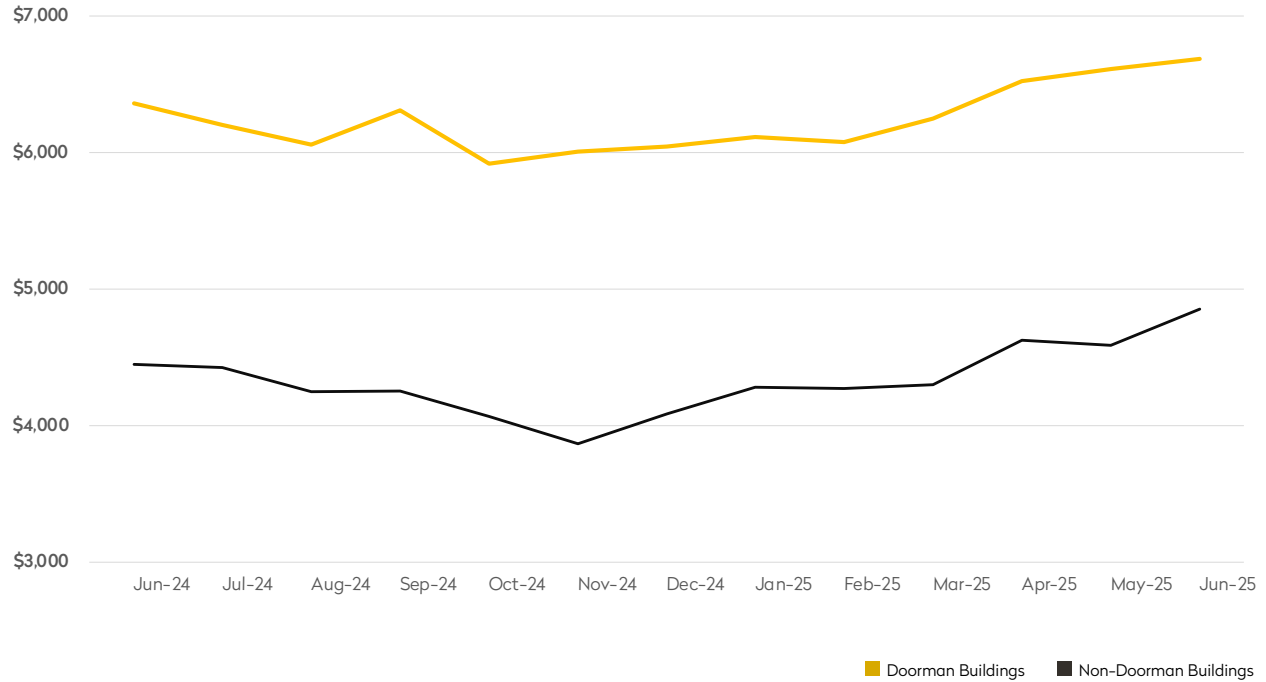
DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	1,102	1,179	-7%	1,088	1%
1-Bedrooms	1,948	1,942	0%	1,759	11%
2-Bedrooms	1,029	1,124	-8%	988	4%
3-Bedrooms	386	350	10%	322	20%
4-Bedrooms	89	103	-14%	77	16%
All	4,576	4,717	-3%	4,244	8%

NON-DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	1,115	1,222	-9%	1,124	-1%
1-Bedrooms	1,970	2,128	-7%	2,103	-6%
2-Bedrooms	1,788	1,844	-3%	1,882	-5%
3-Bedrooms	853	889	-4%	908	-6%
4-Bedrooms	235	240	-2%	298	-21%
All	6,022	6,380	-6%	6,374	-6%

Average Asking Rent



DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	\$3,996	\$4,000	0%	\$3,906	2%
1-Bedrooms	\$5,446	\$5,356	2%	\$5,233	4%
2-Bedrooms	\$8,303	\$8,004	4%	\$7,968	4%
3-Bedrooms	\$12,324	\$12,378	0%	\$11,524	7%
4-Bedrooms	\$20,331	\$20,936	-3%	\$20,128	1%
All	\$6,688	\$6,613	1%	\$6,364	5%

NON-DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	\$3,166	\$3,025	5%	\$2,799	13%
1-Bedrooms	\$3,861	\$3,701	4%	\$3,502	10%
2-Bedrooms	\$5,013	\$4,881	3%	\$4,640	8%
3-Bedrooms	\$7,097	\$6,546	8%	\$6,165	15%
4-Bedrooms	\$10,036	\$9,305	8%	\$9,600	5%
All	\$4,854	\$4,591	6%	\$4,448	9%

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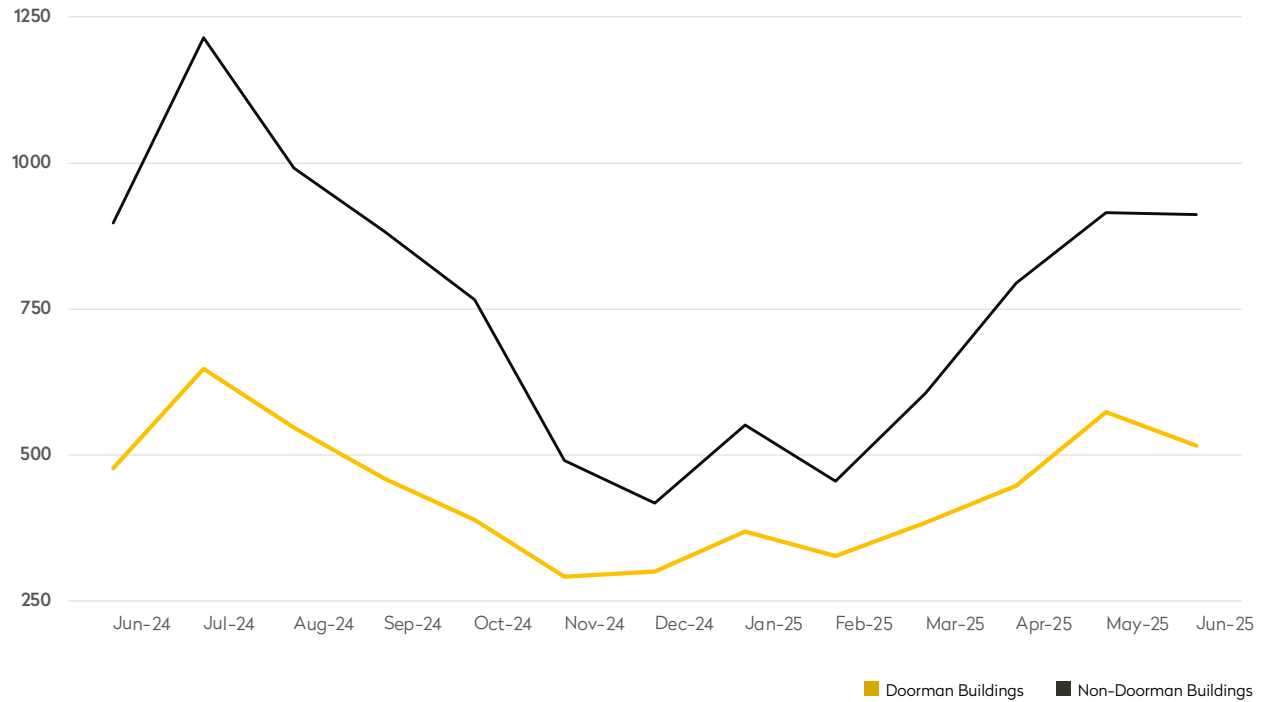
JUNE 2025

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



BHSID 23365980

Number of New Listings



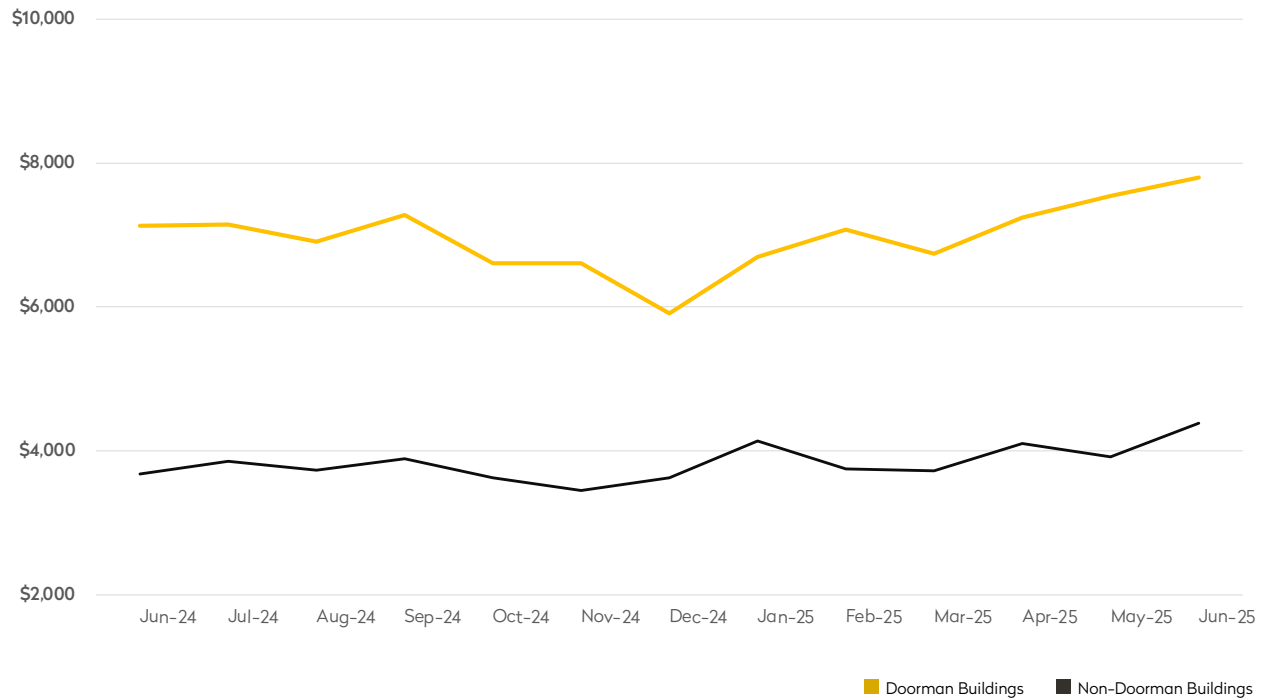
DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	88	107	-18%	94	-6%
1-Bedrooms	207	241	-14%	193	7%
2-Bedrooms	141	153	-8%	124	14%
3-Bedrooms	61	51	20%	48	27%
4-Bedrooms	13	15	-13%	14	-7%
All	516	573	-10%	477	8%

NON-DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	240	234	3%	232	3%
1-Bedrooms	334	357	-6%	347	-4%
2-Bedrooms	228	214	7%	218	5%
3-Bedrooms	89	91	-2%	82	9%
4-Bedrooms	18	17	6%	17	6%
All	912	915	0%	897	2%

Average Asking Rent



DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	\$3,949	\$3,862	2%	\$3,789	4%
1-Bedrooms	\$5,235	\$5,021	4%	\$4,953	6%
2-Bedrooms	\$8,272	\$8,023	3%	\$7,962	4%
3-Bedrooms	\$14,824	\$15,480	-4%	\$12,613	18%
4-Bedrooms	\$27,303	\$27,917	-2%	\$22,561	21%
All	\$7,800	\$7,548	3%	\$7,128	9%

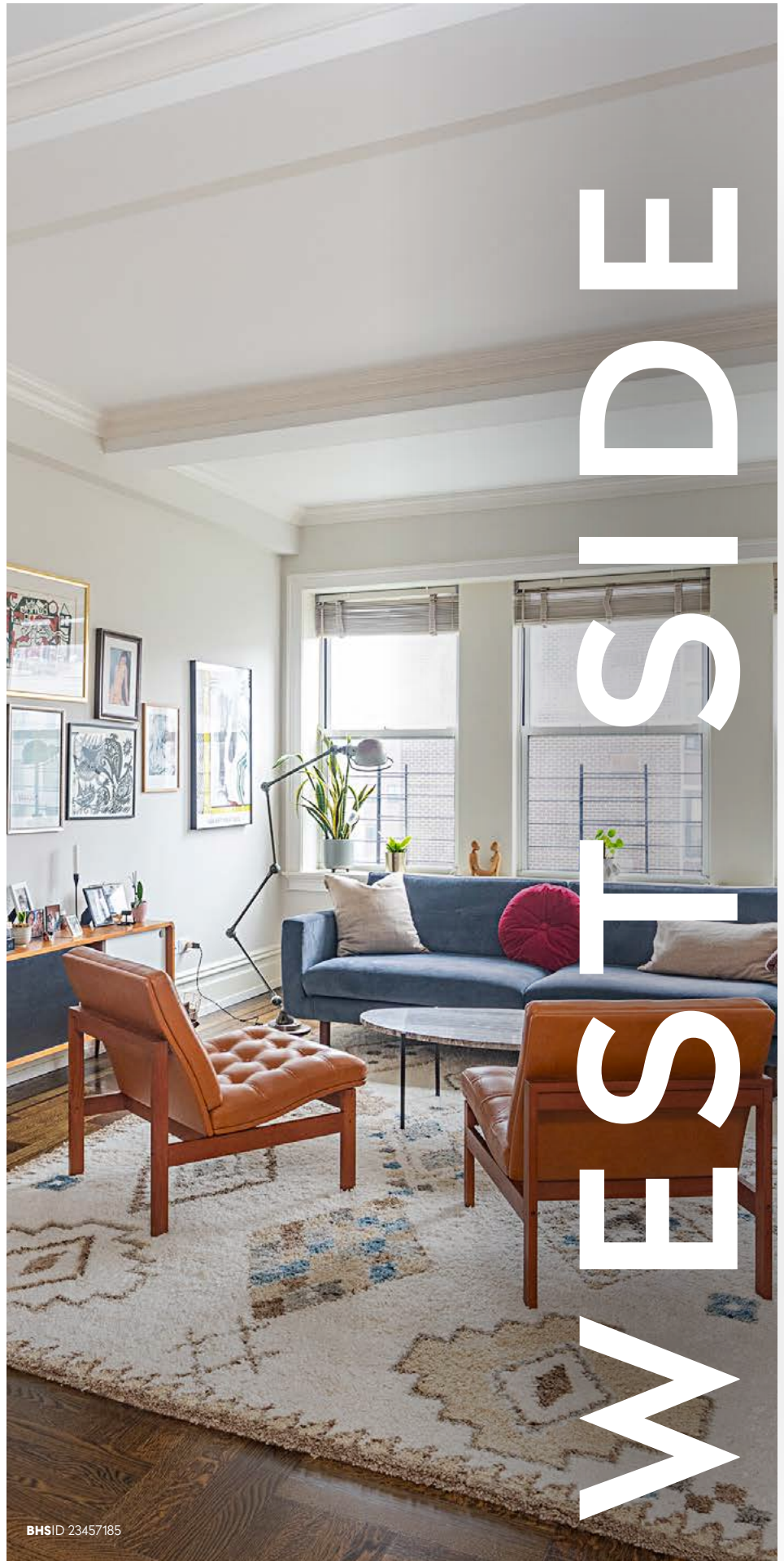
NON-DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	\$2,871	\$2,760	4%	\$2,554	12%
1-Bedrooms	\$3,411	\$3,306	3%	\$3,144	8%
2-Bedrooms	\$4,471	\$4,412	1%	\$4,110	9%
3-Bedrooms	\$8,745	\$6,263	40%	\$6,038	45%
4-Bedrooms	\$16,119	\$11,896	35%	\$12,670	27%
All	\$4,383	\$3,915	12%	\$3,679	19%

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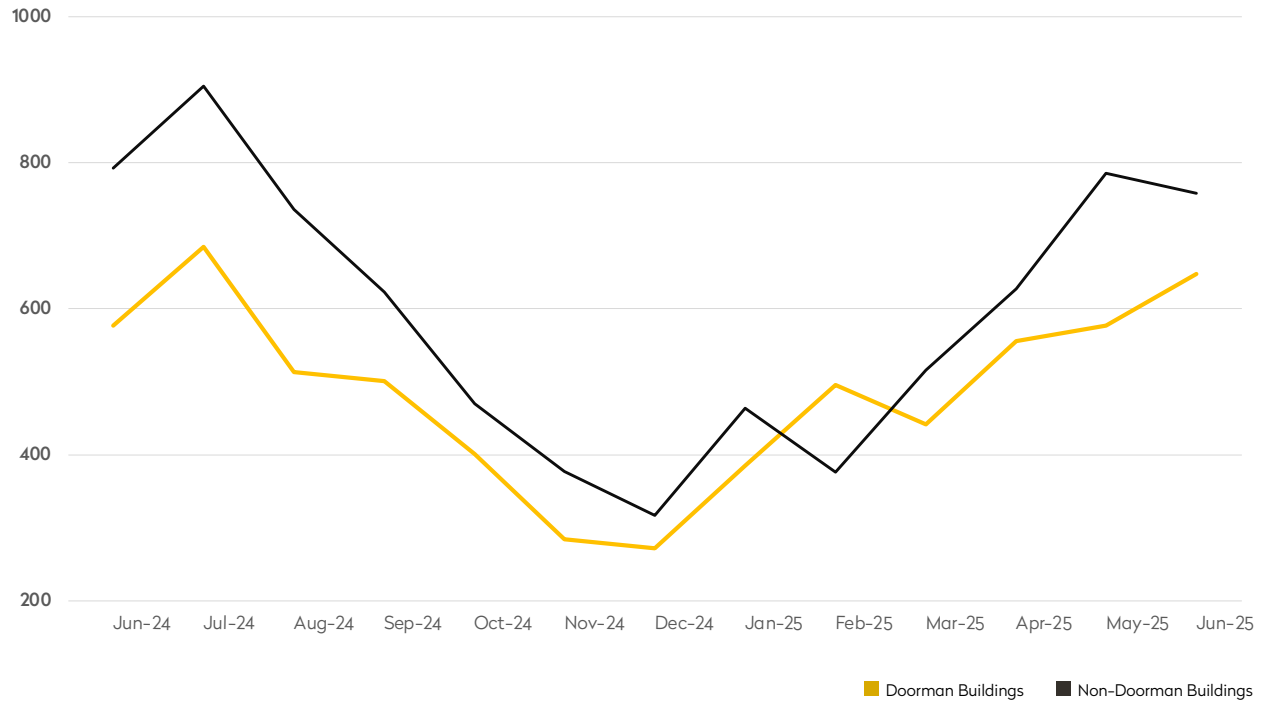
JUNE 2025

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



BHSID 23457185

Number of New Listings



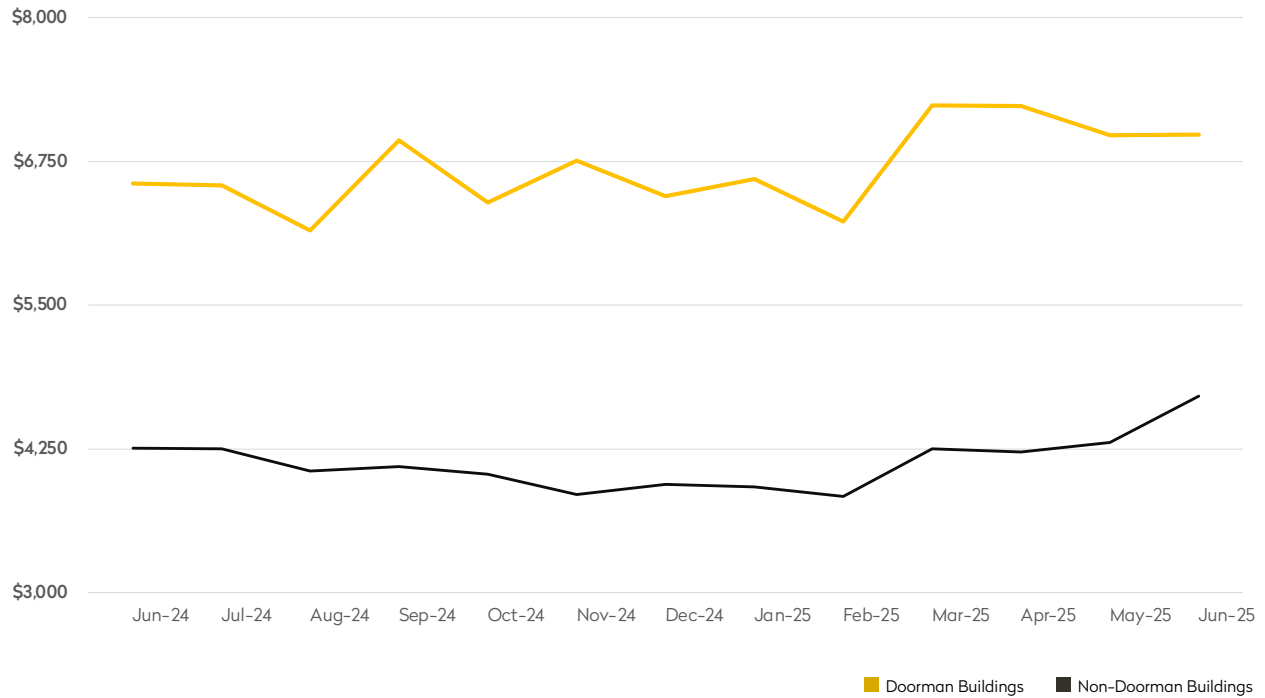
DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	131	116	13%	113	16%
1-Bedrooms	287	244	18%	248	16%
2-Bedrooms	139	135	3%	138	1%
3-Bedrooms	64	57	12%	59	8%
4-Bedrooms	21	20	5%	19	11%
All	648	577	12%	577	12%

NON-DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	166	189	-12%	150	11%
1-Bedrooms	277	284	-2%	308	-10%
2-Bedrooms	170	188	-10%	191	-11%
3-Bedrooms	92	101	-9%	97	-5%
4-Bedrooms	39	17	129%	41	-5%
All	758	786	-4%	793	-4%

Average Asking Rent



DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	\$3,781	\$3,831	-1%	\$3,504	8%
1-Bedrooms	\$5,332	\$5,192	3%	\$4,863	10%
2-Bedrooms	\$8,292	\$7,664	8%	\$7,962	4%
3-Bedrooms	\$13,013	\$12,512	4%	\$11,407	14%
4-Bedrooms	\$17,929	\$22,264	-19%	\$21,533	-17%
All	\$6,980	\$6,978	0%	\$6,556	6%

NON-DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	\$2,987	\$2,857	5%	\$2,744	9%
1-Bedrooms	\$4,006	\$3,865	4%	\$3,630	10%
2-Bedrooms	\$5,190	\$4,972	4%	\$4,687	11%
3-Bedrooms	\$6,468	\$6,448	0%	\$5,861	10%
4-Bedrooms	\$8,434	\$6,809	24%	\$8,273	2%
All	\$4,710	\$4,308	9%	\$4,256	11%

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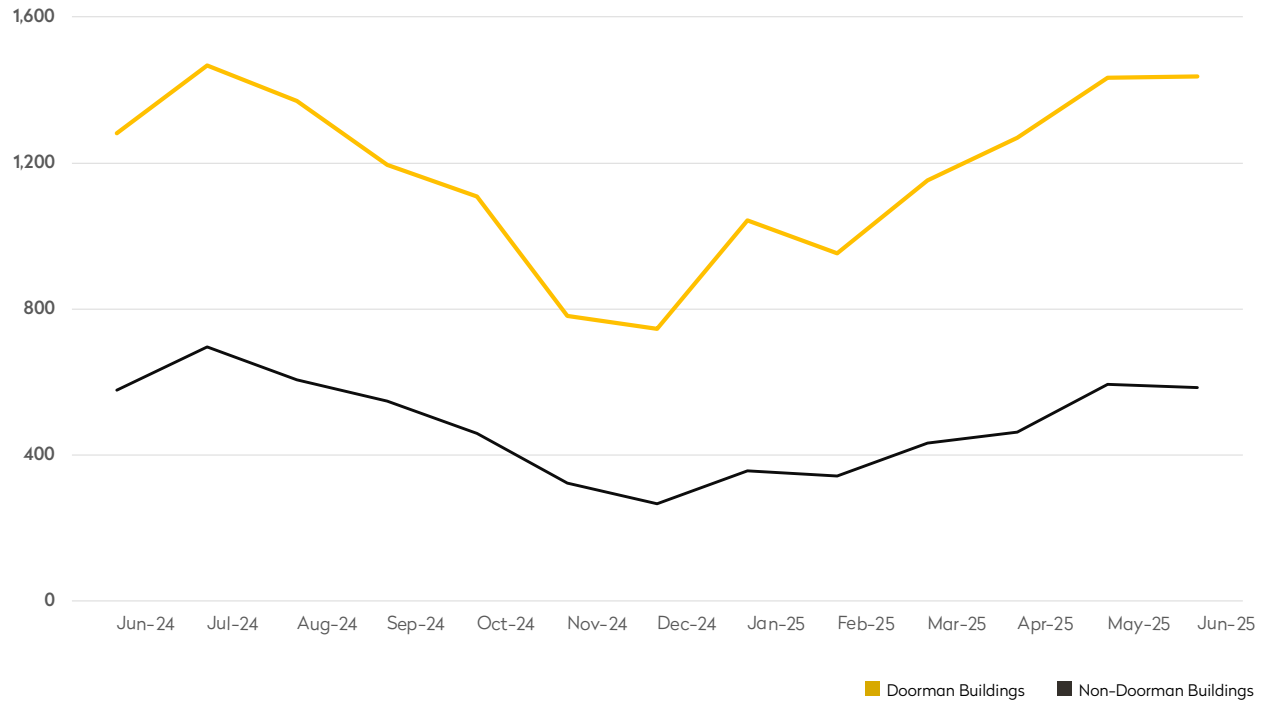
JUNE 2025

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



BHSID 23506595

Number of New Listings



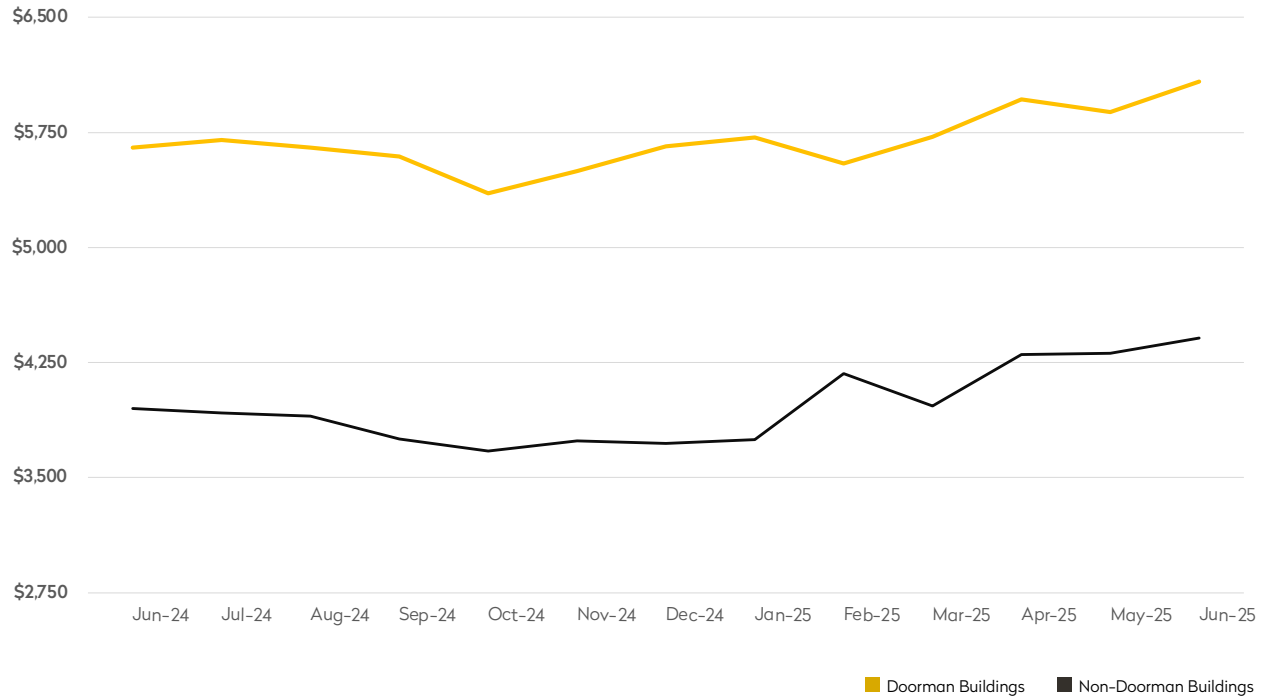
DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	351	384	-9%	353	-1%
1-Bedrooms	653	597	9%	552	18%
2-Bedrooms	312	349	-11%	295	6%
3-Bedrooms	100	83	20%	69	45%
4-Bedrooms	20	19	5%	11	82%
All	1,437	1,434	0%	1,282	12%

NON-DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	127	129	-2%	140	-9%
1-Bedrooms	196	200	-2%	182	8%
2-Bedrooms	185	172	8%	165	12%
3-Bedrooms	60	66	-9%	68	-12%
4-Bedrooms	14	24	-42%	21	-33%
All	585	594	-2%	577	1%

Average Asking Rent



DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	\$3,771	\$3,882	-3%	\$3,788	0%
1-Bedrooms	\$5,314	\$5,126	4%	\$5,002	6%
2-Bedrooms	\$8,121	\$7,935	2%	\$7,413	10%
3-Bedrooms	\$9,918	\$9,665	3%	\$9,818	1%
4-Bedrooms	\$19,985	\$14,741	36%	\$17,477	14%
All	\$6,081	\$5,884	3%	\$5,651	8%

NON-DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	\$3,164	\$3,046	4%	\$2,816	12%
1-Bedrooms	\$3,830	\$3,531	8%	\$3,481	10%
2-Bedrooms	\$4,822	\$4,414	9%	\$4,219	14%
3-Bedrooms	\$6,332	\$5,985	6%	\$5,686	11%
4-Bedrooms	\$9,072	\$9,850	-8%	\$7,656	18%
All	\$4,409	\$4,309	2%	\$3,950	12%

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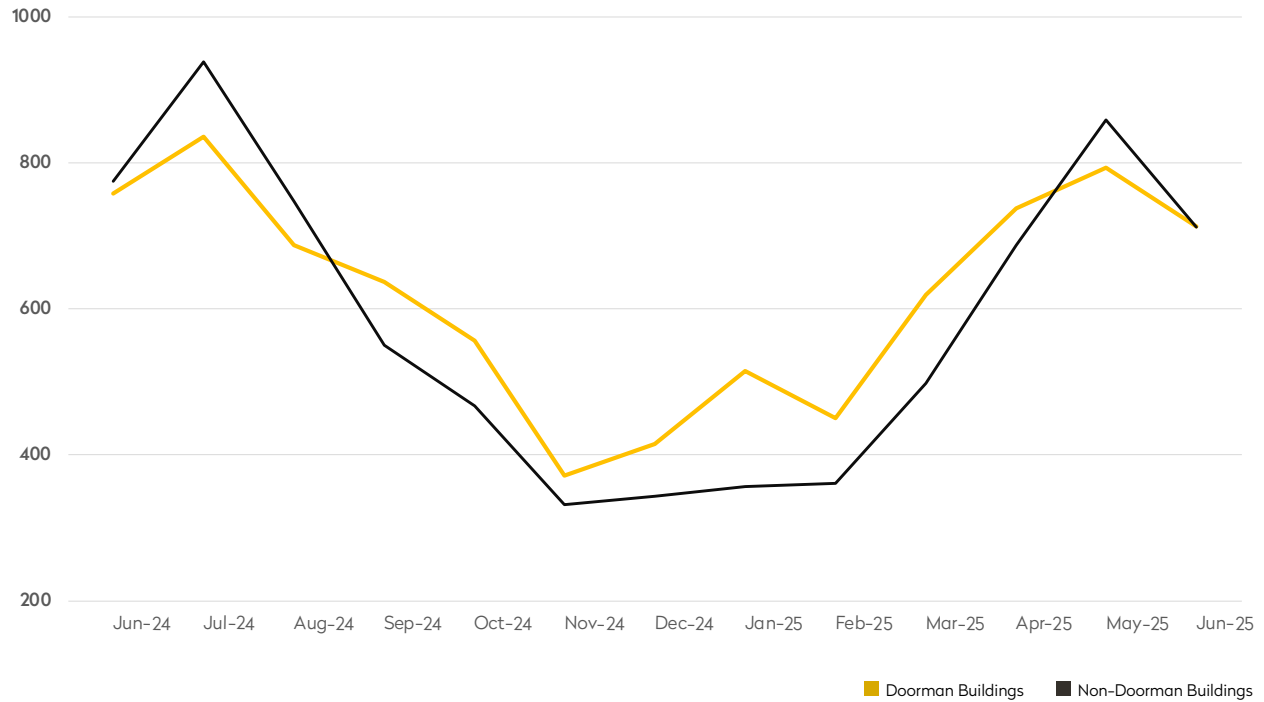
JUNE 2025

34th Street to 14th Street



BHSID 23475519

Number of New Listings



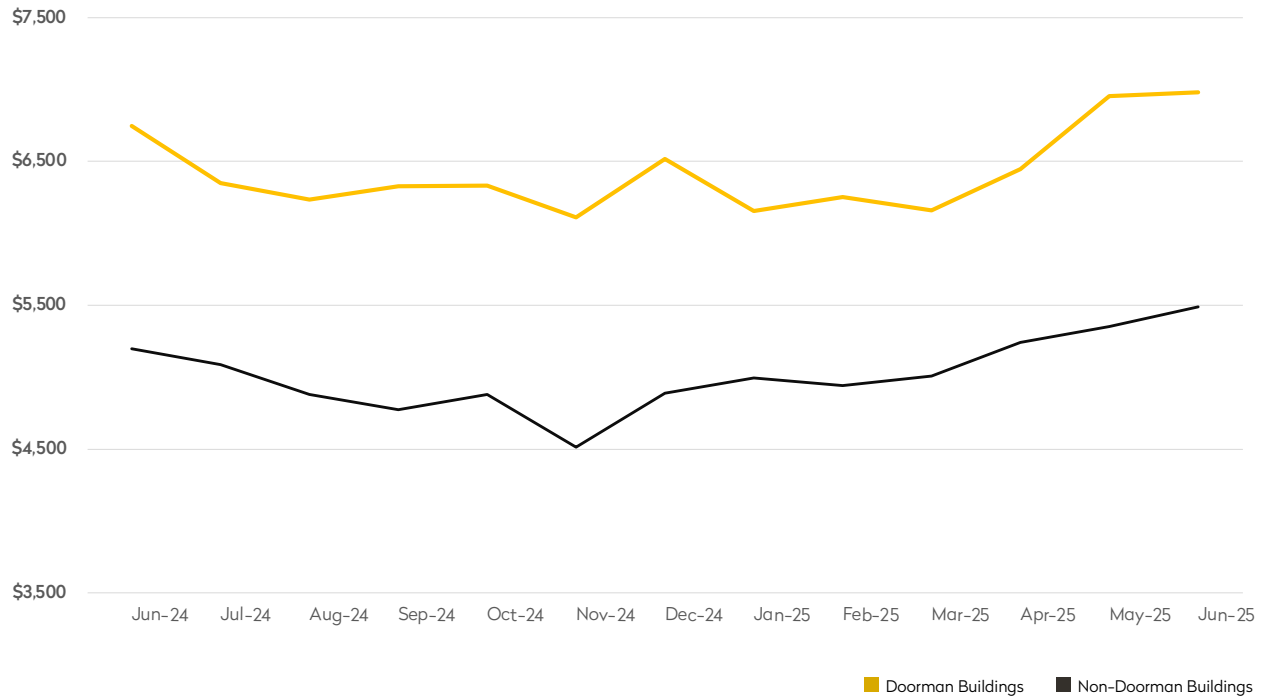
DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	183	209	-12%	200	-9%
1-Bedrooms	334	368	-9%	338	-1%
2-Bedrooms	131	152	-14%	160	-18%
3-Bedrooms	53	51	4%	49	8%
4-Bedrooms	12	12	0%	11	9%
All	713	793	-10%	758	-6%

NON-DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	147	199	-26%	160	-8%
1-Bedrooms	226	254	-11%	224	1%
2-Bedrooms	176	225	-22%	220	-20%
3-Bedrooms	134	132	2%	127	6%
4-Bedrooms	25	36	-31%	34	-26%
All	712	859	-17%	775	-8%

Average Asking Rent



DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	\$4,347	\$4,236	3%	\$4,100	6%
1-Bedrooms	\$5,953	\$5,864	2%	\$5,794	3%
2-Bedrooms	\$9,341	\$9,054	3%	\$9,007	4%
3-Bedrooms	\$14,881	\$13,978	6%	\$13,852	7%
4-Bedrooms	\$15,113	\$21,413	-29%	\$19,729	-23%
All	\$6,981	\$6,954	0%	\$6,748	3%

NON-DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	\$3,503	\$3,369	4%	\$3,157	11%
1-Bedrooms	\$4,432	\$4,329	2%	\$3,987	11%
2-Bedrooms	\$5,666	\$5,693	0%	\$5,309	7%
3-Bedrooms	\$8,030	\$7,683	5%	\$7,539	7%
4-Bedrooms	\$10,577	\$10,226	3%	\$11,320	-7%
All	\$5,487	\$5,350	3%	\$5,196	6%

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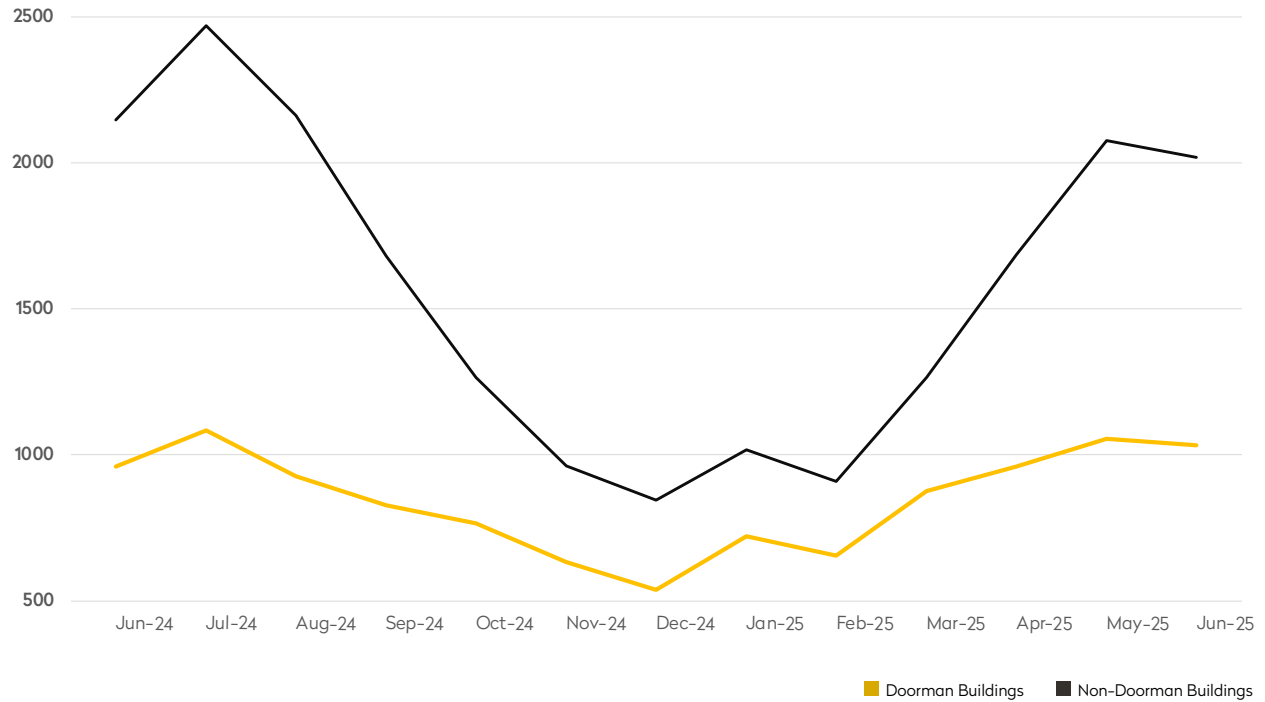
JUNE 2025

South of 14th Street



BHSID 23389536

Number of New Listings



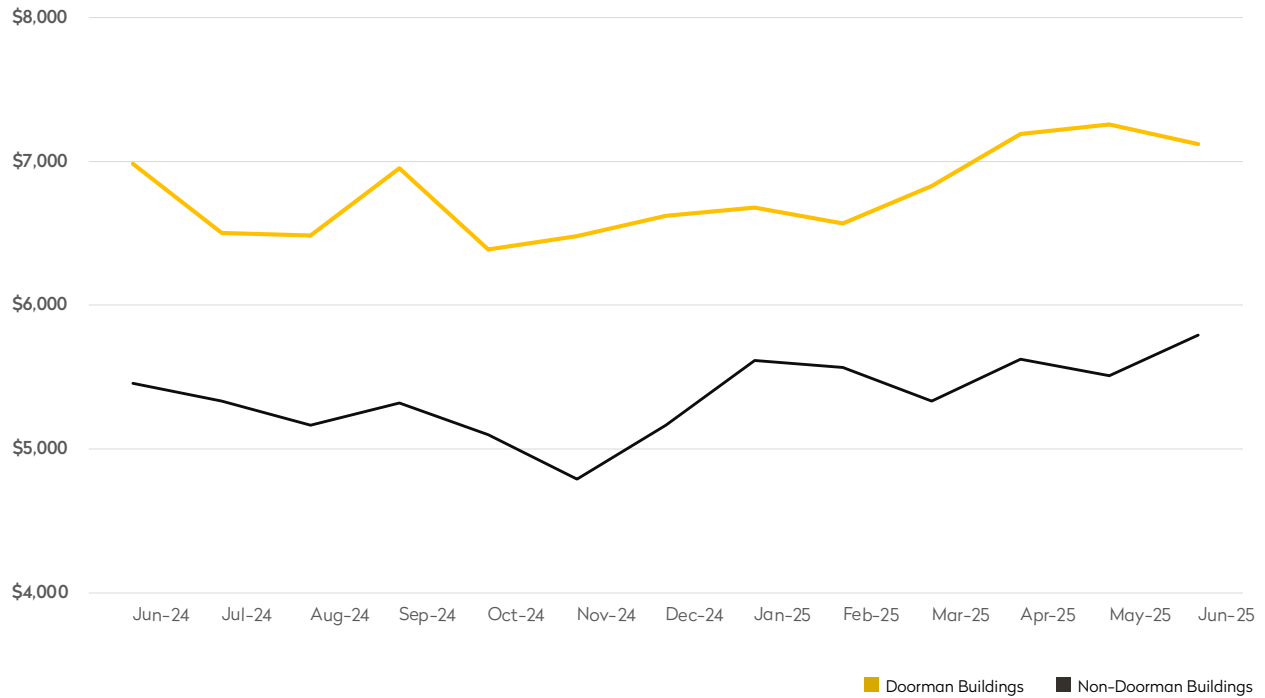
DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	314	308	2%	305	3%
1-Bedrooms	377	382	-1%	349	8%
2-Bedrooms	236	244	-3%	211	12%
3-Bedrooms	81	88	-8%	76	7%
4-Bedrooms	17	31	-45%	16	6%
All	1,033	1,056	-2%	961	7%

NON-DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	300	326	-8%	315	-5%
1-Bedrooms	588	637	-8%	609	-3%
2-Bedrooms	698	692	1%	744	-6%
3-Bedrooms	323	306	6%	327	-1%
4-Bedrooms	84	95	-12%	124	-32%
All	2,019	2,077	-3%	2,147	-6%

Average Asking Rent



DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	\$4,217	\$4,214	0%	\$4,168	1%
1-Bedrooms	\$5,836	\$5,941	-2%	\$5,874	-1%
2-Bedrooms	\$9,095	\$8,762	4%	\$8,955	2%
3-Bedrooms	\$13,288	\$13,519	-2%	\$12,595	6%
4-Bedrooms	\$26,839	\$23,635	14%	\$24,319	10%
All	\$7,121	\$7,255	-2%	\$6,981	2%

NON-DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	\$3,664	\$3,353	9%	\$3,068	19%
1-Bedrooms	\$4,460	\$4,258	5%	\$4,099	9%
2-Bedrooms	\$5,782	\$5,636	3%	\$5,366	8%
3-Bedrooms	\$7,901	\$7,876	0%	\$7,321	8%
4-Bedrooms	\$12,549	\$11,212	12%	\$11,906	5%
All	\$5,793	\$5,508	5%	\$5,457	6%

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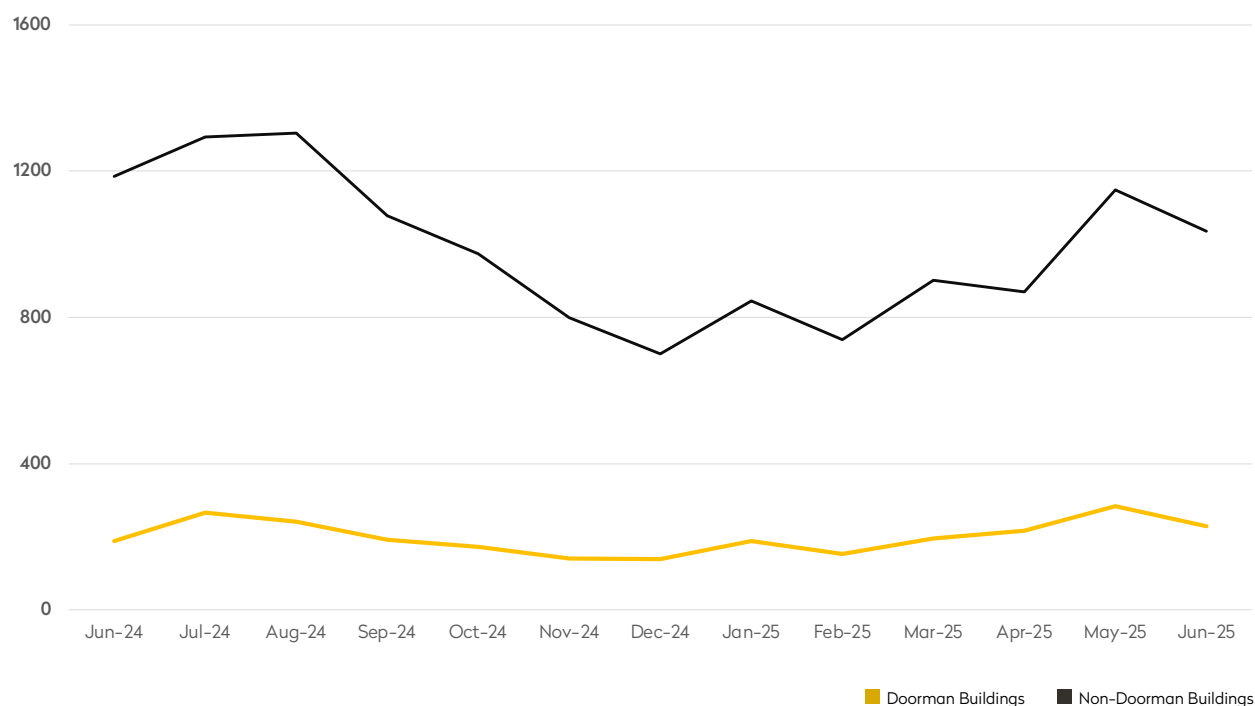
JUNE 2025

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



BHSID 23512400

Number of New Listings



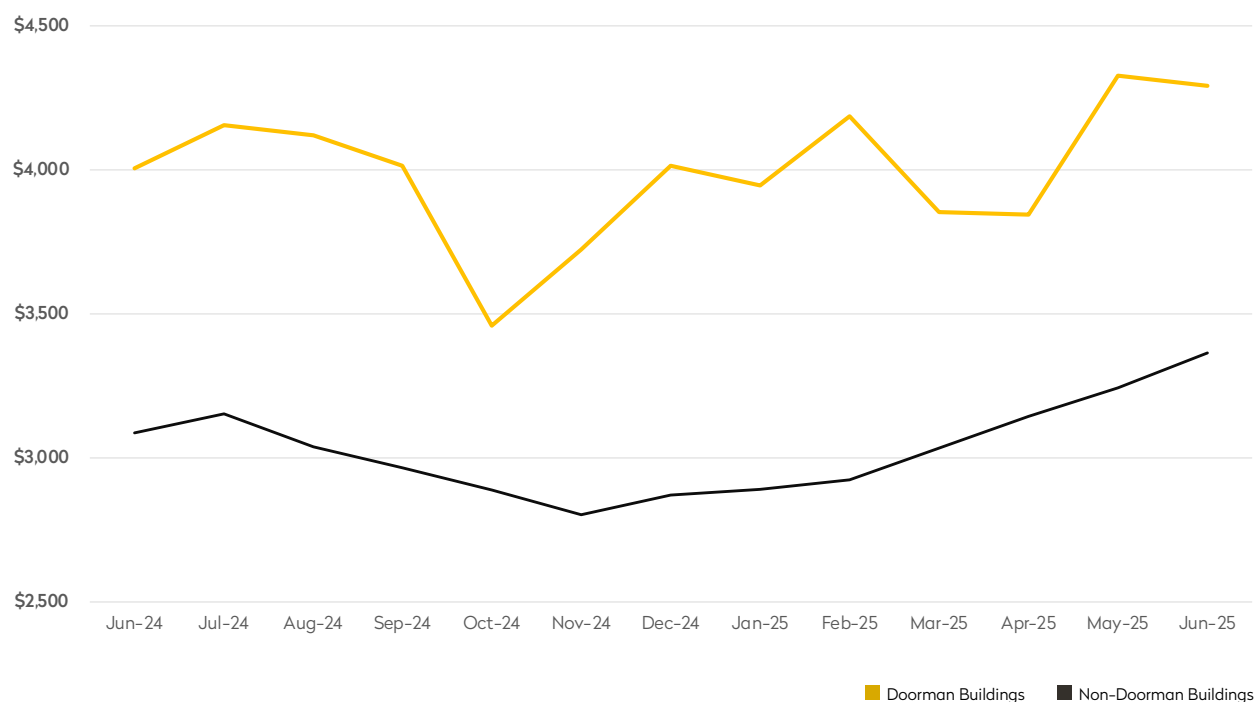
DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	35	55	-36%	23	52%
1-Bedrooms	90	110	-18%	79	14%
2-Bedrooms	70	91	-23%	60	17%
3-Bedrooms	27	20	35%	21	29%
4-Bedrooms	6	6	0%	6	0%
All	229	284	-19%	189	21%

NON-DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	135	145	-7%	127	6%
1-Bedrooms	349	396	-12%	433	-19%
2-Bedrooms	331	353	-6%	344	-4%
3-Bedrooms	155	193	-20%	207	-25%
4-Bedrooms	55	51	8%	61	-10%
All	1,036	1,149	-10%	1,185	-13%

Average Asking Rent



DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	\$3,346	\$3,347	0%	\$3,015	11%
1-Bedrooms	\$3,731	\$3,969	-6%	\$3,465	8%
2-Bedrooms	\$4,589	\$4,949	-7%	\$4,477	3%
3-Bedrooms	\$6,042	\$6,248	-3%	\$5,665	7%
4-Bedrooms	\$6,788	\$3,775	80%	\$4,416	54%
All	\$4,292	\$4,326	-1%	\$4,006	7%

NON-DOORMAN BUILDINGS

	JUNE 2025	MAY 2025	MONTHLY CHANGE	JUNE 2024	ANNUAL CHANGE
Studios	\$2,439	\$2,446	0%	\$2,173	12%
1-Bedrooms	\$2,815	\$2,730	3%	\$2,617	8%
2-Bedrooms	\$3,434	\$3,346	3%	\$3,154	9%
3-Bedrooms	\$4,337	\$4,034	8%	\$3,844	13%
4-Bedrooms	\$5,341	\$4,815	11%	\$4,659	15%
All	\$3,364	\$3,242	4%	\$3,086	9%

Contact Us

NEW RENTAL LISTINGS REPORT

June 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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