

Rnt

JULY 2024

NEW RENTAL

LISTINGS

REPORT



MANHATTAN

Brown Harris Stevens THE Craft OF Research

Highlights

NEW RENTAL LISTINGS REPORT

July 2024

- The average asking rent for doorman buildings in July was \$5,903, a 5% decline from last month.
- For non-doorman buildings, the average asking rent was virtually unchanged from last month, and it was 6% lower than July 2023.
- New listings in both doorman and non-doorman buildings saw double-digit increases from last month, 29% and 13% respectively.
- Studios in both doorman and non-doorman buildings saw the largest increase in new listings in July.



BHSID 23108055

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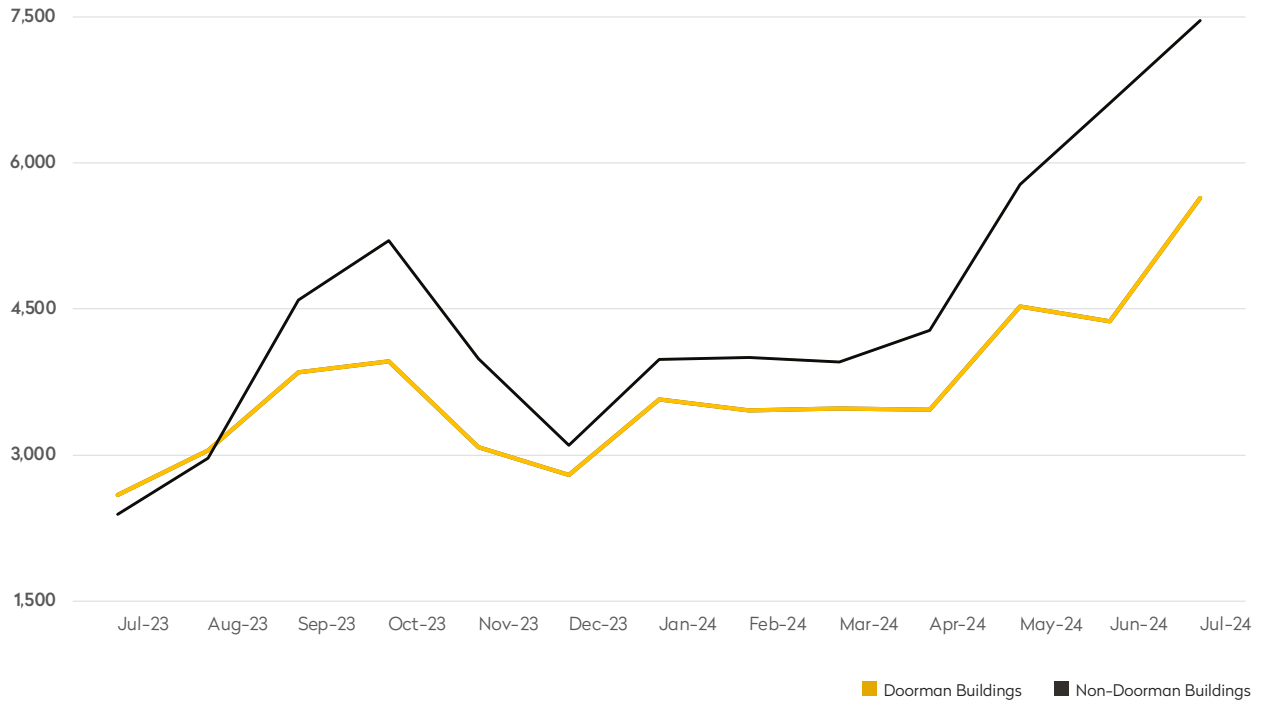
JULY 2024



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BHSID 23045112

Number of New Listings



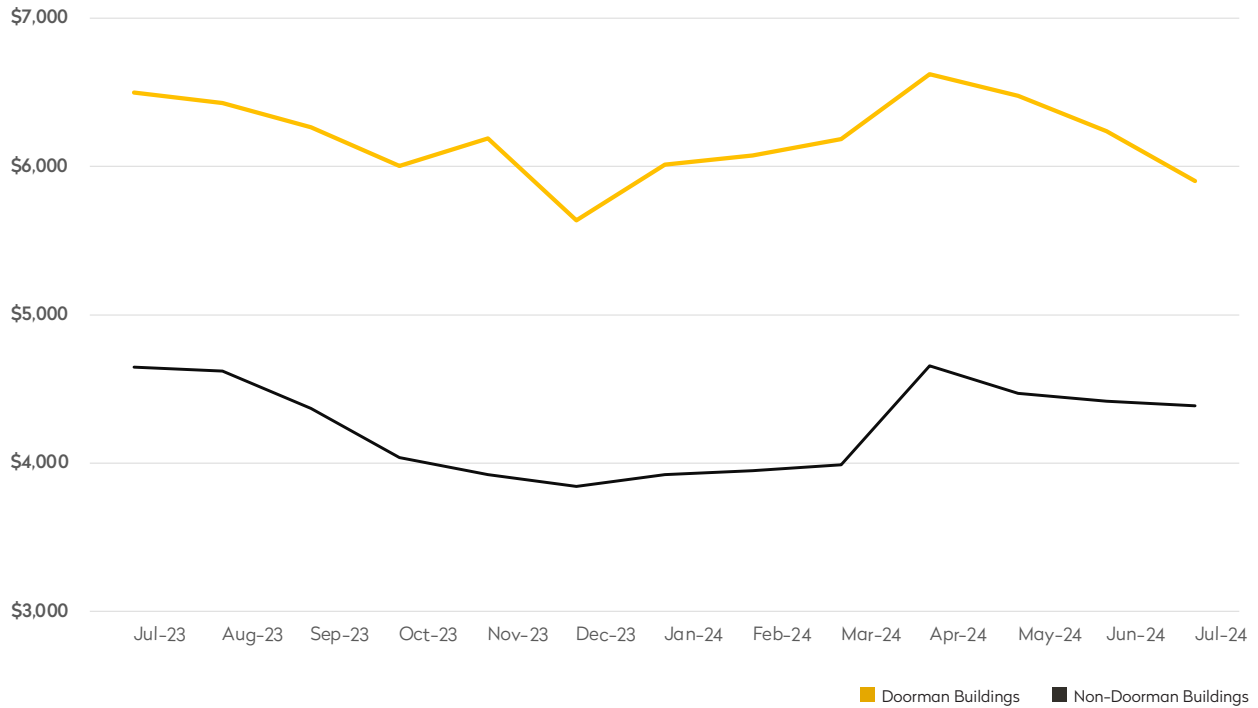
DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	1,551	1,120	38%	598	159%
1-Bedrooms	2,330	1,835	27%	1,056	121%
2-Bedrooms	1,248	1,017	23%	675	85%
3-Bedrooms	395	316	25%	199	98%
4-Bedrooms	103	75	37%	51	102%
All	5,641	4,373	29%	2,592	118%

NON-DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	1,401	1,161	21%	347	304%
1-Bedrooms	2,385	2,187	9%	784	204%
2-Bedrooms	2,205	1,949	13%	755	192%
3-Bedrooms	1,097	953	15%	380	189%
4-Bedrooms	301	305	-1%	100	201%
All	7,463	6,612	13%	2,392	212%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	\$3,651	\$3,849	-5%	\$3,765	-3%
1-Bedrooms	\$5,000	\$5,206	-4%	\$5,085	-2%
2-Bedrooms	\$7,499	\$7,800	-4%	\$7,888	-5%
3-Bedrooms	\$11,599	\$11,408	2%	\$11,958	-3%
4-Bedrooms	\$16,476	\$19,431	-15%	\$20,358	-19%
All	\$5,903	\$6,238	-5%	\$6,500	-9%

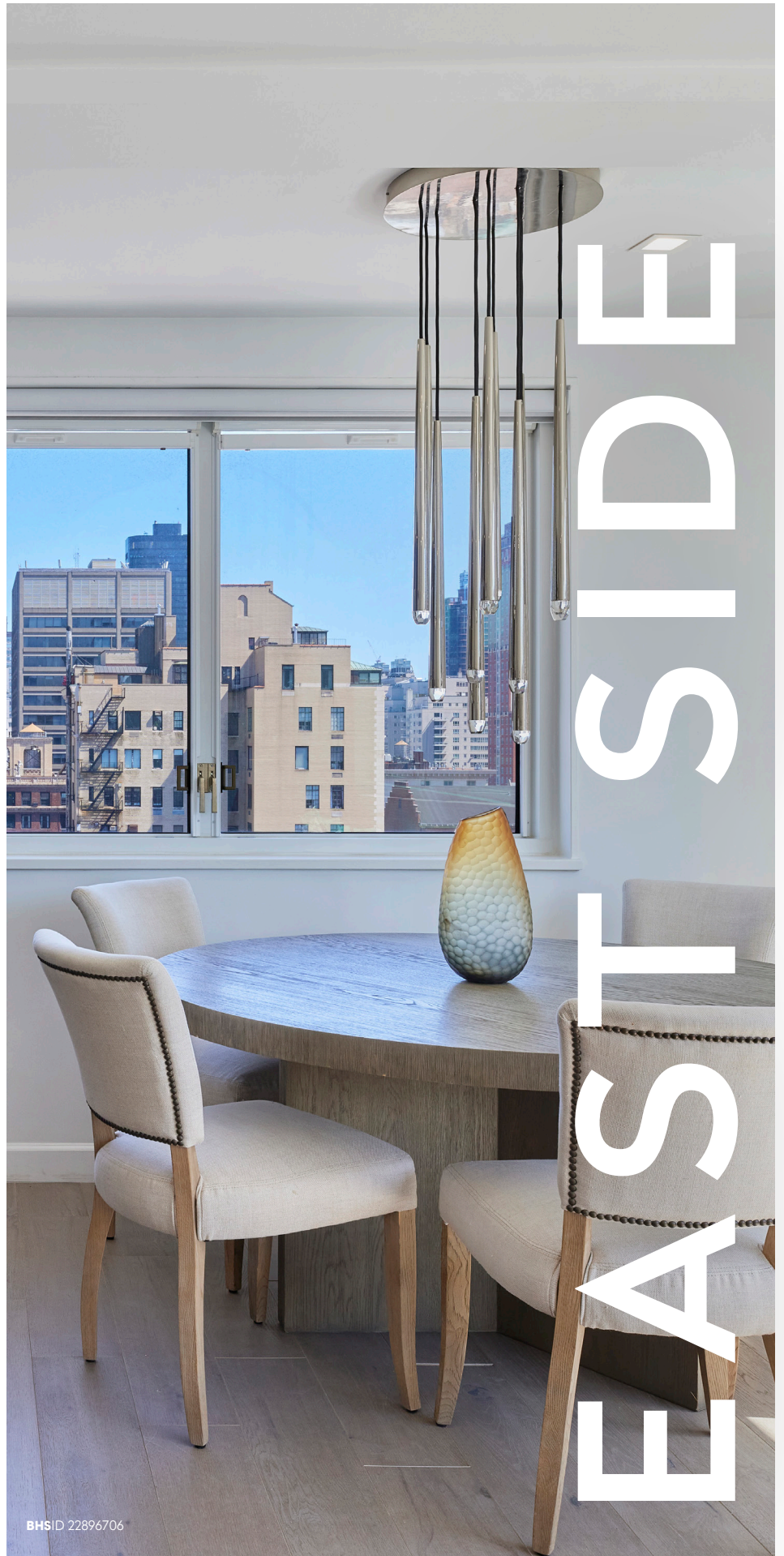
NON-DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	\$2,826	\$2,805	1%	\$3,056	-8%
1-Bedrooms	\$3,517	\$3,475	1%	\$3,683	-5%
2-Bedrooms	\$4,589	\$4,627	-1%	\$4,739	-3%
3-Bedrooms	\$6,232	\$6,123	2%	\$6,516	-4%
4-Bedrooms	\$8,367	\$9,446	-11%	\$8,665	-3%
All	\$4,389	\$4,420	-1%	\$4,649	-6%

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JULY 2024

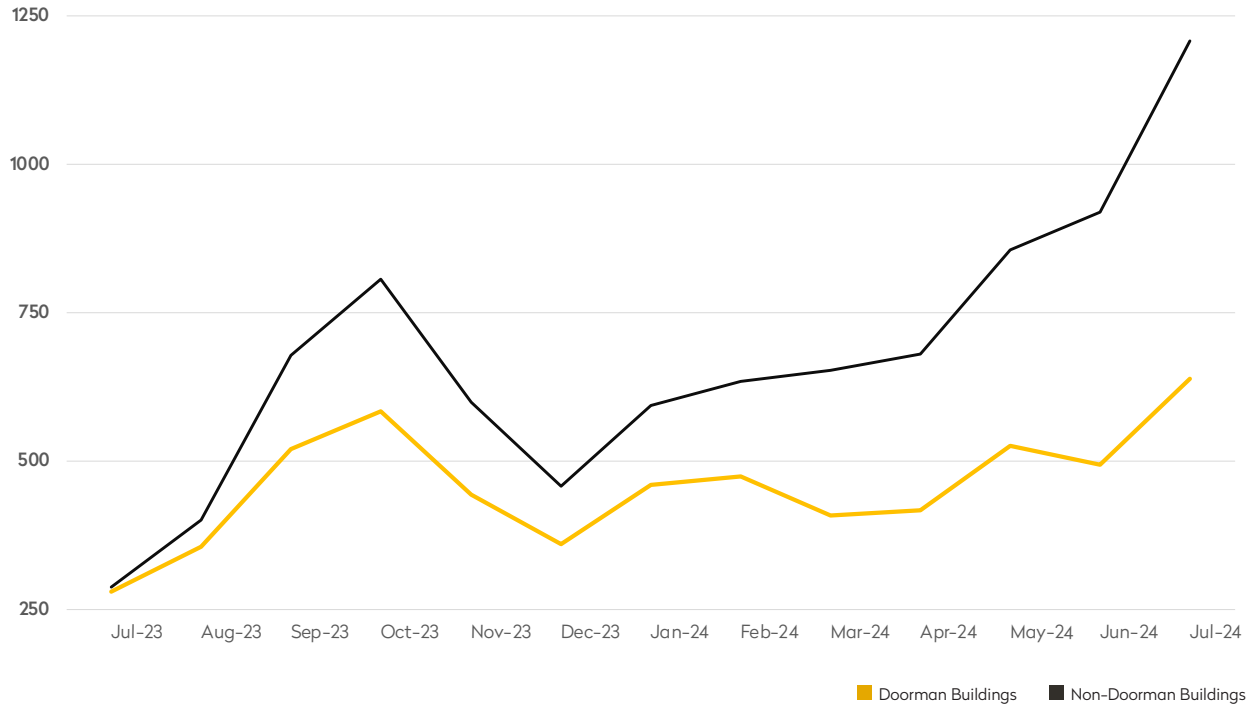
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



ESTATE

BHSID 22896706

Number of New Listings



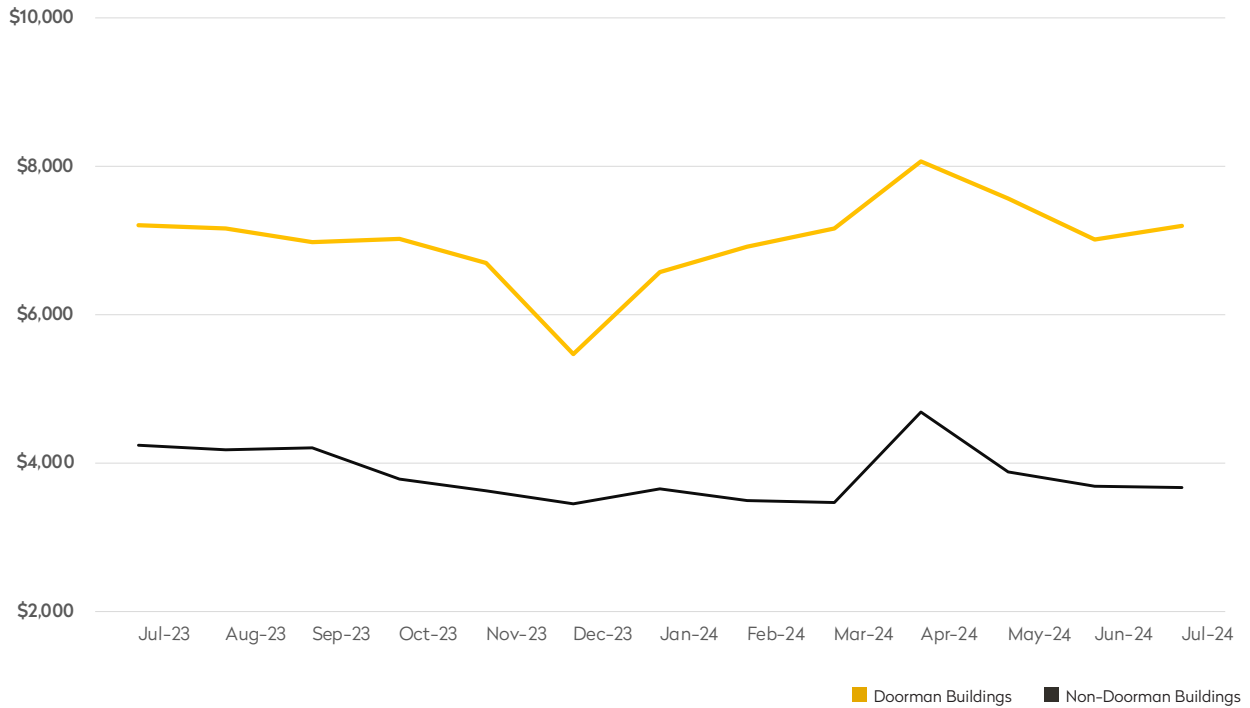
DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	93	95	-2%	33	182%
1-Bedrooms	275	203	35%	113	143%
2-Bedrooms	172	130	32%	83	107%
3-Bedrooms	75	49	53%	35	114%
4-Bedrooms	19	13	46%	15	27%
All	638	494	29%	280	128%

NON-DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	306	241	27%	58	428%
1-Bedrooms	442	355	25%	98	351%
2-Bedrooms	329	225	46%	87	278%
3-Bedrooms	109	80	36%	35	211%
4-Bedrooms	19	17	12%	9	111%
All	1,208	919	31%	287	321%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	\$3,607	\$3,760	-4%	\$3,585	1%
1-Bedrooms	\$4,968	\$4,948	0%	\$4,621	8%
2-Bedrooms	\$8,045	\$7,766	4%	\$7,865	2%
3-Bedrooms	\$12,788	\$12,593	2%	\$11,740	9%
4-Bedrooms	\$22,243	\$22,912	-3%	\$17,840	25%
All	\$7,198	\$7,016	3%	\$7,203	0%

NON-DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	\$2,608	\$2,551	2%	\$3,091	-16%
1-Bedrooms	\$3,314	\$3,164	5%	\$3,374	-2%
2-Bedrooms	\$4,003	\$4,113	-3%	\$4,473	-11%
3-Bedrooms	\$5,785	\$6,198	-7%	\$6,327	-9%
4-Bedrooms	\$7,406	\$12,720	-42%	\$10,664	-31%
All	\$3,664	\$3,683	-1%	\$4,239	-14%

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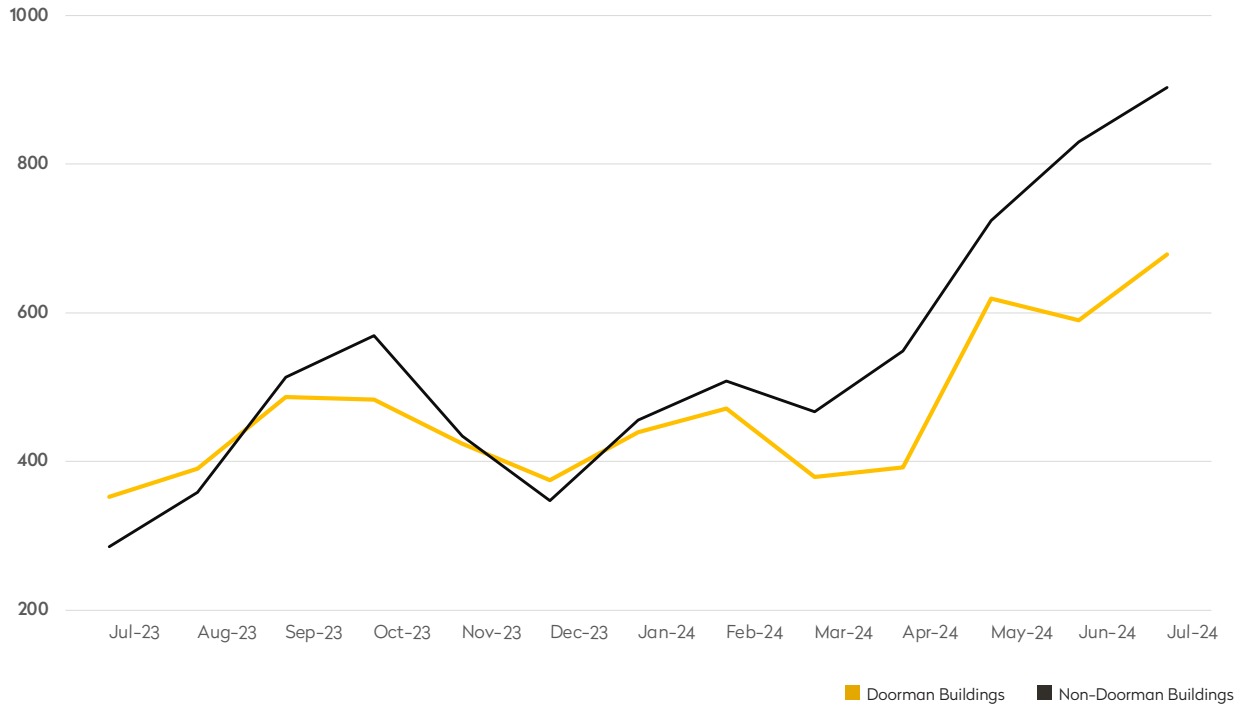
JULY 2024

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



BHSID 23128819

Number of New Listings



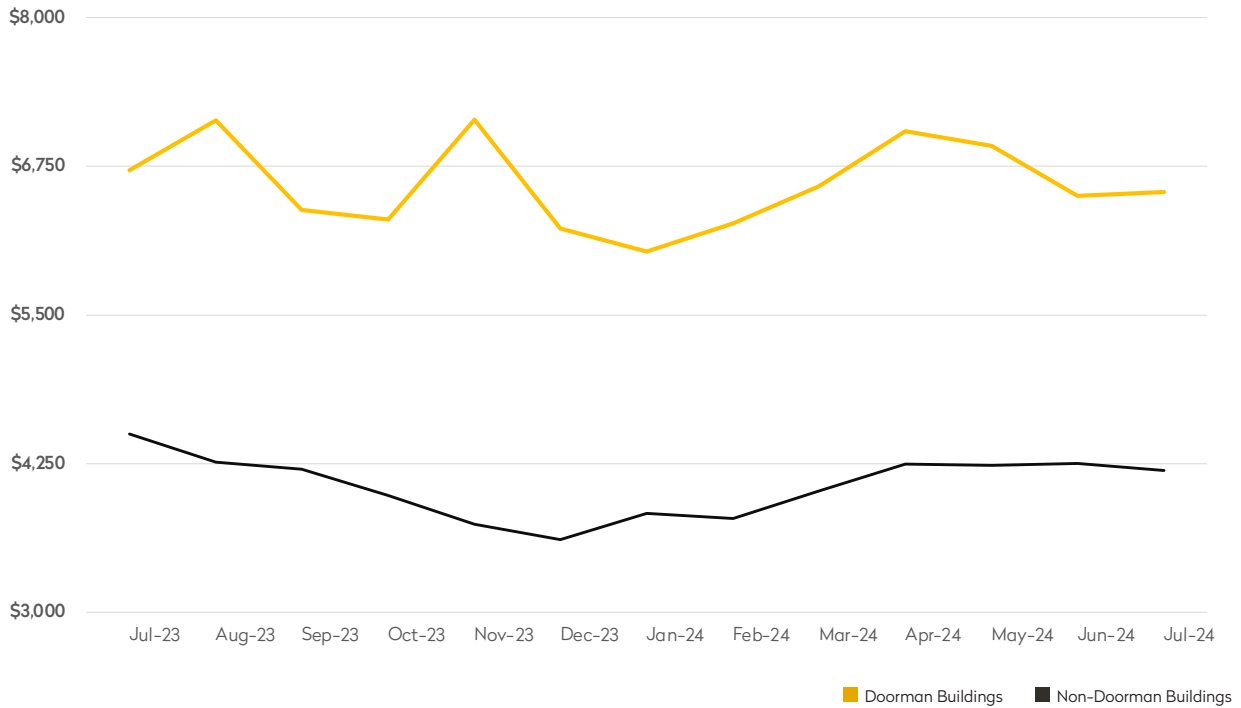
DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	130	116	12%	57	128%
1-Bedrooms	271	254	7%	153	77%
2-Bedrooms	183	142	29%	94	95%
3-Bedrooms	68	60	13%	36	89%
4-Bedrooms	22	18	22%	10	120%
All	679	590	15%	352	93%

NON-DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	190	155	23%	51	273%
1-Bedrooms	319	323	-1%	105	204%
2-Bedrooms	221	200	11%	85	160%
3-Bedrooms	124	104	19%	31	300%
4-Bedrooms	36	41	-12%	7	414%
All	903	830	9%	285	217%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	\$3,536	\$3,505	1%	\$3,544	0%
1-Bedrooms	\$4,948	\$4,848	2%	\$4,655	6%
2-Bedrooms	\$7,591	\$7,963	-5%	\$7,741	-2%
3-Bedrooms	\$11,122	\$11,387	-2%	\$11,882	-6%
4-Bedrooms	\$15,384	\$21,291	-28%	\$16,439	-6%
All	\$6,535	\$6,500	1%	\$6,716	-3%

NON-DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	\$2,714	\$2,739	-1%	\$3,079	-12%
1-Bedrooms	\$3,660	\$3,637	1%	\$3,776	-3%
2-Bedrooms	\$4,686	\$4,758	-2%	\$4,876	-4%
3-Bedrooms	\$5,322	\$5,890	-10%	\$6,301	-16%
4-Bedrooms	\$7,830	\$7,731	1%	\$9,953	-21%
All	\$4,192	\$4,255	-1%	\$4,502	-7%

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JULY 2024

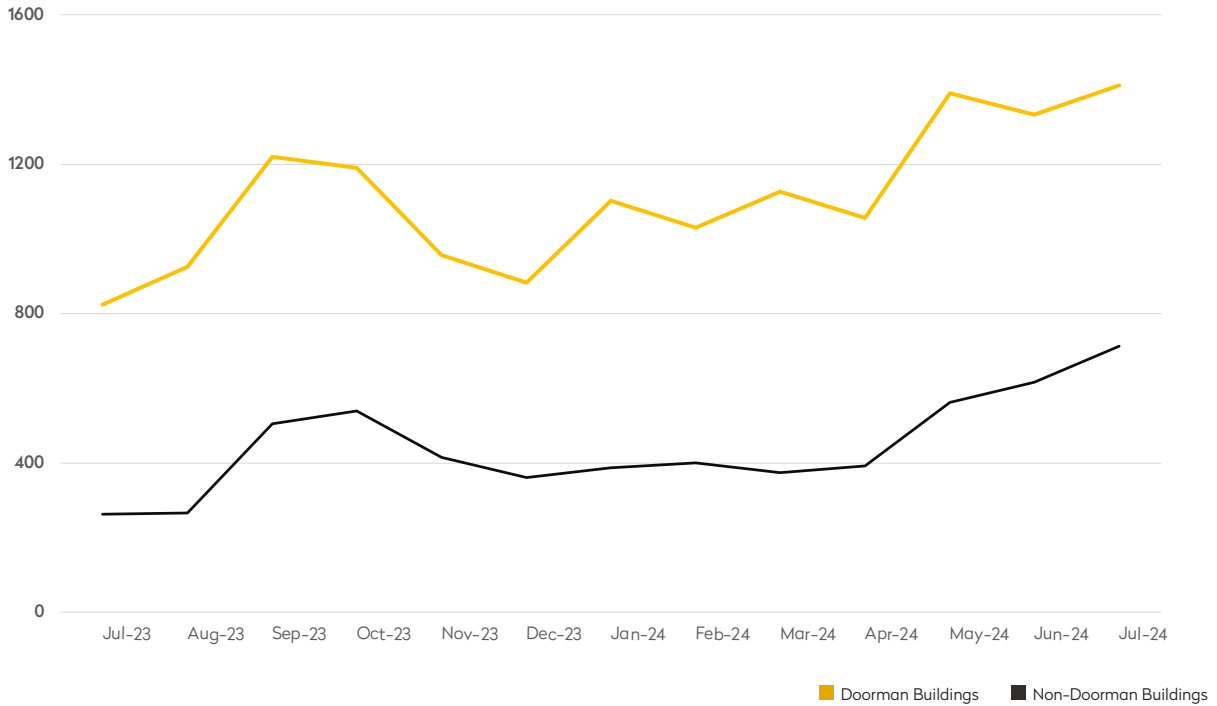
34th St. to 59th St.,
East River to the Hudson River



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BHSID 23127924

Number of New Listings



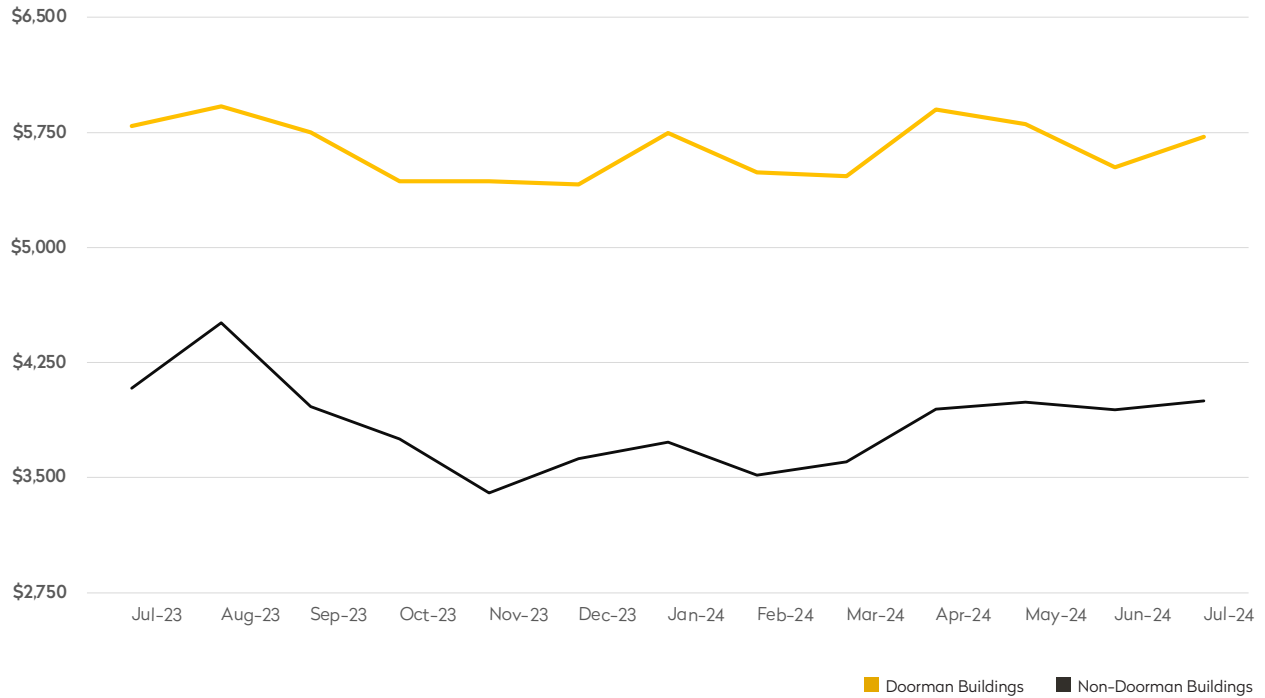
DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	383	366	5%	222	73%
1-Bedrooms	581	586	-1%	341	70%
2-Bedrooms	344	306	12%	207	66%
3-Bedrooms	89	62	44%	41	117%
4-Bedrooms	13	11	18%	10	30%
All	1,412	1,333	6%	825	71%

NON-DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	179	148	21%	66	171%
1-Bedrooms	210	192	9%	79	166%
2-Bedrooms	230	179	28%	76	203%
3-Bedrooms	68	72	-6%	34	100%
4-Bedrooms	21	24	-13%	6	250%
All	713	616	16%	263	171%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	\$3,741	\$3,672	2%	\$3,494	7%
1-Bedrooms	\$4,926	\$4,982	-1%	\$4,996	-1%
2-Bedrooms	\$7,145	\$7,275	-2%	\$7,709	-7%
3-Bedrooms	\$11,307	\$9,551	18%	\$9,923	14%
4-Bedrooms	\$21,894	\$17,318	26%	\$26,230	-17%
All	\$5,721	\$5,523	4%	\$5,793	-1%

NON-DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	\$2,838	\$2,786	2%	\$2,746	3%
1-Bedrooms	\$3,393	\$3,454	-2%	\$3,741	-9%
2-Bedrooms	\$4,374	\$4,251	3%	\$4,483	-2%
3-Bedrooms	\$5,881	\$5,587	5%	\$5,806	1%
4-Bedrooms	\$8,020	\$7,648	5%	\$8,848	-9%
All	\$4,002	\$3,944	1%	\$4,081	-2%

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JULY 2024

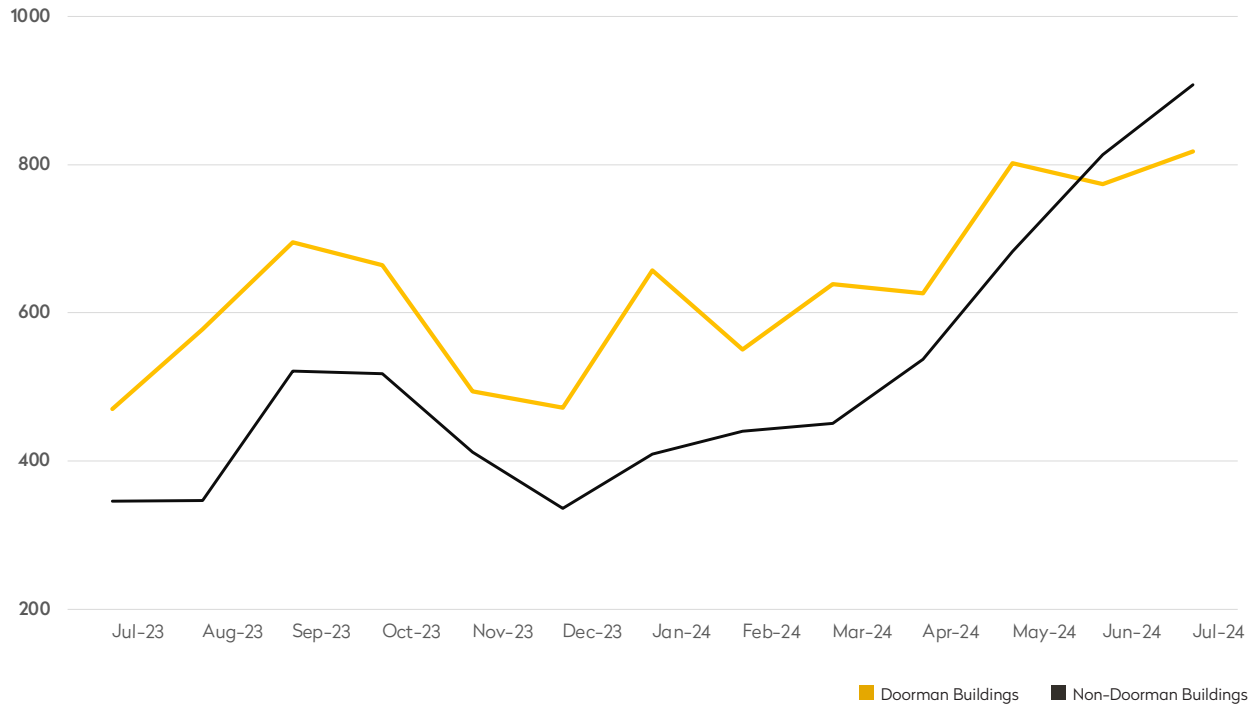
34th Street to 14th Street



DOWNTOWN

BHSID 23094531

Number of New Listings



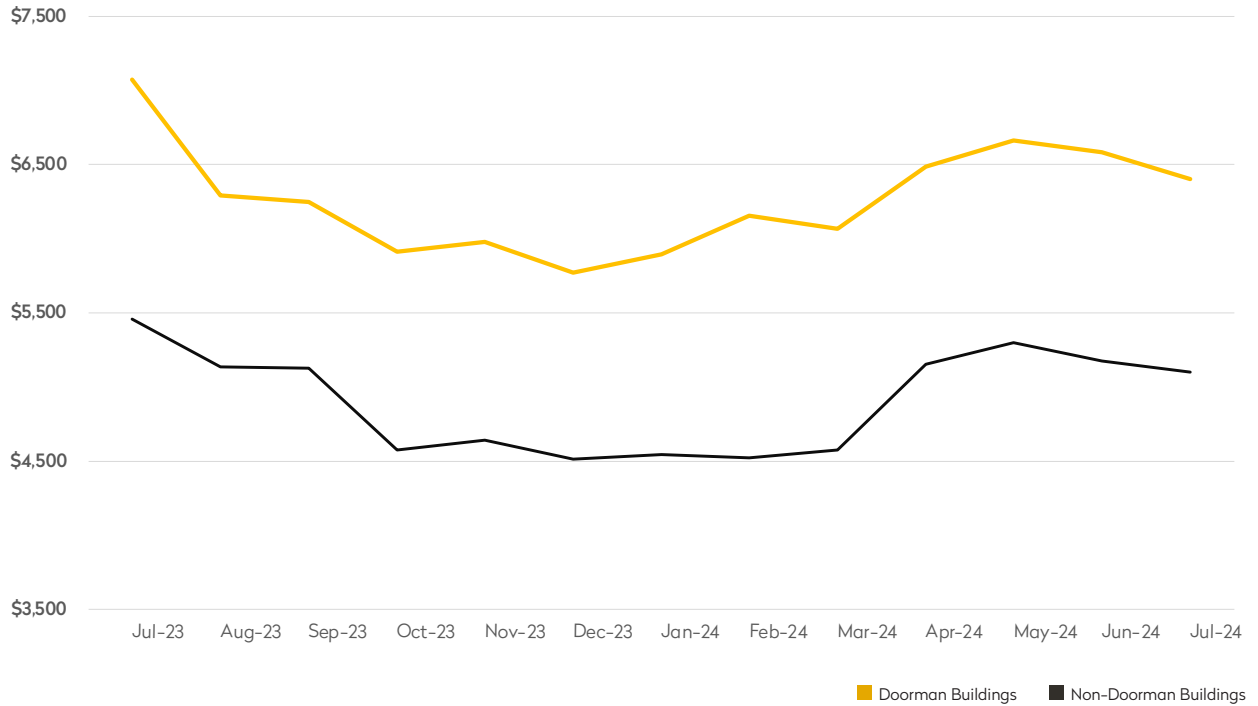
DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	220	200	10%	112	96%
1-Bedrooms	376	352	7%	201	87%
2-Bedrooms	156	165	-5%	121	29%
3-Bedrooms	41	47	-13%	28	46%
4-Bedrooms	24	10	140%	6	300%
All	818	774	6%	470	74%

NON-DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	205	158	30%	59	247%
1-Bedrooms	258	234	10%	106	143%
2-Bedrooms	238	235	1%	104	129%
3-Bedrooms	166	141	18%	59	181%
4-Bedrooms	30	35	-14%	10	200%
All	908	813	12%	346	162%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	\$4,004	\$4,069	-2%	\$4,186	-4%
1-Bedrooms	\$5,673	\$5,766	-2%	\$5,416	5%
2-Bedrooms	\$8,417	\$8,804	-4%	\$8,790	-4%
3-Bedrooms	\$12,994	\$13,557	-4%	\$13,788	-6%
4-Bedrooms	\$15,364	\$16,187	-5%	\$24,533	-37%
All	\$6,403	\$6,583	-3%	\$7,073	-9%

NON-DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	\$3,149	\$3,192	-1%	\$3,209	-2%
1-Bedrooms	\$3,984	\$4,014	-1%	\$4,412	-10%
2-Bedrooms	\$5,344	\$5,222	2%	\$5,604	-5%
3-Bedrooms	\$7,641	\$7,394	3%	\$7,505	2%
4-Bedrooms	\$9,902	\$10,806	-8%	\$10,914	-9%
All	\$5,102	\$5,177	-1%	\$5,456	-6%

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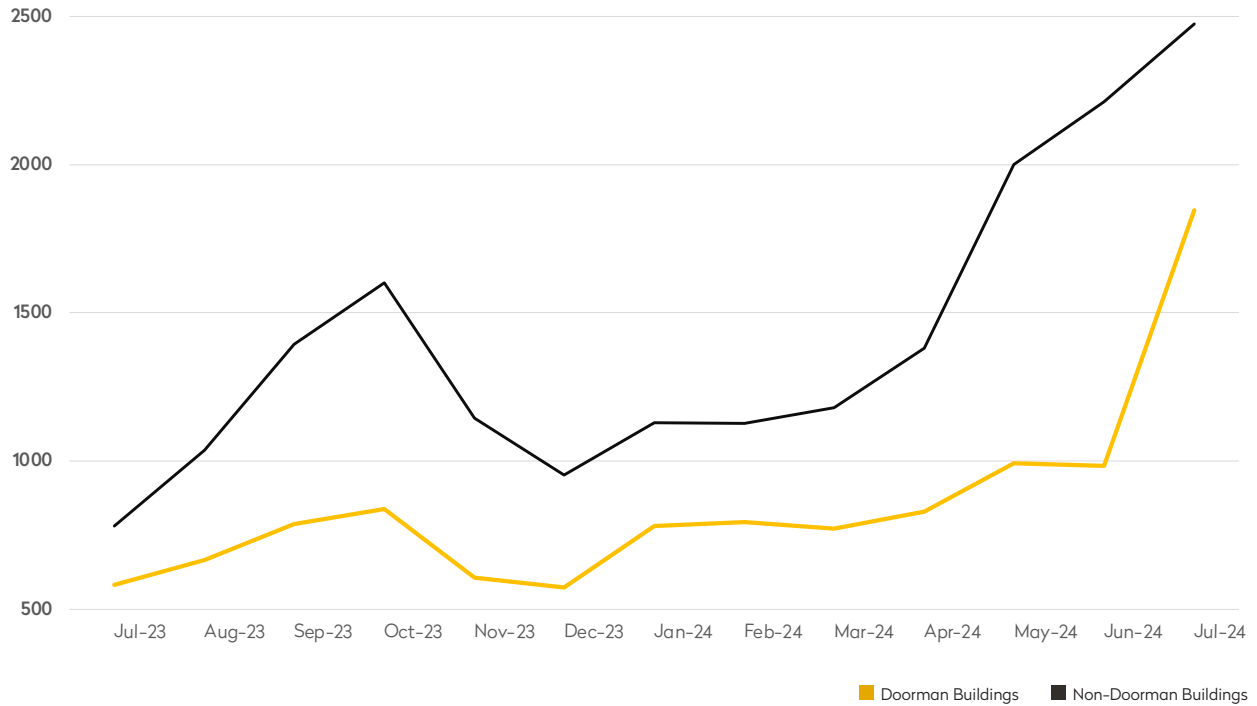
JULY 2024

South of 14th Street



BHSID 22999963

Number of New Listings



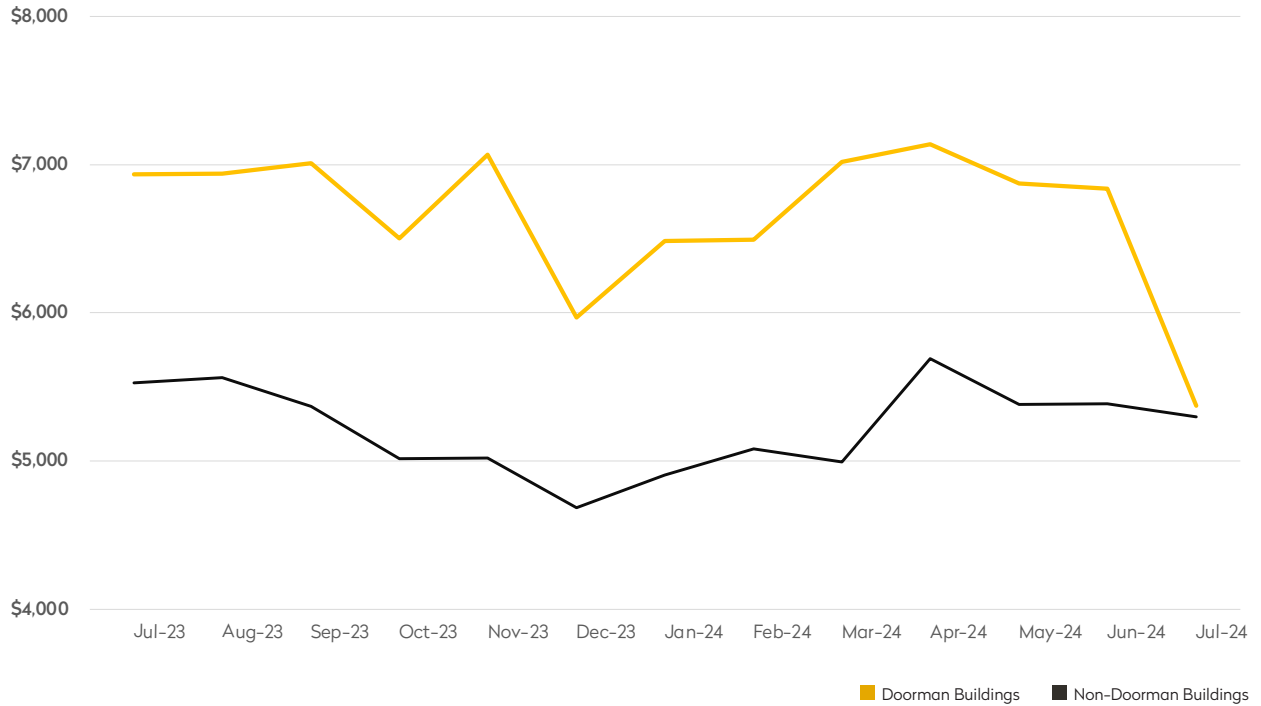
DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	689	319	116%	166	315%
1-Bedrooms	740	357	107%	220	236%
2-Bedrooms	314	209	50%	131	140%
3-Bedrooms	84	77	9%	53	58%
4-Bedrooms	17	17	0%	8	113%
All	1,845	983	88%	582	217%

NON-DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	395	329	20%	82	382%
1-Bedrooms	743	644	15%	255	191%
2-Bedrooms	794	752	6%	273	191%
3-Bedrooms	402	336	20%	127	217%
4-Bedrooms	113	124	-9%	36	214%
All	2,474	2,212	12%	781	217%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	\$3,557	\$4,135	-14%	\$3,999	-11%
1-Bedrooms	\$4,937	\$5,829	-15%	\$5,704	-13%
2-Bedrooms	\$7,791	\$8,694	-10%	\$8,539	-9%
3-Bedrooms	\$12,995	\$12,423	5%	\$13,418	-3%
4-Bedrooms	\$14,540	\$23,374	-38%	\$22,968	-37%
All	\$5,374	\$6,838	-21%	\$6,936	-23%

NON-DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	\$3,057	\$3,060	0%	\$3,541	-14%
1-Bedrooms	\$3,997	\$3,975	1%	\$4,150	-4%
2-Bedrooms	\$5,360	\$5,355	0%	\$5,215	3%
3-Bedrooms	\$7,429	\$7,260	2%	\$8,362	-11%
4-Bedrooms	\$10,852	\$12,055	-10%	\$10,929	-1%
All	\$5,297	\$5,384	-2%	\$5,526	-4%

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JULY 2024

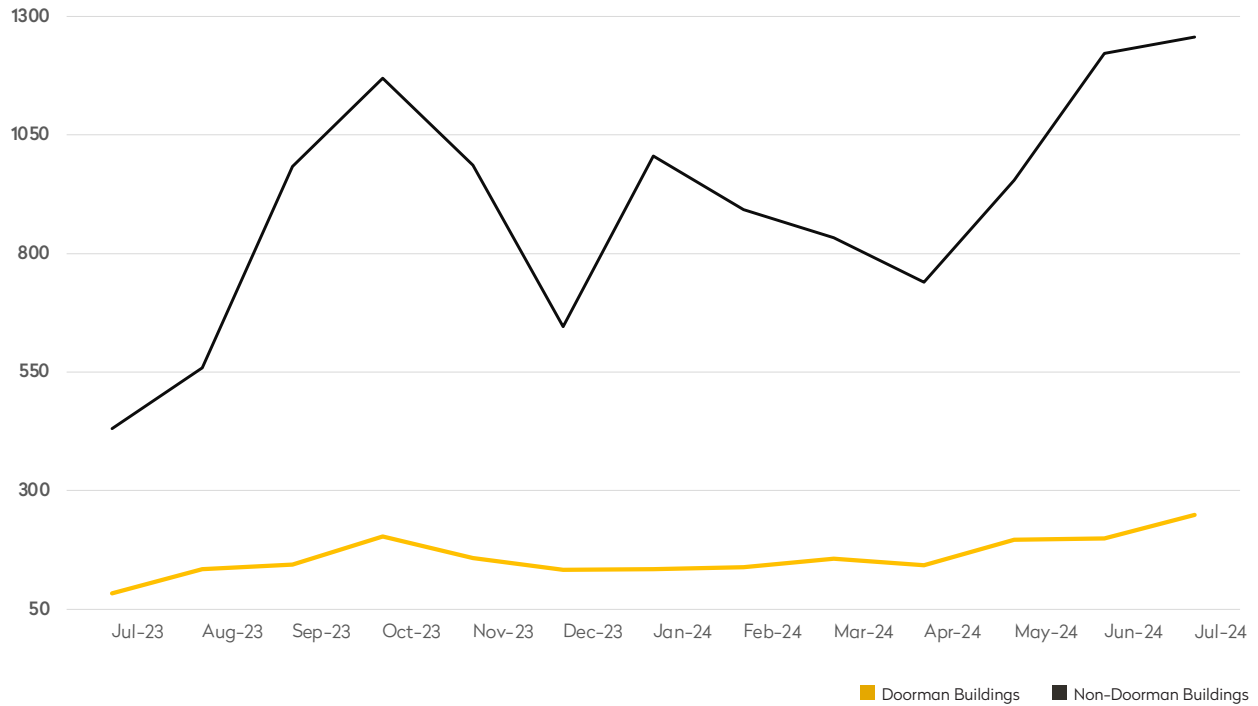
Generally North of 96th St. on the East Side,
and 110th St. on the West Side



UPPER
MANHATTAN

BHSID 23069927

Number of New Listings



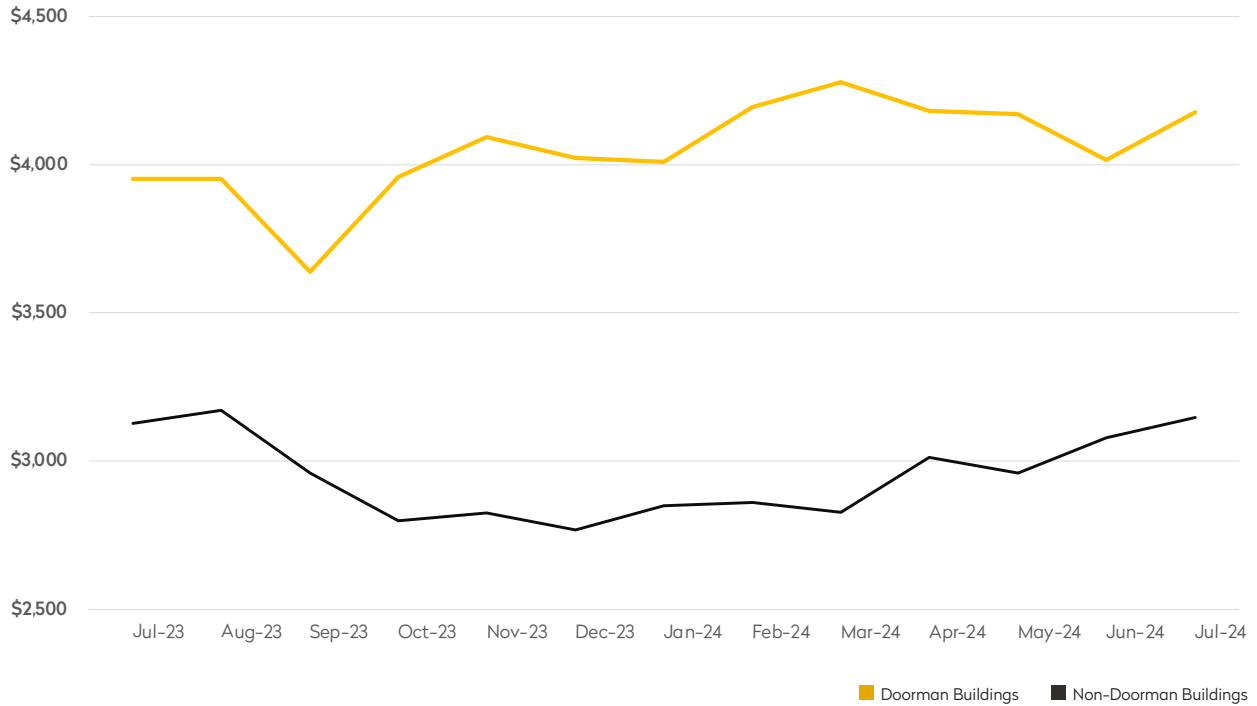
DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	36	24	50%	8	350%
1-Bedrooms	87	83	5%	28	211%
2-Bedrooms	79	65	22%	39	103%
3-Bedrooms	38	21	81%	6	533%
4-Bedrooms	8	6	33%	2	300%
All	249	199	25%	83	200%

NON-DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	126	130	-3%	31	306%
1-Bedrooms	413	439	-6%	141	193%
2-Bedrooms	393	358	10%	130	202%
3-Bedrooms	228	220	4%	94	143%
4-Bedrooms	82	64	28%	32	156%
All	1,257	1,222	3%	430	192%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	\$2,856	\$2,938	-3%	\$2,886	-1%
1-Bedrooms	\$3,378	\$3,462	-2%	\$3,171	7%
2-Bedrooms	\$4,666	\$4,554	2%	\$4,256	10%
3-Bedrooms	\$6,197	\$5,653	10%	\$6,166	1%
4-Bedrooms	\$4,431	\$4,416	0%	\$6,523	-32%
All	\$4,177	\$4,016	4%	\$3,951	6%

NON-DOORMAN BUILDINGS

	JULY 2024	JUNE 2024	MONTHLY CHANGE	JULY 2023	ANNUAL CHANGE
Studios	\$2,260	\$2,258	0%	\$2,036	11%
1-Bedrooms	\$2,534	\$2,593	-2%	\$2,402	5%
2-Bedrooms	\$3,136	\$3,142	0%	\$3,283	-4%
3-Bedrooms	\$3,911	\$3,831	2%	\$3,798	3%
4-Bedrooms	\$4,929	\$4,551	8%	\$4,536	9%
All	\$3,147	\$3,079	2%	\$3,127	1%

Contact Us

NEW RENTAL LISTINGS REPORT

July 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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