

A vertical banner image featuring a large, stylized white 'Z' and 'A' pattern overlaid on a background of a modern building and a leather sofa. The pattern consists of large, white, stylized letters 'Z' and 'A' that are repeated and interlocked, creating a geometric, architectural feel. The background is a composite image: the top half shows a modern building with large windows and a brick facade, and the bottom half shows a brown leather sofa with patterned cushions. The overall aesthetic is modern and architectural.

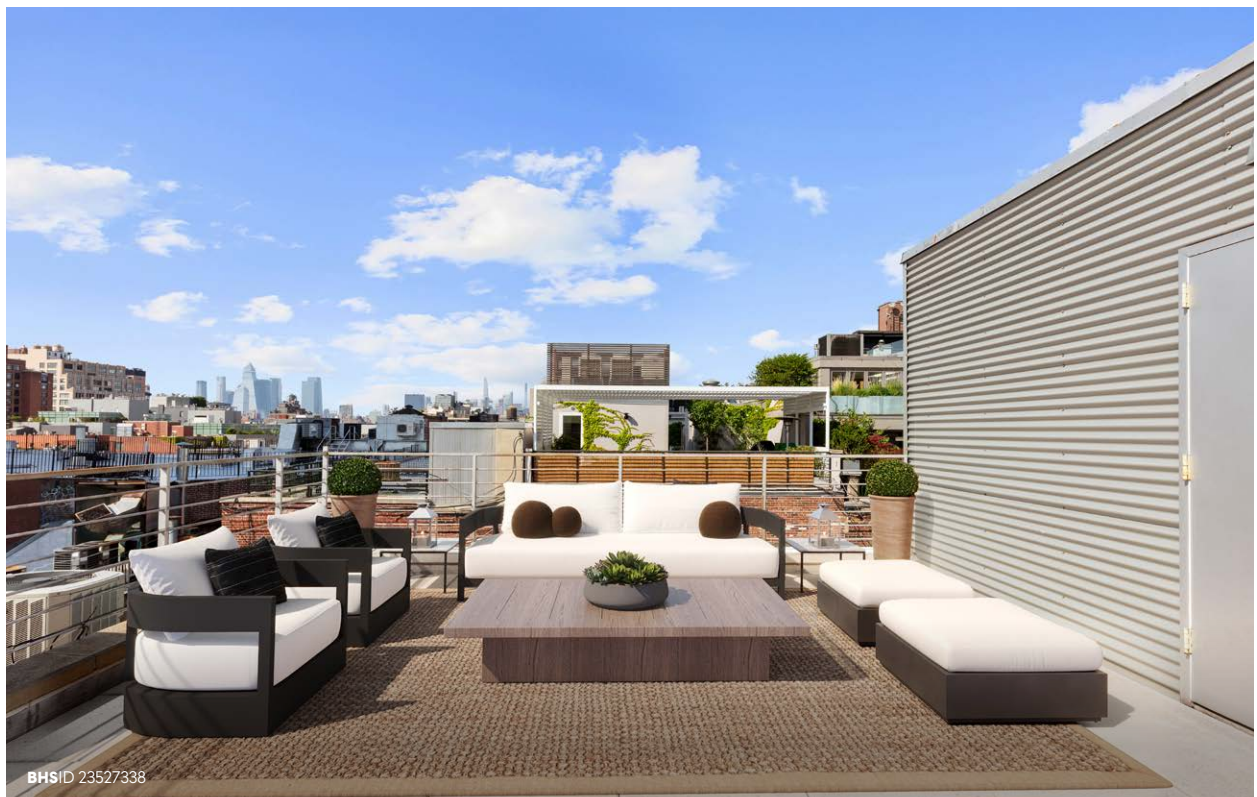


Highlights

NEW RENTAL LISTINGS REPORT

July 2025

- New listings in both doorman and non-doorman buildings saw increases from last month, 5% and 11% respectively.
- Studios and one-bedroom apartments in non-doorman buildings saw the largest increase in new listings in July at 14%.
- At \$6,672, the average asking rent for doorman buildings remains virtually unchanged from last month, and was 13% higher than July 2024.
- Non-doorman buildings posted a slight dip in July in average asking rent, while remaining 9% higher than a year ago.



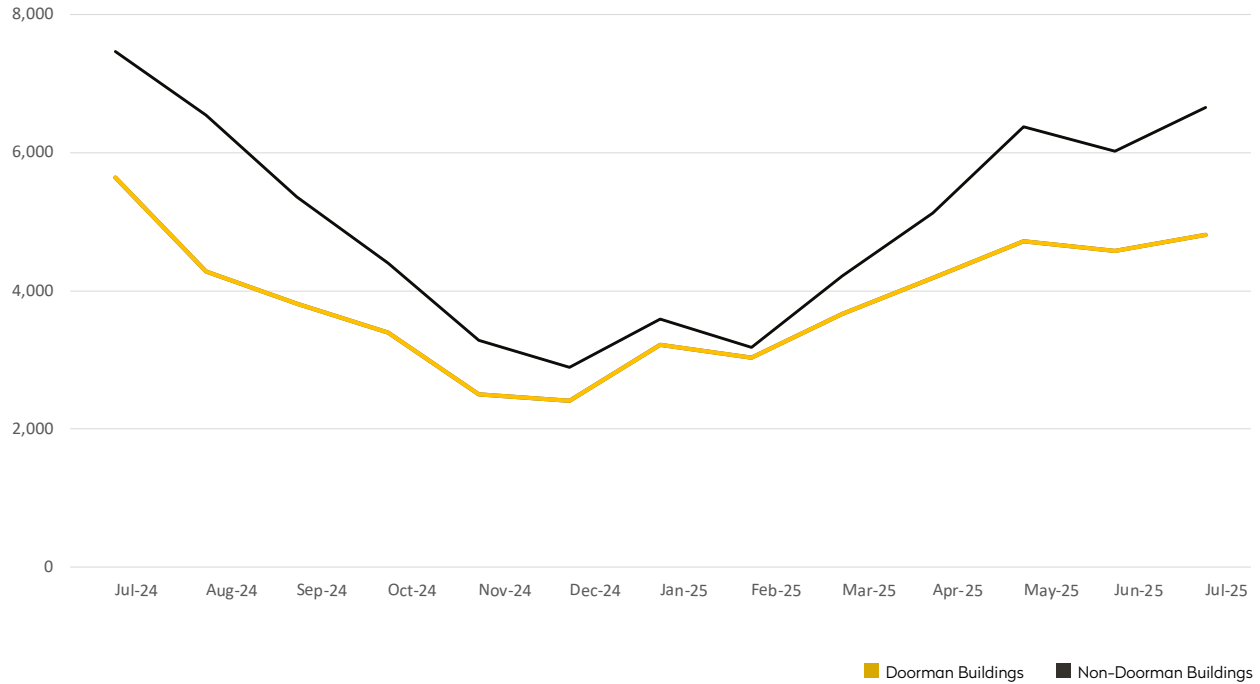
Rnt

JULY 2025



BHSID 23524556

Number of New Listings



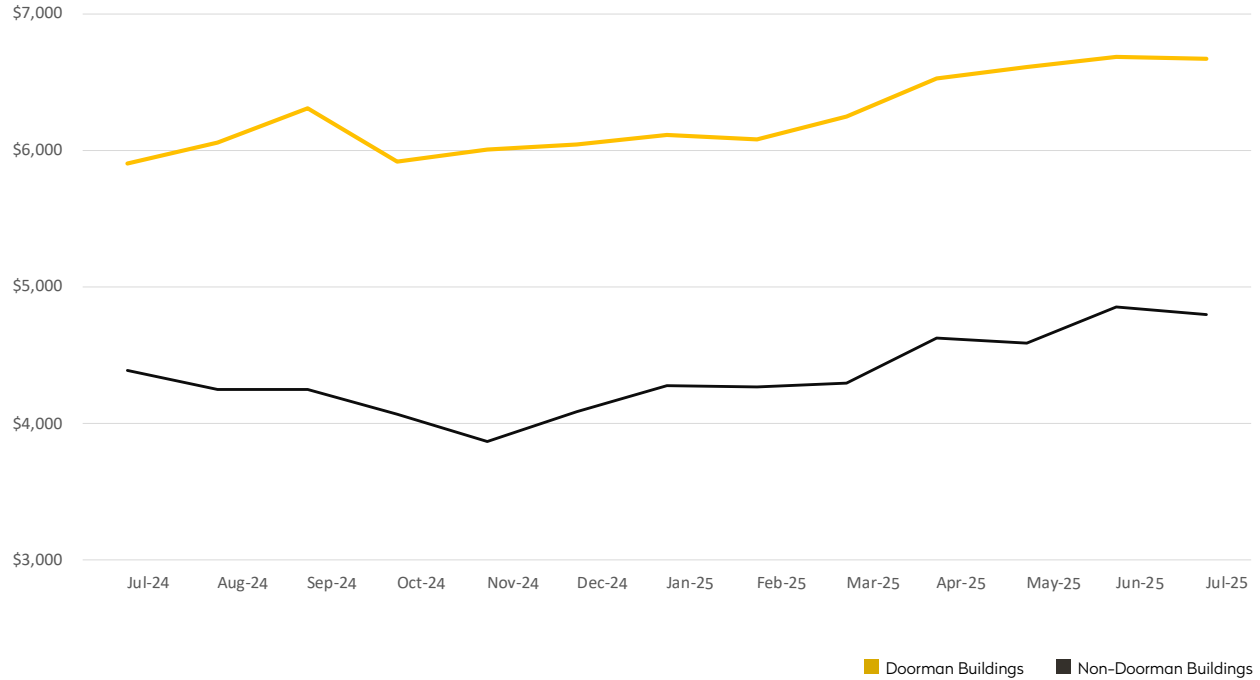
DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	1,205	1,102	9%	1,551	-22%
1-Bedrooms	2,019	1,948	4%	2,330	-13%
2-Bedrooms	1,097	1,029	7%	1,248	-12%
3-Bedrooms	386	386	0%	395	-2%
4-Bedrooms	84	89	-6%	103	-18%
All	4,813	4,576	5%	5,641	-15%

NON-DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	1,133	1,115	2%	1,401	-19%
1-Bedrooms	2,244	1,970	14%	2,385	-6%
2-Bedrooms	2,039	1,788	14%	2,205	-8%
3-Bedrooms	935	853	10%	1,097	-15%
4-Bedrooms	243	235	3%	301	-19%
All	6,656	6,022	11%	7,463	-11%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	\$4,059	\$3,996	2%	\$3,651	11%
1-Bedrooms	\$5,410	\$5,446	-1%	\$5,000	8%
2-Bedrooms	\$8,276	\$8,303	0%	\$7,499	10%
3-Bedrooms	\$12,955	\$12,324	5%	\$11,599	12%
4-Bedrooms	\$19,013	\$20,331	-6%	\$16,476	15%
All	\$6,672	\$6,688	0%	\$5,903	13%

NON-DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	\$3,089	\$3,166	-2%	\$2,826	9%
1-Bedrooms	\$3,870	\$3,861	0%	\$3,517	10%
2-Bedrooms	\$5,082	\$5,013	1%	\$4,589	11%
3-Bedrooms	\$7,012	\$7,097	-1%	\$6,232	13%
4-Bedrooms	\$9,098	\$10,036	-9%	\$8,367	9%
All	\$4,800	\$4,854	-1%	\$4,389	9%

Rnt

JULY 2025

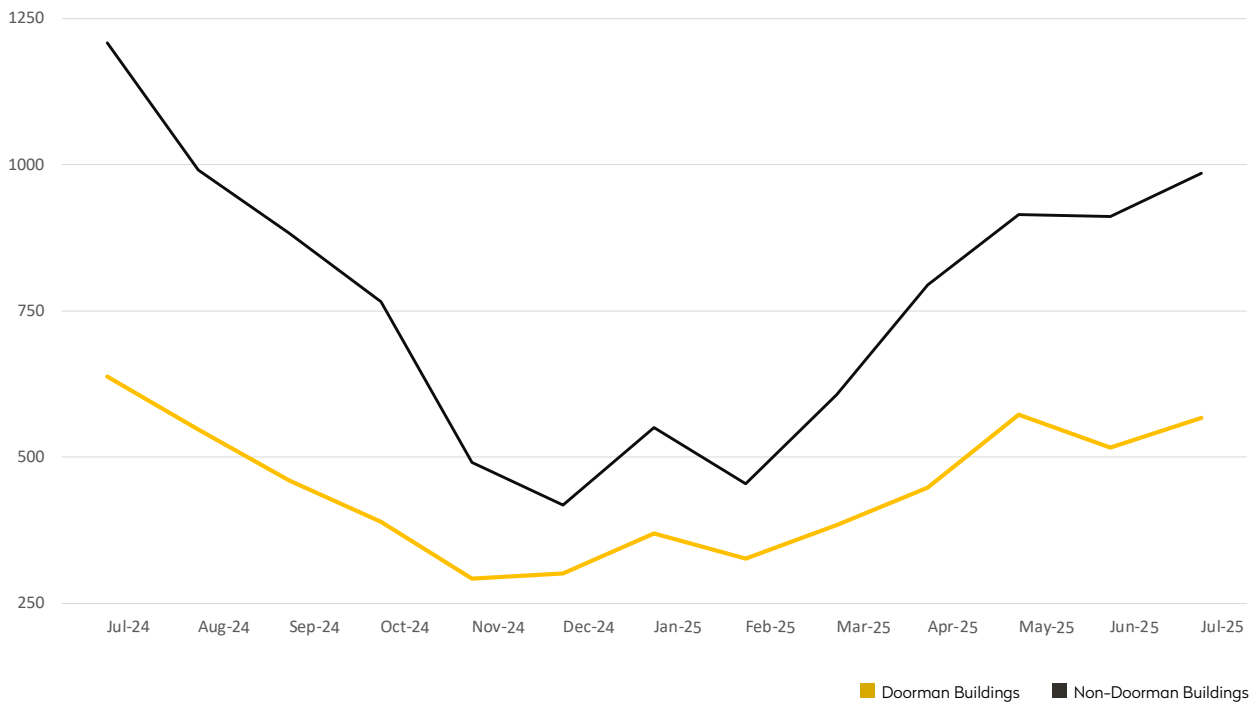
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



WEST
SIDE
ST
S
A
W

BHSID 22577695

Number of New Listings



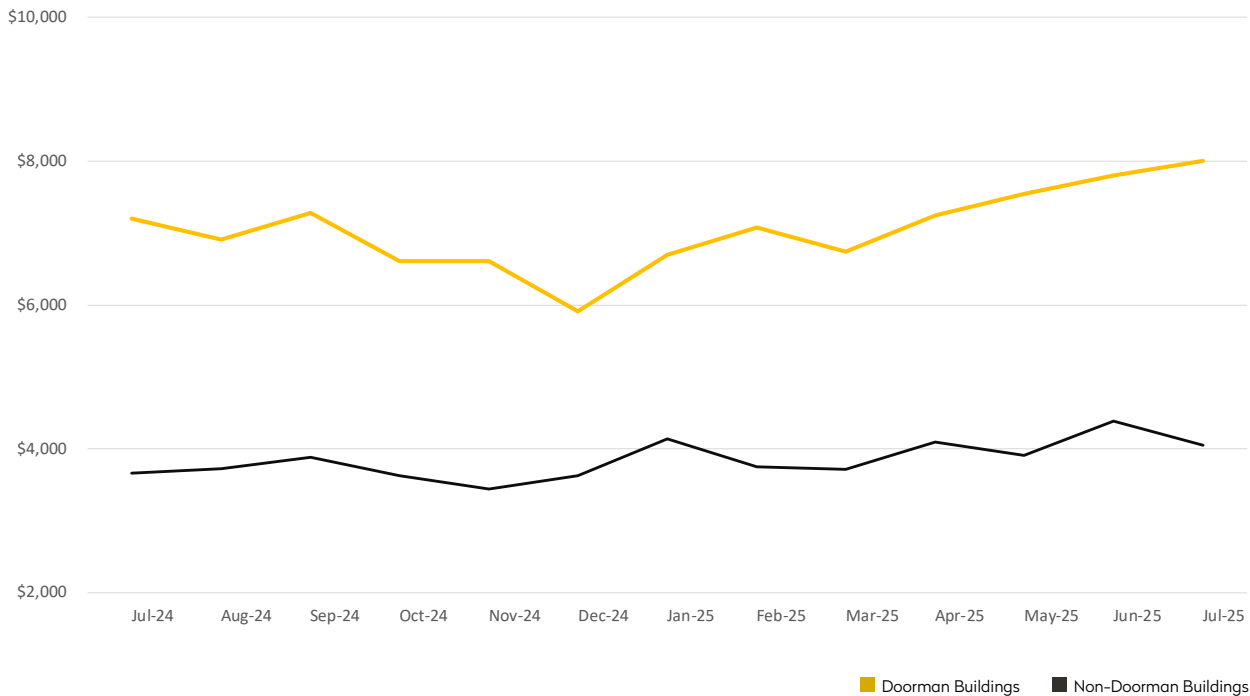
DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	93	88	6%	93	0%
1-Bedrooms	243	207	17%	275	-12%
2-Bedrooms	133	141	-6%	172	-23%
3-Bedrooms	72	61	18%	75	-4%
4-Bedrooms	20	13	54%	19	5%
All	567	516	10%	638	-11%

NON-DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	253	240	5%	306	-17%
1-Bedrooms	376	334	13%	442	-15%
2-Bedrooms	249	228	9%	329	-24%
3-Bedrooms	93	89	4%	109	-15%
4-Bedrooms	13	18	-28%	19	-32%
All	985	912	8%	1,208	-18%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	\$3,879	\$3,949	-2%	\$3,607	8%
1-Bedrooms	\$5,184	\$5,235	-1%	\$4,968	4%
2-Bedrooms	\$8,781	\$8,272	6%	\$8,045	9%
3-Bedrooms	\$14,963	\$14,824	1%	\$12,788	17%
4-Bedrooms	\$22,700	\$27,303	-17%	\$22,243	2%
All	\$8,006	\$7,800	3%	\$7,198	11%

NON-DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	\$2,880	\$2,871	0%	\$2,608	10%
1-Bedrooms	\$3,388	\$3,411	-1%	\$3,314	2%
2-Bedrooms	\$4,655	\$4,471	4%	\$4,003	16%
3-Bedrooms	\$7,212	\$8,745	-18%	\$5,785	25%
4-Bedrooms	\$11,533	\$16,119	-28%	\$7,406	56%
All	\$4,054	\$4,383	-8%	\$3,664	11%

Rnt

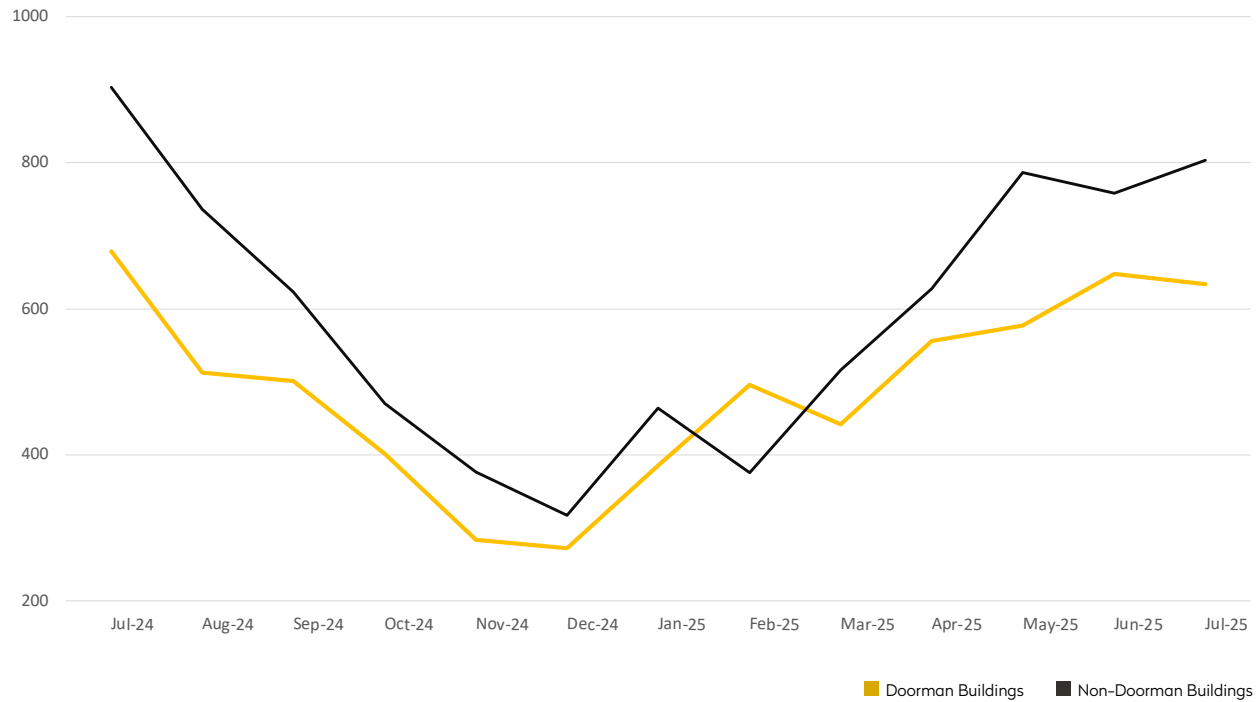
JULY 2025

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



BHSID 23544629

Number of New Listings



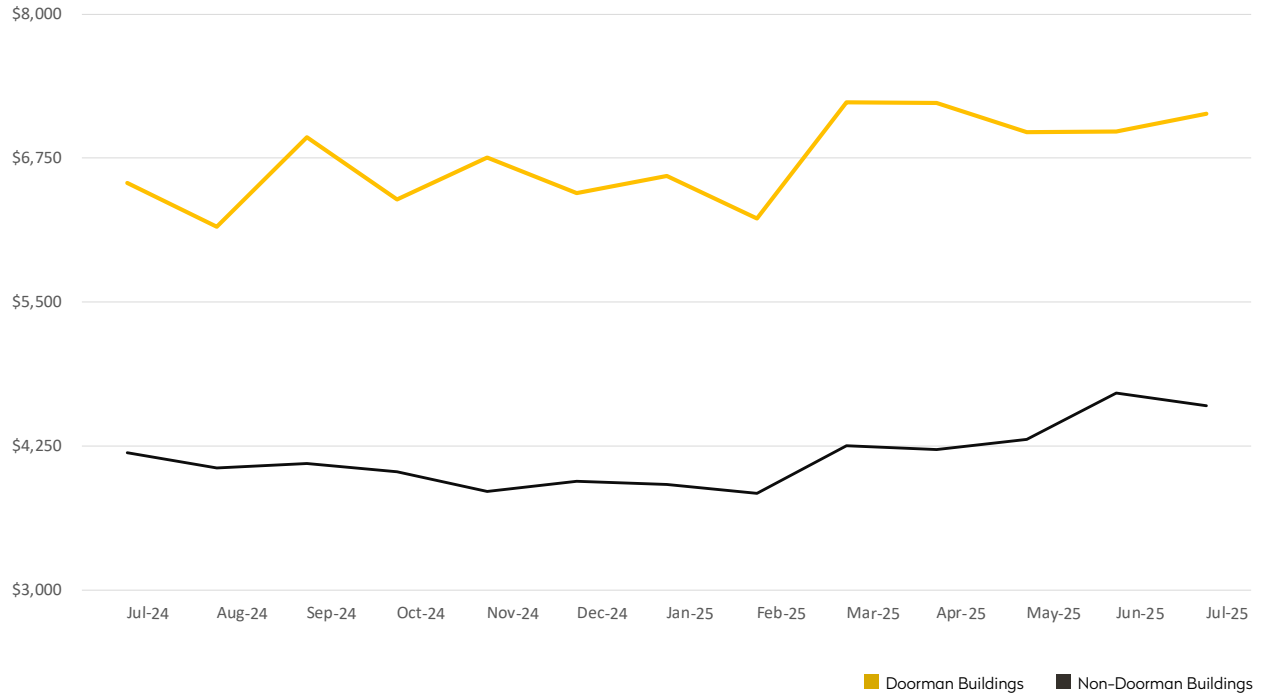
DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	115	131	-12%	130	-12%
1-Bedrooms	264	287	-8%	271	-3%
2-Bedrooms	154	139	11%	183	-16%
3-Bedrooms	78	64	22%	68	15%
4-Bedrooms	18	21	-14%	22	-18%
All	634	648	-2%	679	-7%

NON-DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	149	166	-10%	190	-22%
1-Bedrooms	319	277	15%	319	0%
2-Bedrooms	194	170	14%	221	-12%
3-Bedrooms	101	92	10%	124	-19%
4-Bedrooms	33	39	-15%	36	-8%
All	803	758	6%	903	-11%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	\$3,871	\$3,781	2%	\$3,536	9%
1-Bedrooms	\$5,217	\$5,332	-2%	\$4,948	5%
2-Bedrooms	\$8,246	\$8,292	-1%	\$7,591	9%
3-Bedrooms	\$13,660	\$13,013	5%	\$11,122	23%
4-Bedrooms	\$15,083	\$17,929	-16%	\$15,384	-2%
All	\$7,133	\$6,980	2%	\$6,535	9%

NON-DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	\$2,997	\$2,987	0%	\$2,714	10%
1-Bedrooms	\$3,961	\$4,006	-1%	\$3,660	8%
2-Bedrooms	\$5,185	\$5,190	0%	\$4,686	11%
3-Bedrooms	\$6,820	\$6,468	5%	\$5,322	28%
4-Bedrooms	\$7,112	\$8,434	-16%	\$7,830	-9%
All	\$4,601	\$4,710	-2%	\$4,192	10%

Rnt

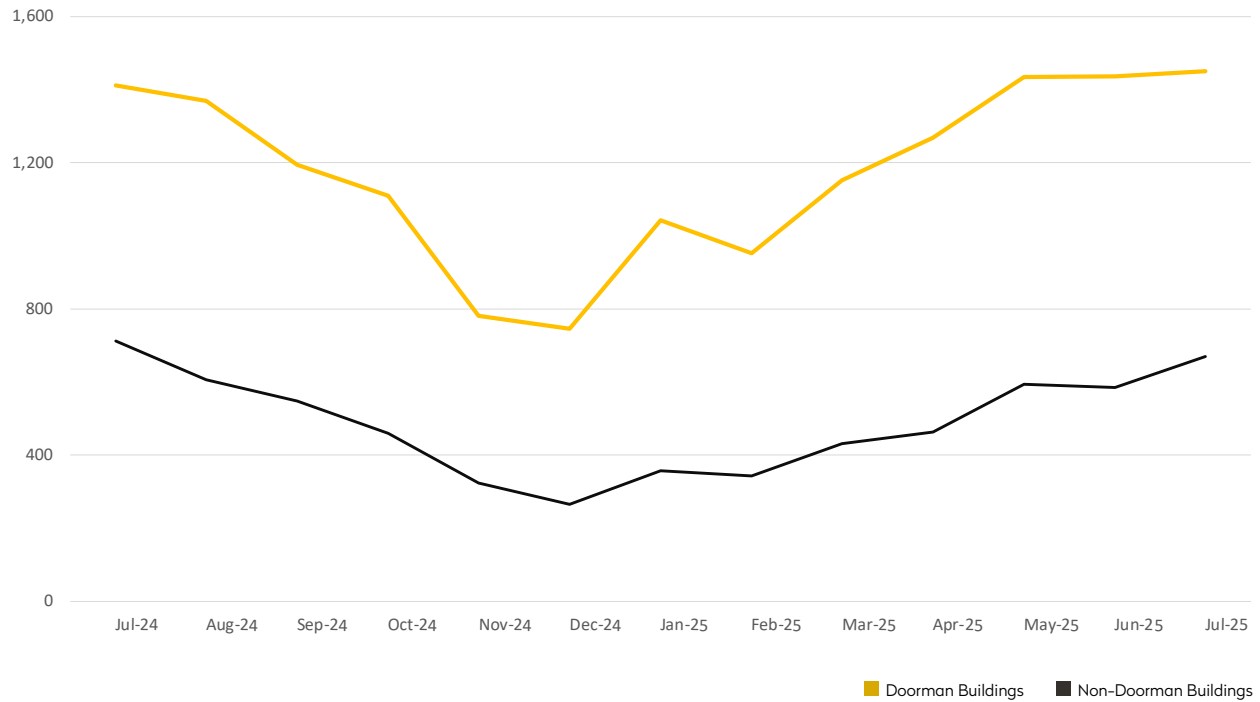
JULY 2025

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



BHSID 23524556

Number of New Listings



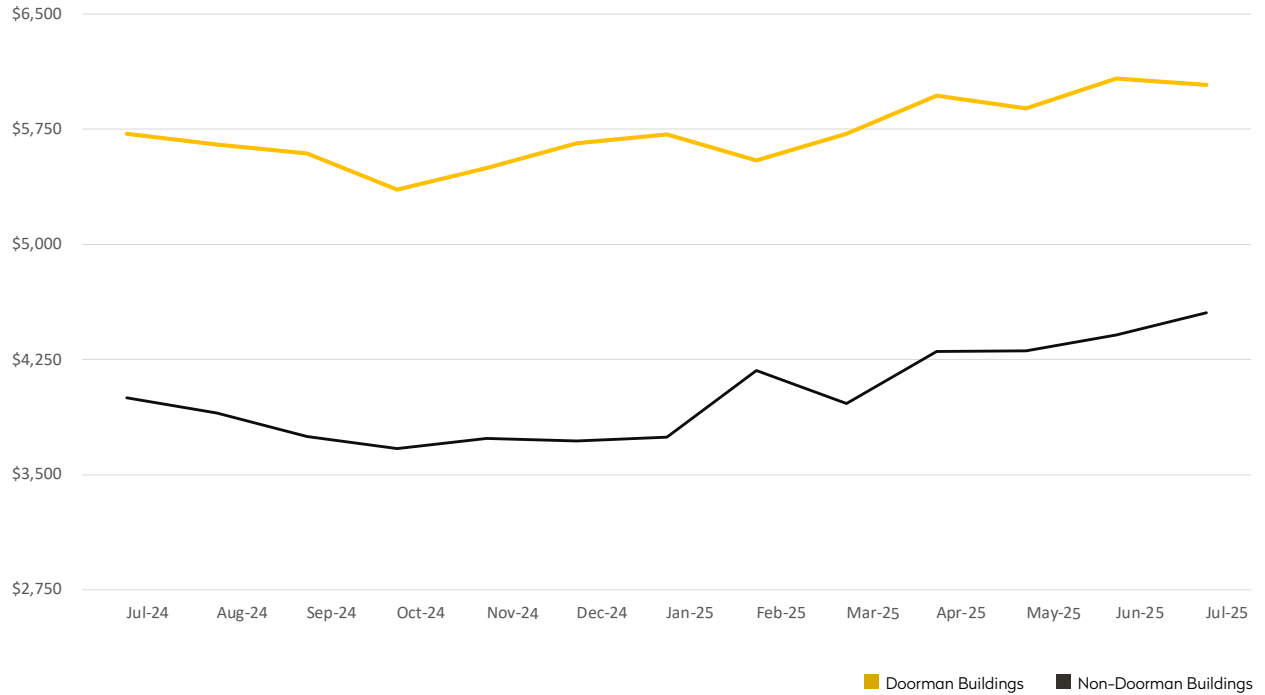
DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	389	351	11%	383	2%
1-Bedrooms	633	653	-3%	581	9%
2-Bedrooms	322	312	3%	344	-6%
3-Bedrooms	87	100	-13%	89	-2%
4-Bedrooms	19	20	-5%	13	46%
All	1,451	1,437	1%	1,412	3%

NON-DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	138	127	9%	179	-23%
1-Bedrooms	221	196	13%	210	5%
2-Bedrooms	191	185	3%	230	-17%
3-Bedrooms	86	60	43%	68	26%
4-Bedrooms	33	14	136%	21	57%
All	670	585	15%	713	-6%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	\$3,884	\$3,771	3%	\$3,741	4%
1-Bedrooms	\$5,213	\$5,314	-2%	\$4,926	6%
2-Bedrooms	\$7,814	\$8,121	-4%	\$7,145	9%
3-Bedrooms	\$11,328	\$9,918	14%	\$11,307	0%
4-Bedrooms	\$22,724	\$19,985	14%	\$21,894	4%
All	\$6,037	\$6,081	-1%	\$5,721	6%

NON-DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	\$3,083	\$3,164	-3%	\$2,838	9%
1-Bedrooms	\$3,883	\$3,830	1%	\$3,393	14%
2-Bedrooms	\$4,791	\$4,822	-1%	\$4,374	10%
3-Bedrooms	\$6,305	\$6,332	0%	\$5,881	7%
4-Bedrooms	\$8,984	\$9,072	-1%	\$8,020	12%
All	\$4,554	\$4,409	3%	\$4,002	14%

Rnt

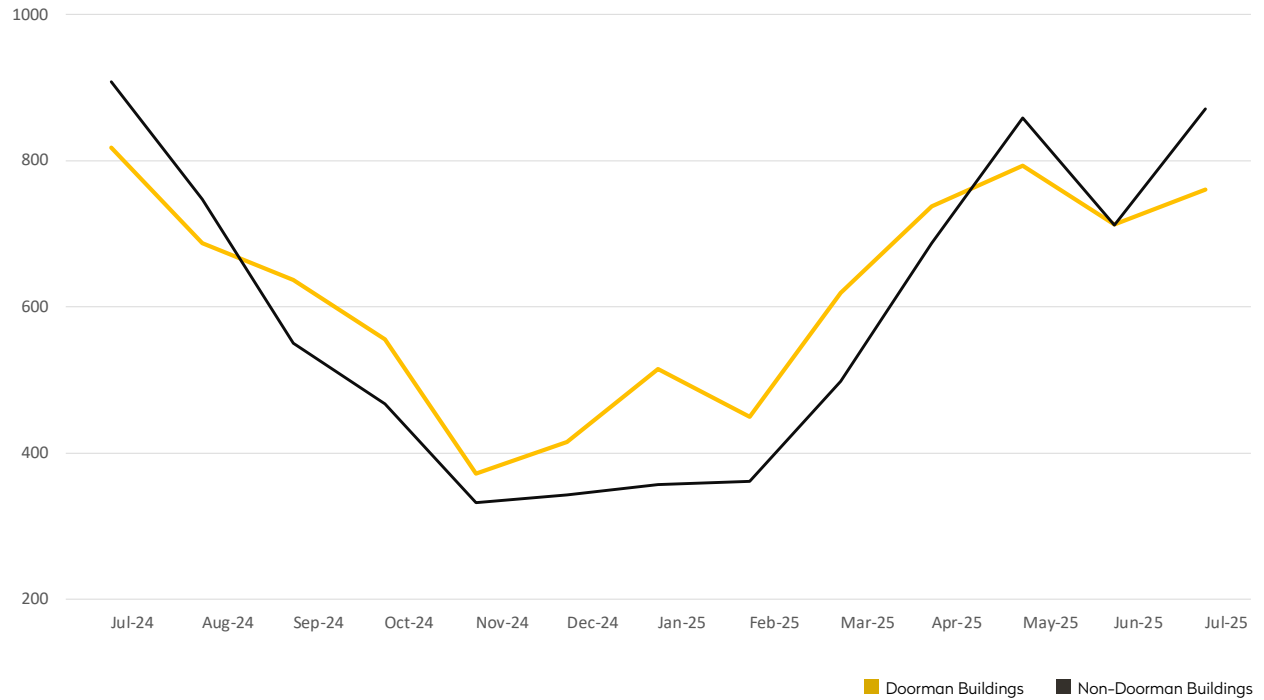
JULY 2025

34th Street to 14th Street



BHSID 23543046

Number of New Listings



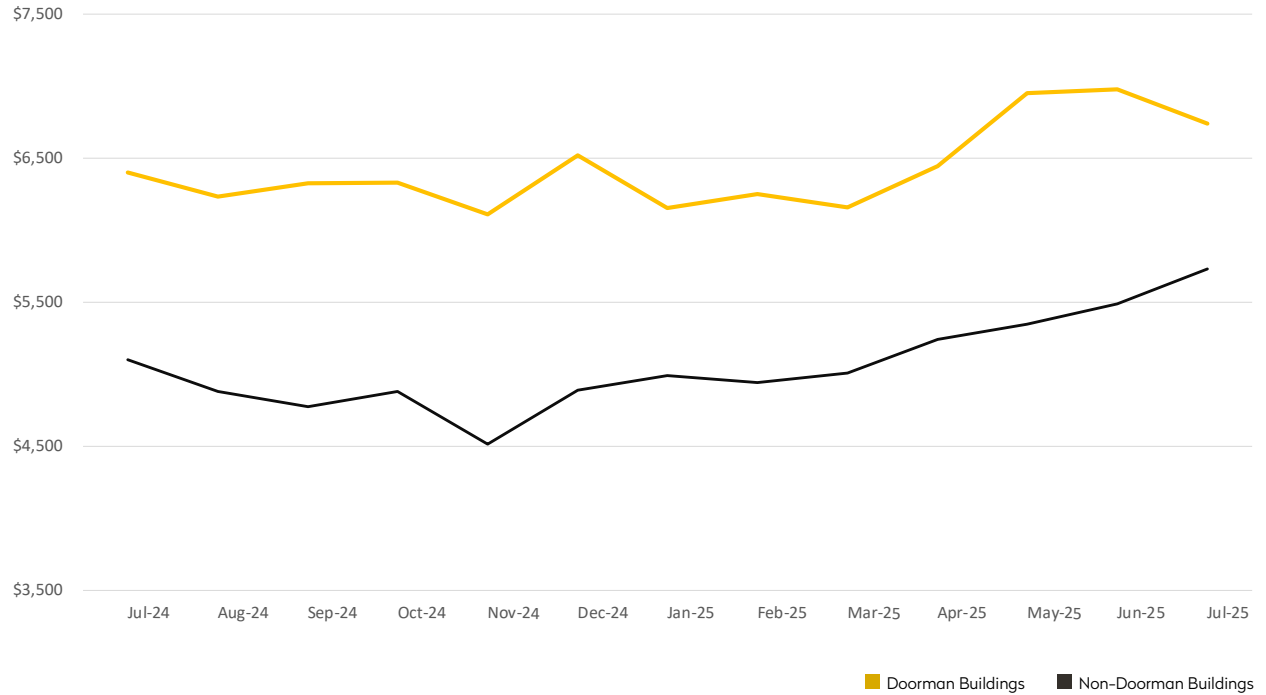
DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	213	183	16%	220	-3%
1-Bedrooms	341	334	2%	376	-9%
2-Bedrooms	164	131	25%	156	5%
3-Bedrooms	37	53	-30%	41	-10%
4-Bedrooms	5	12	-58%	24	-79%
All	761	713	7%	818	-7%

NON-DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	160	147	9%	205	-22%
1-Bedrooms	254	226	12%	258	-2%
2-Bedrooms	272	176	55%	238	14%
3-Bedrooms	150	134	12%	166	-10%
4-Bedrooms	25	25	0%	30	-17%
All	871	712	22%	908	-4%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	\$4,346	\$4,347	0%	\$4,004	9%
1-Bedrooms	\$6,001	\$5,953	1%	\$5,673	6%
2-Bedrooms	\$9,335	\$9,341	0%	\$8,417	11%
3-Bedrooms	\$13,335	\$14,881	-10%	\$12,994	3%
4-Bedrooms	\$12,730	\$15,113	-16%	\$15,364	-17%
All	\$6,741	\$6,981	-3%	\$6,403	5%

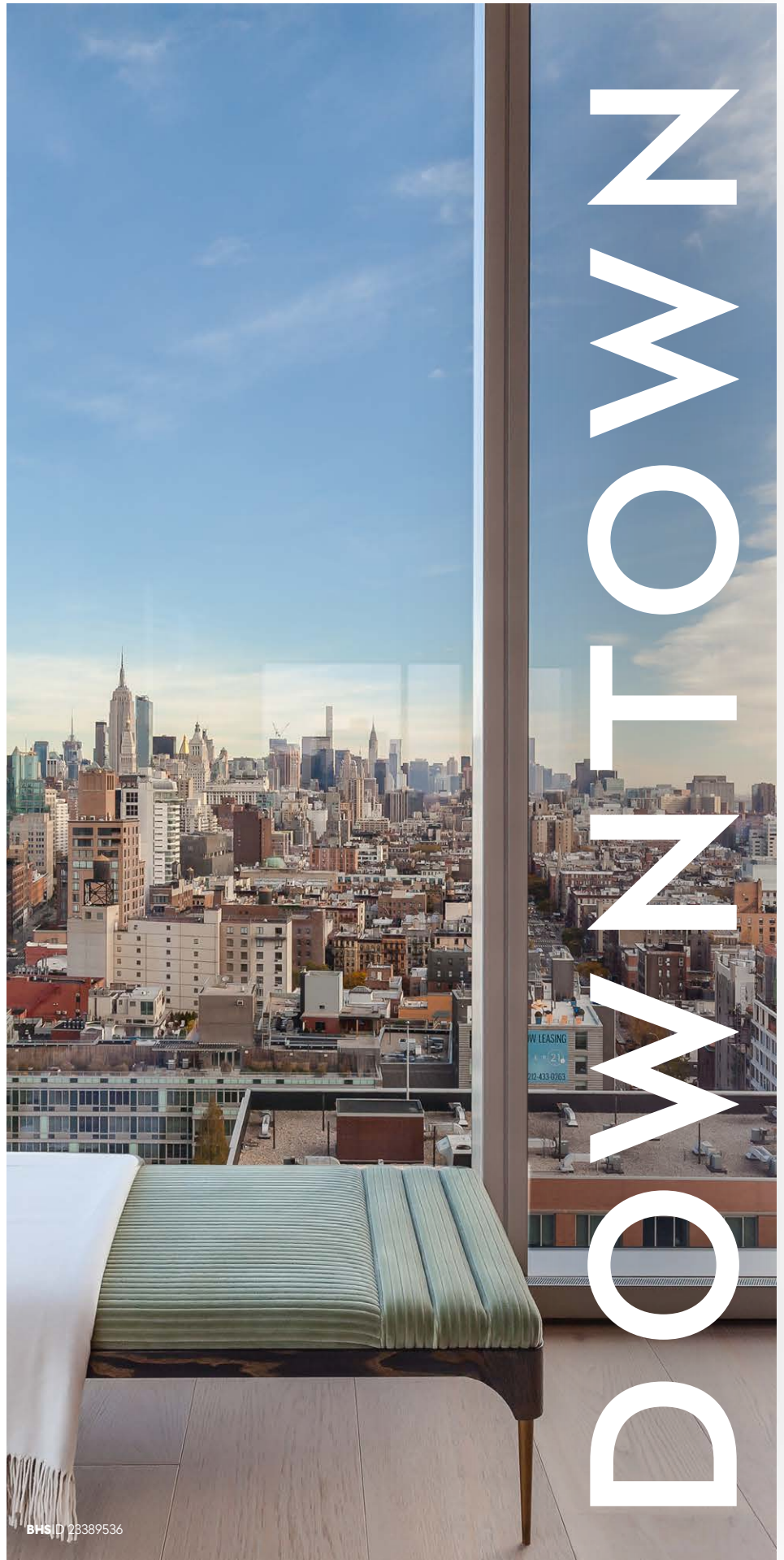
NON-DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	\$3,519	\$3,503	0%	\$3,149	12%
1-Bedrooms	\$4,480	\$4,432	1%	\$3,984	12%
2-Bedrooms	\$5,957	\$5,666	5%	\$5,344	11%
3-Bedrooms	\$8,251	\$8,030	3%	\$7,641	8%
4-Bedrooms	\$12,481	\$10,577	18%	\$9,902	26%
All	\$5,733	\$5,487	4%	\$5,102	12%

Rnt

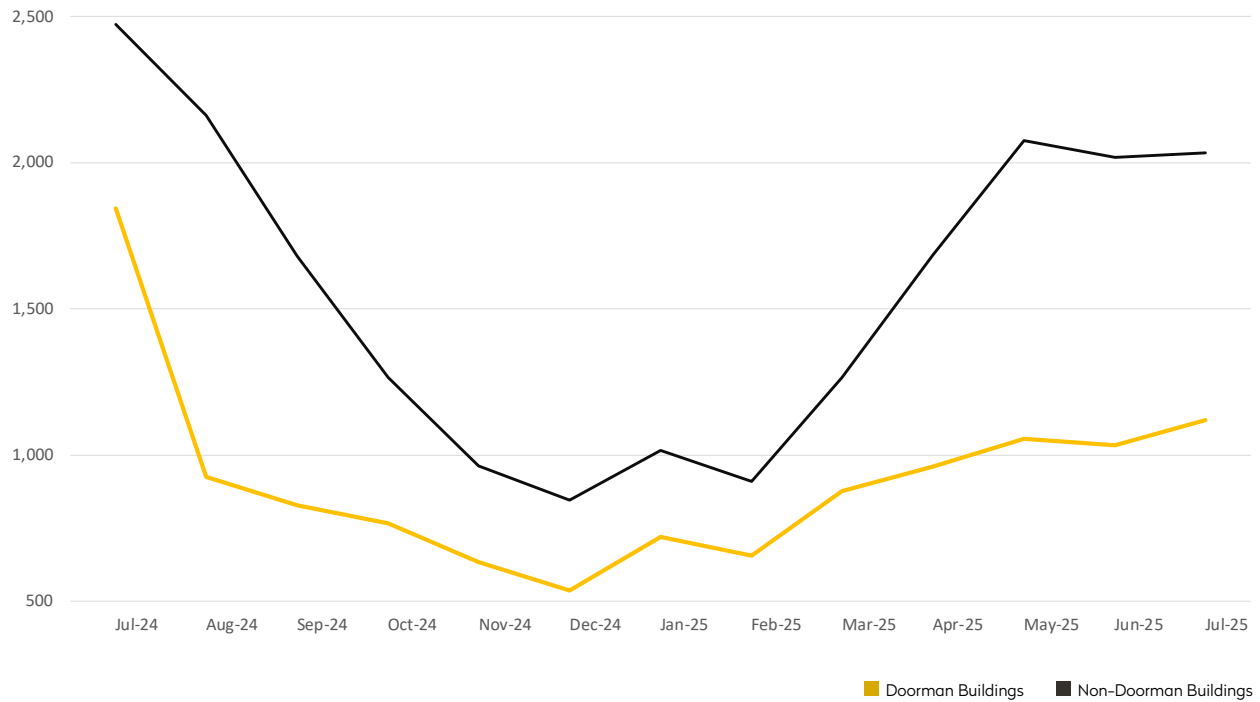
JULY 2025

South of 14th Street



BHS ID 28389536

Number of New Listings



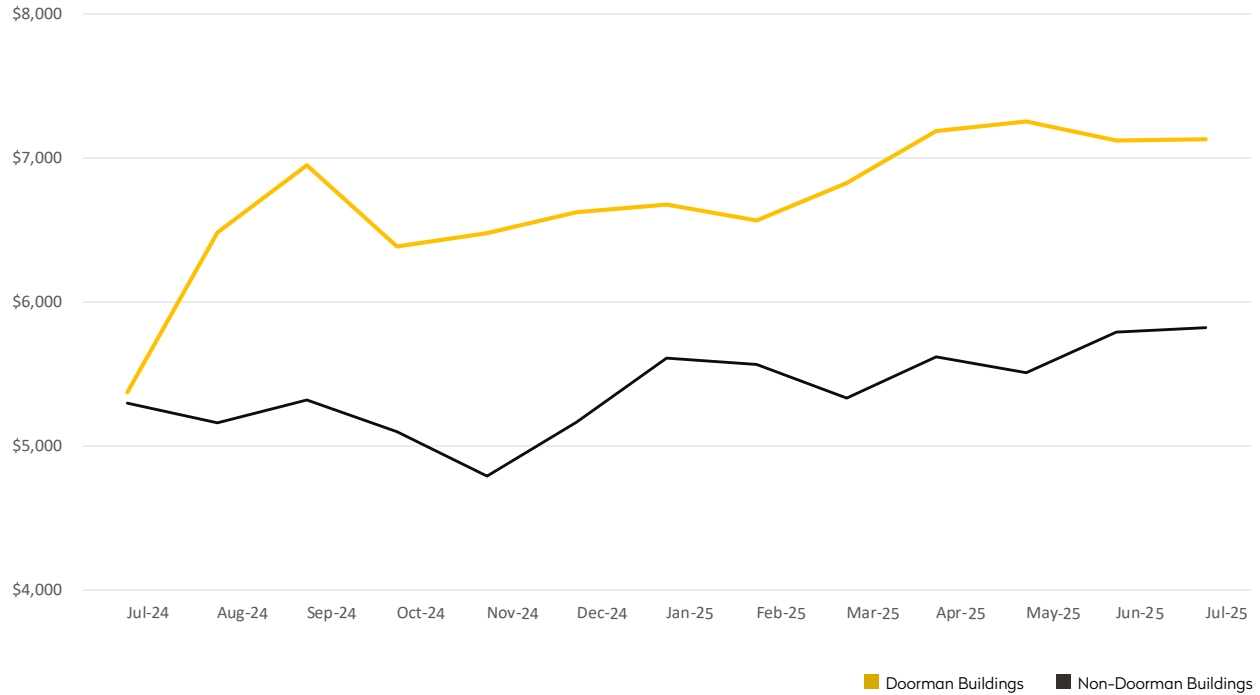
DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	355	314	13%	689	-48%
1-Bedrooms	416	377	10%	740	-44%
2-Bedrooms	237	236	0%	314	-25%
3-Bedrooms	86	81	6%	84	2%
4-Bedrooms	19	17	12%	17	12%
All	1,120	1,033	8%	1,845	-39%

NON-DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	291	300	-3%	395	-26%
1-Bedrooms	657	588	12%	743	-12%
2-Bedrooms	676	698	-3%	794	-15%
3-Bedrooms	304	323	-6%	402	-24%
4-Bedrooms	80	84	-5%	113	-29%
All	2,035	2,019	1%	2,474	-18%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	\$4,298	\$4,217	2%	\$3,557	21%
1-Bedrooms	\$5,975	\$5,836	2%	\$4,937	21%
2-Bedrooms	\$9,147	\$9,095	1%	\$7,791	17%
3-Bedrooms	\$14,416	\$13,288	8%	\$12,995	11%
4-Bedrooms	\$18,735	\$26,839	-30%	\$14,540	29%
All	\$7,131	\$7,121	0%	\$5,374	33%

NON-DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	\$3,427	\$3,664	-6%	\$3,057	12%
1-Bedrooms	\$4,512	\$4,460	1%	\$3,997	13%
2-Bedrooms	\$6,054	\$5,782	5%	\$5,360	13%
3-Bedrooms	\$8,378	\$7,901	6%	\$7,429	13%
4-Bedrooms	\$11,514	\$12,549	-8%	\$10,852	6%
All	\$5,825	\$5,793	1%	\$5,297	10%

Rnt

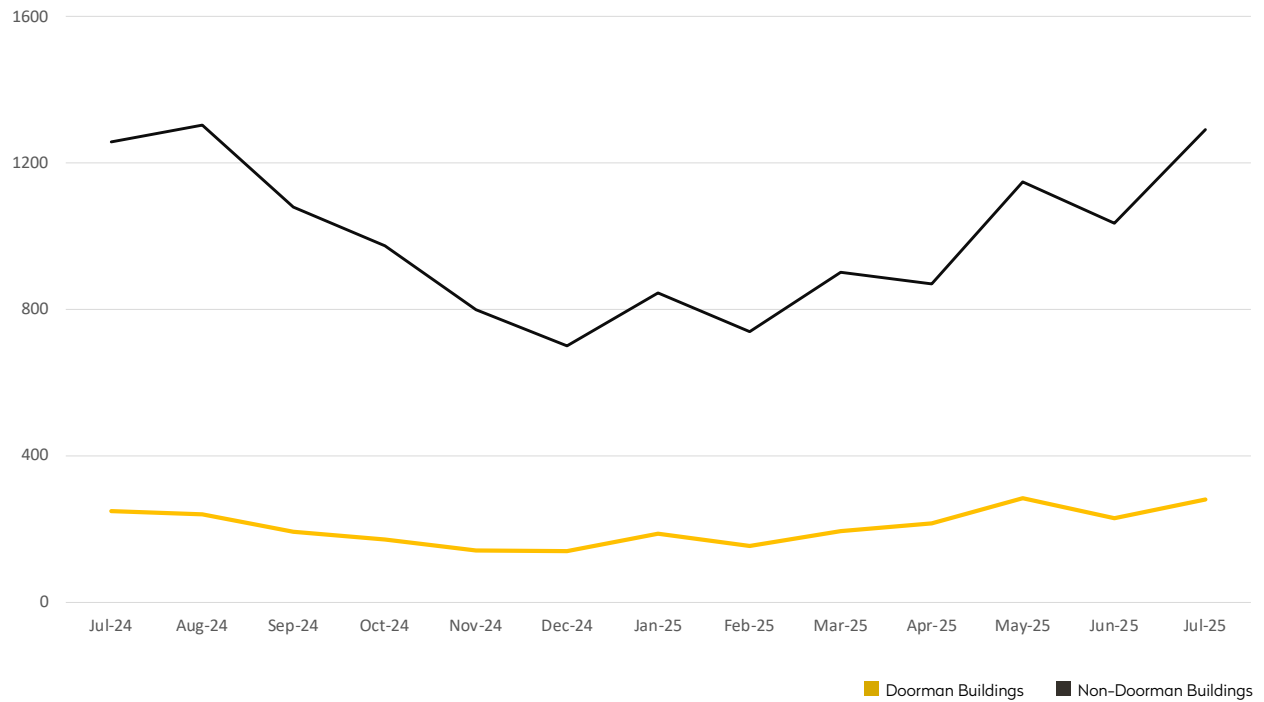
JULY 2025

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



BHSID 23457077

Number of New Listings



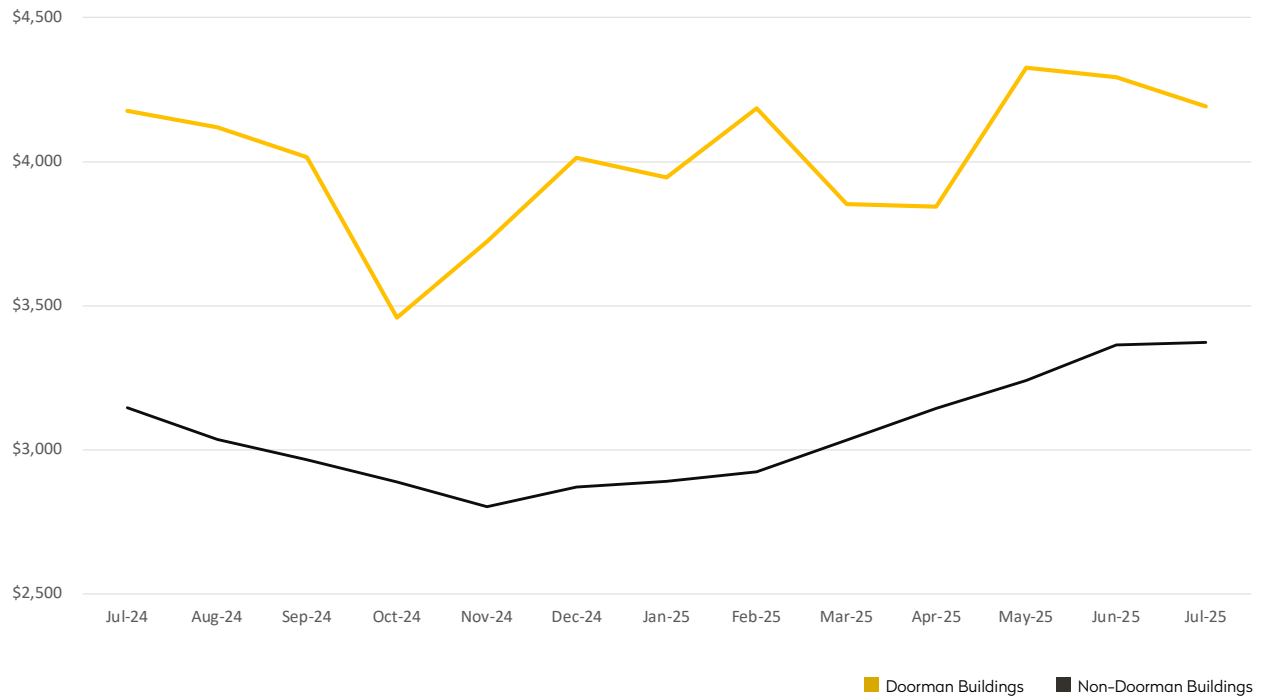
DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	40	35	14%	36	11%
1-Bedrooms	122	90	36%	87	40%
2-Bedrooms	87	70	24%	79	10%
3-Bedrooms	26	27	-4%	38	-32%
4-Bedrooms	3	6	-50%	8	-63%
All	280	229	22%	249	12%

NON-DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	142	135	5%	126	13%
1-Bedrooms	417	349	19%	413	1%
2-Bedrooms	457	331	38%	393	16%
3-Bedrooms	201	155	30%	228	-12%
4-Bedrooms	59	55	7%	82	-28%
All	1,292	1,036	25%	1,257	3%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	\$3,076	\$3,346	-8%	\$2,856	8%
1-Bedrooms	\$3,724	\$3,731	0%	\$3,378	10%
2-Bedrooms	\$4,905	\$4,589	7%	\$4,666	5%
3-Bedrooms	\$5,351	\$6,042	-11%	\$6,197	-14%
4-Bedrooms	\$6,748	\$6,788	-1%	\$4,431	52%
All	\$4,192	\$4,292	-2%	\$4,177	0%

NON-DOORMAN BUILDINGS

	JULY 2025	JUNE 2025	MONTHLY CHANGE	JULY 2024	ANNUAL CHANGE
Studios	\$2,384	\$2,439	-2%	\$2,260	5%
1-Bedrooms	\$2,846	\$2,815	1%	\$2,534	12%
2-Bedrooms	\$3,434	\$3,434	0%	\$3,136	10%
3-Bedrooms	\$4,327	\$4,337	0%	\$3,911	11%
4-Bedrooms	\$5,029	\$5,341	-6%	\$4,929	2%
All	\$3,374	\$3,364	0%	\$3,147	7%

Contact Us

NEW RENTAL LISTINGS REPORT

July 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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