

Rnt

SEPTEMBER 2024
NEW RENTAL
LISTINGS
REPORT

MANHATTAN

Brown Harris Stevens THE Craft OF Research

Highlights

NEW RENTAL LISTINGS REPORT

September 2024

- Doorman buildings saw an 11% drop in new listings compared to last month, while non-doorman buildings declined 18%.
- Compared to September 2023, studios in non-doorman buildings saw the largest increase in new listings, 34%.
- At \$6,311, the average asking rent was virtually unchanged from the prior year for doorman buildings.
- The average asking rent in non-doorman buildings was flat compared to last month.



BHSID 23155793

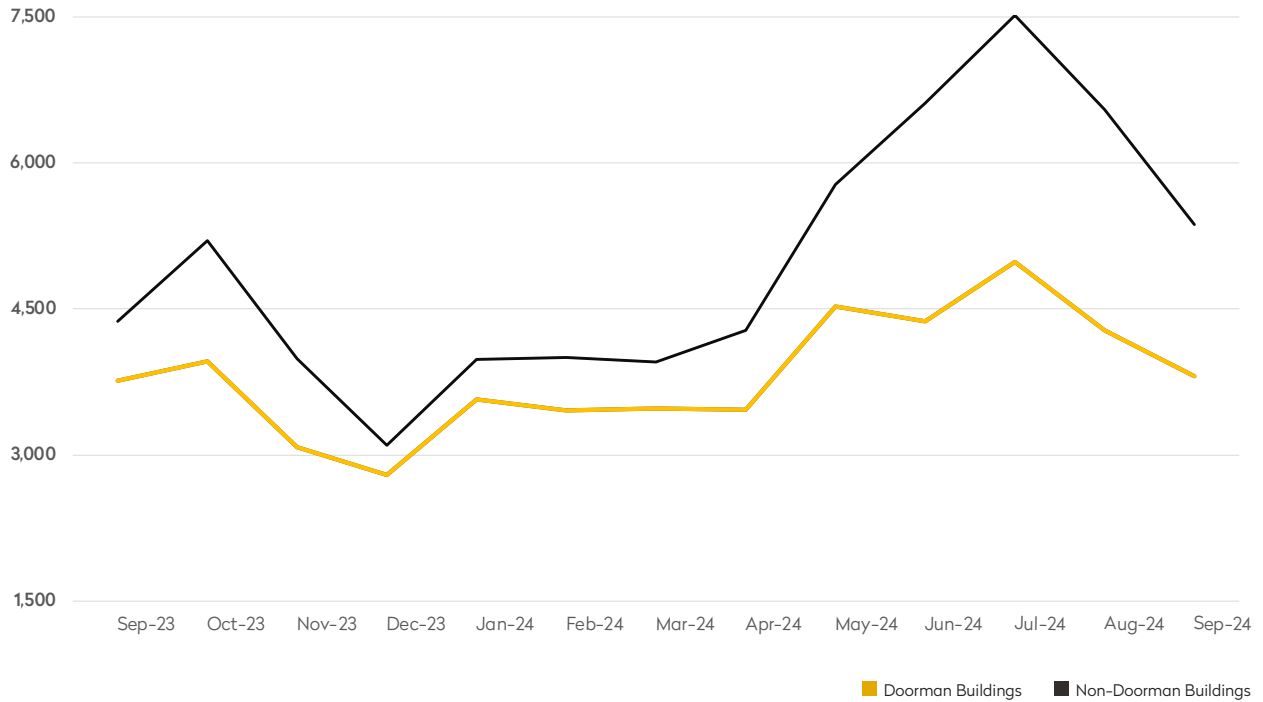
Rnt

SEPTEMBER 2024



BHSID 22577695

Number of New Listings



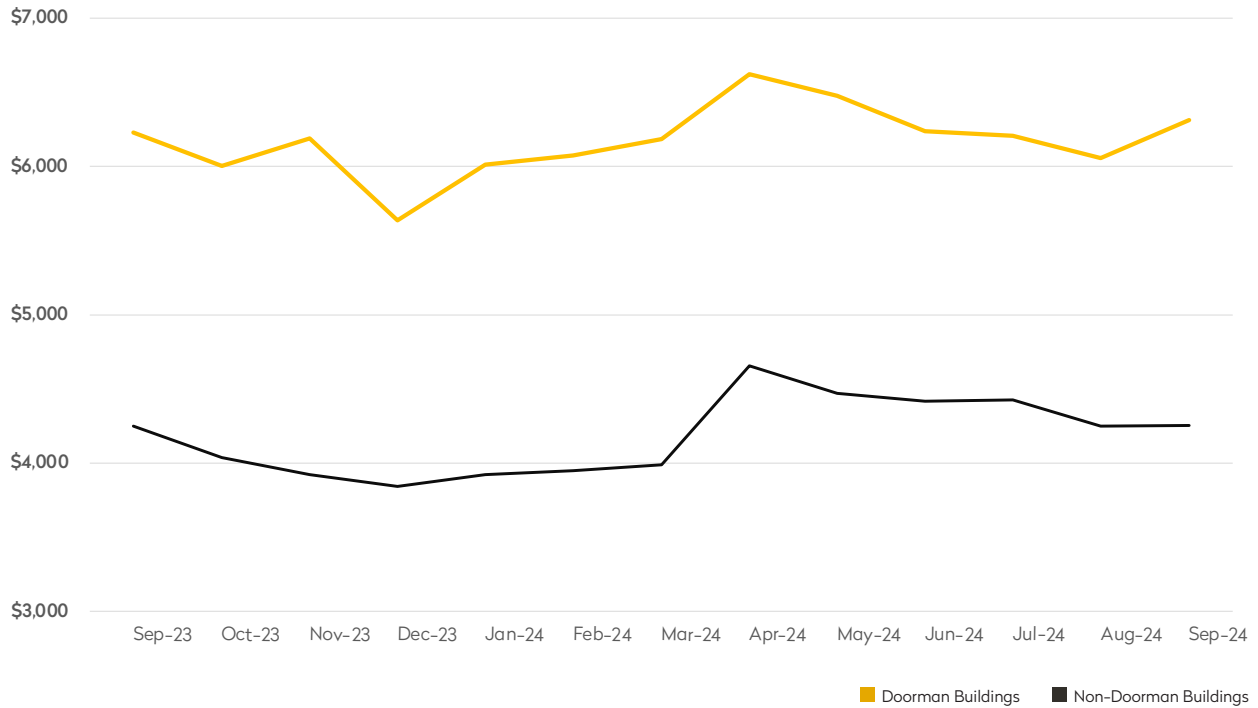
DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	911	1,056	-14%	793	15%
1-Bedrooms	1,628	1,714	-5%	1,587	3%
2-Bedrooms	917	1,096	-16%	1,000	-8%
3-Bedrooms	276	327	-16%	310	-11%
4-Bedrooms	66	83	-20%	53	25%
All	3,813	4,284	-11%	3,765	1%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	1,007	1,225	-18%	751	34%
1-Bedrooms	1,897	2,178	-13%	1,530	24%
2-Bedrooms	1,594	1,903	-16%	1,278	25%
3-Bedrooms	646	930	-31%	598	8%
4-Bedrooms	181	254	-29%	187	-3%
All	5,367	6,546	-18%	4,375	23%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	\$3,781	\$3,759	1%	\$3,698	2%
1-Bedrooms	\$5,145	\$5,056	2%	\$4,940	4%
2-Bedrooms	\$7,704	\$7,379	4%	\$7,475	3%
3-Bedrooms	\$12,898	\$10,785	20%	\$11,760	10%
4-Bedrooms	\$17,918	\$16,373	9%	\$17,185	4%
All	\$6,311	\$6,058	4%	\$6,231	1%

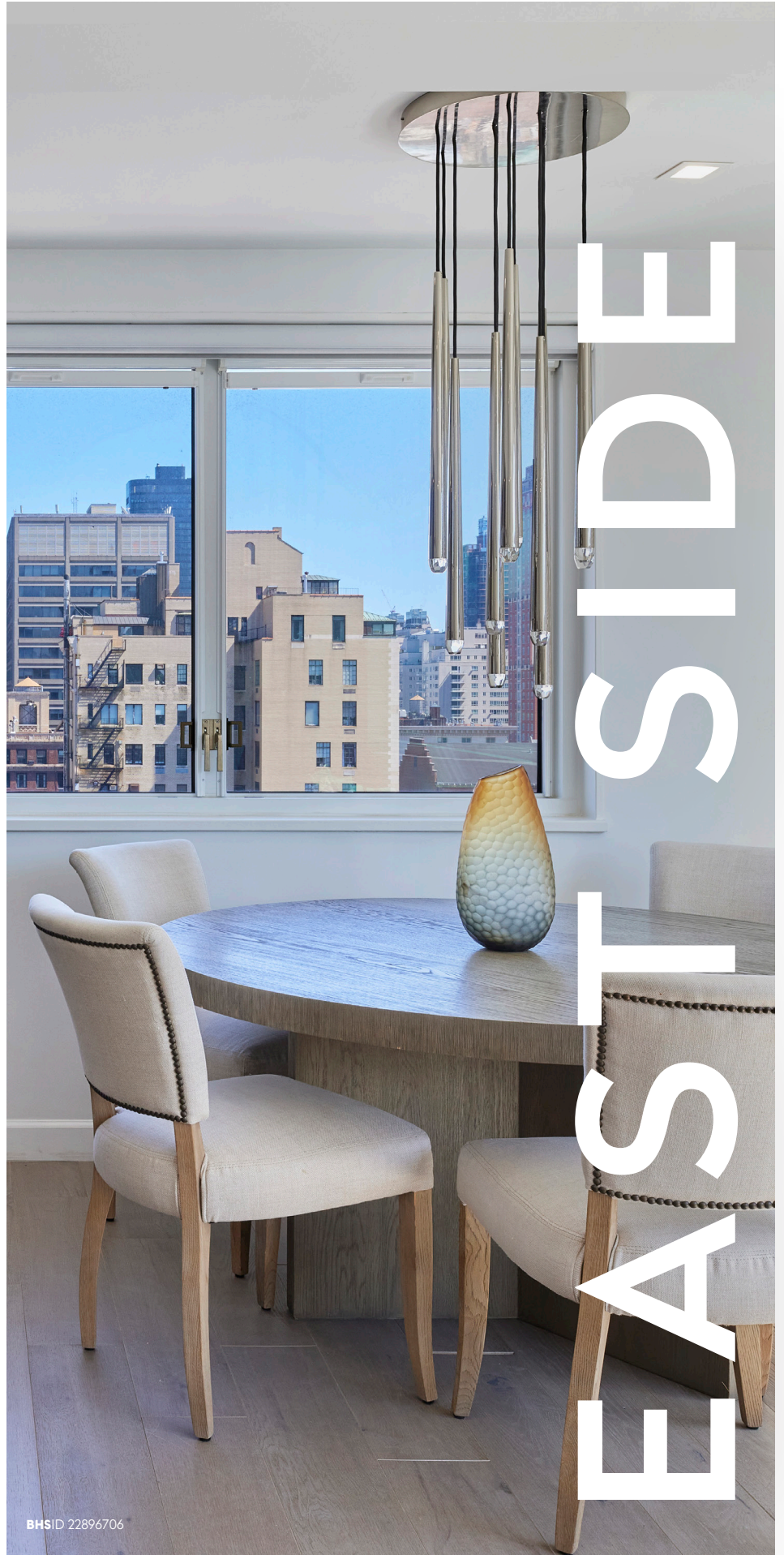
NON-DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	\$2,861	\$2,887	-1%	\$2,848	0%
1-Bedrooms	\$3,395	\$3,421	-1%	\$3,347	1%
2-Bedrooms	\$4,514	\$4,444	2%	\$4,510	0%
3-Bedrooms	\$6,198	\$6,261	-1%	\$6,055	2%
4-Bedrooms	\$8,441	\$7,641	10%	\$8,264	2%
All	\$4,253	\$4,249	0%	\$4,250	0%

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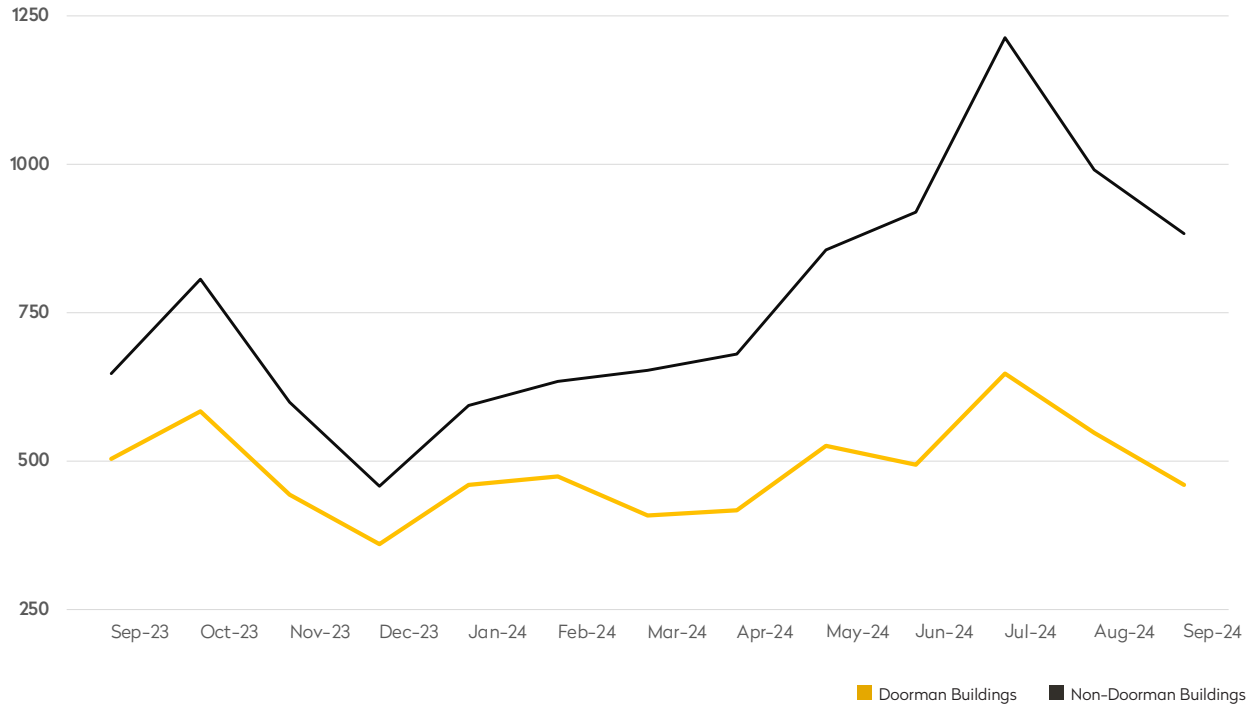
SEPTEMBER 2024

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



BHSID 22896706

Number of New Listings



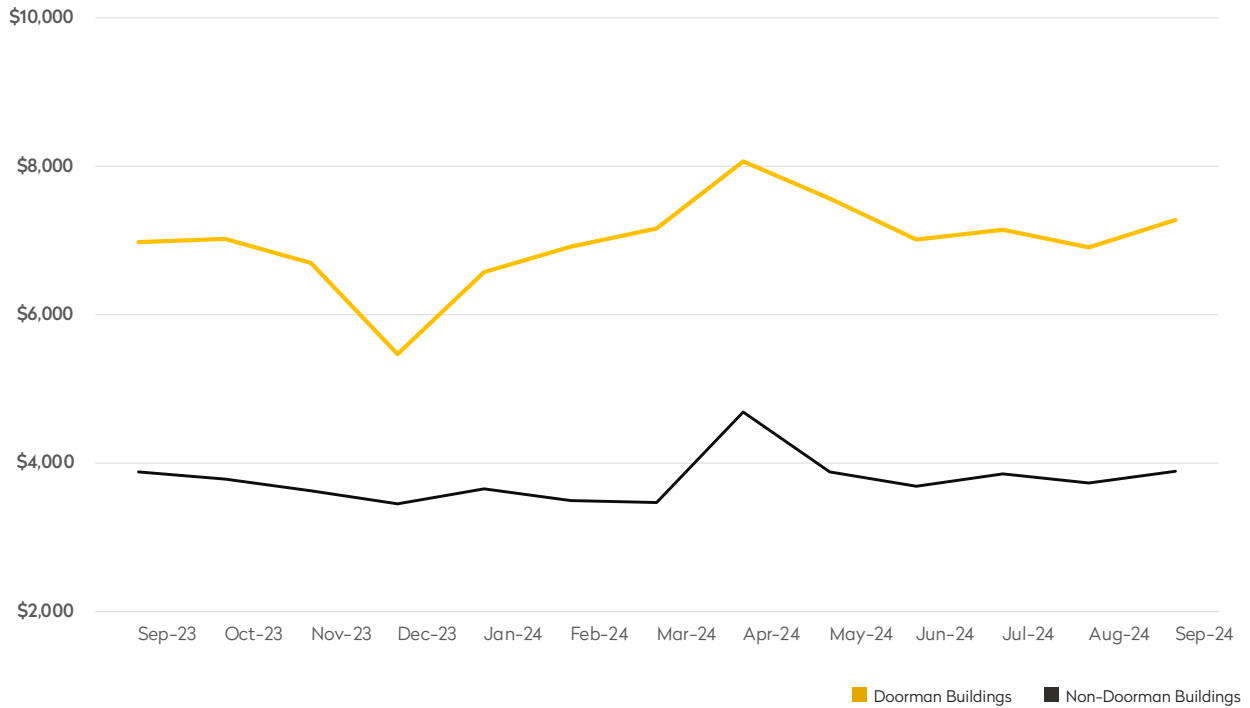
DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	76	90	-16%	58	31%
1-Bedrooms	198	214	-7%	221	-10%
2-Bedrooms	125	171	-27%	144	-13%
3-Bedrooms	44	53	-17%	66	-33%
4-Bedrooms	13	17	-24%	12	8%
All	460	547	-16%	504	-9%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	211	262	-19%	155	36%
1-Bedrooms	324	377	-14%	236	37%
2-Bedrooms	264	257	3%	177	49%
3-Bedrooms	69	83	-17%	61	13%
4-Bedrooms	11	8	38%	16	-31%
All	883	991	-11%	647	36%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	\$3,697	\$3,531	5%	\$3,877	-5%
1-Bedrooms	\$4,949	\$4,897	1%	\$4,729	5%
2-Bedrooms	\$7,675	\$7,657	0%	\$7,143	7%
3-Bedrooms	\$15,337	\$12,912	19%	\$12,240	25%
4-Bedrooms	\$25,244	\$19,627	29%	\$23,937	5%
All	\$7,280	\$6,907	5%	\$6,976	4%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	\$2,677	\$2,614	2%	\$2,540	5%
1-Bedrooms	\$3,183	\$3,091	3%	\$2,953	8%
2-Bedrooms	\$4,194	\$4,148	1%	\$4,122	2%
3-Bedrooms	\$7,054	\$8,042	-12%	\$6,350	11%
4-Bedrooms	\$12,581	\$7,156	76%	\$13,387	-6%
All	\$3,887	\$3,727	4%	\$3,882	0%

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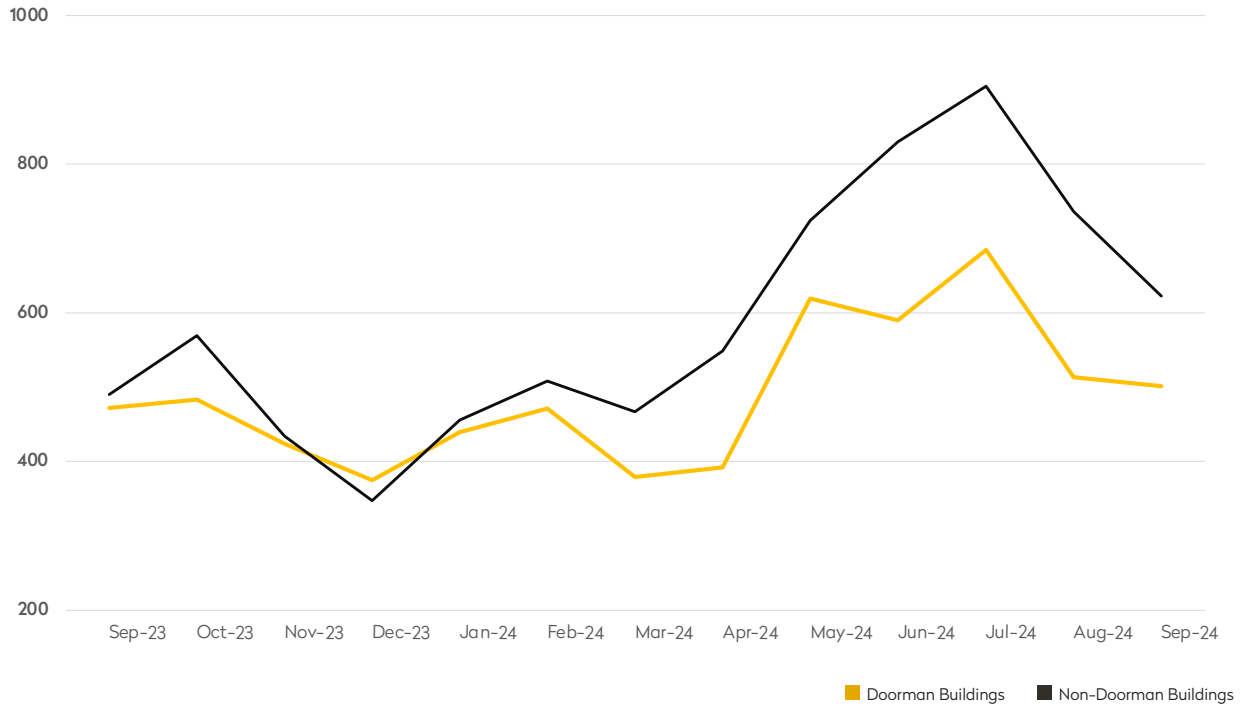
SEPTEMBER 2024

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



BHSID 23083978

Number of New Listings



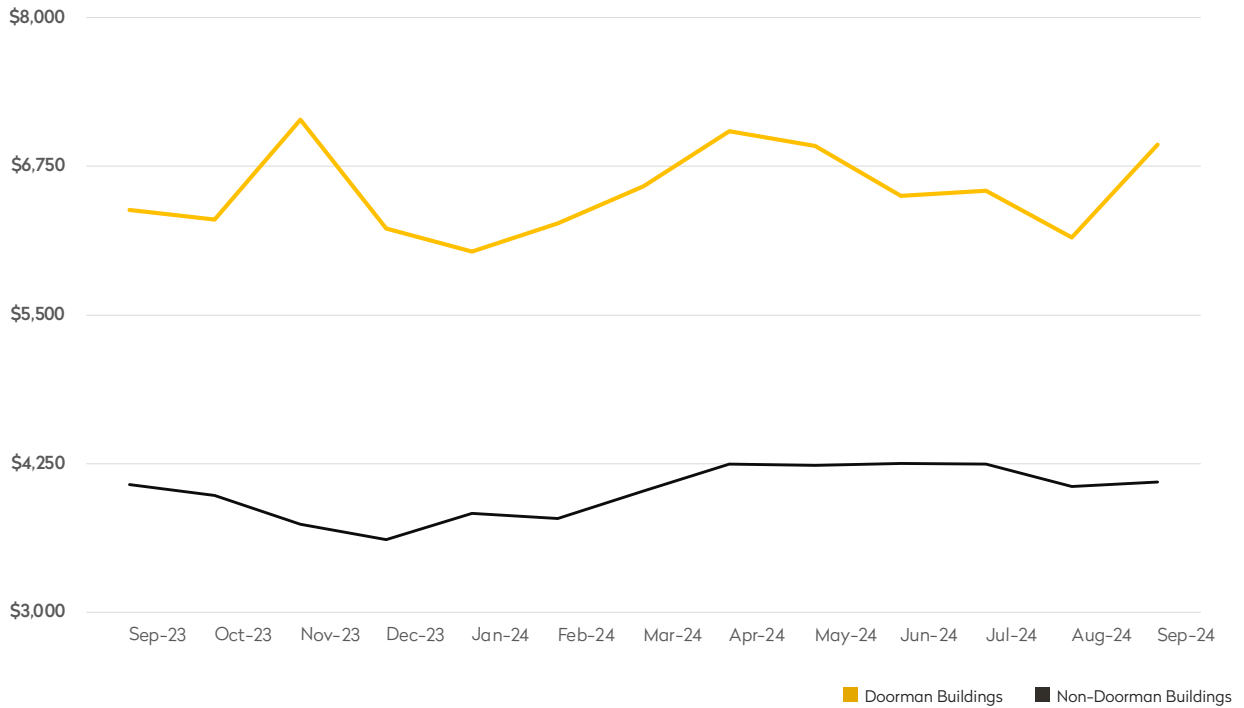
DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	97	95	2%	75	29%
1-Bedrooms	195	219	-11%	203	-4%
2-Bedrooms	123	130	-5%	127	-3%
3-Bedrooms	61	48	27%	52	17%
4-Bedrooms	18	21	-14%	10	80%
All	501	513	-2%	472	6%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	126	163	-23%	101	25%
1-Bedrooms	248	287	-14%	170	46%
2-Bedrooms	159	161	-1%	133	20%
3-Bedrooms	64	89	-28%	68	-6%
4-Bedrooms	17	27	-37%	14	21%
All	623	736	-15%	490	27%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	\$3,624	\$3,465	5%	\$3,388	7%
1-Bedrooms	\$4,947	\$4,825	3%	\$4,788	3%
2-Bedrooms	\$7,718	\$7,331	5%	\$7,393	4%
3-Bedrooms	\$12,491	\$9,978	25%	\$11,024	13%
4-Bedrooms	\$15,474	\$16,108	-4%	\$13,368	16%
All	\$6,932	\$6,152	13%	\$6,383	9%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	\$2,705	\$2,721	-1%	\$2,732	-1%
1-Bedrooms	\$3,597	\$3,594	0%	\$3,543	2%
2-Bedrooms	\$4,697	\$4,586	2%	\$4,532	4%
3-Bedrooms	\$5,829	\$5,444	7%	\$5,945	-2%
4-Bedrooms	\$7,549	\$5,923	27%	\$5,828	30%
All	\$4,097	\$4,059	1%	\$4,073	1%

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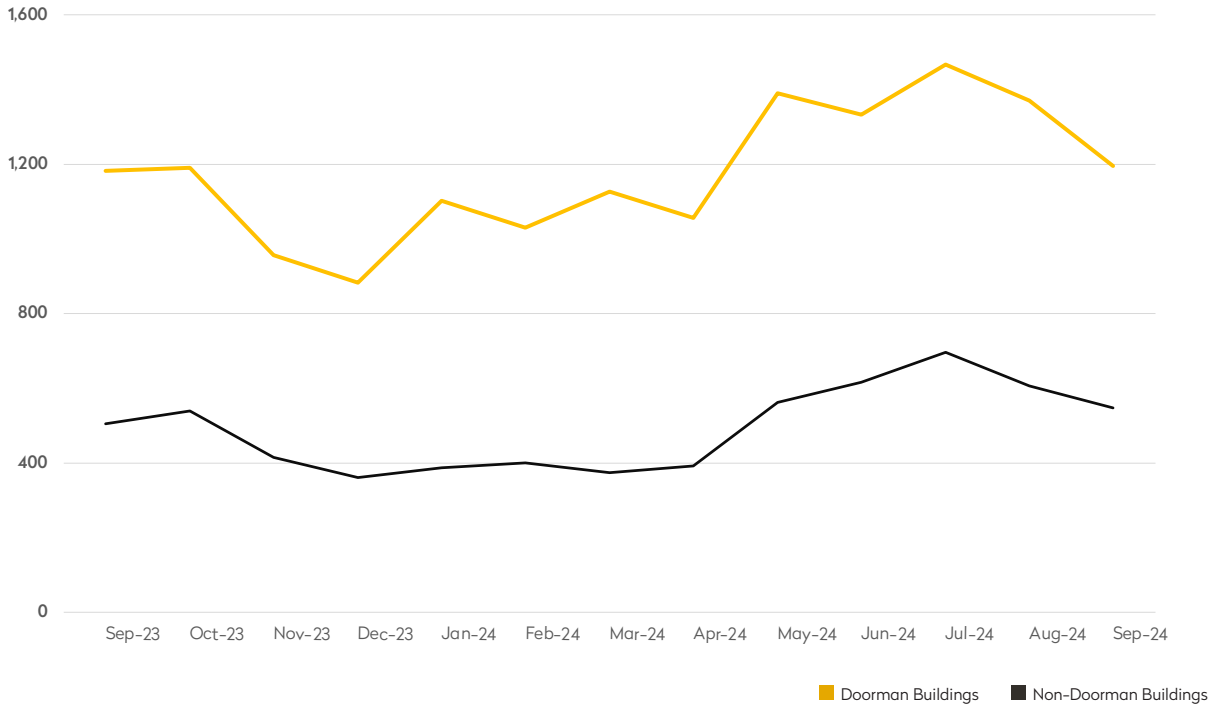
SEPTEMBER 2024

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



BHSID 23099640

Number of New Listings



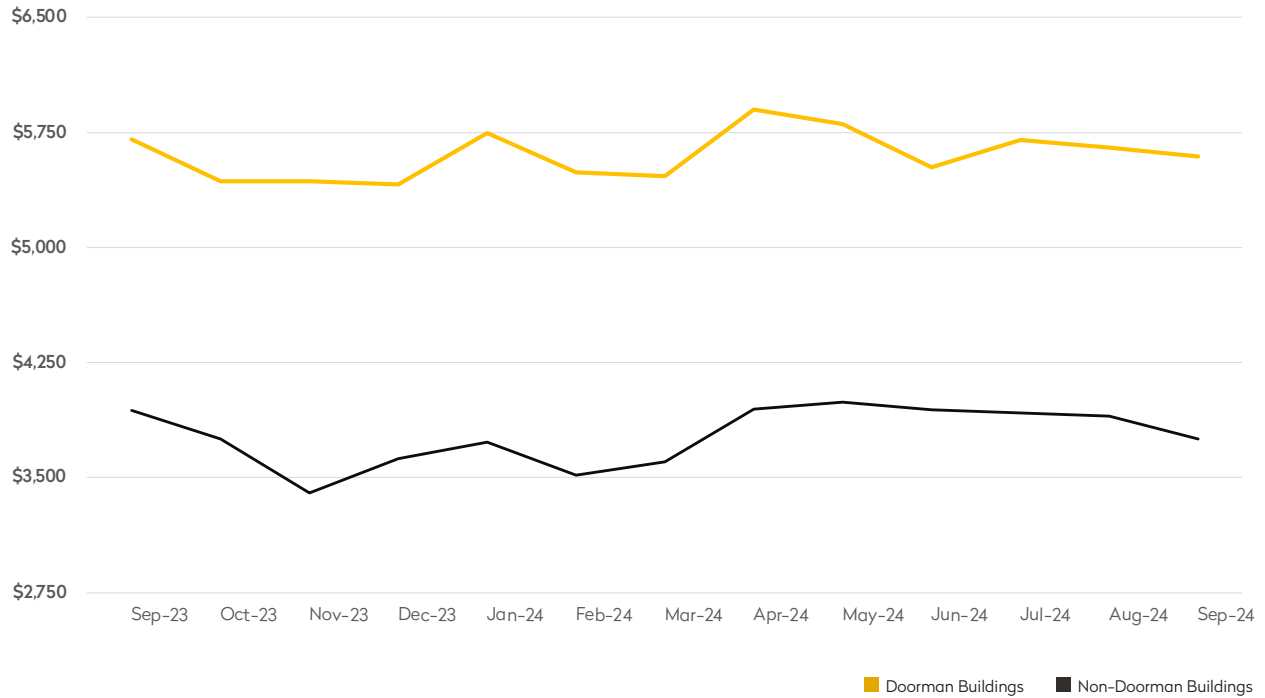
DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	309	379	-18%	290	7%
1-Bedrooms	537	556	-3%	474	13%
2-Bedrooms	277	354	-22%	321	-14%
3-Bedrooms	64	73	-12%	82	-22%
4-Bedrooms	5	6	-17%	12	-58%
All	1,195	1,370	-13%	1,182	1%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	144	134	7%	99	45%
1-Bedrooms	199	212	-6%	171	16%
2-Bedrooms	137	174	-21%	163	-16%
3-Bedrooms	54	68	-21%	50	8%
4-Bedrooms	13	13	0%	18	-28%
All	548	606	-10%	505	9%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	\$3,570	\$3,622	-1%	\$3,465	3%
1-Bedrooms	\$4,820	\$4,864	-1%	\$4,702	3%
2-Bedrooms	\$7,334	\$7,229	1%	\$7,170	2%
3-Bedrooms	\$11,226	\$10,530	7%	\$12,152	-8%
4-Bedrooms	\$22,219	\$22,683	-2%	\$13,370	66%
All	\$5,594	\$5,650	-1%	\$5,703	-2%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	\$2,688	\$2,752	-2%	\$2,749	-2%
1-Bedrooms	\$3,293	\$3,474	-5%	\$3,282	0%
2-Bedrooms	\$4,229	\$4,165	2%	\$4,150	2%
3-Bedrooms	\$5,855	\$5,639	4%	\$5,478	7%
4-Bedrooms	\$8,180	\$8,225	-1%	\$7,901	4%
All	\$3,750	\$3,900	-4%	\$3,938	-5%

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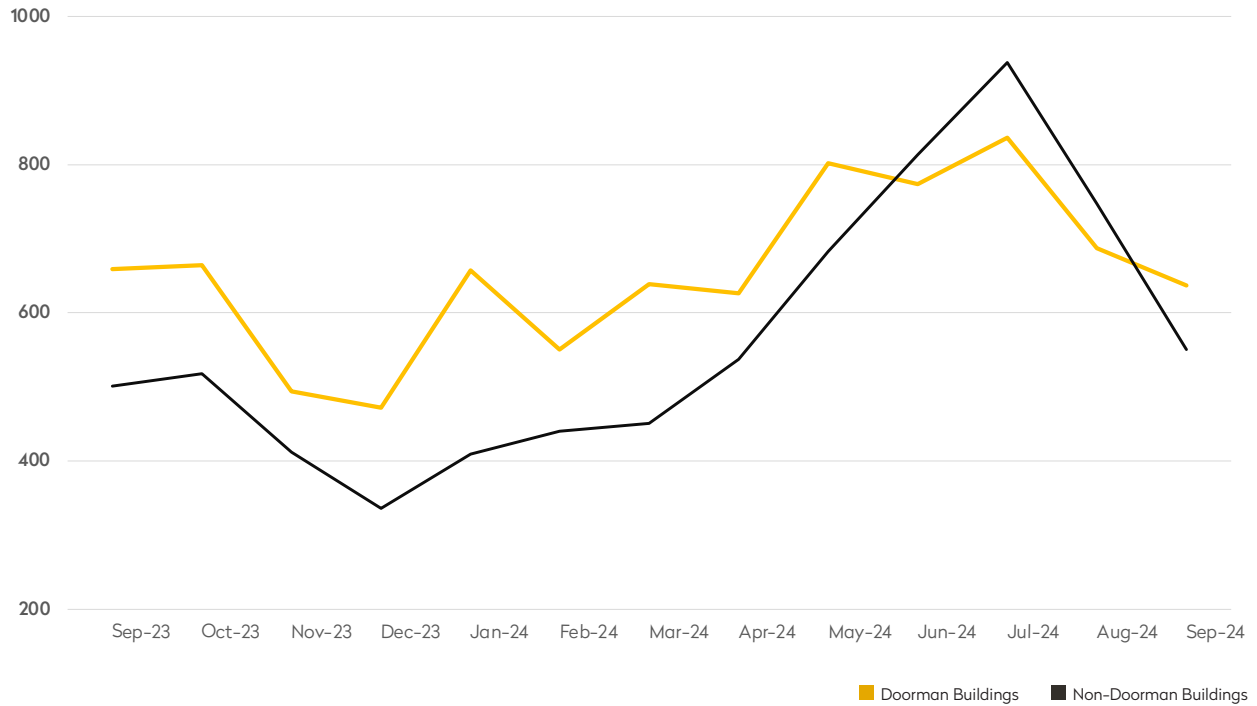
SEPTEMBER 2024

34th Street to 14th Street



BHSID 23201167

Number of New Listings



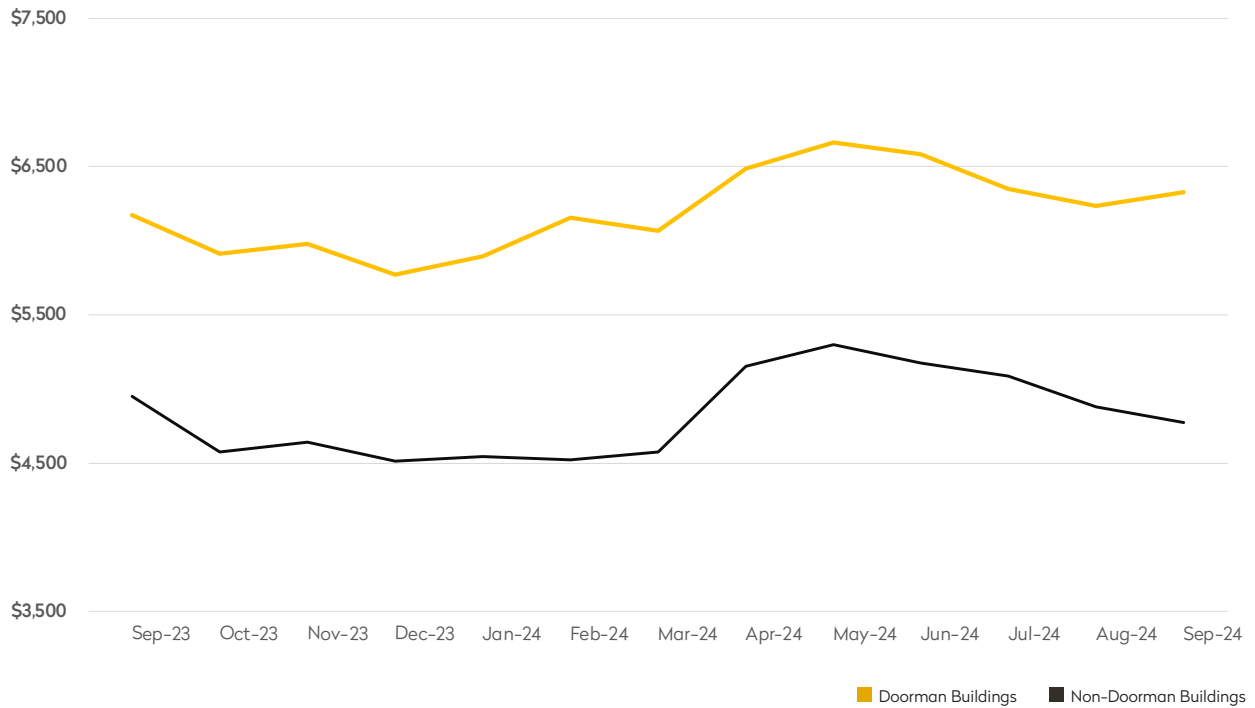
DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	160	175	-9%	153	5%
1-Bedrooms	304	308	-1%	313	-3%
2-Bedrooms	139	156	-11%	156	-11%
3-Bedrooms	27	32	-16%	32	-16%
4-Bedrooms	7	15	-53%	4	75%
All	637	687	-7%	659	-3%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	121	173	-30%	120	1%
1-Bedrooms	200	229	-13%	164	22%
2-Bedrooms	146	201	-27%	123	19%
3-Bedrooms	59	114	-48%	72	-18%
4-Bedrooms	23	26	-12%	20	15%
All	550	747	-26%	501	10%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	\$4,163	\$4,061	3%	\$3,989	4%
1-Bedrooms	\$5,606	\$5,486	2%	\$5,381	4%
2-Bedrooms	\$8,110	\$8,061	1%	\$8,099	0%
3-Bedrooms	\$14,088	\$11,449	23%	\$11,895	18%
4-Bedrooms	\$21,696	\$15,097	44%	\$16,979	28%
All	\$6,326	\$6,234	1%	\$6,171	3%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	\$3,086	\$3,225	-4%	\$3,187	-3%
1-Bedrooms	\$3,837	\$3,873	-1%	\$4,064	-6%
2-Bedrooms	\$5,691	\$5,281	8%	\$5,261	8%
3-Bedrooms	\$7,490	\$7,234	4%	\$7,493	0%
4-Bedrooms	\$8,763	\$10,154	-14%	\$11,108	-21%
All	\$4,774	\$4,880	-2%	\$4,952	-4%

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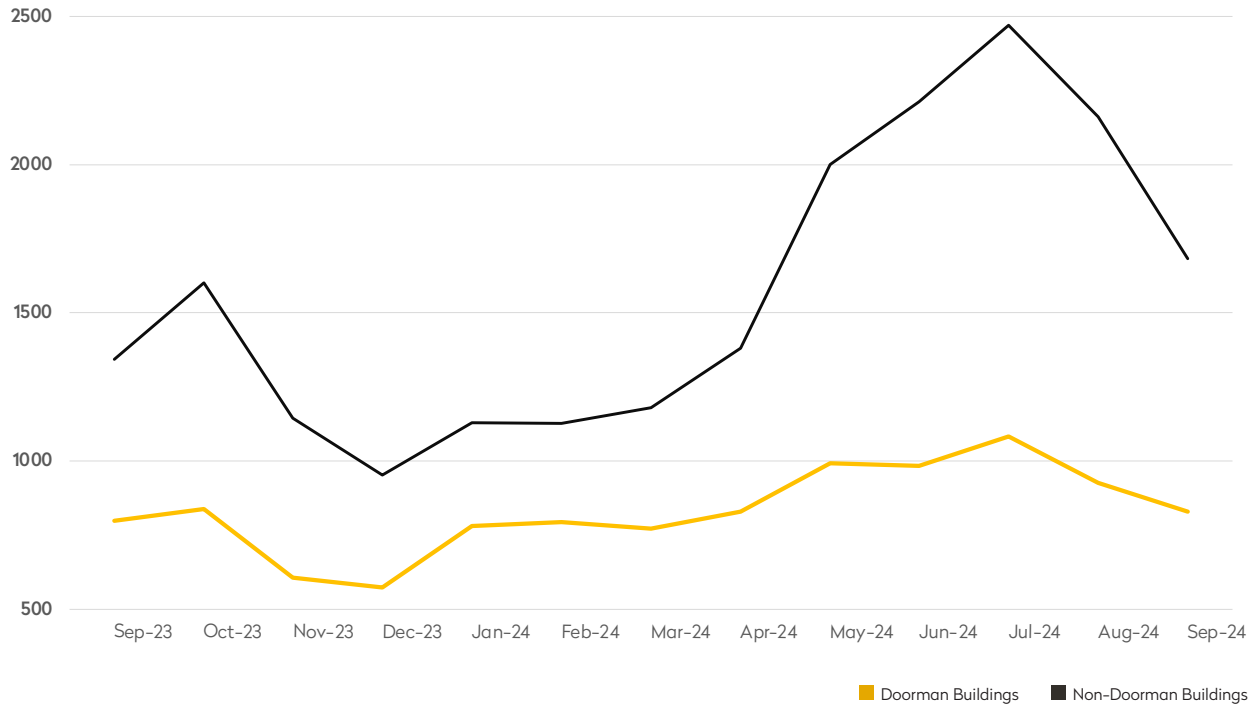
SEPTEMBER 2024

South of 14th Street



BHSID 23164856

Number of New Listings



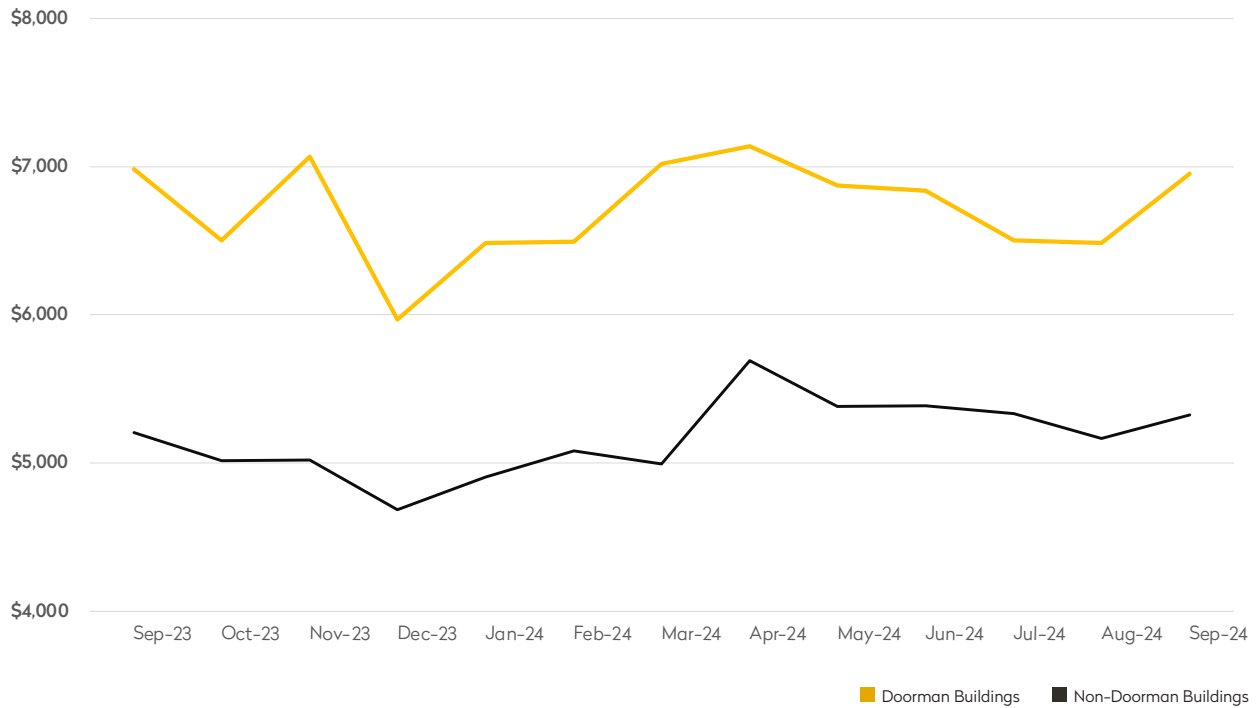
DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	241	287	-16%	194	24%
1-Bedrooms	324	329	-2%	316	3%
2-Bedrooms	186	201	-7%	205	-9%
3-Bedrooms	59	88	-33%	65	-9%
4-Bedrooms	17	18	-6%	12	42%
All	828	926	-11%	798	4%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	283	335	-16%	186	52%
1-Bedrooms	577	640	-10%	461	25%
2-Bedrooms	516	705	-27%	433	19%
3-Bedrooms	224	356	-37%	194	15%
4-Bedrooms	64	101	-37%	55	16%
All	1,683	2,162	-22%	1,342	25%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	\$4,039	\$4,015	1%	\$4,018	1%
1-Bedrooms	\$5,912	\$5,662	4%	\$5,450	8%
2-Bedrooms	\$9,057	\$8,031	13%	\$8,546	6%
3-Bedrooms	\$15,188	\$11,901	28%	\$12,768	19%
4-Bedrooms	\$16,218	\$16,570	-2%	\$20,732	-22%
All	\$6,951	\$6,483	7%	\$6,982	0%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	\$3,317	\$3,362	-1%	\$3,320	0%
1-Bedrooms	\$3,863	\$3,964	-3%	\$3,890	-1%
2-Bedrooms	\$5,450	\$5,151	6%	\$5,455	0%
3-Bedrooms	\$7,731	\$7,394	5%	\$7,457	4%
4-Bedrooms	\$11,160	\$9,469	18%	\$10,943	2%
All	\$5,323	\$5,163	3%	\$5,204	2%

Rnt

SEPTEMBER 2024

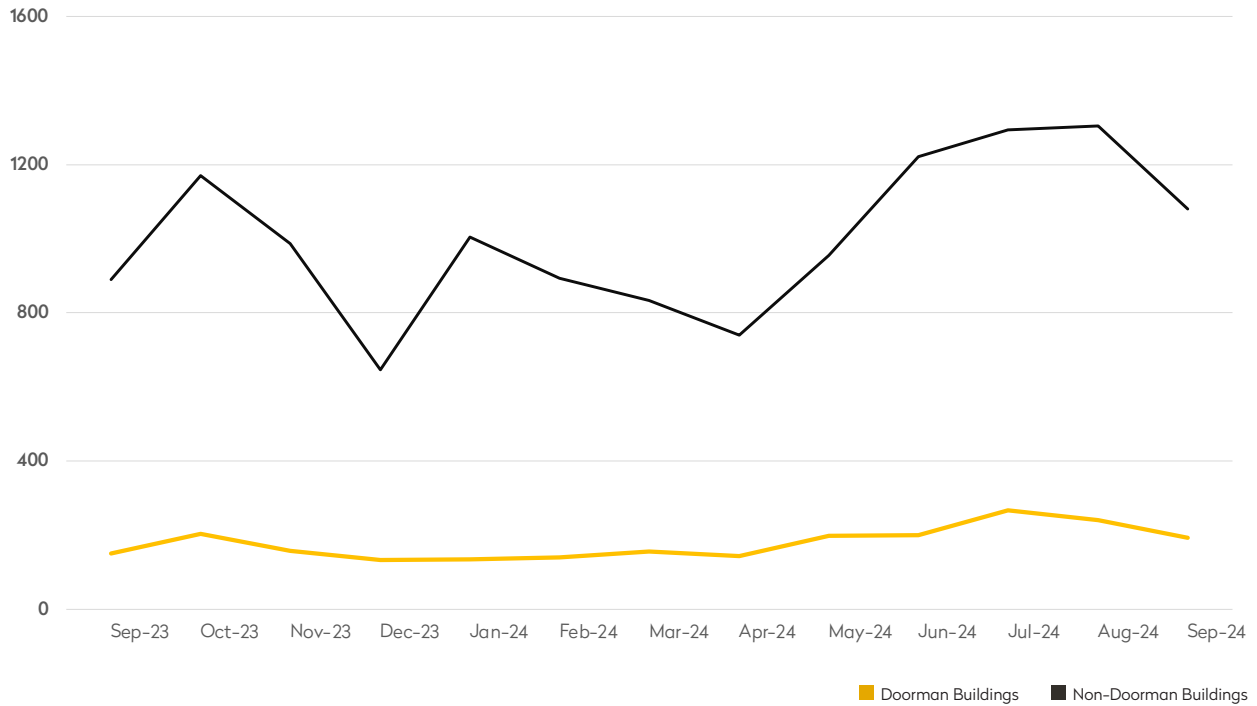
Generally North of 96th St. on the East Side,
and 110th St. on the West Side



UPPER MANHATTAN

BHSID 23069927

Number of New Listings



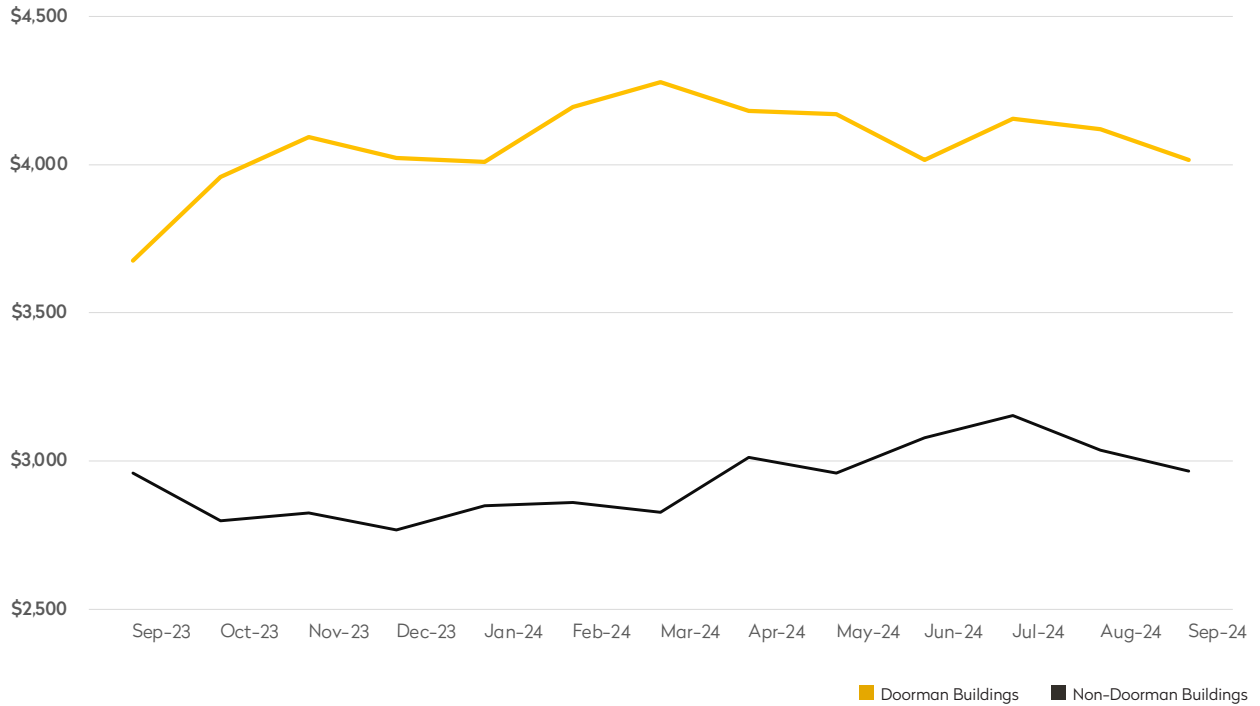
DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	28	30	-7%	23	22%
1-Bedrooms	70	88	-20%	60	17%
2-Bedrooms	67	84	-20%	47	43%
3-Bedrooms	21	33	-36%	13	62%
4-Bedrooms	6	6	0%	3	100%
All	192	241	-20%	150	28%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	122	158	-23%	90	36%
1-Bedrooms	349	433	-19%	328	6%
2-Bedrooms	372	405	-8%	249	49%
3-Bedrooms	176	220	-20%	153	15%
4-Bedrooms	53	79	-33%	64	-17%
All	1,080	1,304	-17%	890	21%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	\$2,470	\$2,906	-15%	\$2,560	-4%
1-Bedrooms	\$3,197	\$3,454	-7%	\$3,126	2%
2-Bedrooms	\$4,666	\$4,696	-1%	\$4,048	15%
3-Bedrooms	\$6,104	\$5,492	11%	\$4,404	39%
4-Bedrooms	\$6,198	\$4,370	42%	\$4,250	46%
All	\$4,015	\$4,120	-3%	\$3,676	9%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2024	AUGUST 2024	MONTHLY CHANGE	SEPTEMBER 2023	ANNUAL CHANGE
Studios	\$2,262	\$2,250	1%	\$2,190	3%
1-Bedrooms	\$2,478	\$2,527	-2%	\$2,442	1%
2-Bedrooms	\$3,006	\$3,049	-1%	\$2,996	0%
3-Bedrooms	\$3,718	\$3,774	-1%	\$3,719	0%
4-Bedrooms	\$4,510	\$5,018	-10%	\$4,427	2%
All	\$2,966	\$3,037	-2%	\$2,958	0%

Contact Us

NEW RENTAL LISTINGS REPORT

September 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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