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OCTOBER 2023
NEW RENTAL
LISTINGS
REPORT

MAZHAFFAZ



Brown Harris Stevens THE Craft of Research

Highlights

NEW RENTAL LISTINGS REPORT

October 2023

- Average asking rents in doorman buildings dipped 5% from September to \$5,969, while non-doorman buildings dropped 7% to \$4,066.
- Compared to last month, one-bedrooms in non-doorman buildings were the only category to post an increase in average asking rent.
- New listings in doorman buildings were 6% higher than a year ago, while non-doorman listings rose 20%.
- Studios in non-doorman buildings posted the largest increase in new listings.



BHSID 22577695

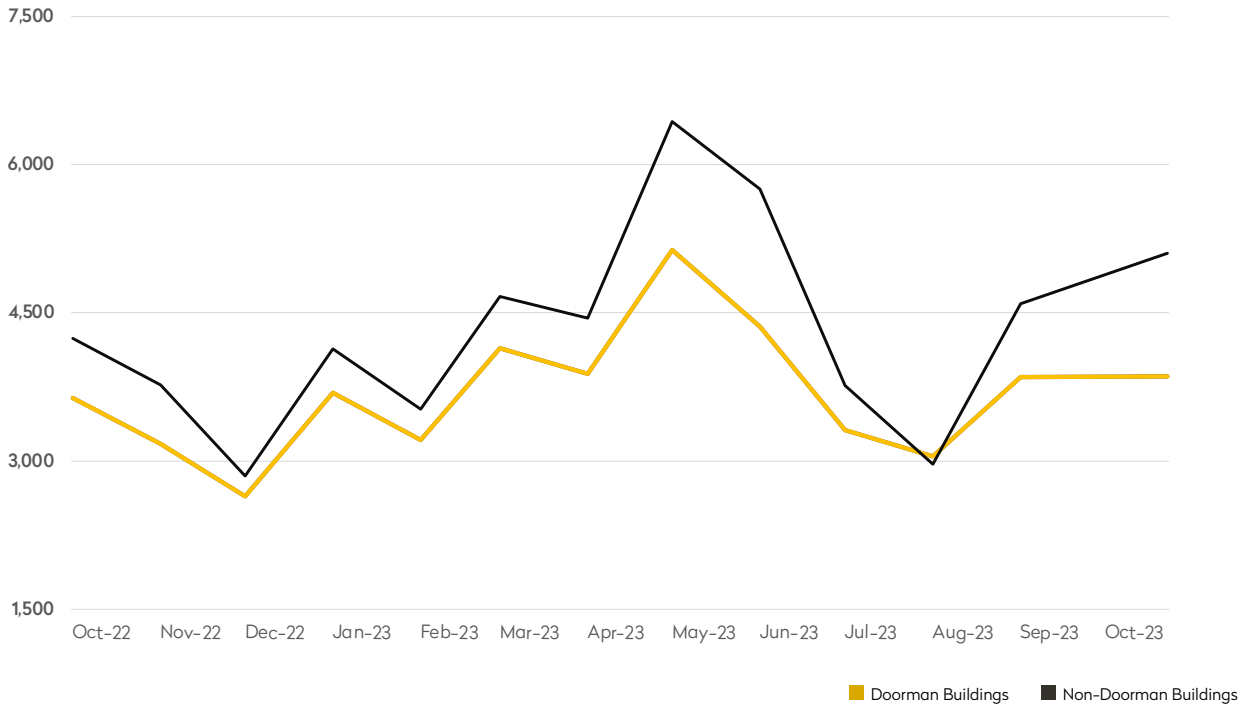
Rnt

OCTOBER 2023



BHSID 22601739

Number of New Listings



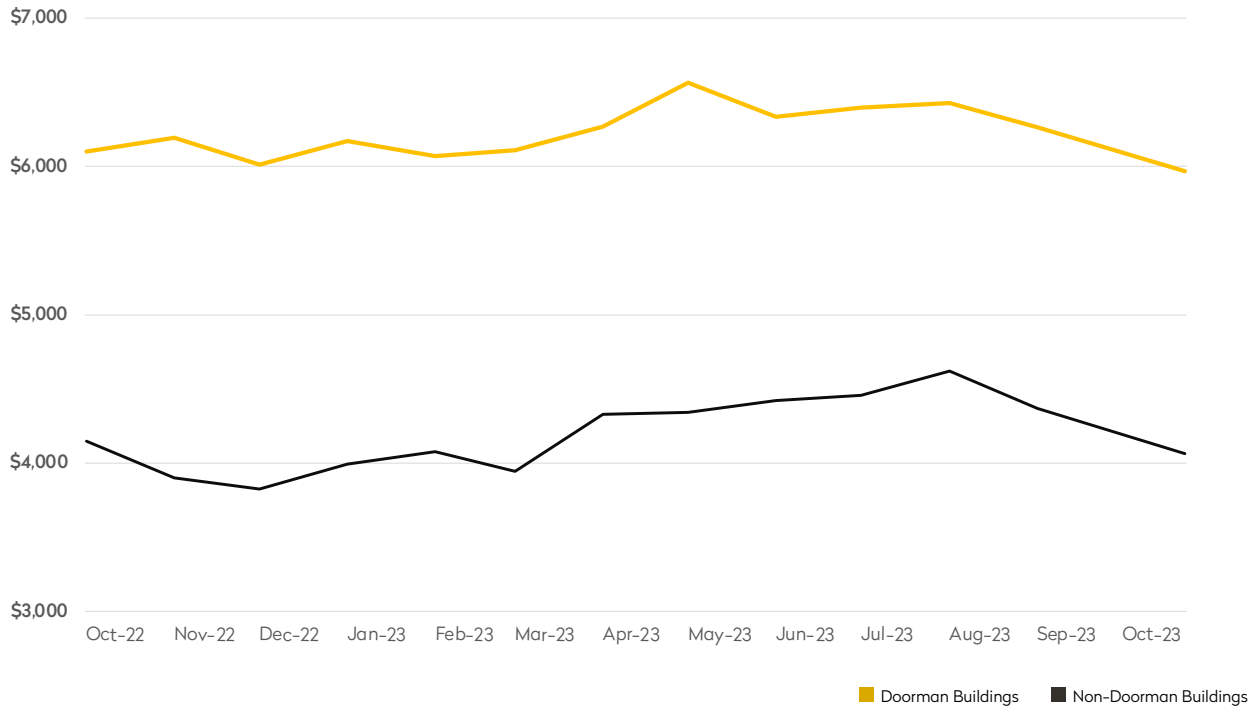
DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	872	812	7%	503	73%
1-Bedrooms	1,644	1,632	1%	1,549	6%
2-Bedrooms	957	1,010	-5%	925	3%
3-Bedrooms	299	320	-7%	273	10%
4-Bedrooms	68	57	19%	53	28%
All	3,858	3,853	0%	3,639	6%

NON-DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	981	783	25%	388	153%
1-Bedrooms	1,876	1,584	18%	1,629	15%
2-Bedrooms	1,451	1,345	8%	1,169	24%
3-Bedrooms	593	632	-6%	500	19%
4-Bedrooms	160	210	-24%	172	-7%
All	5,105	4,593	11%	4,239	20%

Average Asking Rent



DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	\$3,637	\$3,740	-3%	\$3,904	-7%
1-Bedrooms	\$4,892	\$4,943	-1%	\$4,717	4%
2-Bedrooms	\$7,265	\$7,524	-3%	\$7,349	-1%
3-Bedrooms	\$11,185	\$11,670	-4%	\$11,932	-6%
4-Bedrooms	\$16,724	\$17,909	-7%	\$20,134	-17%
All	\$5,969	\$6,264	-5%	\$6,102	-2%

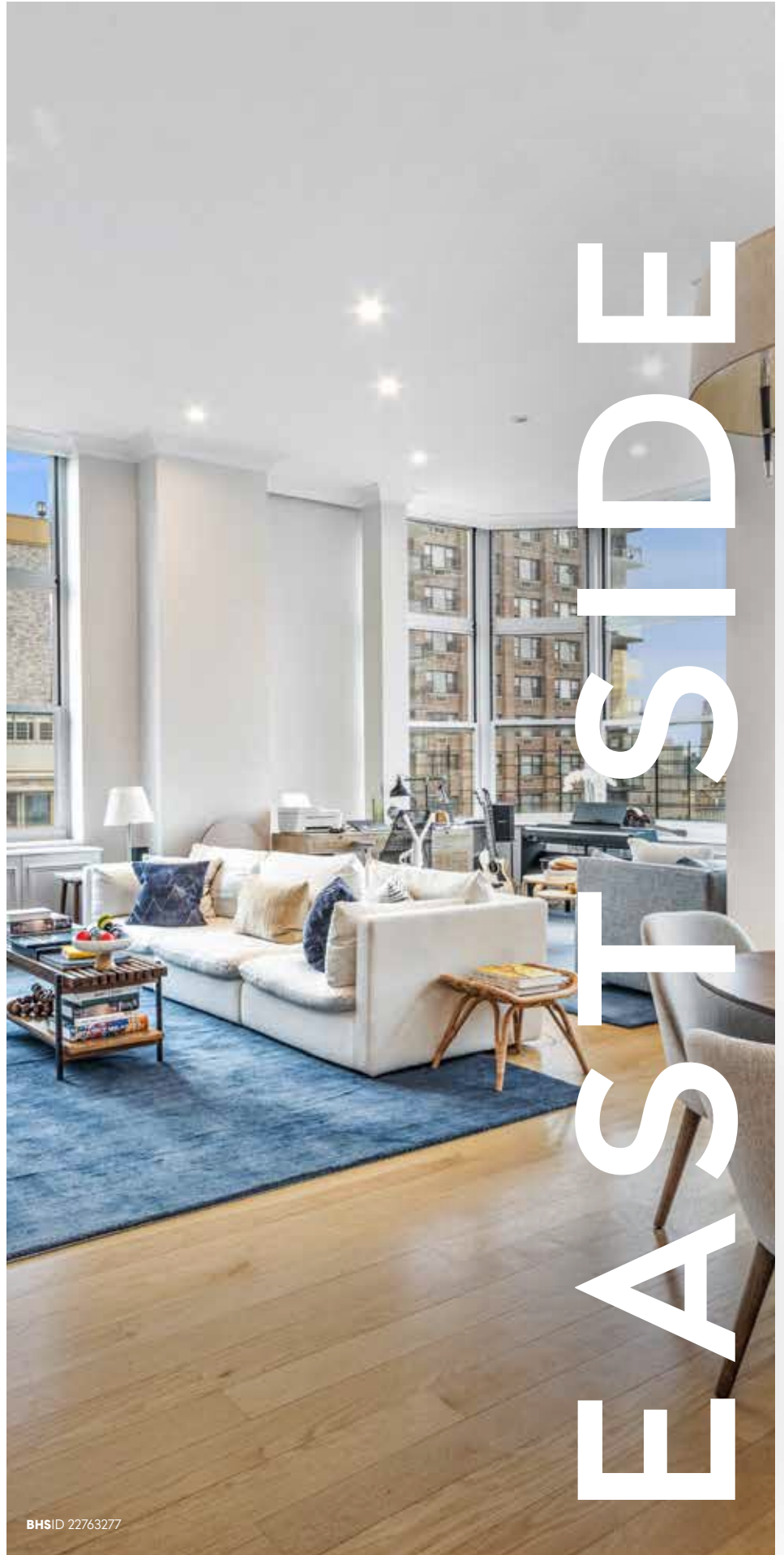
NON-DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	\$2,781	\$2,868	-3%	\$2,831	-2%
1-Bedrooms	\$3,339	\$3,315	1%	\$3,218	4%
2-Bedrooms	\$4,334	\$4,514	-4%	\$4,487	-3%
3-Bedrooms	\$5,988	\$6,140	-2%	\$6,608	-9%
4-Bedrooms	\$7,832	\$9,202	-15%	\$8,340	-6%
All	\$4,066	\$4,368	-7%	\$4,147	-2%

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OCTOBER 2023

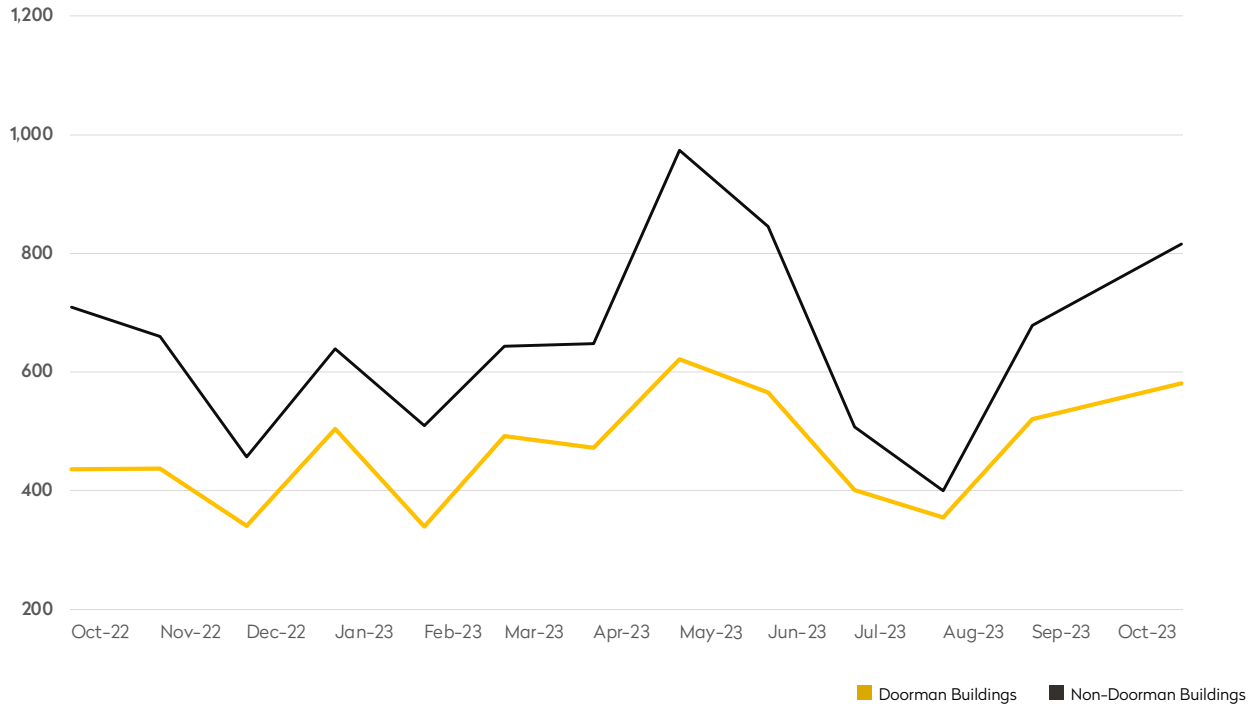
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



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BHSID 22763277

Number of New Listings



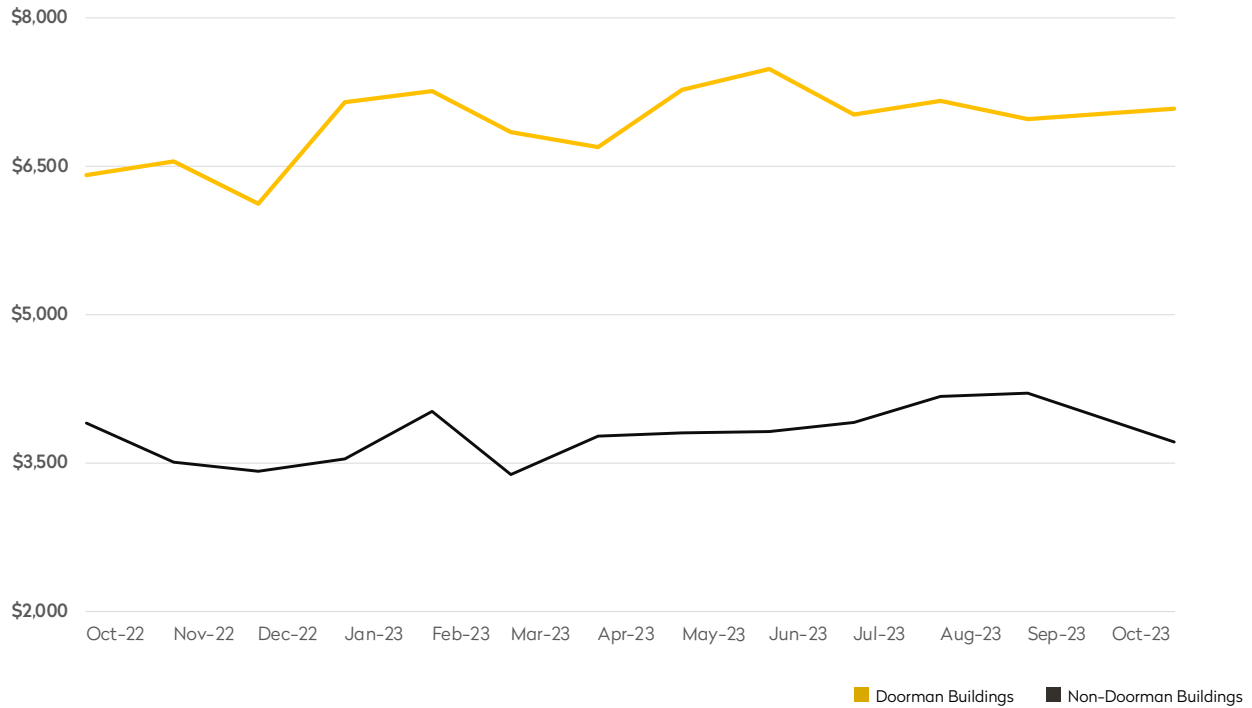
DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	85	62	37%	35	143%
1-Bedrooms	240	226	6%	192	25%
2-Bedrooms	161	149	8%	127	27%
3-Bedrooms	70	68	3%	43	63%
4-Bedrooms	19	12	58%	12	58%
All	581	520	12%	436	33%

NON-DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	254	152	67%	94	170%
1-Bedrooms	300	249	20%	296	1%
2-Bedrooms	192	189	2%	157	22%
3-Bedrooms	49	65	-25%	61	-20%
4-Bedrooms	15	18	-17%	18	-17%
All	816	678	20%	709	15%

Average Asking Rent



DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	\$3,288	\$3,860	-15%	\$3,589	-8%
1-Bedrooms	\$4,741	\$4,707	1%	\$4,326	10%
2-Bedrooms	\$7,468	\$7,150	4%	\$7,588	-2%
3-Bedrooms	\$12,798	\$12,200	5%	\$10,392	23%
4-Bedrooms	\$21,700	\$25,670	-15%	\$24,166	-10%
All	\$7,085	\$6,979	2%	\$6,411	11%

NON-DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	\$2,508	\$2,438	3%	\$2,430	3%
1-Bedrooms	\$3,002	\$2,976	1%	\$2,847	5%
2-Bedrooms	\$4,249	\$4,127	3%	\$4,030	5%
3-Bedrooms	\$6,657	\$6,911	-4%	\$10,590	-37%
4-Bedrooms	\$12,503	\$15,995	-22%	\$10,083	24%
All	\$3,714	\$4,205	-12%	\$3,903	-5%

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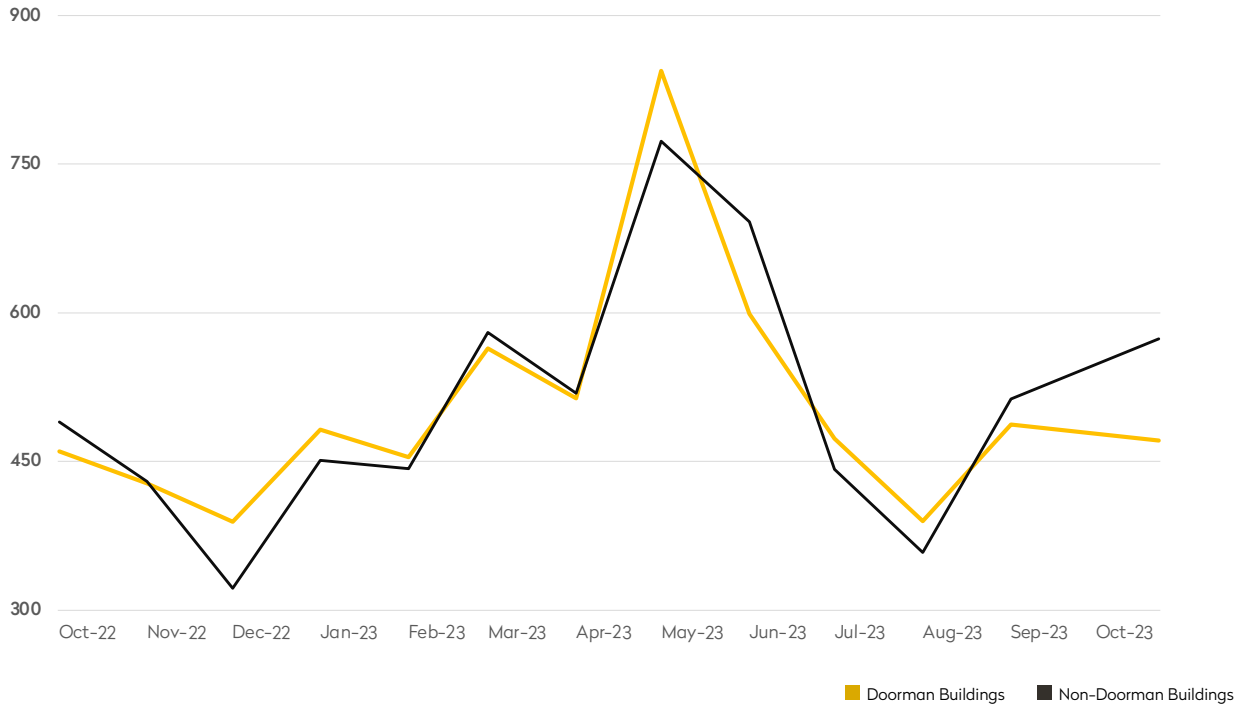
OCTOBER 2023

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



BHSID 22756601

Number of New Listings



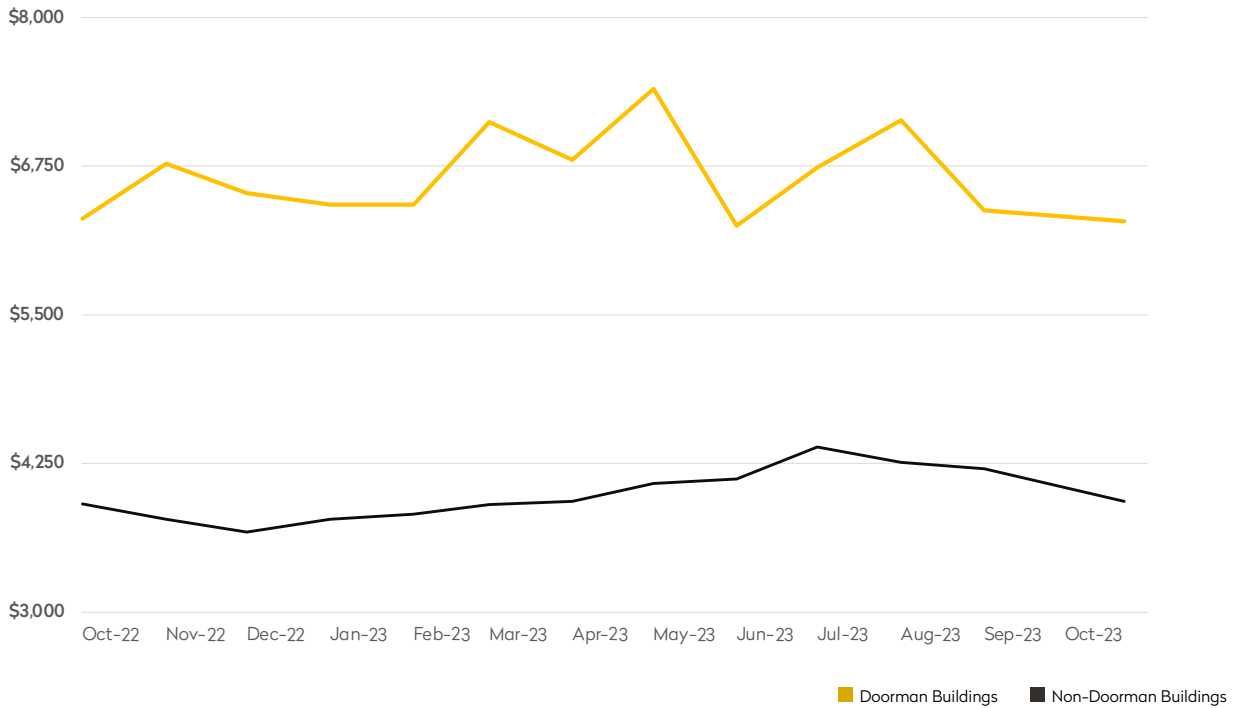
DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	85	75	13%	37	130%
1-Bedrooms	193	209	-8%	203	-5%
2-Bedrooms	129	132	-2%	134	-4%
3-Bedrooms	49	54	-9%	39	26%
4-Bedrooms	12	12	0%	9	33%
All	471	487	-3%	460	2%

NON-DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	106	105	1%	62	71%
1-Bedrooms	233	174	34%	218	7%
2-Bedrooms	154	142	8%	111	39%
3-Bedrooms	63	69	-9%	53	19%
4-Bedrooms	14	17	-18%	14	0%
All	574	513	12%	490	17%

Average Asking Rent



DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	\$3,492	\$3,440	2%	\$3,248	8%
1-Bedrooms	\$4,613	\$4,808	-4%	\$4,715	-2%
2-Bedrooms	\$7,692	\$7,361	4%	\$6,890	12%
3-Bedrooms	\$11,216	\$10,732	5%	\$10,896	3%
4-Bedrooms	\$14,994	\$12,890	16%	\$16,154	-7%
All	\$6,288	\$6,381	-1%	\$6,306	0%

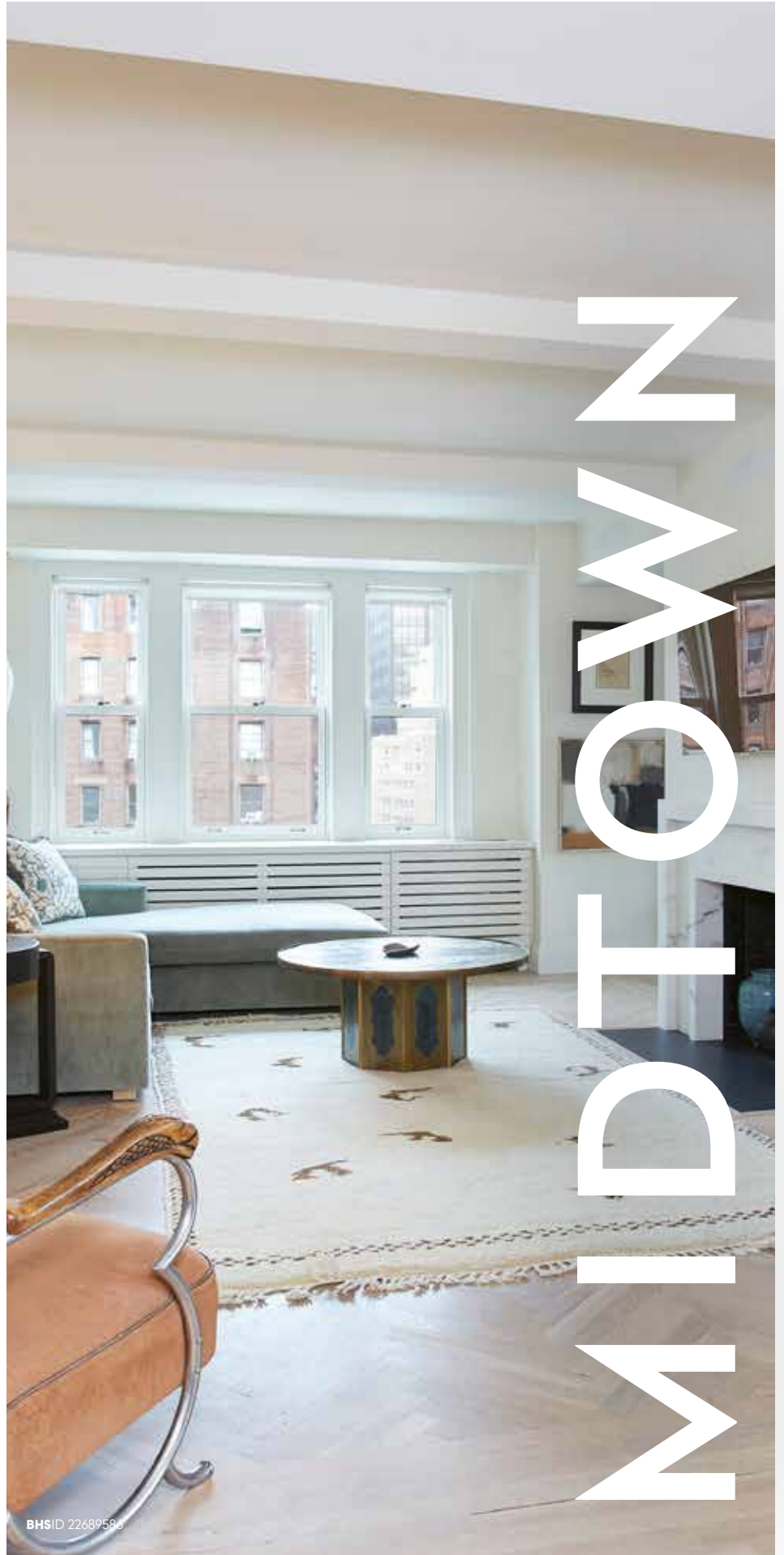
NON-DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	\$2,599	\$2,743	-5%	\$2,413	8%
1-Bedrooms	\$3,464	\$3,519	-2%	\$3,466	0%
2-Bedrooms	\$4,611	\$4,650	-1%	\$4,494	3%
3-Bedrooms	\$5,581	\$5,959	-6%	\$5,424	3%
4-Bedrooms	\$5,185	\$6,585	-21%	\$7,490	-31%
All	\$3,932	\$4,205	-6%	\$3,911	1%

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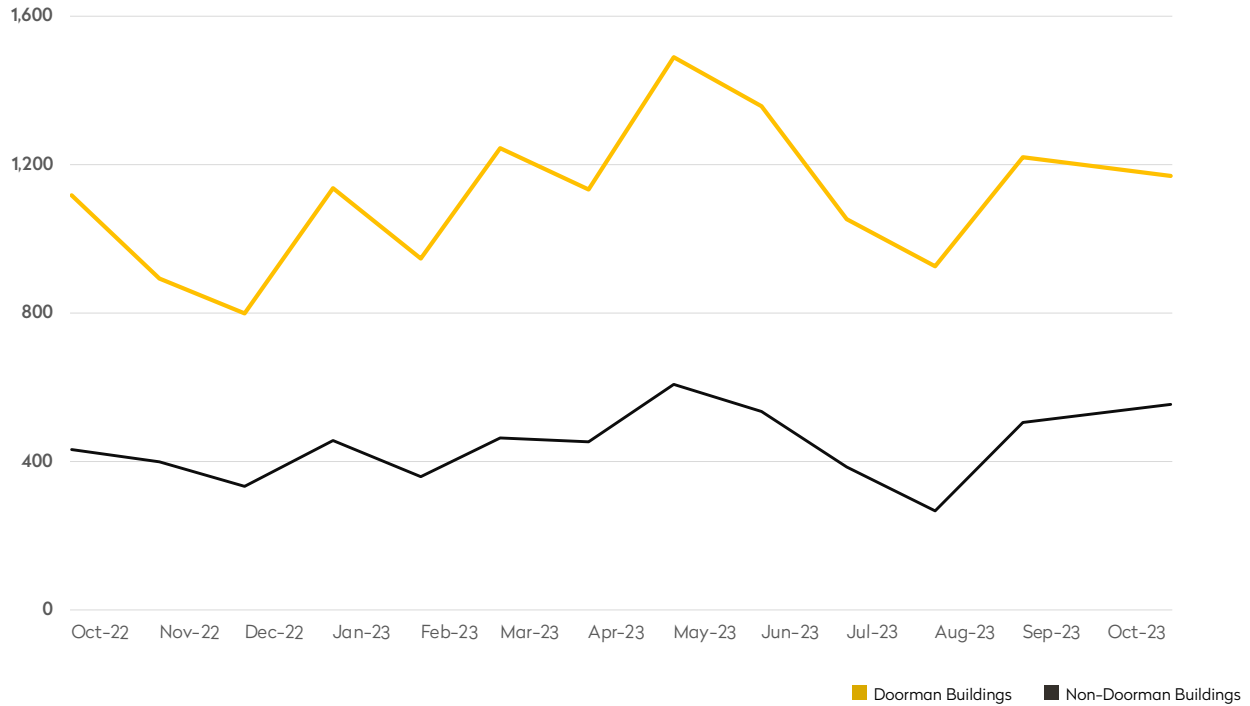
OCTOBER 2023

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



BHSID 22689586

Number of New Listings



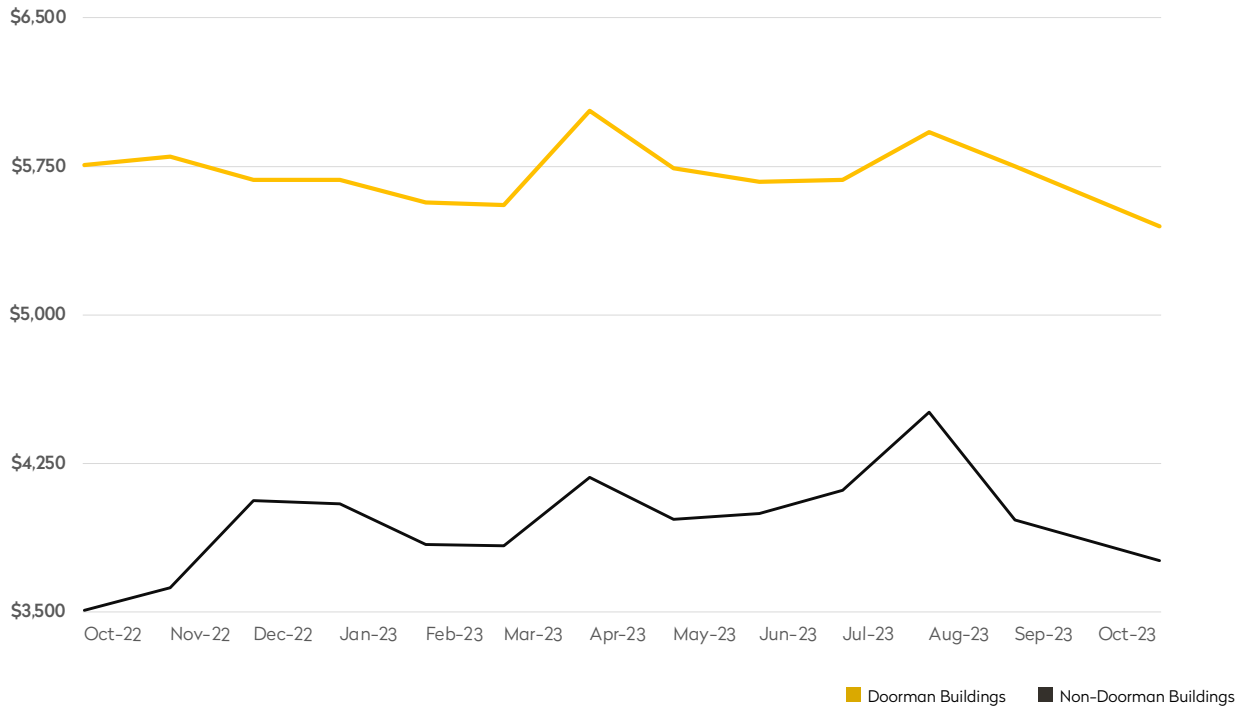
DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	312	303	3%	181	72%
1-Bedrooms	502	491	2%	491	2%
2-Bedrooms	267	325	-18%	260	3%
3-Bedrooms	72	85	-15%	68	6%
4-Bedrooms	14	12	17%	11	27%
All	1,169	1,220	-4%	1,116	5%

NON-DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	130	100	30%	56	132%
1-Bedrooms	207	176	18%	178	16%
2-Bedrooms	148	159	-7%	104	42%
3-Bedrooms	55	48	15%	27	104%
4-Bedrooms	13	17	-24%	10	30%
All	553	505	10%	431	28%

Average Asking Rent



DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	\$3,534	\$3,585	-1%	\$4,351	-19%
1-Bedrooms	\$4,607	\$4,707	-2%	\$4,522	2%
2-Bedrooms	\$6,806	\$7,259	-6%	\$7,020	-3%
3-Bedrooms	\$11,875	\$11,933	0%	\$13,921	-15%
4-Bedrooms	\$14,828	\$13,354	11%	\$26,082	-43%
All	\$5,447	\$5,750	-5%	\$5,756	-5%

NON-DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	\$3,013	\$2,724	11%	\$2,670	13%
1-Bedrooms	\$3,214	\$3,250	-1%	\$3,268	-2%
2-Bedrooms	\$4,199	\$4,123	2%	\$4,004	5%
3-Bedrooms	\$5,218	\$5,381	-3%	\$5,280	-1%
4-Bedrooms	\$8,641	\$8,554	1%	\$7,935	9%
All	\$3,757	\$3,963	-5%	\$3,508	7%

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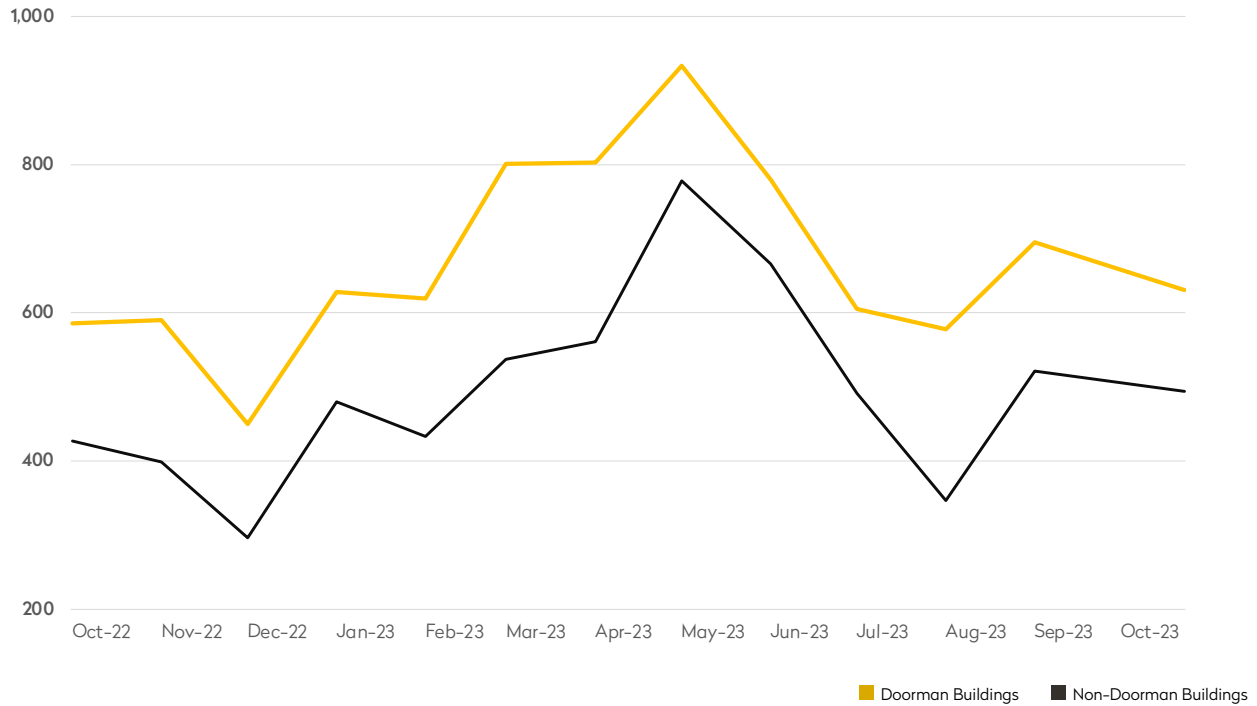
OCTOBER 2023

34th Street to 14th Street



BHSID 22646682

Number of New Listings



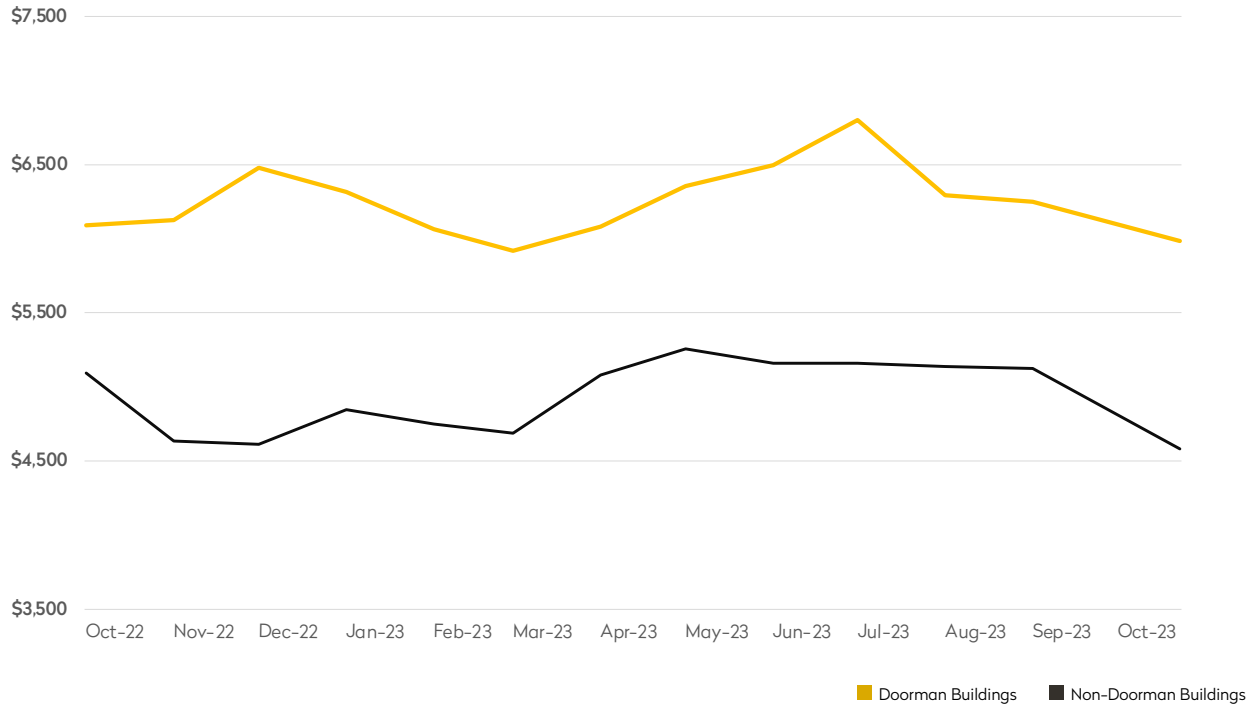
DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	138	159	-13%	76	82%
1-Bedrooms	341	329	4%	289	18%
2-Bedrooms	126	169	-25%	129	-2%
3-Bedrooms	20	32	-38%	32	-38%
4-Bedrooms	6	5	20%	5	20%
All	631	695	-9%	586	8%

NON-DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	122	123	-1%	49	149%
1-Bedrooms	184	161	14%	157	17%
2-Bedrooms	116	130	-11%	122	-5%
3-Bedrooms	61	81	-25%	54	13%
4-Bedrooms	8	23	-65%	17	-53%
All	494	521	-5%	427	16%

Average Asking Rent



DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	\$3,949	\$4,045	-2%	\$3,906	1%
1-Bedrooms	\$5,354	\$5,424	-1%	\$5,198	3%
2-Bedrooms	\$8,127	\$8,174	-1%	\$7,985	2%
3-Bedrooms	\$10,659	\$12,173	-12%	\$12,639	-16%
4-Bedrooms	\$28,163	\$17,112	65%	\$19,283	46%
All	\$5,985	\$6,250	-4%	\$6,088	-2%

NON-DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	\$2,985	\$3,121	-4%	\$3,017	-1%
1-Bedrooms	\$3,799	\$3,909	-3%	\$3,786	0%
2-Bedrooms	\$5,405	\$5,497	-2%	\$5,425	0%
3-Bedrooms	\$7,500	\$7,311	3%	\$8,028	-7%
4-Bedrooms	\$10,519	\$12,066	-13%	\$13,350	-21%
All	\$4,581	\$5,126	-11%	\$5,091	-10%

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OCTOBER 2023

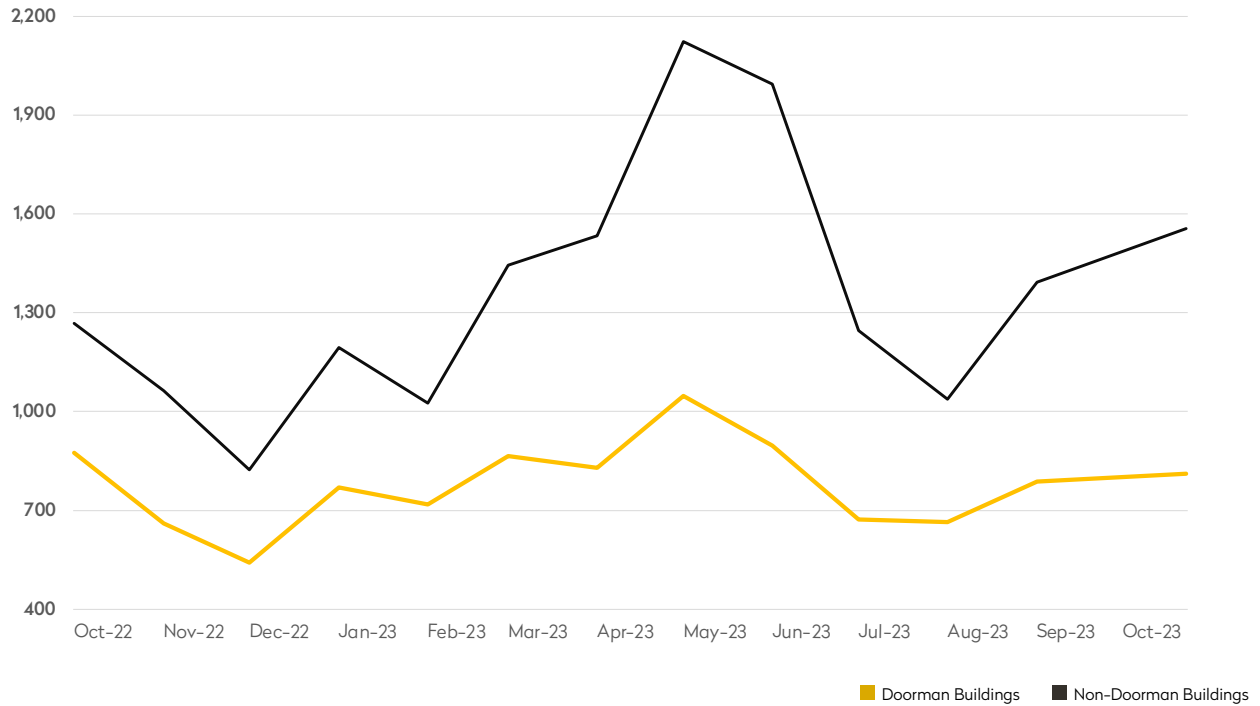
South of 14th Street



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BHSID 22522280

Number of New Listings



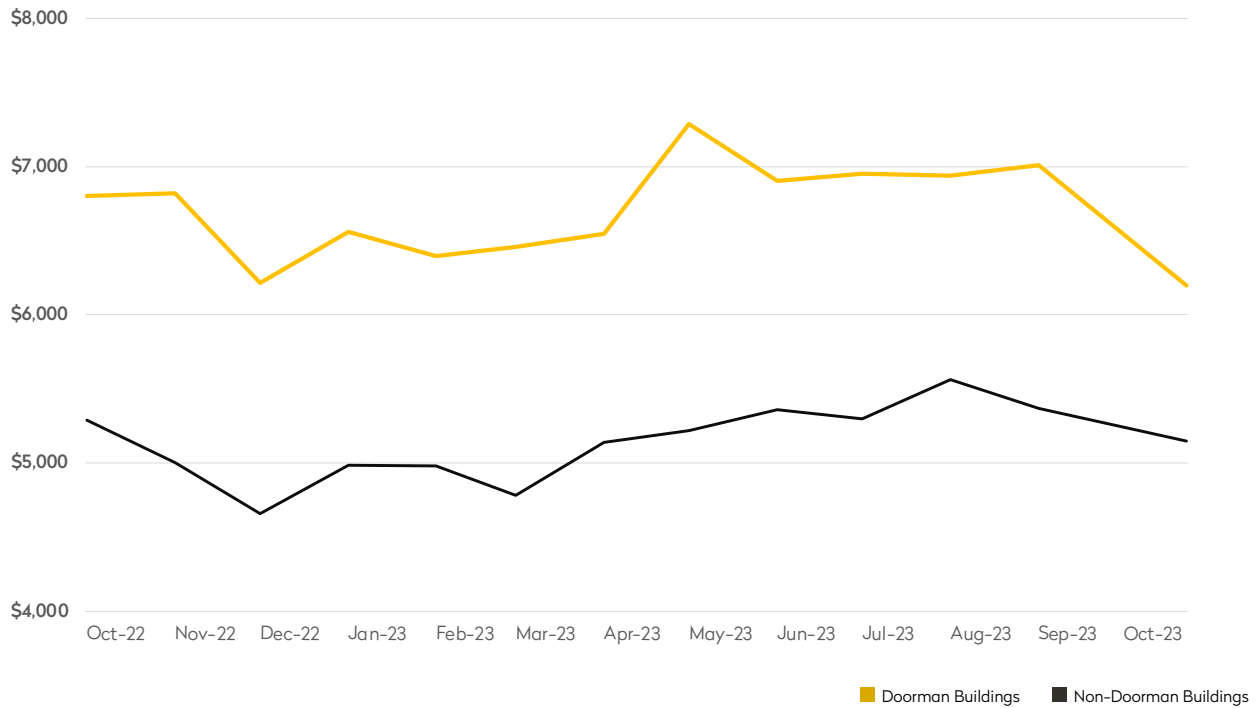
DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	227	193	18%	162	40%
1-Bedrooms	316	316	0%	313	1%
2-Bedrooms	194	192	1%	221	-12%
3-Bedrooms	64	67	-4%	70	-9%
4-Bedrooms	8	13	-38%	12	-33%
All	812	787	3%	875	-7%

NON-DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	273	197	39%	94	190%
1-Bedrooms	570	464	23%	433	32%
2-Bedrooms	440	455	-3%	403	9%
3-Bedrooms	202	197	3%	177	14%
4-Bedrooms	54	66	-18%	54	0%
All	1,556	1,393	12%	1,267	23%

Average Asking Rent



DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	\$3,911	\$3,930	0%	\$3,737	5%
1-Bedrooms	\$5,404	\$5,424	0%	\$5,144	5%
2-Bedrooms	\$8,232	\$8,576	-4%	\$8,373	-2%
3-Bedrooms	\$11,072	\$12,809	-14%	\$13,540	-18%
4-Bedrooms	\$13,174	\$23,041	-43%	\$18,782	-30%
All	\$6,199	\$7,009	-12%	\$6,803	-9%

NON-DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	\$3,131	\$3,557	-12%	\$3,812	-18%
1-Bedrooms	\$4,036	\$3,907	3%	\$3,870	4%
2-Bedrooms	\$5,378	\$5,418	-1%	\$5,621	-4%
3-Bedrooms	\$7,827	\$7,758	1%	\$7,715	1%
4-Bedrooms	\$10,607	\$11,956	-11%	\$11,178	-5%
All	\$5,149	\$5,367	-4%	\$5,287	-3%

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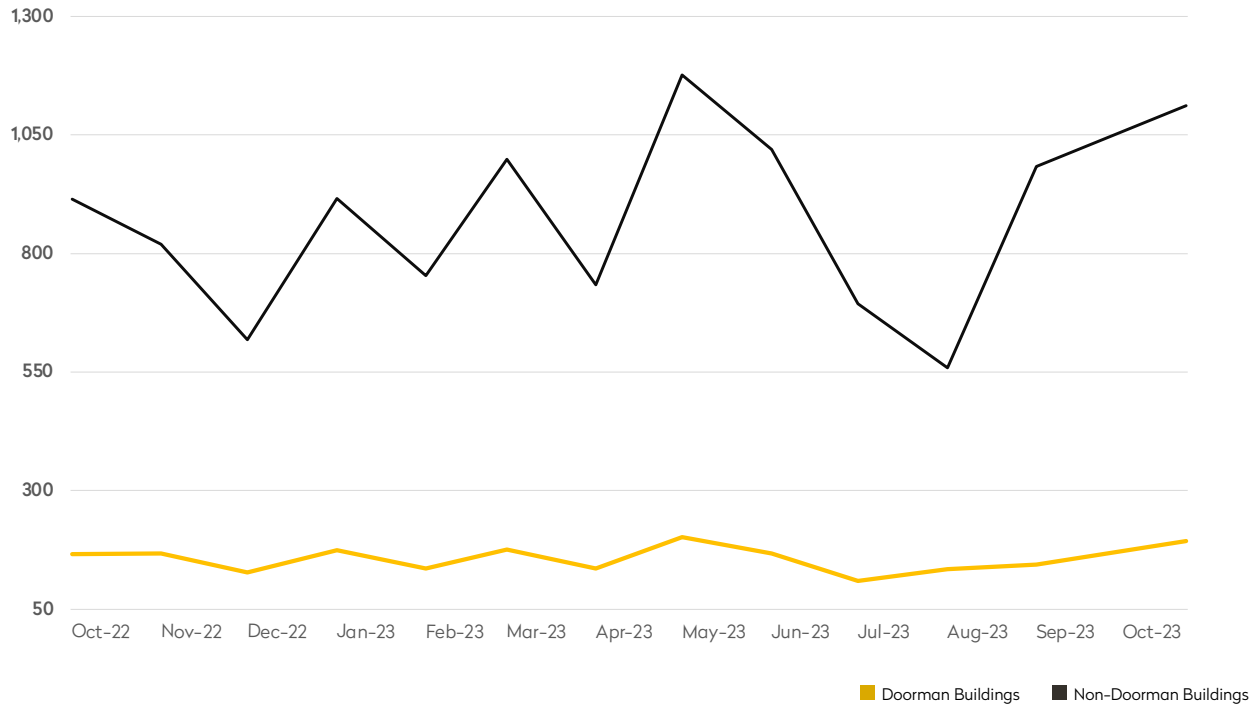
OCTOBER 2023

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



BHSID 22747118

Number of New Listings



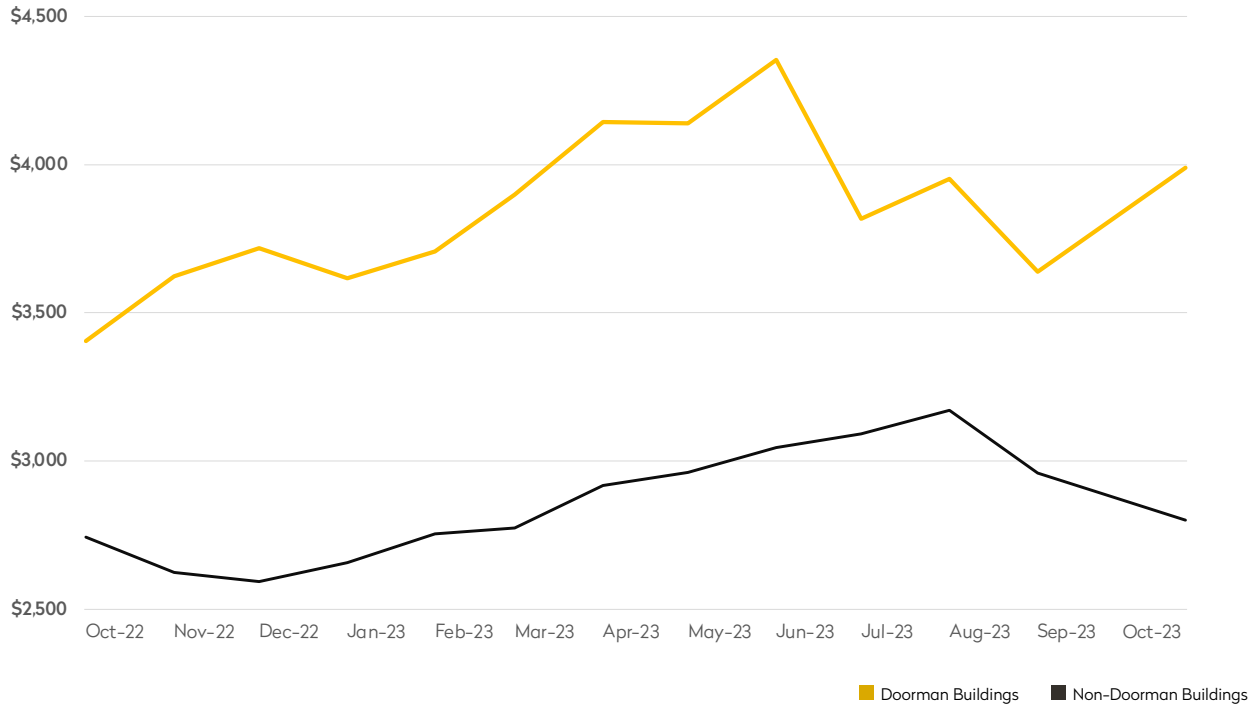
DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	25	20	25%	12	108%
1-Bedrooms	52	61	-15%	61	-15%
2-Bedrooms	80	43	86%	54	48%
3-Bedrooms	24	14	71%	21	14%
4-Bedrooms	9	3	200%	4	125%
All	194	144	35%	166	17%

NON-DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	96	106	-9%	33	191%
1-Bedrooms	382	360	6%	347	10%
2-Bedrooms	401	270	49%	272	47%
3-Bedrooms	163	172	-5%	128	27%
4-Bedrooms	56	69	-19%	59	-5%
All	1,112	983	13%	915	22%

Average Asking Rent



DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	\$2,402	\$2,589	-7%	\$2,332	3%
1-Bedrooms	\$3,243	\$3,107	4%	\$3,042	7%
2-Bedrooms	\$4,001	\$4,069	-2%	\$3,798	5%
3-Bedrooms	\$5,087	\$4,511	13%	\$4,127	23%
4-Bedrooms	\$7,002	\$4,250	65%	\$5,756	22%
All	\$3,989	\$3,638	10%	\$3,405	17%

NON-DOORMAN BUILDINGS

	OCTOBER 2023	SEPTEMBER 2023	MONTHLY CHANGE	OCTOBER 2022	ANNUAL CHANGE
Studios	\$2,137	\$2,171	-2%	\$1,962	9%
1-Bedrooms	\$2,333	\$2,455	-5%	\$2,280	2%
2-Bedrooms	\$2,864	\$2,946	-3%	\$2,830	1%
3-Bedrooms	\$3,358	\$3,727	-10%	\$3,349	0%
4-Bedrooms	\$3,996	\$4,644	-14%	\$4,038	-1%
All	\$2,801	\$2,958	-5%	\$2,744	2%

Contact Us

NEW RENTAL LISTINGS REPORT

October 2023

East Side

445 Park Avenue
New York, NY 10022
212-906-9200

West Side

1934 Broadway
New York, NY 10023
212-588-5600

West Side/Columbus

408 Columbus Avenue
New York, NY 10024
212-769-3000

Flatiron

130 Fifth Avenue
New York, NY 10011
212-906-0500

Village

831 Broadway
New York, NY 10003
212-381-6500

Midtown

770 Lexington Avenue, 10th Floor
New York, NY 10065
212-508-7200

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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