

# Rnt

OCTOBER 2024

NEW RENTAL

LISTINGS

REPORT

RENTAL MARKET



**Brown Harris Stevens** THE Craft OF Research

# Highlights

## NEW RENTAL LISTINGS REPORT

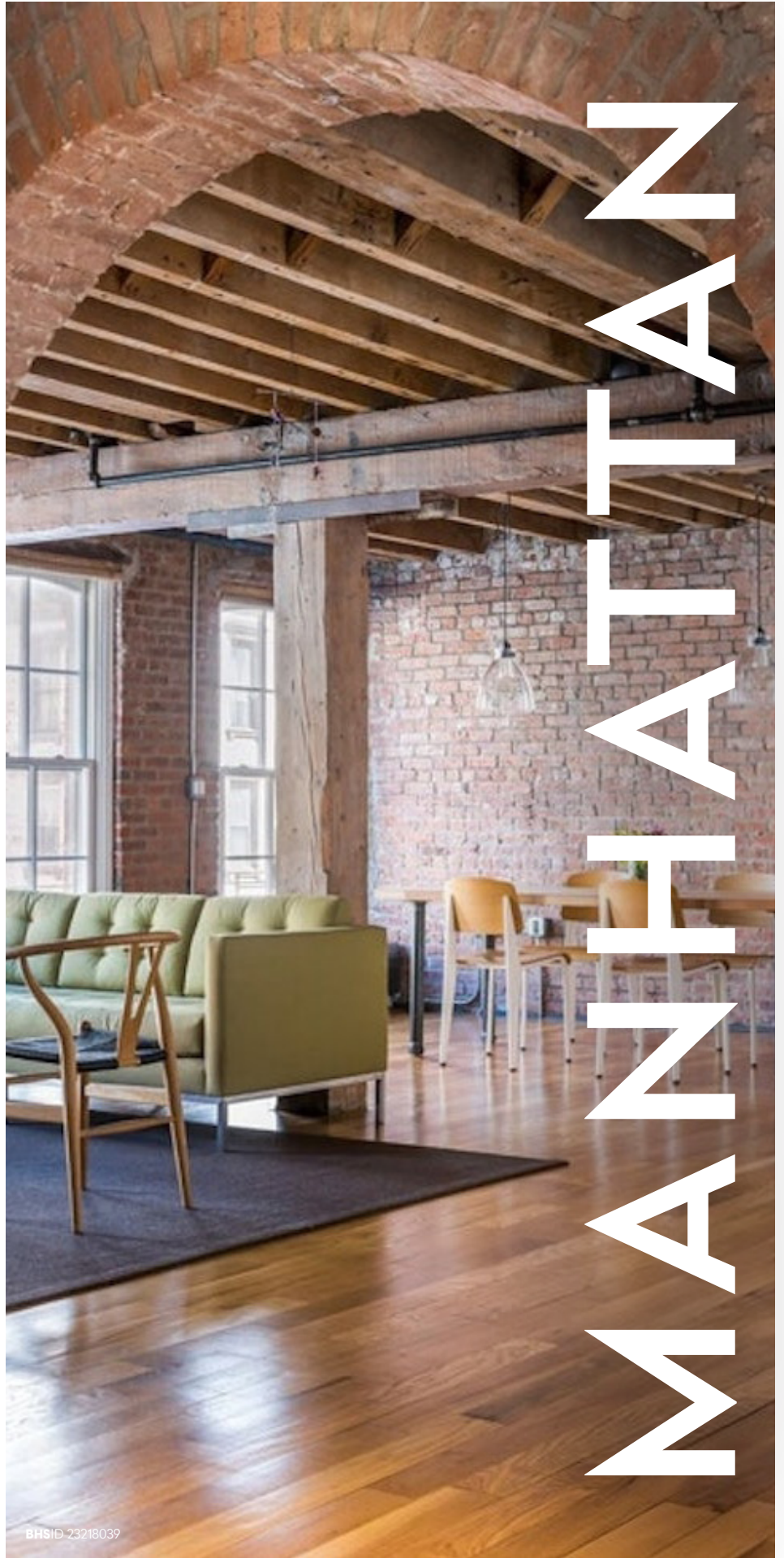
October 2024

- In October, the number of new rental listings dropped by double digits for both doorman and non-doorman buildings.
- New listings in doorman buildings were 12% lower than a year ago, while non-doorman listings dropped 14%.
- For both doorman and non-doorman buildings, the average asking rent was virtually unchanged from October 2023.
- The largest increase in asking rents over the past year was posted by four-bedroom apartments in non-doorman buildings.



# Rnt

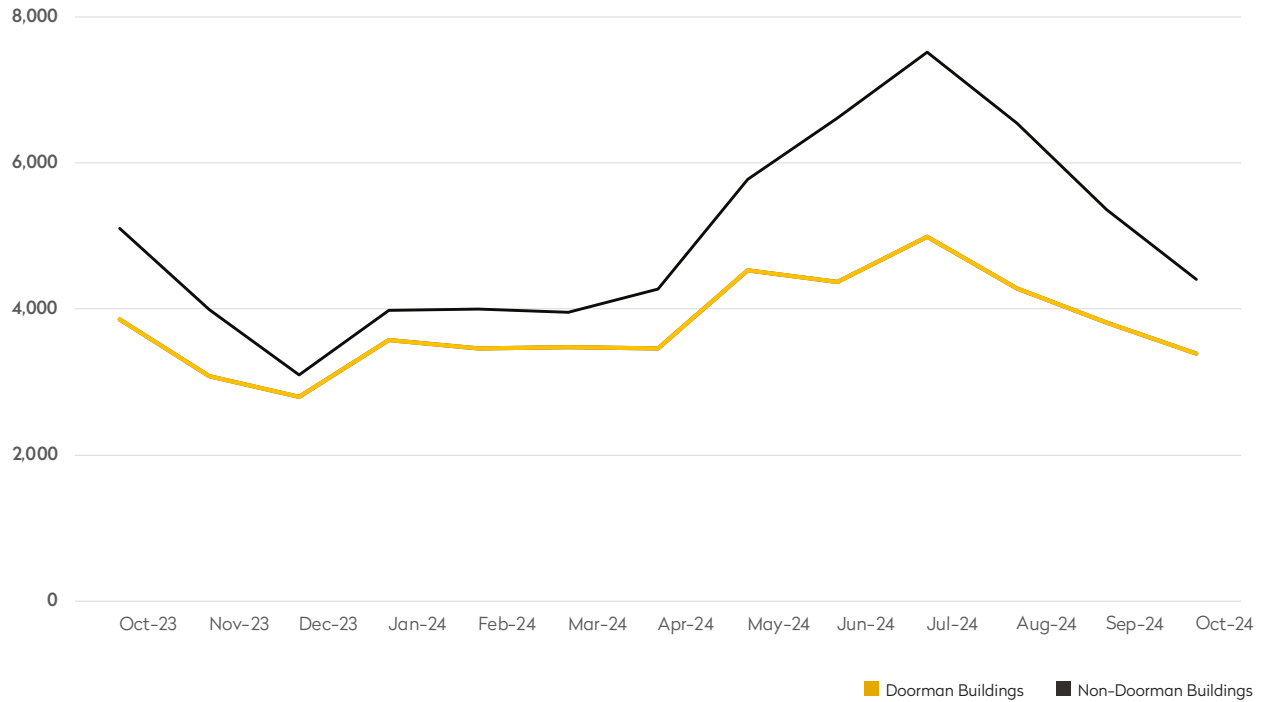
OCTOBER 2024



MANHATTAN

BHSID 23218039

# Number of New Listings



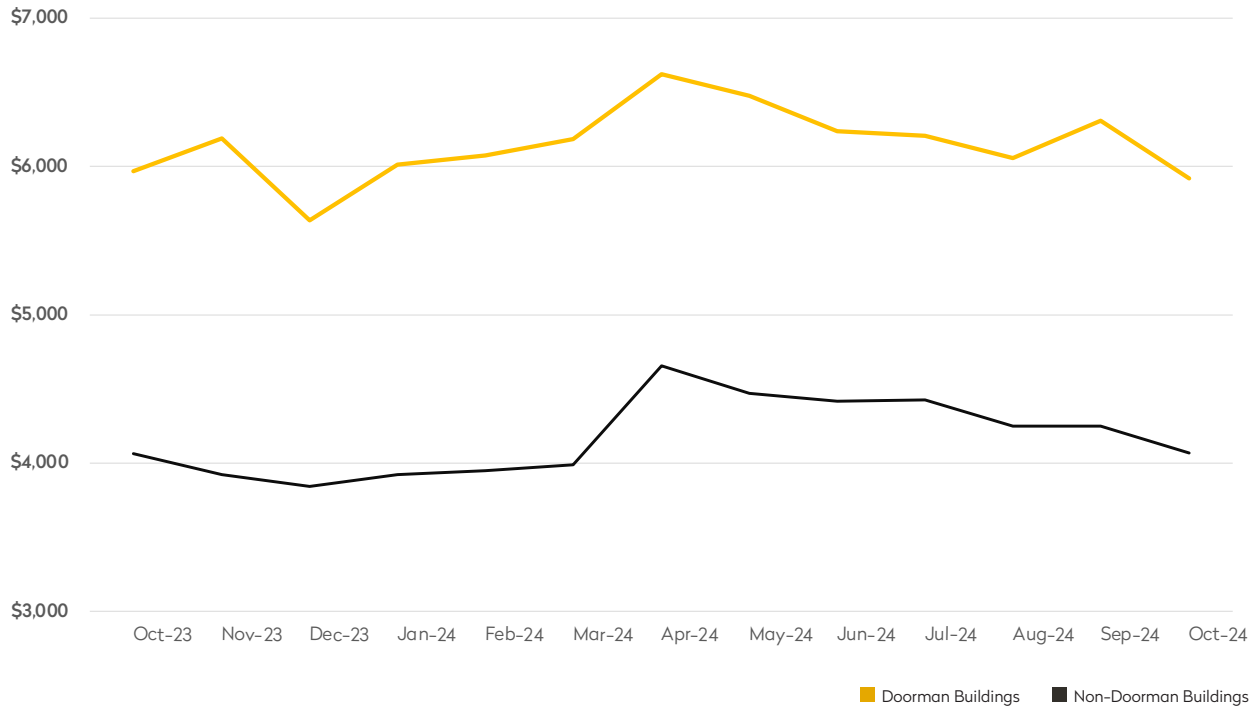
## DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	864	911	-5%	872	-1%
1-Bedrooms	1,404	1,628	-14%	1,644	-15%
2-Bedrooms	811	916	-11%	957	-15%
3-Bedrooms	248	276	-10%	299	-17%
4-Bedrooms	59	66	-11%	68	-13%
All	3,393	3,812	-11%	3,858	-12%

## NON-DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	880	1,005	-12%	981	-10%
1-Bedrooms	1,585	1,896	-16%	1,876	-16%
2-Bedrooms	1,283	1,594	-20%	1,451	-12%
3-Bedrooms	510	645	-21%	593	-14%
4-Bedrooms	128	181	-29%	160	-20%
All	4,403	5,363	-18%	5,105	-14%

# Average Asking Rent



## DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	\$3,710	\$3,781	-2%	\$3,637	2%
1-Bedrooms	\$4,956	\$5,145	-4%	\$4,892	1%
2-Bedrooms	\$7,497	\$7,703	-3%	\$7,265	3%
3-Bedrooms	\$10,924	\$12,898	-15%	\$11,185	-2%
4-Bedrooms	\$16,212	\$17,918	-10%	\$16,724	-3%
All	\$5,918	\$6,310	-6%	\$5,969	-1%

## NON-DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	\$2,786	\$2,848	-2%	\$2,781	0%
1-Bedrooms	\$3,334	\$3,395	-2%	\$3,339	0%
2-Bedrooms	\$4,496	\$4,514	0%	\$4,334	4%
3-Bedrooms	\$6,102	\$6,199	-2%	\$5,988	2%
4-Bedrooms	\$8,648	\$8,441	2%	\$7,832	10%
All	\$4,068	\$4,252	-4%	\$4,066	0%

# Rnt

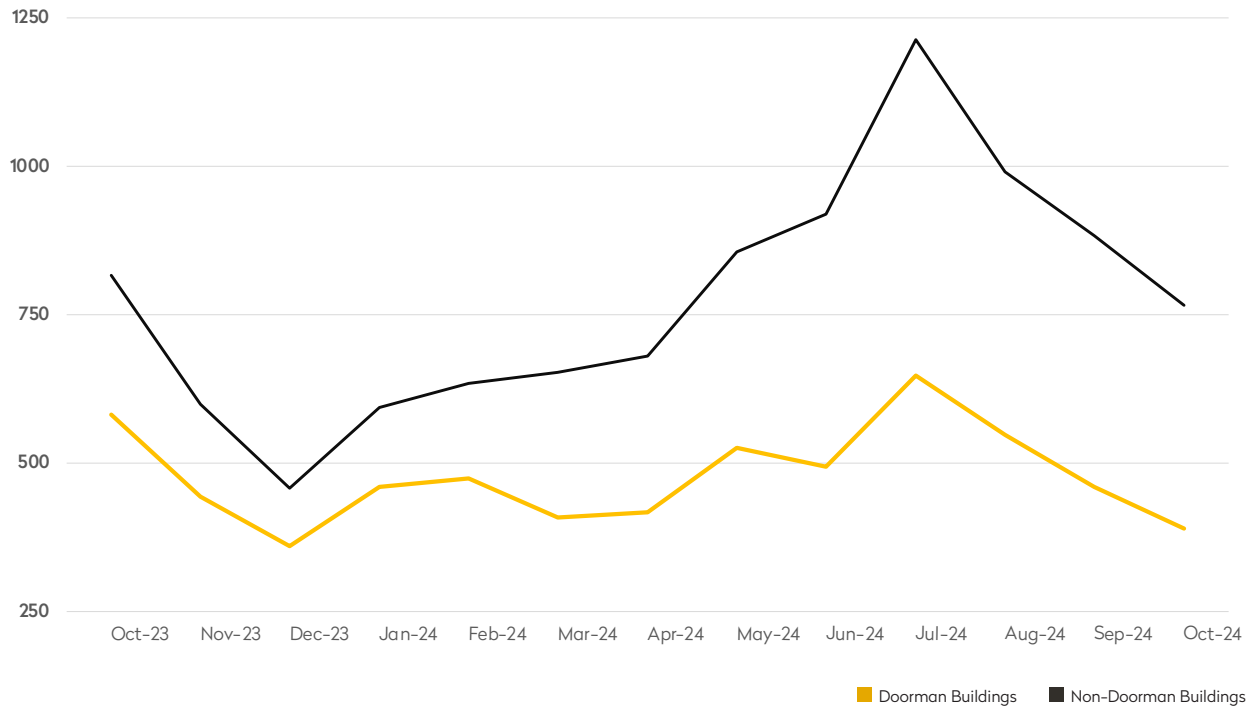
OCTOBER 2024

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



BHSID 23179358

# Number of New Listings



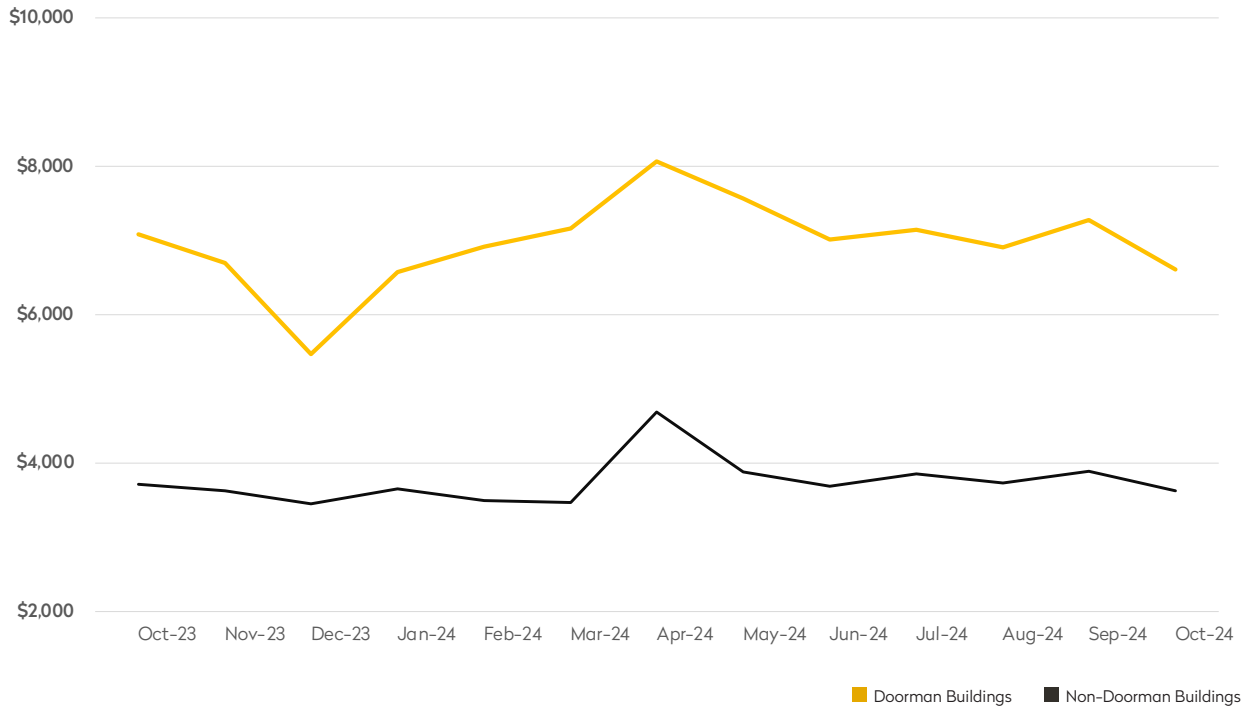
## DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	70	76	-8%	85	-18%
1-Bedrooms	159	198	-20%	240	-34%
2-Bedrooms	120	125	-4%	161	-25%
3-Bedrooms	27	44	-39%	70	-61%
4-Bedrooms	11	13	-15%	19	-42%
All	389	460	-15%	581	-33%

## NON-DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	209	211	-1%	254	-18%
1-Bedrooms	296	324	-9%	300	-1%
2-Bedrooms	202	264	-23%	192	5%
3-Bedrooms	51	69	-26%	49	4%
4-Bedrooms	7	11	-36%	15	-53%
All	766	883	-13%	816	-6%

# Average Asking Rent



## DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	\$3,731	\$3,697	1%	\$3,288	13%
1-Bedrooms	\$4,806	\$4,949	-3%	\$4,741	1%
2-Bedrooms	\$7,500	\$7,675	-2%	\$7,468	0%
3-Bedrooms	\$11,933	\$15,337	-22%	\$12,798	-7%
4-Bedrooms	\$23,212	\$25,244	-8%	\$21,700	7%
All	\$6,607	\$7,280	-9%	\$7,085	-7%

## NON-DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	\$2,671	\$2,677	0%	\$2,508	6%
1-Bedrooms	\$3,110	\$3,183	-2%	\$3,002	4%
2-Bedrooms	\$4,217	\$4,194	1%	\$4,249	-1%
3-Bedrooms	\$6,473	\$7,054	-8%	\$6,657	-3%
4-Bedrooms	\$10,536	\$12,581	-16%	\$12,503	-16%
All	\$3,625	\$3,887	-7%	\$3,714	-2%



# Rnt

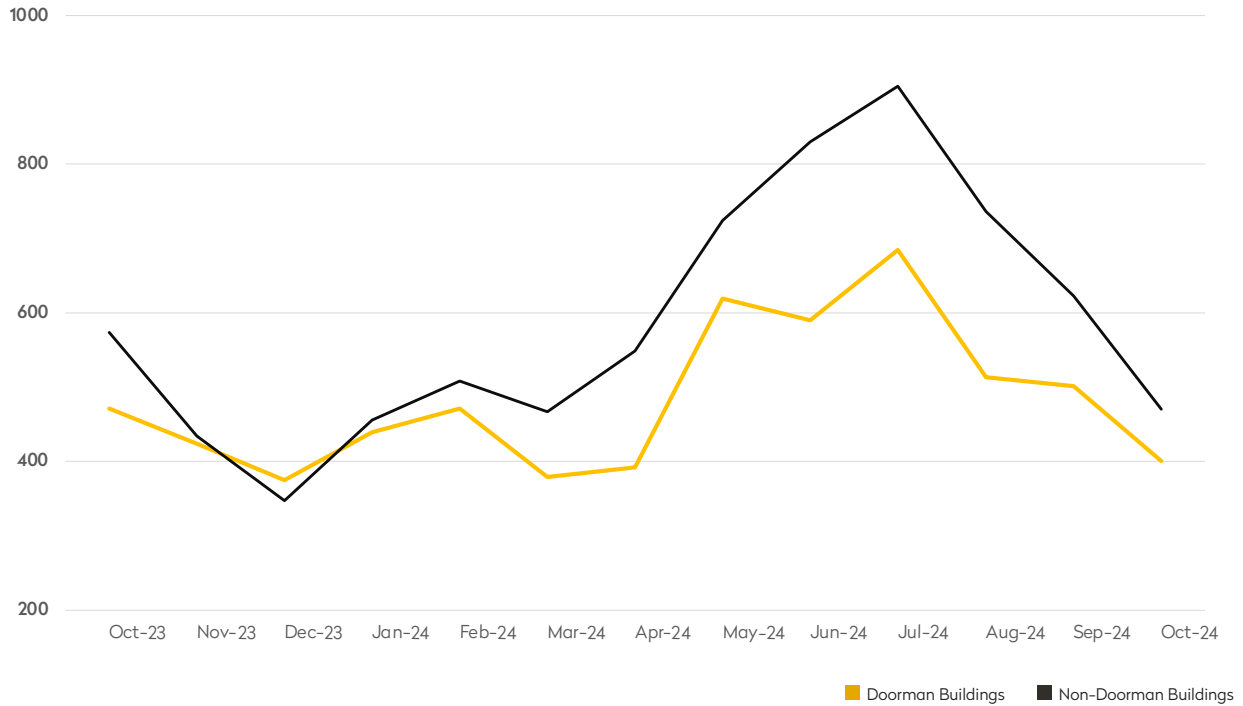
**OCTOBER 2024**

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



BHSID 23226986

# Number of New Listings



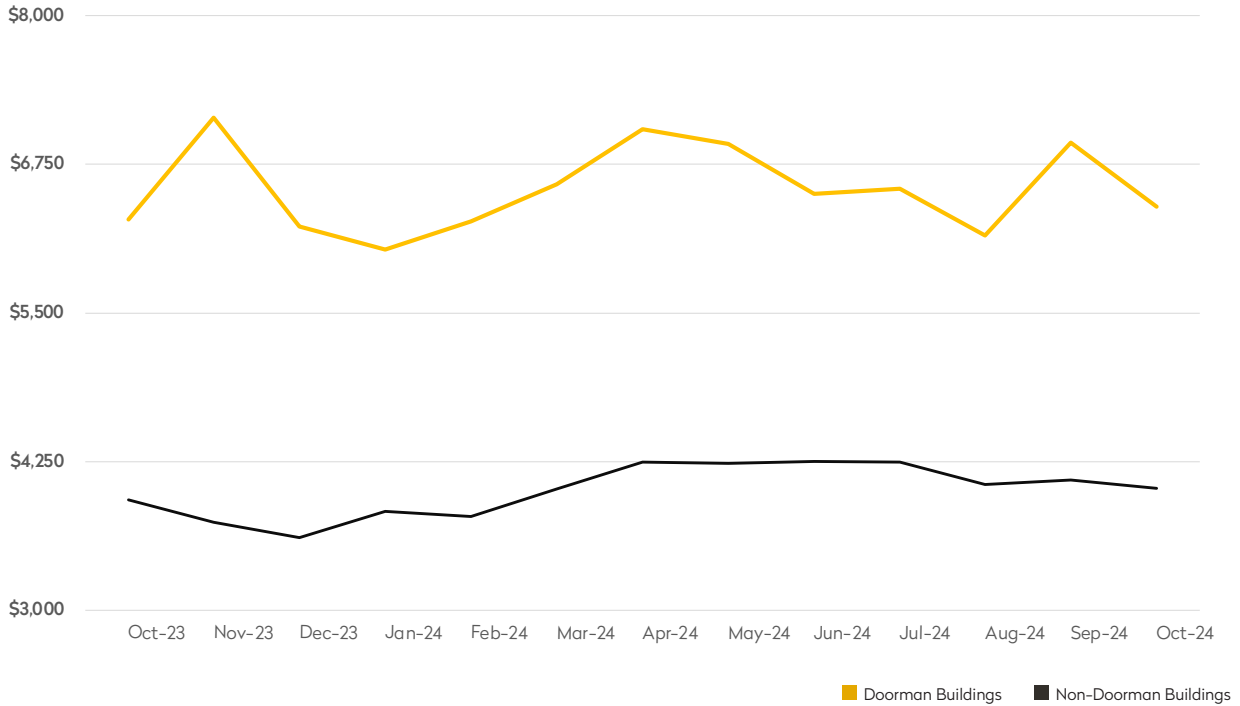
## DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	71	97	-27%	85	-16%
1-Bedrooms	170	195	-13%	193	-12%
2-Bedrooms	98	123	-20%	129	-24%
3-Bedrooms	47	61	-23%	49	-4%
4-Bedrooms	14	18	-22%	12	17%
All	401	501	-20%	471	-15%

## NON-DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	103	126	-18%	106	-3%
1-Bedrooms	181	248	-27%	233	-22%
2-Bedrooms	114	159	-28%	154	-26%
3-Bedrooms	54	64	-16%	63	-14%
4-Bedrooms	12	17	-29%	14	-14%
All	470	623	-25%	574	-18%

# Average Asking Rent



## DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	\$3,279	\$3,624	-10%	\$3,492	-6%
1-Bedrooms	\$4,959	\$4,947	0%	\$4,613	8%
2-Bedrooms	\$8,015	\$7,718	4%	\$7,692	4%
3-Bedrooms	\$10,439	\$12,491	-16%	\$11,216	-7%
4-Bedrooms	\$12,303	\$15,474	-20%	\$14,994	-18%
All	\$6,394	\$6,932	-8%	\$6,288	2%

## NON-DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	\$2,623	\$2,705	-3%	\$2,599	1%
1-Bedrooms	\$3,515	\$3,597	-2%	\$3,464	1%
2-Bedrooms	\$4,517	\$4,697	-4%	\$4,611	-2%
3-Bedrooms	\$5,945	\$5,829	2%	\$5,581	7%
4-Bedrooms	\$9,564	\$7,549	27%	\$5,185	84%
All	\$4,028	\$4,097	-2%	\$3,932	2%

# Rnt

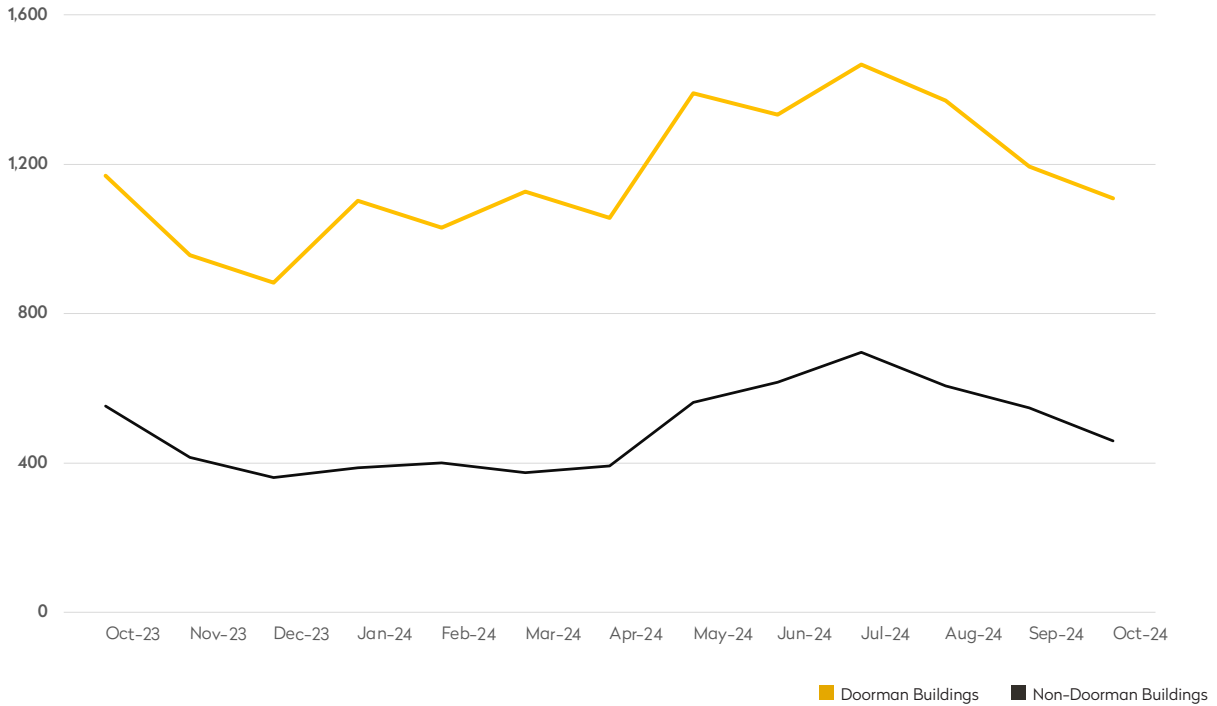
OCTOBER 2024

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



BHSID 23162771

# Number of New Listings



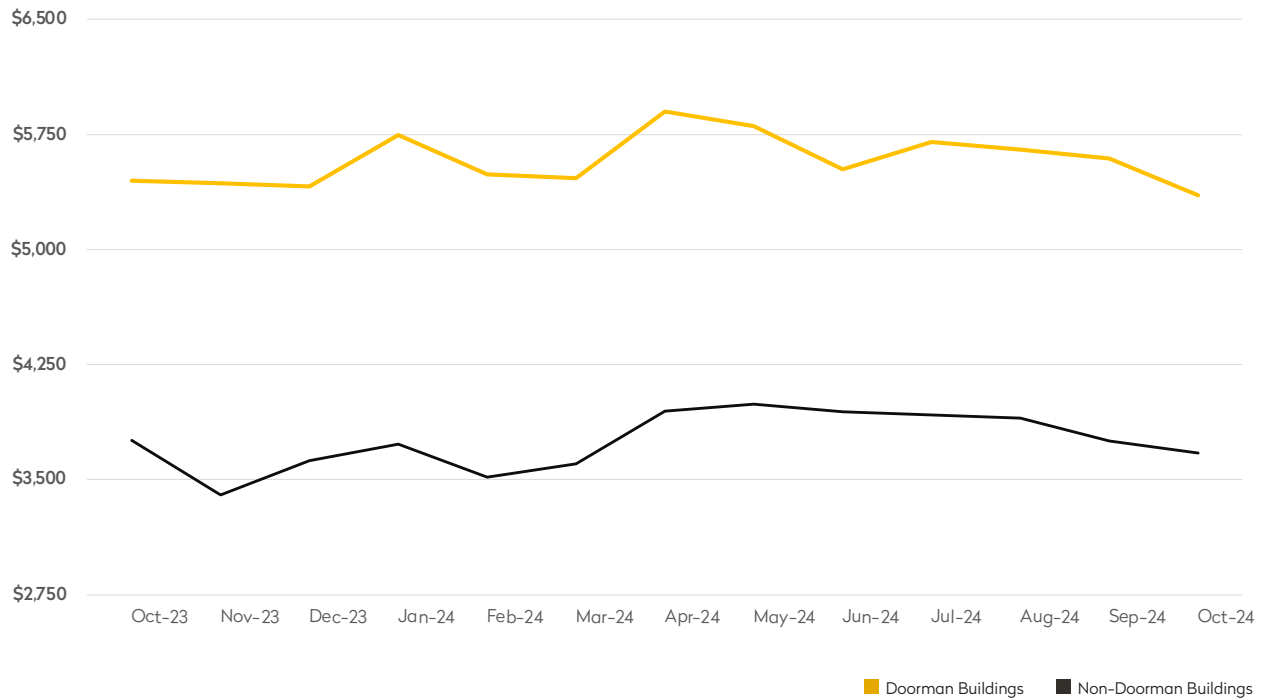
## DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	320	309	4%	312	3%
1-Bedrooms	465	537	-13%	502	-7%
2-Bedrooms	247	276	-11%	267	-7%
3-Bedrooms	66	64	3%	72	-8%
4-Bedrooms	11	5	120%	14	-21%
All	1,109	1,194	-7%	1,169	-5%

## NON-DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	119	144	-17%	130	-8%
1-Bedrooms	171	199	-14%	207	-17%
2-Bedrooms	119	137	-13%	148	-20%
3-Bedrooms	40	54	-26%	55	-27%
4-Bedrooms	10	13	-23%	13	-23%
All	460	548	-16%	553	-17%

## Average Asking Rent



### DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	\$3,545	\$3,570	-1%	\$3,534	0%
1-Bedrooms	\$4,727	\$4,820	-2%	\$4,607	3%
2-Bedrooms	\$7,096	\$7,330	-3%	\$6,806	4%
3-Bedrooms	\$9,626	\$11,226	-14%	\$11,875	-19%
4-Bedrooms	\$19,817	\$22,219	-11%	\$14,828	34%
All	\$5,355	\$5,592	-4%	\$5,447	-2%

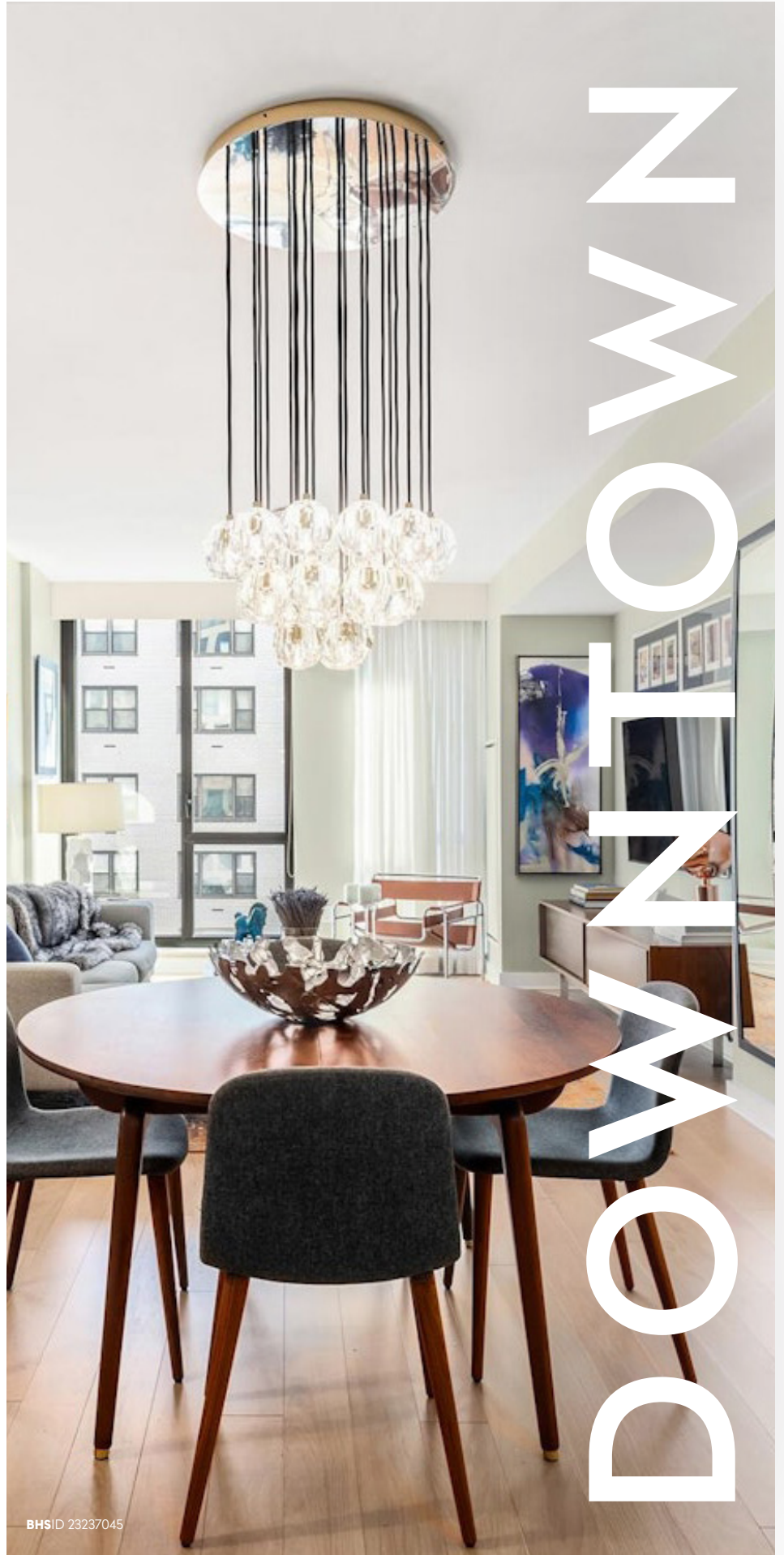
### NON-DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	\$2,889	\$2,688	7%	\$3,013	-4%
1-Bedrooms	\$3,146	\$3,293	-4%	\$3,214	-2%
2-Bedrooms	\$4,198	\$4,229	-1%	\$4,199	0%
3-Bedrooms	\$5,469	\$5,855	-7%	\$5,218	5%
4-Bedrooms	\$8,268	\$8,180	1%	\$8,641	-4%
All	\$3,672	\$3,750	-2%	\$3,757	-2%

# Rnt

OCTOBER 2024

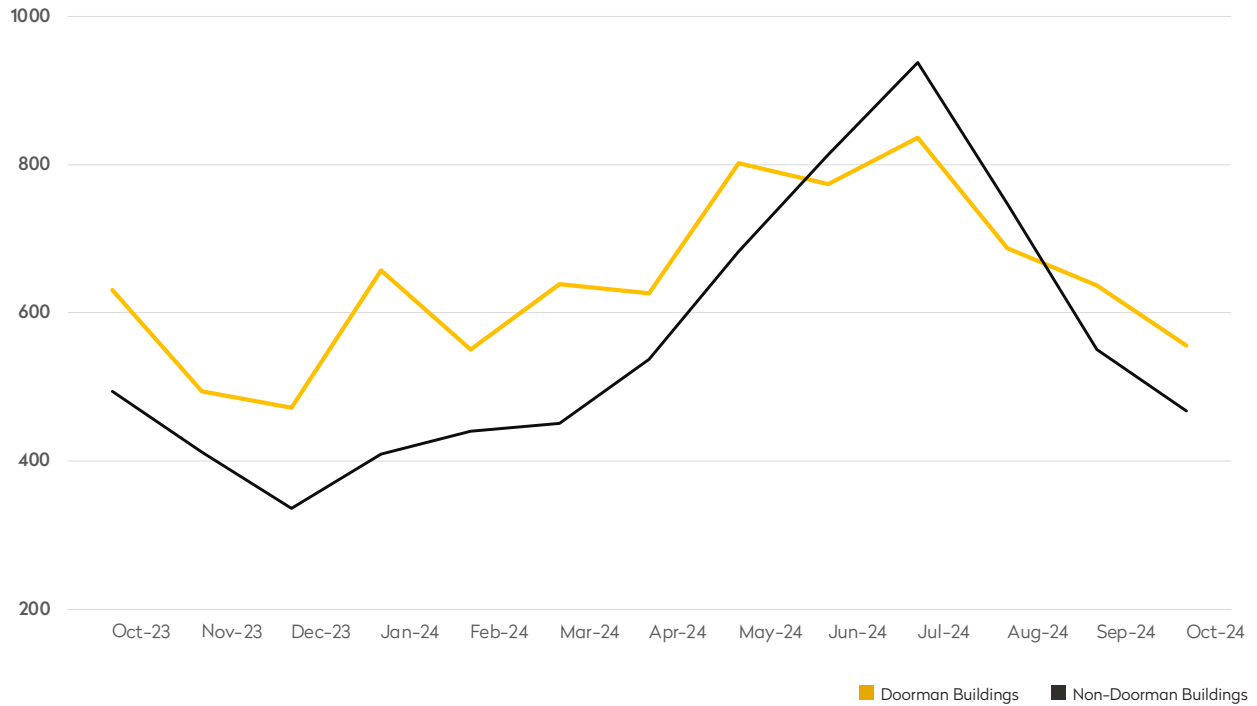
34th Street to 14th Street



NEW TOWN  
WOOD

BHSID 23237045

# Number of New Listings



## DOORMAN BUILDINGS

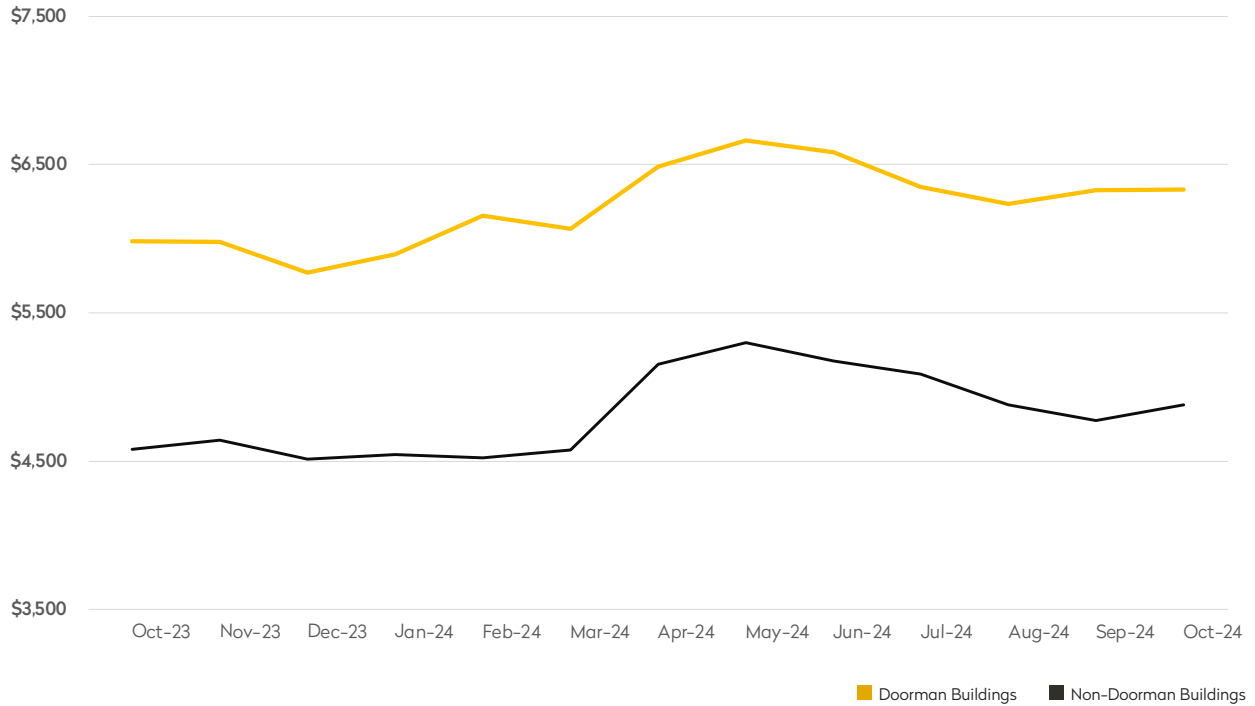
	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	140	160	-13%	138	1%
1-Bedrooms	247	304	-19%	341	-28%
2-Bedrooms	135	139	-3%	126	7%
3-Bedrooms	28	27	4%	20	40%
4-Bedrooms	5	7	-29%	6	-17%
All	556	637	-13%	631	-12%

## NON-DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	124	121	2%	122	2%
1-Bedrooms	169	200	-16%	184	-8%
2-Bedrooms	102	146	-30%	116	-12%
3-Bedrooms	51	59	-14%	61	-16%
4-Bedrooms	19	23	-17%	8	138%
All	467	550	-15%	494	-5%



# Average Asking Rent



## DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	\$4,065	\$4,163	-2%	\$3,949	3%
1-Bedrooms	\$5,382	\$5,606	-4%	\$5,354	1%
2-Bedrooms	\$8,464	\$8,110	4%	\$8,127	4%
3-Bedrooms	\$12,632	\$14,088	-10%	\$10,659	19%
4-Bedrooms	\$22,378	\$21,696	3%	\$28,163	-21%
All	\$6,330	\$6,326	0%	\$5,985	6%

## NON-DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	\$3,144	\$3,086	2%	\$2,985	5%
1-Bedrooms	\$3,875	\$3,837	1%	\$3,799	2%
2-Bedrooms	\$5,321	\$5,691	-7%	\$5,405	-2%
3-Bedrooms	\$8,762	\$7,490	17%	\$7,500	17%
4-Bedrooms	\$12,122	\$8,763	38%	\$10,519	15%
All	\$4,881	\$4,774	2%	\$4,581	7%

# Rnt

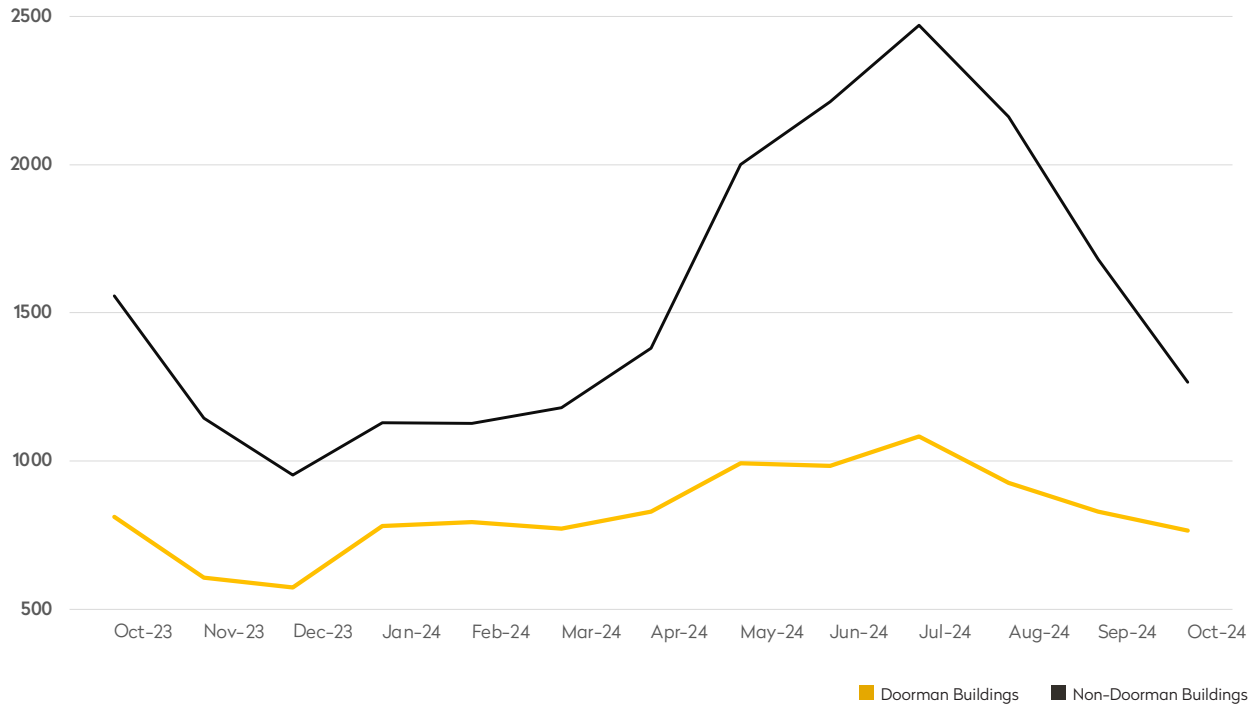
OCTOBER 2024

South of 14th Street



BHSID 23238471

# Number of New Listings



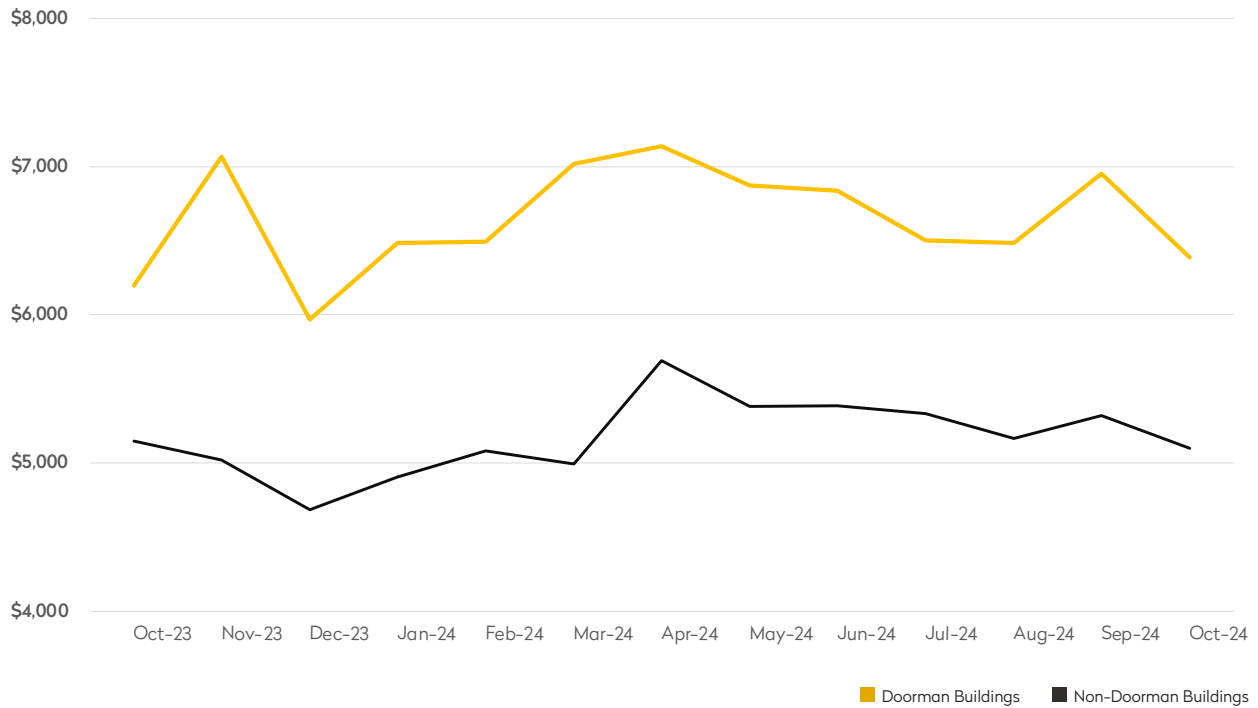
## DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	234	241	-3%	227	3%
1-Bedrooms	297	324	-8%	316	-6%
2-Bedrooms	159	186	-15%	194	-18%
3-Bedrooms	59	59	0%	64	-8%
4-Bedrooms	14	17	-18%	8	75%
All	766	828	-7%	812	-6%

## NON-DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	199	282	-29%	273	-27%
1-Bedrooms	421	576	-27%	570	-26%
2-Bedrooms	443	516	-14%	440	1%
3-Bedrooms	166	223	-26%	202	-18%
4-Bedrooms	34	64	-47%	54	-37%
All	1,266	1,680	-25%	1,556	-19%

## Average Asking Rent



### DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	\$4,003	\$4,039	-1%	\$3,911	2%
1-Bedrooms	\$5,513	\$5,912	-7%	\$5,404	2%
2-Bedrooms	\$8,055	\$9,057	-11%	\$8,232	-2%
3-Bedrooms	\$13,741	\$15,188	-10%	\$11,072	24%
4-Bedrooms	\$12,574	\$16,218	-22%	\$13,174	-5%
All	\$6,389	\$6,951	-8%	\$6,199	3%

### NON-DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	\$3,097	\$3,277	-5%	\$3,131	-1%
1-Bedrooms	\$3,997	\$3,865	3%	\$4,036	-1%
2-Bedrooms	\$5,556	\$5,450	2%	\$5,378	3%
3-Bedrooms	\$7,595	\$7,741	-2%	\$7,827	-3%
4-Bedrooms	\$11,124	\$11,160	0%	\$10,607	5%
All	\$5,101	\$5,319	-4%	\$5,149	-1%

# Rnt

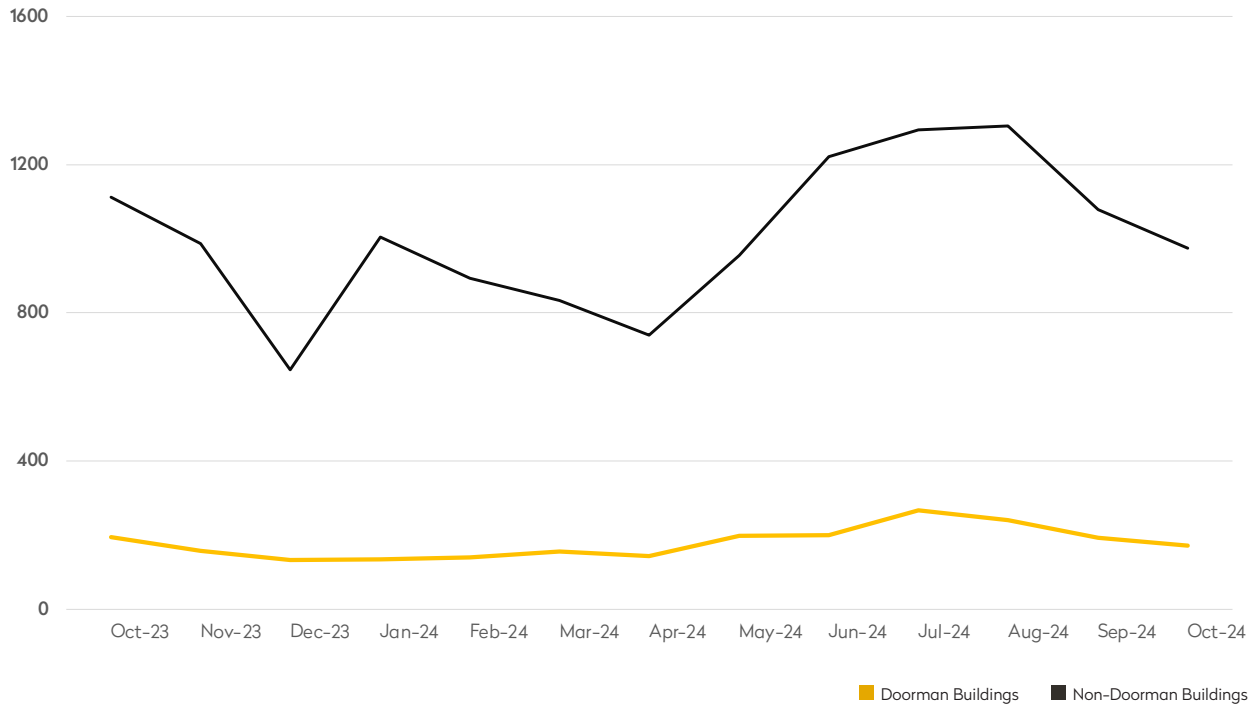
**OCTOBER 2024**

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



BHS ID 23167179

# Number of New Listings



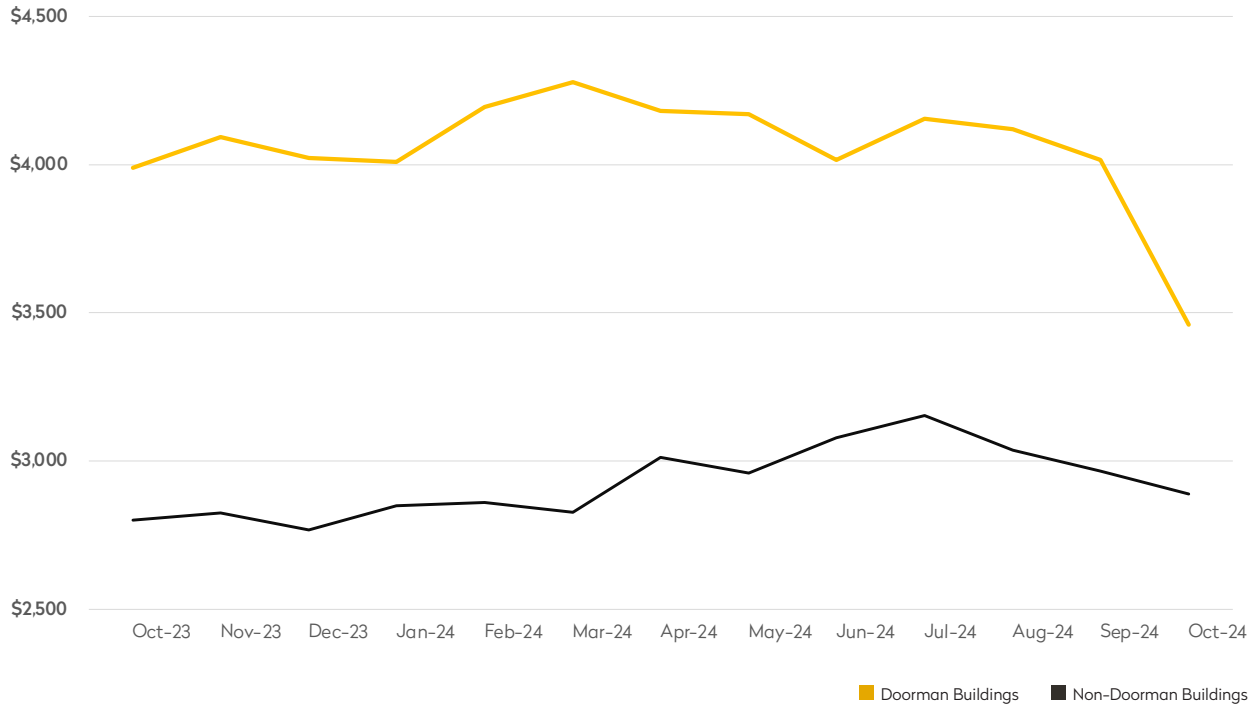
## DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	29	28	4%	25	16%
1-Bedrooms	66	70	-6%	52	27%
2-Bedrooms	52	67	-22%	80	-35%
3-Bedrooms	21	21	0%	24	-13%
4-Bedrooms	4	6	-33%	9	-56%
All	172	192	-10%	194	-11%

## NON-DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	126	121	4%	96	31%
1-Bedrooms	347	349	-1%	382	-9%
2-Bedrooms	303	372	-19%	401	-24%
3-Bedrooms	148	176	-16%	163	-9%
4-Bedrooms	46	53	-13%	56	-18%
All	974	1,079	-10%	1,112	-12%

# Average Asking Rent



## DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	\$2,446	\$2,470	-1%	\$2,402	2%
1-Bedrooms	\$2,820	\$3,197	-12%	\$3,243	-13%
2-Bedrooms	\$4,198	\$4,666	-10%	\$4,001	5%
3-Bedrooms	\$4,597	\$6,104	-25%	\$5,087	-10%
4-Bedrooms	\$5,759	\$6,198	-7%	\$7,002	-18%
All	\$3,459	\$4,015	-14%	\$3,989	-13%

## NON-DOORMAN BUILDINGS

	OCTOBER 2024	SEPTEMBER 2024	MONTHLY CHANGE	OCTOBER 2023	ANNUAL CHANGE
Studios	\$2,167	\$2,247	-4%	\$2,137	1%
1-Bedrooms	\$2,458	\$2,478	-1%	\$2,333	5%
2-Bedrooms	\$2,964	\$3,006	-1%	\$2,864	3%
3-Bedrooms	\$3,610	\$3,718	-3%	\$3,358	8%
4-Bedrooms	\$4,939	\$4,510	10%	\$3,996	24%
All	\$2,889	\$2,965	-3%	\$2,801	3%

# Contact Us

## NEW RENTAL LISTINGS REPORT

October 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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