

Rnt

NOVEMBER 2023

NEW RENTAL

LISTINGS

REPORT



MAINTAINING THE STATUS QUO



Brown Harris Stevens THE Craft of Research

Highlights

NEW RENTAL LISTINGS REPORT

NOVEMBER 2023

- At \$6,143, the average asking rent in doorman buildings was up 2% from last month.
- While asking rents dipped 1% from October in non-doorman buildings, they remain 2% higher than November 2022.
- Doorman buildings saw a 21% decline in new listings compared to last month, while non-doorman buildings dropped 17%.
- Compared to November 2022, listings are 18% higher for non-doorman buildings, while buildings with a doorman are virtually the same.



BHSID 22644680

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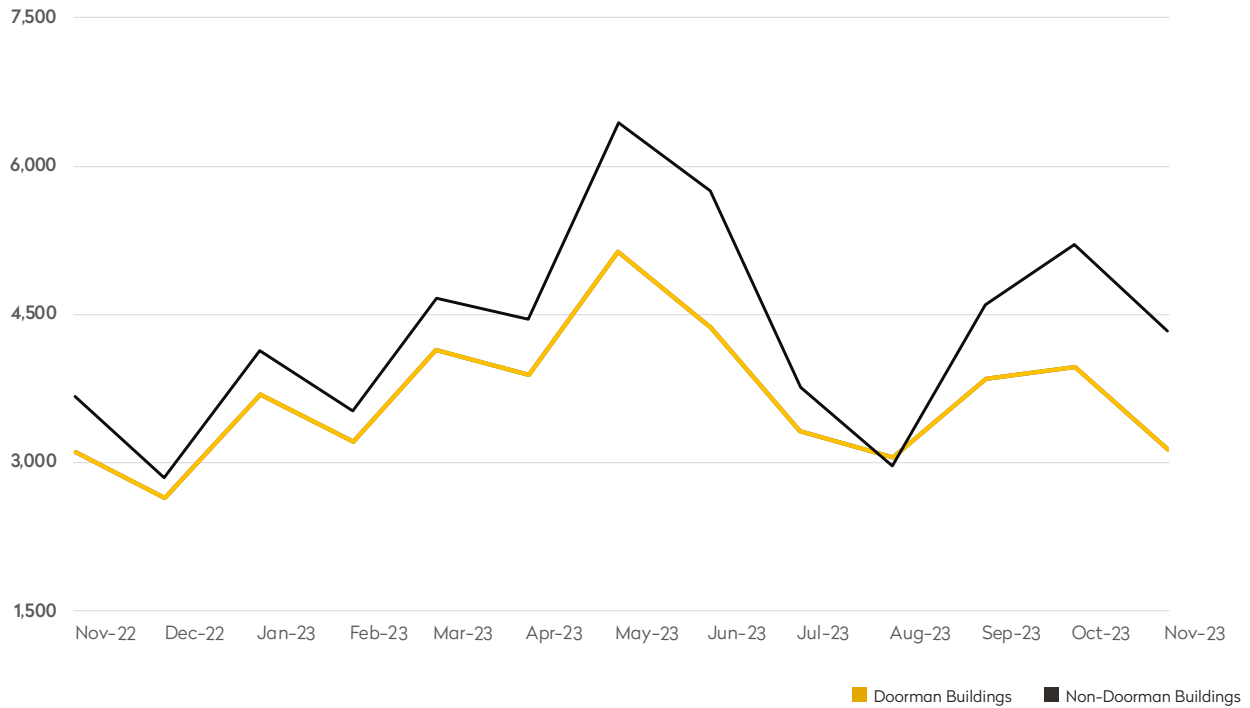
NOVEMBER 2023



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BHSID 22493534

Number of New Listings



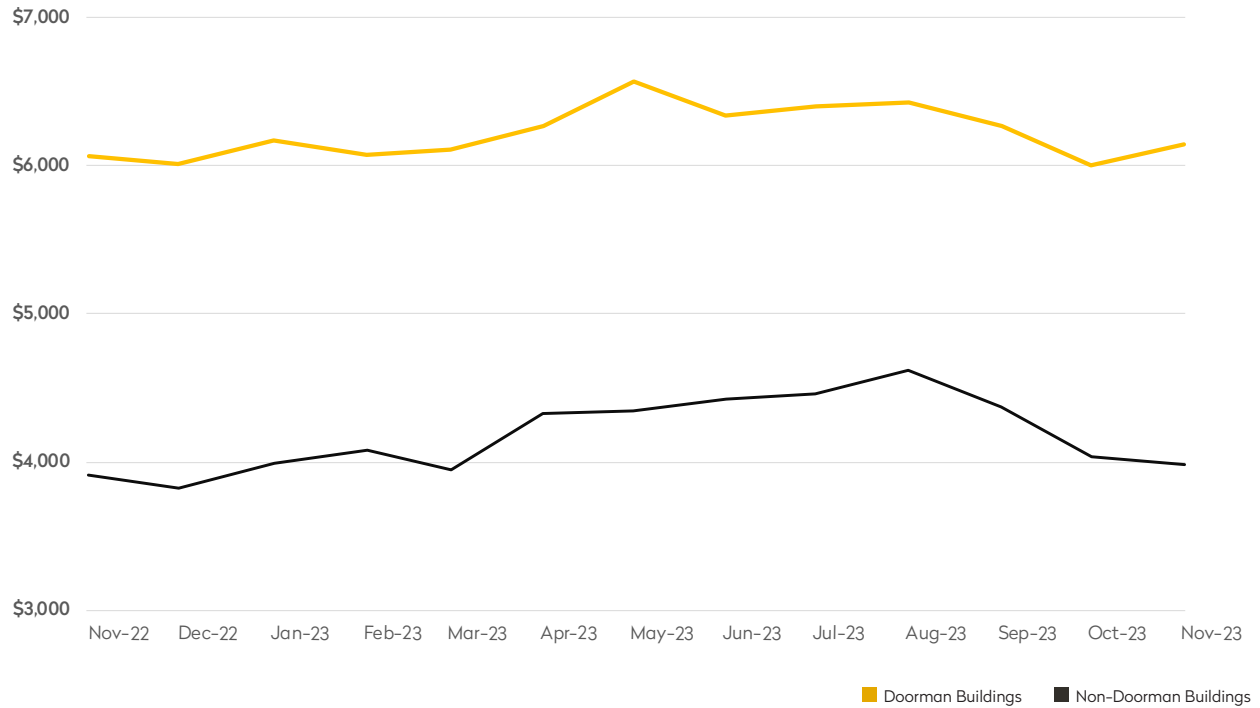
DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	687	903	-24%	472	46%
1-Bedrooms	1,337	1,676	-20%	1,315	2%
2-Bedrooms	747	982	-24%	799	-7%
3-Bedrooms	276	313	-12%	243	14%
4-Bedrooms	56	71	-21%	49	14%
All	3,127	3,961	-21%	3,104	1%

NON-DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	769	977	-21%	365	111%
1-Bedrooms	1,656	1,900	-13%	1,459	14%
2-Bedrooms	1,187	1,500	-21%	966	23%
3-Bedrooms	511	616	-17%	408	25%
4-Bedrooms	171	162	6%	119	44%
All	4,331	5,202	-17%	3,672	18%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	\$3,612	\$3,598	0%	\$3,655	-1%
1-Bedrooms	\$4,786	\$4,930	-3%	\$4,747	1%
2-Bedrooms	\$7,308	\$7,299	0%	\$6,951	5%
3-Bedrooms	\$11,516	\$11,507	0%	\$12,036	-4%
4-Bedrooms	\$19,775	\$16,199	22%	\$22,951	-14%
All	\$6,143	\$6,003	2%	\$6,067	1%

NON-DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	\$2,679	\$2,759	-3%	\$2,855	-6%
1-Bedrooms	\$3,160	\$3,257	-3%	\$3,157	0%
2-Bedrooms	\$4,141	\$4,302	-4%	\$4,266	-3%
3-Bedrooms	\$5,761	\$5,877	-2%	\$5,550	4%
4-Bedrooms	\$8,322	\$7,393	13%	\$10,142	-18%
All	\$3,980	\$4,037	-1%	\$3,913	2%

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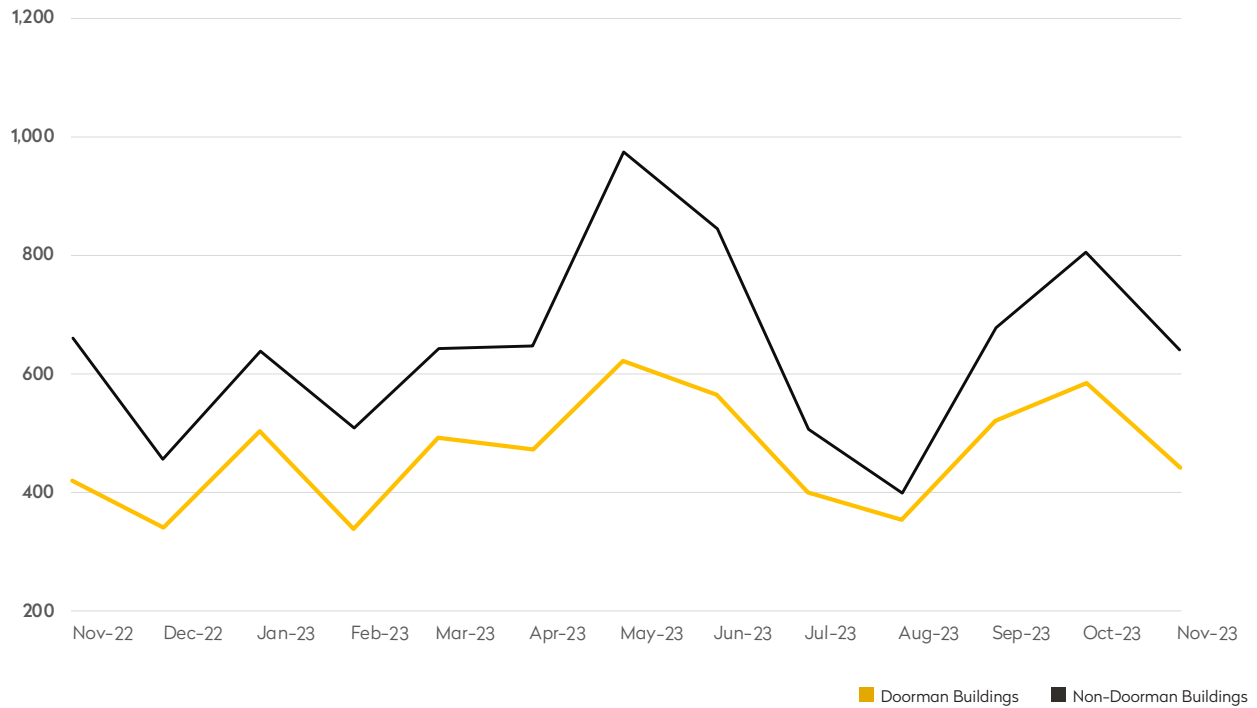
NOVEMBER 2023

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



BHSID 22577696

Number of New Listings



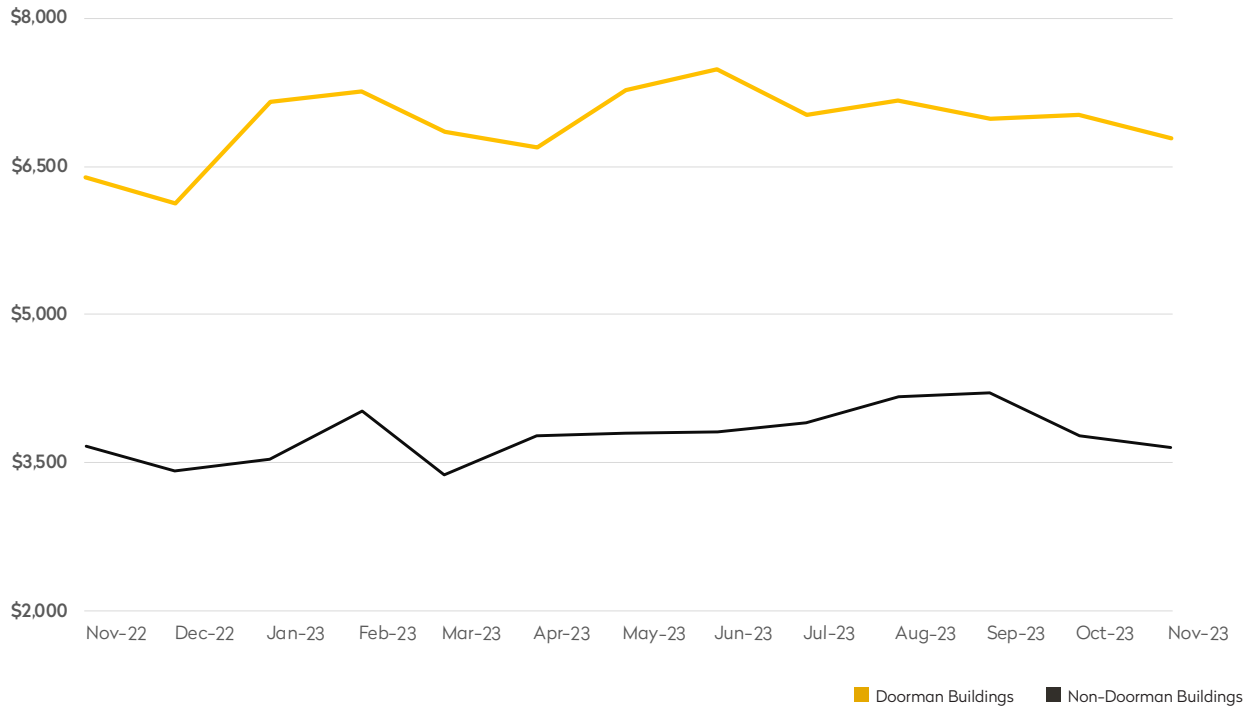
DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	60	87	-31%	34	76%
1-Bedrooms	196	239	-18%	200	-2%
2-Bedrooms	117	163	-28%	110	6%
3-Bedrooms	60	70	-14%	43	40%
4-Bedrooms	7	20	-65%	7	0%
All	443	584	-24%	421	5%

NON-DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	167	249	-33%	87	92%
1-Bedrooms	292	290	1%	317	-8%
2-Bedrooms	119	194	-39%	119	0%
3-Bedrooms	47	50	-6%	60	-22%
4-Bedrooms	12	16	-25%	7	71%
All	641	806	-20%	661	-3%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	\$3,828	\$3,280	17%	\$3,496	9%
1-Bedrooms	\$4,487	\$4,741	-5%	\$4,361	3%
2-Bedrooms	\$7,403	\$7,335	1%	\$6,983	6%
3-Bedrooms	\$12,416	\$12,713	-2%	\$11,212	11%
4-Bedrooms	\$17,832	\$21,665	-18%	\$24,818	-28%
All	\$6,783	\$7,026	-3%	\$6,385	6%

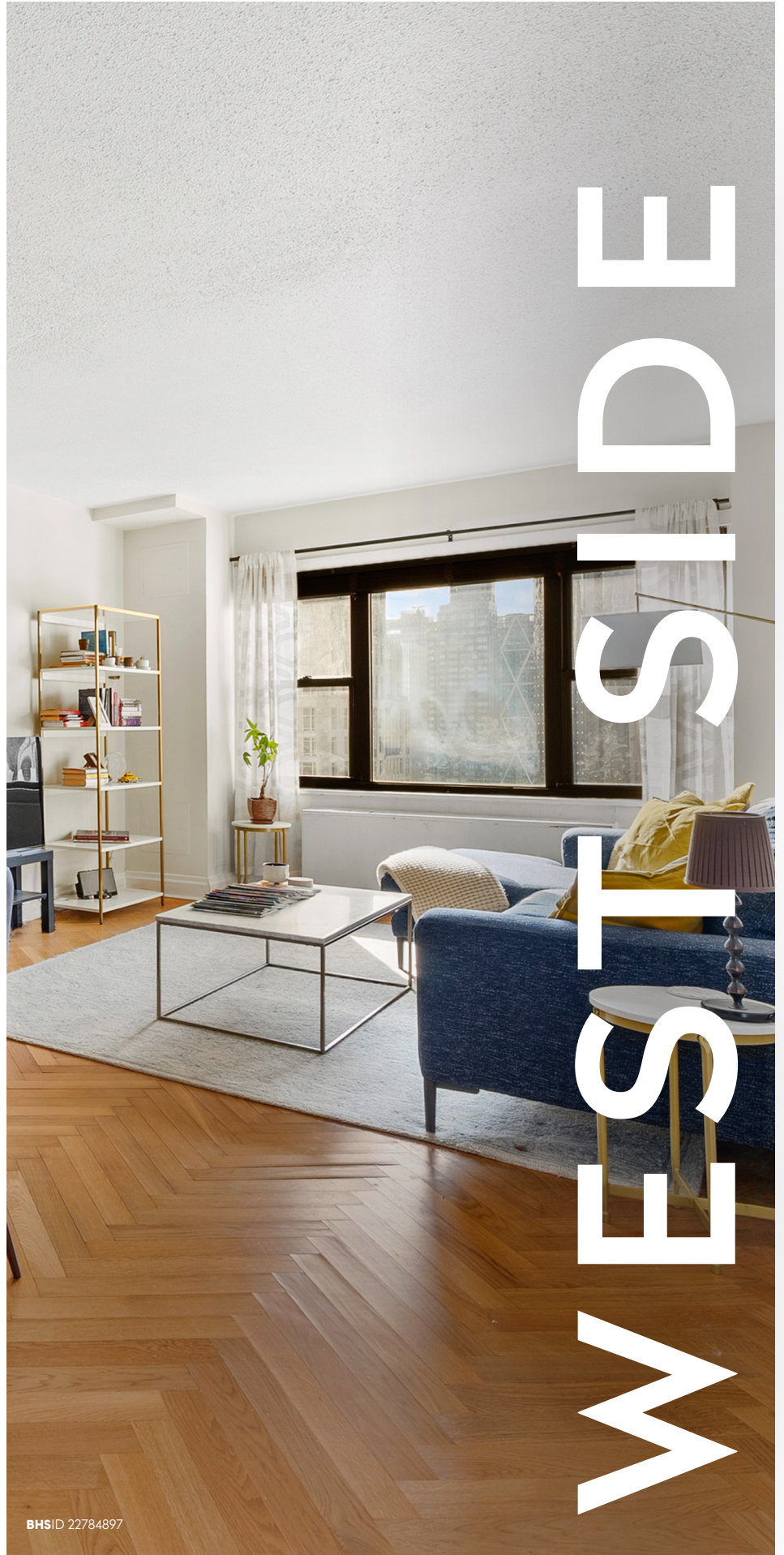
NON-DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	\$2,469	\$2,497	-1%	\$2,543	-3%
1-Bedrooms	\$3,055	\$2,982	2%	\$2,947	4%
2-Bedrooms	\$4,010	\$4,318	-7%	\$3,946	2%
3-Bedrooms	\$7,082	\$6,802	4%	\$6,098	16%
4-Bedrooms	\$9,466	\$11,984	-21%	\$24,185	-61%
All	\$3,661	\$3,779	-3%	\$3,674	0%

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NOVEMBER 2023

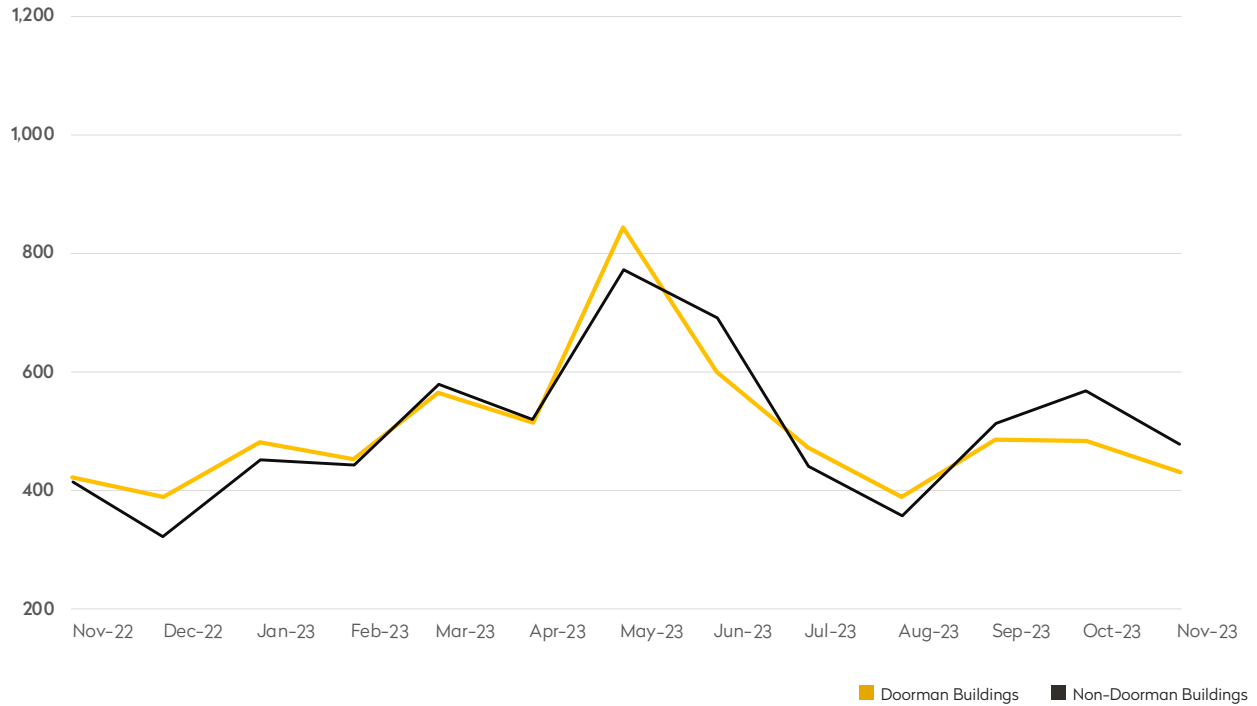
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Avenue



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BHSID 22784897

Number of New Listings



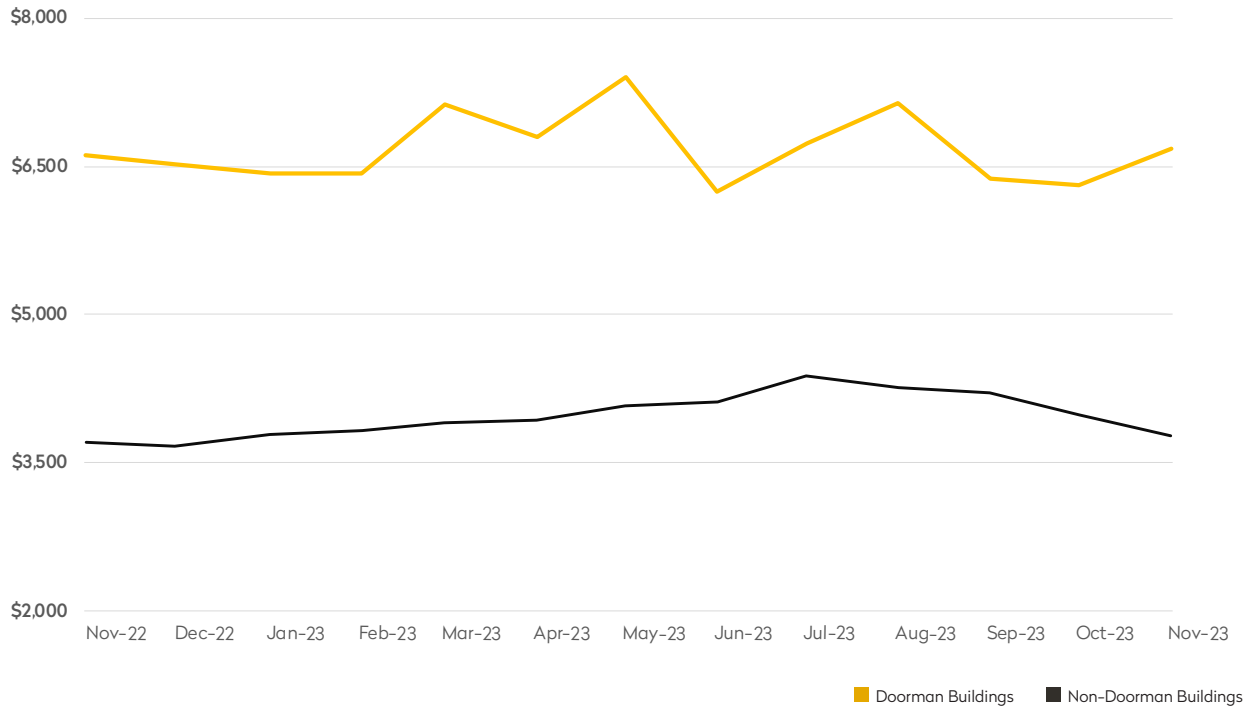
DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	78	83	-6%	50	56%
1-Bedrooms	169	199	-15%	179	-6%
2-Bedrooms	109	134	-19%	116	-6%
3-Bedrooms	56	52	8%	39	44%
4-Bedrooms	14	12	17%	11	27%
All	430	483	-11%	422	2%

NON-DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	94	102	-8%	48	96%
1-Bedrooms	192	226	-15%	180	7%
2-Bedrooms	121	154	-21%	94	29%
3-Bedrooms	52	69	-25%	46	13%
4-Bedrooms	14	13	8%	9	56%
All	478	569	-16%	414	15%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	\$3,351	\$3,445	-3%	\$3,369	-1%
1-Bedrooms	\$4,419	\$4,621	-4%	\$4,768	-7%
2-Bedrooms	\$7,886	\$7,710	2%	\$7,018	12%
3-Bedrooms	\$11,803	\$11,127	6%	\$10,878	9%
4-Bedrooms	\$14,762	\$14,577	1%	\$16,871	-13%
All	\$6,681	\$6,304	6%	\$6,612	1%

NON-DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	\$2,563	\$2,552	0%	\$2,321	10%
1-Bedrooms	\$3,323	\$3,406	-2%	\$3,405	-2%
2-Bedrooms	\$4,201	\$4,664	-10%	\$4,497	-7%
3-Bedrooms	\$5,666	\$5,524	3%	\$5,415	5%
4-Bedrooms	\$5,859	\$5,338	10%	\$5,702	3%
All	\$3,774	\$3,986	-5%	\$3,706	2%

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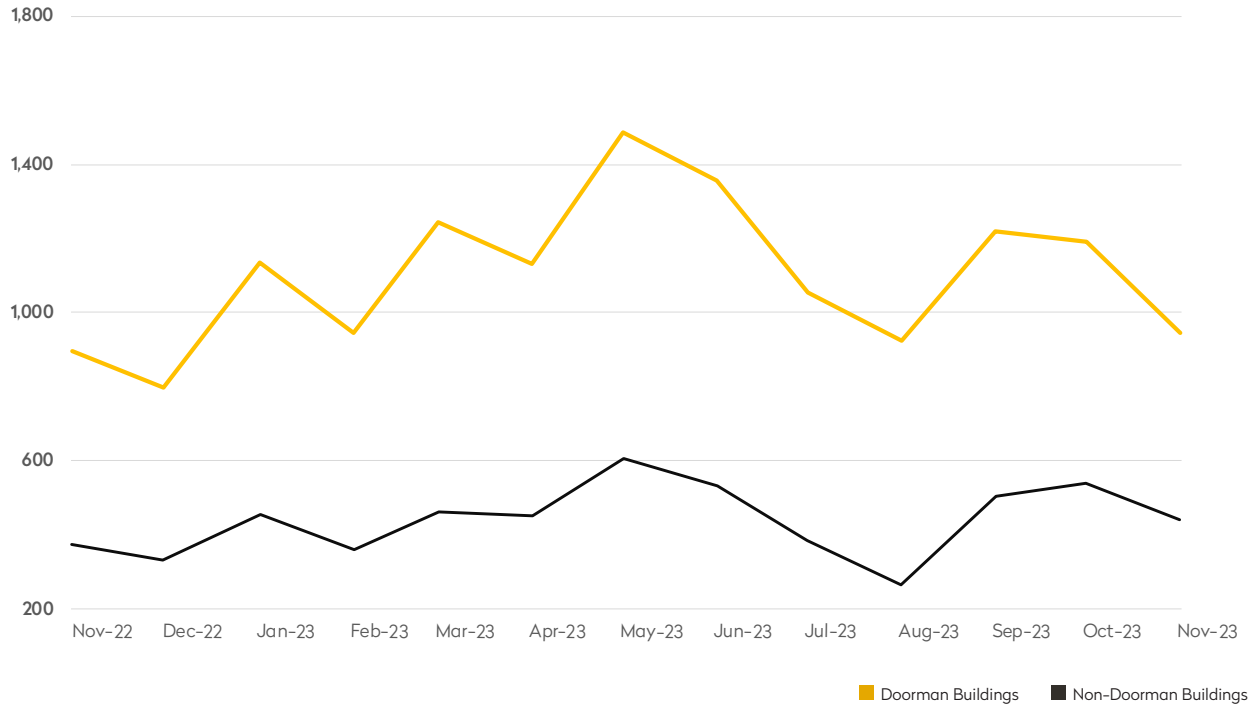
NOVEMBER 2023

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



BHSID 22797465

Number of New Listings



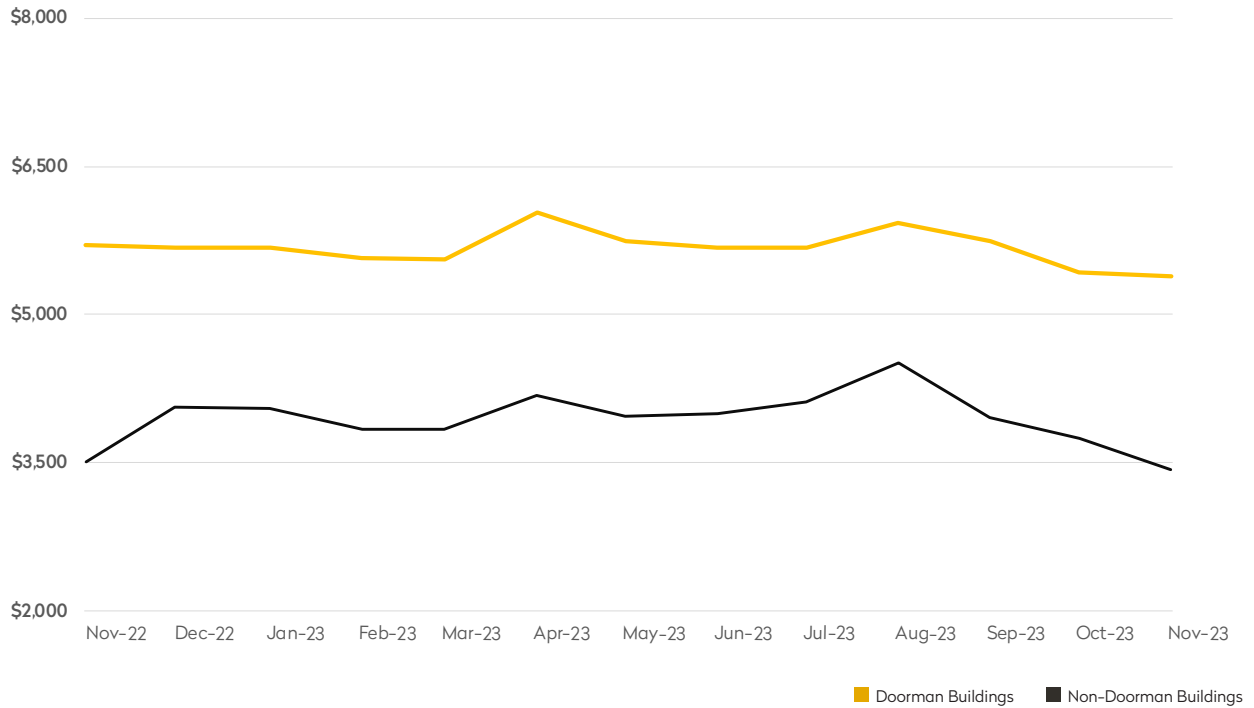
DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	230	316	-27%	151	52%
1-Bedrooms	419	506	-17%	362	16%
2-Bedrooms	222	278	-20%	243	-9%
3-Bedrooms	58	75	-23%	49	18%
4-Bedrooms	11	13	-15%	7	57%
All	944	1,190	-21%	895	5%

NON-DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	77	125	-38%	50	54%
1-Bedrooms	198	201	-1%	146	36%
2-Bedrooms	124	152	-18%	102	22%
3-Bedrooms	34	48	-29%	18	89%
4-Bedrooms	7	13	-46%	8	-13%
All	441	539	-18%	376	17%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	\$3,483	\$3,490	0%	\$3,795	-8%
1-Bedrooms	\$4,457	\$4,577	-3%	\$4,518	-1%
2-Bedrooms	\$6,732	\$6,844	-2%	\$6,995	-4%
3-Bedrooms	\$10,781	\$11,668	-8%	\$13,705	-21%
4-Bedrooms	\$17,838	\$14,853	20%	\$32,127	-44%
All	\$5,383	\$5,430	-1%	\$5,701	-6%

NON-DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	\$2,582	\$3,021	-15%	\$2,643	-2%
1-Bedrooms	\$3,102	\$3,195	-3%	\$3,196	-3%
2-Bedrooms	\$3,787	\$4,209	-10%	\$4,092	-7%
3-Bedrooms	\$5,024	\$5,244	-4%	\$5,296	-5%
4-Bedrooms	\$6,382	\$8,453	-25%	\$8,510	-25%
All	\$3,430	\$3,750	-9%	\$3,510	-2%

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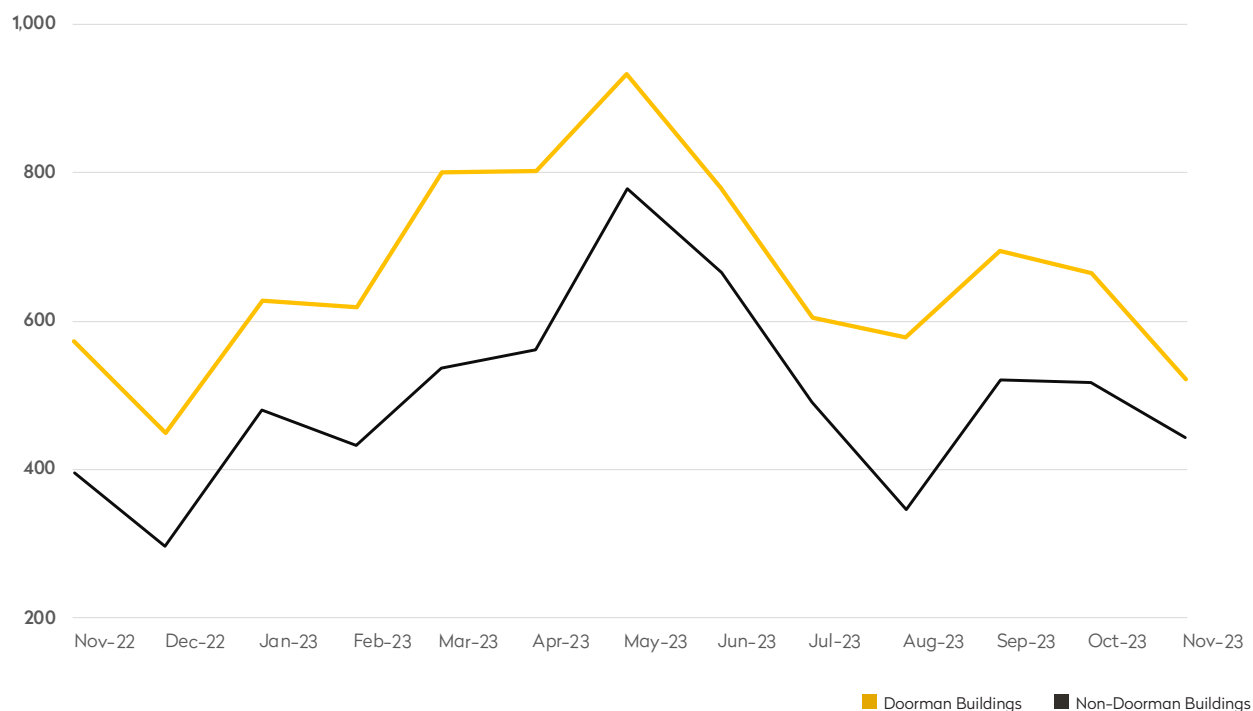
NOVEMBER 2023

34th Street to 14th Street



BHSID 22730324

Number of New Listings



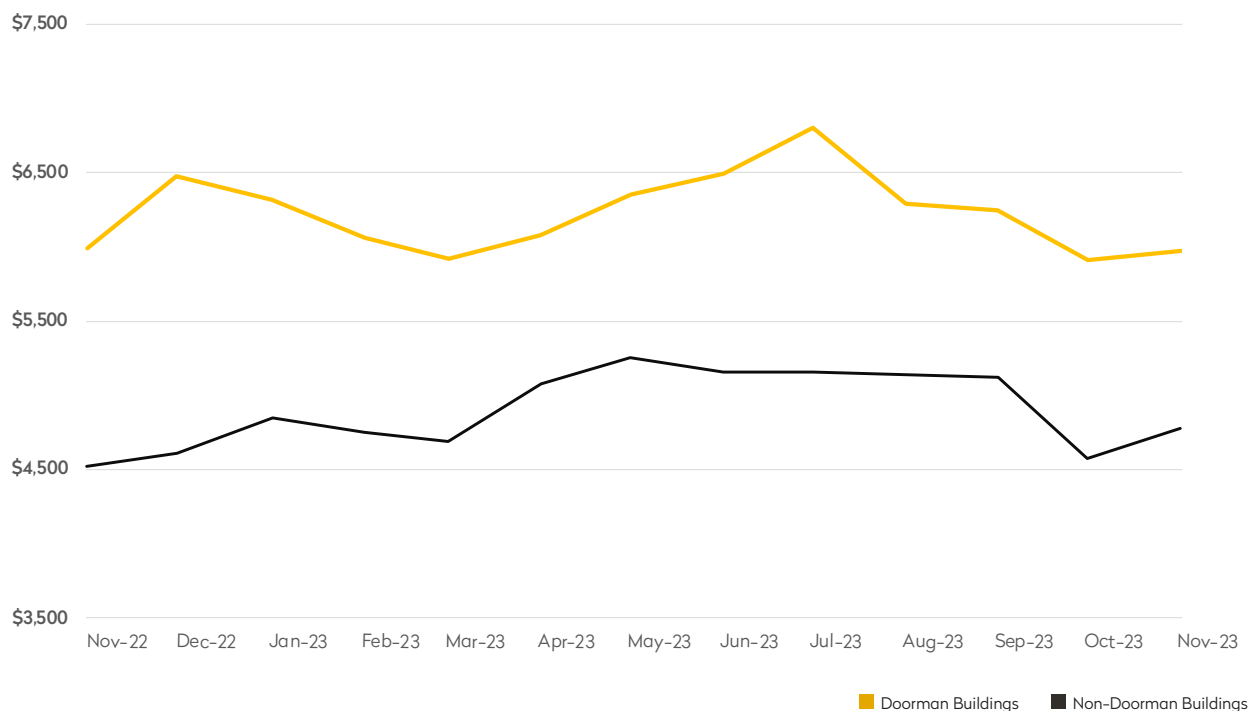
DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	124	154	-19%	102	22%
1-Bedrooms	249	348	-28%	278	-10%
2-Bedrooms	117	132	-11%	112	4%
3-Bedrooms	27	24	13%	37	-27%
4-Bedrooms	2	6	-67%	3	-33%
All	521	664	-22%	573	-9%

NON-DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	113	122	-7%	53	113%
1-Bedrooms	154	196	-21%	162	-5%
2-Bedrooms	100	124	-19%	89	12%
3-Bedrooms	53	62	-15%	43	23%
4-Bedrooms	20	10	100%	9	122%
All	444	518	-14%	396	12%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	\$3,864	\$3,883	0%	\$3,660	6%
1-Bedrooms	\$5,300	\$5,283	0%	\$5,223	1%
2-Bedrooms	\$8,413	\$8,119	4%	\$7,582	11%
3-Bedrooms	\$11,330	\$10,333	10%	\$15,545	-27%
4-Bedrooms	\$8,065	\$28,206	-71%	\$10,245	-21%
All	\$5,973	\$5,912	1%	\$5,994	0%

NON-DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	\$2,929	\$2,970	-1%	\$3,515	-17%
1-Bedrooms	\$3,649	\$3,780	-3%	\$3,725	-2%
2-Bedrooms	\$5,006	\$5,315	-6%	\$4,936	1%
3-Bedrooms	\$7,092	\$7,563	-6%	\$6,940	2%
4-Bedrooms	\$9,243	\$7,203	28%	\$12,210	-24%
All	\$4,777	\$4,574	4%	\$4,524	6%

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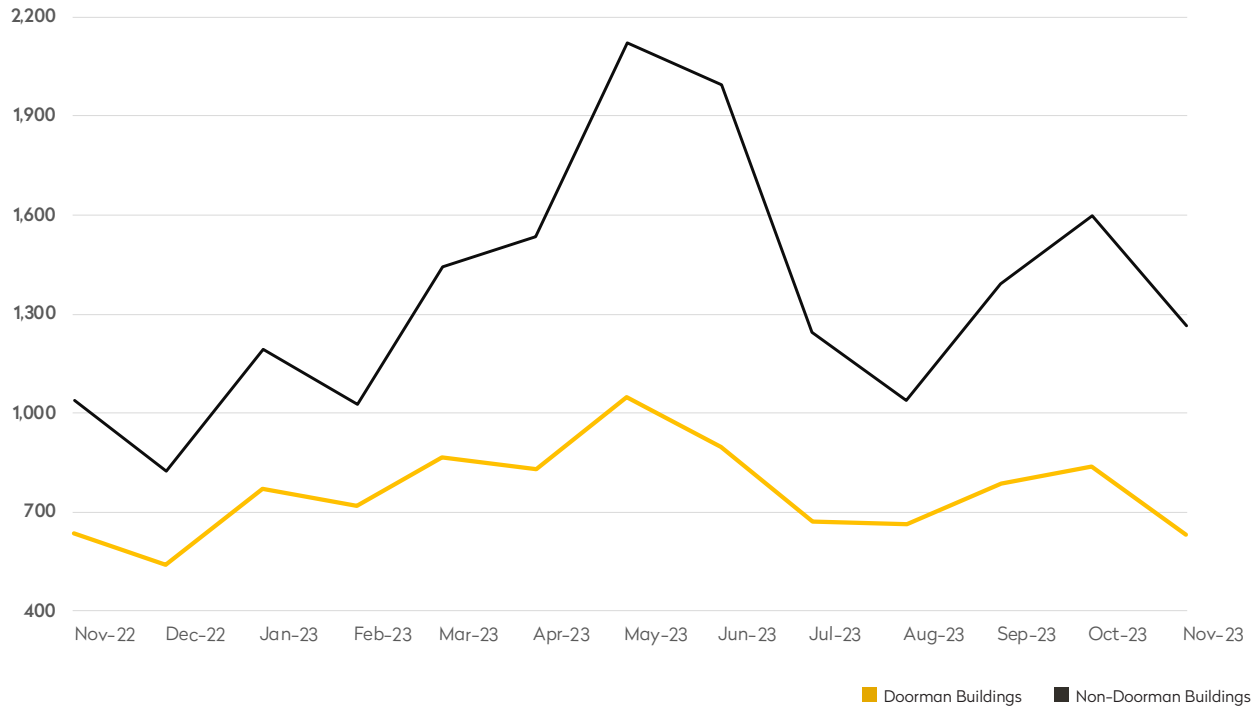
NOVEMBER 2023

South of 14th Street



BHSID 22774603

Number of New Listings



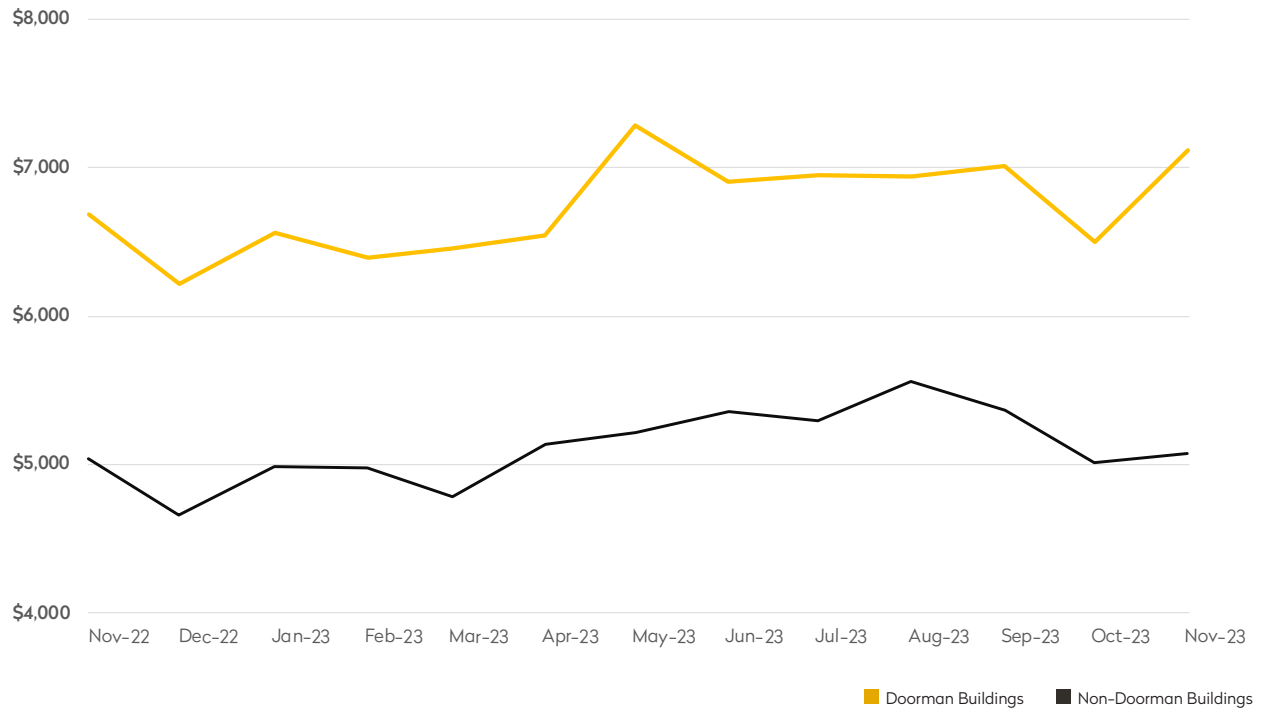
DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	176	233	-24%	123	43%
1-Bedrooms	249	332	-25%	253	-2%
2-Bedrooms	132	195	-32%	144	-8%
3-Bedrooms	51	67	-24%	52	-2%
4-Bedrooms	18	8	125%	20	-10%
All	630	837	-25%	634	-1%

NON-DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	228	279	-18%	90	153%
1-Bedrooms	430	588	-27%	368	17%
2-Bedrooms	382	453	-16%	328	16%
3-Bedrooms	145	215	-33%	113	28%
4-Bedrooms	65	48	35%	39	67%
All	1,266	1,600	-21%	1,037	22%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	\$3,748	\$3,882	-3%	\$3,770	-1%
1-Bedrooms	\$5,633	\$5,684	-1%	\$5,112	10%
2-Bedrooms	\$7,847	\$8,426	-7%	\$7,962	-1%
3-Bedrooms	\$14,174	\$13,170	8%	\$12,582	13%
4-Bedrooms	\$30,543	\$13,174	132%	\$25,269	21%
All	\$7,116	\$6,501	9%	\$6,688	6%

NON-DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	\$3,029	\$3,088	-2%	\$3,548	-15%
1-Bedrooms	\$3,752	\$3,814	-2%	\$3,722	1%
2-Bedrooms	\$5,144	\$5,281	-3%	\$5,264	-2%
3-Bedrooms	\$7,979	\$7,452	7%	\$7,424	7%
4-Bedrooms	\$11,418	\$10,454	9%	\$15,834	-28%
All	\$5,079	\$5,014	1%	\$5,042	1%

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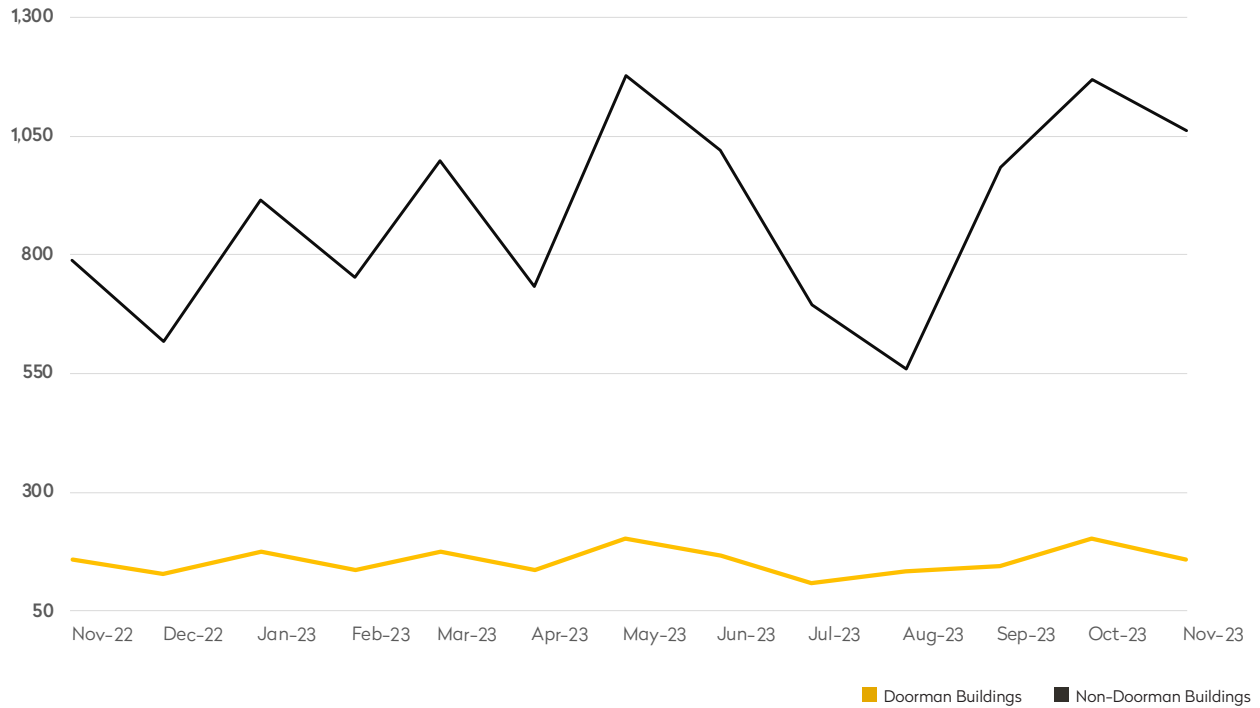
NOVEMBER 2023

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



BHSID 1046260174

Number of New Listings



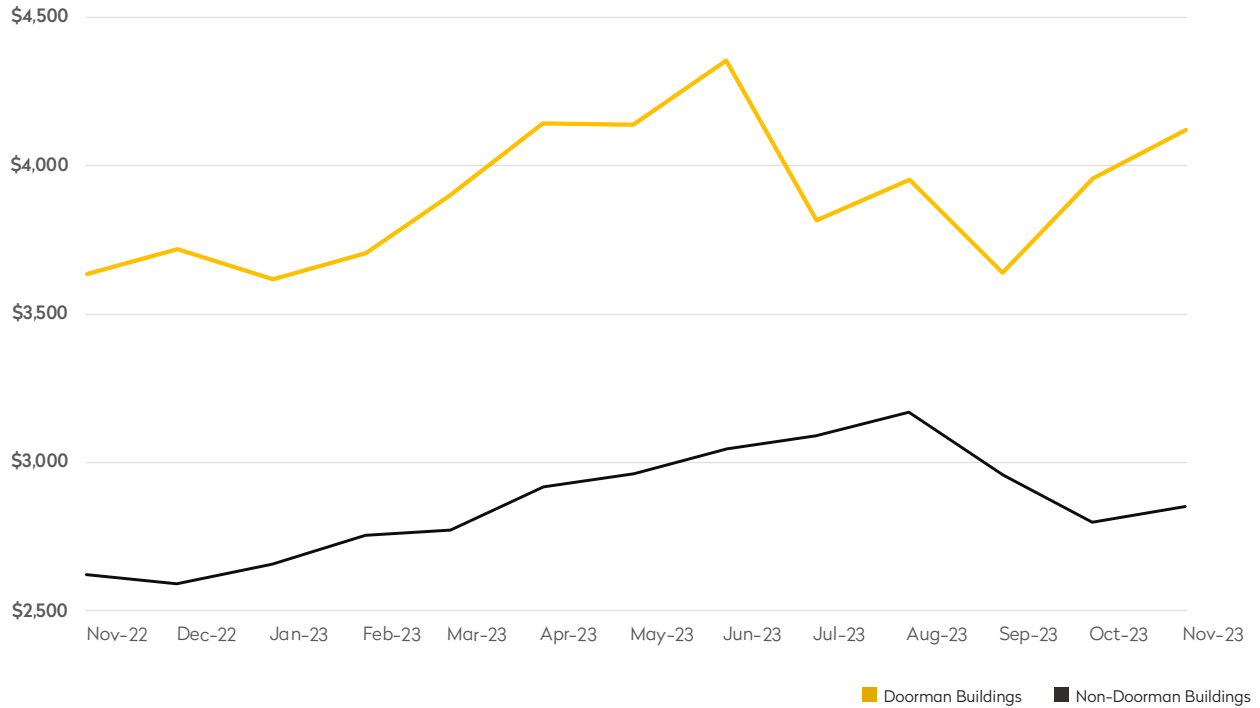
DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	19	30	-37%	12	58%
1-Bedrooms	55	52	6%	43	28%
2-Bedrooms	50	80	-38%	74	-32%
3-Bedrooms	24	25	-4%	23	4%
4-Bedrooms	4	12	-67%	1	300%
All	159	203	-22%	159	0%

NON-DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	90	100	-10%	37	143%
1-Bedrooms	390	399	-2%	286	36%
2-Bedrooms	341	423	-19%	234	46%
3-Bedrooms	180	172	5%	128	41%
4-Bedrooms	53	62	-15%	47	13%
All	1,061	1,170	-9%	788	35%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	\$2,644	\$2,411	10%	\$2,327	14%
1-Bedrooms	\$3,320	\$3,235	3%	\$3,142	6%
2-Bedrooms	\$4,372	\$4,013	9%	\$3,726	17%
3-Bedrooms	\$4,941	\$5,106	-3%	\$5,111	-3%
4-Bedrooms	\$3,449	\$6,185	-44%	\$4,305	-20%
All	\$4,120	\$3,958	4%	\$3,633	13%

NON-DOORMAN BUILDINGS

	NOVEMBER 2023	OCTOBER 2023	MONTHLY CHANGE	NOVEMBER 2022	ANNUAL CHANGE
Studios	\$2,069	\$2,124	-3%	\$1,939	7%
1-Bedrooms	\$2,343	\$2,329	1%	\$2,168	8%
2-Bedrooms	\$2,916	\$2,852	2%	\$2,757	6%
3-Bedrooms	\$3,404	\$3,352	2%	\$3,257	5%
4-Bedrooms	\$4,827	\$4,079	18%	\$4,060	19%
All	\$2,850	\$2,797	2%	\$2,622	9%

Contact Us

NEW RENTAL LISTINGS REPORT

NOVEMBER 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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