

Rnt

NOVEMBER 2024

NEW RENTAL

LISTINGS

REPORT



MAINTAINING THE ART OF RENTAL

Brown Harris Stevens THE Craft OF Research

Highlights

NEW RENTAL LISTINGS REPORT

November 2024

- Doorman buildings saw a 26% decline in new listings compared to last month, while non-doorman buildings dropped 25%.
- The number of new rental listings dropped significantly for both doorman and non-doorman buildings compared to last year.
- At \$6,064, the average asking rent in doorman buildings was up 2% from last month.
- Four-bedroom apartments in doorman buildings garnered the highest increase in asking rents, 8%, over the last year.



BHSID 22493534

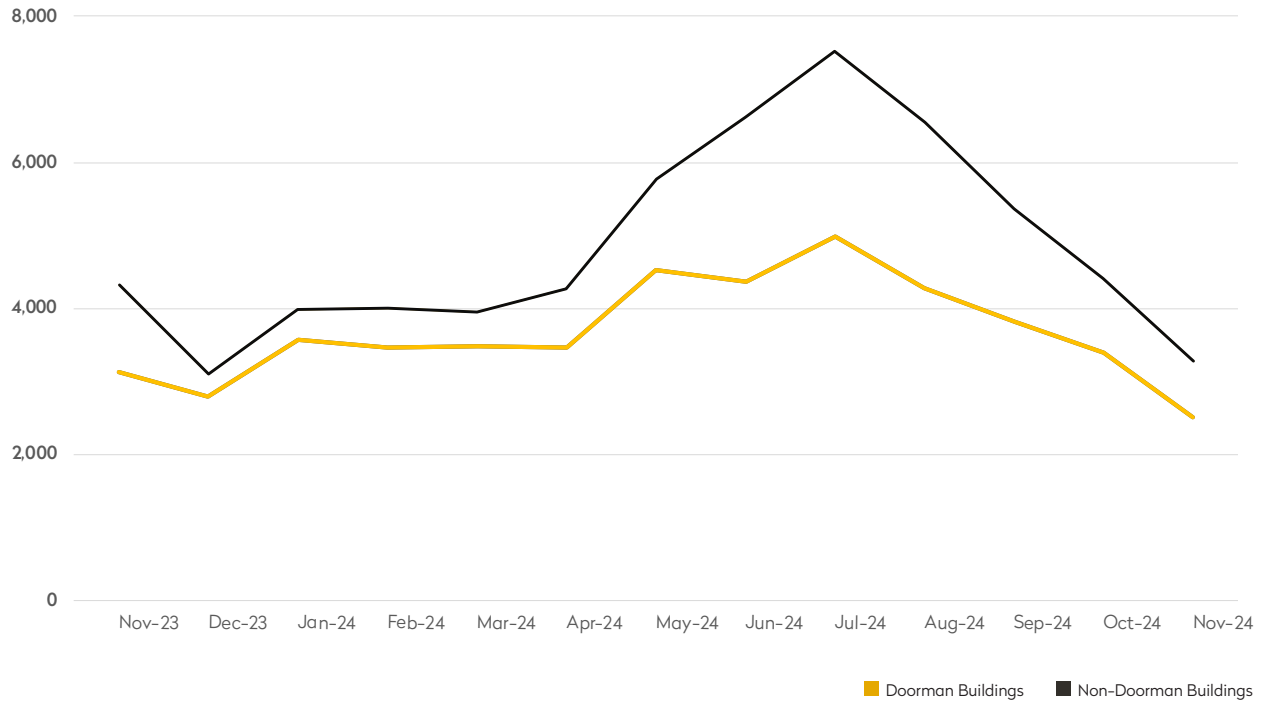
Rnt

NOVEMBER 2024



BHSID 23203570

Number of New Listings



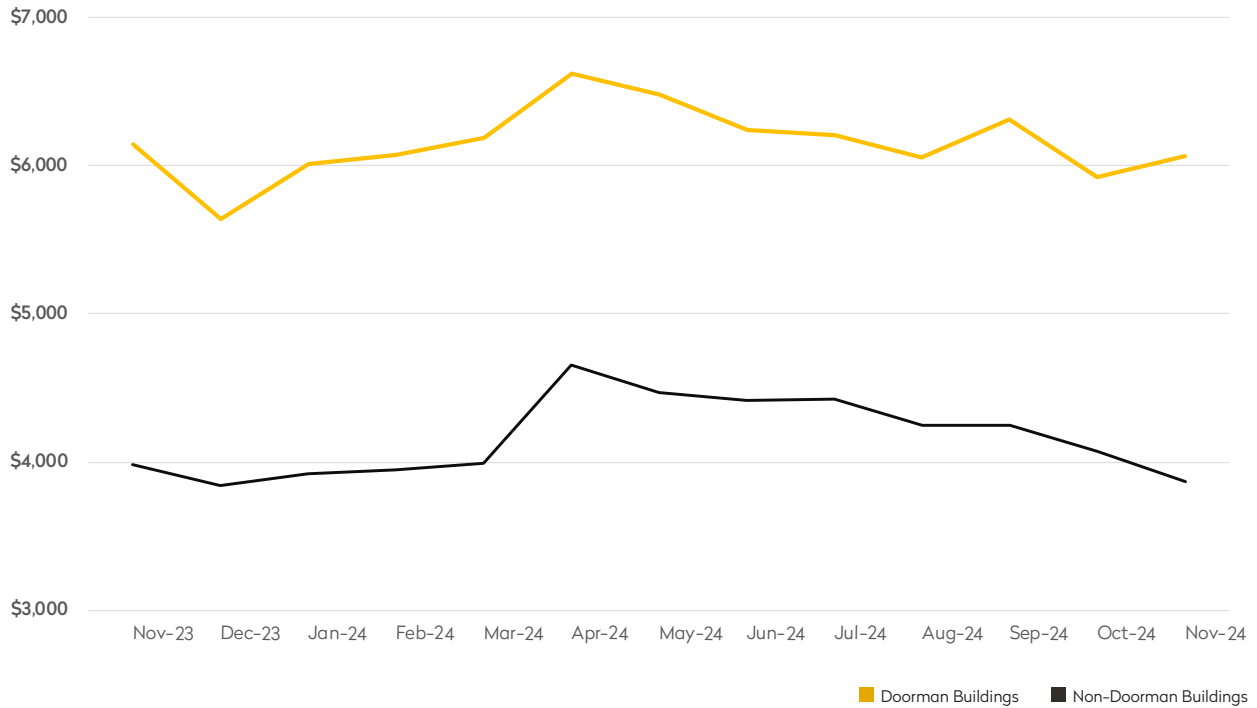
DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	642	864	-26%	687	-7%
1-Bedrooms	1,072	1,404	-24%	1,337	-20%
2-Bedrooms	587	811	-28%	747	-21%
3-Bedrooms	158	248	-36%	276	-43%
4-Bedrooms	38	59	-36%	56	-32%
All	2,505	3,393	-26%	3,127	-20%

NON-DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	672	880	-24%	769	-13%
1-Bedrooms	1,237	1,585	-22%	1,656	-25%
2-Bedrooms	901	1,283	-30%	1,187	-24%
3-Bedrooms	385	510	-25%	511	-25%
4-Bedrooms	73	128	-43%	171	-57%
All	3,285	4,403	-25%	4,331	-24%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	\$3,705	\$3,710	0%	\$3,612	3%
1-Bedrooms	\$4,904	\$4,956	-1%	\$4,786	2%
2-Bedrooms	\$7,832	\$7,497	4%	\$7,308	7%
3-Bedrooms	\$11,531	\$10,924	6%	\$11,516	0%
4-Bedrooms	\$21,398	\$16,212	32%	\$19,775	8%
All	\$6,064	\$5,918	2%	\$6,143	-1%

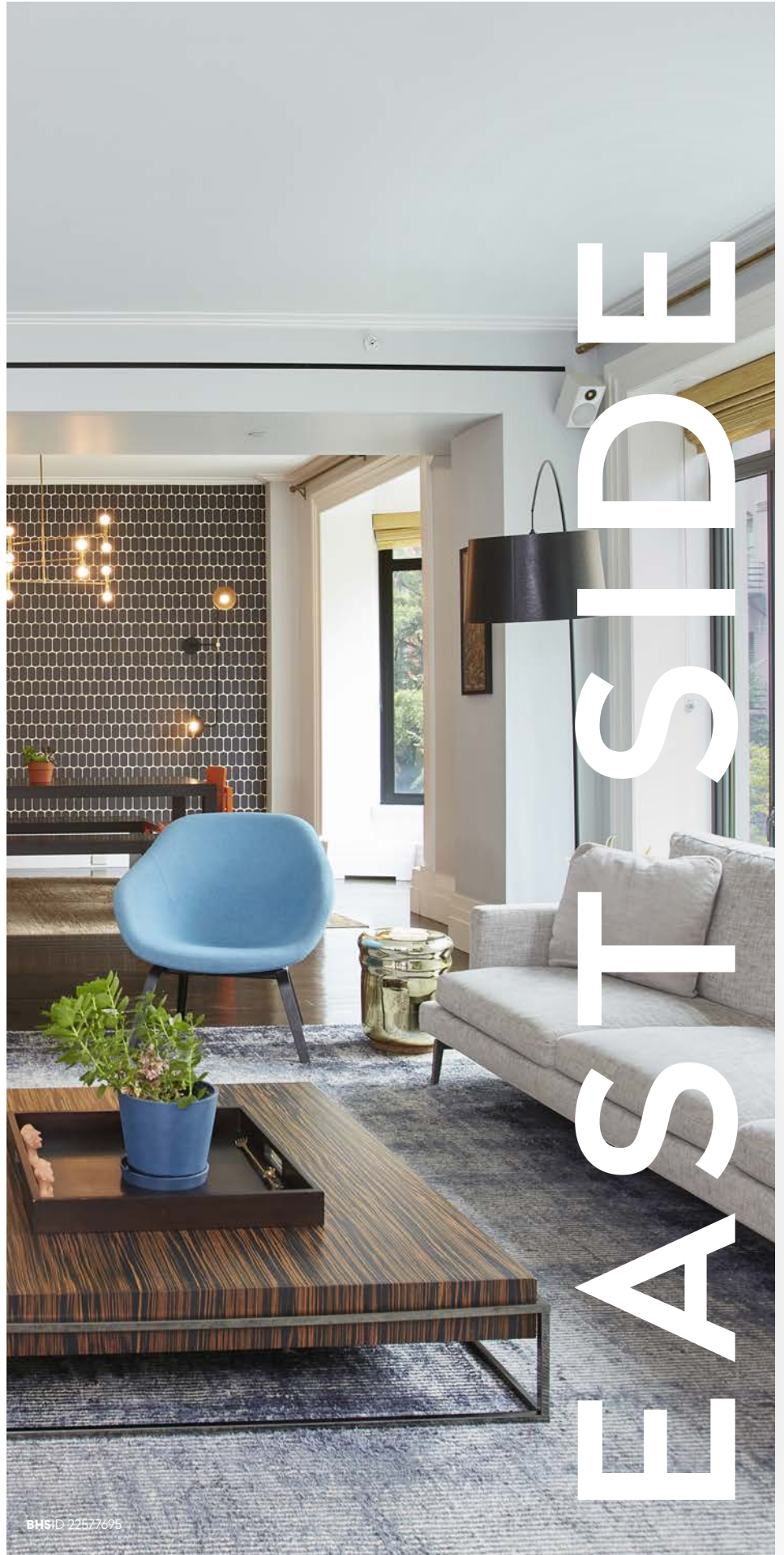
NON-DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	\$2,837	\$2,786	2%	\$2,679	6%
1-Bedrooms	\$3,293	\$3,334	-1%	\$3,160	4%
2-Bedrooms	\$4,228	\$4,496	-6%	\$4,141	2%
3-Bedrooms	\$5,580	\$6,102	-9%	\$5,761	-3%
4-Bedrooms	\$8,686	\$8,648	0%	\$8,322	4%
All	\$3,867	\$4,068	-5%	\$3,980	-3%

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NOVEMBER 2024

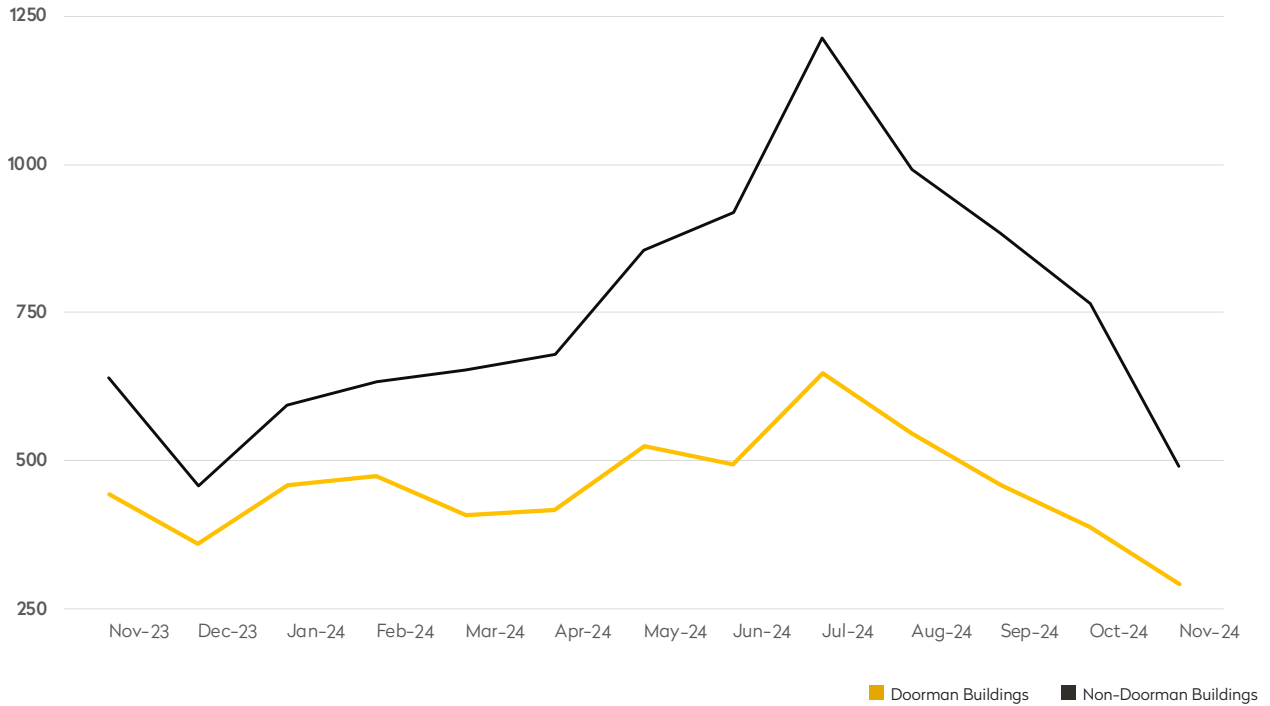
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



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BHSID 22577695

Number of New Listings



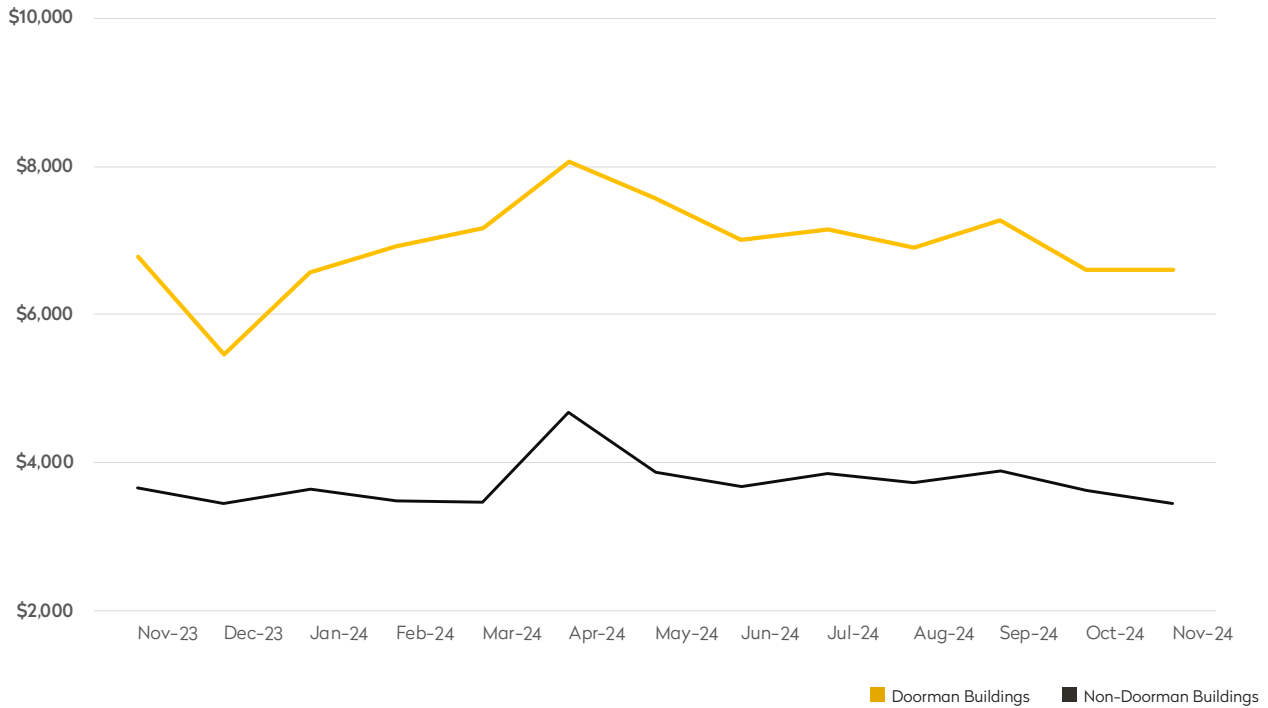
DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	65	70	-7%	60	8%
1-Bedrooms	122	159	-23%	196	-38%
2-Bedrooms	74	120	-38%	117	-37%
3-Bedrooms	23	27	-15%	60	-62%
4-Bedrooms	7	11	-36%	7	0%
All	292	389	-25%	443	-34%

NON-DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	136	209	-35%	167	-19%
1-Bedrooms	208	296	-30%	292	-29%
2-Bedrooms	109	202	-46%	119	-8%
3-Bedrooms	34	51	-33%	47	-28%
4-Bedrooms	4	7	-43%	12	-67%
All	491	766	-36%	641	-23%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	\$3,537	\$3,731	-5%	\$3,828	-8%
1-Bedrooms	\$4,898	\$4,806	2%	\$4,487	9%
2-Bedrooms	\$7,247	\$7,500	-3%	\$7,403	-2%
3-Bedrooms	\$16,445	\$11,933	38%	\$12,416	32%
4-Bedrooms	\$18,542	\$23,212	-20%	\$17,832	4%
All	\$6,605	\$6,607	0%	\$6,783	-3%

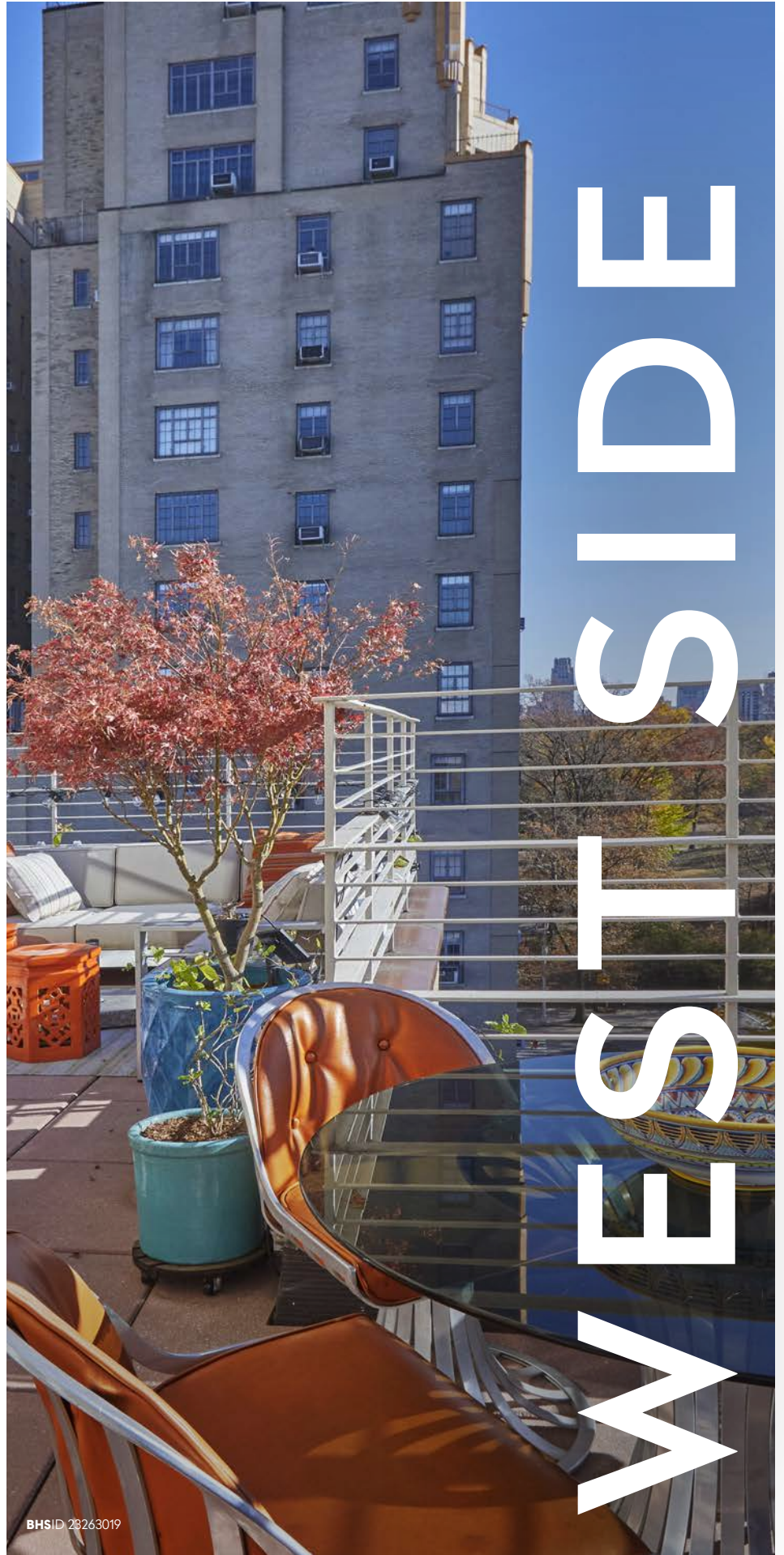
NON-DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	\$2,731	\$2,671	2%	\$2,469	11%
1-Bedrooms	\$3,133	\$3,110	1%	\$3,055	3%
2-Bedrooms	\$3,912	\$4,217	-7%	\$4,010	-2%
3-Bedrooms	\$5,785	\$6,473	-11%	\$7,082	-18%
4-Bedrooms	\$11,449	\$10,536	9%	\$9,466	21%
All	\$3,446	\$3,625	-5%	\$3,661	-6%

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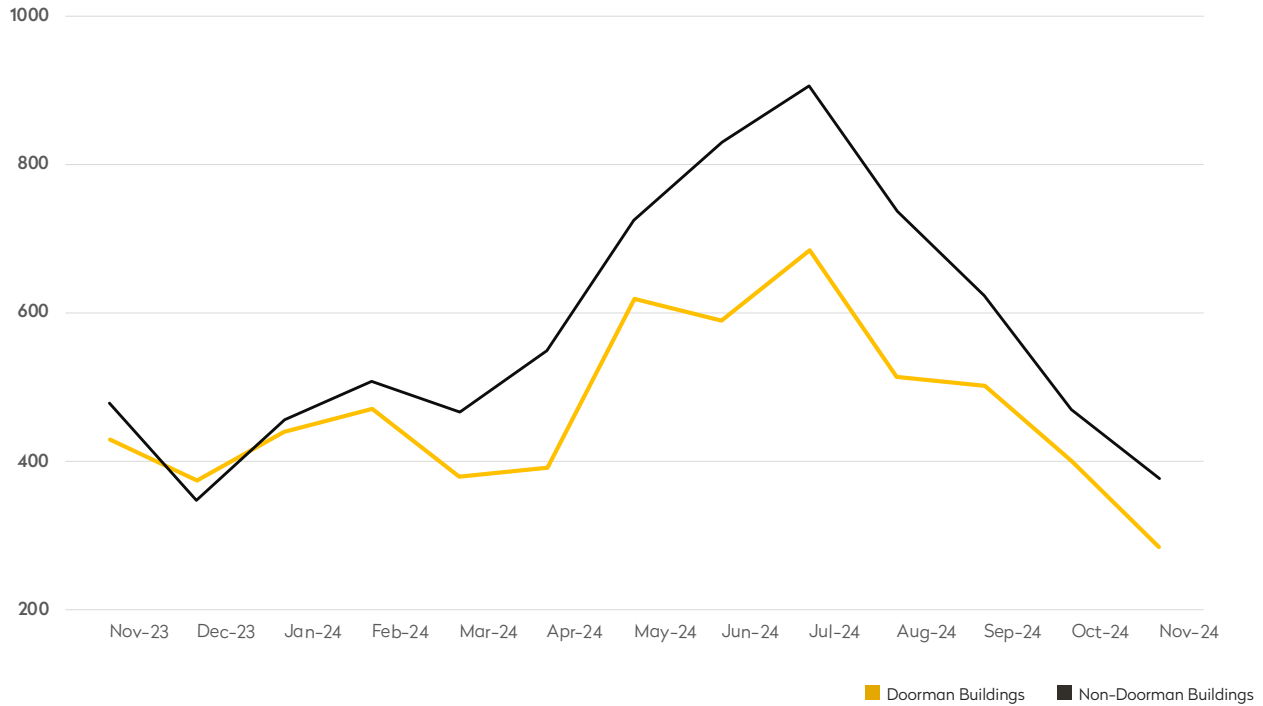
NOVEMBER 2024

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



BHSID 23263019

Number of New Listings



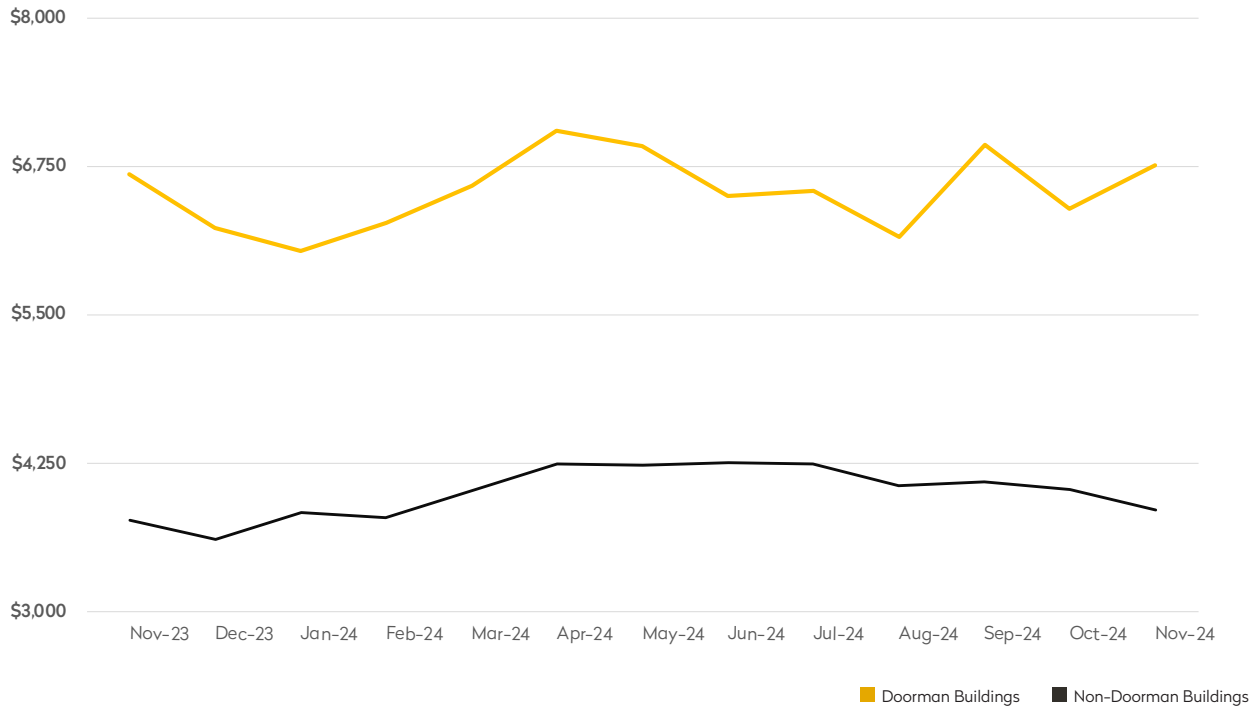
DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	59	71	-17%	78	-24%
1-Bedrooms	102	170	-40%	169	-40%
2-Bedrooms	73	98	-26%	109	-33%
3-Bedrooms	39	47	-17%	56	-30%
4-Bedrooms	9	14	-36%	14	-36%
All	284	401	-29%	430	-34%

NON-DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	81	103	-21%	94	-14%
1-Bedrooms	139	181	-23%	192	-28%
2-Bedrooms	89	114	-22%	121	-26%
3-Bedrooms	57	54	6%	52	10%
4-Bedrooms	10	12	-17%	14	-29%
All	377	470	-20%	478	-21%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	\$3,365	\$3,279	3%	\$3,351	0%
1-Bedrooms	\$4,800	\$4,959	-3%	\$4,419	9%
2-Bedrooms	\$8,203	\$8,015	2%	\$7,886	4%
3-Bedrooms	\$11,357	\$10,439	9%	\$11,803	-4%
4-Bedrooms	\$12,984	\$12,303	6%	\$14,762	-12%
All	\$6,754	\$6,394	6%	\$6,681	1%

NON-DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	\$2,631	\$2,623	0%	\$2,563	3%
1-Bedrooms	\$3,463	\$3,515	-1%	\$3,323	4%
2-Bedrooms	\$4,190	\$4,517	-7%	\$4,201	0%
3-Bedrooms	\$5,004	\$5,945	-16%	\$5,666	-12%
4-Bedrooms	\$9,421	\$9,564	-1%	\$5,859	61%
All	\$3,854	\$4,028	-4%	\$3,774	2%

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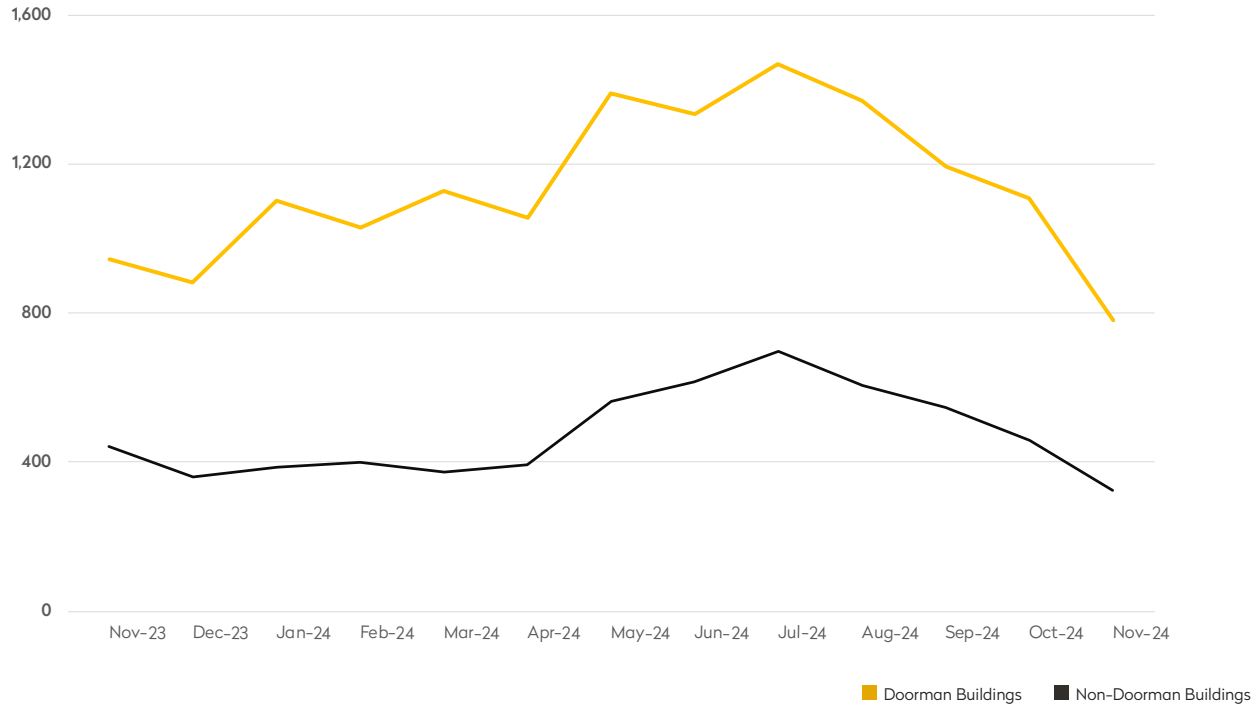
NOVEMBER 2024

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



BHSID 23127924

Number of New Listings



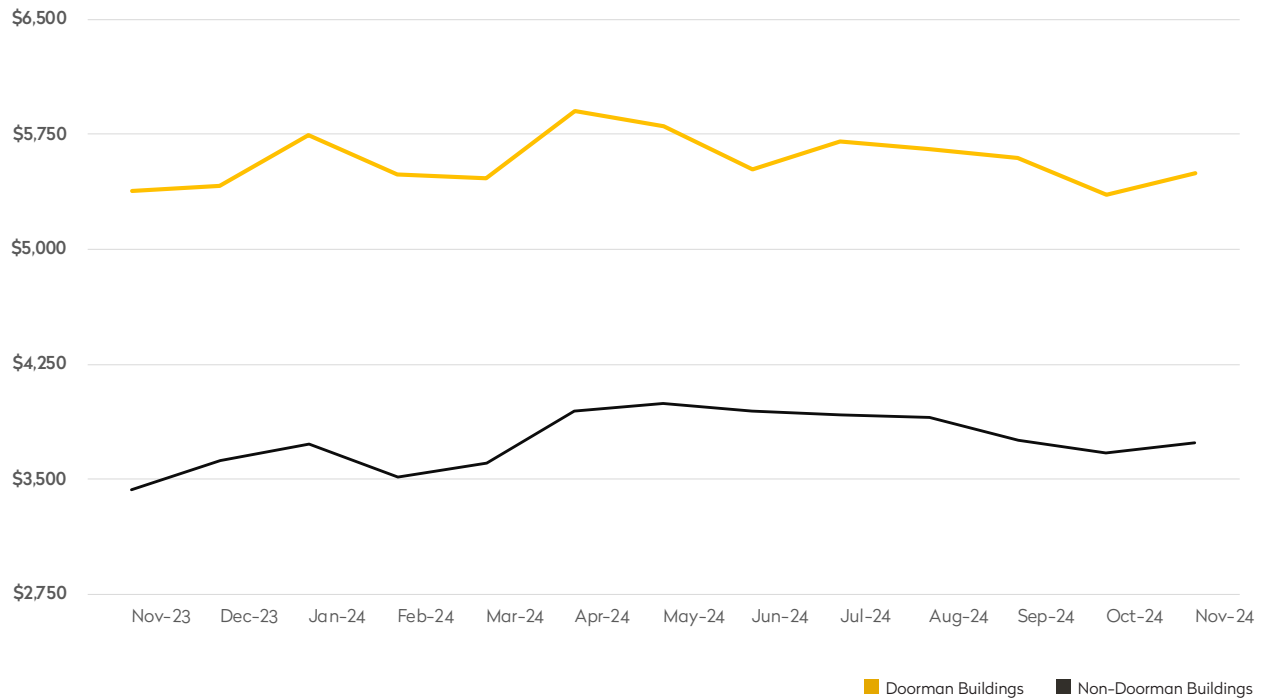
DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	210	320	-34%	230	-9%
1-Bedrooms	354	465	-24%	419	-16%
2-Bedrooms	179	247	-28%	222	-19%
3-Bedrooms	33	66	-50%	58	-43%
4-Bedrooms	4	11	-64%	11	-64%
All	781	1,109	-30%	944	-17%

NON-DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	87	119	-27%	77	13%
1-Bedrooms	125	171	-27%	198	-37%
2-Bedrooms	78	119	-34%	124	-37%
3-Bedrooms	26	40	-35%	34	-24%
4-Bedrooms	5	10	-50%	7	-29%
All	323	460	-30%	441	-27%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	\$3,523	\$3,545	-1%	\$3,483	1%
1-Bedrooms	\$4,680	\$4,727	-1%	\$4,457	5%
2-Bedrooms	\$7,913	\$7,096	12%	\$6,732	18%
3-Bedrooms	\$9,981	\$9,626	4%	\$10,781	-7%
4-Bedrooms	\$19,113	\$19,817	-4%	\$17,838	7%
All	\$5,498	\$5,355	3%	\$5,383	2%

NON-DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	\$3,049	\$2,889	6%	\$2,582	18%
1-Bedrooms	\$3,341	\$3,146	6%	\$3,102	8%
2-Bedrooms	\$4,094	\$4,198	-2%	\$3,787	8%
3-Bedrooms	\$5,798	\$5,469	6%	\$5,024	15%
4-Bedrooms	\$7,519	\$8,268	-9%	\$6,382	18%
All	\$3,738	\$3,672	2%	\$3,430	9%

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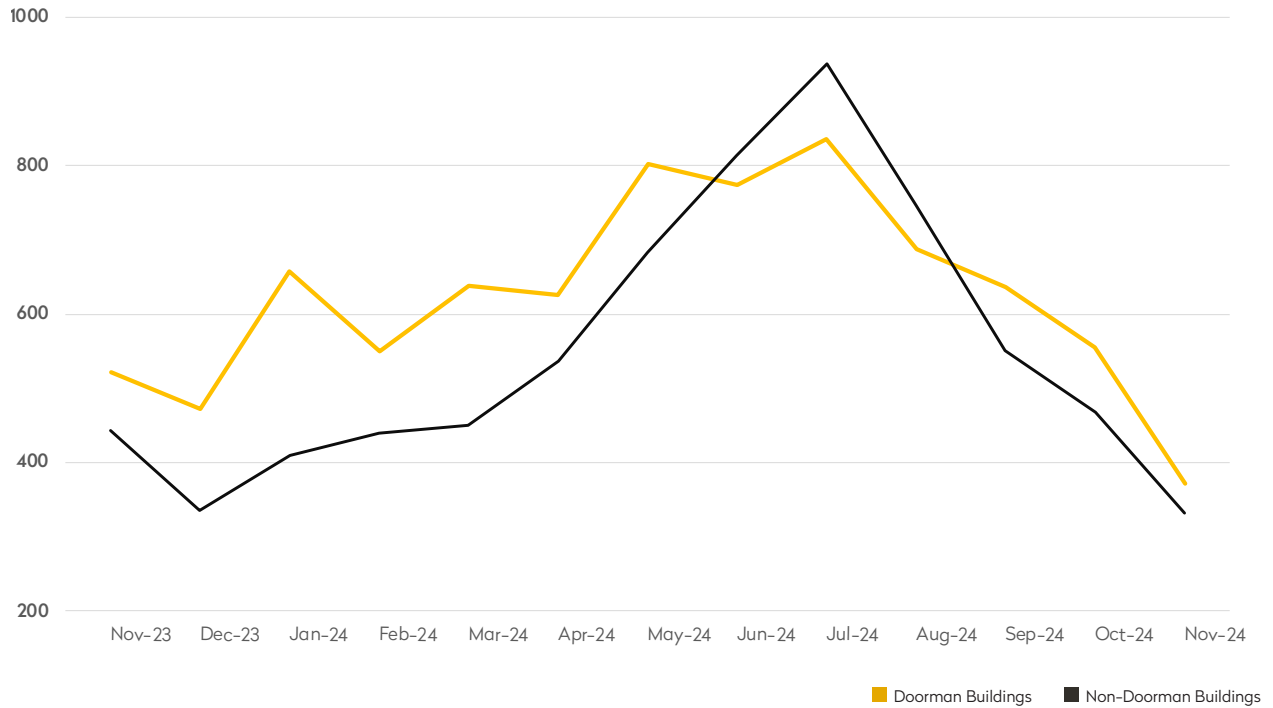
NOVEMBER 2024

34th Street to 14th Street



BHSID 23251097

Number of New Listings



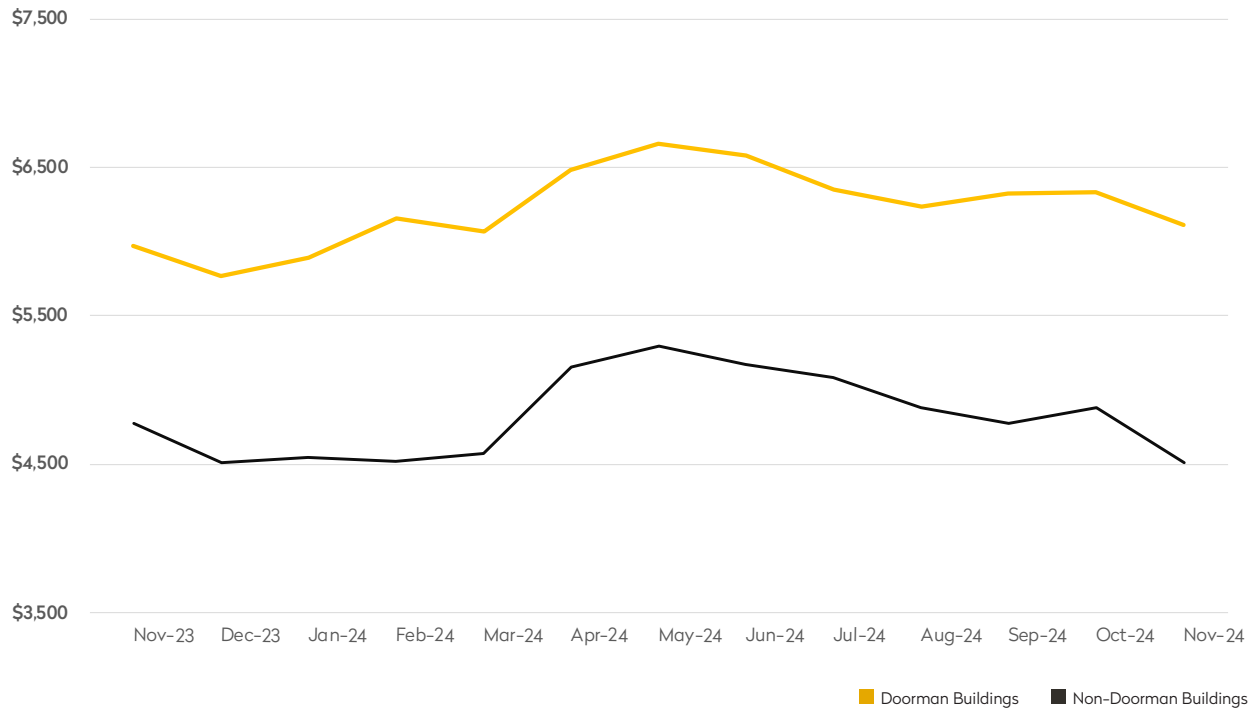
DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	95	140	-32%	124	-23%
1-Bedrooms	181	247	-27%	249	-27%
2-Bedrooms	80	135	-41%	117	-32%
3-Bedrooms	13	28	-54%	27	-52%
4-Bedrooms	3	5	-40%	2	50%
All	372	556	-33%	521	-29%

NON-DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	92	124	-26%	113	-19%
1-Bedrooms	131	169	-22%	154	-15%
2-Bedrooms	72	102	-29%	100	-28%
3-Bedrooms	24	51	-53%	53	-55%
4-Bedrooms	12	19	-37%	20	-40%
All	332	467	-29%	444	-25%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	\$4,061	\$4,065	0%	\$3,864	5%
1-Bedrooms	\$5,412	\$5,382	1%	\$5,300	2%
2-Bedrooms	\$7,915	\$8,464	-6%	\$8,413	-6%
3-Bedrooms	\$13,753	\$12,632	9%	\$11,330	21%
4-Bedrooms	\$32,268	\$22,378	44%	\$8,065	300%
All	\$6,113	\$6,330	-3%	\$5,973	2%

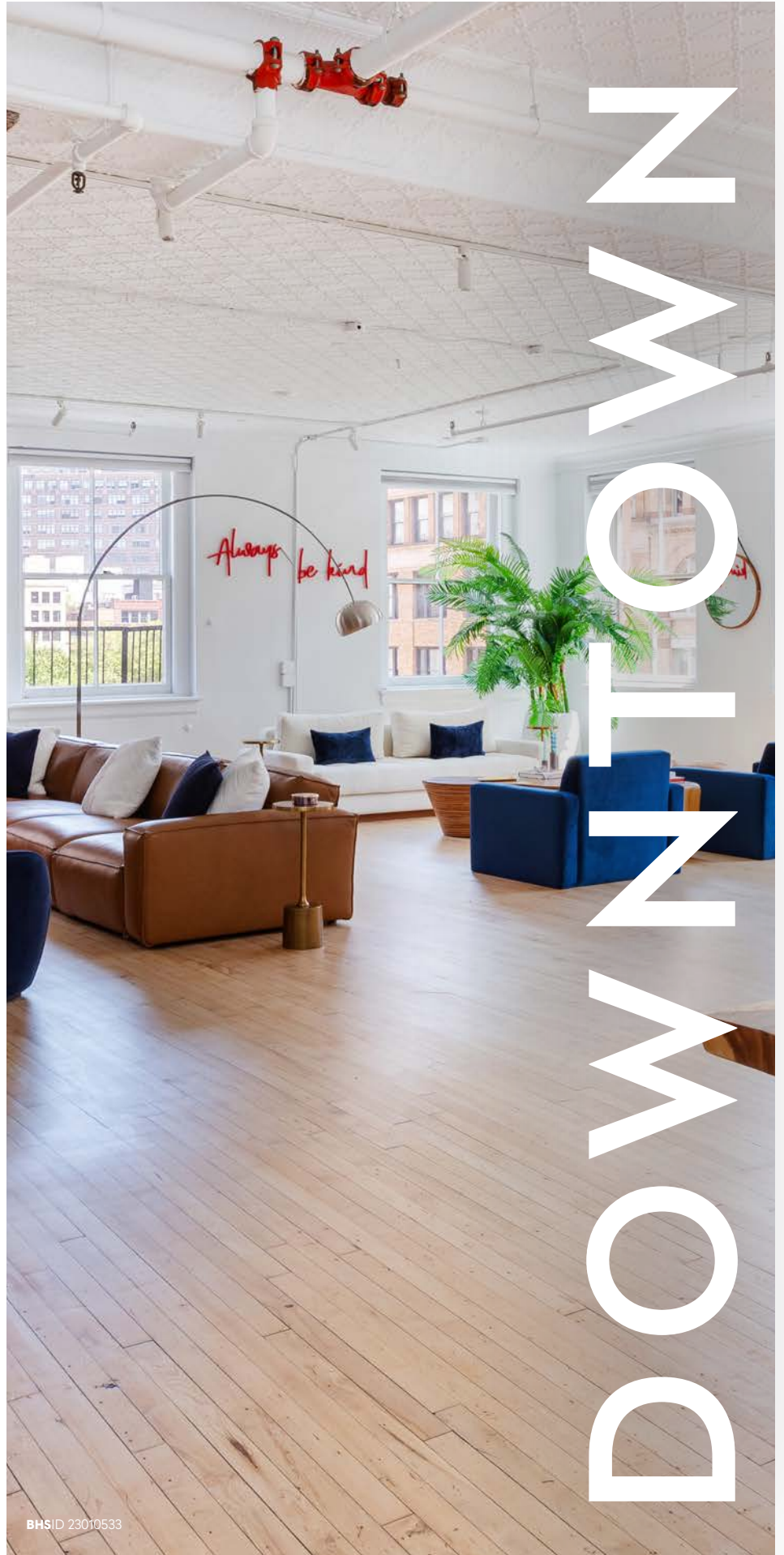
NON-DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	\$2,935	\$3,144	-7%	\$2,929	0%
1-Bedrooms	\$3,761	\$3,875	-3%	\$3,649	3%
2-Bedrooms	\$5,982	\$5,321	12%	\$5,006	19%
3-Bedrooms	\$6,874	\$8,762	-22%	\$7,092	-3%
4-Bedrooms	\$9,596	\$12,122	-21%	\$9,243	4%
All	\$4,514	\$4,881	-8%	\$4,777	-6%

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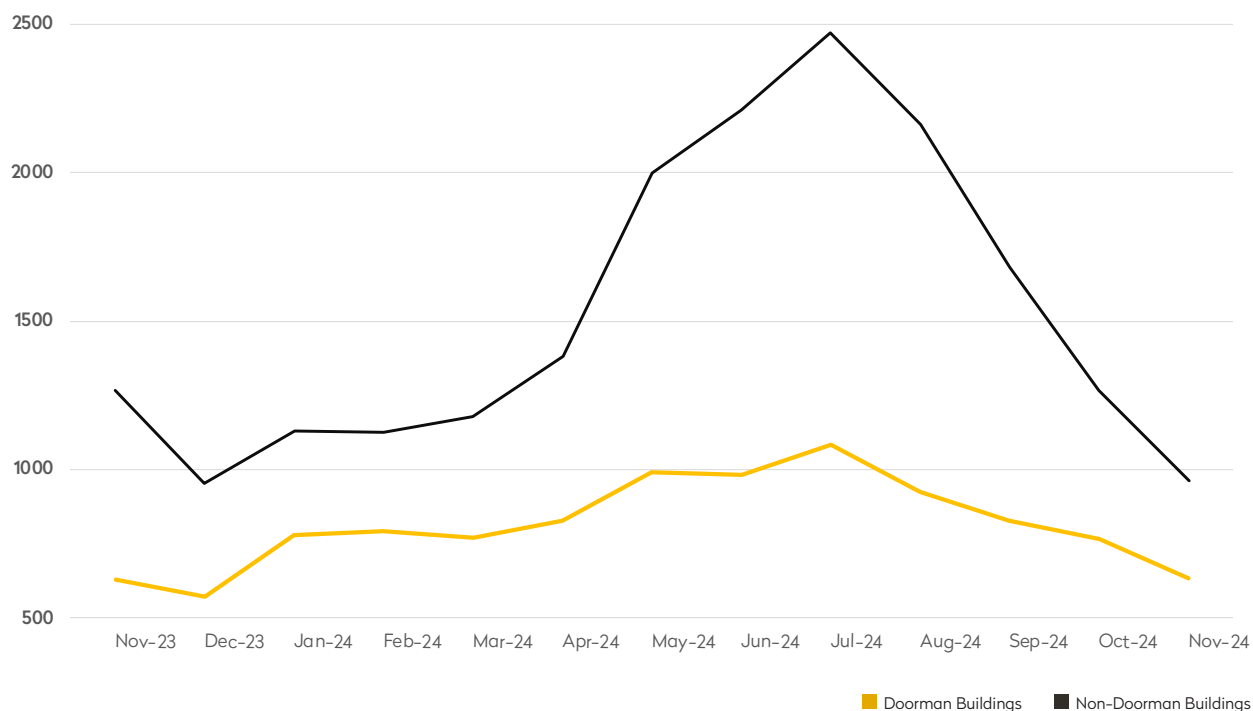
NOVEMBER 2024

South of 14th Street



BHSID 23010533

Number of New Listings



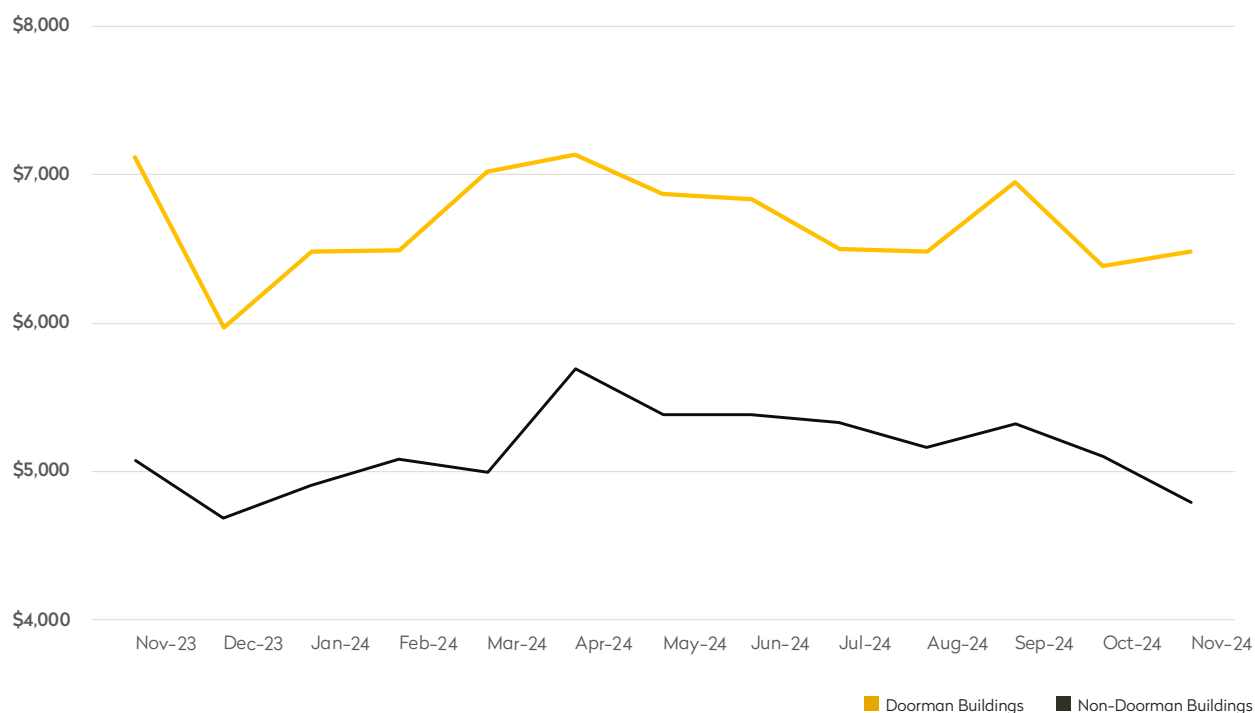
DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	196	234	-16%	176	11%
1-Bedrooms	251	297	-15%	249	1%
2-Bedrooms	134	159	-16%	132	2%
3-Bedrooms	39	59	-34%	51	-24%
4-Bedrooms	10	14	-29%	18	-44%
All	633	766	-17%	630	0%

NON-DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	184	199	-8%	228	-19%
1-Bedrooms	343	421	-19%	430	-20%
2-Bedrooms	304	443	-31%	382	-20%
3-Bedrooms	104	166	-37%	145	-28%
4-Bedrooms	22	34	-35%	65	-66%
All	963	1,266	-24%	1,266	-24%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	\$3,979	\$4,003	-1%	\$3,748	6%
1-Bedrooms	\$5,313	\$5,513	-4%	\$5,633	-6%
2-Bedrooms	\$9,077	\$8,055	13%	\$7,847	16%
3-Bedrooms	\$11,402	\$13,741	-17%	\$14,174	-20%
4-Bedrooms	\$23,162	\$12,574	84%	\$30,543	-24%
All	\$6,479	\$6,389	1%	\$7,116	-9%

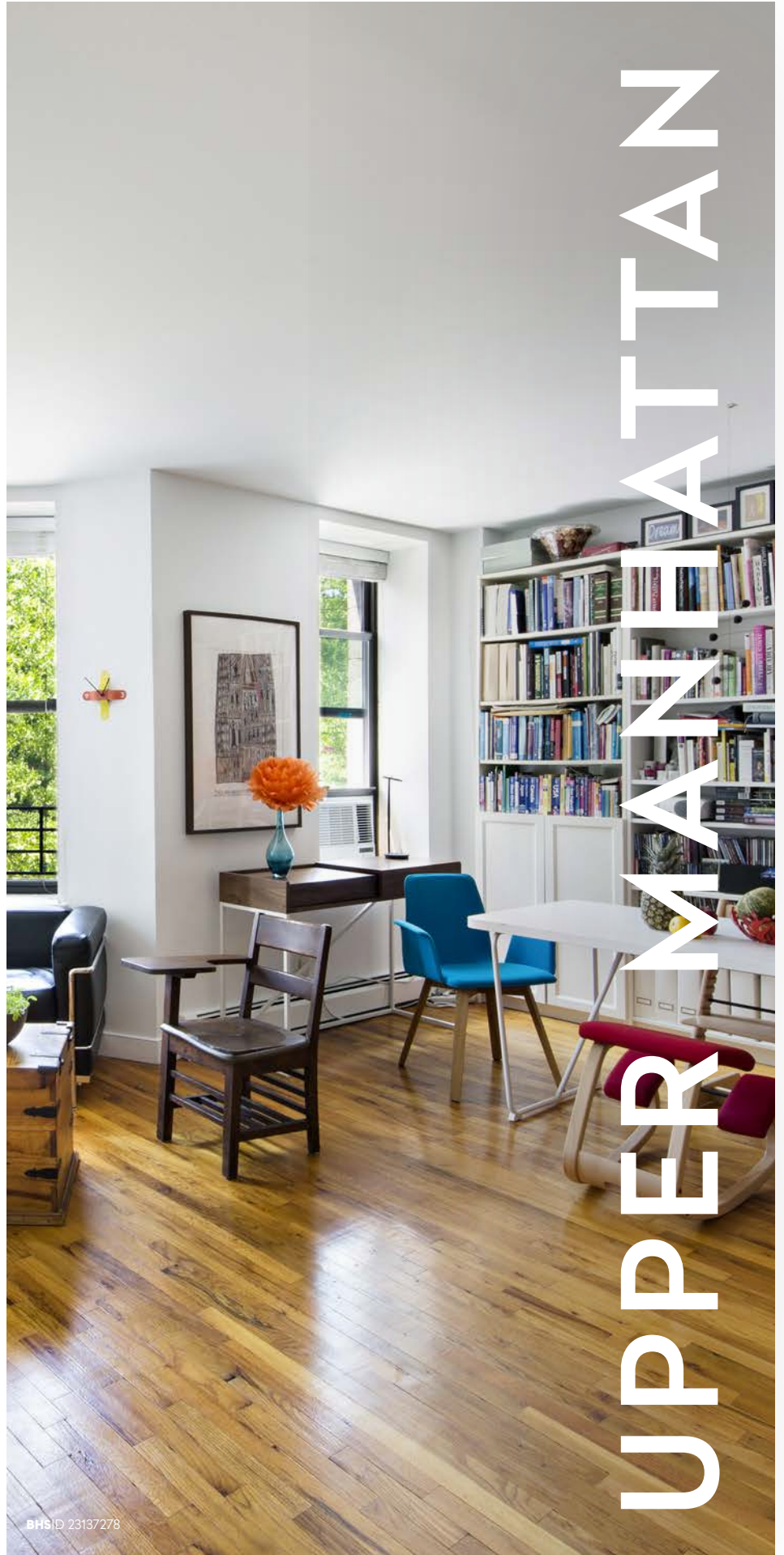
NON-DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	\$3,158	\$3,097	2%	\$3,029	4%
1-Bedrooms	\$3,923	\$3,997	-2%	\$3,752	5%
2-Bedrooms	\$5,110	\$5,556	-8%	\$5,144	-1%
3-Bedrooms	\$8,128	\$7,595	7%	\$7,979	2%
4-Bedrooms	\$10,993	\$11,124	-1%	\$11,418	-4%
All	\$4,791	\$5,101	-6%	\$5,079	-6%

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NOVEMBER 2024

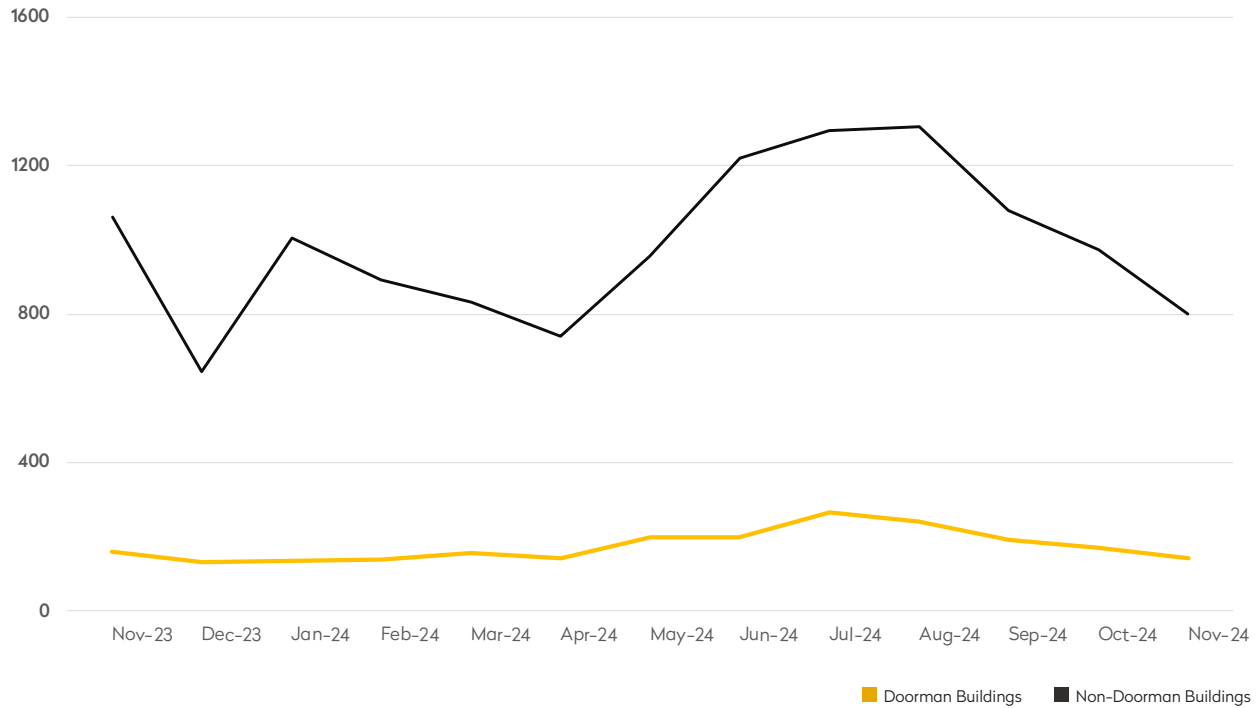
Generally North of 96th St. on the East Side,
and 110th St. on the West Side



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BHSID 23137278

Number of New Listings



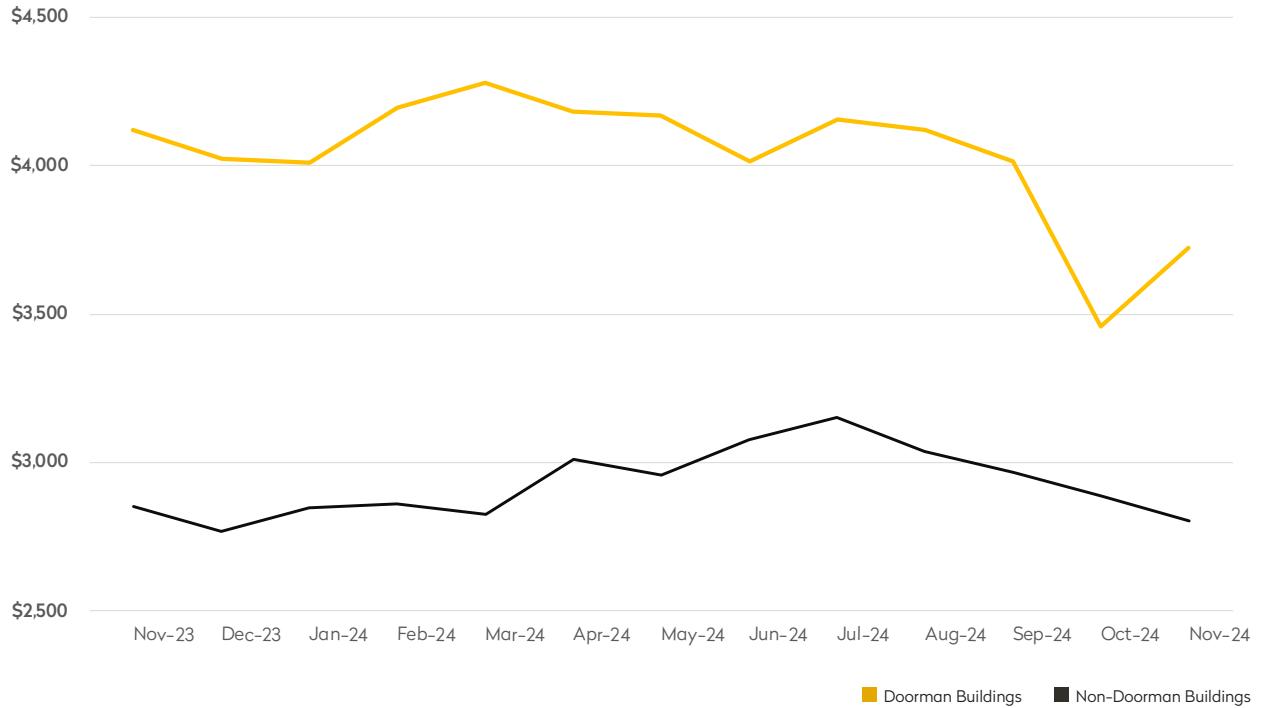
DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	17	29	-41%	19	-11%
1-Bedrooms	62	66	-6%	55	13%
2-Bedrooms	47	52	-10%	50	-6%
3-Bedrooms	11	21	-48%	24	-54%
4-Bedrooms	3	4	-25%	4	-25%
All	141	172	-18%	159	-11%

NON-DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	92	126	-27%	90	2%
1-Bedrooms	291	347	-16%	390	-25%
2-Bedrooms	249	303	-18%	341	-27%
3-Bedrooms	140	148	-5%	180	-22%
4-Bedrooms	20	46	-57%	53	-62%
All	799	974	-18%	1,061	-25%

Average Asking Rent



DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	\$2,630	\$2,446	8%	\$2,644	-1%
1-Bedrooms	\$3,221	\$2,820	14%	\$3,320	-3%
2-Bedrooms	\$4,175	\$4,198	-1%	\$4,372	-5%
3-Bedrooms	\$4,350	\$4,597	-5%	\$4,941	-12%
4-Bedrooms	\$3,863	\$5,759	-33%	\$3,449	12%
All	\$3,724	\$3,459	8%	\$4,120	-10%

NON-DOORMAN BUILDINGS

	NOVEMBER 2024	OCTOBER 2024	MONTHLY CHANGE	NOVEMBER 2023	ANNUAL CHANGE
Studios	\$2,233	\$2,167	3%	\$2,069	8%
1-Bedrooms	\$2,351	\$2,458	-4%	\$2,343	0%
2-Bedrooms	\$2,839	\$2,964	-4%	\$2,916	-3%
3-Bedrooms	\$3,609	\$3,610	0%	\$3,404	6%
4-Bedrooms	\$4,974	\$4,939	1%	\$4,827	3%
All	\$2,802	\$2,889	-3%	\$2,850	-2%

Contact Us

NEW RENTAL LISTINGS REPORT

November 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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