

Rnt

DECEMBER 2023

NEW RENTAL
LISTINGS
REPORT

MANHATTAN



Brown Harris Stevens THE Craft OF Research

Highlights

NEW RENTAL LISTINGS REPORT

December 2023

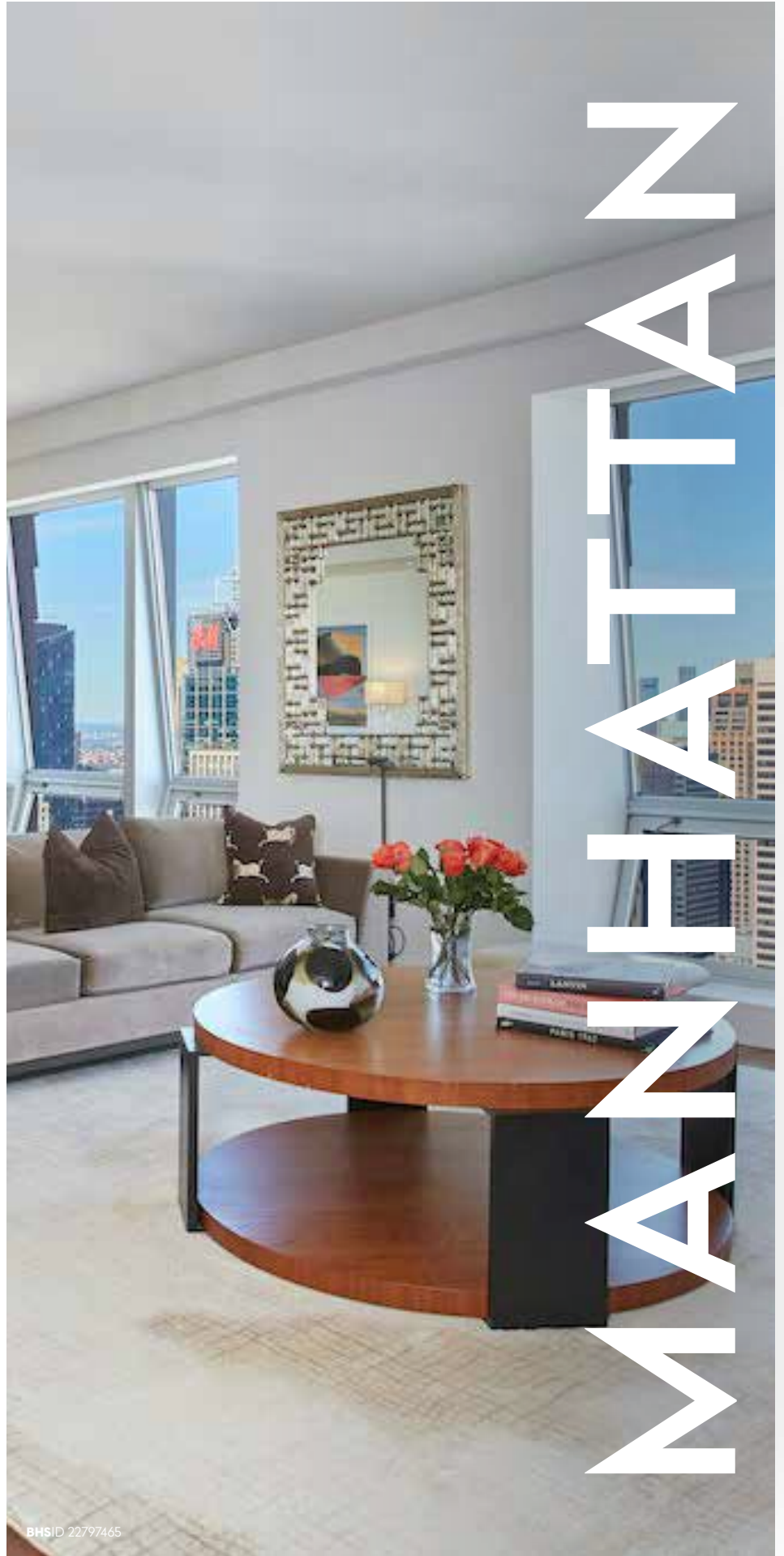
- Average asking rents in doorman buildings dropped 9% from November to \$5,651, while non-doorman buildings dipped 3% to \$3,796.
- In December, the number of new rental listings fell 14% for doorman buildings, and 17% for non-doorman buildings.
- New listings in doorman buildings were slightly higher than a year ago, while non-doorman listings rose 8%.



BHSID 22756601

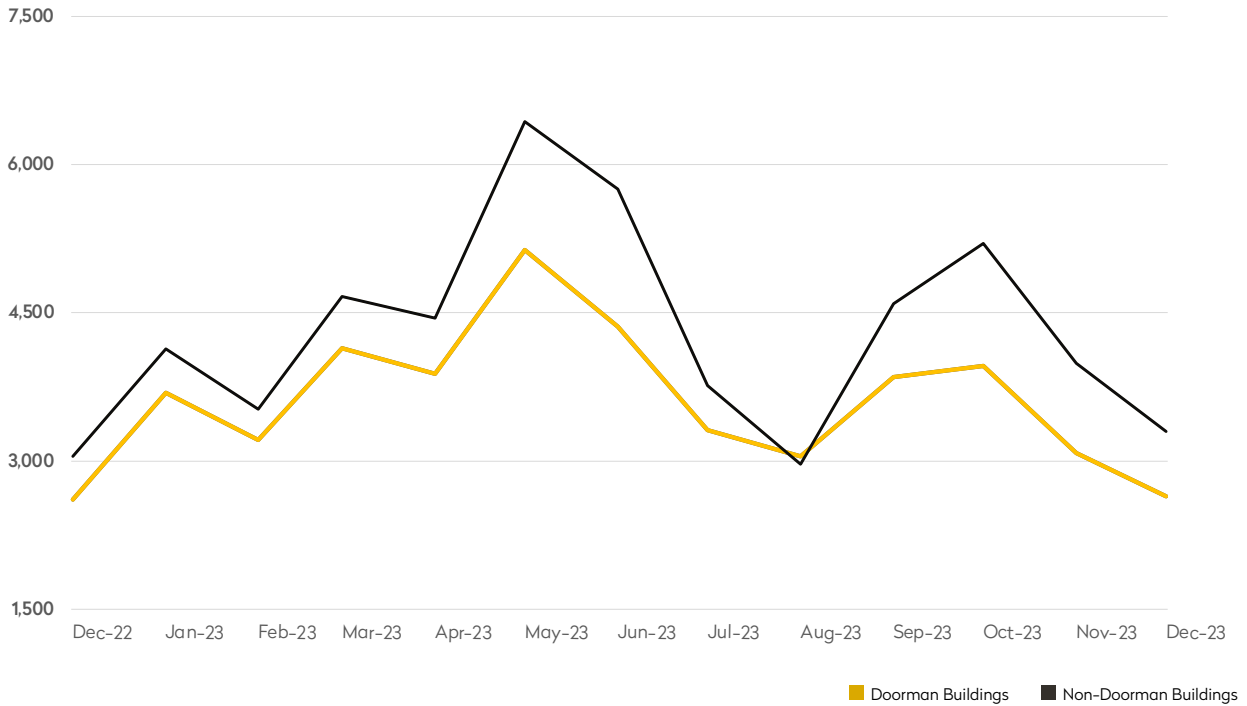
Rnt

DECEMBER 2023



BHSID 22797465

Number of New Listings



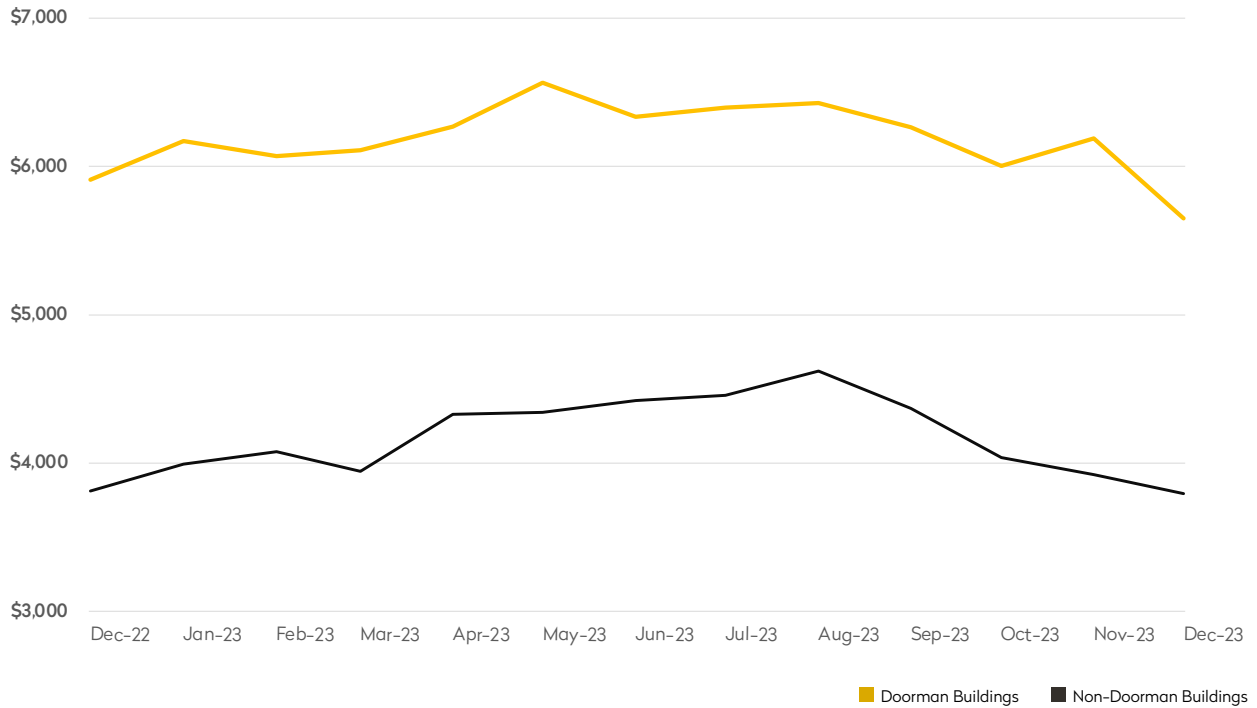
DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	607	672	-10%	435	40%
1-Bedrooms	1,188	1,298	-8%	1,154	3%
2-Bedrooms	636	757	-16%	621	2%
3-Bedrooms	178	272	-35%	200	-11%
4-Bedrooms	30	58	-48%	41	-27%
All	2,643	3,082	-14%	2,609	1%

NON-DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	670	708	-5%	346	94%
1-Bedrooms	1,228	1,534	-20%	1,210	1%
2-Bedrooms	935	1,091	-14%	819	14%
3-Bedrooms	344	469	-27%	331	4%
4-Bedrooms	106	160	-34%	91	16%
All	3,301	3,990	-17%	3,048	8%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	\$3,588	\$3,570	1%	\$3,556	1%
1-Bedrooms	\$4,810	\$4,741	1%	\$4,722	2%
2-Bedrooms	\$7,160	\$7,394	-3%	\$7,151	0%
3-Bedrooms	\$11,273	\$11,442	-1%	\$11,475	-2%
4-Bedrooms	\$14,180	\$19,977	-29%	\$19,422	-27%
All	\$5,651	\$6,189	-9%	\$5,911	-4%

NON-DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	\$2,633	\$2,694	-2%	\$2,751	-4%
1-Bedrooms	\$3,219	\$3,158	2%	\$3,240	-1%
2-Bedrooms	\$4,099	\$4,149	-1%	\$4,046	1%
3-Bedrooms	\$5,781	\$5,586	3%	\$6,125	-6%
4-Bedrooms	\$7,451	\$8,266	-10%	\$7,445	0%
All	\$3,796	\$3,922	-3%	\$3,814	0%

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DECEMBER 2023

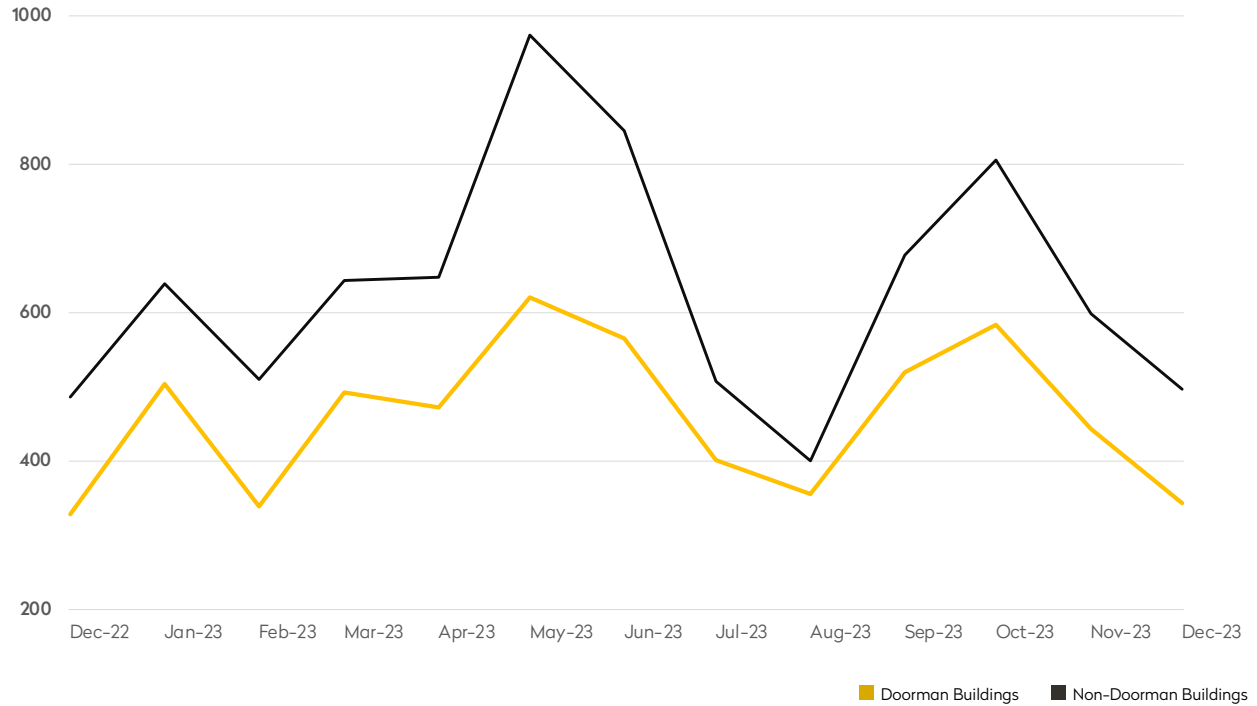
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



WE
DID
NOT
SEE

BHSID 22577695

Number of New Listings



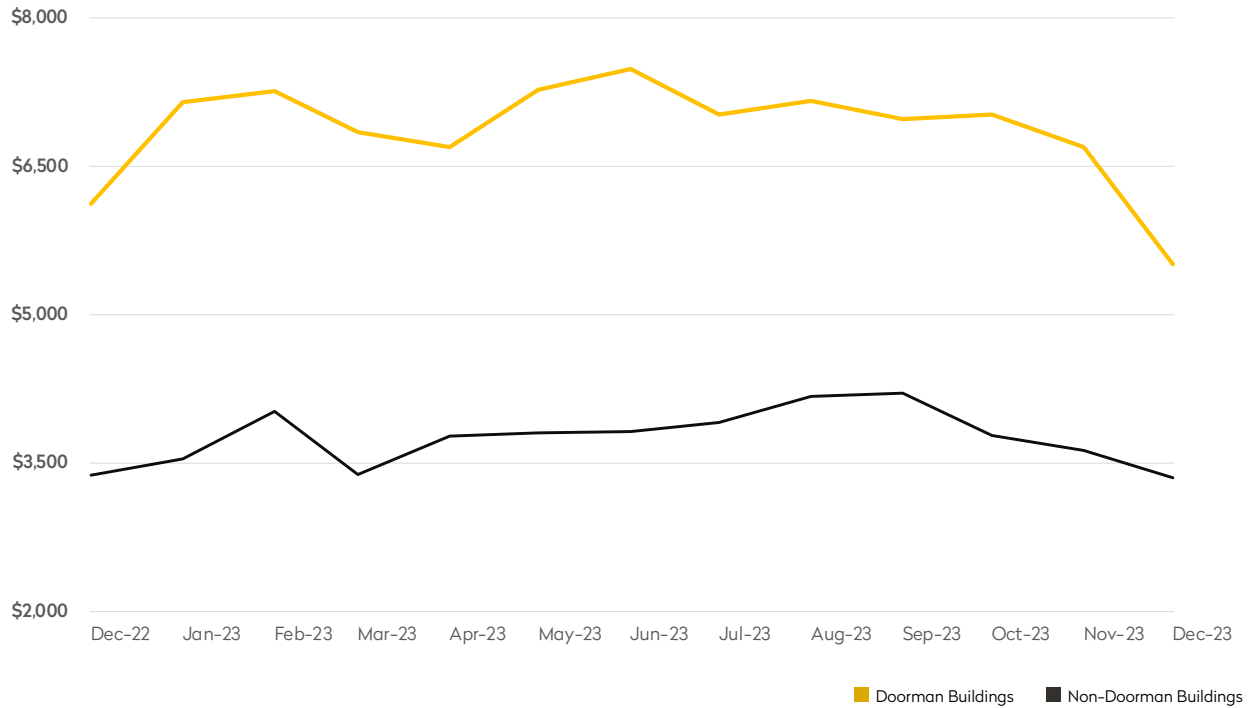
DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	56	60	-7%	40	40%
1-Bedrooms	173	200	-14%	153	13%
2-Bedrooms	88	118	-25%	87	1%
3-Bedrooms	24	56	-57%	22	9%
4-Bedrooms	2	6	-67%	9	-78%
All	343	443	-23%	328	5%

NON-DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	132	154	-14%	82	61%
1-Bedrooms	212	268	-21%	208	2%
2-Bedrooms	124	117	6%	103	20%
3-Bedrooms	23	45	-49%	26	-12%
4-Bedrooms	4	12	-67%	9	-56%
All	497	599	-17%	486	2%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	\$3,404	\$3,673	-7%	\$3,821	-11%
1-Bedrooms	\$4,610	\$4,444	4%	\$4,437	4%
2-Bedrooms	\$7,122	\$7,487	-5%	\$7,039	1%
3-Bedrooms	\$9,953	\$12,600	-21%	\$10,620	-6%
4-Bedrooms	\$18,575	\$17,901	4%	\$23,756	-22%
All	\$5,513	\$6,694	-18%	\$6,122	-10%

NON-DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	\$2,521	\$2,492	1%	\$2,588	-3%
1-Bedrooms	\$2,880	\$3,043	-5%	\$2,948	-2%
2-Bedrooms	\$3,798	\$4,020	-6%	\$3,942	-4%
3-Bedrooms	\$6,903	\$7,119	-3%	\$7,381	-6%
4-Bedrooms	\$14,713	\$9,507	55%	\$8,496	73%
All	\$3,347	\$3,627	-8%	\$3,379	-1%

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DECEMBER 2023

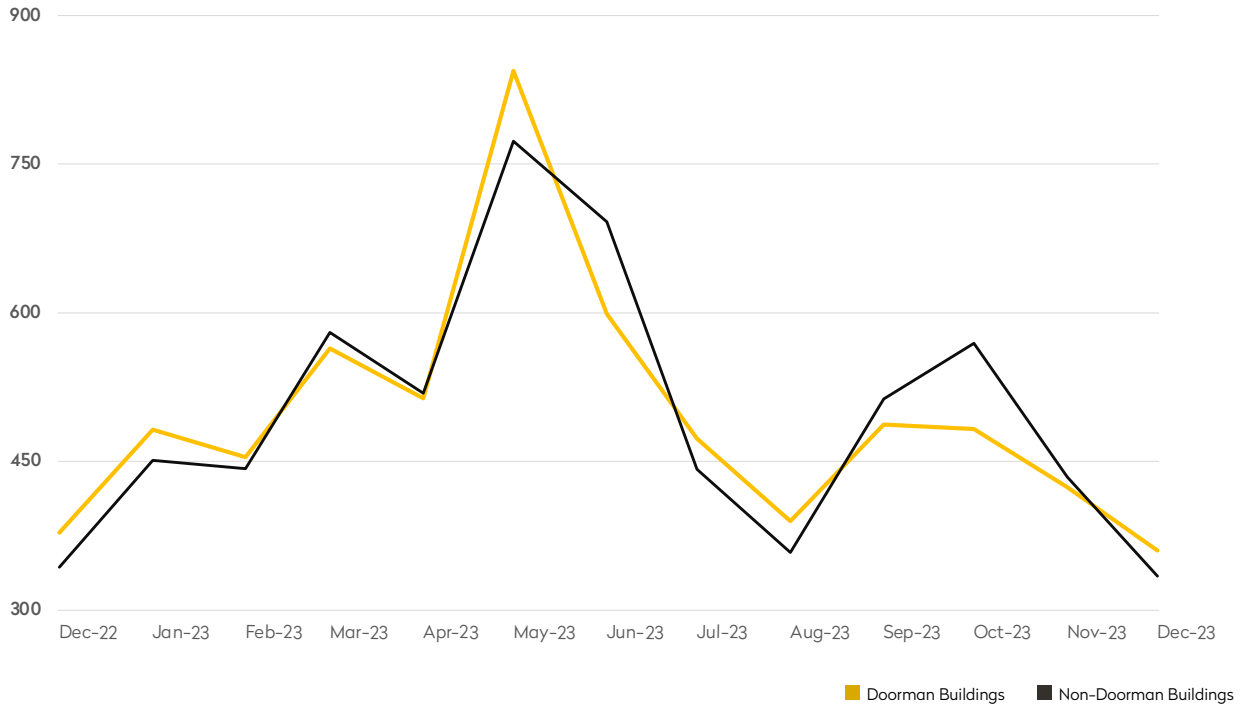
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Avenue



WESTSIDE

BHSID 22730761

Number of New Listings



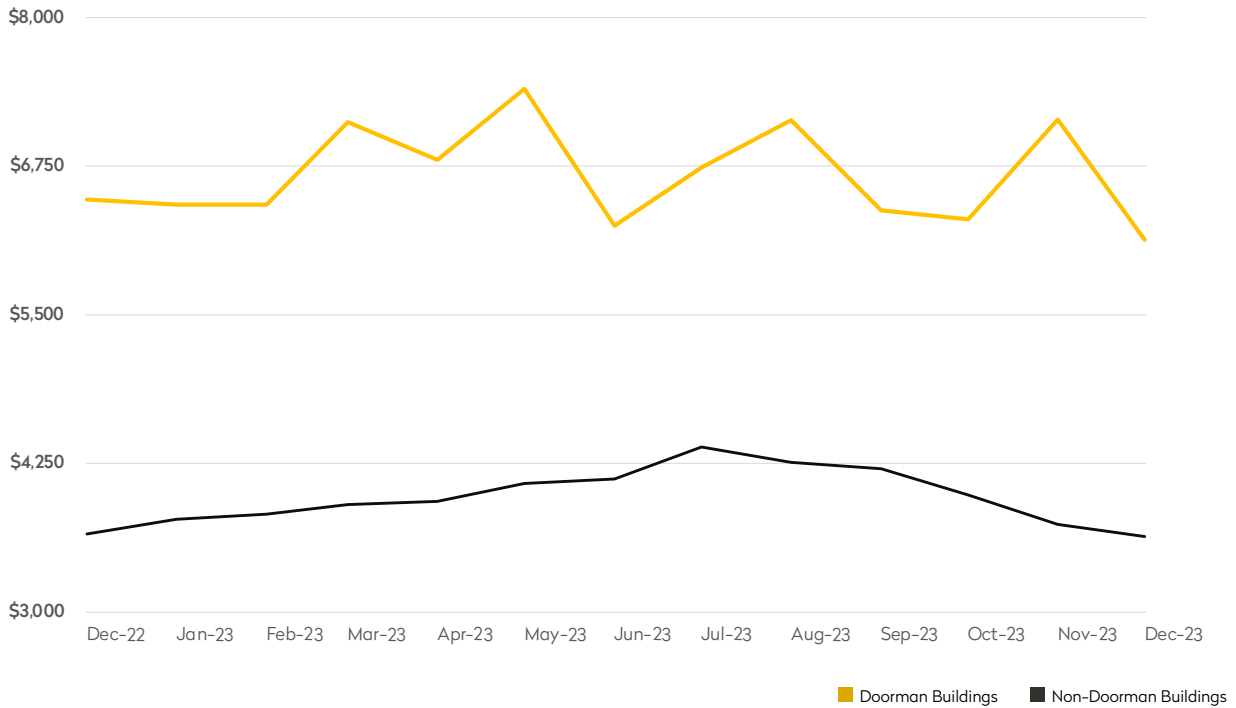
DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	71	72	-1%	48	48%
1-Bedrooms	161	164	-2%	152	6%
2-Bedrooms	77	113	-32%	102	-25%
3-Bedrooms	41	54	-24%	48	-15%
4-Bedrooms	10	16	-38%	9	11%
All	360	424	-15%	378	-5%

NON-DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	70	82	-15%	39	79%
1-Bedrooms	150	178	-16%	158	-5%
2-Bedrooms	78	110	-29%	84	-7%
3-Bedrooms	27	45	-40%	28	-4%
4-Bedrooms	6	15	-60%	8	-25%
All	334	434	-23%	343	-3%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	\$3,328	\$3,339	0%	\$3,413	-2%
1-Bedrooms	\$4,531	\$4,581	-1%	\$4,607	-2%
2-Bedrooms	\$7,948	\$7,884	1%	\$7,129	11%
3-Bedrooms	\$11,752	\$12,600	-7%	\$12,759	-8%
4-Bedrooms	\$14,680	\$16,309	-10%	\$18,042	-19%
All	\$6,129	\$7,141	-14%	\$6,472	-5%

NON-DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	\$2,533	\$2,566	-1%	\$2,582	-2%
1-Bedrooms	\$3,309	\$3,325	0%	\$3,327	-1%
2-Bedrooms	\$4,043	\$4,211	-4%	\$4,234	-5%
3-Bedrooms	\$5,801	\$5,361	8%	\$5,737	1%
4-Bedrooms	\$4,867	\$5,868	-17%	\$5,788	-16%
All	\$3,637	\$3,739	-3%	\$3,658	-1%

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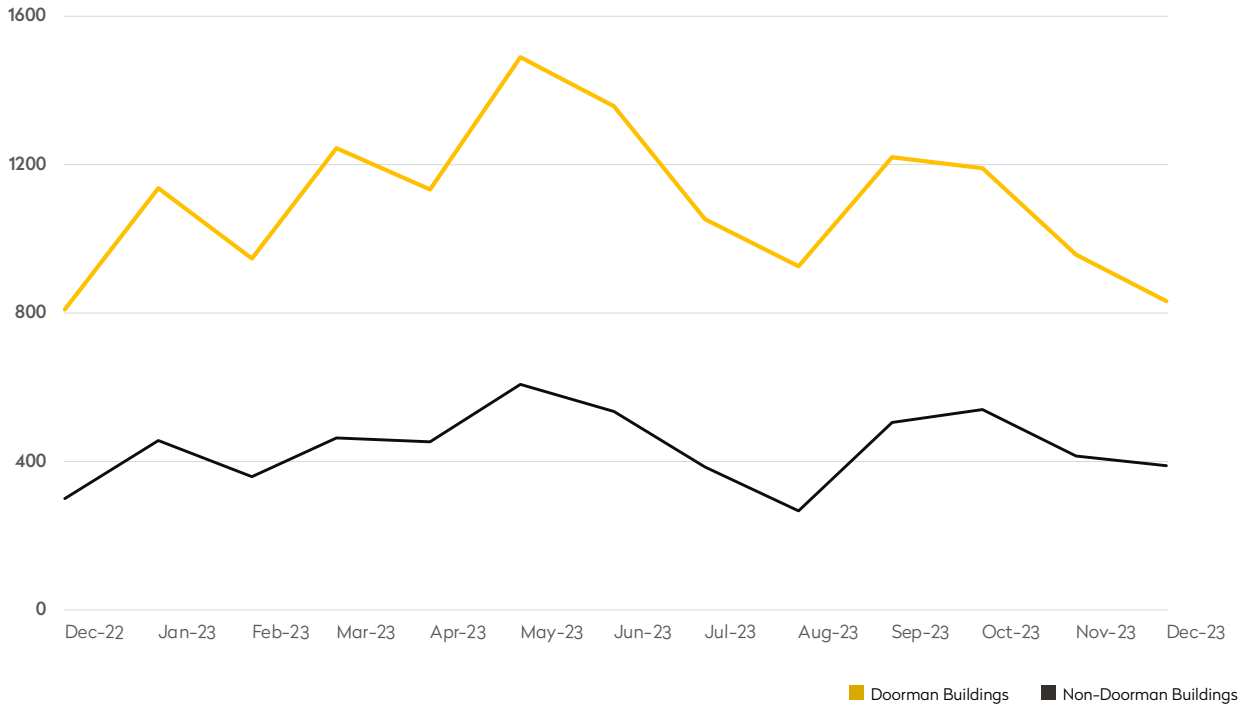
DECEMBER 2023

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



BHSID 22822007

Number of New Listings



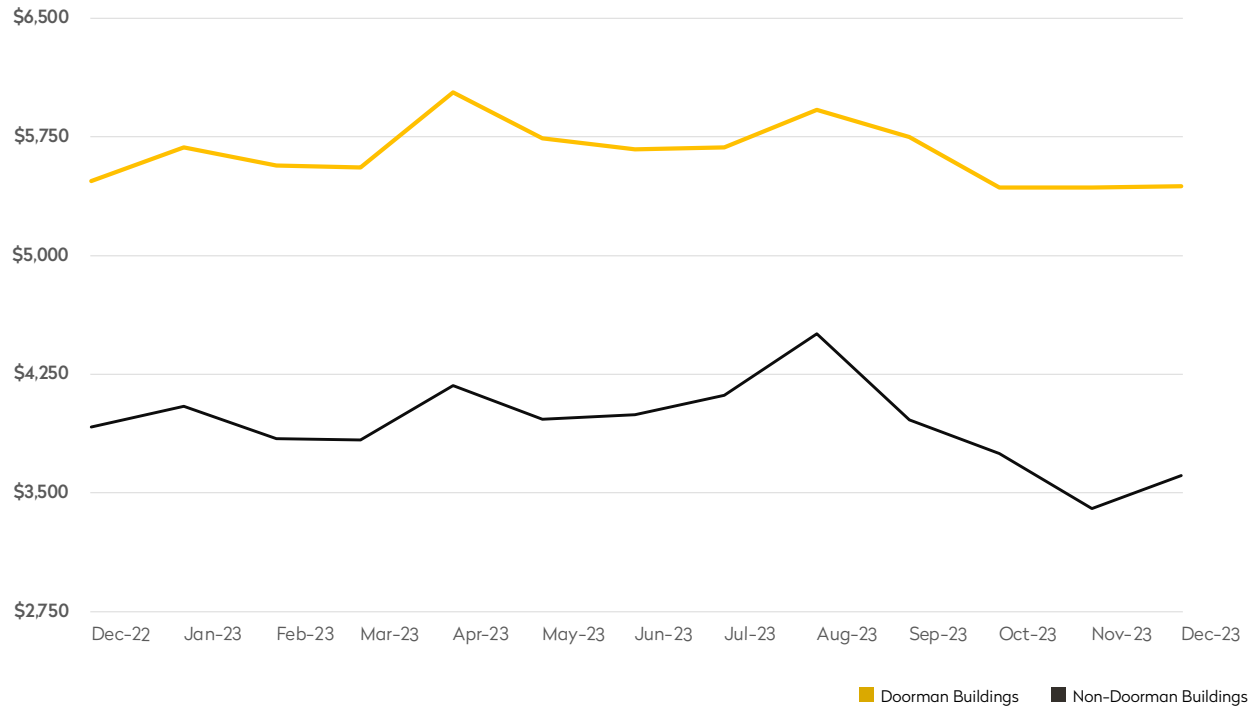
DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	188	232	-19%	132	42%
1-Bedrooms	387	412	-6%	373	4%
2-Bedrooms	207	235	-12%	201	3%
3-Bedrooms	44	61	-28%	48	-8%
4-Bedrooms	5	13	-62%	5	0%
All	832	957	-13%	809	3%

NON-DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	110	71	55%	47	134%
1-Bedrooms	126	187	-33%	116	9%
2-Bedrooms	107	113	-5%	77	39%
3-Bedrooms	36	35	3%	27	33%
4-Bedrooms	9	8	13%	6	50%
All	389	415	-6%	299	30%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	\$3,473	\$3,449	1%	\$3,270	6%
1-Bedrooms	\$4,665	\$4,446	5%	\$4,609	1%
2-Bedrooms	\$6,935	\$6,838	1%	\$7,202	-4%
3-Bedrooms	\$11,048	\$10,559	5%	\$11,531	-4%
4-Bedrooms	\$22,800	\$16,724	36%	\$16,930	35%
All	\$5,437	\$5,431	0%	\$5,471	-1%

NON-DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	\$2,685	\$2,583	4%	\$2,782	-3%
1-Bedrooms	\$3,197	\$3,079	4%	\$3,355	-5%
2-Bedrooms	\$4,112	\$3,703	11%	\$4,388	-6%
3-Bedrooms	\$5,366	\$4,880	10%	\$6,491	-17%
4-Bedrooms	\$7,213	\$6,147	17%	\$9,805	-26%
All	\$3,608	\$3,402	6%	\$3,917	-8%

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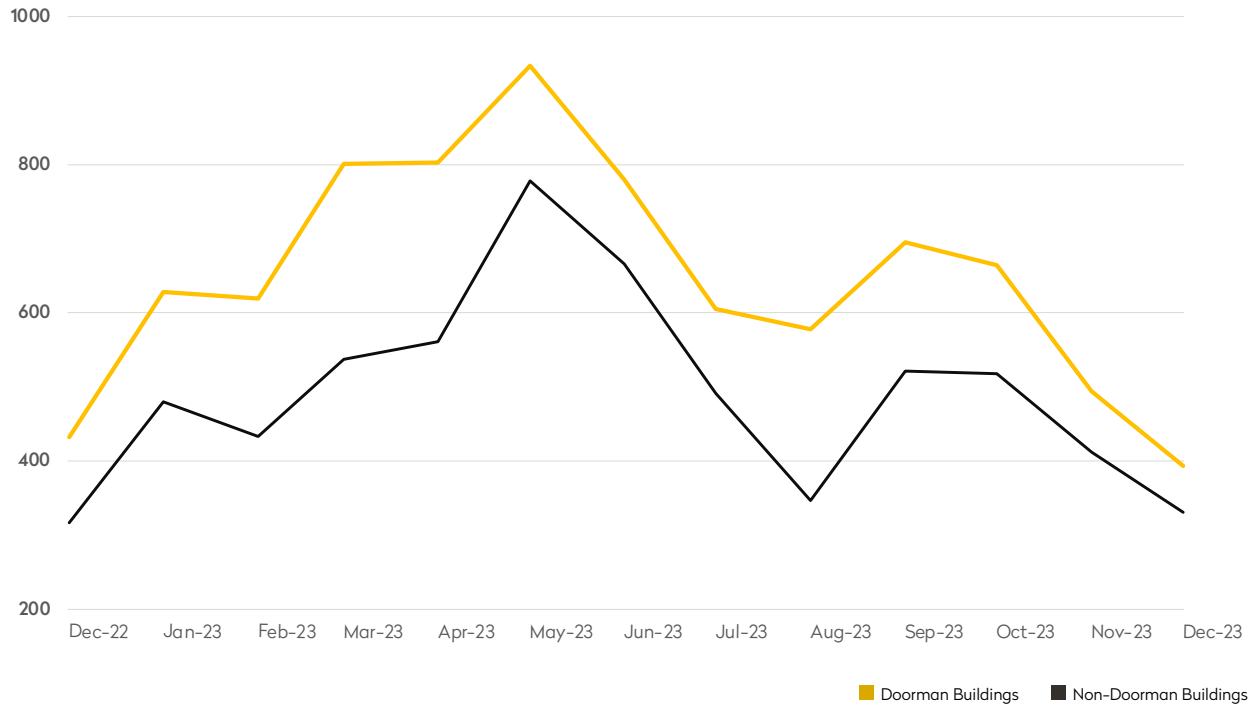
DECEMBER 2023

34th Street to 14th Street



BHSID 22823270

Number of New Listings



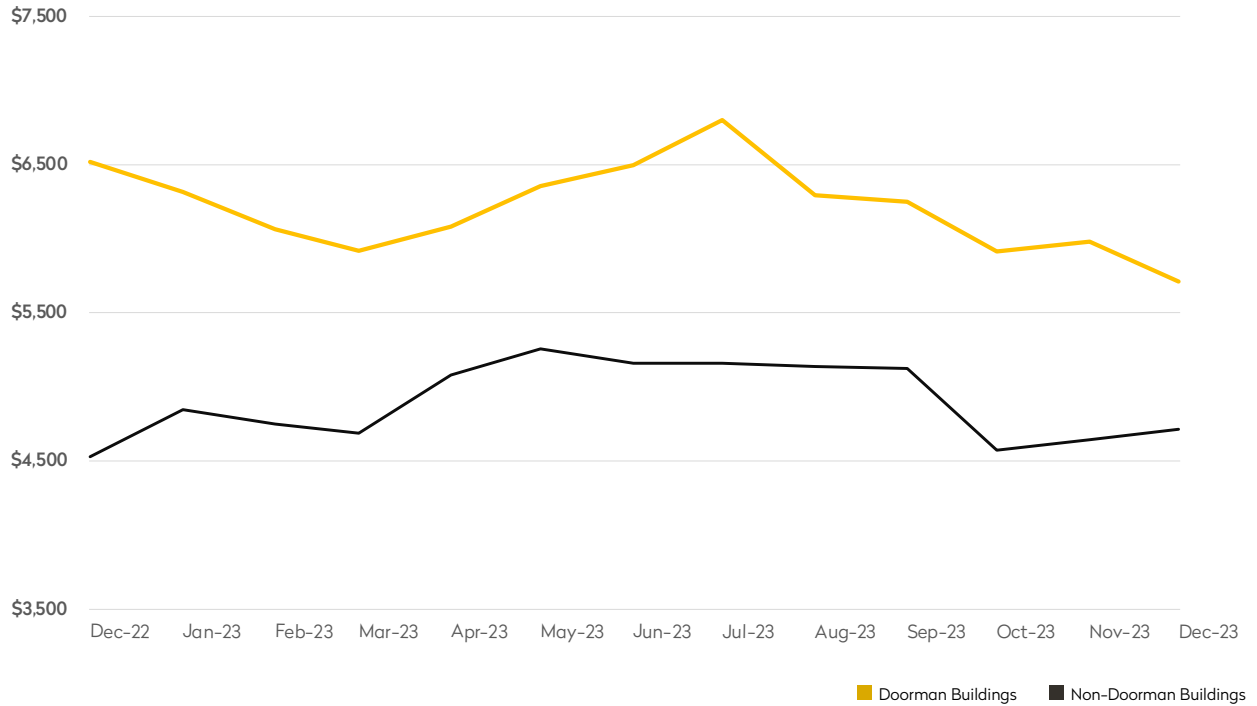
DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	82	124	-34%	80	3%
1-Bedrooms	215	222	-3%	217	-1%
2-Bedrooms	80	113	-29%	75	7%
3-Bedrooms	14	30	-53%	28	-50%
4-Bedrooms	2	3	-33%	5	-60%
All	393	494	-20%	432	-9%

NON-DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	80	102	-22%	47	70%
1-Bedrooms	115	143	-20%	124	-7%
2-Bedrooms	86	98	-12%	76	13%
3-Bedrooms	41	49	-16%	36	14%
4-Bedrooms	7	18	-61%	11	-36%
All	331	412	-20%	317	4%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	\$3,879	\$3,818	2%	\$3,961	-2%
1-Bedrooms	\$5,172	\$5,206	-1%	\$5,211	-1%
2-Bedrooms	\$7,515	\$8,618	-13%	\$7,806	-4%
3-Bedrooms	\$13,333	\$10,629	25%	\$13,093	2%
4-Bedrooms	\$13,403	\$8,442	59%	\$29,003	-54%
All	\$5,712	\$5,979	-4%	\$6,517	-12%

NON-DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	\$2,928	\$2,957	-1%	\$3,486	-16%
1-Bedrooms	\$3,495	\$3,712	-6%	\$3,826	-9%
2-Bedrooms	\$5,352	\$5,048	6%	\$5,230	2%
3-Bedrooms	\$7,782	\$7,193	8%	\$6,691	16%
4-Bedrooms	\$17,381	\$8,154	113%	\$7,878	121%
All	\$4,712	\$4,643	1%	\$4,528	4%

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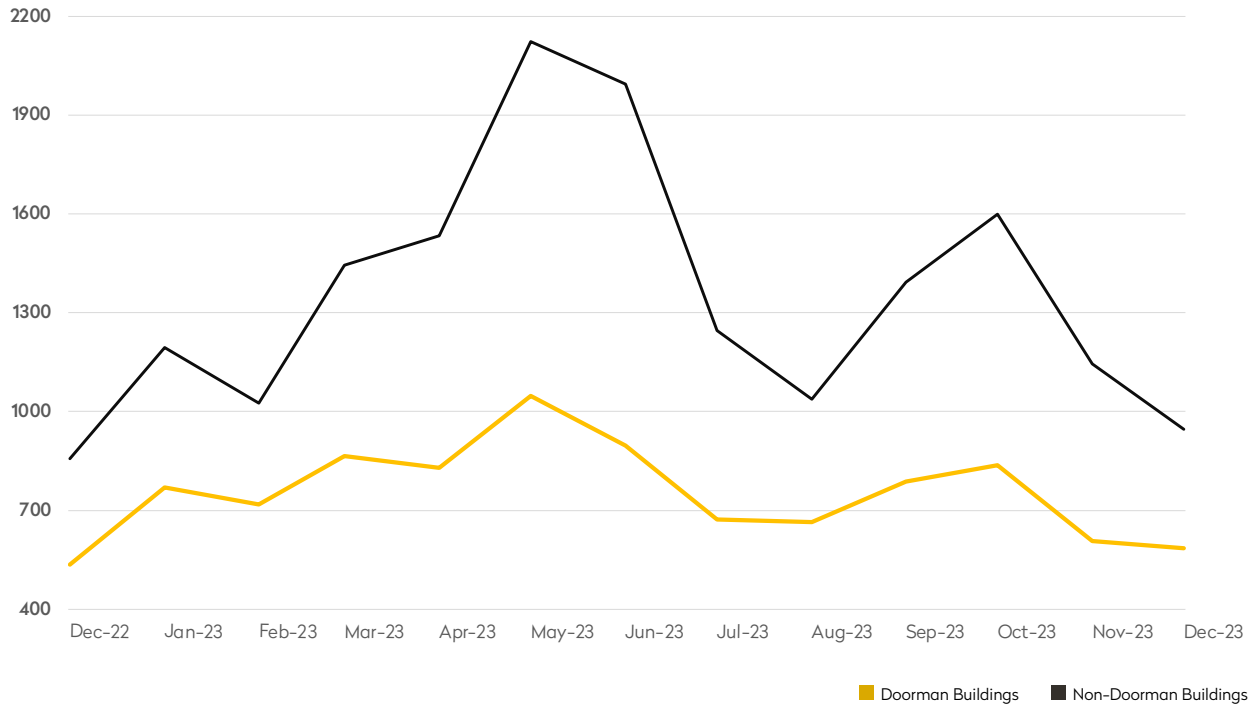
DECEMBER 2023

South of 14th Street



BHSID 22774603

Number of New Listings



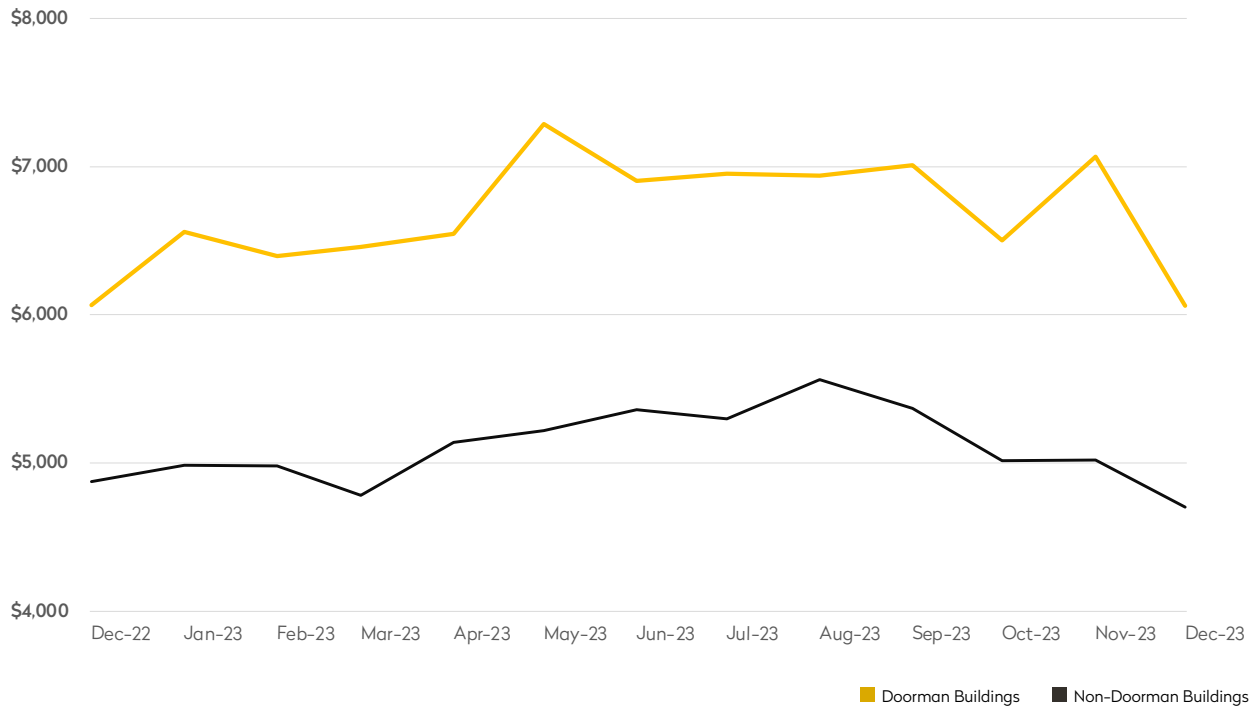
DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	192	164	17%	131	47%
1-Bedrooms	212	248	-15%	216	-2%
2-Bedrooms	134	127	6%	109	23%
3-Bedrooms	39	47	-17%	35	11%
4-Bedrooms	6	16	-63%	9	-33%
All	584	606	-4%	536	9%

NON-DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	196	211	-7%	92	113%
1-Bedrooms	359	392	-8%	325	10%
2-Bedrooms	260	342	-24%	229	14%
3-Bedrooms	90	125	-28%	115	-22%
4-Bedrooms	35	61	-43%	31	13%
All	947	1,144	-17%	857	11%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	\$3,828	\$3,721	3%	\$3,621	6%
1-Bedrooms	\$5,370	\$5,460	-2%	\$5,003	7%
2-Bedrooms	\$7,888	\$8,035	-2%	\$8,003	-1%
3-Bedrooms	\$13,361	\$13,837	-3%	\$12,432	7%
4-Bedrooms	\$13,101	\$33,389	-61%	\$18,861	-31%
All	\$6,059	\$7,066	-14%	\$6,065	0%

NON-DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	\$2,856	\$3,052	-6%	\$2,857	0%
1-Bedrooms	\$4,000	\$3,761	6%	\$4,013	0%
2-Bedrooms	\$5,132	\$5,174	-1%	\$4,952	4%
3-Bedrooms	\$7,965	\$7,662	4%	\$7,978	0%
4-Bedrooms	\$9,164	\$11,646	-21%	\$10,099	-9%
All	\$4,704	\$5,021	-6%	\$4,875	-4%

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DECEMBER 2023

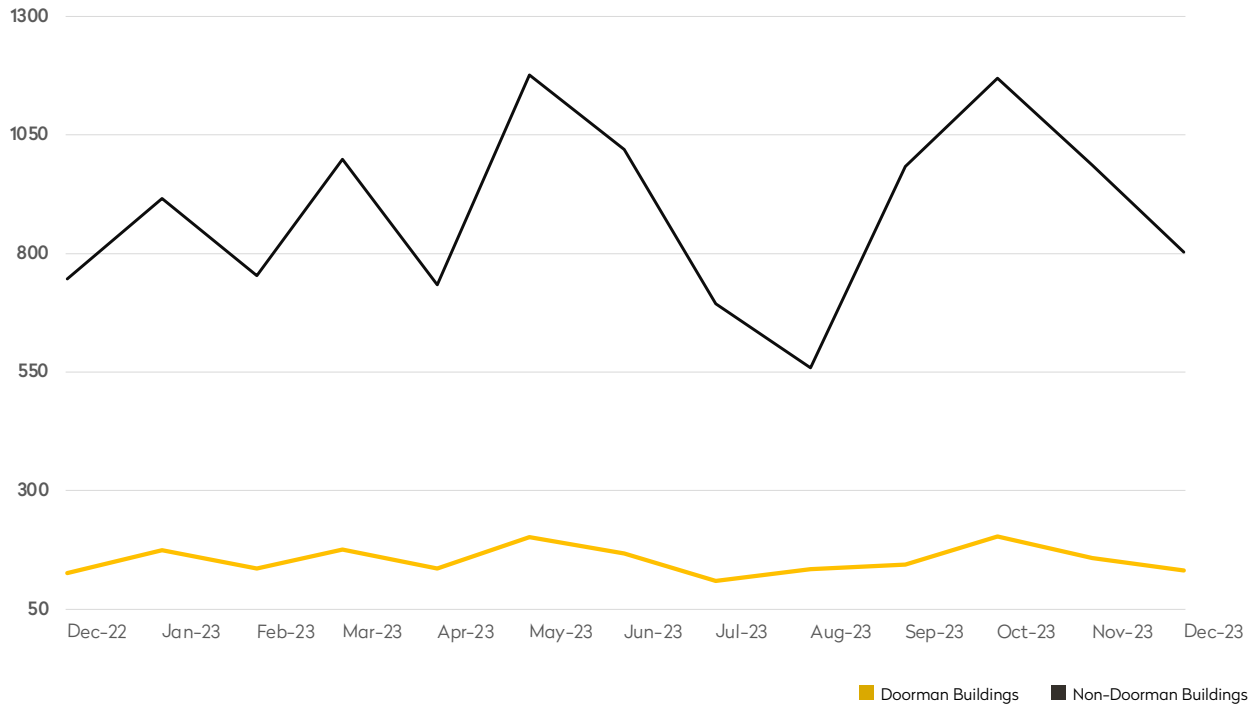
Generally North of 96th St. on the East Side,
and 110th St. on the West Side



UPPER MANHATTAN

BHSID 22821070

Number of New Listings



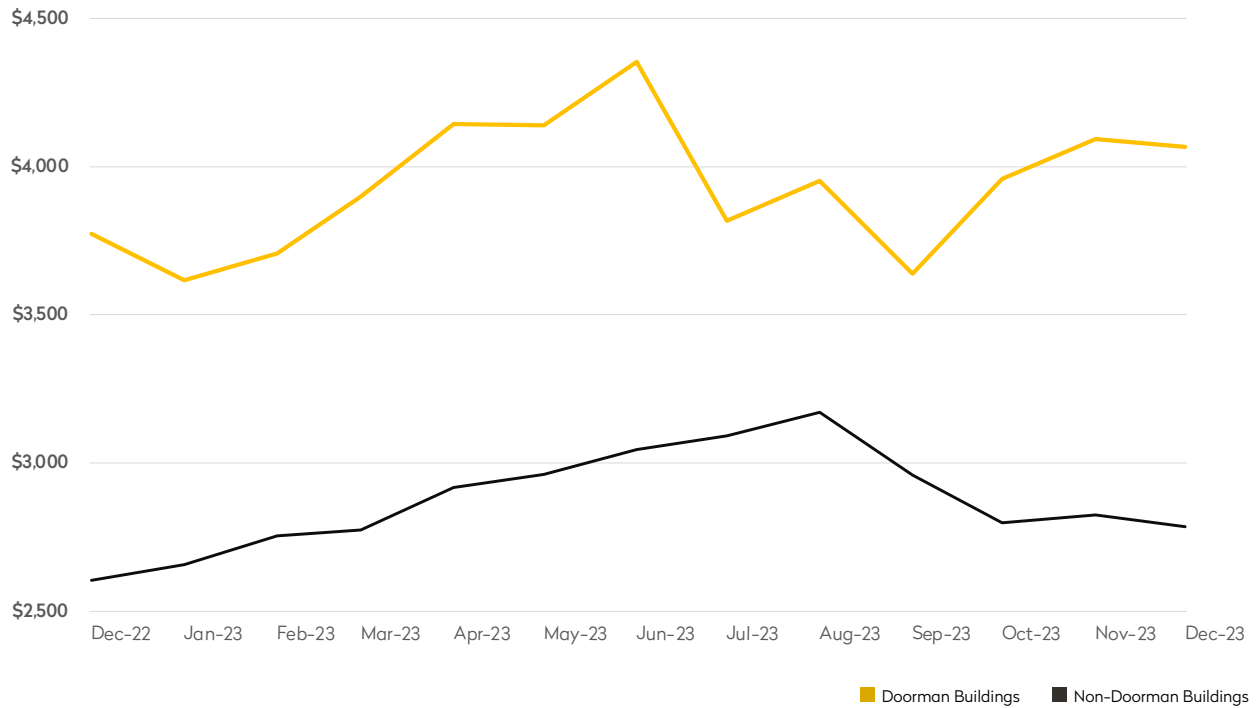
DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	18	20	-10%	4	350%
1-Bedrooms	40	52	-23%	43	-7%
2-Bedrooms	50	51	-2%	47	6%
3-Bedrooms	16	24	-33%	19	-16%
4-Bedrooms	5	4	25%	4	25%
All	131	158	-17%	126	4%

NON-DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	82	88	-7%	39	110%
1-Bedrooms	266	366	-27%	279	-5%
2-Bedrooms	280	311	-10%	250	12%
3-Bedrooms	127	170	-25%	99	28%
4-Bedrooms	45	46	-2%	26	73%
All	803	986	-19%	746	8%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	\$2,511	\$2,718	-8%	\$1,872	34%
1-Bedrooms	\$3,298	\$3,322	-1%	\$3,235	2%
2-Bedrooms	\$4,431	\$4,353	2%	\$4,171	6%
3-Bedrooms	\$5,750	\$4,700	22%	\$4,927	17%
4-Bedrooms	\$4,406	\$3,338	32%	\$5,174	-15%
All	\$4,066	\$4,092	-1%	\$3,772	8%

NON-DOORMAN BUILDINGS

	DECEMBER 2023	NOVEMBER 2023	MONTHLY CHANGE	DECEMBER 2022	ANNUAL CHANGE
Studios	\$2,007	\$2,092	-4%	\$2,089	-4%
1-Bedrooms	\$2,276	\$2,340	-3%	\$2,199	4%
2-Bedrooms	\$2,897	\$2,928	-1%	\$2,730	6%
3-Bedrooms	\$3,497	\$3,395	3%	\$3,448	1%
4-Bedrooms	\$4,322	\$4,655	-7%	\$3,697	17%
All	\$2,784	\$2,824	-1%	\$2,604	7%

Contact Us

NEW RENTAL LISTINGS REPORT

December 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

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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