

Rnt

DECEMBER 2024
NEW RENTAL
LISTINGS
REPORT



MANHATTAN

Brown Harris Stevens THE Craft OF Research

Highlights

NEW RENTAL LISTINGS REPORT

December 2024

- The number of new listings in both doorman and non-doorman buildings declined for the fifth straight month.
- New listings in non-doorman buildings were 12% lower than a year ago, while doorman listings dropped 9%.
- The average asking rent was virtually unchanged from last month for doorman buildings.
- Non-doorman buildings posted a 6% increase in average asking rent to \$4,087.



BHSID 23280521

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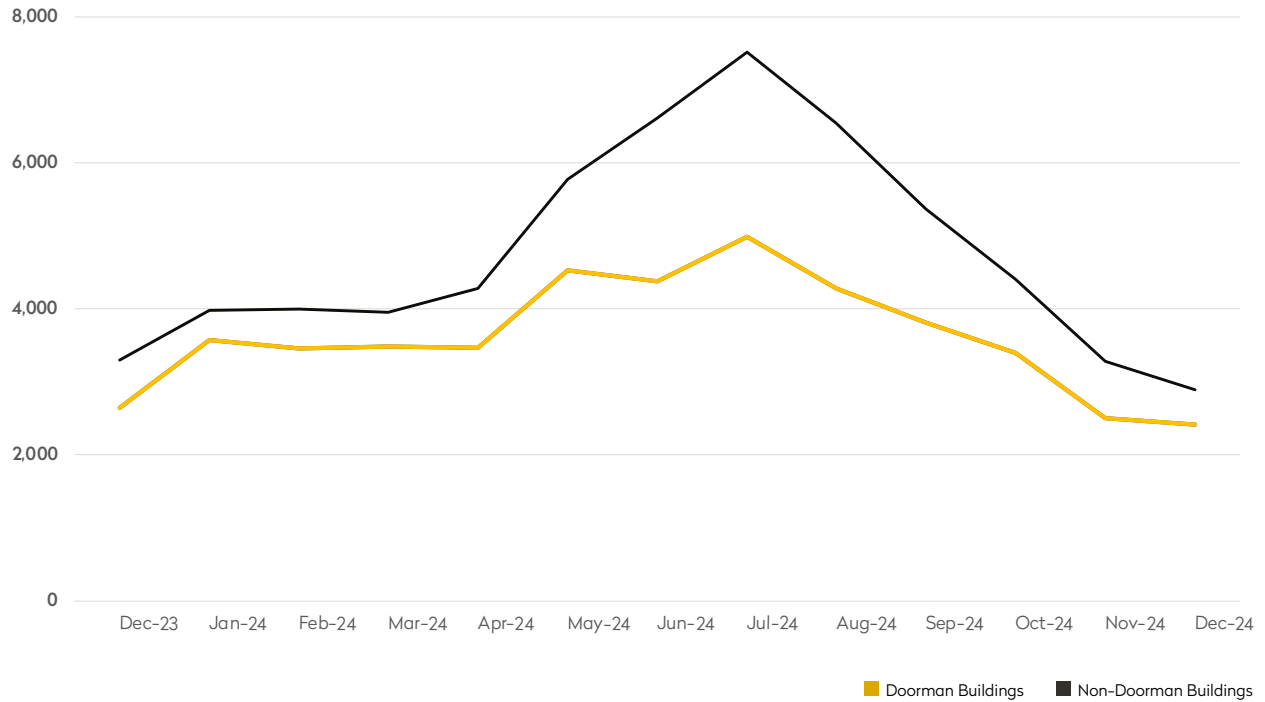
DECEMBER 2024



MANZ HATTAN

BHSID 23203570

Number of New Listings



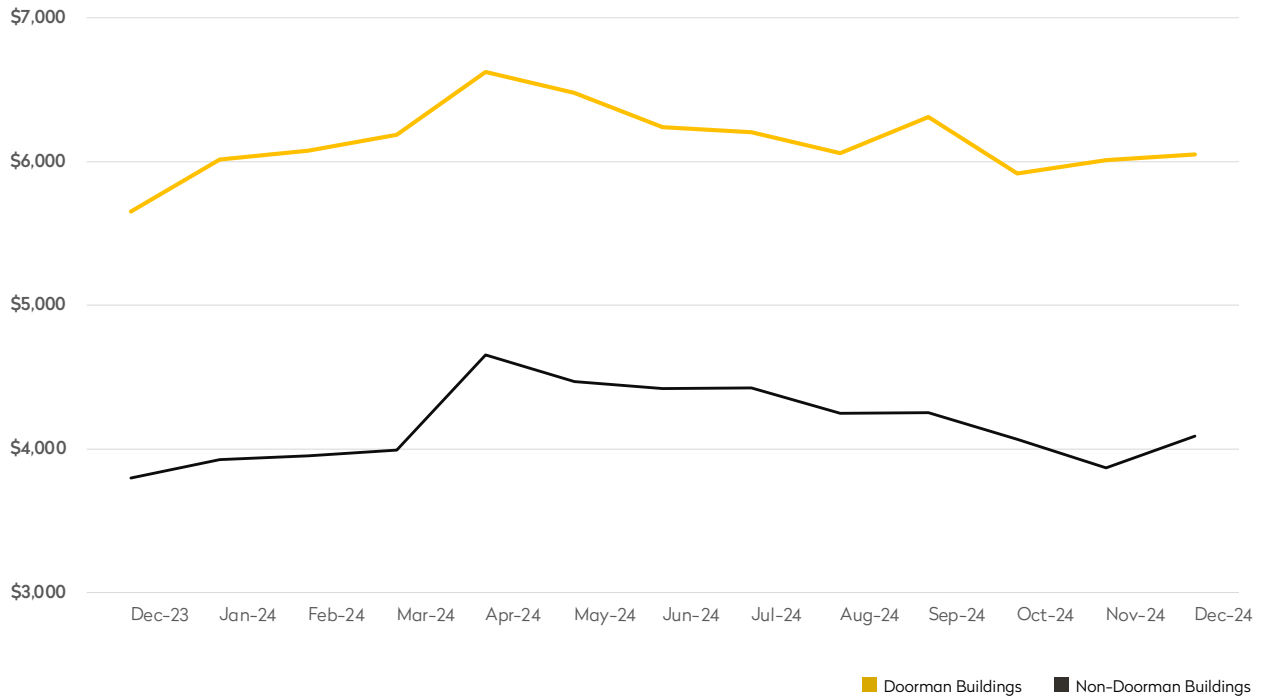
DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	597	642	-7%	607	-2%
1-Bedrooms	1,092	1,072	2%	1,188	-8%
2-Bedrooms	539	587	-8%	636	-15%
3-Bedrooms	134	158	-15%	178	-25%
4-Bedrooms	44	36	22%	30	47%
All	2,411	2,503	-4%	2,643	-9%

NON-DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	578	672	-14%	670	-14%
1-Bedrooms	1,067	1,237	-14%	1,228	-13%
2-Bedrooms	785	901	-13%	935	-16%
3-Bedrooms	349	385	-9%	344	1%
4-Bedrooms	96	73	32%	106	-9%
All	2,890	3,285	-12%	3,301	-12%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	\$3,709	\$3,705	0%	\$3,588	3%
1-Bedrooms	\$5,101	\$4,904	4%	\$4,810	6%
2-Bedrooms	\$7,791	\$7,832	-1%	\$7,160	9%
3-Bedrooms	\$13,346	\$11,531	16%	\$11,273	18%
4-Bedrooms	\$15,002	\$18,420	-19%	\$14,180	6%
All	\$6,047	\$6,009	1%	\$5,651	7%

NON-DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	\$2,812	\$2,837	-1%	\$2,633	7%
1-Bedrooms	\$3,316	\$3,293	1%	\$3,219	3%
2-Bedrooms	\$4,437	\$4,228	5%	\$4,099	8%
3-Bedrooms	\$6,249	\$5,580	12%	\$5,781	8%
4-Bedrooms	\$8,694	\$8,686	0%	\$7,451	17%
All	\$4,087	\$3,867	6%	\$3,796	8%

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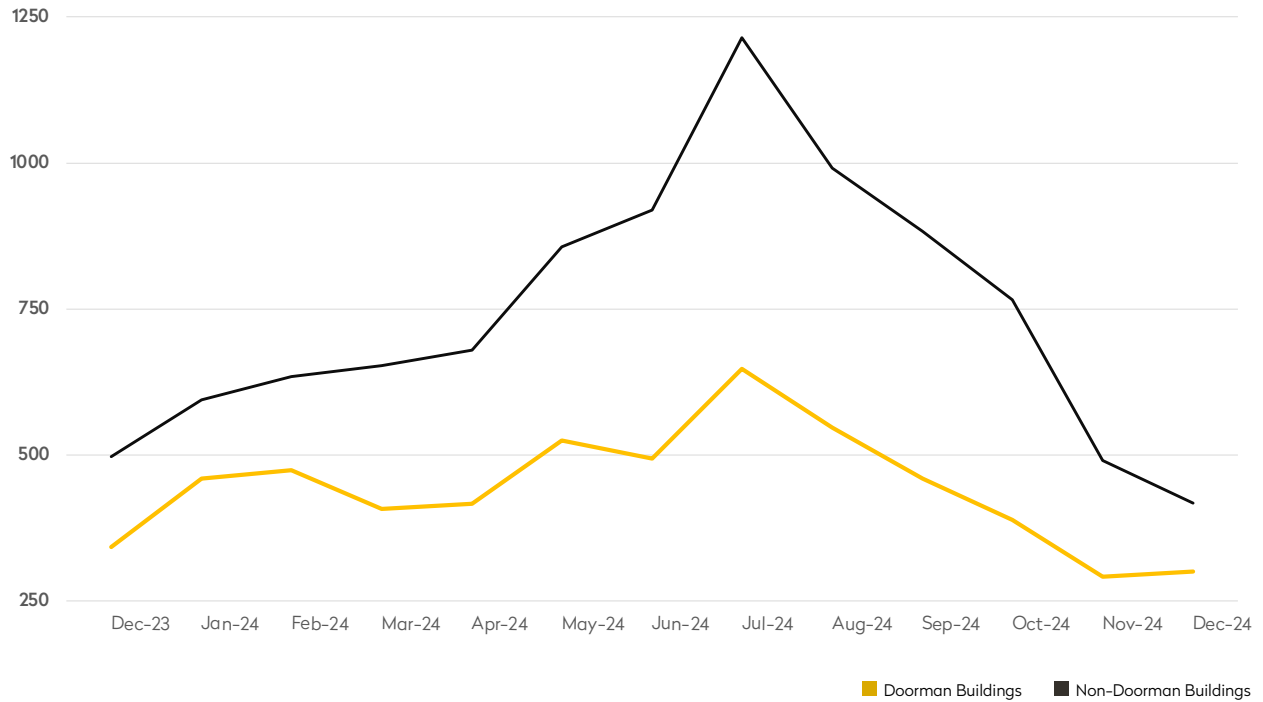
DECEMBER 2024

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



BHSID 23179358

Number of New Listings



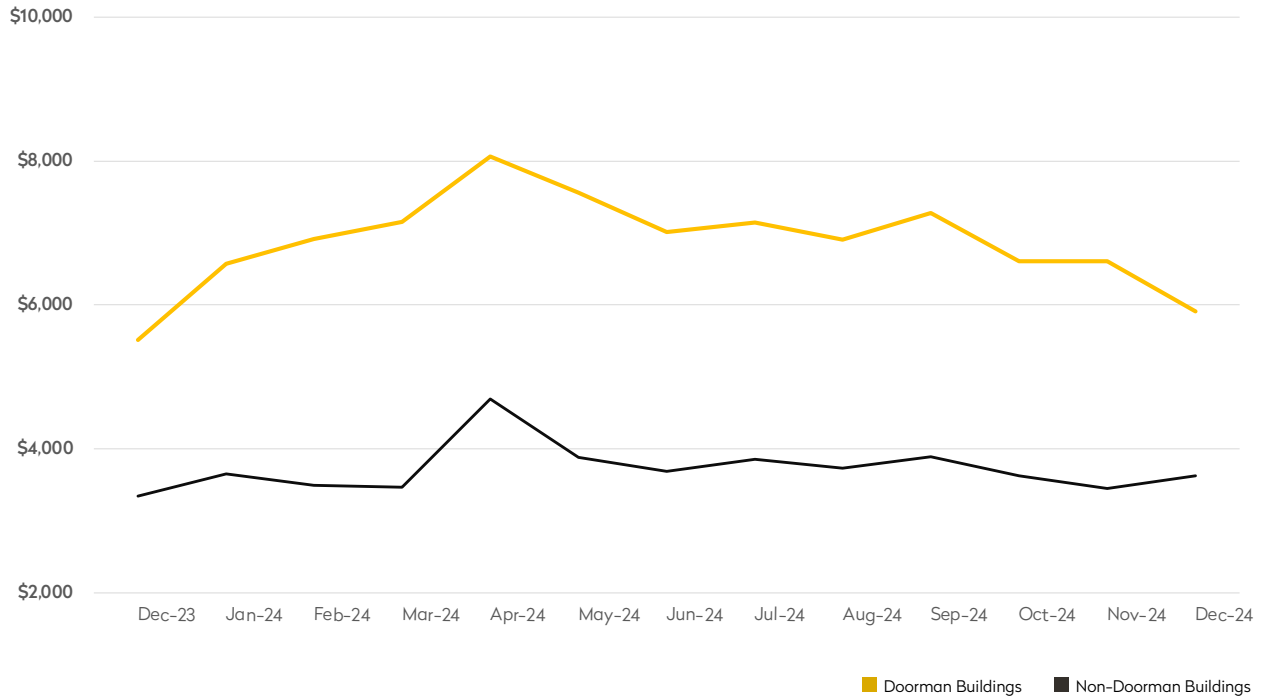
DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	56	65	-14%	56	0%
1-Bedrooms	158	122	30%	173	-9%
2-Bedrooms	66	74	-11%	88	-25%
3-Bedrooms	15	23	-35%	24	-38%
4-Bedrooms	5	7	-29%	2	150%
All	301	292	3%	343	-12%

NON-DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	108	136	-21%	132	-18%
1-Bedrooms	183	208	-12%	212	-14%
2-Bedrooms	98	109	-10%	124	-21%
3-Bedrooms	22	34	-35%	23	-4%
4-Bedrooms	7	4	75%	4	75%
All	418	491	-15%	497	-16%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	\$3,763	\$3,537	6%	\$3,404	11%
1-Bedrooms	\$4,969	\$4,898	1%	\$4,610	8%
2-Bedrooms	\$7,661	\$7,247	6%	\$7,122	8%
3-Bedrooms	\$11,941	\$16,445	-27%	\$9,953	20%
4-Bedrooms	\$15,524	\$18,542	-16%	\$18,575	-16%
All	\$5,911	\$6,605	-11%	\$5,513	7%

NON-DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	\$2,703	\$2,731	-1%	\$2,521	7%
1-Bedrooms	\$3,075	\$3,133	-2%	\$2,880	7%
2-Bedrooms	\$4,025	\$3,912	3%	\$3,798	6%
3-Bedrooms	\$6,397	\$5,785	11%	\$6,903	-7%
4-Bedrooms	\$18,094	\$11,449	58%	\$14,713	23%
All	\$3,628	\$3,446	5%	\$3,347	8%

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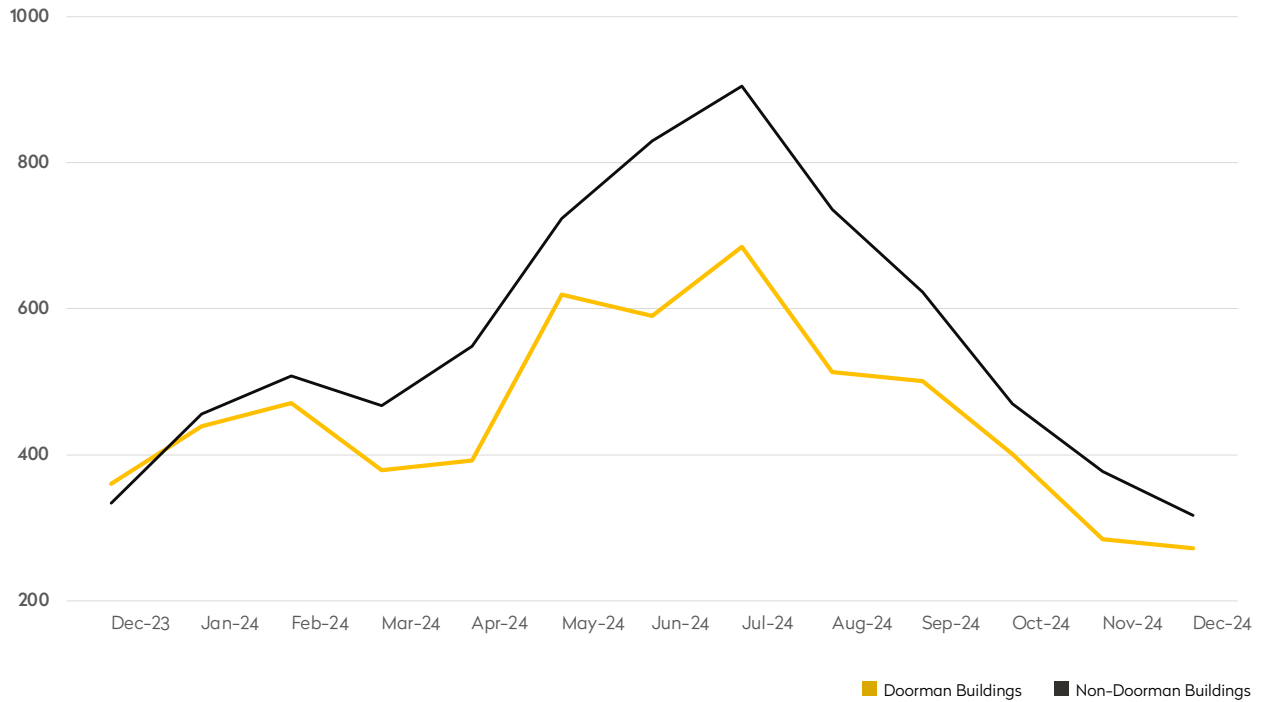
DECEMBER 2024

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



BHSID 23026879

Number of New Listings



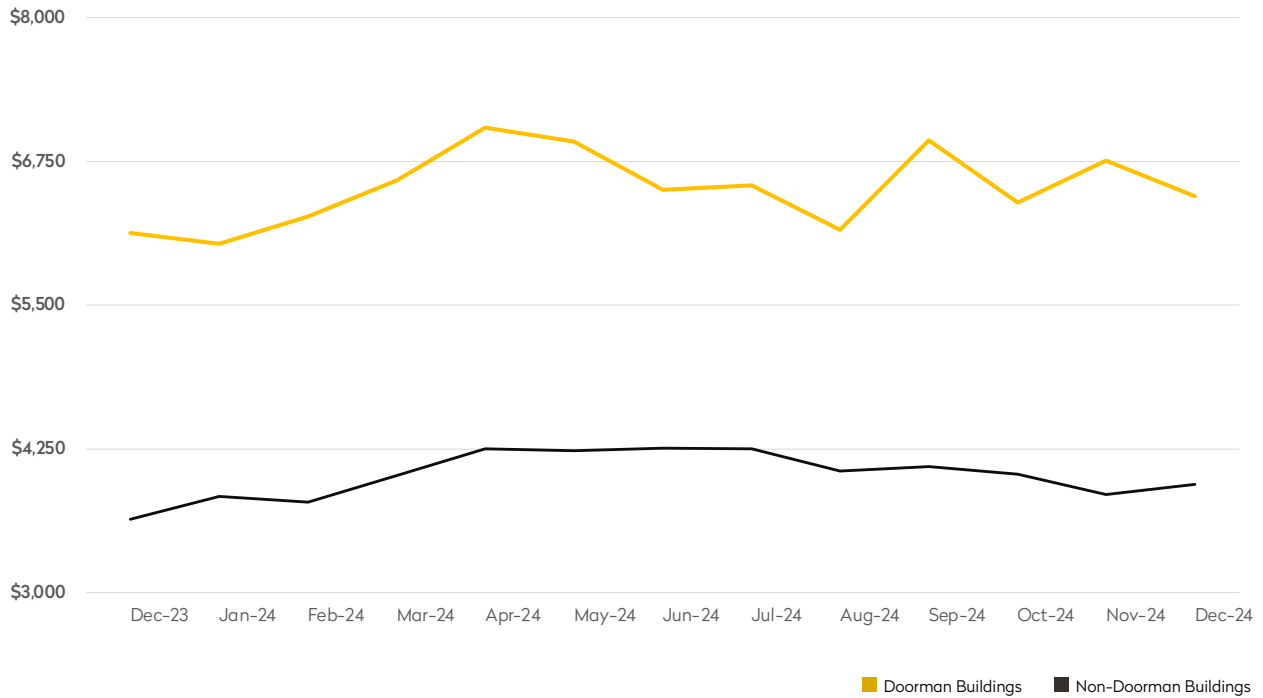
DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	53	59	-10%	71	-25%
1-Bedrooms	125	102	23%	161	-22%
2-Bedrooms	61	73	-16%	77	-21%
3-Bedrooms	21	39	-46%	41	-49%
4-Bedrooms	10	9	11%	10	0%
All	272	284	-4%	360	-24%

NON-DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	79	81	-2%	70	13%
1-Bedrooms	106	139	-24%	150	-29%
2-Bedrooms	69	89	-22%	78	-12%
3-Bedrooms	51	57	-11%	27	89%
4-Bedrooms	10	10	0%	6	67%
All	317	377	-16%	334	-5%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	\$3,374	\$3,365	0%	\$3,328	1%
1-Bedrooms	\$4,985	\$4,800	4%	\$4,531	10%
2-Bedrooms	\$7,874	\$8,203	-4%	\$7,948	-1%
3-Bedrooms	\$12,890	\$11,357	13%	\$11,752	10%
4-Bedrooms	\$14,454	\$12,984	11%	\$14,680	-2%
All	\$6,449	\$6,754	-5%	\$6,129	5%

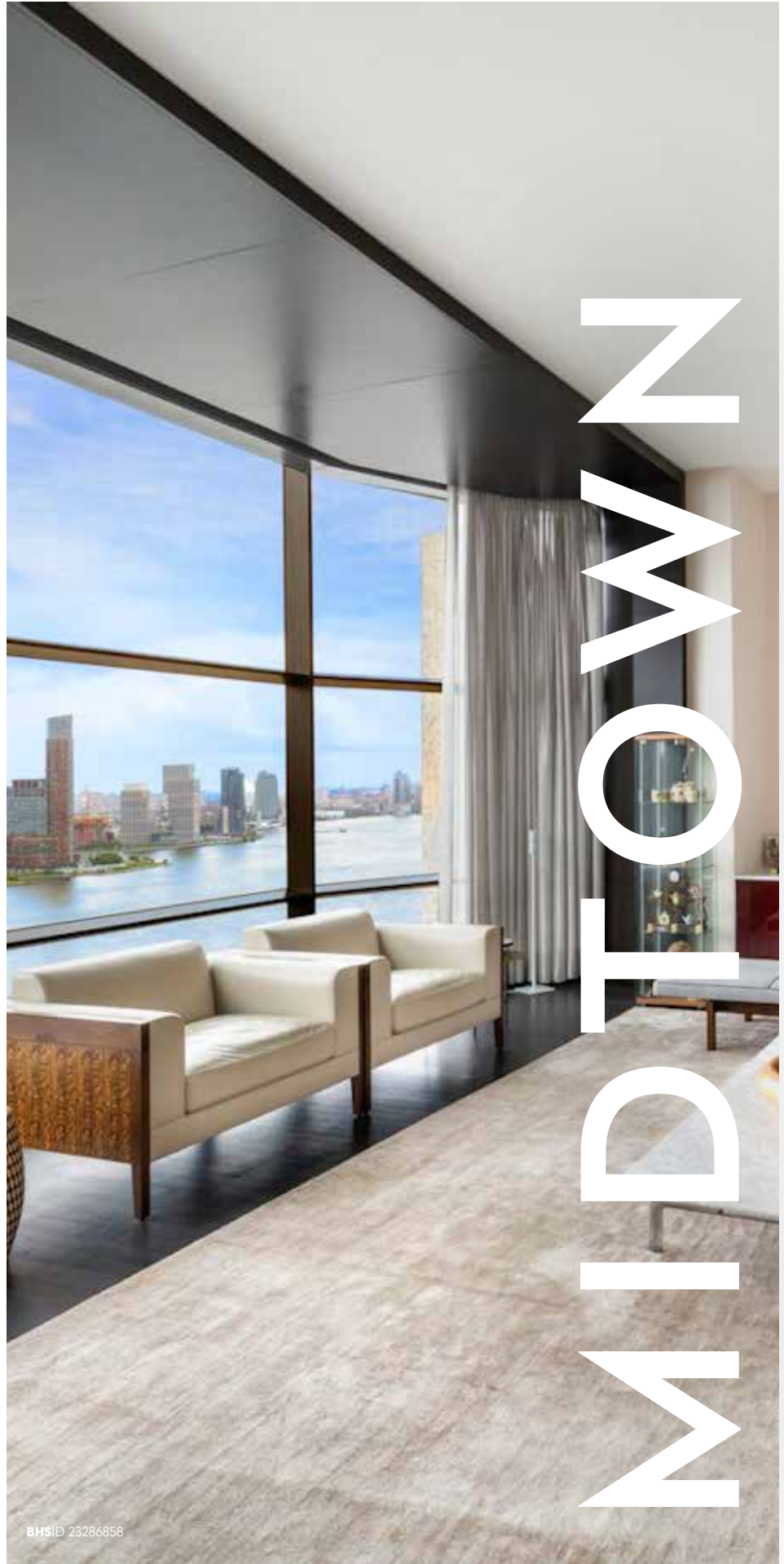
NON-DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	\$2,595	\$2,631	-1%	\$2,533	2%
1-Bedrooms	\$3,419	\$3,463	-1%	\$3,309	3%
2-Bedrooms	\$4,467	\$4,190	7%	\$4,043	10%
3-Bedrooms	\$5,258	\$5,004	5%	\$5,801	-9%
4-Bedrooms	\$6,181	\$9,421	-34%	\$4,867	27%
All	\$3,944	\$3,854	2%	\$3,637	8%

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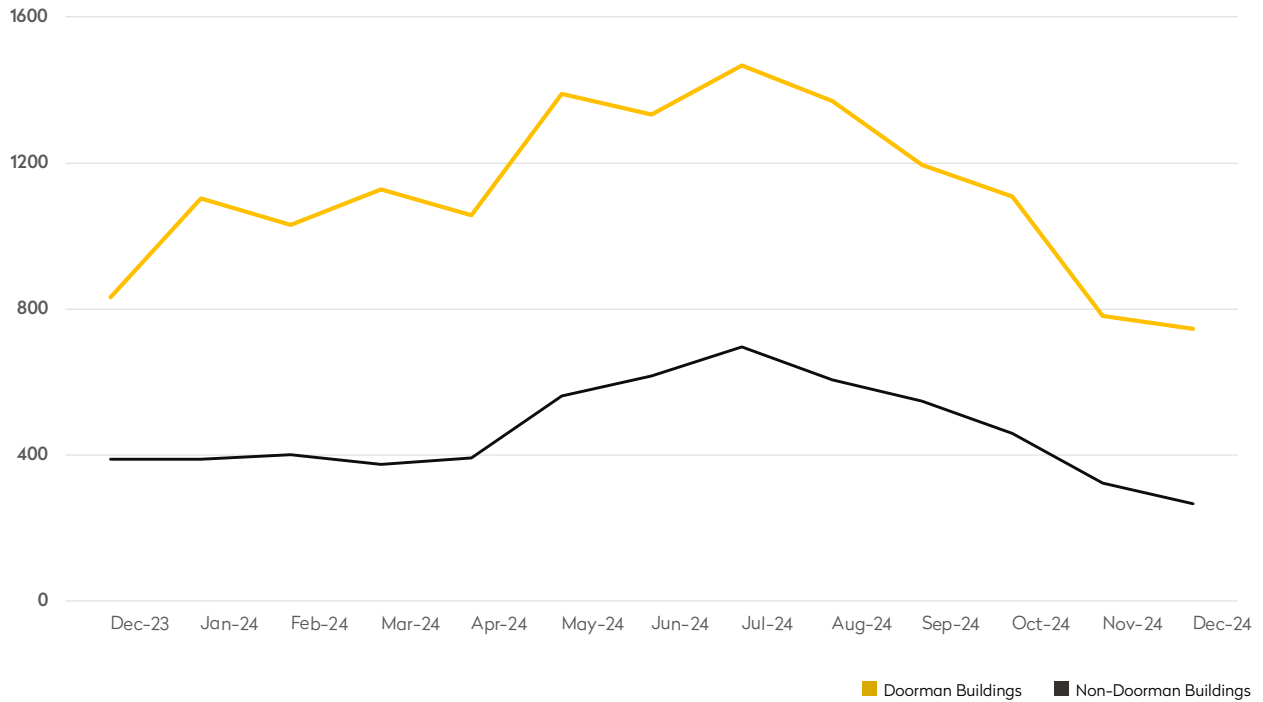
DECEMBER 2024

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



BHSID 23286858

Number of New Listings



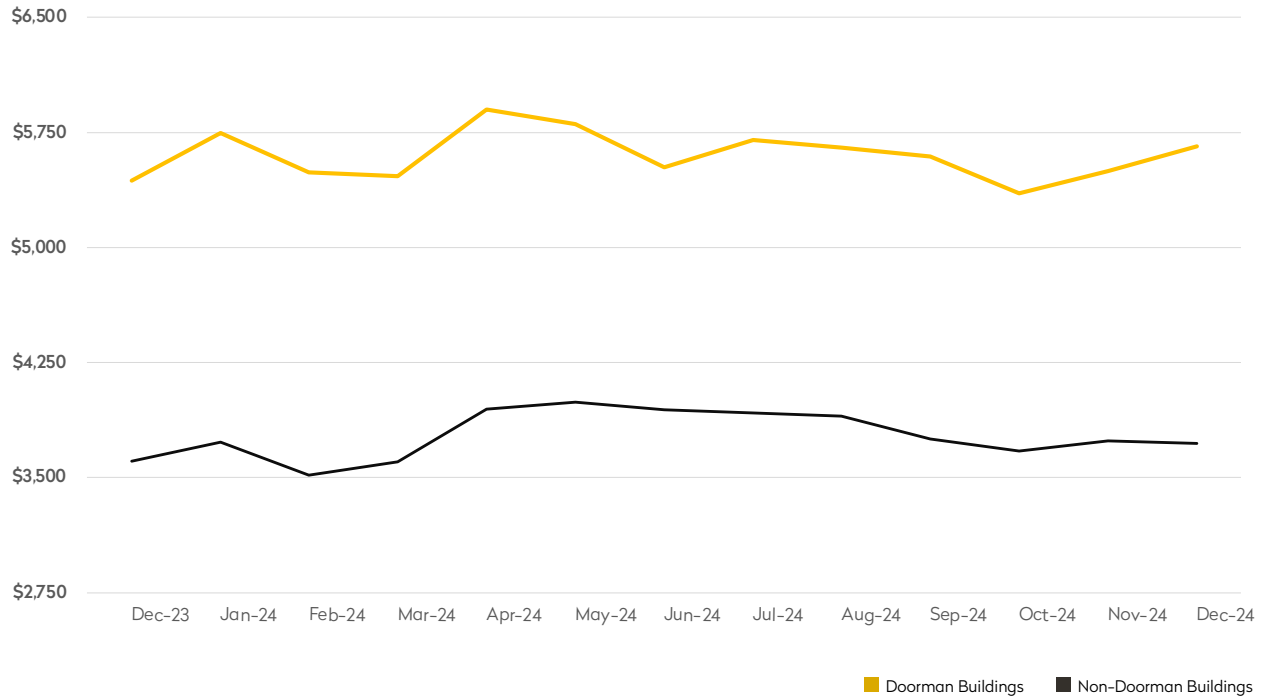
DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	205	210	-2%	188	9%
1-Bedrooms	332	354	-6%	387	-14%
2-Bedrooms	172	179	-4%	207	-17%
3-Bedrooms	28	33	-15%	44	-36%
4-Bedrooms	7	4	75%	5	40%
All	746	781	-4%	832	-10%

NON-DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	74	87	-15%	110	-33%
1-Bedrooms	102	125	-18%	126	-19%
2-Bedrooms	54	78	-31%	107	-50%
3-Bedrooms	27	26	4%	36	-25%
4-Bedrooms	7	5	40%	9	-22%
All	266	323	-18%	389	-32%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	\$3,509	\$3,523	0%	\$3,473	1%
1-Bedrooms	\$4,900	\$4,680	5%	\$4,665	5%
2-Bedrooms	\$7,230	\$7,913	-9%	\$6,935	4%
3-Bedrooms	\$15,522	\$9,981	56%	\$11,048	40%
4-Bedrooms	\$18,049	\$19,113	-6%	\$22,800	-21%
All	\$5,658	\$5,498	3%	\$5,437	4%

NON-DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	\$2,725	\$3,049	-11%	\$2,685	1%
1-Bedrooms	\$3,332	\$3,341	0%	\$3,197	4%
2-Bedrooms	\$4,170	\$4,094	2%	\$4,112	1%
3-Bedrooms	\$5,750	\$5,798	-1%	\$5,366	7%
4-Bedrooms	\$7,264	\$7,519	-3%	\$7,213	1%
All	\$3,721	\$3,738	0%	\$3,608	3%

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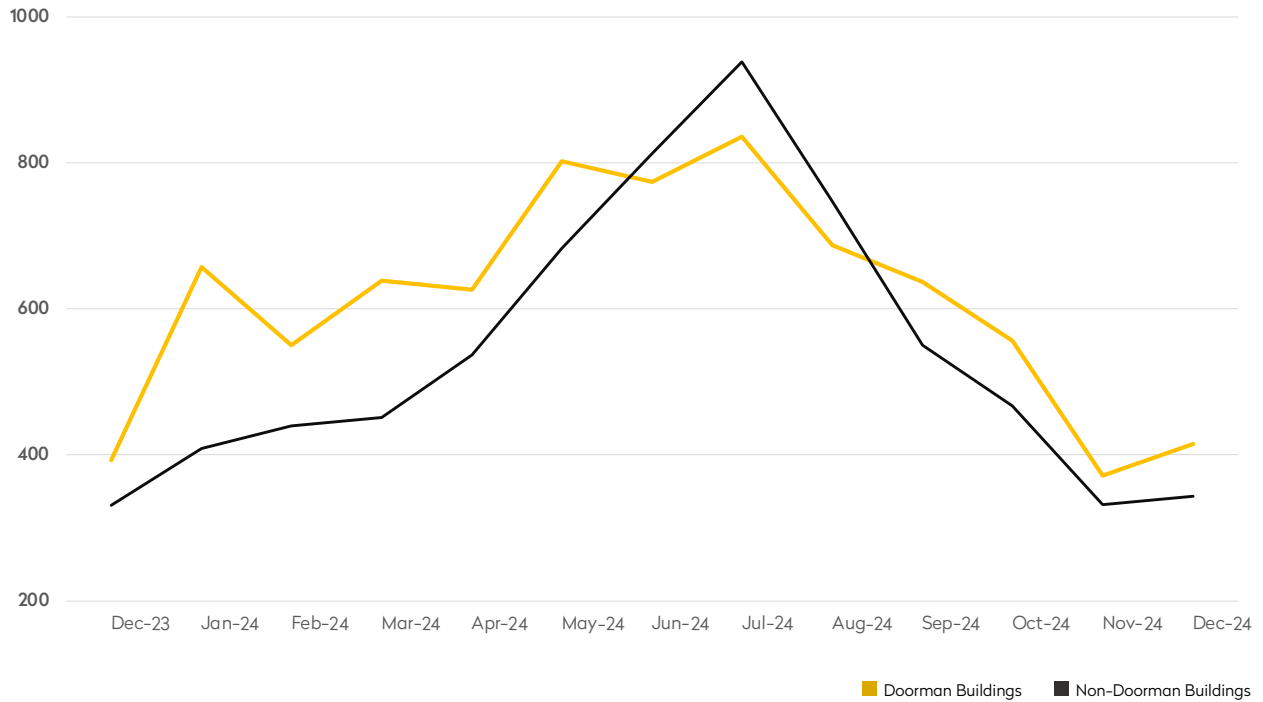
DECEMBER 2024

34th Street to 14th Street



BHSID 23224249

Number of New Listings



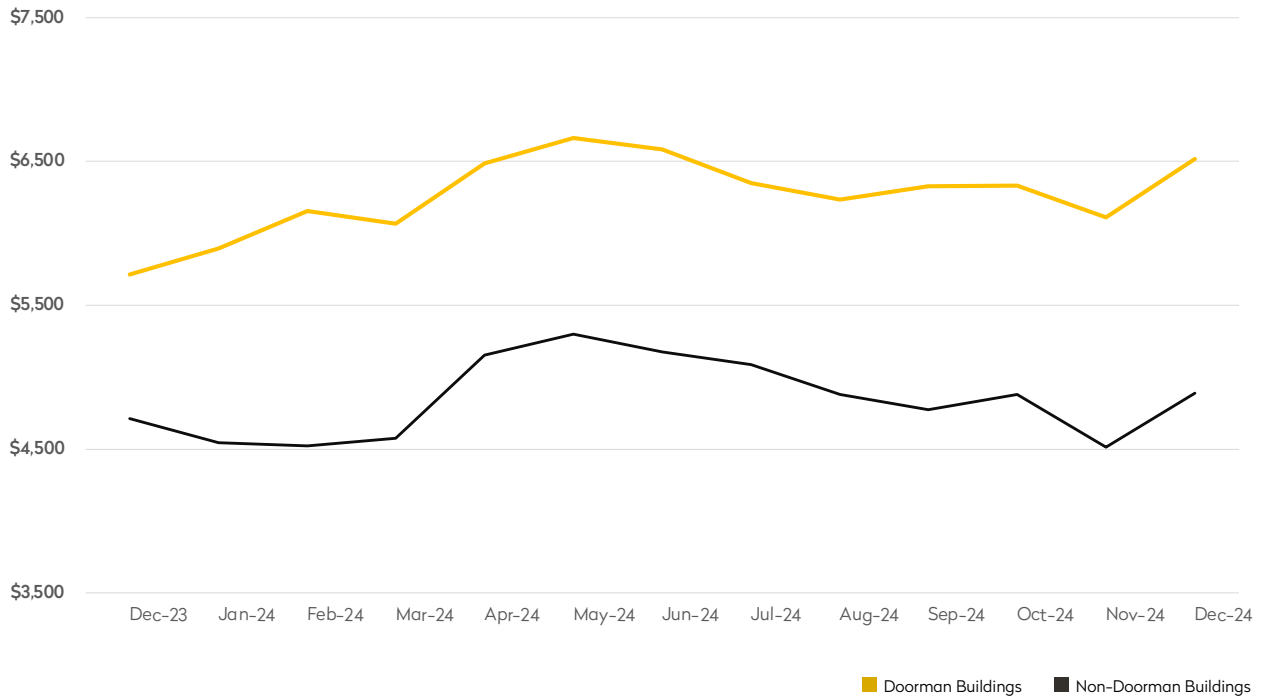
DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	100	95	5%	82	22%
1-Bedrooms	201	181	11%	215	-7%
2-Bedrooms	94	80	18%	80	18%
3-Bedrooms	14	13	8%	14	0%
4-Bedrooms	6	3	100%	2	200%
All	415	372	12%	393	6%

NON-DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	88	92	-4%	80	10%
1-Bedrooms	133	131	2%	115	16%
2-Bedrooms	81	72	13%	86	-6%
3-Bedrooms	34	24	42%	41	-17%
4-Bedrooms	6	12	-50%	7	-14%
All	343	332	3%	331	4%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	\$4,034	\$4,061	-1%	\$3,879	4%
1-Bedrooms	\$5,621	\$5,412	4%	\$5,172	9%
2-Bedrooms	\$8,451	\$7,915	7%	\$7,515	12%
3-Bedrooms	\$16,782	\$13,753	22%	\$13,333	26%
4-Bedrooms	\$23,791	\$32,268	-26%	\$13,403	78%
All	\$6,519	\$6,113	7%	\$5,712	14%

NON-DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	\$3,081	\$2,935	5%	\$2,928	5%
1-Bedrooms	\$3,912	\$3,761	4%	\$3,495	12%
2-Bedrooms	\$5,356	\$5,982	-10%	\$5,352	0%
3-Bedrooms	\$10,130	\$6,874	47%	\$7,782	30%
4-Bedrooms	\$16,248	\$9,596	69%	\$17,381	-7%
All	\$4,888	\$4,514	8%	\$4,712	4%

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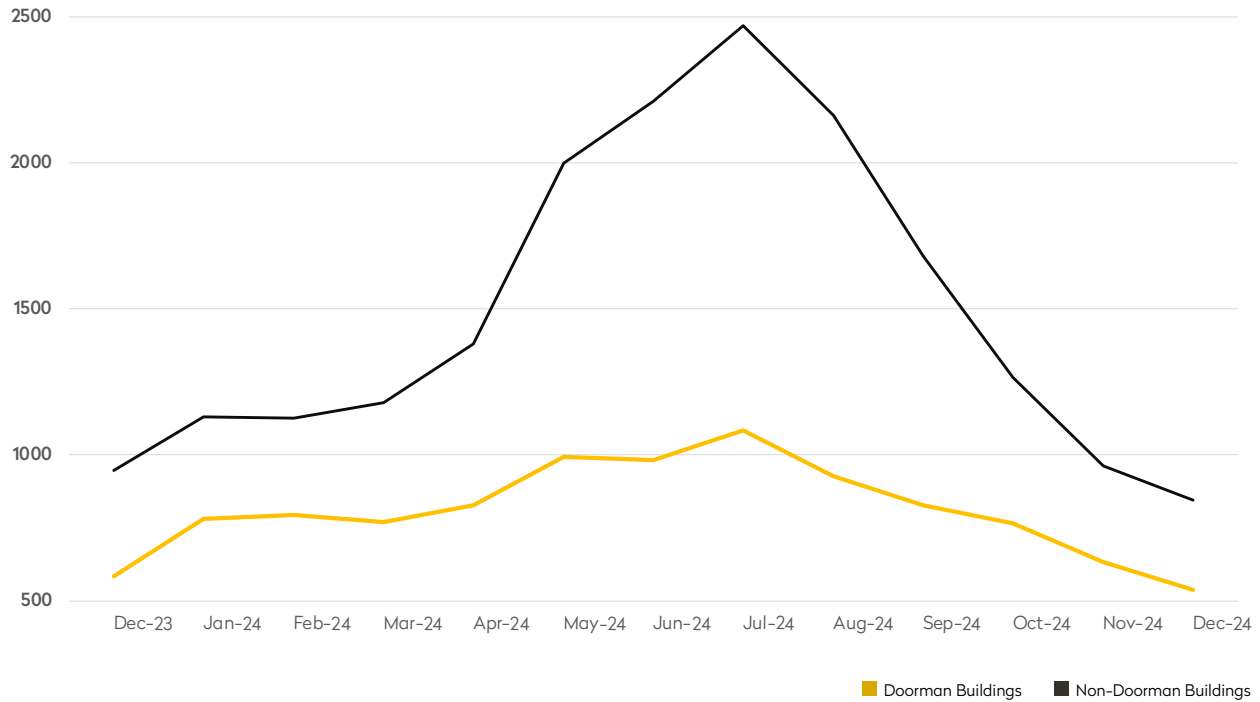
DECEMBER 2024

South of 14th Street



BHSID/22911420

Number of New Listings



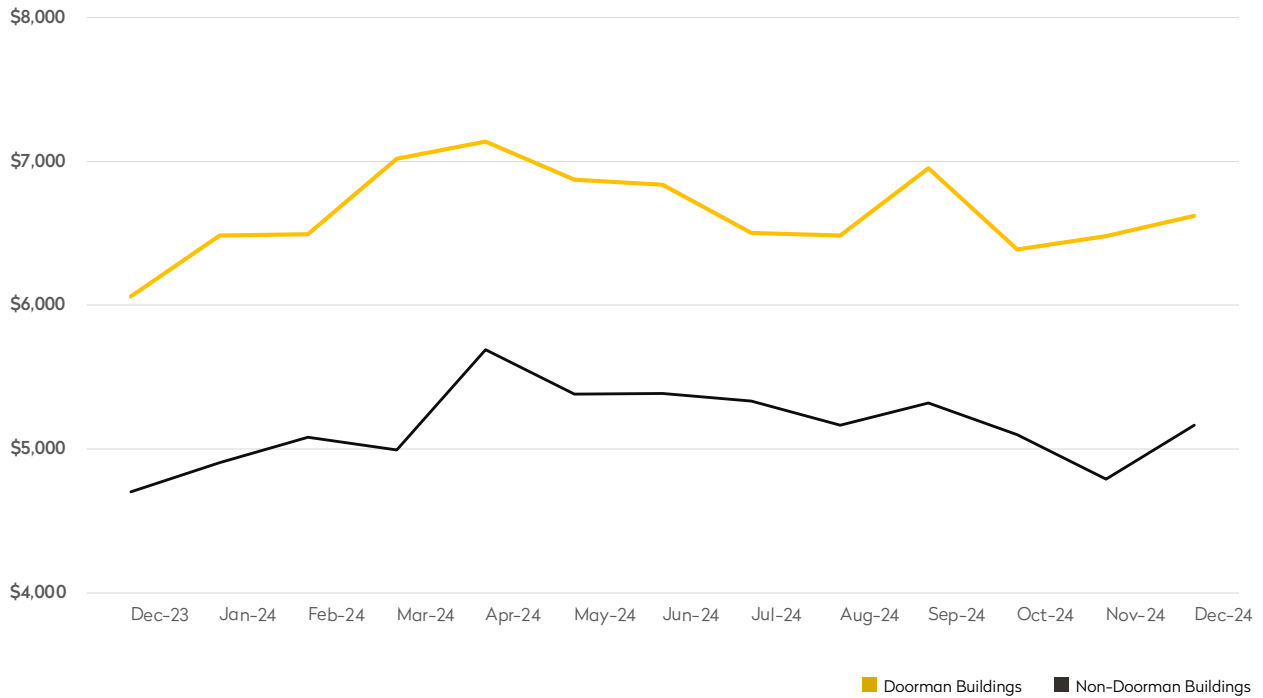
DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	164	196	-16%	192	-15%
1-Bedrooms	224	251	-11%	212	6%
2-Bedrooms	105	134	-22%	134	-22%
3-Bedrooms	40	39	3%	39	3%
4-Bedrooms	5	10	-50%	6	-17%
All	538	633	-15%	584	-8%

NON-DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	153	184	-17%	196	-22%
1-Bedrooms	284	343	-17%	359	-21%
2-Bedrooms	259	304	-15%	260	0%
3-Bedrooms	121	104	16%	90	34%
4-Bedrooms	26	22	18%	35	-26%
All	846	963	-12%	947	-11%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	\$4,001	\$3,979	1%	\$3,828	5%
1-Bedrooms	\$5,544	\$5,313	4%	\$5,370	3%
2-Bedrooms	\$9,371	\$9,077	3%	\$7,888	19%
3-Bedrooms	\$14,727	\$11,402	29%	\$13,361	10%
4-Bedrooms	\$18,380	\$23,162	-21%	\$13,101	40%
All	\$6,623	\$6,479	2%	\$6,059	9%

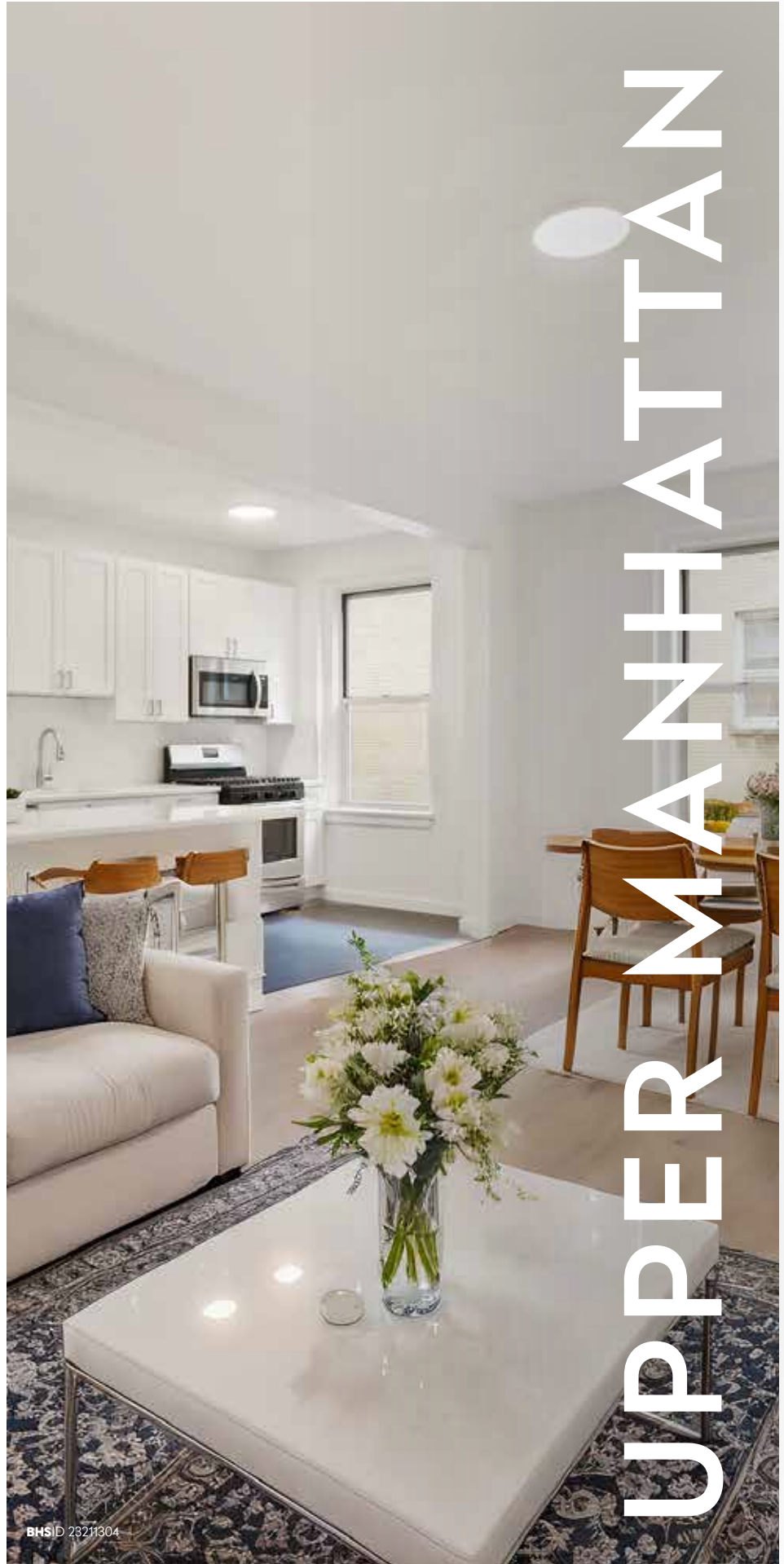
NON-DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	\$3,167	\$3,158	0%	\$2,856	11%
1-Bedrooms	\$4,005	\$3,923	2%	\$4,000	0%
2-Bedrooms	\$5,578	\$5,110	9%	\$5,132	9%
3-Bedrooms	\$7,791	\$8,128	-4%	\$7,965	-2%
4-Bedrooms	\$12,484	\$10,993	14%	\$9,164	36%
All	\$5,165	\$4,791	8%	\$4,704	10%

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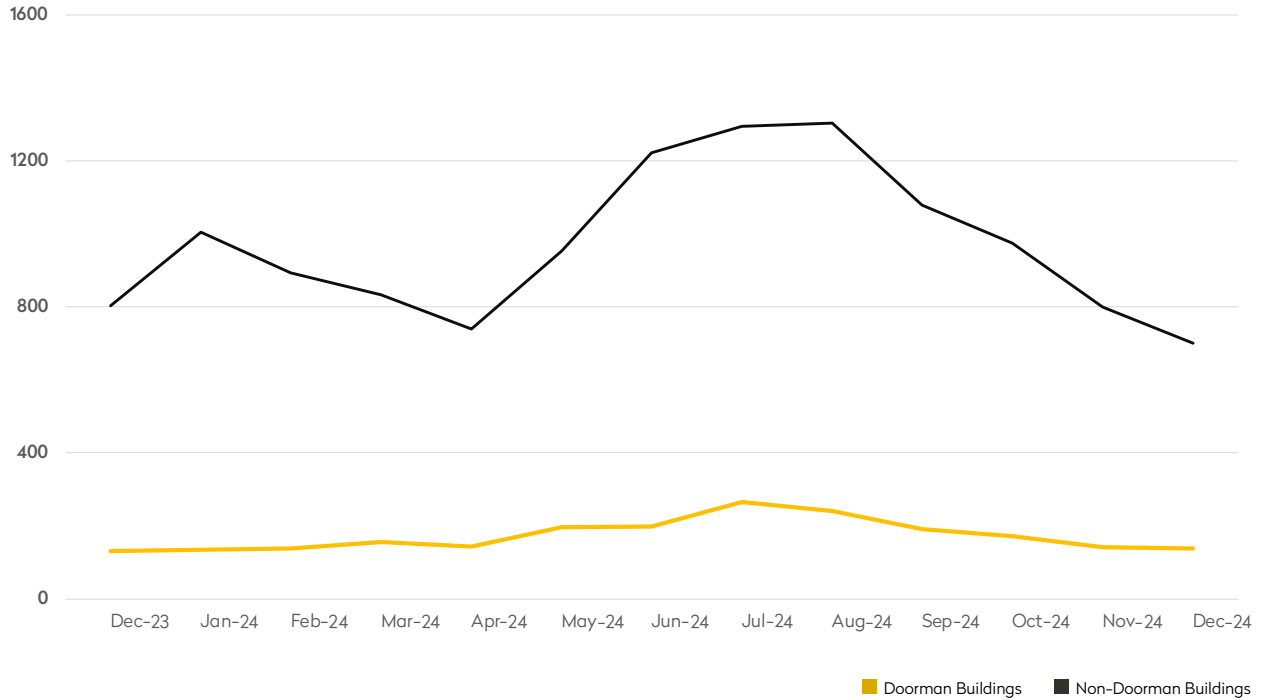
DECEMBER 2024

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



BHSID 23211304

Number of New Listings



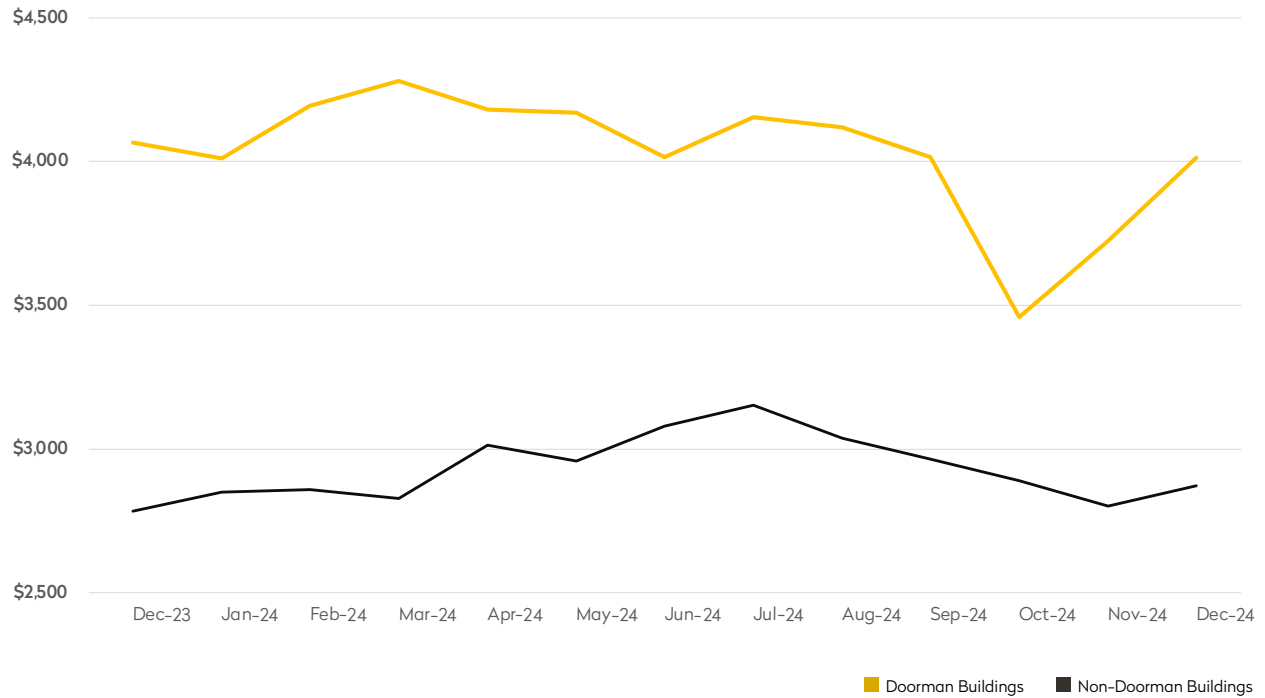
DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	19	17	12%	18	6%
1-Bedrooms	52	62	-16%	40	30%
2-Bedrooms	41	47	-13%	50	-18%
3-Bedrooms	16	11	45%	16	0%
4-Bedrooms	11	3	267%	5	120%
All	139	141	-1%	131	6%

NON-DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	76	92	-17%	82	-7%
1-Bedrooms	259	291	-11%	266	-3%
2-Bedrooms	224	249	-10%	280	-20%
3-Bedrooms	94	140	-33%	127	-26%
4-Bedrooms	40	20	100%	45	-11%
All	700	799	-12%	803	-13%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	\$2,400	\$2,630	-9%	\$2,511	-4%
1-Bedrooms	\$3,153	\$3,221	-2%	\$3,298	-4%
2-Bedrooms	\$4,666	\$4,175	12%	\$4,431	5%
3-Bedrooms	\$4,998	\$4,350	15%	\$5,750	-13%
4-Bedrooms	\$6,993	\$3,863	81%	\$4,406	59%
All	\$4,013	\$3,724	8%	\$4,066	-1%

NON-DOORMAN BUILDINGS

	DECEMBER 2024	NOVEMBER 2024	MONTHLY CHANGE	DECEMBER 2023	ANNUAL CHANGE
Studios	\$2,254	\$2,233	1%	\$2,007	12%
1-Bedrooms	\$2,376	\$2,351	1%	\$2,276	4%
2-Bedrooms	\$3,022	\$2,839	6%	\$2,897	4%
3-Bedrooms	\$3,508	\$3,609	-3%	\$3,497	0%
4-Bedrooms	\$4,332	\$4,974	-13%	\$4,322	0%
All	\$2,871	\$2,802	2%	\$2,784	3%

Contact Us

NEW RENTAL LISTINGS REPORT

December 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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