

Rnt

AUGUST 2023
NEW RENTAL
LISTINGS
REPORT



RENTAL MARKET



Brown Harris Stevens THE Craft OF Research

Highlights

NEW RENTAL LISTINGS REPORT

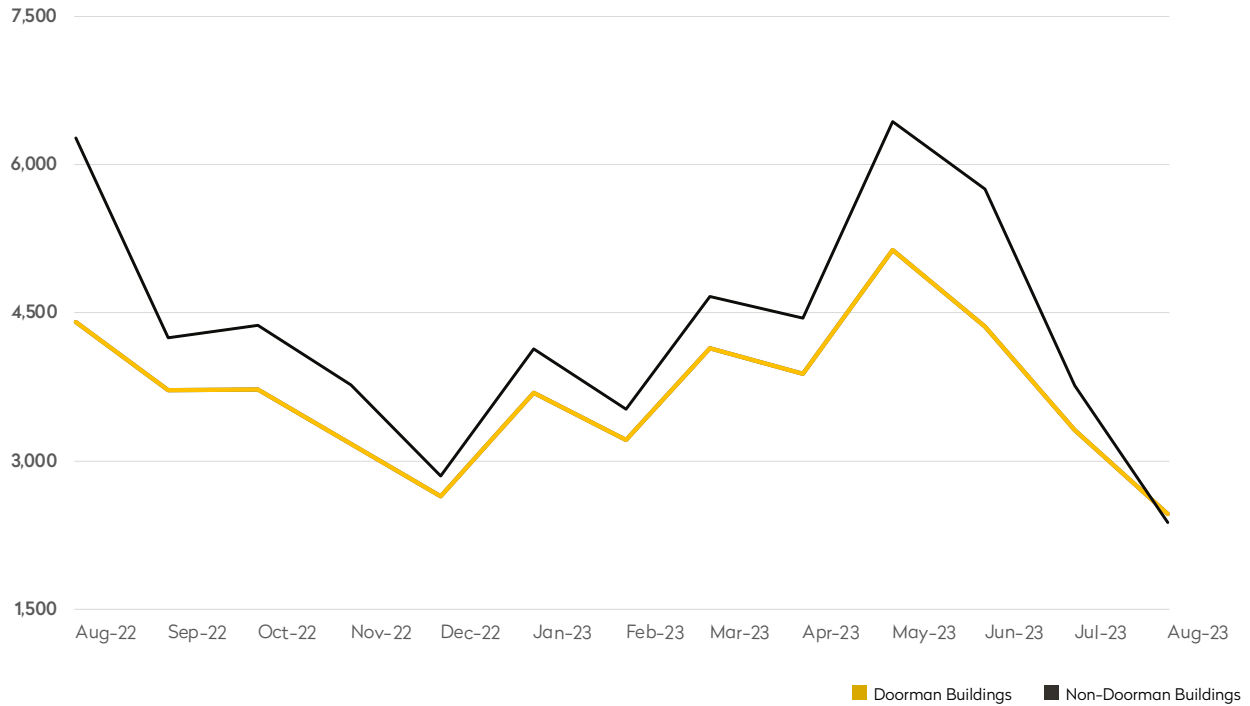
August 2023

- Compared to a year ago, average asking rents in non-doorman buildings were up double digits.
- For doorman buildings, the average asking rent was virtually unchanged from last month, and was 7% higher than August 2022.
- The number of new rental listings fell 26% in August for doorman, and 37% for non-doorman buildings.



BHSID 22564049

Number of New Listings



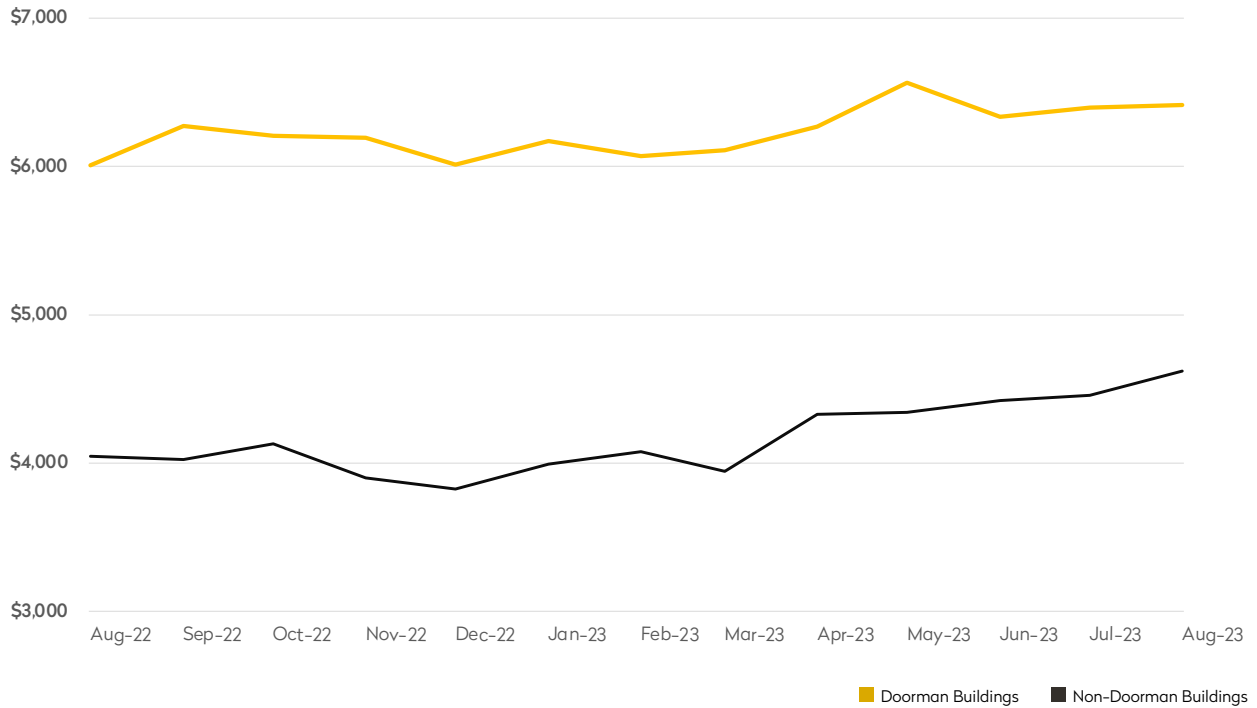
DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	518	665	-22%	648	-20%
1-Bedrooms	1,079	1,365	-21%	1,942	-44%
2-Bedrooms	620	878	-29%	997	-38%
3-Bedrooms	194	253	-23%	353	-45%
4-Bedrooms	39	64	-39%	74	-47%
All	2,465	3,314	-26%	4,406	-44%

NON-DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	387	474	-18%	659	-41%
1-Bedrooms	754	1,227	-39%	2,361	-68%
2-Bedrooms	749	1,215	-38%	1,777	-58%
3-Bedrooms	347	574	-40%	738	-53%
4-Bedrooms	119	144	-17%	232	-49%
All	2,378	3,763	-37%	6,271	-62%

Average Asking Rent



DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	\$3,778	\$3,795	0%	\$3,775	0%
1-Bedrooms	\$5,094	\$5,121	-1%	\$4,891	4%
2-Bedrooms	\$7,765	\$7,852	-1%	\$7,255	7%
3-Bedrooms	\$12,461	\$11,756	6%	\$12,055	3%
4-Bedrooms	\$19,721	\$17,545	12%	\$17,471	13%
All	\$6,416	\$6,396	0%	\$6,007	7%

NON-DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	\$3,013	\$2,931	3%	\$2,811	7%
1-Bedrooms	\$3,807	\$3,538	8%	\$3,267	17%
2-Bedrooms	\$4,725	\$4,628	2%	\$4,380	8%
3-Bedrooms	\$6,398	\$6,301	2%	\$6,004	7%
4-Bedrooms	\$7,666	\$8,160	-6%	\$7,856	-2%
All	\$4,623	\$4,458	4%	\$4,048	14%

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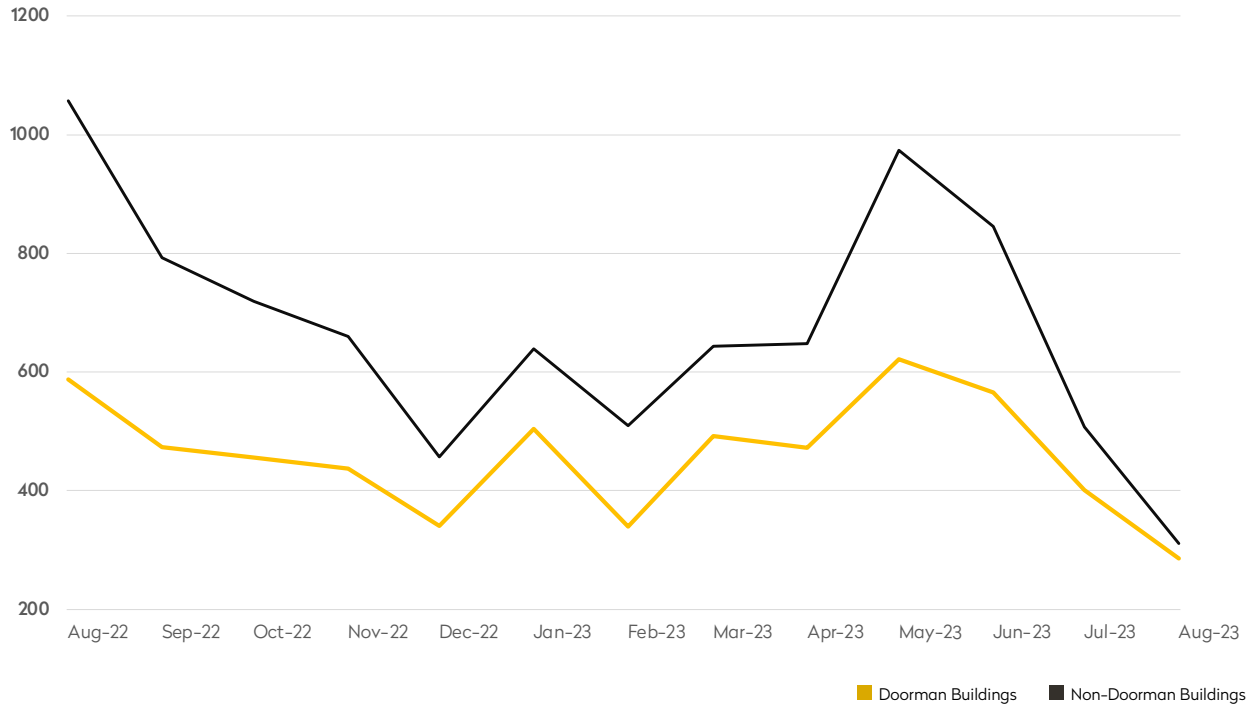
AUGUST 2023

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



BHSID 22289758

Number of New Listings



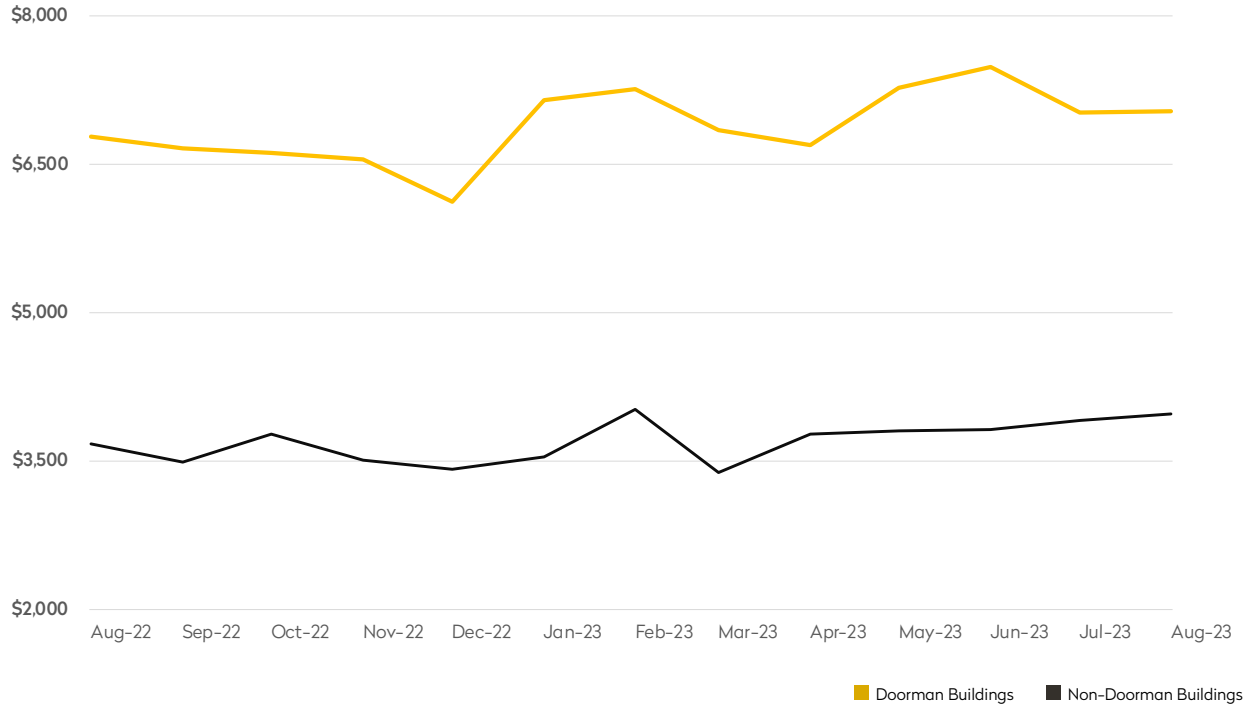
DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	45	37	22%	59	-24%
1-Bedrooms	126	172	-27%	252	-50%
2-Bedrooms	79	115	-31%	174	-55%
3-Bedrooms	28	50	-44%	53	-47%
4-Bedrooms	4	17	-76%	16	-75%
All	286	401	-29%	587	-51%

NON-DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	60	84	-29%	150	-60%
1-Bedrooms	93	189	-51%	428	-78%
2-Bedrooms	113	145	-22%	268	-58%
3-Bedrooms	39	63	-38%	99	-61%
4-Bedrooms	6	13	-54%	14	-57%
All	311	507	-39%	1,057	-71%

Average Asking Rent



DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	\$3,617	\$3,573	1%	\$3,572	1%
1-Bedrooms	\$4,774	\$4,698	2%	\$4,611	4%
2-Bedrooms	\$7,701	\$7,813	-1%	\$7,088	9%
3-Bedrooms	\$15,328	\$12,447	23%	\$12,630	21%
4-Bedrooms	\$28,501	\$16,326	75%	\$24,869	15%
All	\$7,037	\$7,024	0%	\$6,782	4%

NON-DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	\$2,659	\$2,907	-9%	\$2,415	10%
1-Bedrooms	\$3,128	\$3,191	-2%	\$3,049	3%
2-Bedrooms	\$4,331	\$4,272	1%	\$3,963	9%
3-Bedrooms	\$6,470	\$5,961	9%	\$6,699	-3%
4-Bedrooms	\$7,248	\$8,151	-11%	\$13,547	-46%
All	\$3,973	\$3,908	2%	\$3,675	8%

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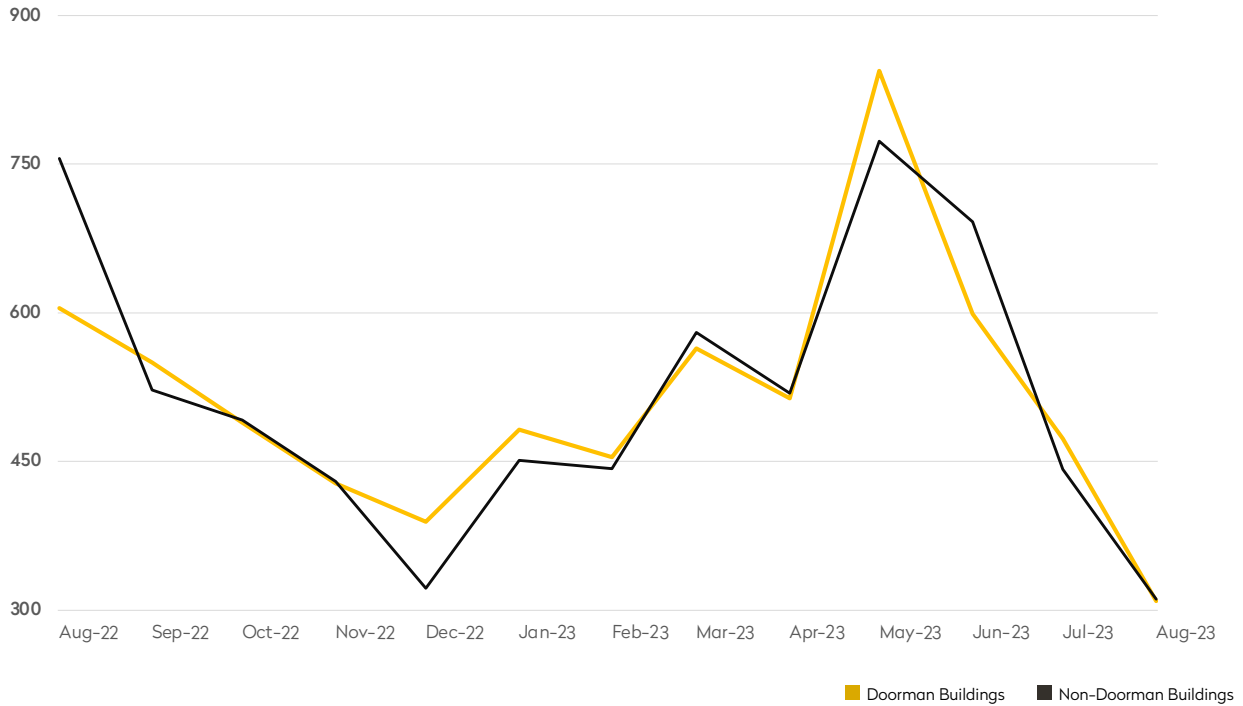
AUGUST 2023

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



BHSID 22582638

Number of New Listings



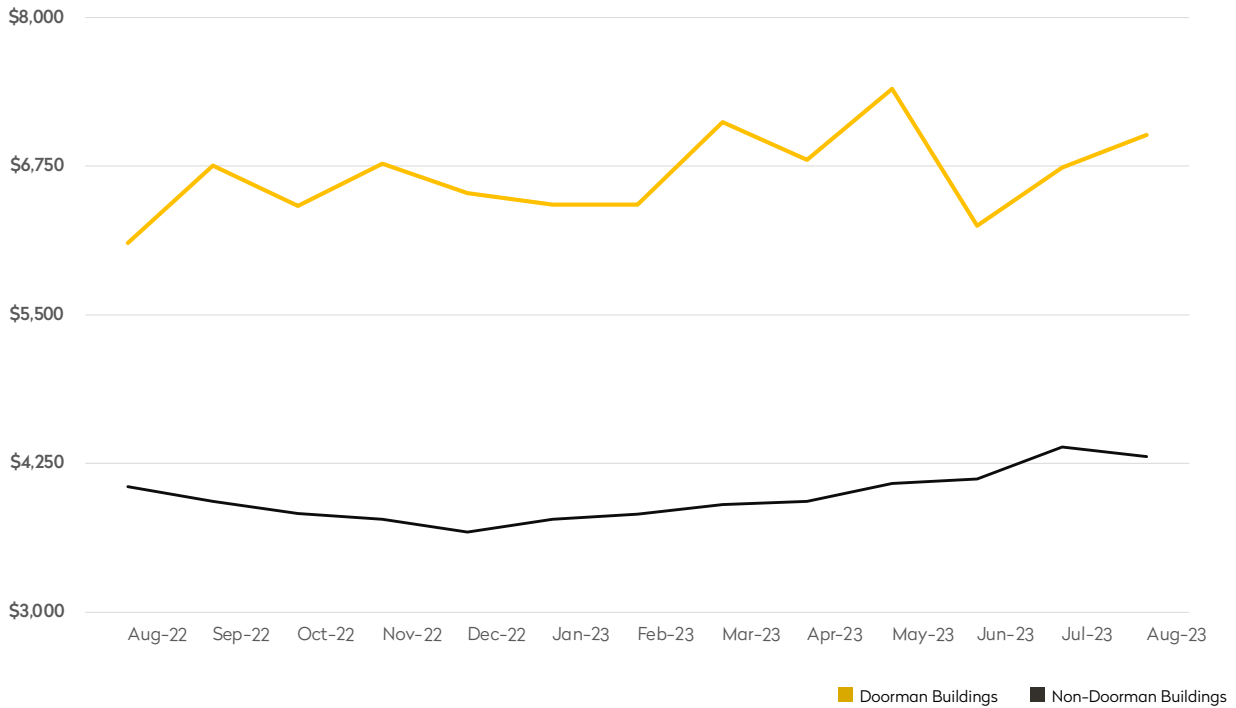
DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	44	70	-37%	66	-33%
1-Bedrooms	130	194	-33%	262	-50%
2-Bedrooms	84	139	-40%	156	-46%
3-Bedrooms	36	45	-20%	62	-42%
4-Bedrooms	13	16	-19%	15	-13%
All	309	473	-35%	605	-49%

NON-DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	70	72	-3%	102	-31%
1-Bedrooms	110	151	-27%	315	-65%
2-Bedrooms	76	135	-44%	184	-59%
3-Bedrooms	36	56	-36%	88	-59%
4-Bedrooms	12	9	33%	20	-40%
All	311	442	-30%	756	-59%

Average Asking Rent



DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	\$3,752	\$3,546	6%	\$3,199	17%
1-Bedrooms	\$4,889	\$4,825	1%	\$4,710	4%
2-Bedrooms	\$7,801	\$7,946	-2%	\$7,351	6%
3-Bedrooms	\$11,757	\$11,783	0%	\$12,216	-4%
4-Bedrooms	\$16,576	\$15,348	8%	\$13,557	22%
All	\$7,014	\$6,738	4%	\$6,105	15%

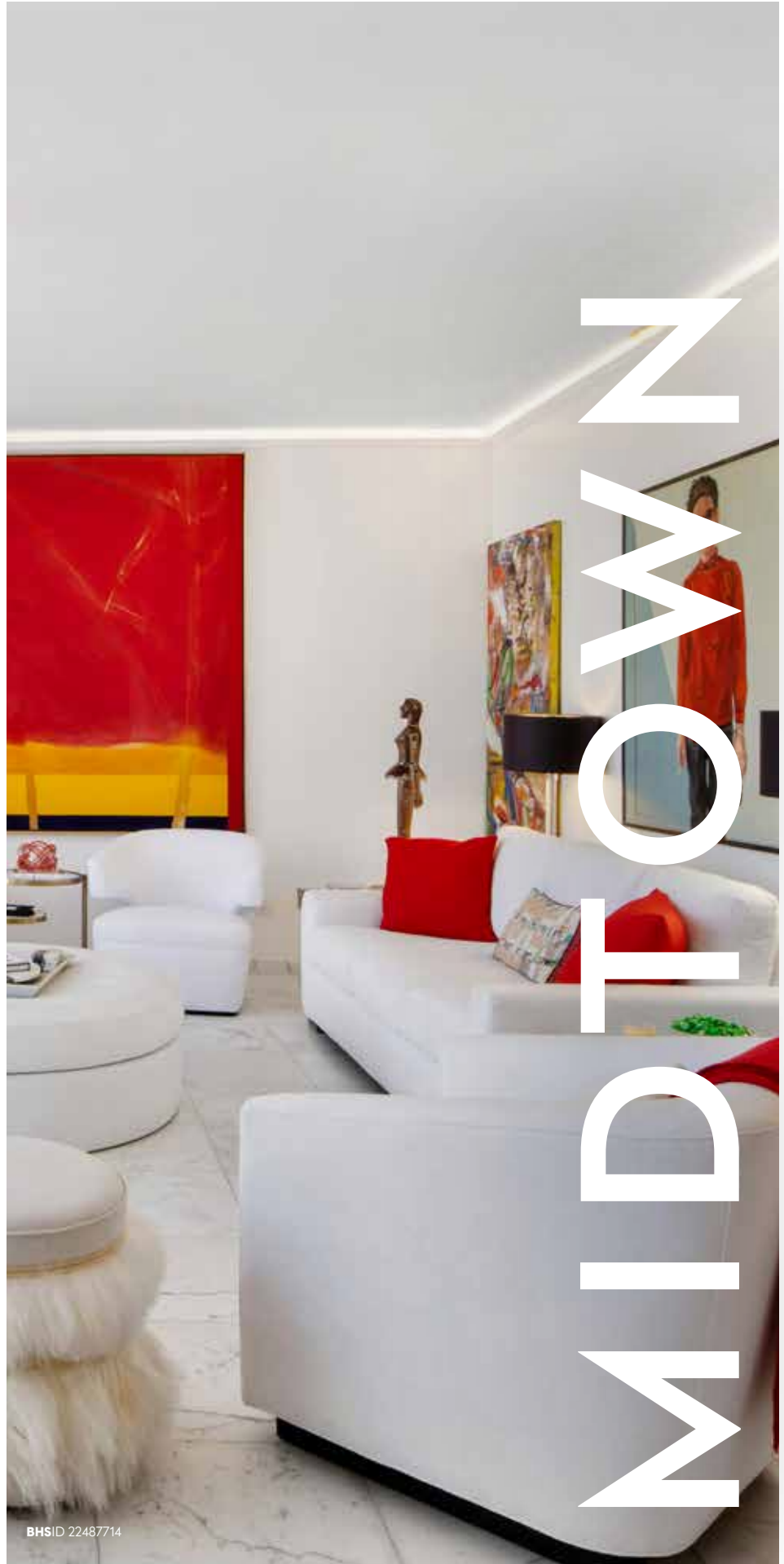
NON-DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	\$2,880	\$2,890	0%	\$2,460	17%
1-Bedrooms	\$3,820	\$3,703	3%	\$3,424	12%
2-Bedrooms	\$4,826	\$4,826	0%	\$4,880	-1%
3-Bedrooms	\$6,570	\$6,081	8%	\$6,111	8%
4-Bedrooms	\$5,741	\$7,735	-26%	\$6,757	-15%
All	\$4,309	\$4,386	-2%	\$4,056	6%

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AUGUST 2023

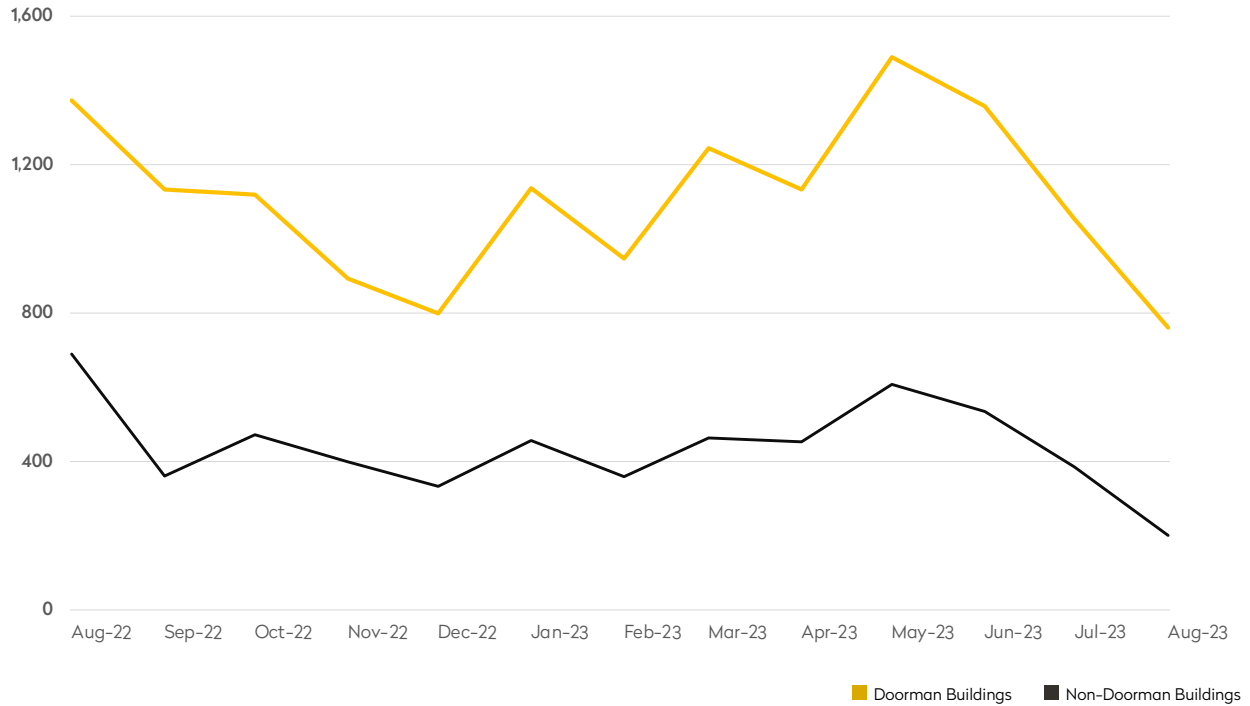
34th St. to 59th St.,
East River to the Hudson River



NEW YORK MIDTOWN

BHSID 22487714

Number of New Listings



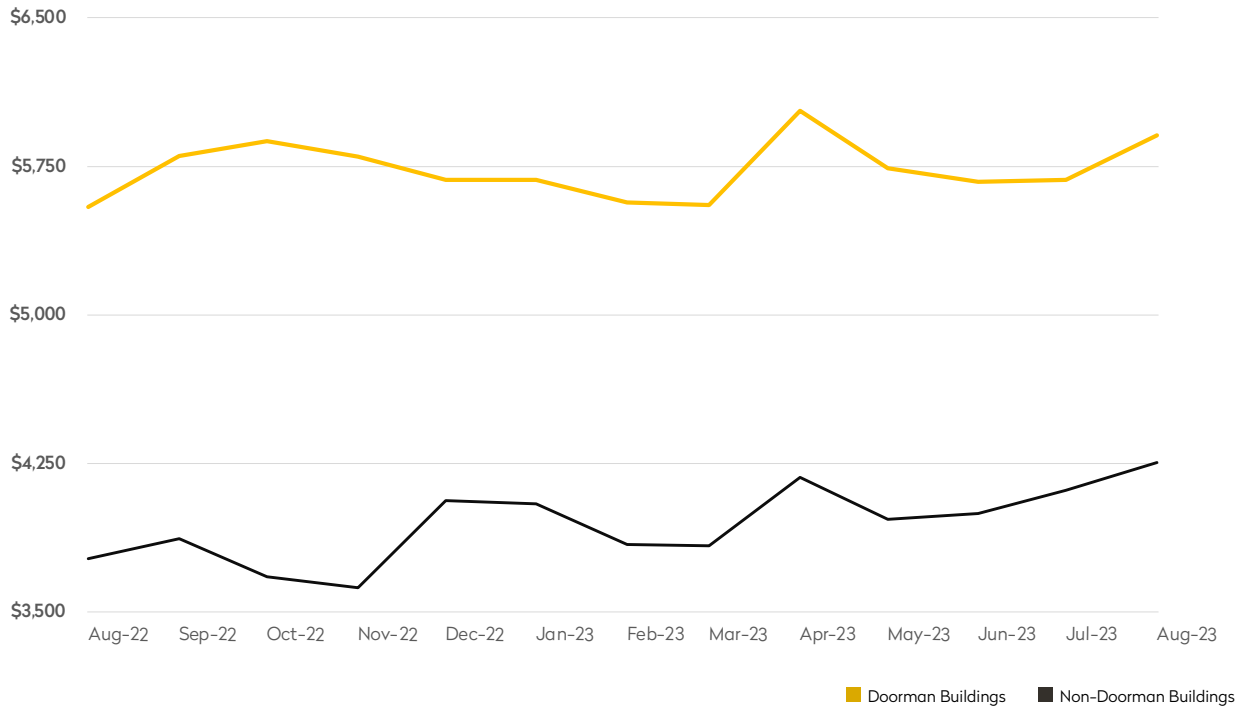
DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	166	245	-32%	232	-28%
1-Bedrooms	342	444	-23%	587	-42%
2-Bedrooms	193	270	-29%	288	-33%
3-Bedrooms	47	53	-11%	86	-45%
4-Bedrooms	9	10	-10%	8	13%
All	761	1,053	-28%	1,373	-45%

NON-DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	43	79	-46%	99	-57%
1-Bedrooms	78	122	-36%	296	-74%
2-Bedrooms	53	113	-53%	182	-71%
3-Bedrooms	17	52	-67%	40	-58%
4-Bedrooms	8	9	-11%	13	-38%
All	200	384	-48%	689	-71%

Average Asking Rent



DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	\$3,561	\$3,573	0%	\$4,027	-12%
1-Bedrooms	\$4,877	\$4,967	-2%	\$4,713	3%
2-Bedrooms	\$7,032	\$7,568	-7%	\$7,251	-3%
3-Bedrooms	\$11,668	\$9,349	25%	\$11,021	6%
4-Bedrooms	\$26,416	\$20,770	27%	\$21,561	23%
All	\$5,908	\$5,683	4%	\$5,546	7%

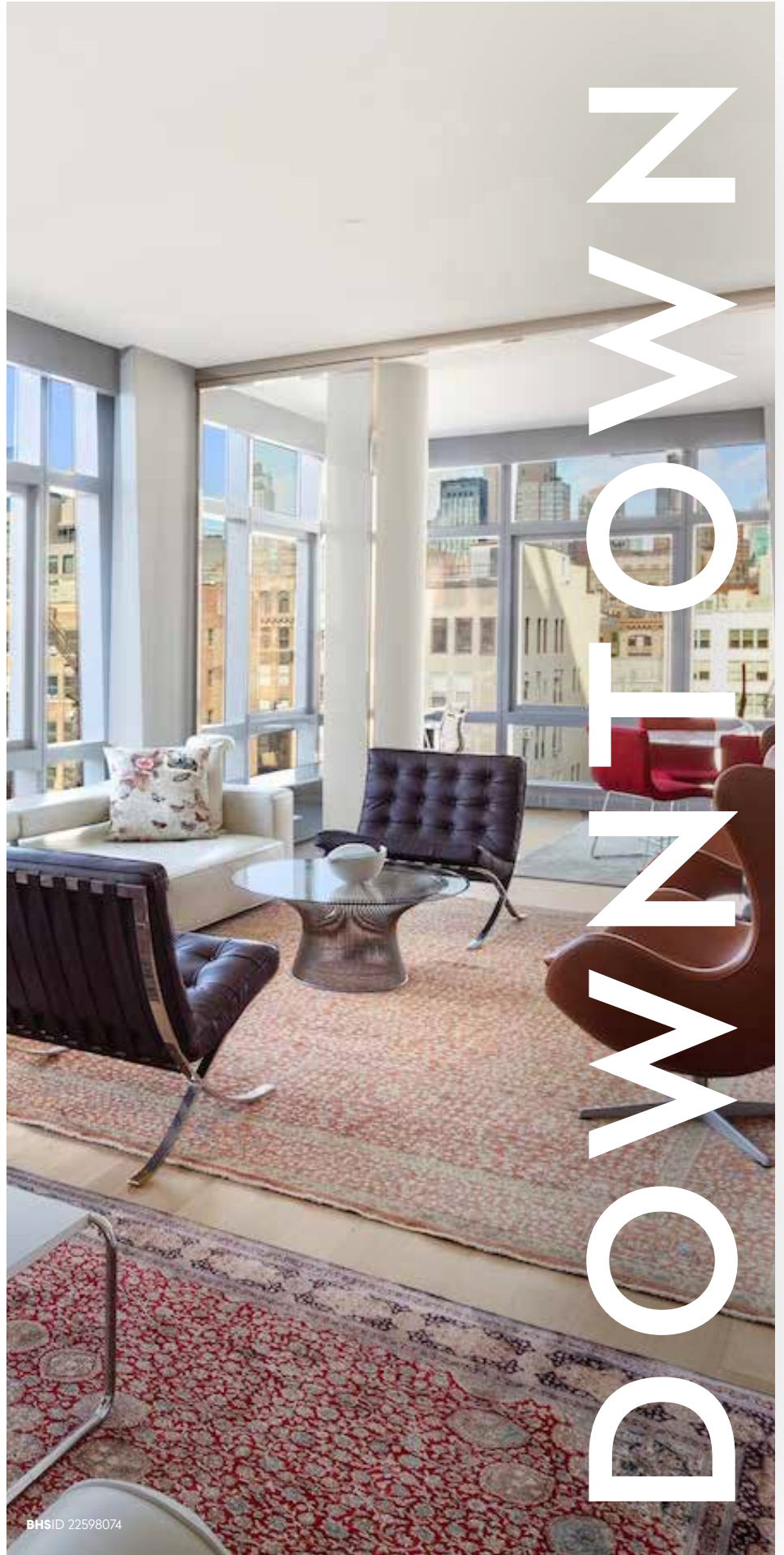
NON-DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	\$2,768	\$2,722	2%	\$3,082	-10%
1-Bedrooms	\$3,800	\$3,569	6%	\$3,309	15%
2-Bedrooms	\$4,558	\$4,660	-2%	\$4,311	6%
3-Bedrooms	\$6,400	\$5,769	11%	\$5,653	13%
4-Bedrooms	\$8,699	\$8,690	0%	\$10,387	-16%
All	\$4,253	\$4,115	3%	\$3,768	13%

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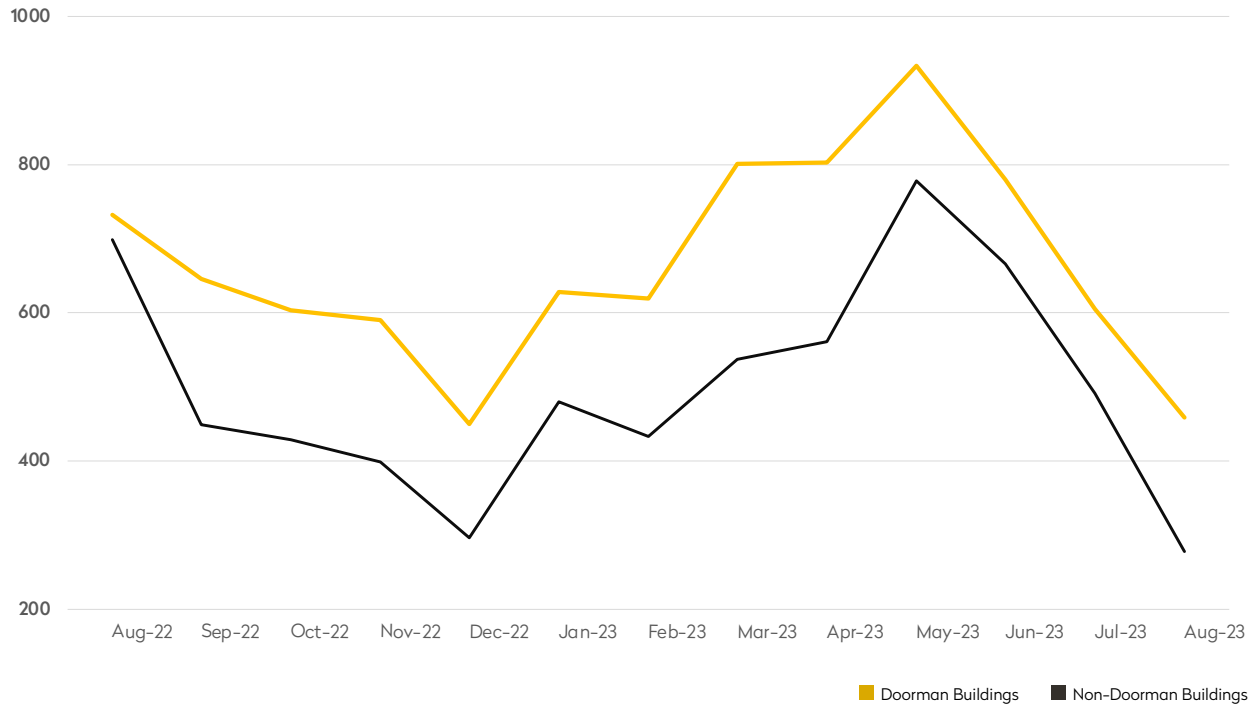
AUGUST 2023

34th Street to 14th Street



BHSID 22598074

Number of New Listings



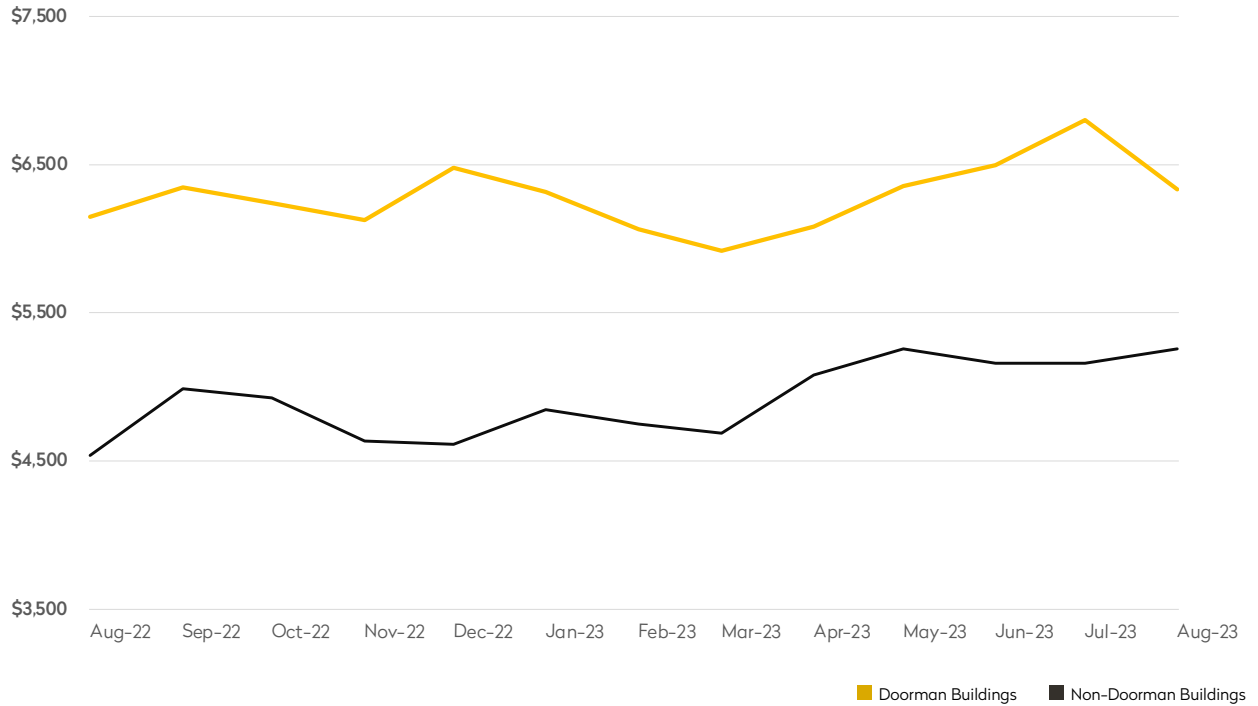
DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	106	130	-18%	118	-10%
1-Bedrooms	235	277	-15%	385	-39%
2-Bedrooms	90	142	-37%	134	-33%
3-Bedrooms	24	31	-23%	36	-33%
4-Bedrooms	3	8	-63%	13	-77%
All	459	605	-24%	732	-37%

NON-DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	62	84	-26%	92	-33%
1-Bedrooms	77	150	-49%	261	-70%
2-Bedrooms	75	151	-50%	176	-57%
3-Bedrooms	50	77	-35%	91	-45%
4-Bedrooms	12	12	0%	17	-29%
All	278	491	-43%	699	-60%

Average Asking Rent



DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	\$4,082	\$4,209	-3%	\$3,957	3%
1-Bedrooms	\$5,492	\$5,621	-2%	\$5,481	0%
2-Bedrooms	\$8,813	\$8,842	0%	\$7,775	13%
3-Bedrooms	\$12,246	\$14,265	-14%	\$14,522	-16%
4-Bedrooms	\$15,665	\$20,236	-23%	\$14,394	9%
All	\$6,334	\$6,801	-7%	\$6,148	3%

NON-DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	\$3,284	\$3,144	4%	\$3,088	6%
1-Bedrooms	\$4,330	\$4,236	2%	\$3,651	19%
2-Bedrooms	\$5,613	\$5,407	4%	\$5,298	6%
3-Bedrooms	\$7,136	\$7,246	-2%	\$7,222	-1%
4-Bedrooms	\$8,979	\$10,261	-12%	\$9,376	-4%
All	\$5,256	\$5,161	2%	\$4,539	16%

Rnt

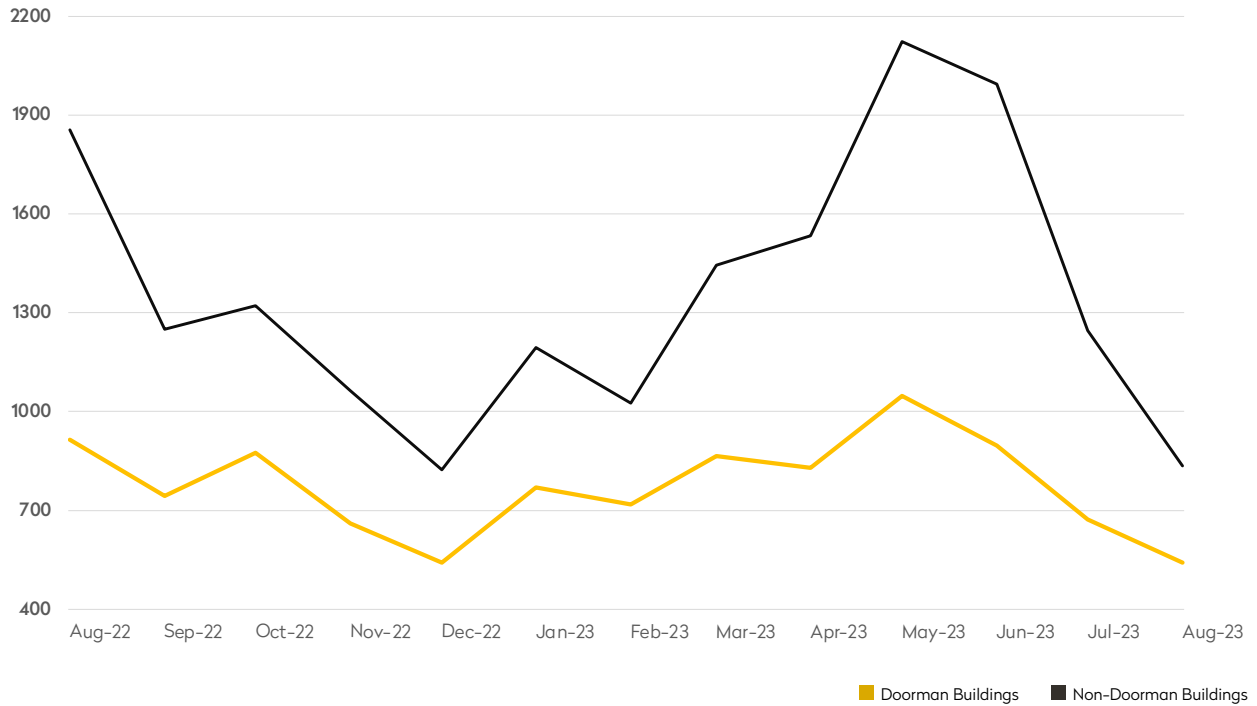
AUGUST 2023

South of 14th Street



BHSID.22608197

Number of New Listings



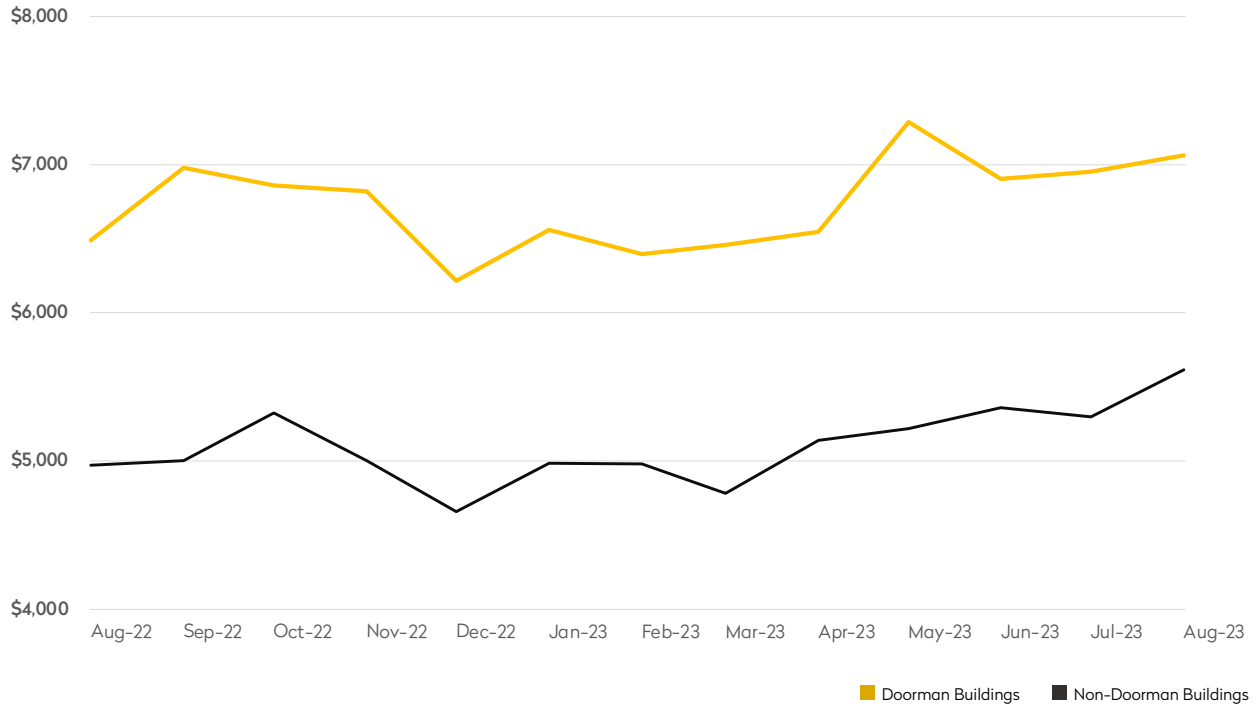
DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	137	175	-22%	152	-10%
1-Bedrooms	207	240	-14%	383	-46%
2-Bedrooms	142	166	-14%	181	-22%
3-Bedrooms	47	63	-25%	94	-50%
4-Bedrooms	5	11	-55%	17	-71%
All	542	673	-19%	914	-41%

NON-DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	111	118	-6%	166	-33%
1-Bedrooms	271	391	-31%	642	-58%
2-Bedrooms	284	441	-36%	578	-51%
3-Bedrooms	122	191	-36%	231	-47%
4-Bedrooms	42	56	-25%	81	-48%
All	835	1,245	-33%	1,856	-55%

Average Asking Rent



DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	\$4,036	\$3,982	1%	\$3,750	8%
1-Bedrooms	\$5,652	\$5,673	0%	\$5,224	8%
2-Bedrooms	\$8,974	\$8,453	6%	\$7,965	13%
3-Bedrooms	\$14,028	\$13,083	7%	\$13,148	7%
4-Bedrooms	\$24,618	\$19,740	25%	\$17,158	43%
All	\$7,061	\$6,950	2%	\$6,487	9%

NON-DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	\$3,542	\$3,227	10%	\$3,313	7%
1-Bedrooms	\$4,428	\$3,997	11%	\$3,784	17%
2-Bedrooms	\$5,415	\$5,168	5%	\$5,144	5%
3-Bedrooms	\$7,854	\$8,058	-3%	\$7,272	8%
4-Bedrooms	\$10,770	\$10,361	4%	\$10,474	3%
All	\$5,616	\$5,299	6%	\$4,970	13%

Rnt

AUGUST 2023

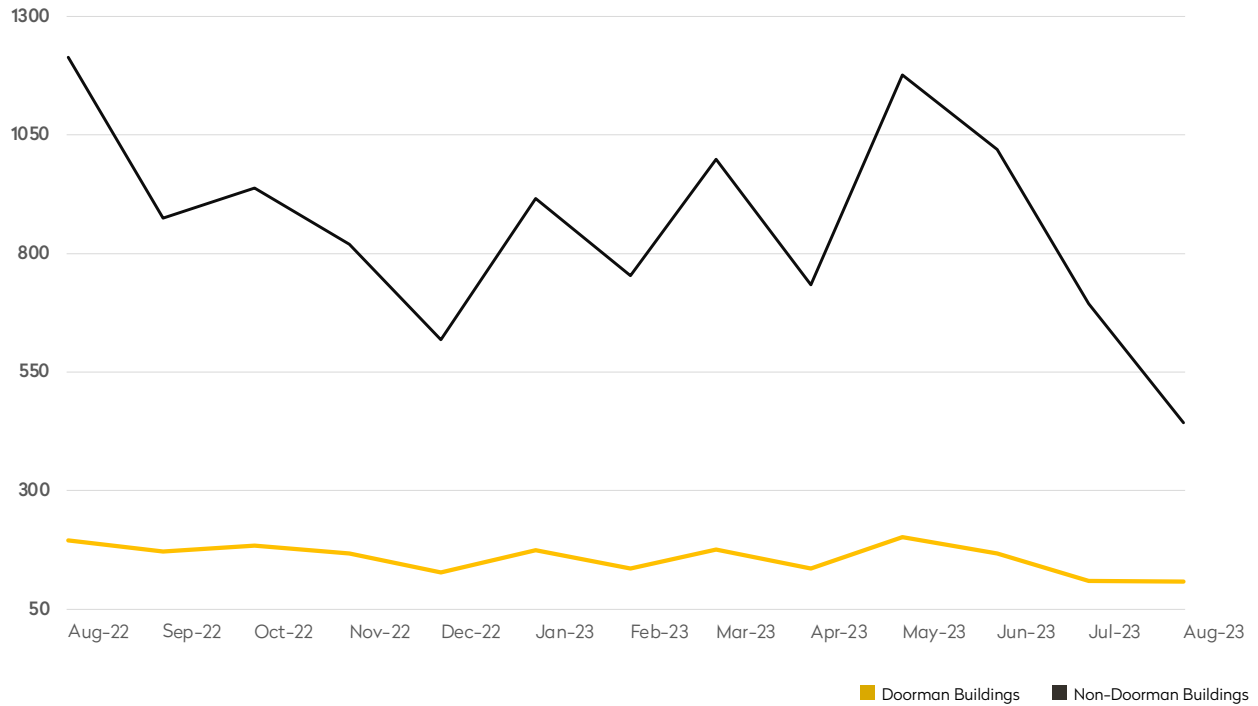
Generally North of 96th St. on the East Side,
and 110th St. on the West Side



BHSID 22644210

UPPER MANHATTAN

Number of New Listings



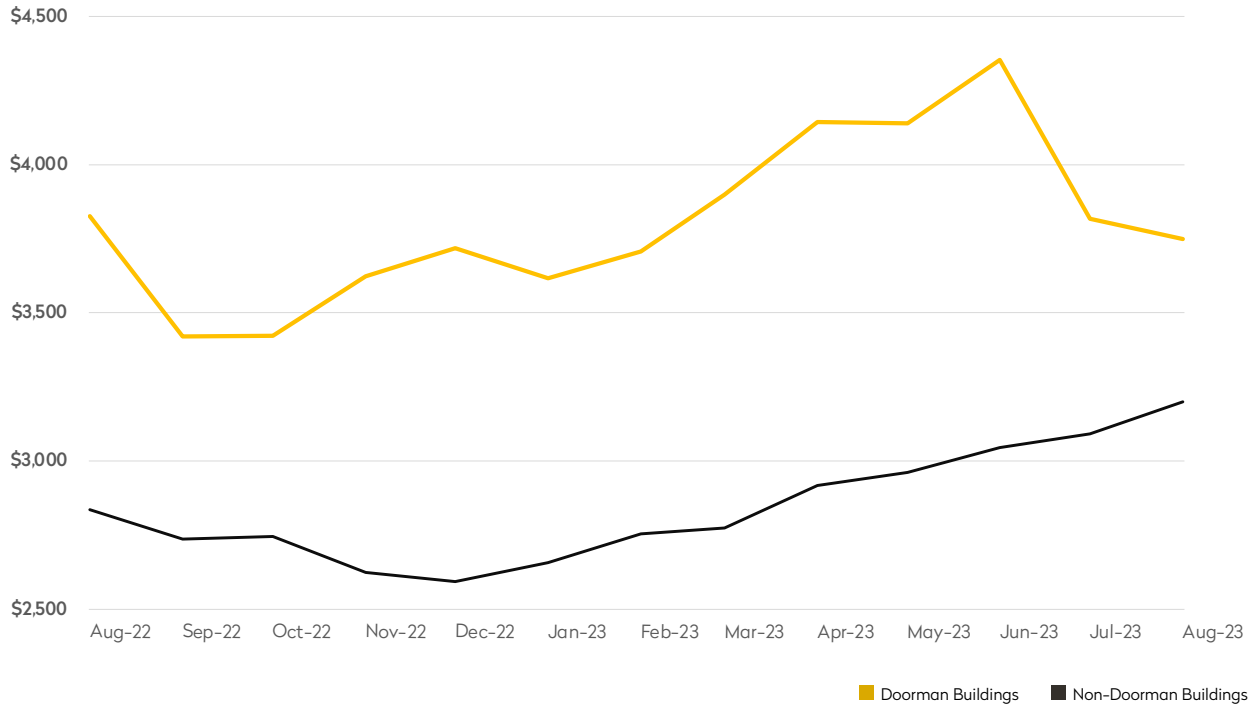
DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	20	8	150%	21	-5%
1-Bedrooms	39	38	3%	73	-47%
2-Bedrooms	32	46	-30%	64	-50%
3-Bedrooms	12	11	9%	22	-45%
4-Bedrooms	5	2	150%	5	0%
All	108	109	-1%	195	-45%

NON-DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	41	37	11%	50	-18%
1-Bedrooms	125	224	-44%	419	-70%
2-Bedrooms	148	230	-36%	389	-62%
3-Bedrooms	83	135	-39%	189	-56%
4-Bedrooms	39	45	-13%	87	-55%
All	443	694	-36%	1,214	-64%

Average Asking Rent



DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	\$2,636	\$2,927	-10%	\$2,530	4%
1-Bedrooms	\$3,360	\$3,218	4%	\$3,088	9%
2-Bedrooms	\$3,934	\$4,101	-4%	\$4,393	-10%
3-Bedrooms	\$5,291	\$5,436	-3%	\$5,560	-5%
4-Bedrooms	\$6,358	\$6,523	-3%	\$8,067	-21%
All	\$3,749	\$3,816	-2%	\$3,825	-2%

NON-DOORMAN BUILDINGS

	AUGUST 2023	JULY 2023	MONTHLY CHANGE	AUGUST 2022	ANNUAL CHANGE
Studios	\$2,168	\$2,089	4%	\$1,997	9%
1-Bedrooms	\$2,638	\$2,432	8%	\$2,313	14%
2-Bedrooms	\$3,259	\$3,173	3%	\$2,914	12%
3-Bedrooms	\$3,705	\$3,731	-1%	\$3,530	5%
4-Bedrooms	\$4,364	\$4,843	-10%	\$4,080	7%
All	\$3,199	\$3,091	3%	\$2,836	13%

Contact Us

NEW RENTAL LISTINGS REPORT

August 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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