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SEPTEMBER 2023
NEW RENTAL
LISTINGS
REPORT

MANHATTAN



Brown Harris Stevens THE Craft of Research

Highlights

NEW RENTAL LISTINGS REPORT

September 2023

- At \$6,334, the average asking rent was virtually unchanged from the prior month for doorman buildings.
- While down from last month, the average asking rent in non-doorman buildings was 6% higher than September 2022.
- Doorman buildings saw an 18% rise in new listings compared to last month, while non-doorman buildings increased 41%.
- Studios in both doorman and non-doorman buildings saw the largest increase in new listings in September.



BHSID 22611468

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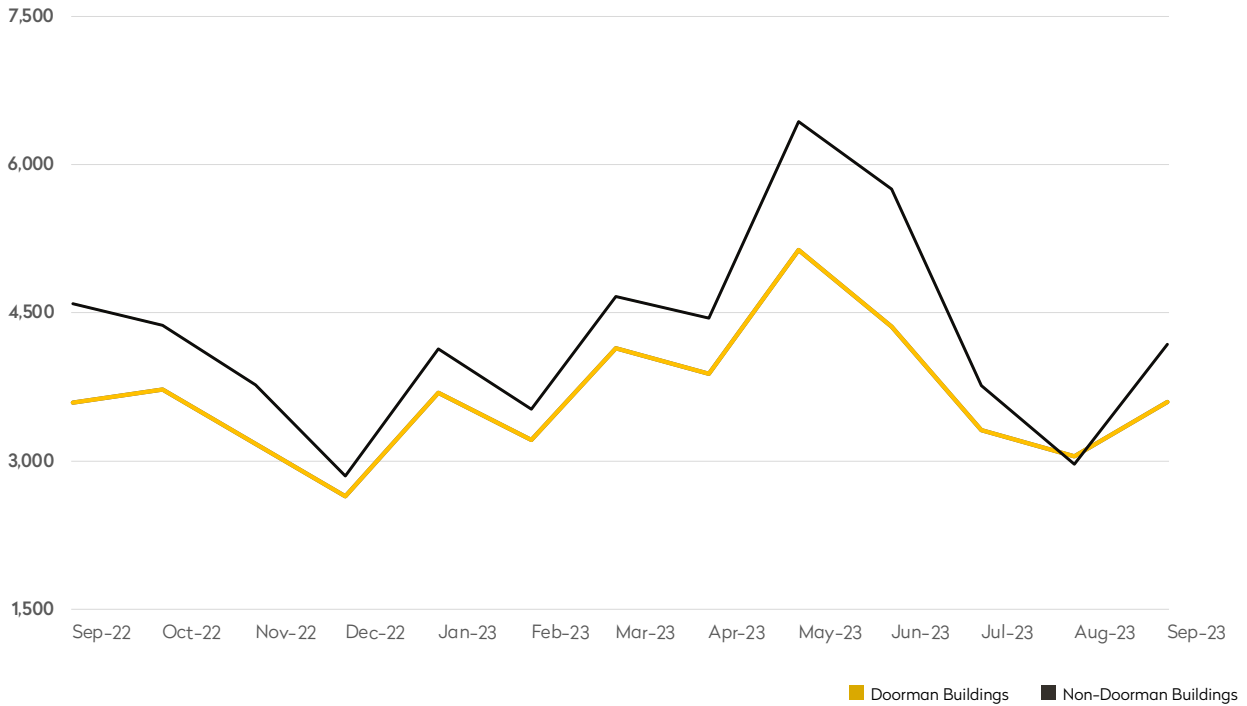
SEPTEMBER
2023



MANTANA

BHSID 22544810

Number of New Listings



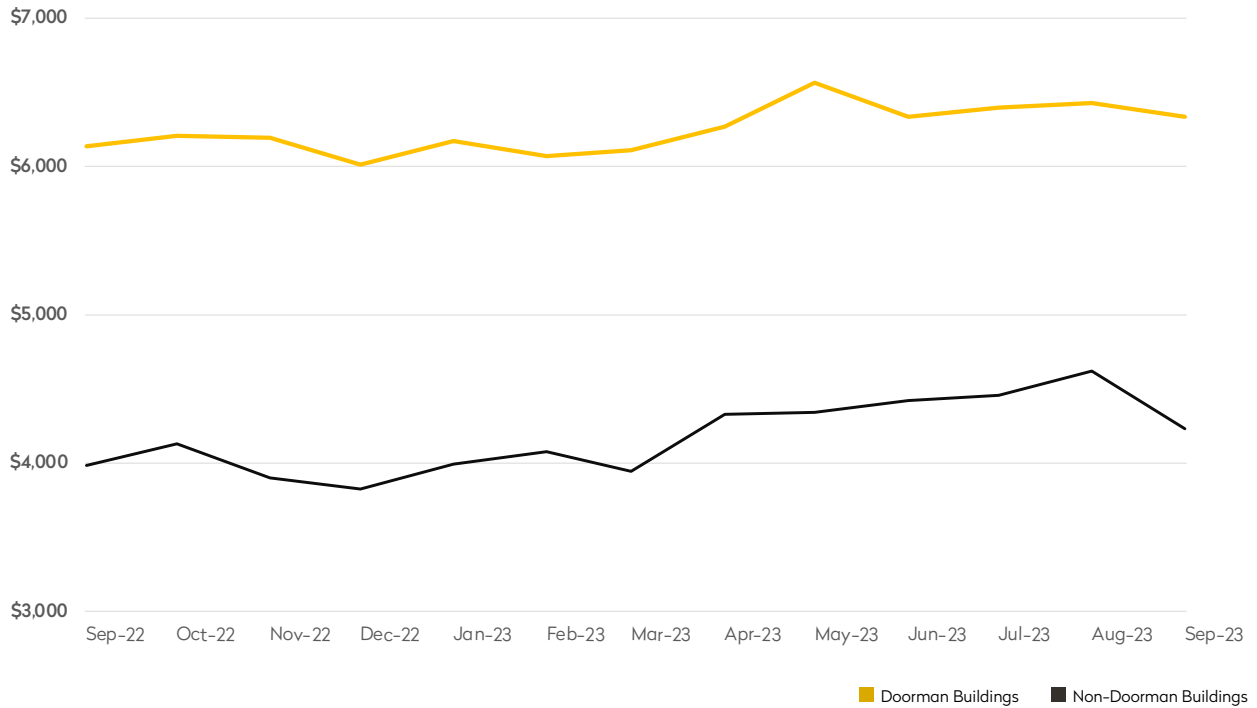
DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	766	614	25%	506	51%
1-Bedrooms	1,506	1,300	16%	1,555	-3%
2-Bedrooms	959	792	21%	887	8%
3-Bedrooms	297	268	11%	293	1%
4-Bedrooms	51	54	-6%	62	-18%
All	3,600	3,047	18%	3,595	0%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	723	453	60%	487	48%
1-Bedrooms	1,480	970	53%	1,695	-13%
2-Bedrooms	1,217	901	35%	1,262	-4%
3-Bedrooms	559	451	24%	566	-1%
4-Bedrooms	179	160	12%	154	16%
All	4,185	2,968	41%	4,594	-9%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	\$3,764	\$3,747	0%	\$3,524	7%
1-Bedrooms	\$4,986	\$5,012	-1%	\$4,843	3%
2-Bedrooms	\$7,590	\$7,672	-1%	\$7,389	3%
3-Bedrooms	\$12,101	\$12,005	1%	\$12,399	-2%
4-Bedrooms	\$17,796	\$18,600	-4%	\$21,334	-17%
All	\$6,334	\$6,428	-1%	\$6,136	3%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	\$2,812	\$2,978	-6%	\$2,690	5%
1-Bedrooms	\$3,360	\$3,705	-9%	\$3,286	2%
2-Bedrooms	\$4,549	\$4,648	-2%	\$4,248	7%
3-Bedrooms	\$6,053	\$6,475	-7%	\$5,535	9%
4-Bedrooms	\$8,383	\$7,912	6%	\$8,967	-7%
All	\$4,232	\$4,623	-8%	\$3,984	6%

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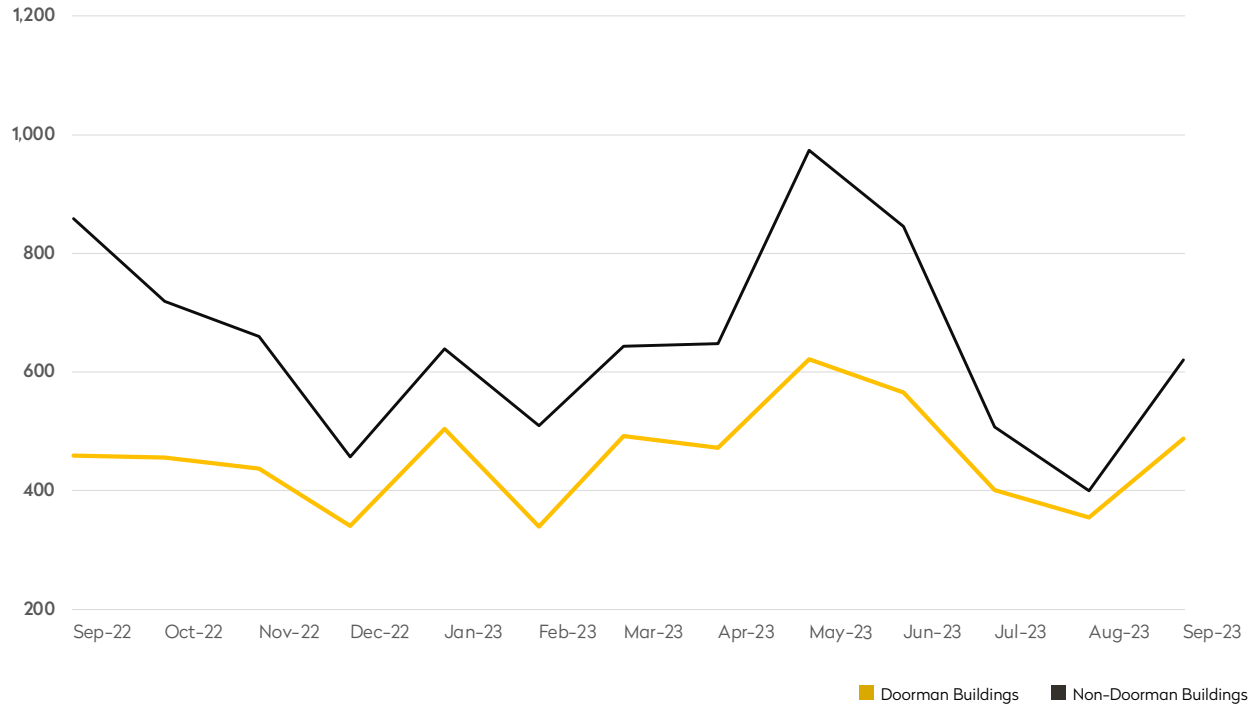
SEPTEMBER 2023

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



BHSID 22637013

Number of New Listings



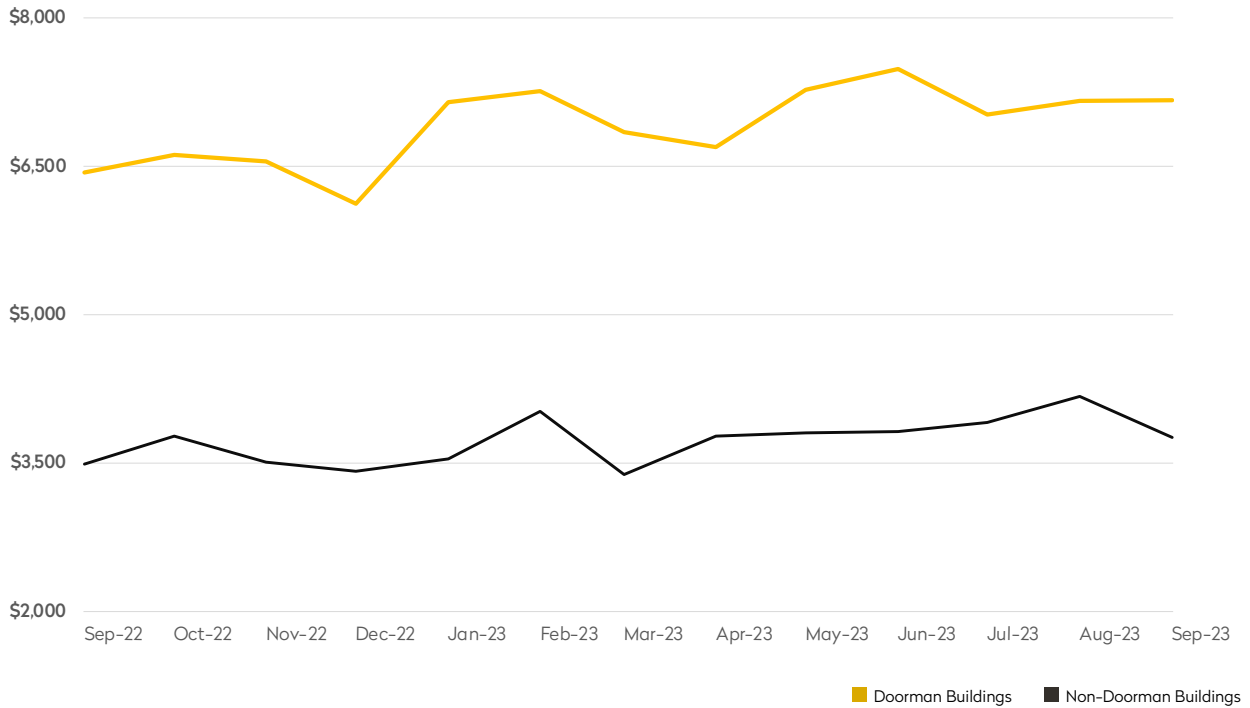
DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	58	52	12%	37	57%
1-Bedrooms	213	152	40%	205	4%
2-Bedrooms	138	96	44%	139	-1%
3-Bedrooms	64	42	52%	46	39%
4-Bedrooms	12	9	33%	13	-8%
All	488	355	37%	459	6%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	147	75	96%	131	12%
1-Bedrooms	232	131	77%	352	-34%
2-Bedrooms	169	133	27%	201	-16%
3-Bedrooms	56	50	12%	76	-26%
4-Bedrooms	15	9	67%	9	67%
All	620	400	55%	859	-28%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	\$3,890	\$3,607	8%	\$3,195	22%
1-Bedrooms	\$4,813	\$4,723	2%	\$4,473	8%
2-Bedrooms	\$7,228	\$7,616	-5%	\$7,308	-1%
3-Bedrooms	\$12,641	\$14,419	-12%	\$12,502	1%
4-Bedrooms	\$25,920	\$21,692	19%	\$20,477	27%
All	\$7,167	\$7,165	0%	\$6,436	11%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	\$2,529	\$2,602	-3%	\$2,427	4%
1-Bedrooms	\$3,007	\$3,091	-3%	\$3,065	-2%
2-Bedrooms	\$4,022	\$4,326	-7%	\$3,849	4%
3-Bedrooms	\$6,363	\$7,639	-17%	\$5,863	9%
4-Bedrooms	\$14,262	\$9,659	48%	\$11,376	25%
All	\$3,757	\$4,174	-10%	\$3,491	8%

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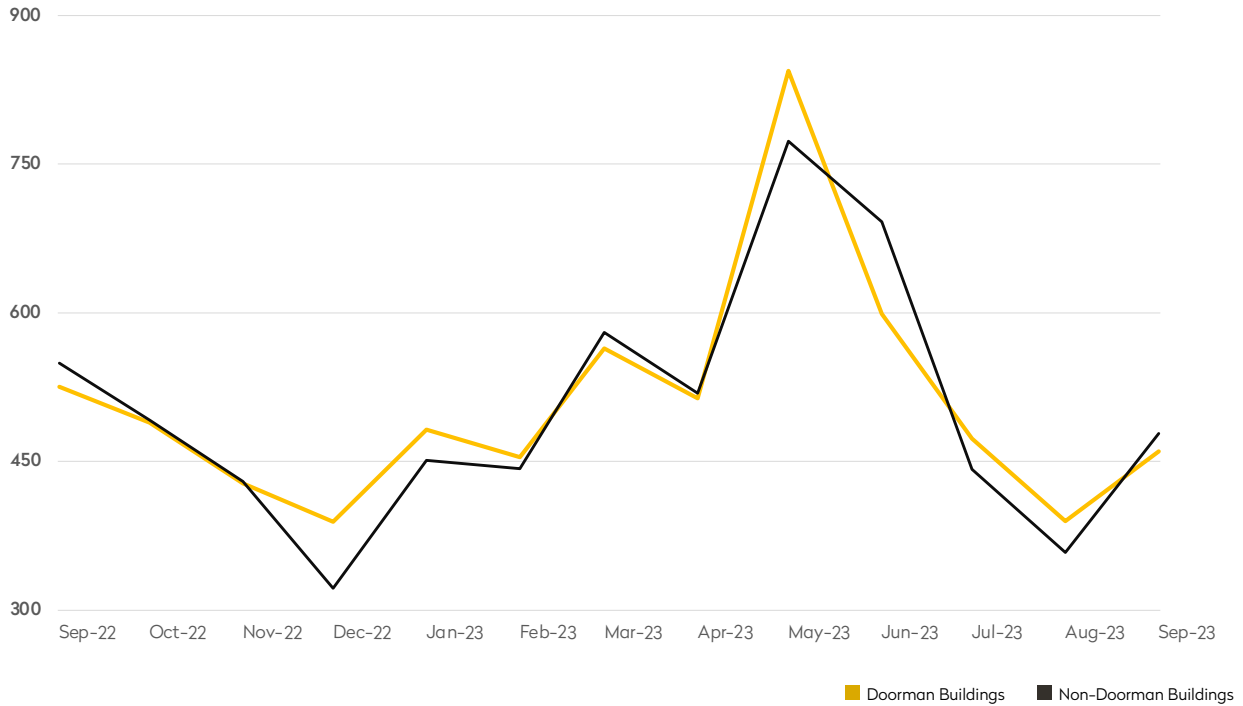
SEPTEMBER 2023

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



BHSID 22473732

Number of New Listings



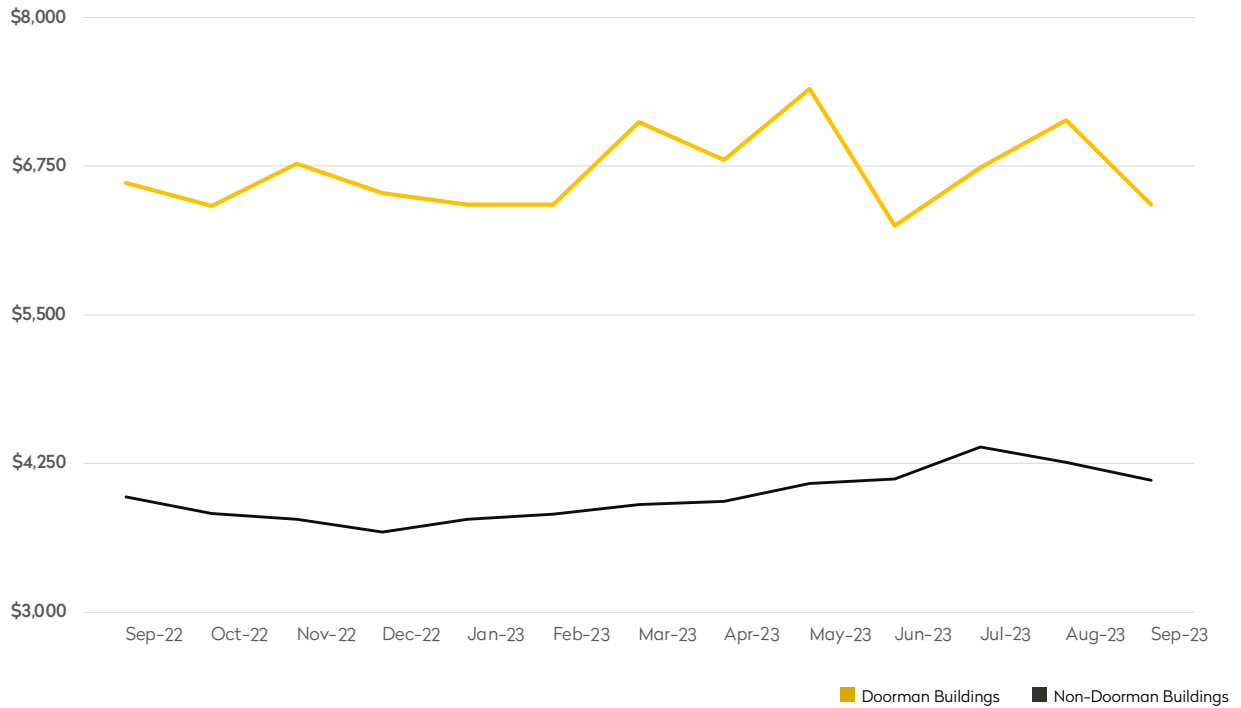
DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	73	51	43%	57	28%
1-Bedrooms	197	167	18%	229	-14%
2-Bedrooms	125	108	16%	130	-4%
3-Bedrooms	50	47	6%	56	-11%
4-Bedrooms	10	15	-33%	15	-33%
All	460	390	18%	525	-12%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	99	74	34%	81	22%
1-Bedrooms	164	126	30%	206	-20%
2-Bedrooms	131	83	58%	133	-2%
3-Bedrooms	67	53	26%	56	20%
4-Bedrooms	13	15	-13%	18	-28%
All	478	358	34%	549	-13%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	\$3,421	\$3,768	-9%	\$3,315	3%
1-Bedrooms	\$4,839	\$4,809	1%	\$4,786	1%
2-Bedrooms	\$7,511	\$7,974	-6%	\$7,493	0%
3-Bedrooms	\$10,786	\$12,103	-11%	\$11,760	-8%
4-Bedrooms	\$13,319	\$18,861	-29%	\$20,514	-35%
All	\$6,425	\$7,138	-10%	\$6,608	-3%

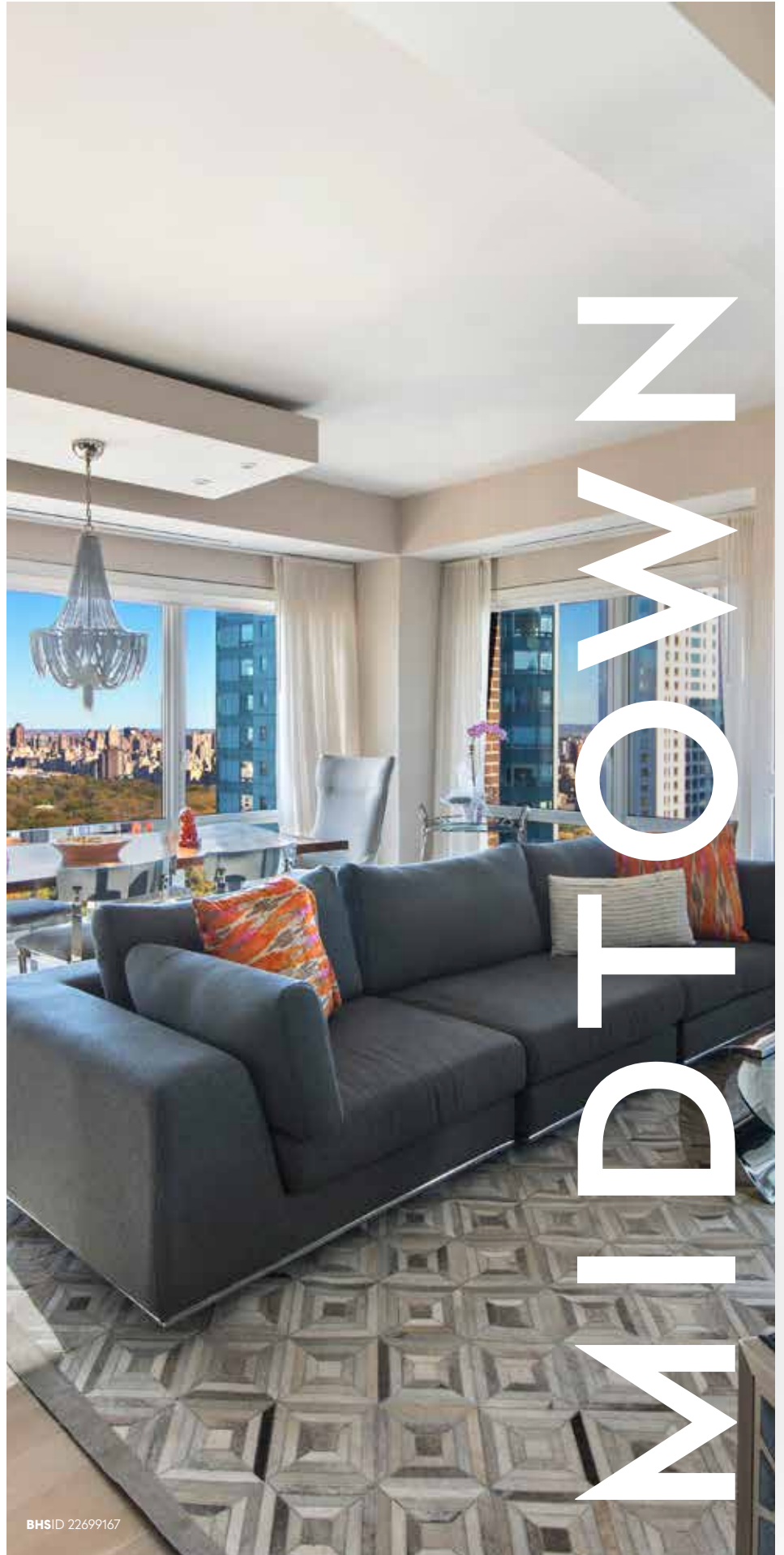
NON-DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	\$2,755	\$2,837	-3%	\$2,539	9%
1-Bedrooms	\$3,561	\$3,730	-5%	\$3,405	5%
2-Bedrooms	\$4,599	\$4,492	2%	\$4,422	4%
3-Bedrooms	\$5,990	\$6,512	-8%	\$6,017	0%
4-Bedrooms	\$5,623	\$5,470	3%	\$9,026	-38%
All	\$4,106	\$4,261	-4%	\$3,971	3%

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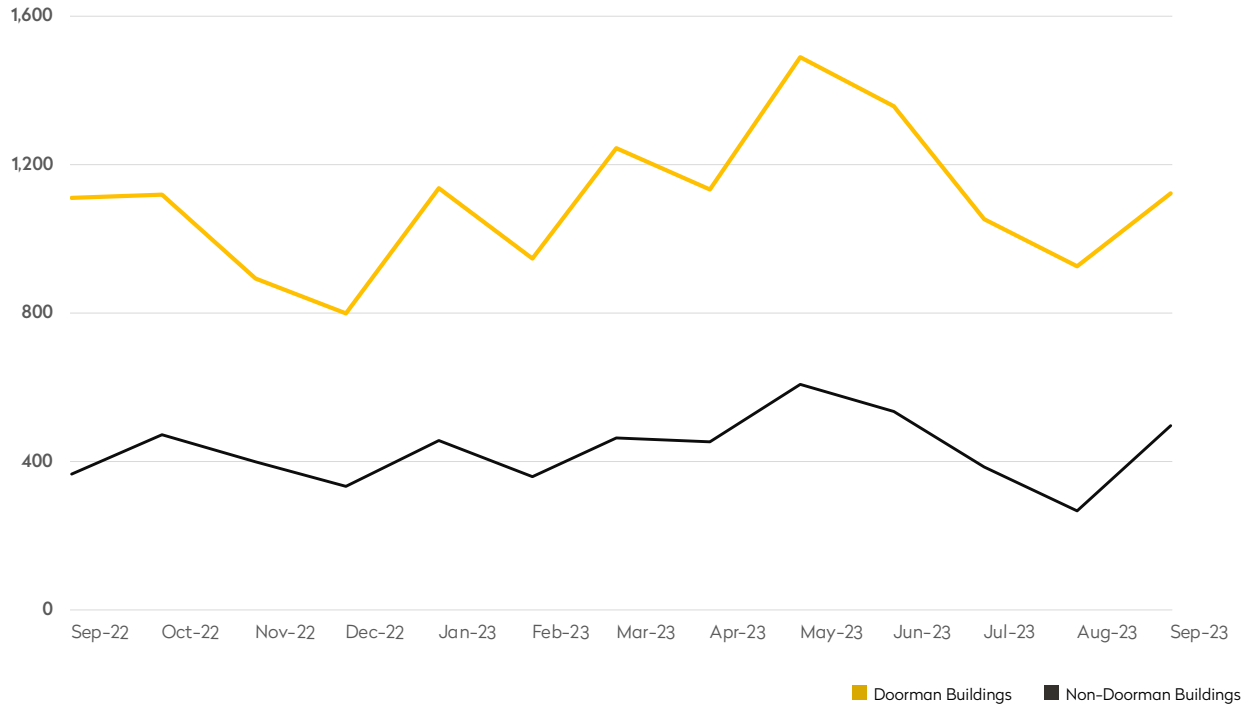
SEPTEMBER 2023

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



BHSID 22699167

Number of New Listings



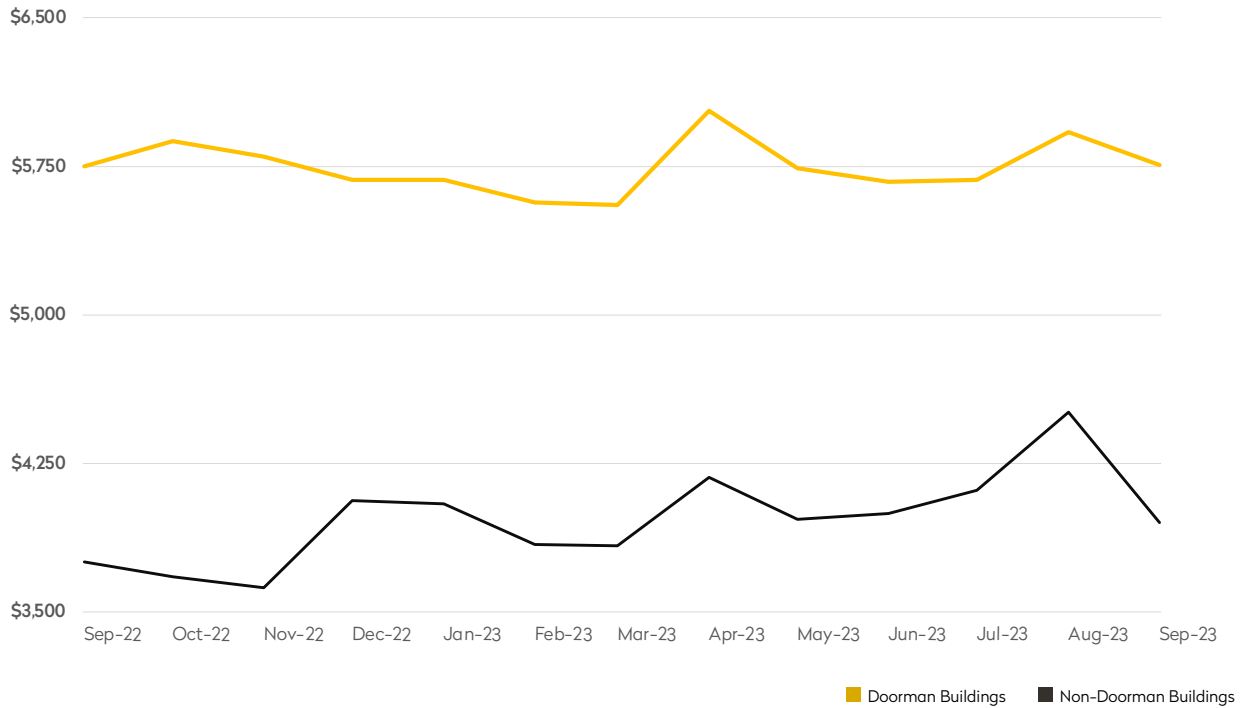
DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	283	192	47%	190	49%
1-Bedrooms	444	401	11%	479	-7%
2-Bedrooms	304	253	20%	255	19%
3-Bedrooms	78	63	24%	70	11%
4-Bedrooms	11	11	0%	13	-15%
All	1,122	925	21%	1,109	1%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	96	48	100%	58	66%
1-Bedrooms	179	105	70%	123	46%
2-Bedrooms	158	72	119%	99	60%
3-Bedrooms	44	26	69%	22	100%
4-Bedrooms	17	14	21%	15	13%
All	496	267	86%	365	36%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	\$3,605	\$3,528	2%	\$3,399	6%
1-Bedrooms	\$4,715	\$4,841	-3%	\$4,791	-2%
2-Bedrooms	\$7,293	\$7,112	3%	\$7,383	-1%
3-Bedrooms	\$12,595	\$10,818	16%	\$12,059	4%
4-Bedrooms	\$11,677	\$24,595	-53%	\$23,749	-51%
All	\$5,756	\$5,922	-3%	\$5,749	0%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	\$2,767	\$2,782	-1%	\$2,606	6%
1-Bedrooms	\$3,403	\$3,758	-9%	\$3,361	1%
2-Bedrooms	\$4,202	\$4,282	-2%	\$4,365	-4%
3-Bedrooms	\$5,451	\$6,155	-11%	\$5,577	-2%
4-Bedrooms	\$8,643	\$12,776	-32%	\$7,095	22%
All	\$3,950	\$4,507	-12%	\$3,751	5%

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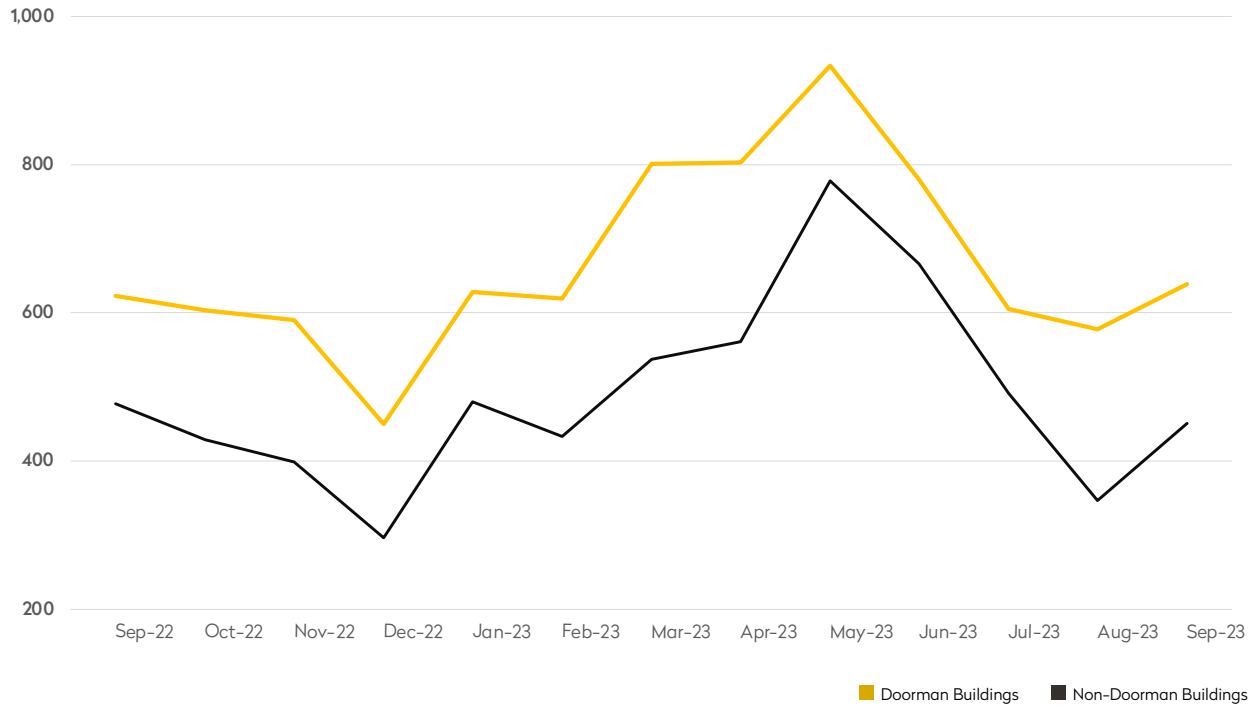
SEPTEMBER 2023

34th Street to 14th Street



BHSID 22493534

Number of New Listings



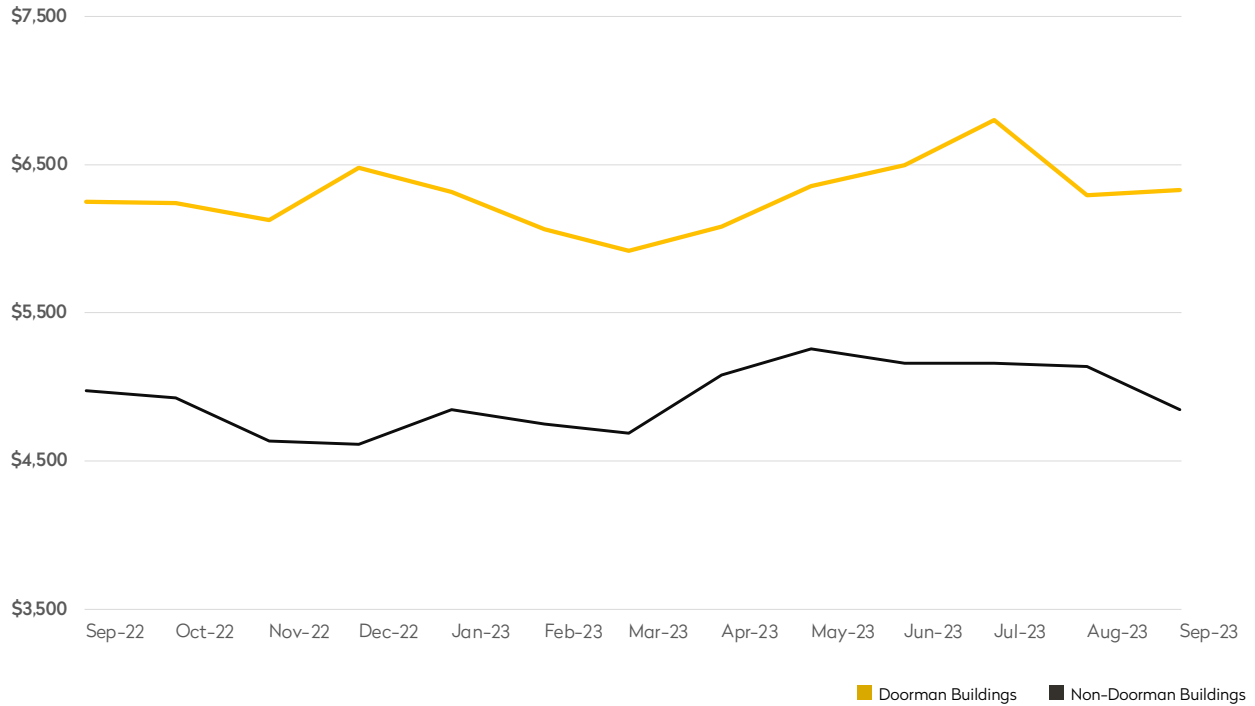
DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	151	122	24%	90	68%
1-Bedrooms	297	287	3%	307	-3%
2-Bedrooms	156	126	24%	128	22%
3-Bedrooms	30	37	-19%	38	-21%
4-Bedrooms	4	5	-20%	6	-33%
All	639	578	11%	623	3%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	119	73	63%	59	102%
1-Bedrooms	148	106	40%	181	-18%
2-Bedrooms	104	92	13%	120	-13%
3-Bedrooms	63	60	5%	57	11%
4-Bedrooms	16	13	23%	12	33%
All	451	347	30%	477	-5%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	\$4,044	\$4,049	0%	\$3,921	3%
1-Bedrooms	\$5,483	\$5,370	2%	\$5,404	1%
2-Bedrooms	\$8,283	\$8,320	0%	\$7,982	4%
3-Bedrooms	\$12,567	\$11,871	6%	\$14,360	-12%
4-Bedrooms	\$18,979	\$12,927	47%	\$17,550	8%
All	\$6,329	\$6,293	1%	\$6,248	1%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	\$3,126	\$3,321	-6%	\$2,864	9%
1-Bedrooms	\$3,916	\$4,182	-6%	\$3,807	3%
2-Bedrooms	\$5,423	\$5,381	1%	\$5,144	5%
3-Bedrooms	\$7,544	\$7,269	4%	\$7,559	0%
4-Bedrooms	\$11,426	\$8,906	28%	\$13,913	-18%
All	\$4,846	\$5,135	-6%	\$4,974	-3%

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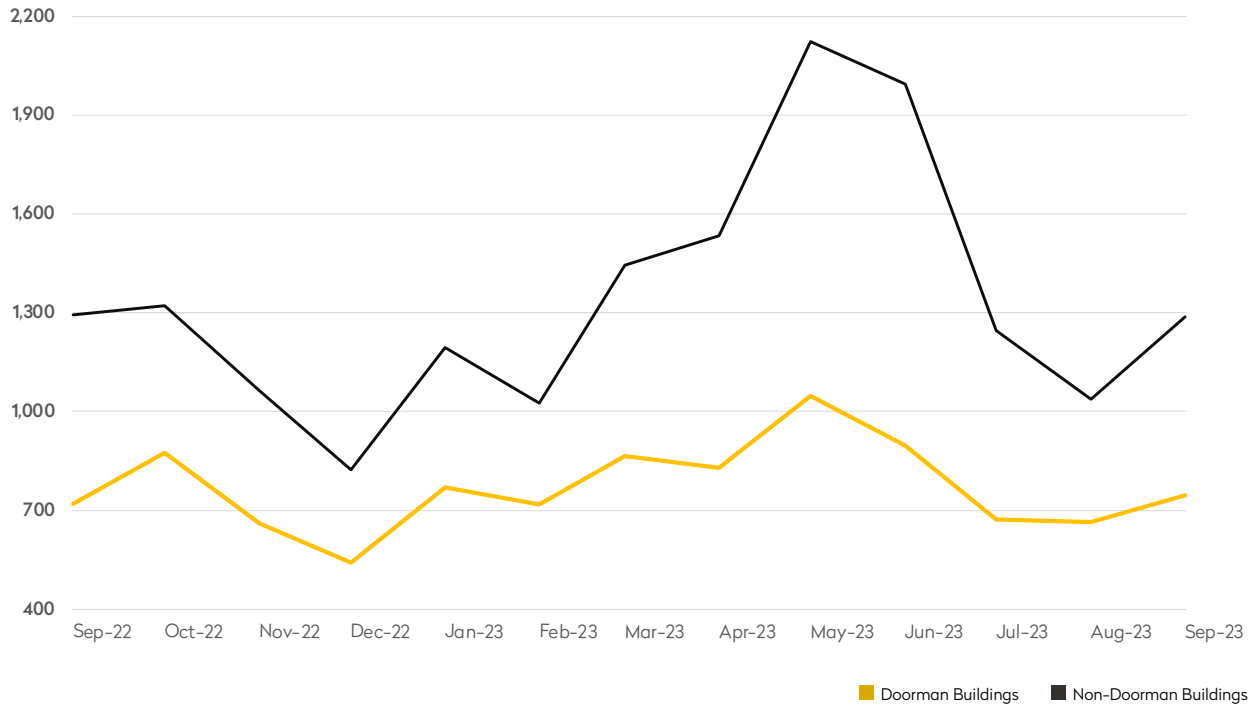
SEPTEMBER 2023

South of 14th Street



BHSID 22522280

Number of New Listings



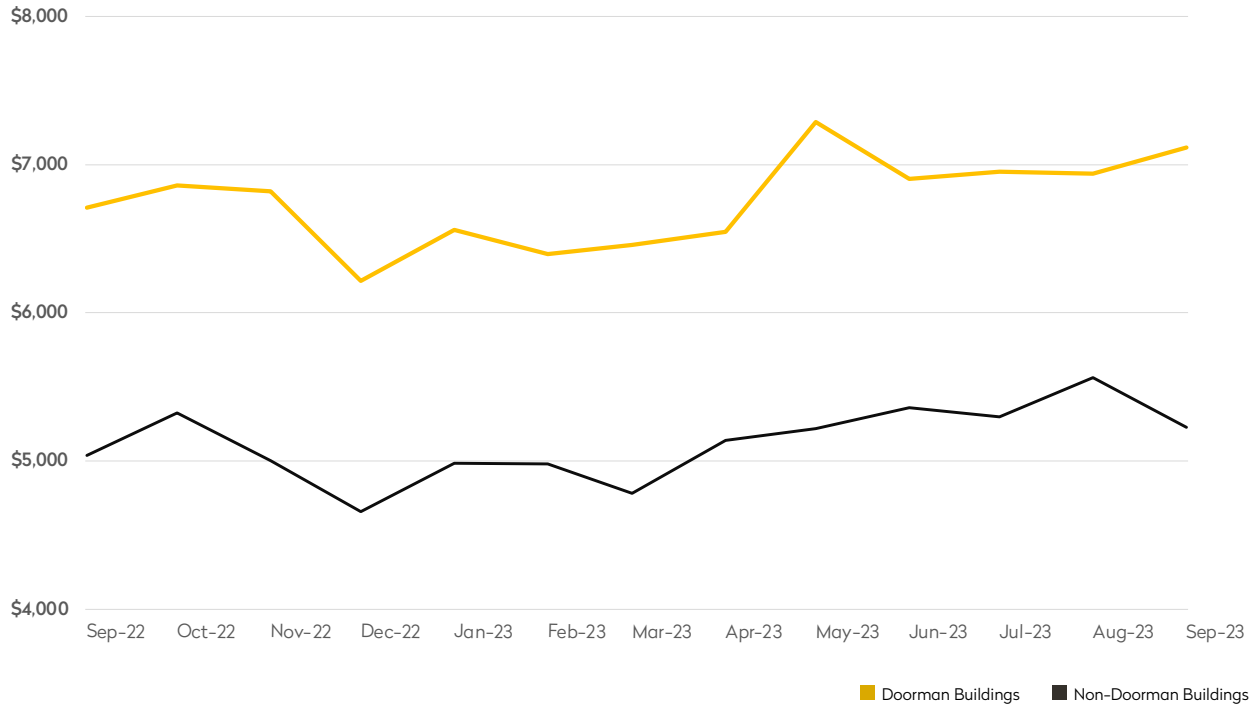
DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	179	174	3%	123	46%
1-Bedrooms	298	246	21%	280	6%
2-Bedrooms	191	169	13%	180	6%
3-Bedrooms	61	62	-2%	65	-6%
4-Bedrooms	11	9	22%	11	0%
All	746	665	12%	719	4%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	177	136	30%	115	54%
1-Bedrooms	441	334	32%	482	-9%
2-Bedrooms	416	347	20%	382	9%
3-Bedrooms	187	151	24%	152	23%
4-Bedrooms	54	59	-8%	46	17%
All	1,288	1,037	24%	1,293	0%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	\$4,030	\$3,960	2%	\$3,679	10%
1-Bedrooms	\$5,467	\$5,506	-1%	\$5,010	9%
2-Bedrooms	\$8,639	\$8,709	-1%	\$7,977	8%
3-Bedrooms	\$13,484	\$13,386	1%	\$14,414	-6%
4-Bedrooms	\$22,389	\$17,851	25%	\$28,966	-23%
All	\$7,116	\$6,937	3%	\$6,710	6%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	\$3,192	\$3,442	-7%	\$3,298	-3%
1-Bedrooms	\$3,907	\$4,310	-9%	\$3,928	-1%
2-Bedrooms	\$5,550	\$5,387	3%	\$5,303	5%
3-Bedrooms	\$7,360	\$7,894	-7%	\$7,403	-1%
4-Bedrooms	\$11,070	\$10,109	10%	\$13,314	-17%
All	\$5,228	\$5,562	-6%	\$5,038	4%

Rnt

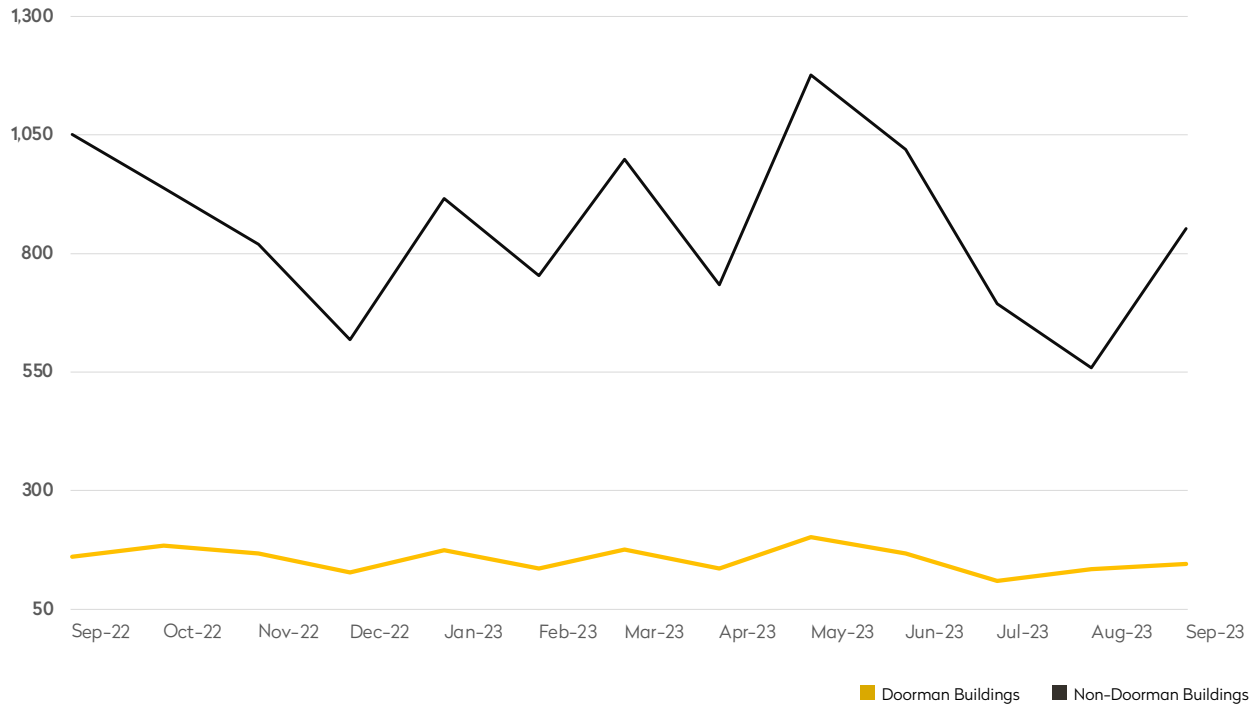
SEPTEMBER 2023

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



BHSID 22680419

Number of New Listings



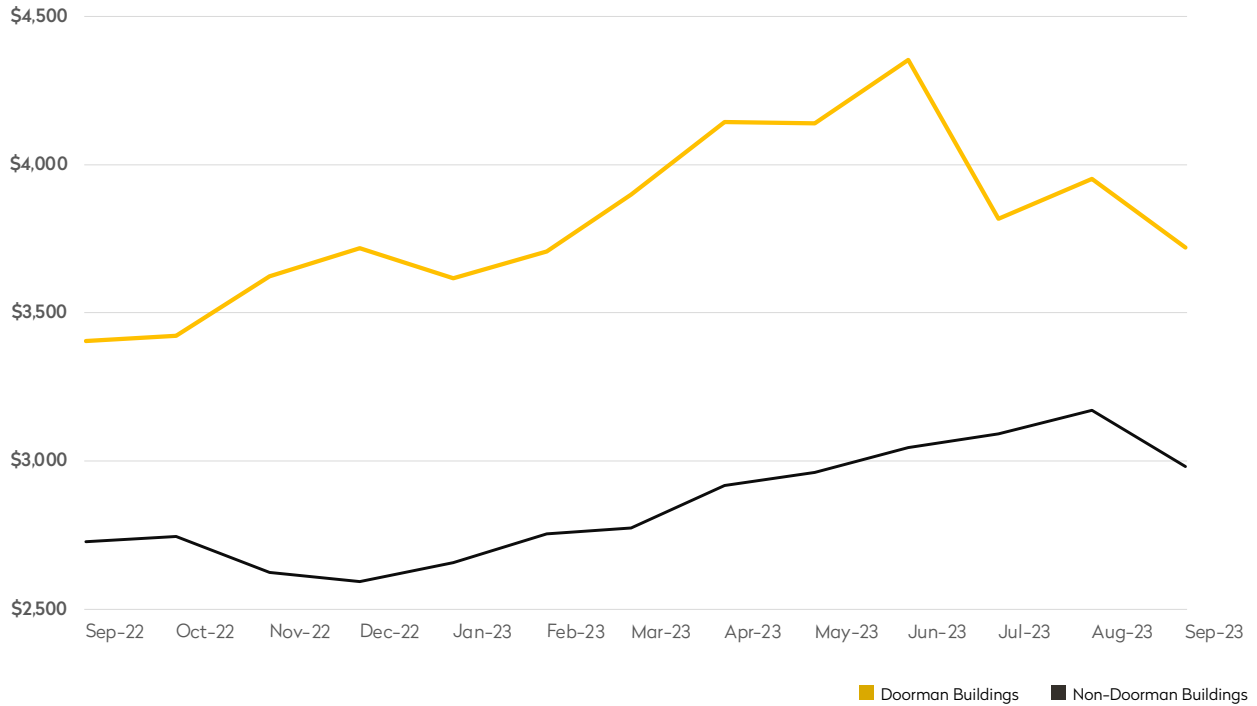
DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	22	23	-4%	9	144%
1-Bedrooms	57	47	21%	55	4%
2-Bedrooms	45	40	13%	55	-18%
3-Bedrooms	14	17	-18%	18	-22%
4-Bedrooms	3	5	-40%	4	-25%
All	145	134	8%	160	-9%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	85	47	81%	43	98%
1-Bedrooms	316	168	88%	351	-10%
2-Bedrooms	239	174	37%	327	-27%
3-Bedrooms	142	111	28%	203	-30%
4-Bedrooms	64	50	28%	54	19%
All	852	559	52%	1,051	-19%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	\$2,540	\$2,633	-4%	\$2,726	-7%
1-Bedrooms	\$3,144	\$3,366	-7%	\$2,949	7%
2-Bedrooms	\$4,070	\$4,111	-1%	\$4,074	0%
3-Bedrooms	\$4,547	\$5,422	-16%	\$4,036	13%
4-Bedrooms	\$4,250	\$6,082	-30%	\$4,029	5%
All	\$3,719	\$3,952	-6%	\$3,405	9%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2023	AUGUST 2023	MONTHLY CHANGE	SEPTEMBER 2022	ANNUAL CHANGE
Studios	\$2,187	\$2,130	3%	\$2,022	8%
1-Bedrooms	\$2,465	\$2,625	-6%	\$2,259	9%
2-Bedrooms	\$3,003	\$3,258	-8%	\$2,827	6%
3-Bedrooms	\$3,764	\$3,649	3%	\$3,308	14%
4-Bedrooms	\$4,468	\$4,116	9%	\$4,265	5%
All	\$2,982	\$3,171	-6%	\$2,727	9%

Contact Us

NEW RENTAL LISTINGS REPORT

September 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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