

# NEW RENTAL LISTINGS REPORT

April 2023

Maintain



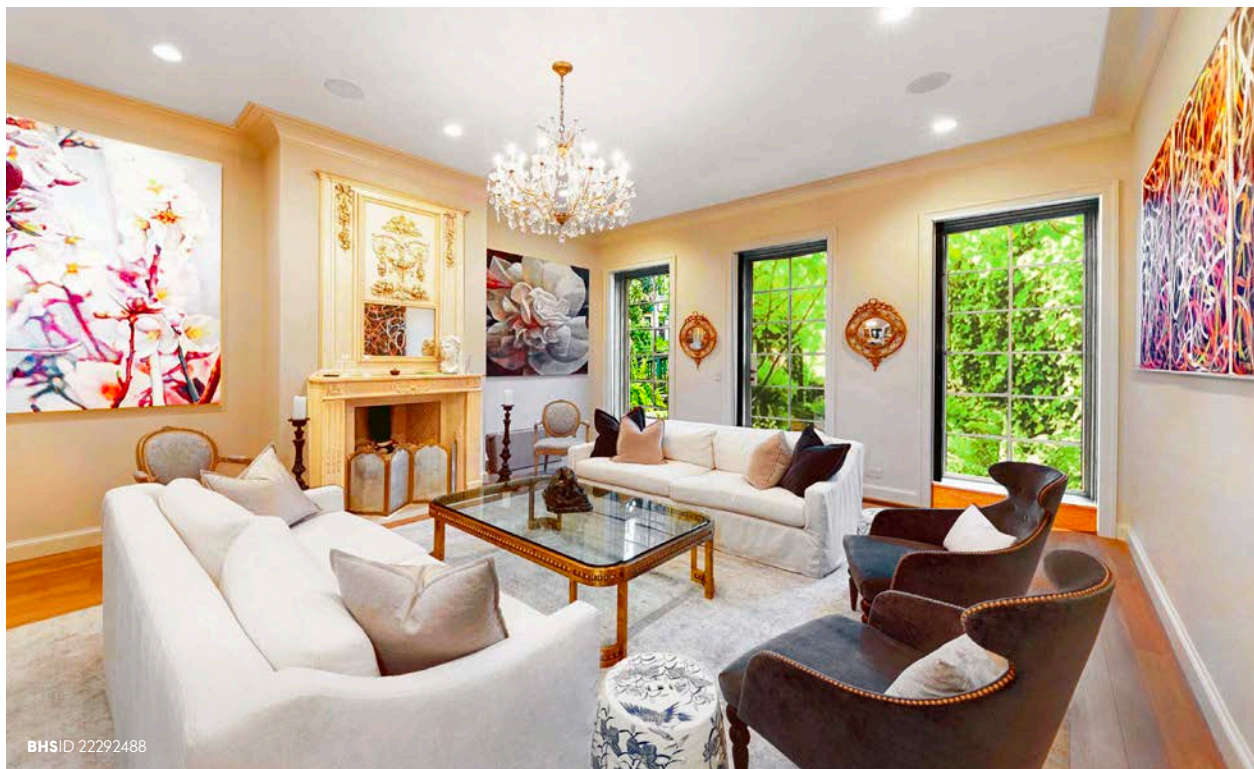
**Brown Harris Stevens** THE Craft OF Research

# Highlights

## NEW RENTAL LISTINGS REPORT

April 2023

- In April, the number of new rental listings fell 9% for doorman buildings, and 7% for non-doorman buildings.
- Compared to a year ago, listings are 4% lower for non-doorman buildings, but up 13% for buildings with a doorman.
- Average asking rents in doorman buildings climbed 3% from March to \$6,307, while non-doorman buildings rose 10% to \$4,337.
- The largest increase in asking rents over the past year was posted by four-bedroom apartments.





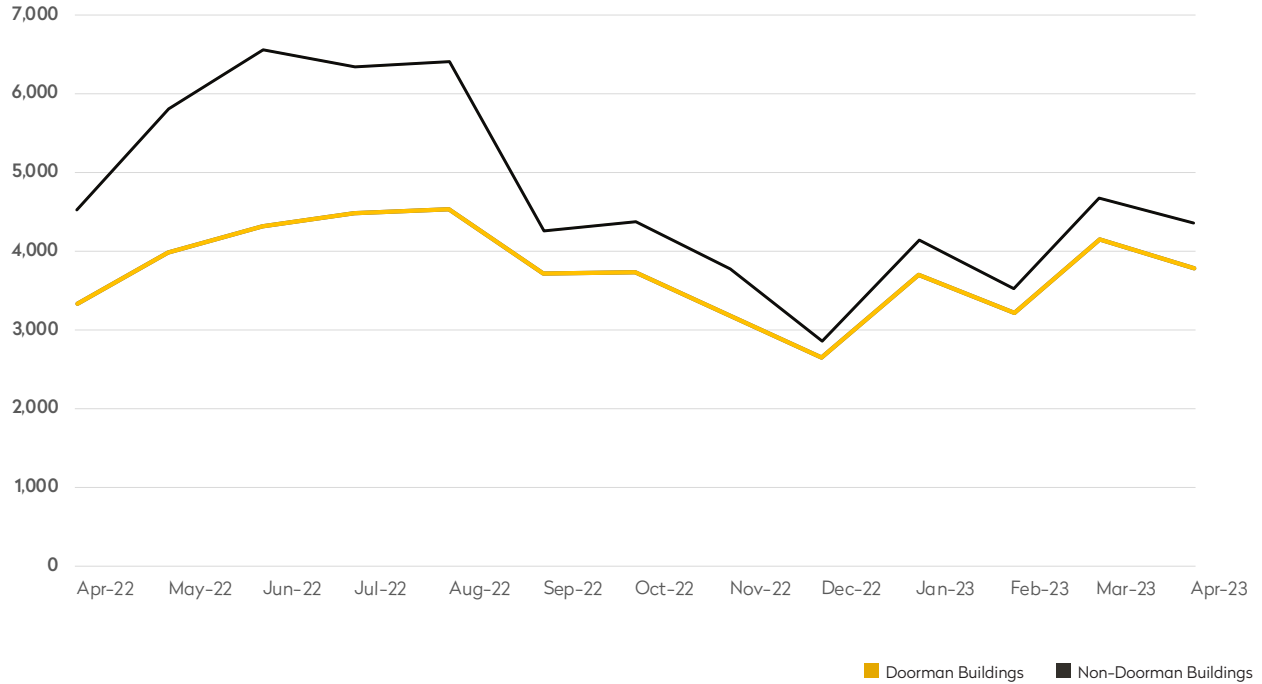
# NEW RENTAL LISTINGS REPORT

April 2023



BHSID 22403580

# Number of New Listings



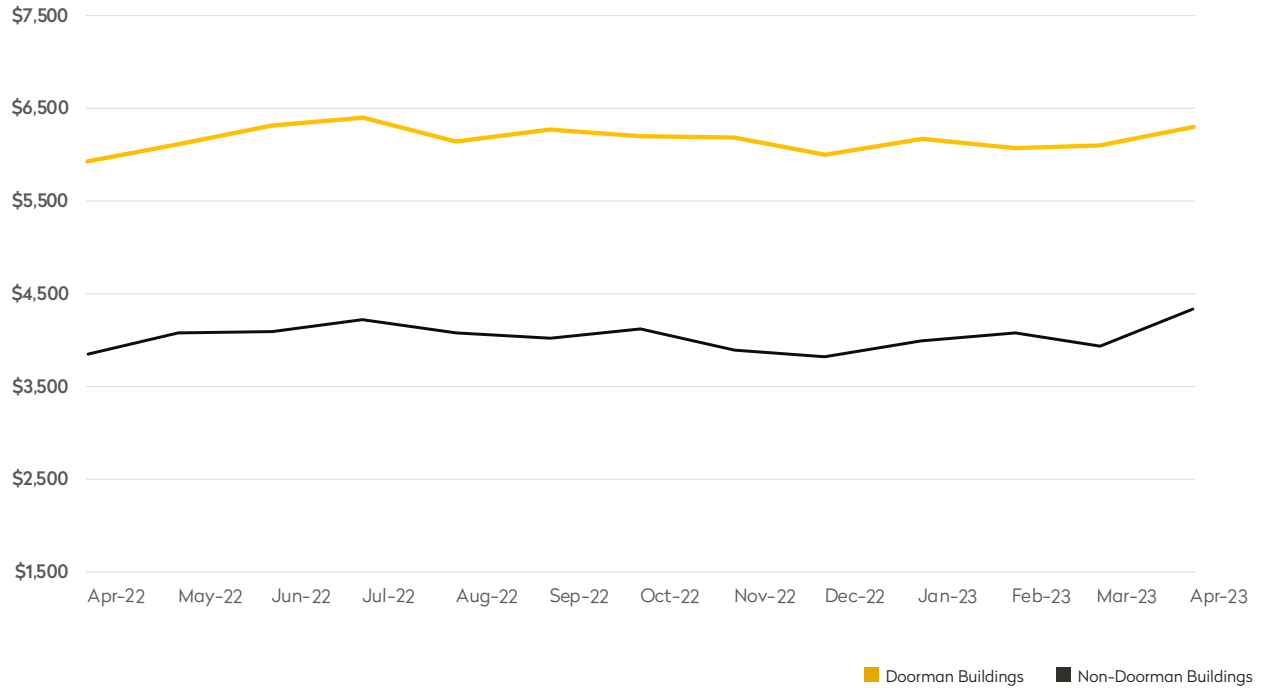
## DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	693	746	-7%	530	31%
1-Bedrooms	1,713	1,859	-8%	1,473	16%
2-Bedrooms	896	1,014	-12%	805	11%
3-Bedrooms	269	270	0%	230	17%
4-Bedrooms	60	67	-10%	51	18%
All	3,775	4,141	-9%	3,336	13%

## NON-DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	511	610	-16%	504	1%
1-Bedrooms	1,597	1,771	-10%	1,655	-4%
2-Bedrooms	1,228	1,290	-5%	1,295	-5%
3-Bedrooms	629	598	5%	543	16%
4-Bedrooms	168	119	41%	174	-3%
All	4,351	4,667	-7%	4,522	-4%

# Average Asking Rent



## DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	\$3,717	\$3,652	2%	\$3,781	-2%
1-Bedrooms	\$4,984	\$4,837	3%	\$4,840	3%
2-Bedrooms	\$7,871	\$7,509	5%	\$7,532	5%
3-Bedrooms	\$11,756	\$11,895	-1%	\$10,941	7%
4-Bedrooms	\$22,972	\$20,185	14%	\$19,907	15%
All	\$6,307	\$6,111	3%	\$5,928	6%

## NON-DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	\$2,920	\$2,798	4%	\$2,732	7%
1-Bedrooms	\$3,515	\$3,343	5%	\$3,234	9%
2-Bedrooms	\$4,561	\$4,272	7%	\$4,072	12%
3-Bedrooms	\$5,958	\$5,389	11%	\$5,368	11%
4-Bedrooms	\$8,465	\$6,648	27%	\$6,924	22%
All	\$4,337	\$3,945	10%	\$3,850	13%

# NEW RENTAL LISTINGS REPORT

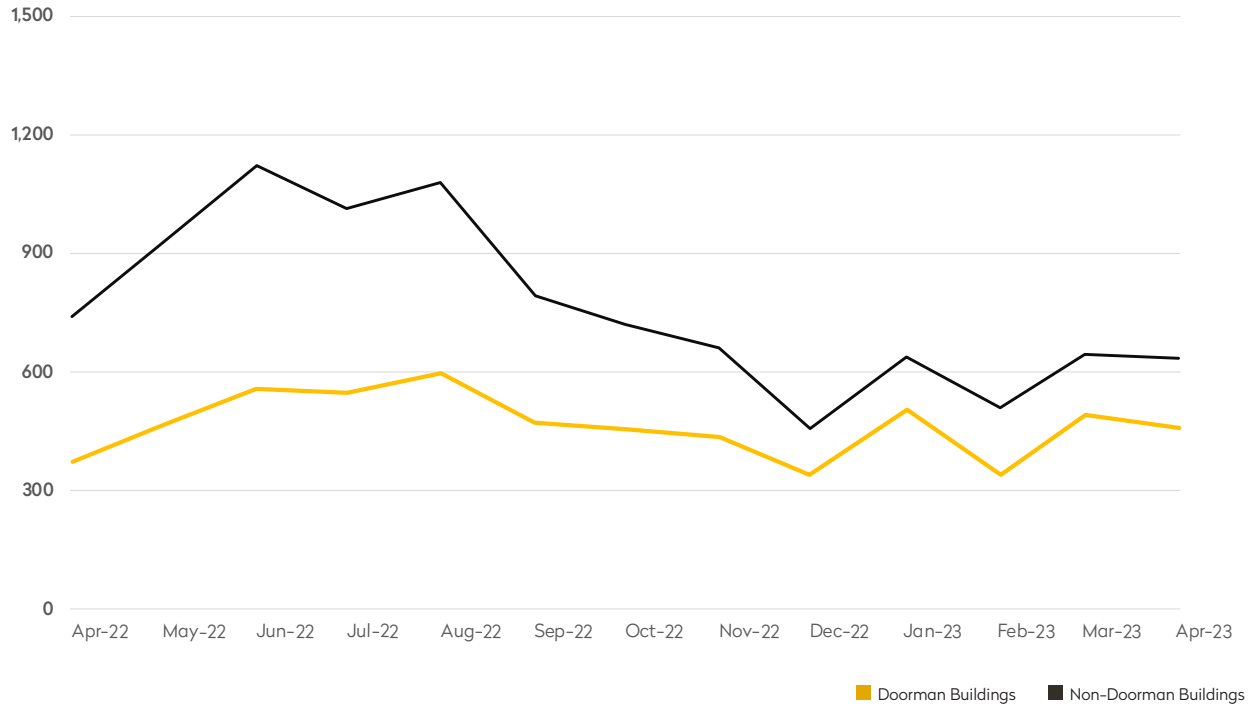
April 2023

Generally 59th Street to 96th Street,  
Fifth Avenue to the East River



BHSID 22406322

# Number of New Listings



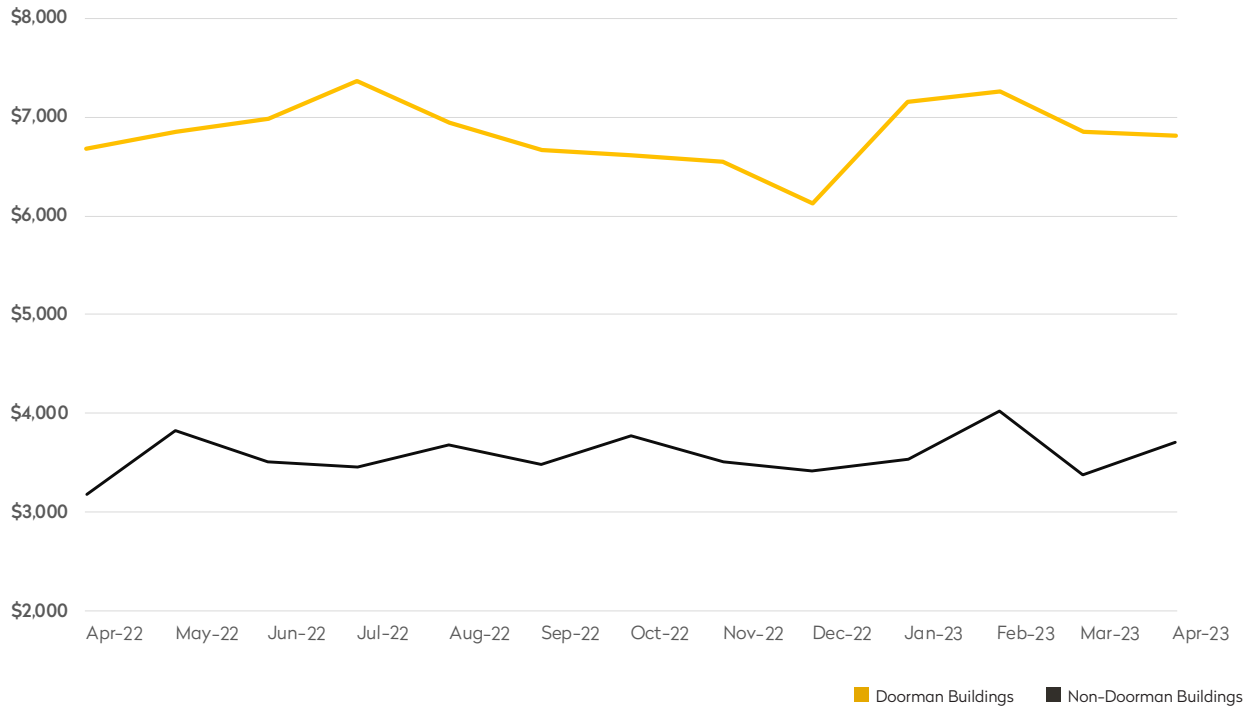
## DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	45	51	-12%	29	55%
1-Bedrooms	217	230	-6%	166	31%
2-Bedrooms	124	134	-7%	105	18%
3-Bedrooms	43	40	8%	39	10%
4-Bedrooms	13	15	-13%	10	30%
All	458	492	-7%	374	22%

## NON-DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	99	136	-27%	140	-29%
1-Bedrooms	268	276	-3%	314	-15%
2-Bedrooms	167	142	18%	156	7%
3-Bedrooms	53	46	15%	51	4%
4-Bedrooms	13	6	117%	8	63%
All	634	643	-1%	739	-14%

# Average Asking Rent



## DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	\$3,453	\$3,330	4%	\$3,369	2%
1-Bedrooms	\$4,636	\$4,515	3%	\$4,437	4%
2-Bedrooms	\$7,251	\$7,529	-4%	\$7,120	2%
3-Bedrooms	\$14,068	\$13,257	6%	\$12,740	10%
4-Bedrooms	\$21,984	\$22,799	-4%	\$20,606	7%
All	\$6,811	\$6,847	-1%	\$6,677	2%

## NON-DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	\$2,489	\$2,465	1%	\$2,320	7%
1-Bedrooms	\$3,108	\$2,985	4%	\$2,811	11%
2-Bedrooms	\$4,238	\$3,853	10%	\$3,681	15%
3-Bedrooms	\$6,347	\$5,784	10%	\$6,179	3%
4-Bedrooms	\$10,618	\$7,333	45%	\$11,435	-7%
All	\$3,703	\$3,382	9%	\$3,183	16%



# NEW RENTAL LISTINGS REPORT

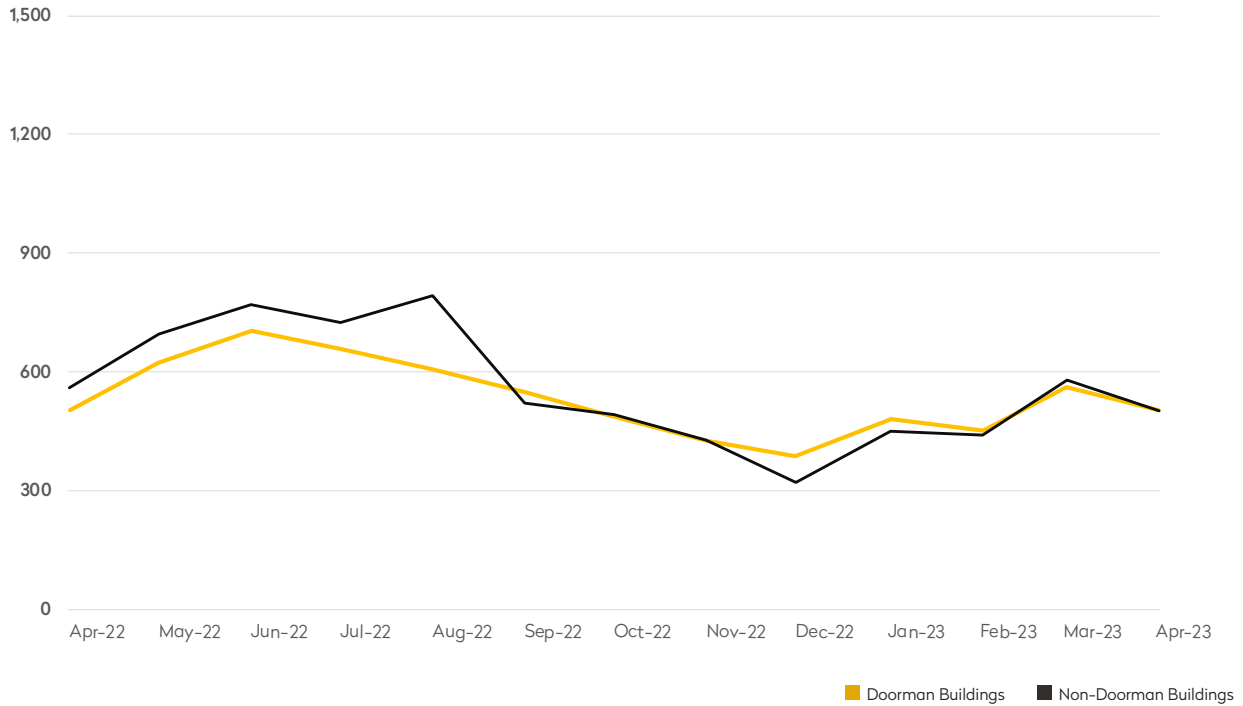
April 2023

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



BHSID 22416231

# Number of New Listings



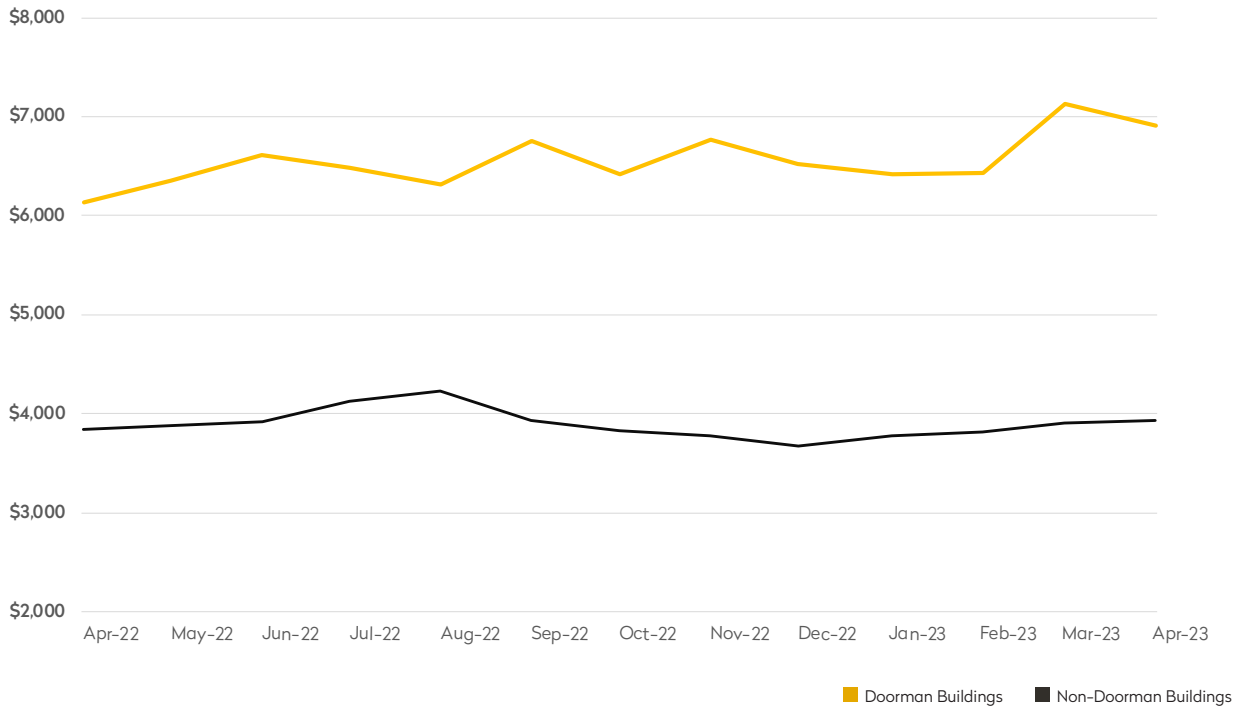
## DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	75	76	-1%	65	15%
1-Bedrooms	216	236	-8%	226	-4%
2-Bedrooms	128	159	-19%	130	-2%
3-Bedrooms	43	44	-2%	37	16%
4-Bedrooms	16	22	-27%	11	45%
All	504	564	-11%	503	0%

## NON-DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	82	98	-16%	86	-5%
1-Bedrooms	218	249	-12%	240	-9%
2-Bedrooms	119	134	-11%	123	-3%
3-Bedrooms	55	57	-4%	50	10%
4-Bedrooms	6	9	-33%	18	-67%
All	504	580	-13%	560	-10%

## Average Asking Rent



### DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	\$3,461	\$3,482	-1%	\$3,342	4%
1-Bedrooms	\$4,736	\$4,797	-1%	\$4,683	1%
2-Bedrooms	\$7,871	\$8,000	-2%	\$7,367	7%
3-Bedrooms	\$12,823	\$12,555	2%	\$11,534	11%
4-Bedrooms	\$20,136	\$20,291	-1%	\$25,016	-20%
All	\$6,906	\$7,123	-3%	\$6,138	13%

### NON-DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	\$2,652	\$2,567	3%	\$2,814	-6%
1-Bedrooms	\$3,596	\$3,645	-1%	\$3,411	5%
2-Bedrooms	\$4,455	\$4,426	1%	\$4,326	3%
3-Bedrooms	\$5,380	\$5,395	0%	\$5,280	2%
4-Bedrooms	\$6,620	\$5,977	11%	\$6,469	2%
All	\$3,931	\$3,905	1%	\$3,837	2%

# NEW RENTAL LISTINGS REPORT

April 2023

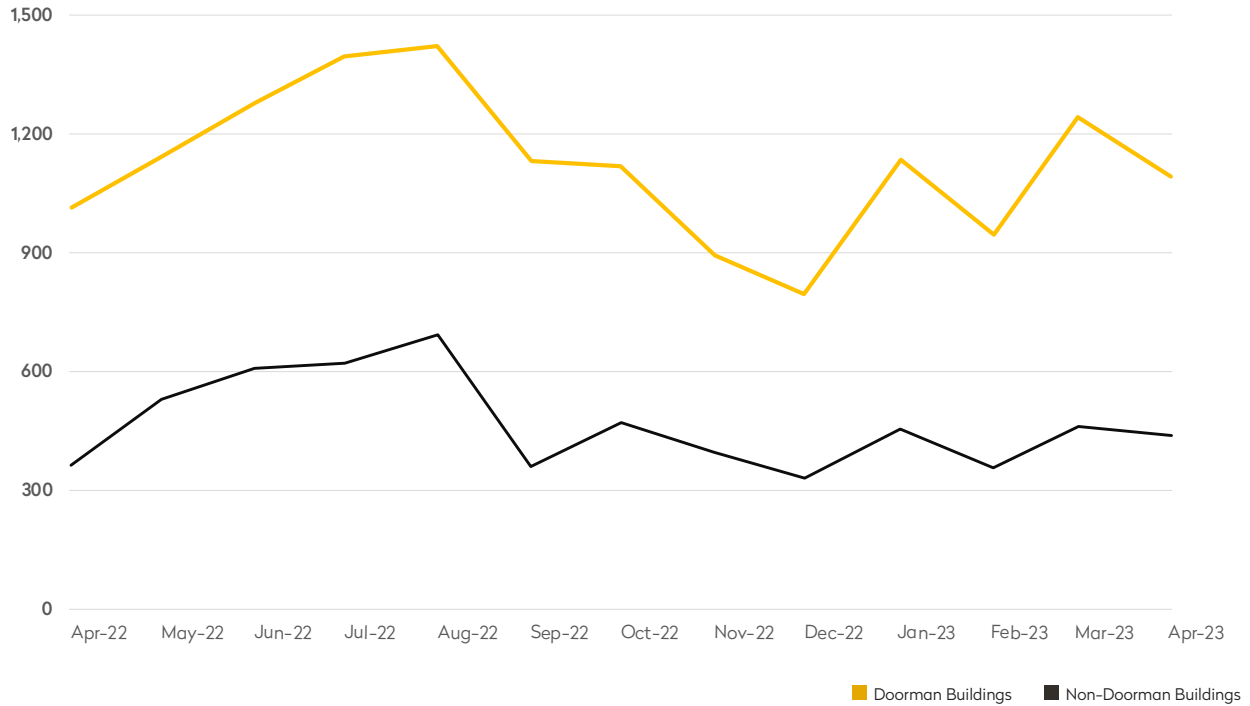
34th St to 59th St,  
East River to the Hudson River



BHSID 22437222



# Number of New Listings



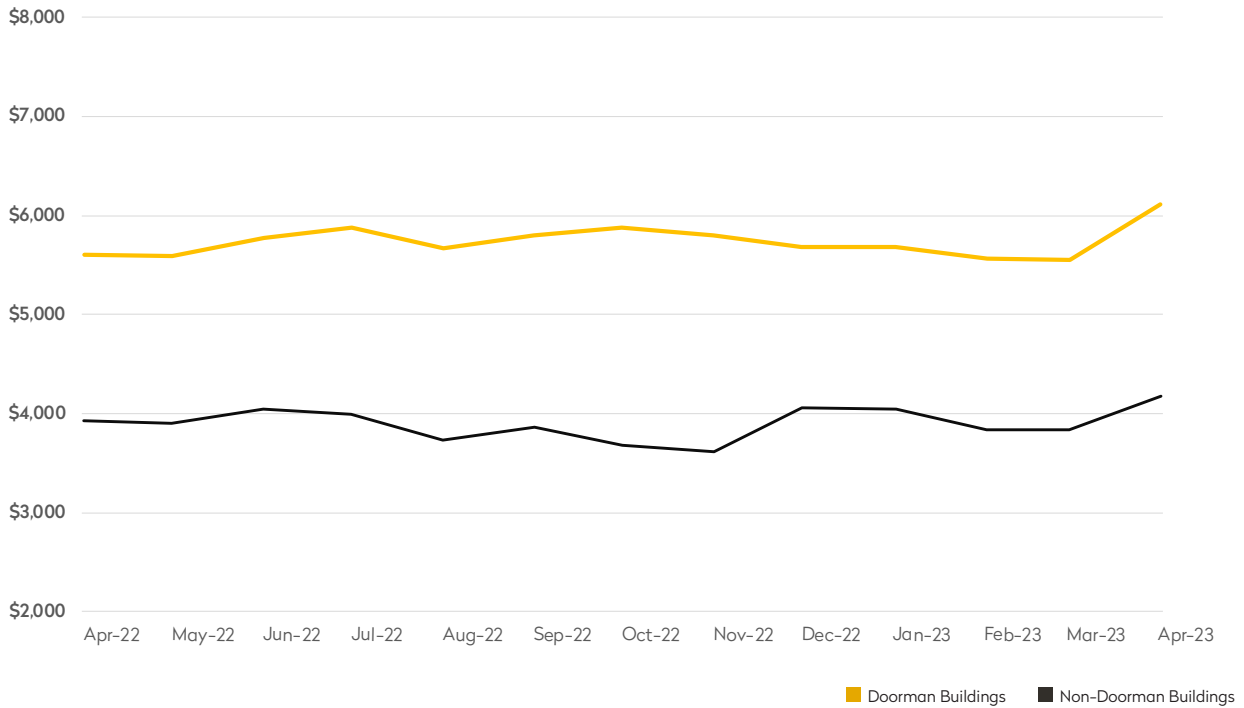
## DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	208	244	-15%	192	8%
1-Bedrooms	496	563	-12%	431	15%
2-Bedrooms	247	297	-17%	251	-2%
3-Bedrooms	76	67	13%	60	27%
4-Bedrooms	13	8	63%	10	30%
All	1,093	1,243	-12%	1,016	8%

## NON-DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	63	65	-3%	57	11%
1-Bedrooms	167	172	-3%	147	14%
2-Bedrooms	117	137	-15%	91	29%
3-Bedrooms	52	50	4%	42	24%
4-Bedrooms	16	9	78%	11	45%
All	439	463	-5%	365	20%

# Average Asking Rent



## DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	\$3,487	\$3,460	1%	\$3,924	-11%
1-Bedrooms	\$4,747	\$4,660	2%	\$4,660	2%
2-Bedrooms	\$8,049	\$7,344	10%	\$7,770	4%
3-Bedrooms	\$9,759	\$11,796	-17%	\$8,561	14%
4-Bedrooms	\$33,815	\$18,716	81%	\$23,260	45%
All	\$6,109	\$5,556	10%	\$5,607	9%

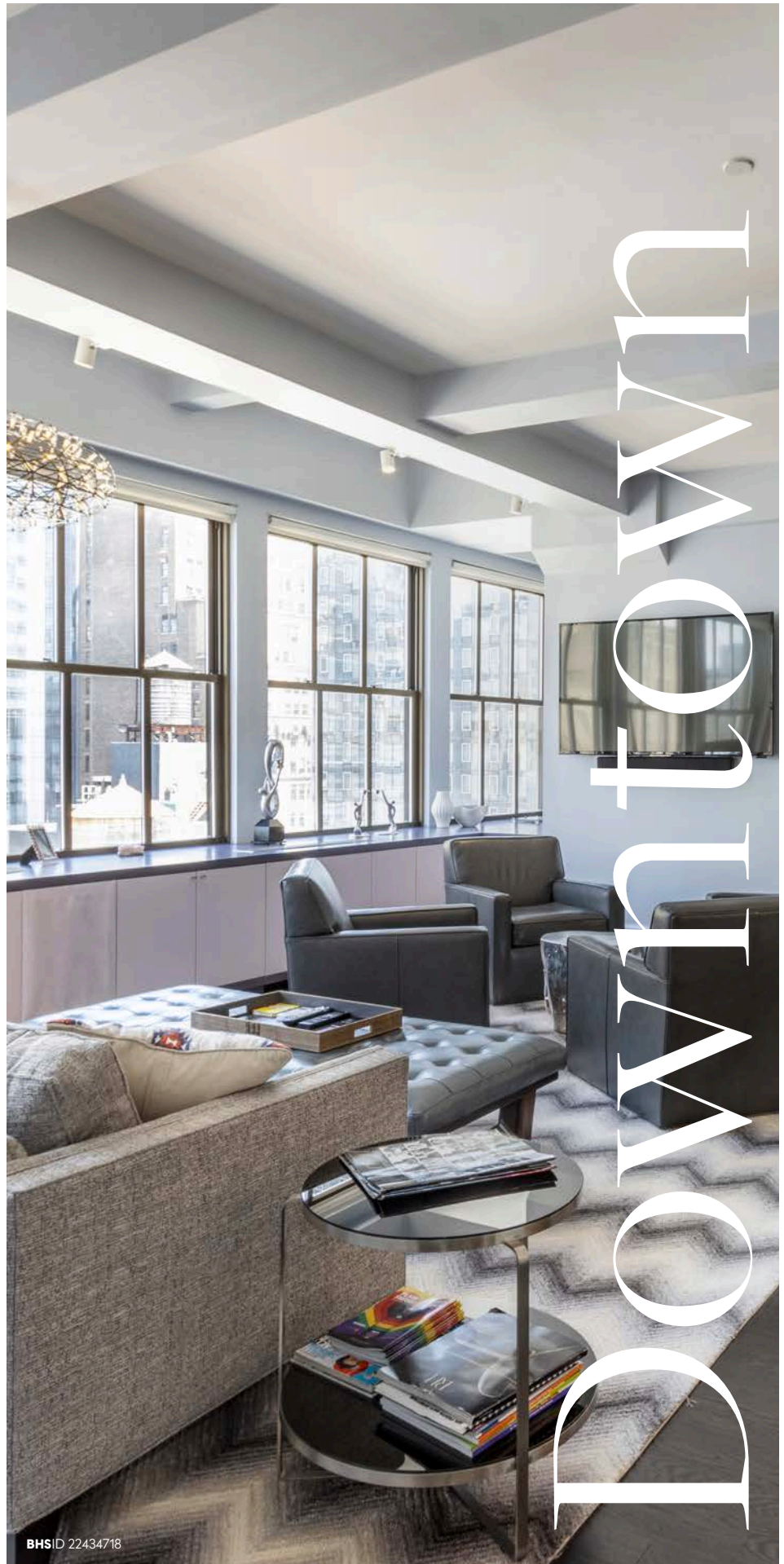
## NON-DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	\$2,818	\$3,156	-11%	\$3,106	-9%
1-Bedrooms	\$3,593	\$3,397	6%	\$3,408	5%
2-Bedrooms	\$4,284	\$3,948	9%	\$4,282	0%
3-Bedrooms	\$5,925	\$5,106	16%	\$5,824	2%
4-Bedrooms	\$8,224	\$7,009	17%	\$6,678	23%
All	\$4,172	\$3,835	9%	\$3,928	6%

# NEW RENTAL LISTINGS REPORT

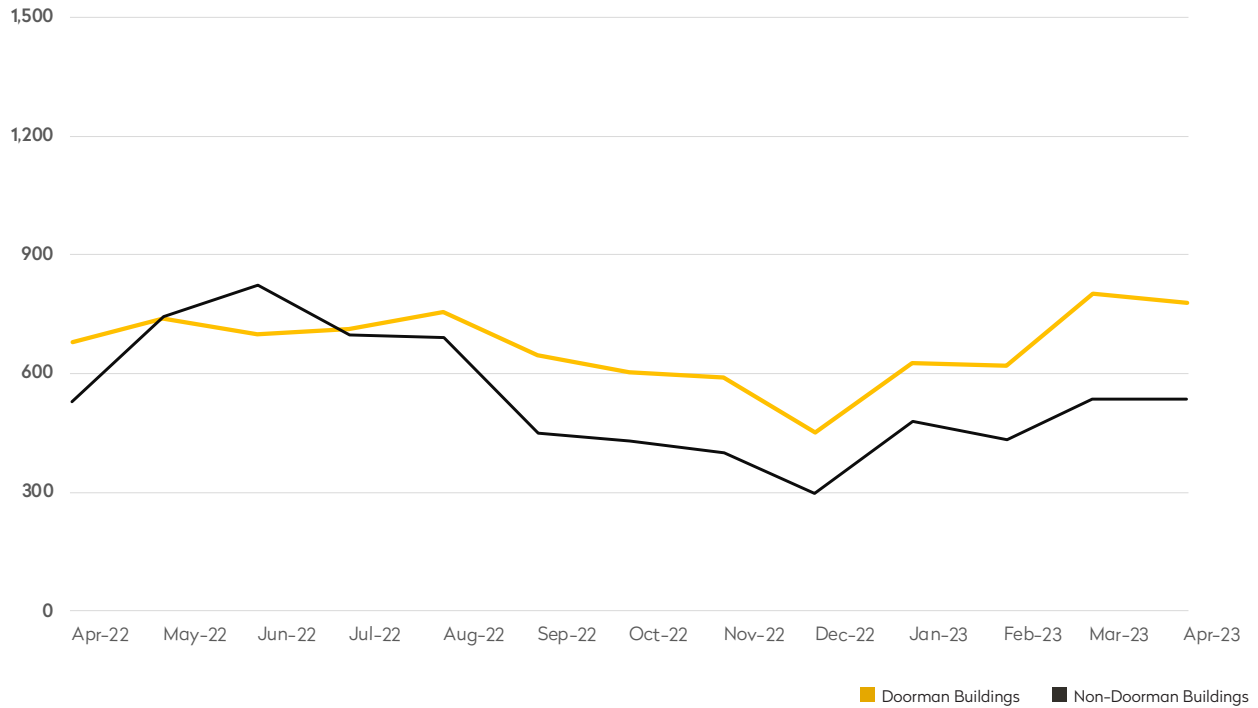
April 2023

34th Street to 14th Street



BHSID 22434718

# Number of New Listings



## DOORMAN BUILDINGS

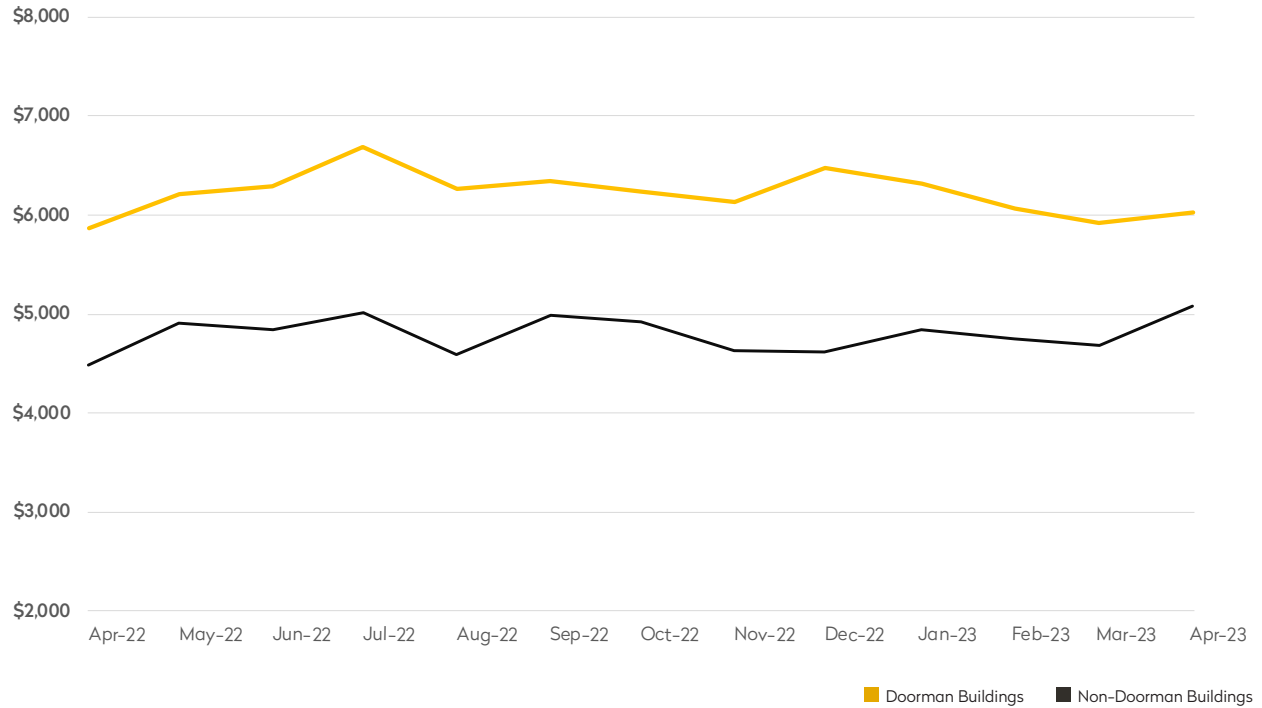
	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	152	177	-14%	112	36%
1-Bedrooms	417	391	7%	360	16%
2-Bedrooms	143	162	-12%	132	8%
3-Bedrooms	46	32	44%	31	48%
4-Bedrooms	N/A	5	N/A	3	N/A
All	779	801	-3%	680	15%

## NON-DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	88	70	26%	64	38%
1-Bedrooms	168	220	-24%	207	-19%
2-Bedrooms	149	127	17%	134	11%
3-Bedrooms	83	74	12%	57	46%
4-Bedrooms	20	9	122%	16	25%
All	537	537	N/A	529	2%



## Average Asking Rent



### DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	\$3,955	\$3,874	2%	\$3,955	N/A
1-Bedrooms	\$5,405	\$5,277	2%	\$5,374	1%
2-Bedrooms	\$8,581	\$7,834	10%	\$8,037	7%
3-Bedrooms	\$11,538	\$11,181	3%	\$11,412	1%
4-Bedrooms	N/A	\$24,142	N/A	\$11,965	N/A
All	\$6,032	\$5,917	2%	\$5,872	3%

### NON-DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	\$3,118	\$2,914	7%	\$3,243	-4%
1-Bedrooms	\$4,032	\$3,925	3%	\$3,869	4%
2-Bedrooms	\$5,323	\$5,512	-3%	\$5,267	1%
3-Bedrooms	\$7,378	\$6,273	18%	\$6,284	17%
4-Bedrooms	\$10,234	\$8,777	17%	\$9,851	4%
All	\$5,087	\$4,686	9%	\$4,484	13%

# NEW RENTAL LISTINGS REPORT

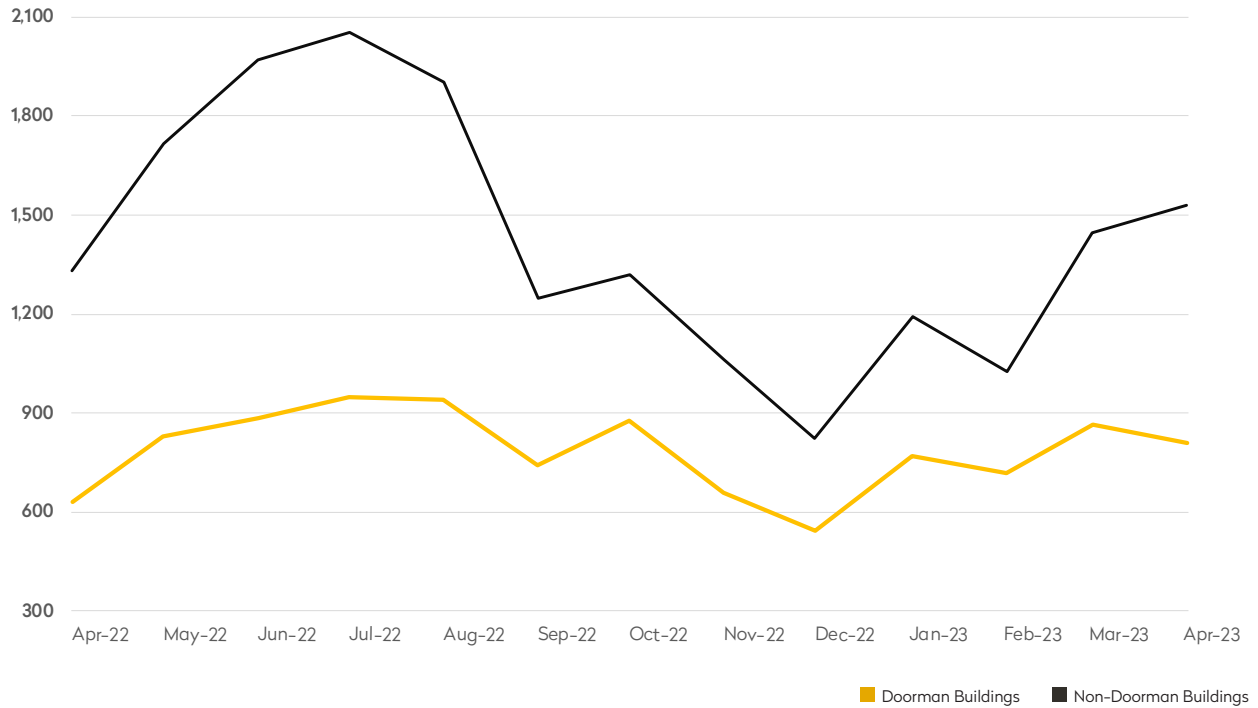
April 2023

South of 14th Street



BHSID 22406186

## Number of New Listings



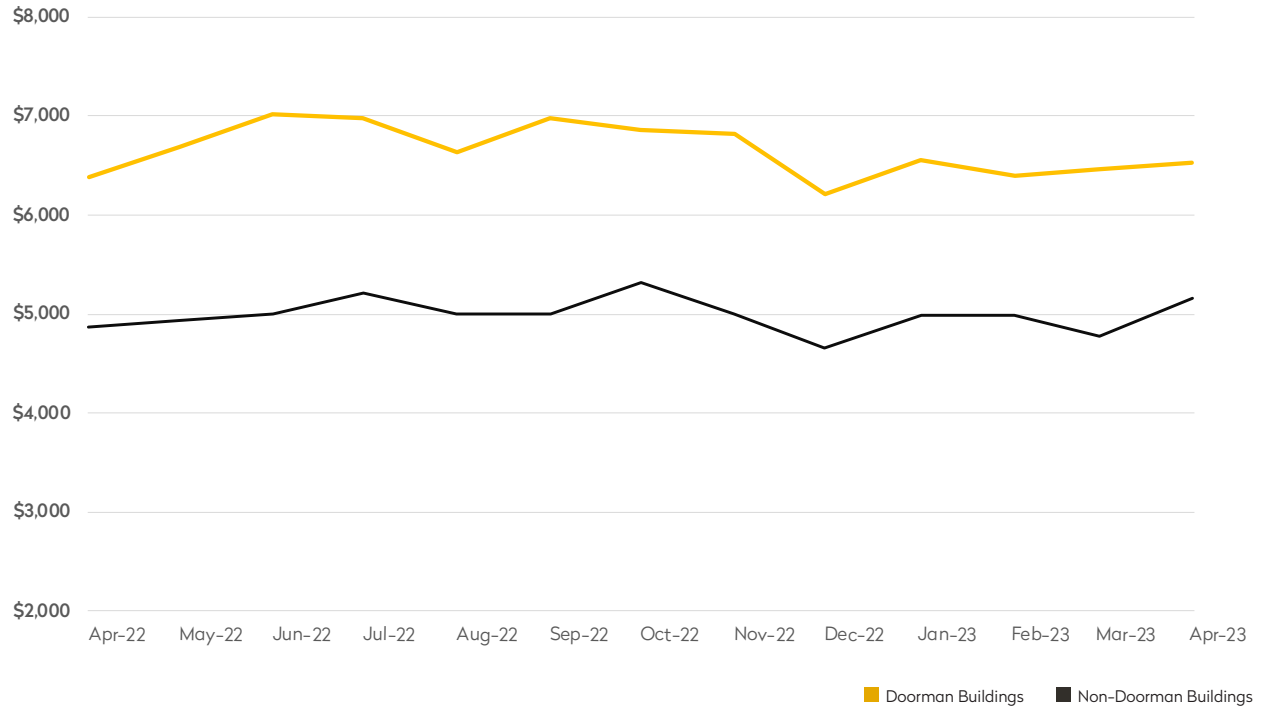
### DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	204	181	13%	119	71%
1-Bedrooms	314	374	-16%	239	31%
2-Bedrooms	200	201	0%	147	36%
3-Bedrooms	48	63	-24%	52	-8%
4-Bedrooms	17	15	13%	14	21%
All	808	865	-7%	632	28%

### NON-DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	145	184	-21%	104	39%
1-Bedrooms	529	501	6%	442	20%
2-Bedrooms	464	444	5%	430	8%
3-Bedrooms	244	185	32%	178	37%
4-Bedrooms	77	43	79%	67	15%
All	1,531	1,445	6%	1,333	15%

## Average Asking Rent



### DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	\$3,968	\$3,938	1%	\$3,818	4%
1-Bedrooms	\$5,450	\$5,079	7%	\$5,109	7%
2-Bedrooms	\$8,380	\$8,074	4%	\$8,051	4%
3-Bedrooms	\$13,680	\$13,905	-2%	\$12,919	6%
4-Bedrooms	\$19,220	\$18,538	4%	\$17,956	7%
All	\$6,530	\$6,458	1%	\$6,381	2%

### NON-DOORMAN BUILDINGS

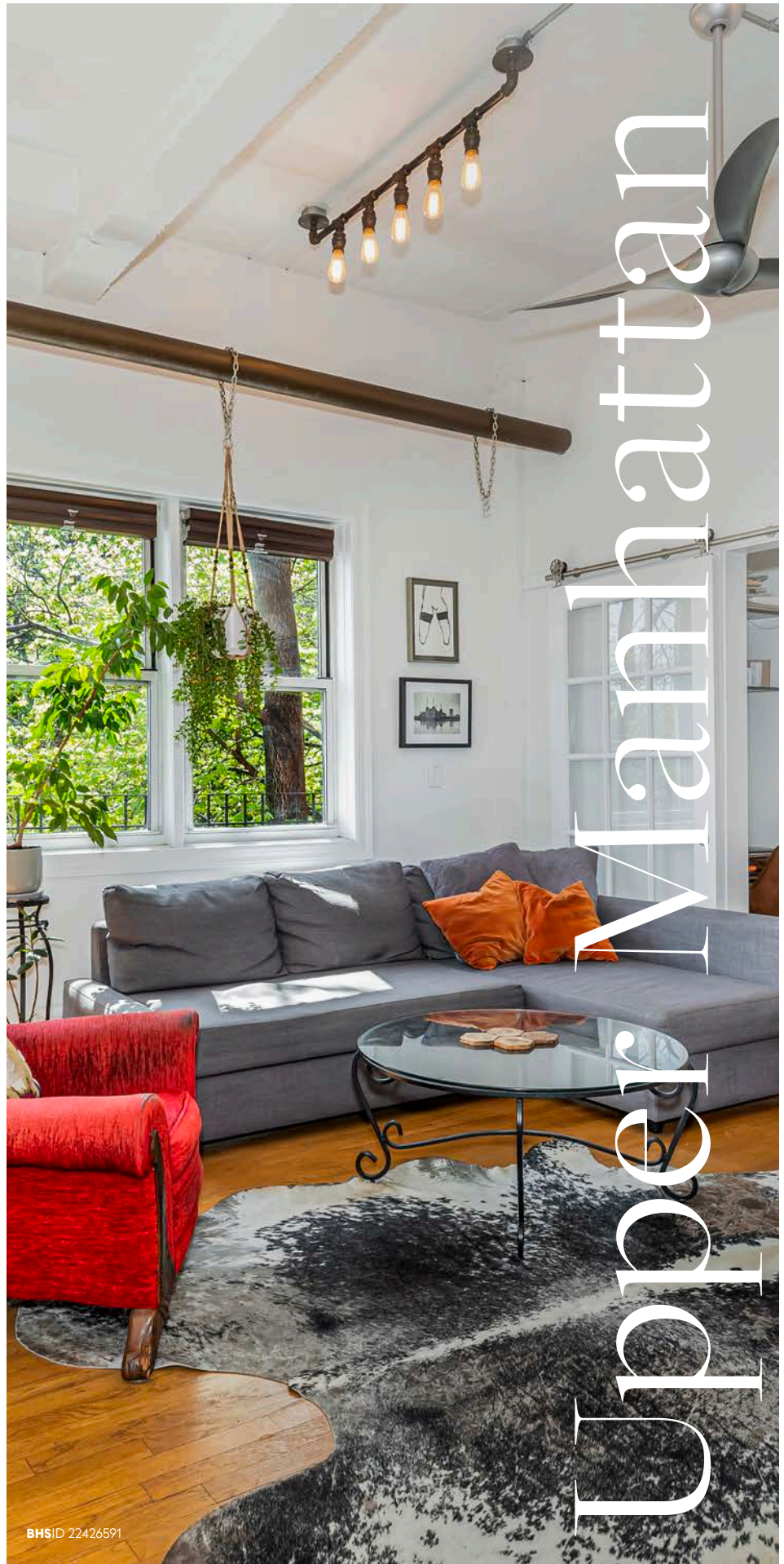
	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	\$3,467	\$3,205	8%	\$3,037	14%
1-Bedrooms	\$3,988	\$3,846	4%	\$3,827	4%
2-Bedrooms	\$5,258	\$5,101	3%	\$4,898	7%
3-Bedrooms	\$6,935	\$7,083	-2%	\$6,752	3%
4-Bedrooms	\$9,864	\$8,611	15%	\$8,157	21%
All	\$5,164	\$4,783	8%	\$4,869	6%



# NEW RENTAL LISTINGS REPORT

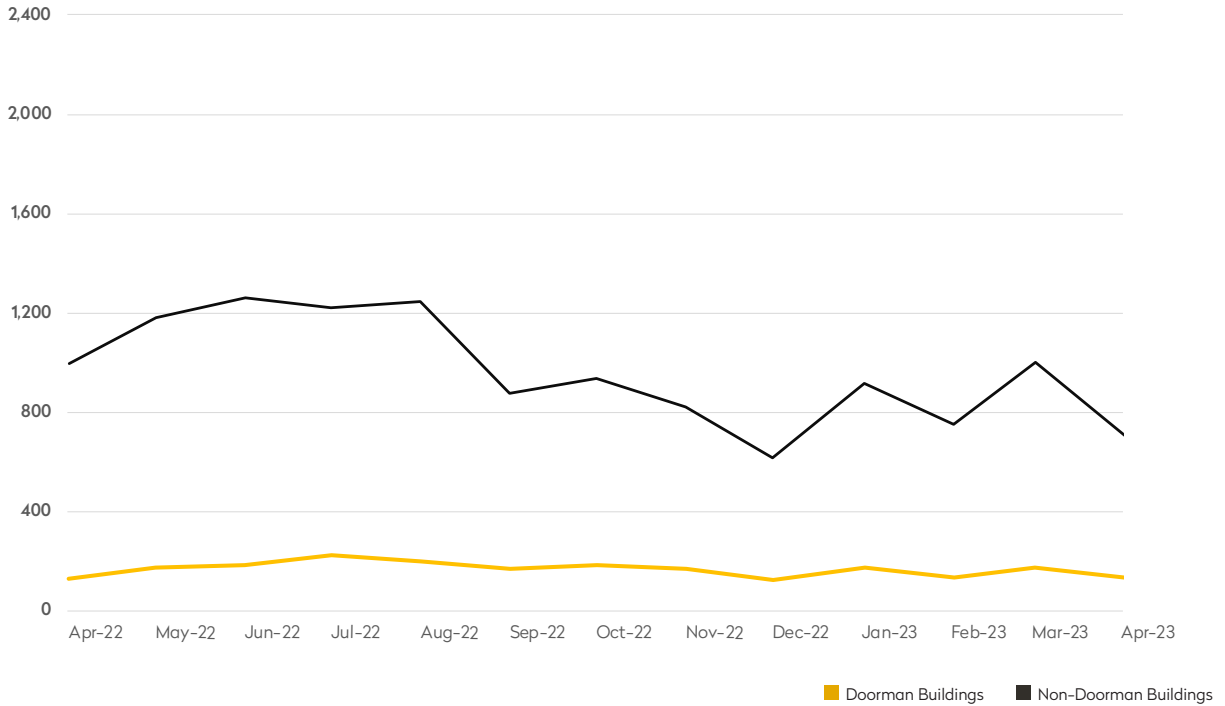
April 2023

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



BHSID 22426591

# Number of New Listings



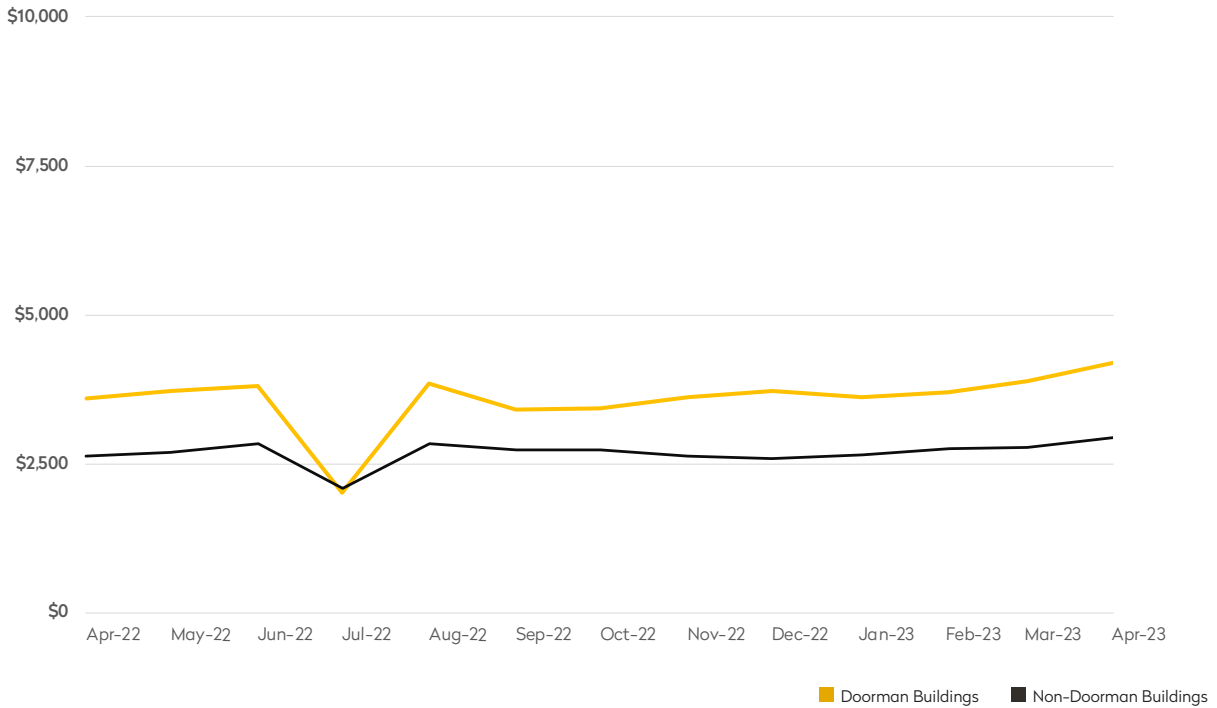
## DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	9	17	-47%	13	-31%
1-Bedrooms	53	65	-18%	51	4%
2-Bedrooms	54	61	-11%	40	35%
3-Bedrooms	13	24	-46%	11	18%
4-Bedrooms	1	2	-50%	3	-67%
All	133	176	-24%	131	2%

## NON-DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	34	57	-40%	53	-36%
1-Bedrooms	247	353	-30%	305	-19%
2-Bedrooms	212	306	-31%	361	-41%
3-Bedrooms	142	186	-24%	165	-14%
4-Bedrooms	36	43	-16%	54	-33%
All	706	999	-29%	996	-29%

# Average Asking Rent



## DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	\$2,775	\$2,765	0%	\$2,943	-6%
1-Bedrooms	\$3,573	\$3,618	-1%	\$3,329	7%
2-Bedrooms	\$4,724	\$4,257	11%	\$4,080	16%
3-Bedrooms	\$5,932	\$4,364	36%	\$4,880	22%
4-Bedrooms	\$4,000	\$7,748	-48%	\$4,717	-15%
All	\$4,193	\$3,898	8%	\$3,591	17%

## NON-DOORMAN BUILDINGS

	APR 2023	MAR 2023	MONTHLY CHANGE	APR 2022	ANNUAL CHANGE
Studios	\$2,166	\$2,130	2%	\$2,068	5%
1-Bedrooms	\$2,466	\$2,309	7%	\$2,156	14%
2-Bedrooms	\$2,965	\$2,828	5%	\$2,673	11%
3-Bedrooms	\$3,542	\$3,329	6%	\$3,217	10%
4-Bedrooms	\$4,124	\$4,209	-2%	\$4,062	2%
All	\$2,935	\$2,774	6%	\$2,624	12%

# Contact Us

## NEW RENTAL LISTINGS REPORT

April 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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