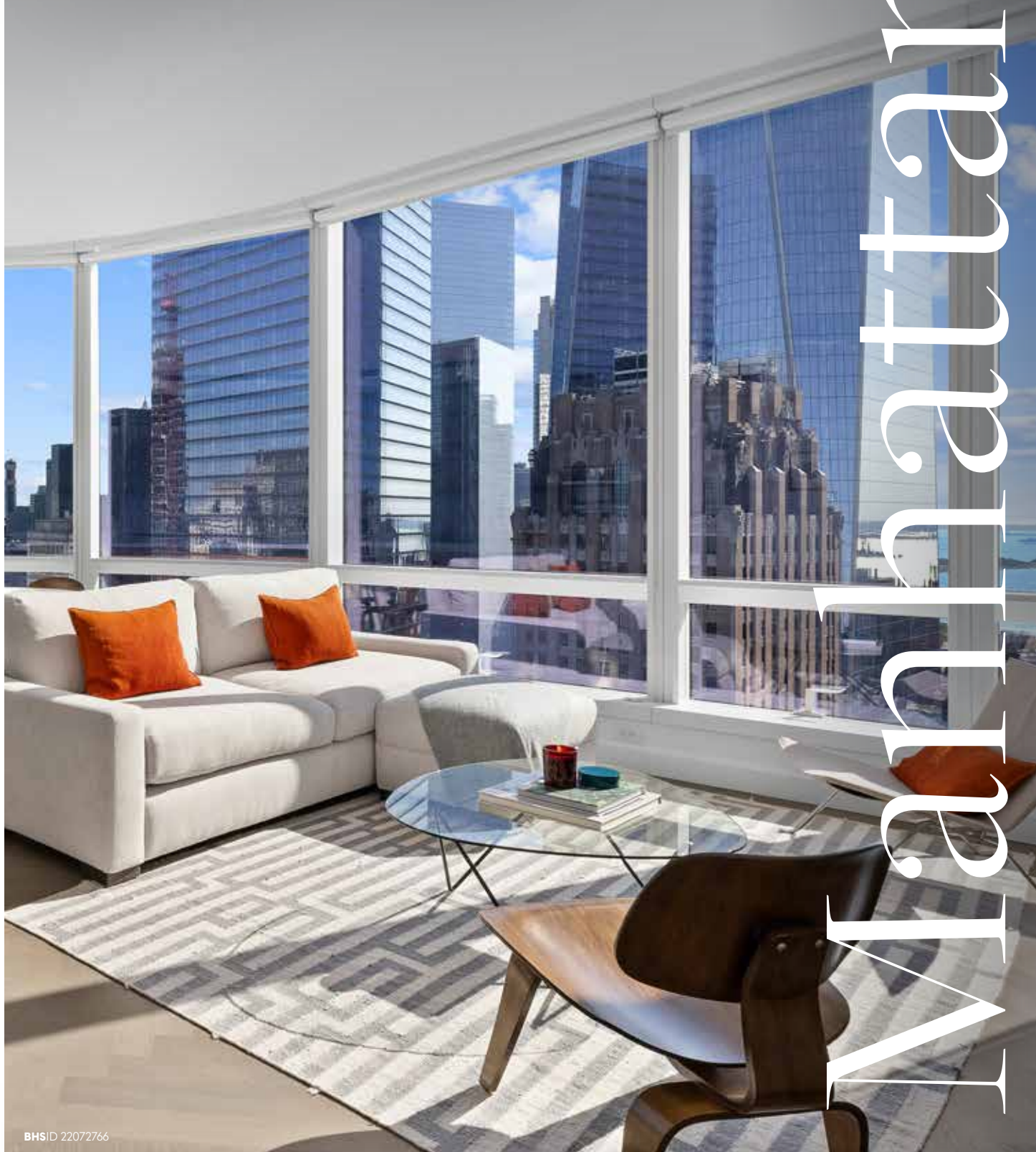


NEW RENTAL LISTINGS REPORT

December 2022



Manhattan

BHSID 22072766

Highlights

NEW RENTAL LISTINGS REPORT

December 2022

- While down from last month, average asking rents in doorman buildings were 11% higher than December 2021.
- Apartments with three or more bedrooms saw the largest gains in asking rents compared to a year ago.
- The number of new rental listings fell 16% in December for doorman, and 15% for non-doorman buildings.



BHSID 22147767

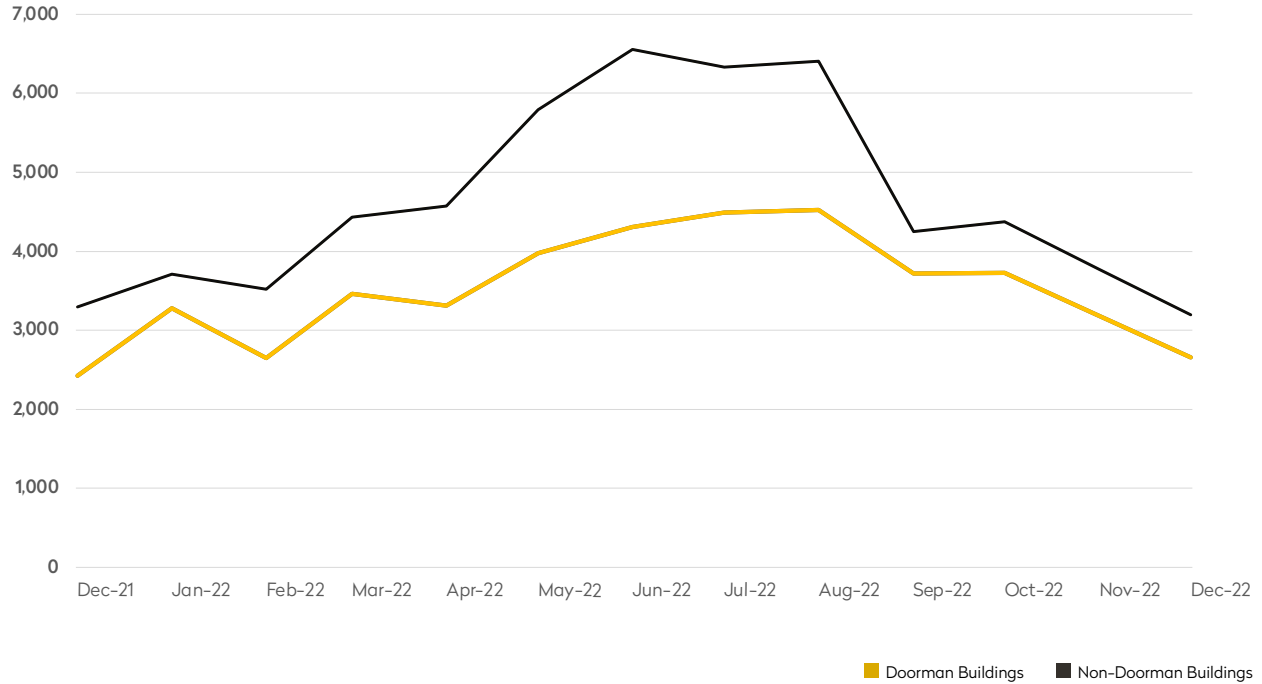
NEW RENTAL LISTINGS REPORT

December 2022



BHSID 22162288

Number of New Listings



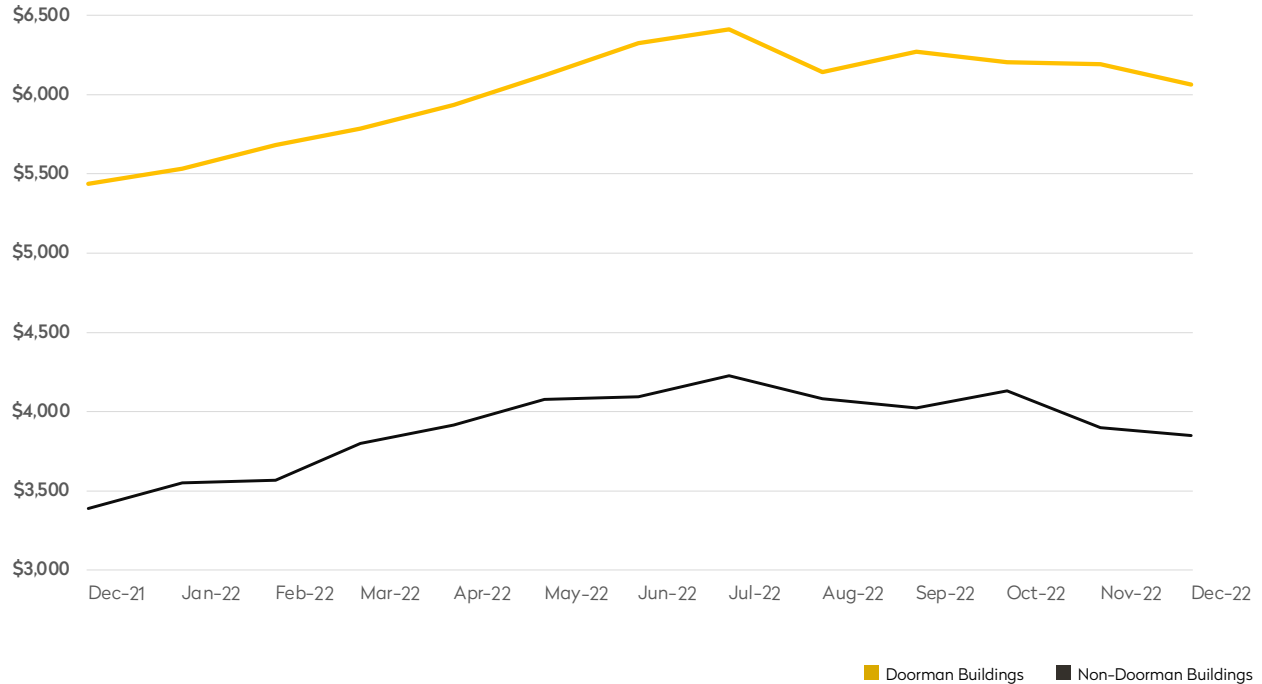
DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	366	411	-11%	480	-24%
1-Bedrooms	1,171	1,364	-14%	1,136	3%
2-Bedrooms	643	823	-22%	544	18%
3-Bedrooms	200	244	-18%	164	22%
4-Bedrooms	46	53	-13%	34	35%
All	2,660	3,176	-16%	2,427	10%

NON-DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	317	332	-5%	471	-33%
1-Bedrooms	1,288	1,513	-15%	1,265	2%
2-Bedrooms	849	989	-14%	843	1%
3-Bedrooms	355	423	-16%	385	-8%
4-Bedrooms	98	124	-21%	103	-5%
All	3,196	3,771	-15%	3,295	-3%

Average Asking Rent



DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	\$3,589	\$3,805	-6%	\$3,497	3%
1-Bedrooms	\$4,755	\$4,785	-1%	\$4,396	8%
2-Bedrooms	\$7,235	\$7,095	2%	\$7,193	1%
3-Bedrooms	\$12,160	\$12,309	-1%	\$10,805	13%
4-Bedrooms	\$20,959	\$23,392	-10%	\$14,102	49%
All	\$6,064	\$6,192	-2%	\$5,439	11%

NON-DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	\$2,781	\$2,784	0%	\$2,664	4%
1-Bedrooms	\$3,334	\$3,176	5%	\$2,924	14%
2-Bedrooms	\$4,053	\$4,264	-5%	\$3,763	8%
3-Bedrooms	\$6,164	\$5,641	9%	\$4,648	33%
4-Bedrooms	\$6,862	\$9,420	-27%	\$5,859	17%
All	\$3,850	\$3,899	-1%	\$3,390	14%

NEW RENTAL LISTINGS REPORT

December 2022

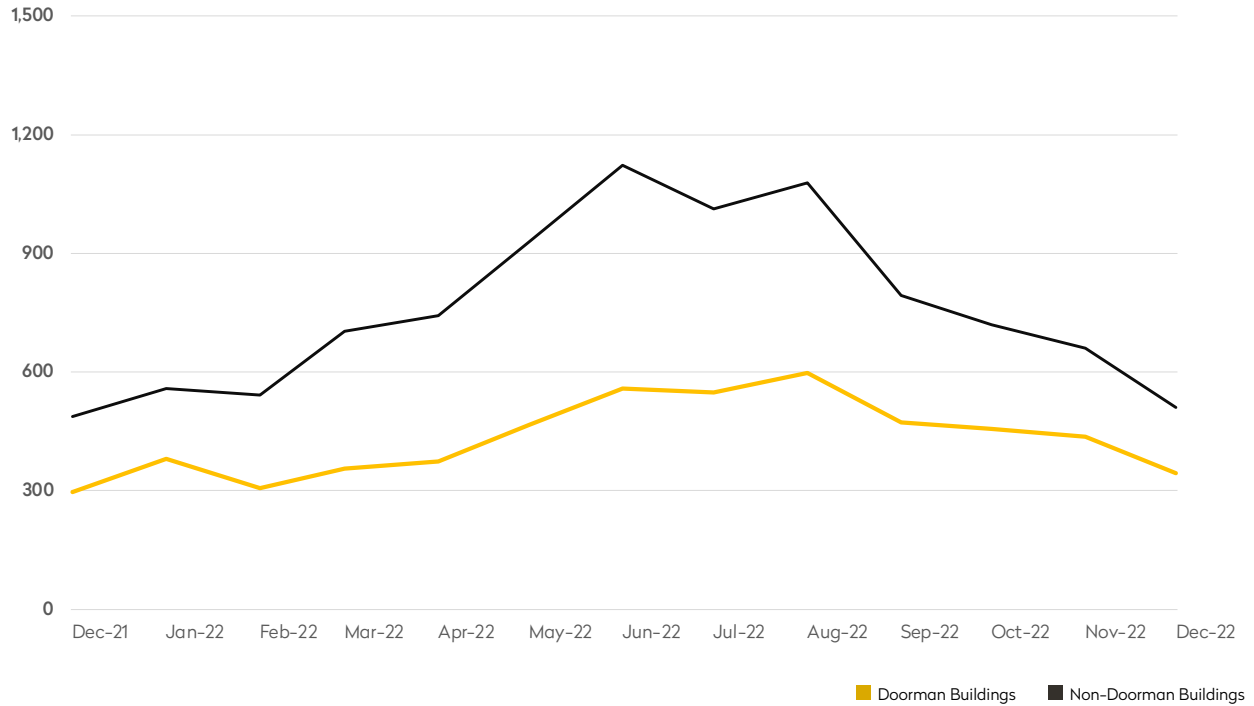
Generally 59th Street to 96th Street,
Fifth Avenue to the East River



BHSID 21858832

East Side

Number of New Listings



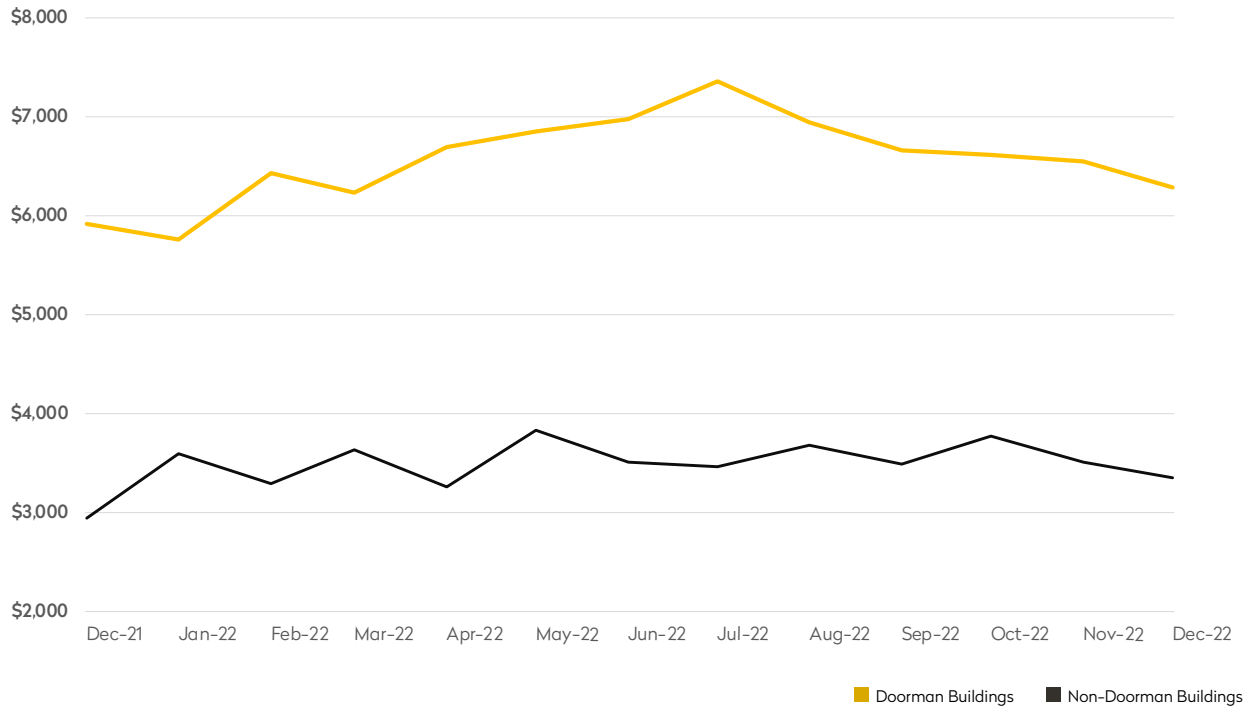
DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	38	29	31%	35	9%
1-Bedrooms	158	207	-24%	146	8%
2-Bedrooms	95	116	-18%	78	22%
3-Bedrooms	23	42	-45%	25	-8%
4-Bedrooms	10	10	0%	5	100%
All	344	437	-21%	297	16%

NON-DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	80	74	8%	121	-34%
1-Bedrooms	221	318	-31%	224	-1%
2-Bedrooms	109	123	-11%	76	43%
3-Bedrooms	29	58	-50%	25	16%
4-Bedrooms	8	7	14%	8	0%
All	511	660	-23%	488	5%

Average Asking Rent



DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	\$3,885	\$3,934	-1%	\$2,993	30%
1-Bedrooms	\$4,508	\$4,405	2%	\$4,020	12%
2-Bedrooms	\$7,157	\$7,377	-3%	\$7,243	-1%
3-Bedrooms	\$11,991	\$11,390	5%	\$12,389	-3%
4-Bedrooms	\$22,025	\$24,055	-8%	\$14,650	50%
All	\$6,286	\$6,553	-4%	\$5,915	6%

NON-DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	\$2,594	\$2,467	5%	\$2,589	0%
1-Bedrooms	\$2,961	\$2,951	0%	\$2,569	15%
2-Bedrooms	\$3,866	\$3,975	-3%	\$3,821	1%
3-Bedrooms	\$7,105	\$6,066	17%	\$4,781	49%
4-Bedrooms	\$8,031	\$18,464	-57%	\$8,386	-4%
All	\$3,347	\$3,509	-5%	\$2,943	14%

NEW RENTAL LISTINGS REPORT

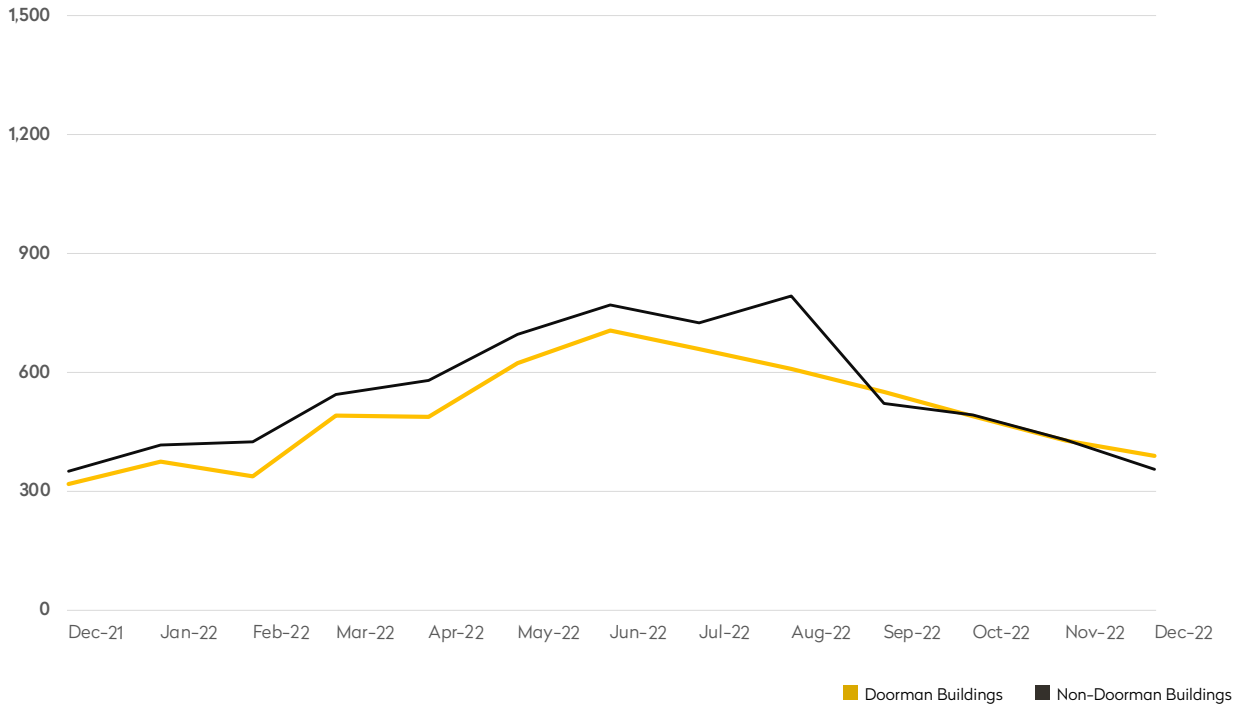
December 2022

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



BHSID 22134248

Number of New Listings



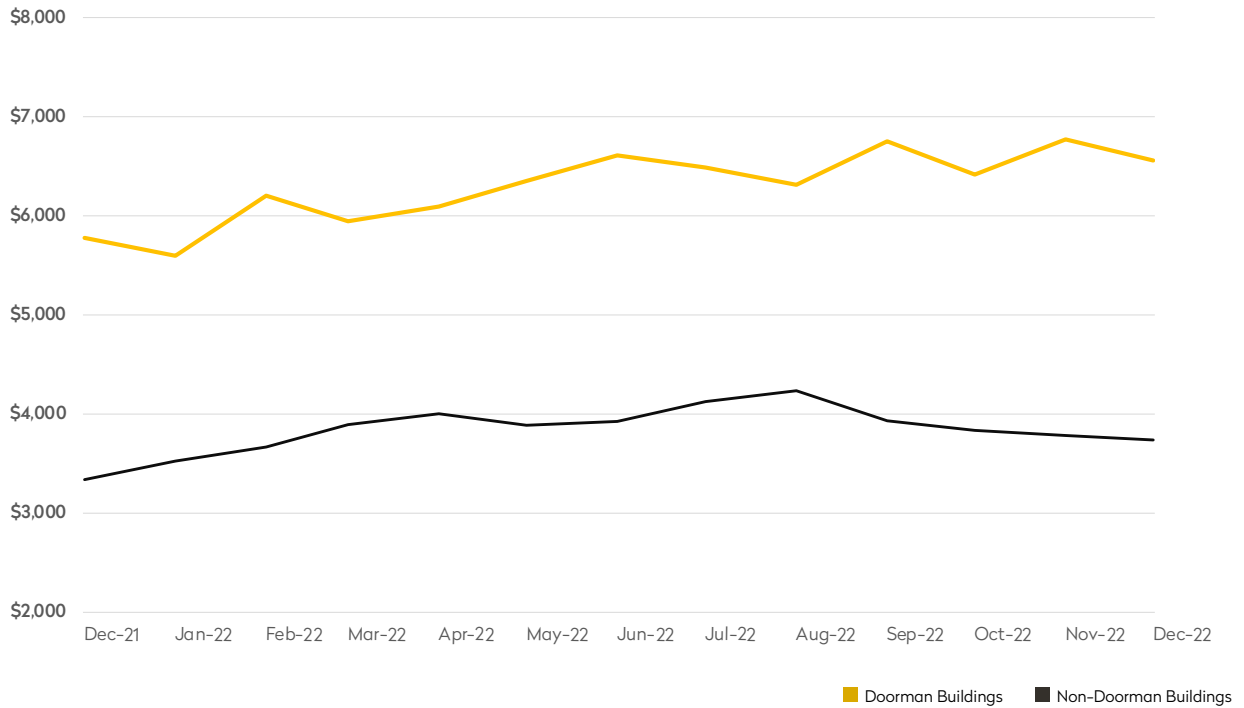
DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	43	51	-16%	43	0%
1-Bedrooms	156	184	-15%	153	2%
2-Bedrooms	107	116	-8%	73	47%
3-Bedrooms	47	36	31%	25	88%
4-Bedrooms	9	11	-18%	8	13%
All	389	428	-9%	318	22%

NON-DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	38	48	-21%	71	-46%
1-Bedrooms	159	189	-16%	154	3%
2-Bedrooms	90	99	-9%	74	22%
3-Bedrooms	35	49	-29%	25	40%
4-Bedrooms	7	9	-22%	7	0%
All	355	430	-17%	350	1%

Average Asking Rent



DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	\$3,542	\$3,956	-10%	\$2,955	20%
1-Bedrooms	\$4,632	\$4,813	-4%	\$4,295	8%
2-Bedrooms	\$7,279	\$7,187	1%	\$7,282	0%
3-Bedrooms	\$12,896	\$10,750	20%	\$11,119	16%
4-Bedrooms	\$18,143	\$16,940	7%	\$17,189	6%
All	\$6,555	\$6,770	-3%	\$5,779	13%

NON-DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	\$2,545	\$2,335	9%	\$2,371	7%
1-Bedrooms	\$3,339	\$3,461	-4%	\$3,125	7%
2-Bedrooms	\$4,277	\$4,422	-3%	\$4,078	5%
3-Bedrooms	\$5,974	\$5,813	3%	\$5,186	15%
4-Bedrooms	\$5,514	\$5,702	-3%	\$6,278	-12%
All	\$3,736	\$3,779	-1%	\$3,337	12%

NEW RENTAL LISTINGS REPORT

December 2022

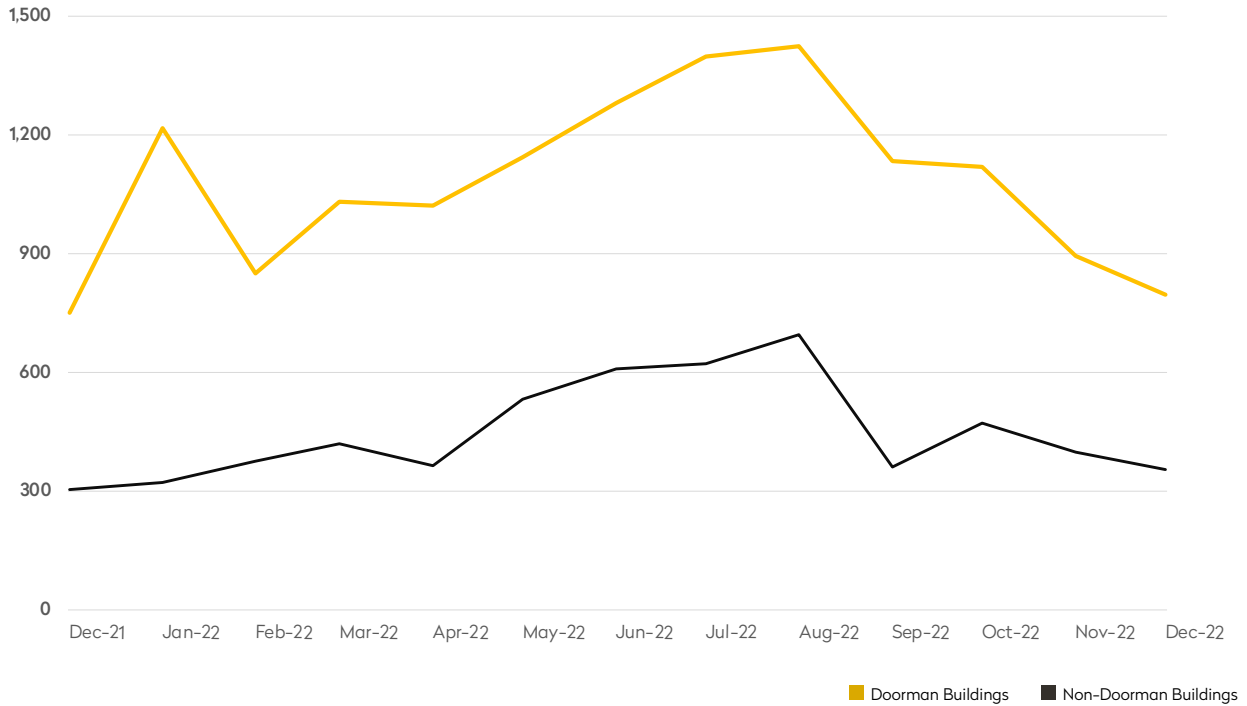
34th St to 59th St,
East River to the Hudson River



MIDTOWN

BHSID 22156308

Number of New Listings



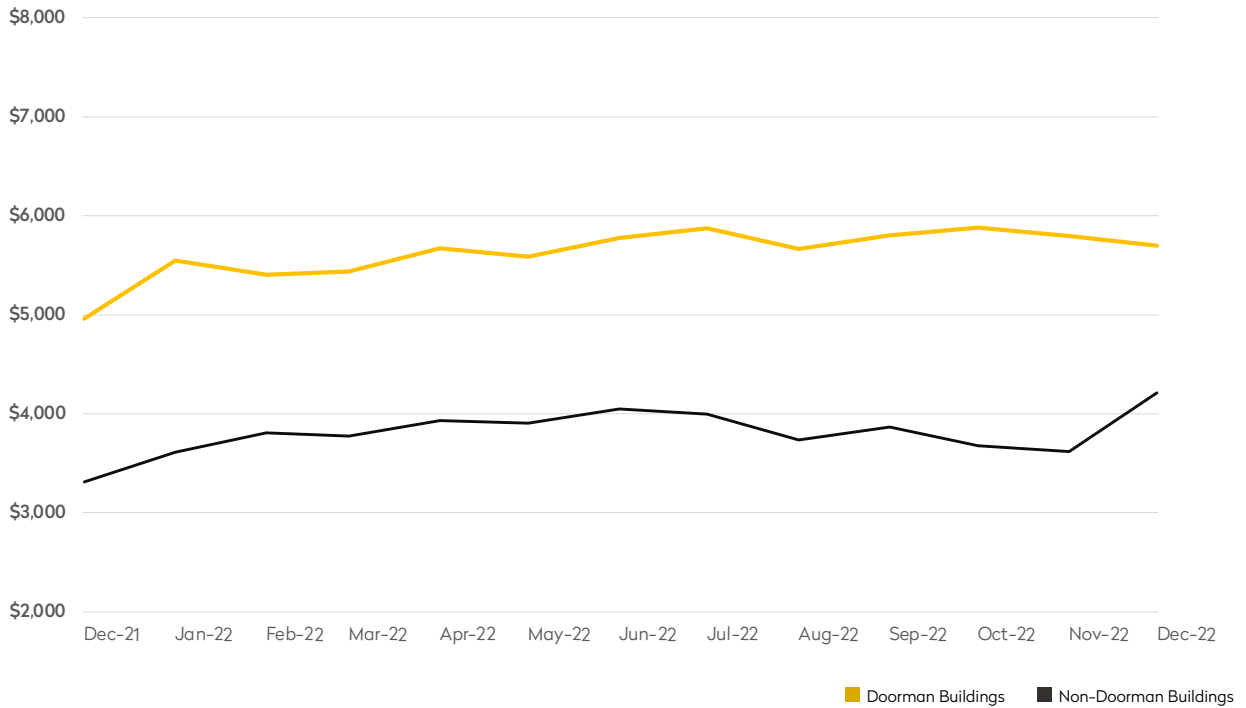
DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	107	127	-16%	163	-34%
1-Bedrooms	351	373	-6%	374	-6%
2-Bedrooms	204	245	-17%	155	32%
3-Bedrooms	52	49	6%	27	93%
4-Bedrooms	7	6	17%	4	75%
All	796	893	-11%	751	6%

NON-DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	40	50	-20%	57	-30%
1-Bedrooms	153	158	-3%	117	31%
2-Bedrooms	93	105	-11%	81	15%
3-Bedrooms	29	21	38%	26	12%
4-Bedrooms	6	7	-14%	3	100%
All	354	399	-11%	303	17%

Average Asking Rent



DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	\$3,330	\$3,893	-14%	\$3,790	-12%
1-Bedrooms	\$4,541	\$4,564	-1%	\$4,235	7%
2-Bedrooms	\$7,251	\$7,068	3%	\$7,063	3%
3-Bedrooms	\$13,315	\$14,622	-9%	\$10,579	26%
4-Bedrooms	\$20,100	\$34,149	-41%	\$15,125	33%
All	\$5,701	\$5,799	-2%	\$4,963	15%

NON-DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	\$2,769	\$2,660	4%	\$2,861	-3%
1-Bedrooms	\$3,947	\$3,296	20%	\$2,982	32%
2-Bedrooms	\$4,689	\$4,256	10%	\$3,923	20%
3-Bedrooms	\$6,357	\$5,458	16%	\$4,453	43%
4-Bedrooms	\$9,805	\$10,082	-3%	\$6,015	63%
All	\$4,214	\$3,621	16%	\$3,315	27%

NEW RENTAL LISTINGS REPORT

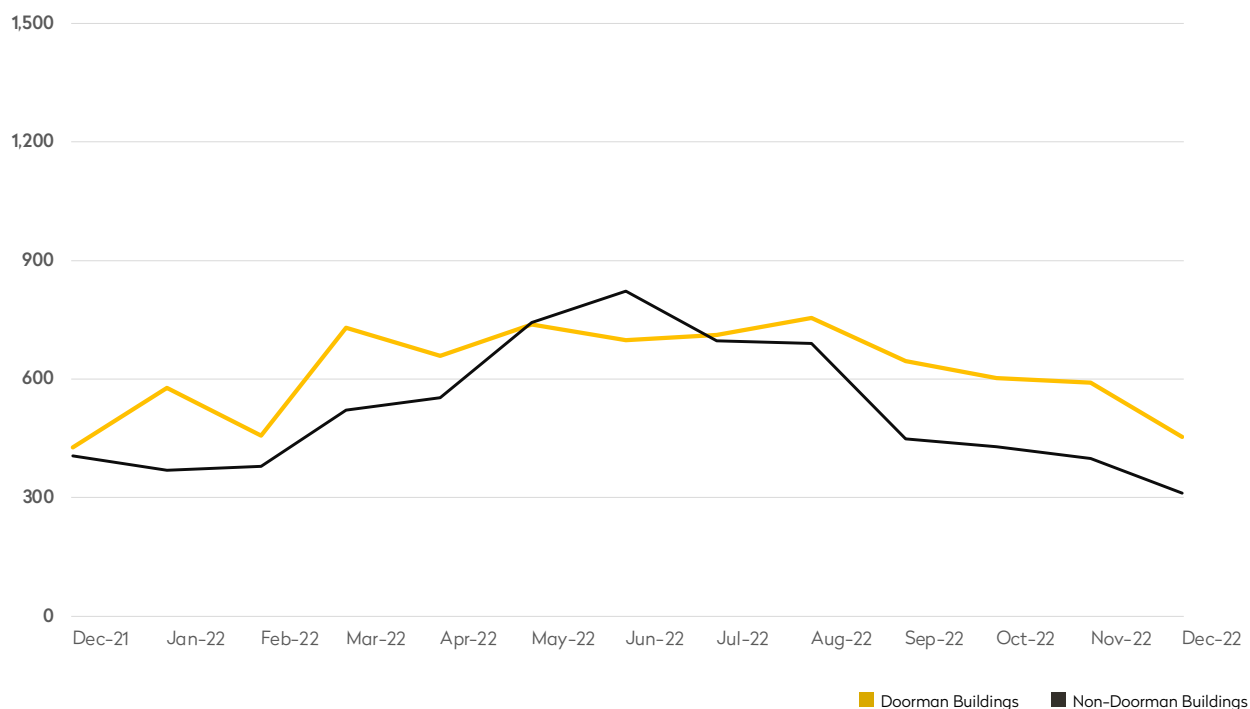
December 2022

34th Street to 14th Street



BHSID 22219737

Number of New Listings



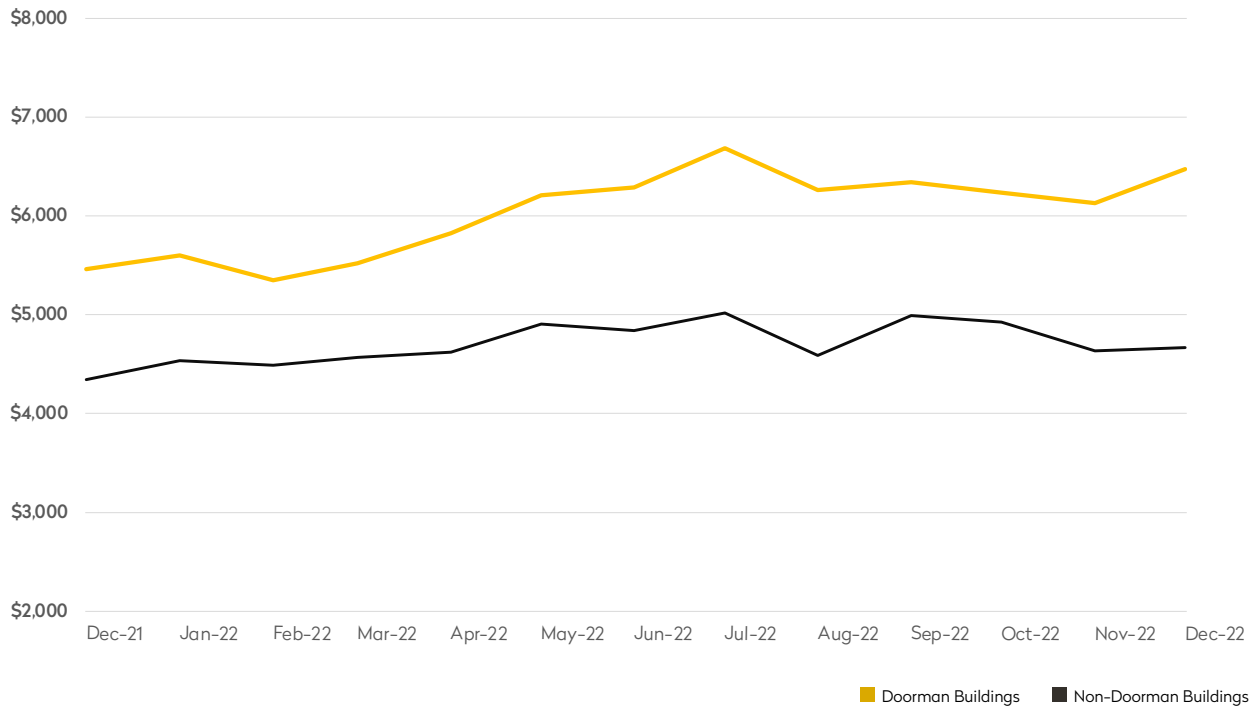
DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	78	97	-20%	89	-12%
1-Bedrooms	237	285	-17%	231	3%
2-Bedrooms	77	118	-35%	85	-9%
3-Bedrooms	23	37	-38%	16	44%
4-Bedrooms	5	4	25%	1	400%
All	454	590	-23%	427	6%

NON-DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	41	45	-9%	66	-38%
1-Bedrooms	129	169	-24%	183	-30%
2-Bedrooms	67	87	-23%	87	-23%
3-Bedrooms	36	42	-14%	42	-14%
4-Bedrooms	11	11	0%	8	38%
All	311	399	-22%	405	-23%

Average Asking Rent



DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	\$3,852	\$3,720	4%	\$3,675	5%
1-Bedrooms	\$5,285	\$5,267	0%	\$4,936	7%
2-Bedrooms	\$7,920	\$7,660	3%	\$7,969	-1%
3-Bedrooms	\$13,257	\$15,938	-17%	\$10,036	32%
4-Bedrooms	\$32,910	\$17,544	88%	\$7,800	322%
All	\$6,474	\$6,127	6%	\$5,460	19%

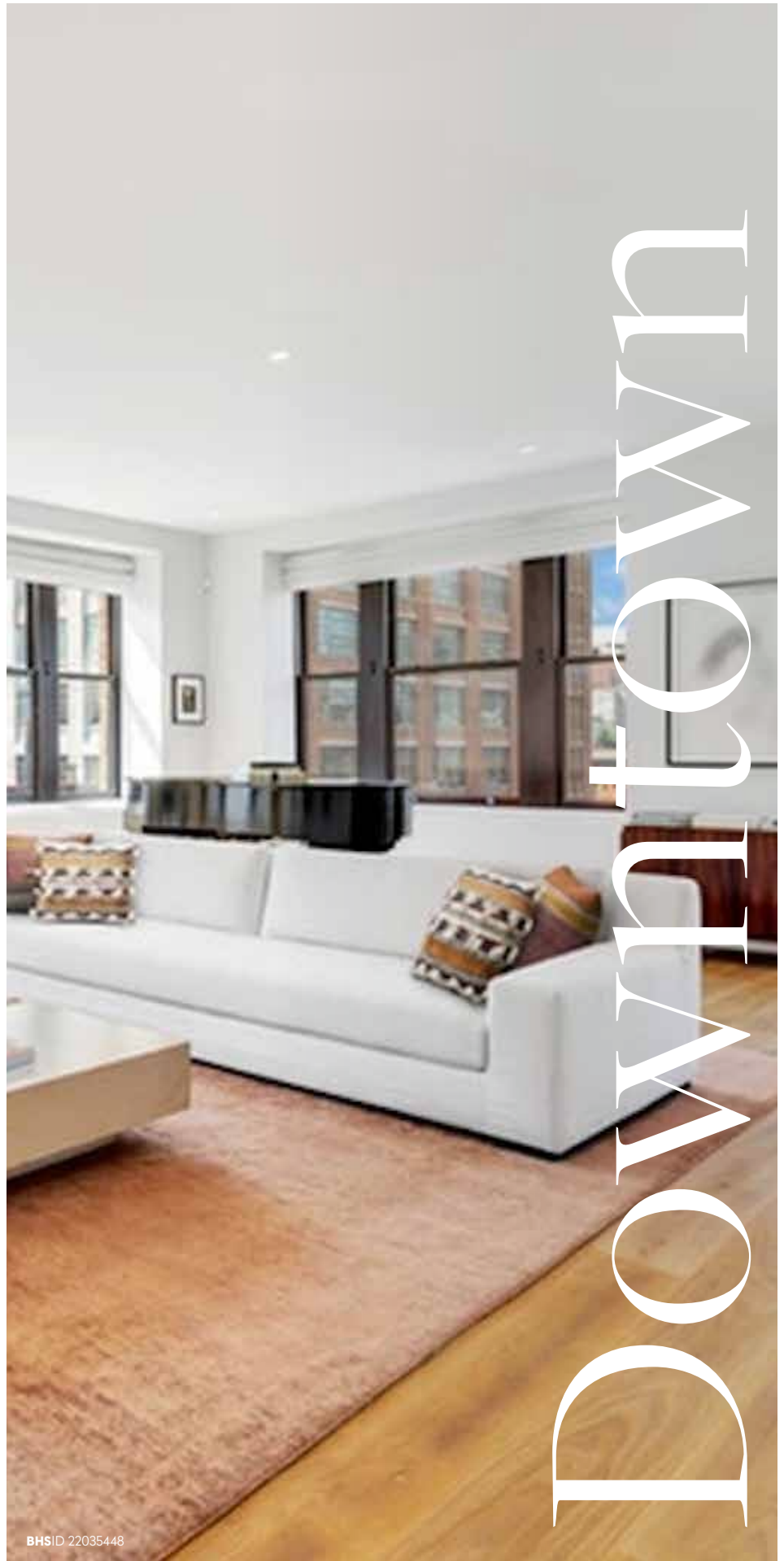
NON-DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	\$3,611	\$3,615	0%	\$3,043	19%
1-Bedrooms	\$3,880	\$3,821	2%	\$3,878	0%
2-Bedrooms	\$5,277	\$5,122	3%	\$4,789	10%
3-Bedrooms	\$7,741	\$7,124	9%	\$5,967	30%
4-Bedrooms	\$7,866	\$11,874	-34%	\$9,356	-16%
All	\$4,667	\$4,635	1%	\$4,342	7%

NEW RENTAL LISTINGS REPORT

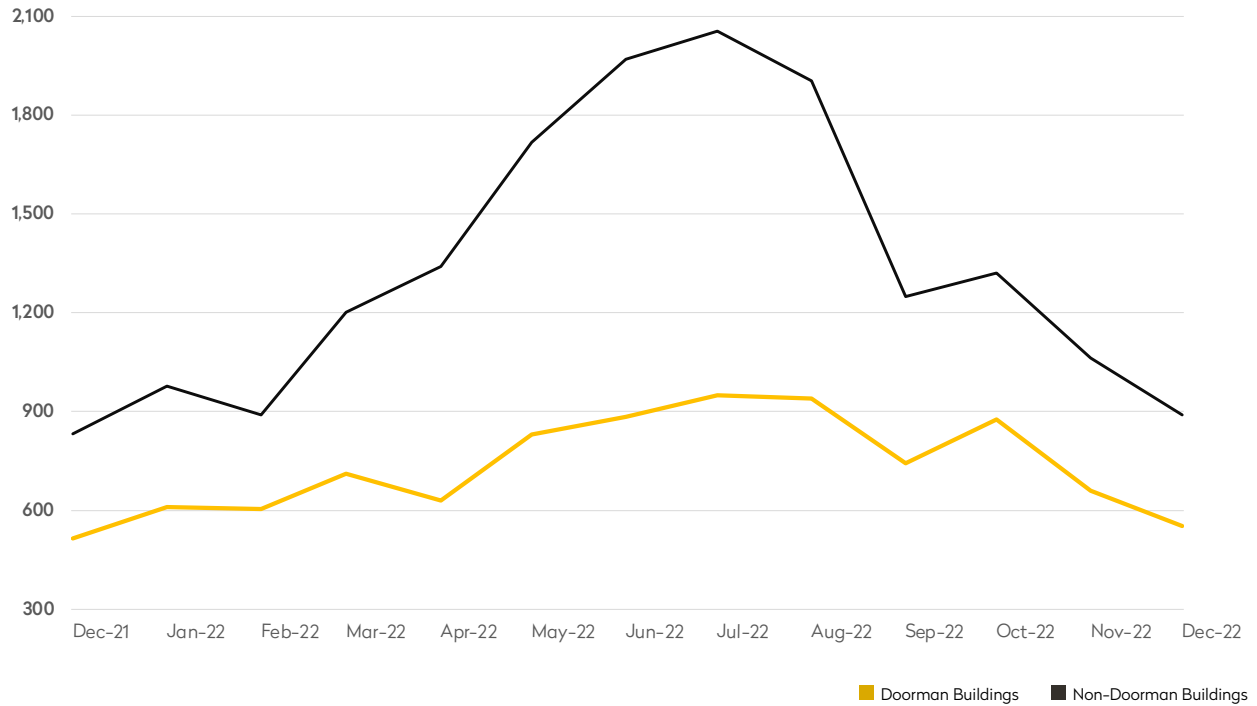
December 2022

South of 14th Street



BHSID 22035448

Number of New Listings



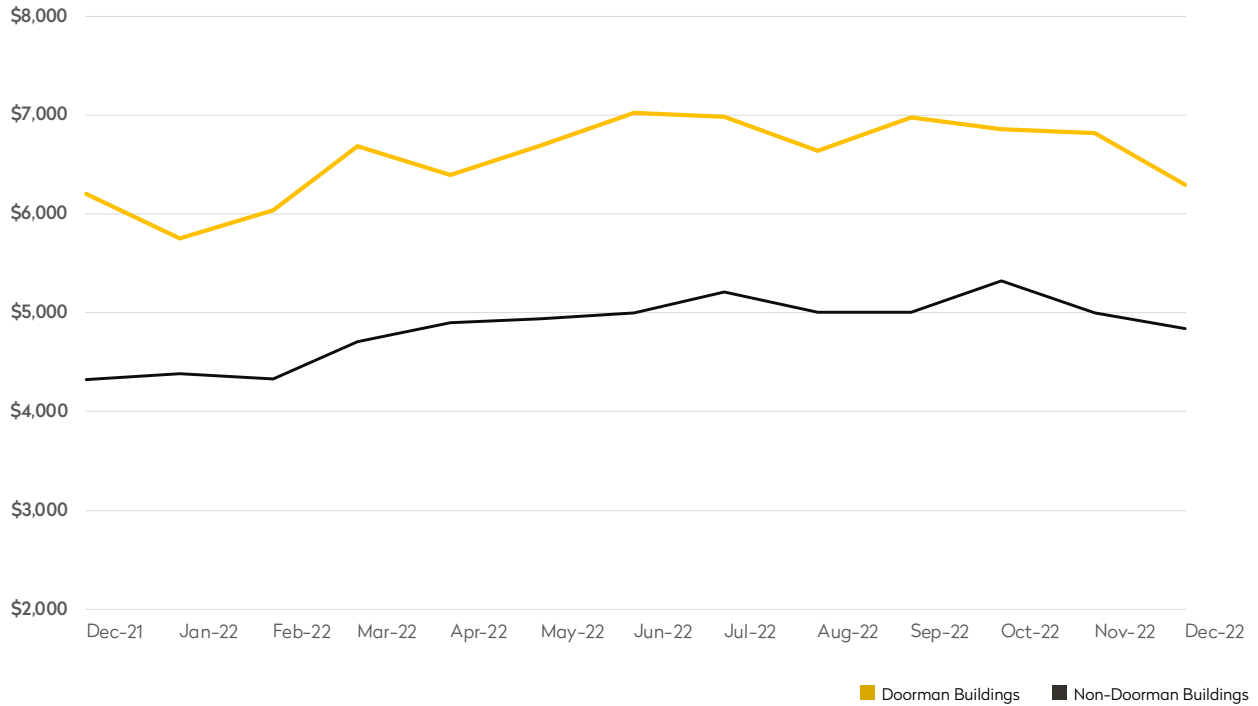
DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	93	98	-5%	138	-33%
1-Bedrooms	228	269	-15%	184	24%
2-Bedrooms	116	151	-23%	123	-6%
3-Bedrooms	35	57	-39%	52	-33%
4-Bedrooms	11	20	-45%	10	10%
All	552	660	-16%	514	7%

NON-DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	88	83	6%	106	-17%
1-Bedrooms	339	376	-10%	282	20%
2-Bedrooms	231	332	-30%	248	-7%
3-Bedrooms	123	120	3%	104	18%
4-Bedrooms	36	41	-12%	21	71%
All	889	1,063	-16%	833	7%

Average Asking Rent



DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	\$3,681	\$3,801	-3%	\$3,447	7%
1-Bedrooms	\$5,052	\$5,129	-2%	\$4,887	3%
2-Bedrooms	\$7,954	\$8,136	-2%	\$7,663	4%
3-Bedrooms	\$13,002	\$12,628	3%	\$12,805	2%
4-Bedrooms	\$23,150	\$26,189	-12%	\$18,082	28%
All	\$6,294	\$6,821	-8%	\$6,202	1%

NON-DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	\$2,931	\$3,275	-11%	\$2,993	-2%
1-Bedrooms	\$4,047	\$3,686	10%	\$3,423	18%
2-Bedrooms	\$4,935	\$5,205	-5%	\$4,687	5%
3-Bedrooms	\$7,748	\$7,522	3%	\$6,655	16%
4-Bedrooms	\$8,646	\$14,167	-39%	\$10,284	-16%
All	\$4,841	\$5,001	-3%	\$4,321	12%

NEW RENTAL LISTINGS REPORT

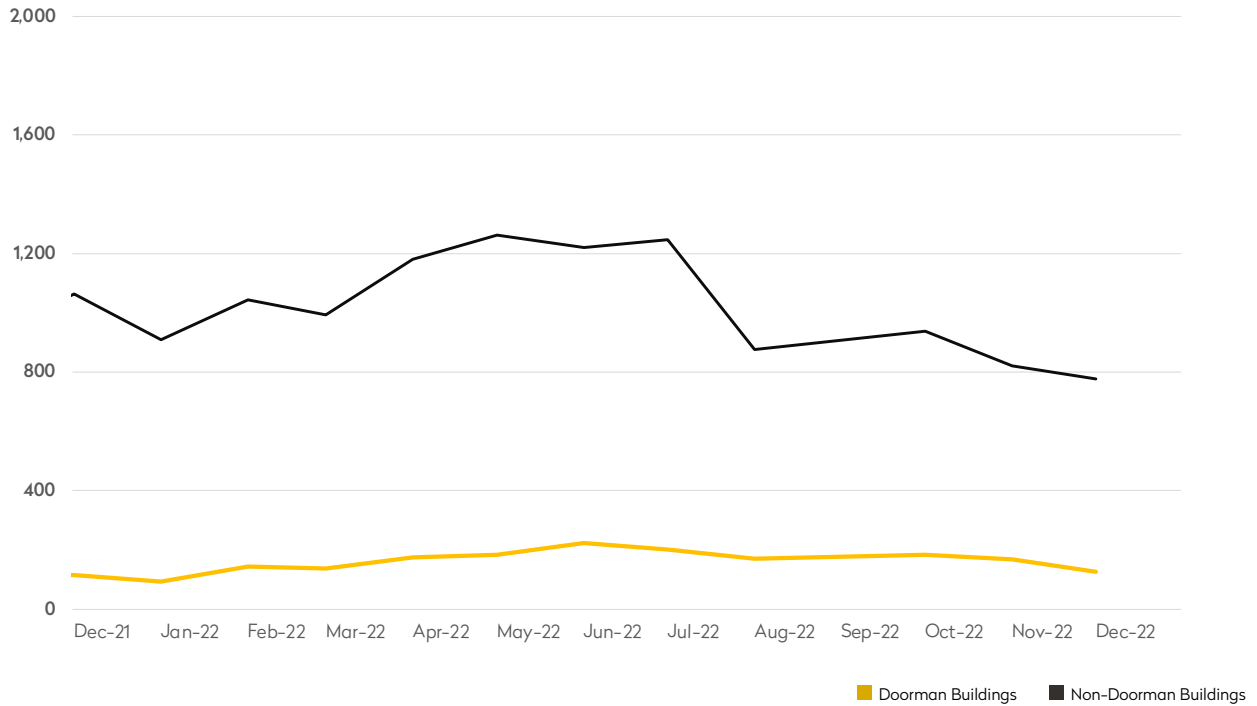
December 2022

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



BHSID 22091191

Number of New Listings



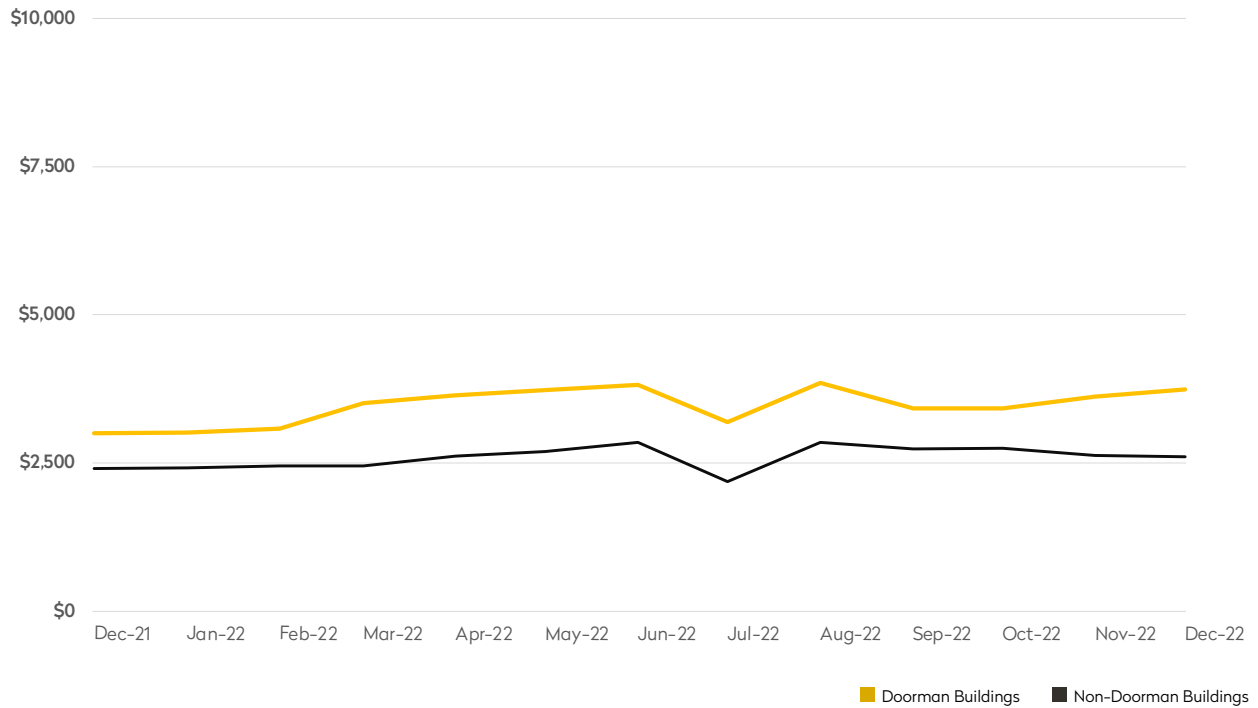
DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	7	9	-22%	12	-42%
1-Bedrooms	41	46	-11%	48	-15%
2-Bedrooms	44	77	-43%	30	47%
3-Bedrooms	20	23	-13%	19	5%
4-Bedrooms	4	2	100%	6	-33%
All	125	168	-26%	120	4%

NON-DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	30	32	-6%	50	-40%
1-Bedrooms	287	303	-5%	305	-6%
2-Bedrooms	259	243	7%	277	-6%
3-Bedrooms	103	133	-23%	163	-37%
4-Bedrooms	30	49	-39%	56	-46%
All	776	820	-5%	916	-15%

Average Asking Rent



DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	\$2,076	\$2,270	-9%	\$2,172	-4%
1-Bedrooms	\$3,281	\$3,191	3%	\$2,643	24%
2-Bedrooms	\$4,121	\$3,711	11%	\$3,387	22%
3-Bedrooms	\$4,888	\$4,870	0%	\$3,801	29%
4-Bedrooms	\$5,174	\$7,028	-26%	\$3,266	58%
All	\$3,739	\$3,624	3%	\$2,997	25%

NON-DOORMAN BUILDINGS

	DEC 2022	NOV 2022	MONTHLY CHANGE	DEC 2021	ANNUAL CHANGE
Studios	\$2,027	\$1,940	4%	\$1,840	10%
1-Bedrooms	\$2,207	\$2,181	1%	\$2,028	9%
2-Bedrooms	\$2,723	\$2,757	-1%	\$2,467	10%
3-Bedrooms	\$3,465	\$3,256	6%	\$2,957	17%
4-Bedrooms	\$3,766	\$4,192	-10%	\$3,278	15%
All	\$2,606	\$2,623	-1%	\$2,407	8%

Contact Us

NEW RENTAL LISTINGS REPORT

December 2022

East Side

445 Park Avenue
New York, NY 10022
212-906-9200

West Side

1926 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 Gregory Heym, Chief Economist, Brown Harris Stevens.

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