

NEW RENTAL LISTINGS REPORT

February 2023



Mattan



Brown Harris Stevens THE Craft OF Research

Highlights

NEW RENTAL LISTINGS REPORT

February 2023

- Compared to last month, non-doorman buildings saw a 13% drop in new listings, while doorman buildings declined 12%.
- New listings in doorman buildings were 22% higher than a year ago, while non-doorman listings inched up 3%.
- While asking rents in doorman buildings dipped 2%, they remain 6% higher than February, 2022.
- For non-doorman buildings, the average asking rent was virtually unchanged from last month, and it was 14% higher than last year.



BHSID 22300418

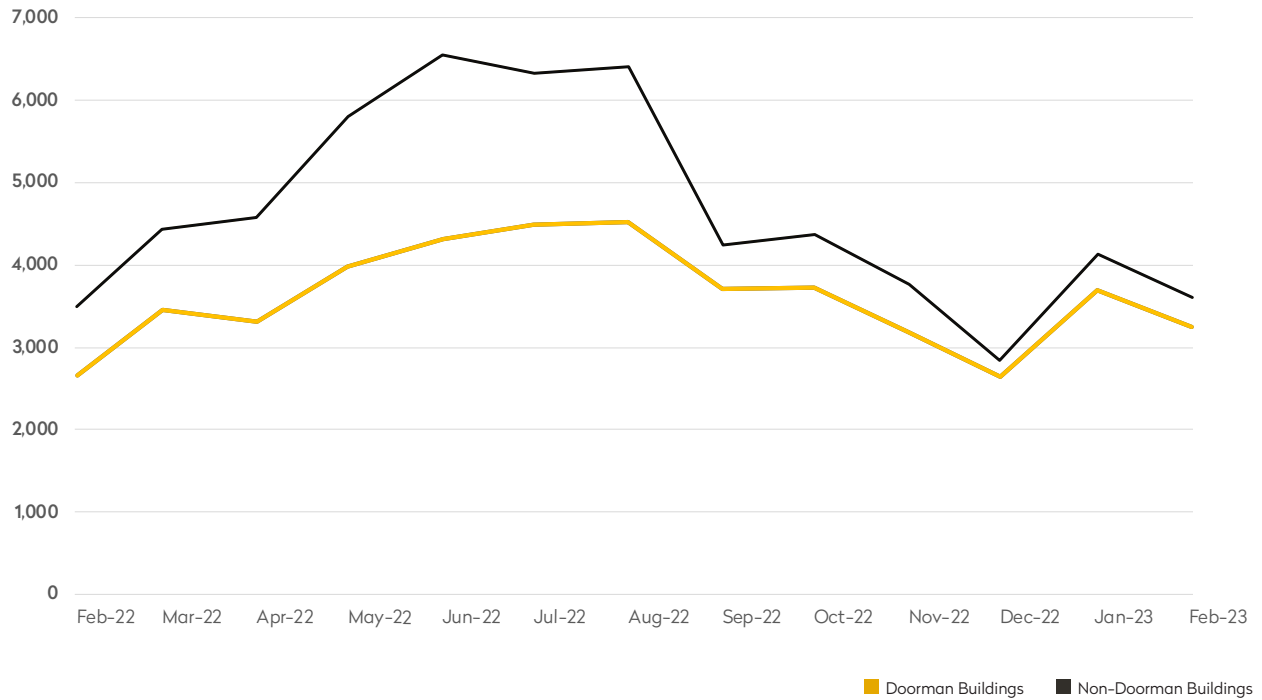
NEW RENTAL LISTINGS REPORT

February 2023



BHSID 22325200

Number of New Listings



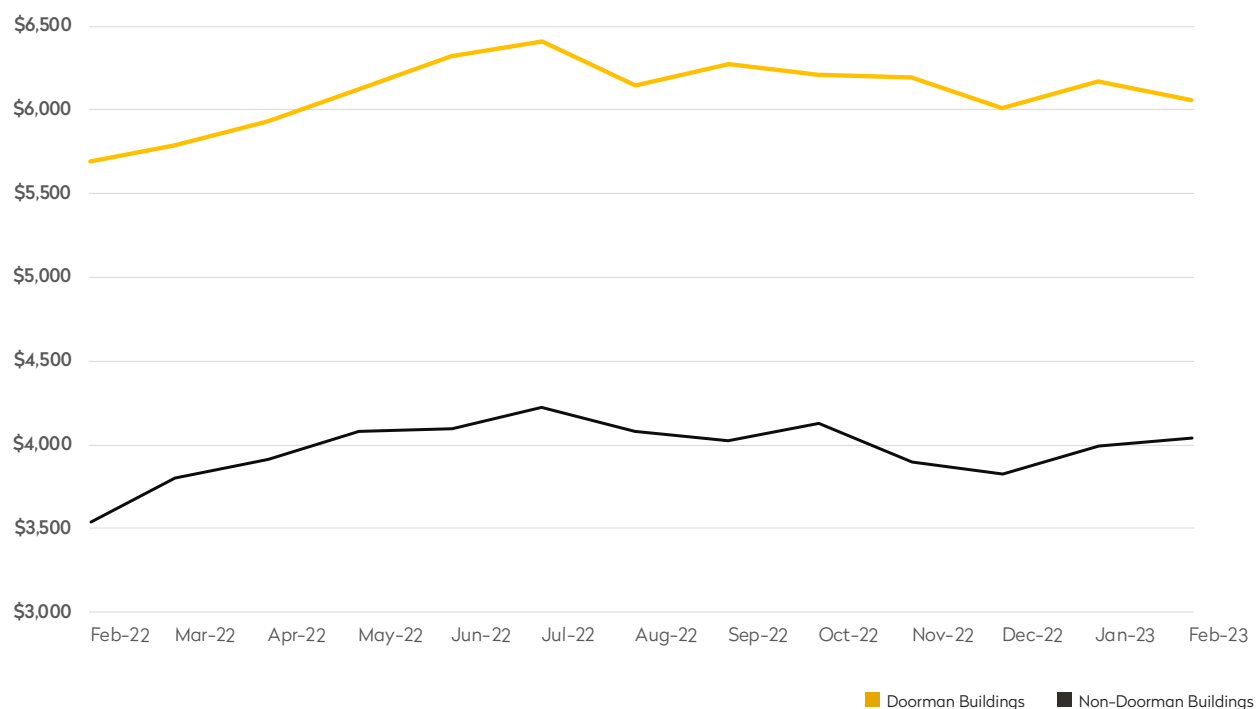
DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	552	642	-14%	490	13%
1-Bedrooms	1,490	1,607	-7%	1,214	23%
2-Bedrooms	800	930	-14%	651	23%
3-Bedrooms	217	249	-13%	158	37%
4-Bedrooms	45	71	-37%	34	32%
All	3,246	3,693	-12%	2,656	22%

NON-DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	428	461	-7%	449	-5%
1-Bedrooms	1,445	1,608	-10%	1,359	6%
2-Bedrooms	962	1,126	-15%	908	6%
3-Bedrooms	471	498	-5%	449	5%
4-Bedrooms	102	141	-28%	118	-14%
All	3,612	4,136	-13%	3,496	3%

Average Asking Rent



DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	\$3,642	\$3,534	3%	\$3,403	7%
1-Bedrooms	\$4,820	\$4,757	1%	\$4,719	2%
2-Bedrooms	\$7,480	\$7,446	0%	\$6,931	8%
3-Bedrooms	\$11,933	\$12,719	-6%	\$10,963	9%
4-Bedrooms	\$24,358	\$19,505	25%	\$22,701	7%
All	\$6,056	\$6,172	-2%	\$5,696	6%

NON-DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	\$2,803	\$2,744	2%	\$2,529	11%
1-Bedrooms	\$3,334	\$3,277	2%	\$2,999	11%
2-Bedrooms	\$4,385	\$4,282	2%	\$3,801	15%
3-Bedrooms	\$6,032	\$5,962	1%	\$4,854	24%
4-Bedrooms	\$7,638	\$8,156	-6%	\$6,818	12%
All	\$4,039	\$3,995	1%	\$3,538	14%

NEW RENTAL LISTINGS REPORT

February 2023

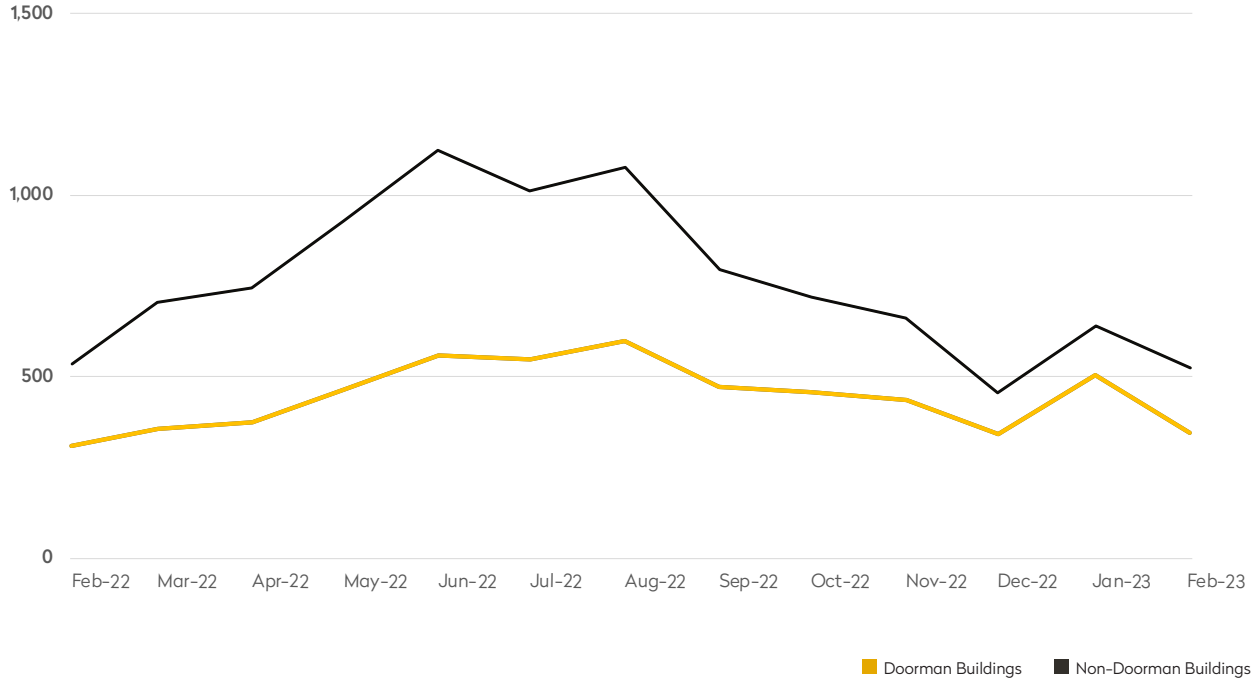
Generally 59th Street to 96th Street,
Fifth Avenue to the East River



East Side

BHSID 22046306

Number of New Listings



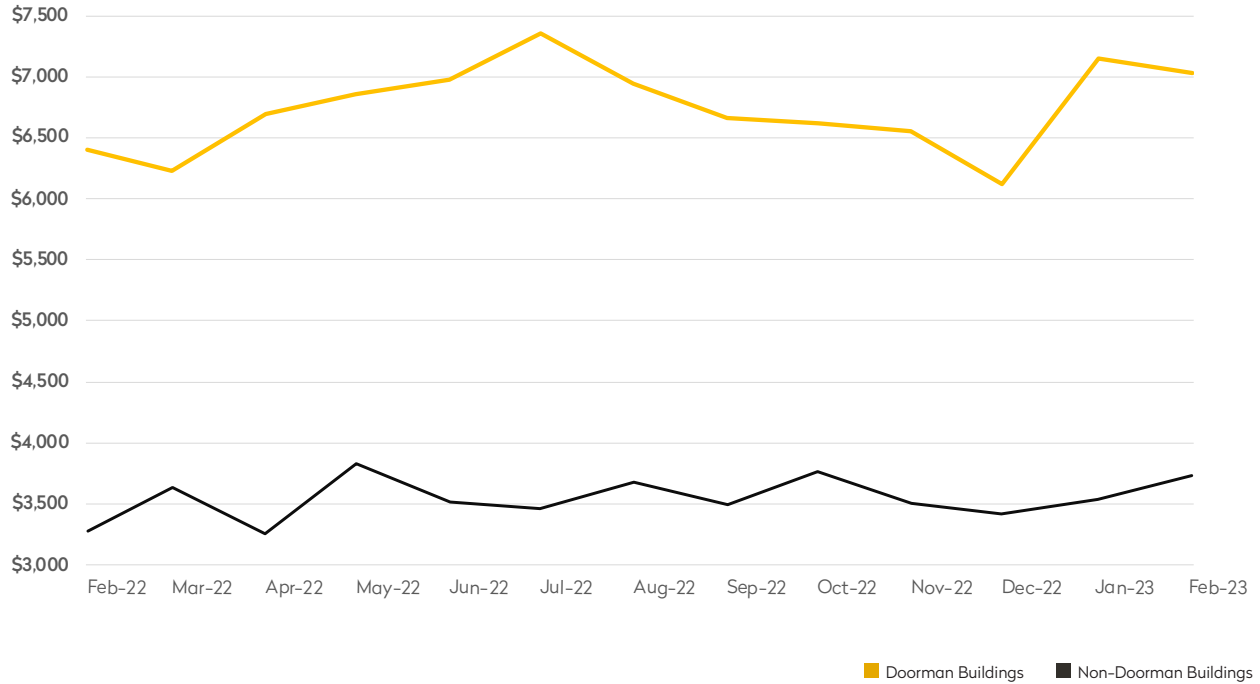
DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	27	45	-40%	39	-31%
1-Bedrooms	155	223	-30%	159	-3%
2-Bedrooms	101	151	-33%	74	36%
3-Bedrooms	31	45	-31%	18	72%
4-Bedrooms	15	14	7%	7	114%
All	345	504	-32%	308	12%

NON-DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	93	109	-15%	112	-17%
1-Bedrooms	237	279	-15%	216	10%
2-Bedrooms	121	127	-5%	113	7%
3-Bedrooms	37	55	-33%	43	-14%
4-Bedrooms	5	12	-58%	7	-29%
All	524	639	-18%	536	-2%

Average Asking Rent



DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	\$3,639	\$3,926	-7%	\$2,916	25%
1-Bedrooms	\$4,534	\$4,410	3%	\$4,274	6%
2-Bedrooms	\$7,526	\$7,668	-2%	\$7,656	-2%
3-Bedrooms	\$12,905	\$13,954	-8%	\$11,967	8%
4-Bedrooms	\$24,014	\$20,979	14%	\$30,964	-22%
All	\$7,029	\$7,149	-2%	\$6,399	10%

NON-DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	\$2,536	\$2,417	5%	\$2,285	11%
1-Bedrooms	\$3,099	\$2,934	6%	\$2,743	13%
2-Bedrooms	\$4,183	\$4,156	1%	\$3,715	13%
3-Bedrooms	\$9,897	\$5,867	69%	\$5,949	66%
4-Bedrooms	\$7,170	\$12,106	-41%	\$9,849	-27%
All	\$3,727	\$3,539	5%	\$3,275	14%

NEW RENTAL LISTINGS REPORT

February 2023

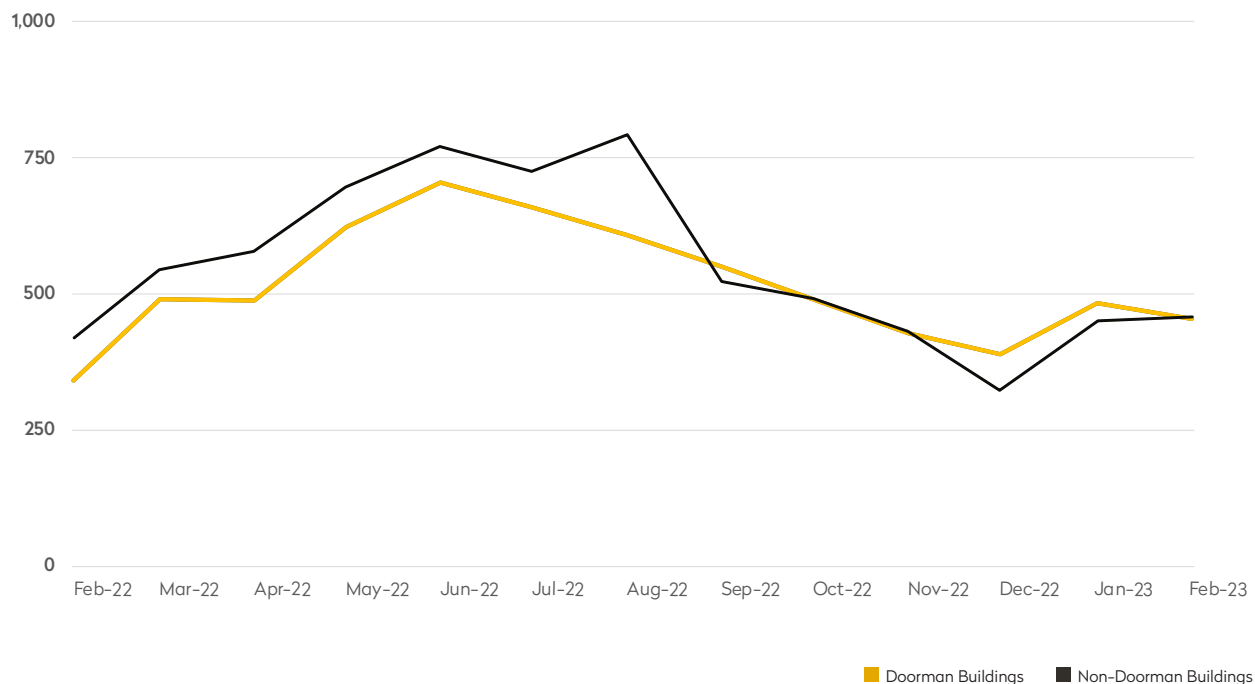
Generally 59th Street to 110th Street,
Hudson River to West of Fifth Avenue



the
listings

BHSID 22292874

Number of New Listings



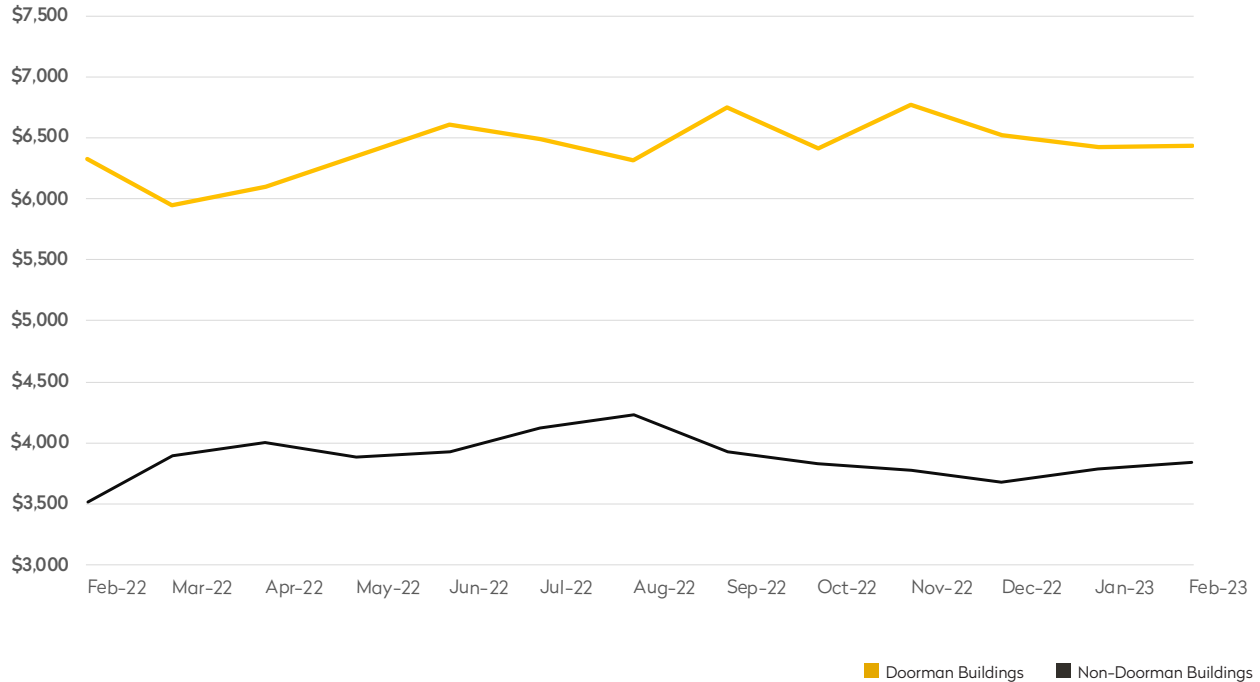
DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	60	73	-18%	41	46%
1-Bedrooms	205	187	10%	156	31%
2-Bedrooms	117	148	-21%	93	26%
3-Bedrooms	41	38	8%	27	52%
4-Bedrooms	10	12	-17%	6	67%
All	455	482	-6%	342	33%

NON-DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	62	70	-11%	82	-24%
1-Bedrooms	212	186	14%	202	5%
2-Bedrooms	101	120	-16%	78	29%
3-Bedrooms	56	43	30%	33	70%
4-Bedrooms	2	7	-71%	6	-67%
All	458	451	2%	418	10%

Average Asking Rent



DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	\$3,394	\$3,008	13%	\$2,915	16%
1-Bedrooms	\$4,631	\$4,650	0%	\$4,672	-1%
2-Bedrooms	\$7,279	\$7,300	0%	\$7,081	3%
3-Bedrooms	\$13,045	\$13,906	-6%	\$12,655	3%
4-Bedrooms	\$15,600	\$18,548	-16%	\$21,250	-27%
All	\$6,433	\$6,425	0%	\$6,329	2%

NON-DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	\$2,619	\$2,518	4%	\$2,442	7%
1-Bedrooms	\$3,403	\$3,288	3%	\$3,137	8%
2-Bedrooms	\$4,231	\$4,252	0%	\$4,243	0%
3-Bedrooms	\$5,926	\$5,717	4%	\$5,463	8%
4-Bedrooms	\$5,125	\$9,419	-46%	\$6,008	-15%
All	\$3,841	\$3,782	2%	\$3,510	9%

NEW RENTAL LISTINGS REPORT

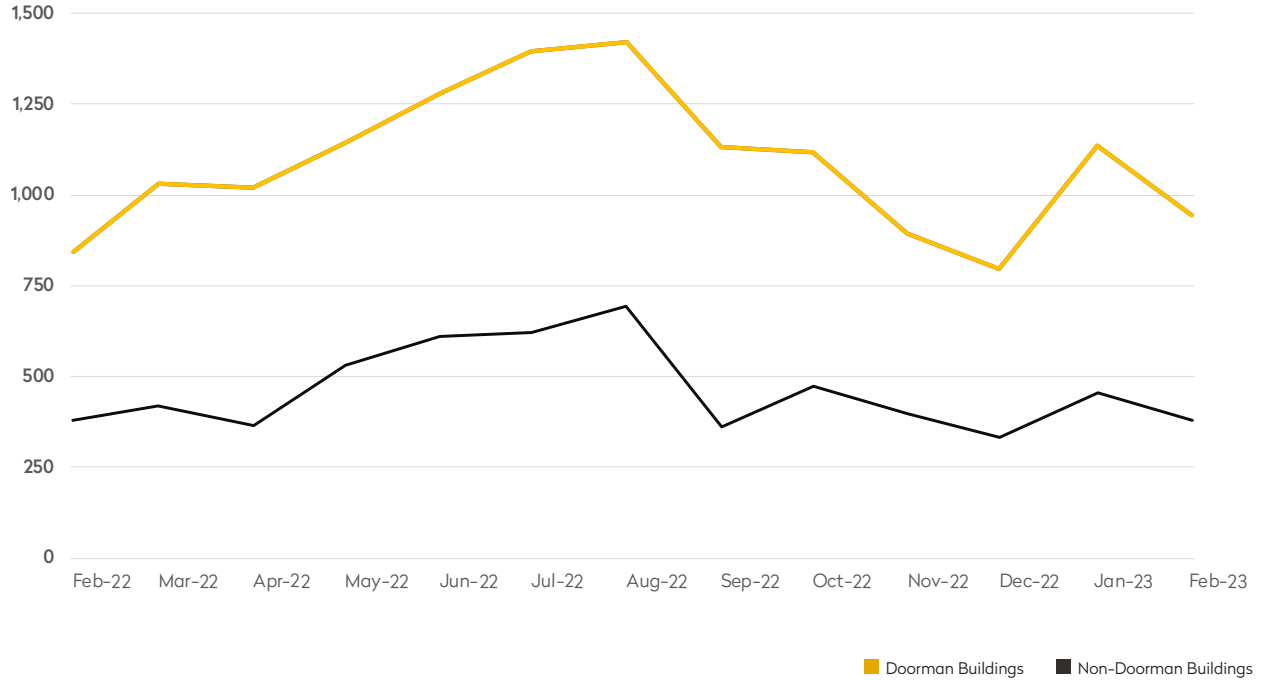
February 2023

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



BHSID 22316485

Number of New Listings



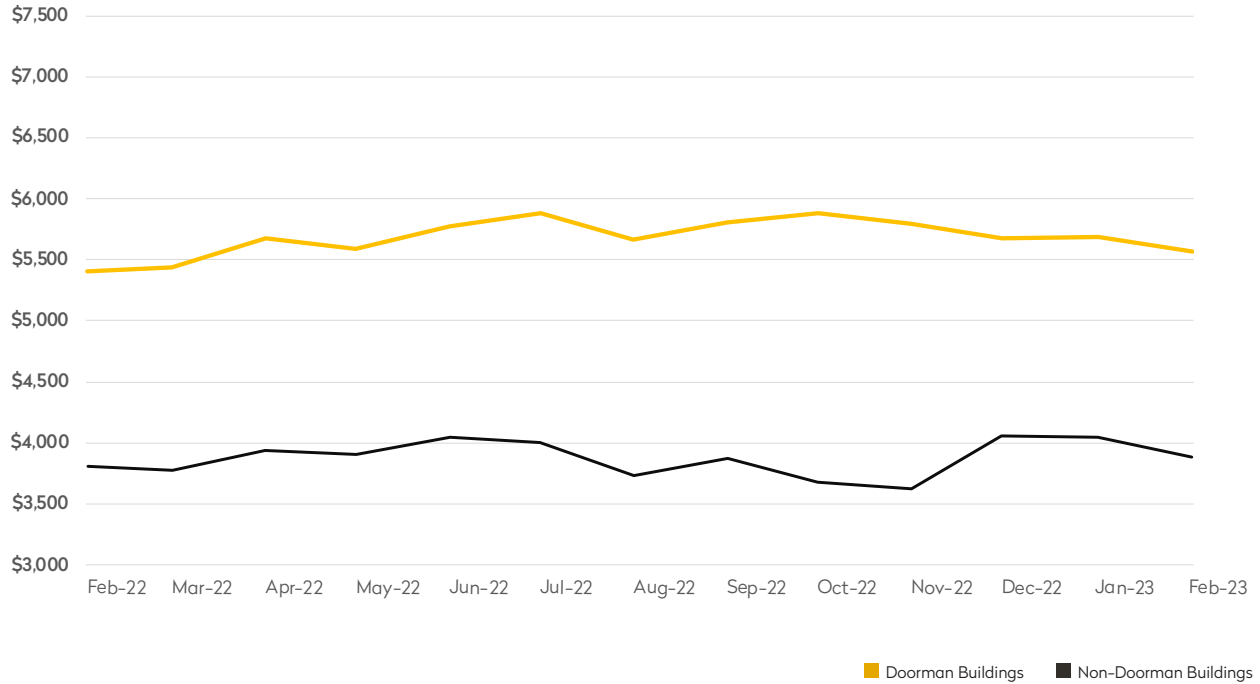
DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	168	212	-21%	168	0%
1-Bedrooms	448	523	-14%	407	10%
2-Bedrooms	248	250	-1%	181	37%
3-Bedrooms	37	66	-44%	44	-16%
4-Bedrooms	5	14	-64%	8	-38%
All	944	1,135	-17%	845	12%

NON-DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	47	74	-36%	56	-16%
1-Bedrooms	153	183	-16%	137	12%
2-Bedrooms	108	124	-13%	102	6%
3-Bedrooms	35	31	13%	51	-31%
4-Bedrooms	9	11	-18%	11	-18%
All	378	456	-17%	380	-1%

Average Asking Rent



DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	\$3,406	\$3,291	3%	\$3,216	6%
1-Bedrooms	\$4,578	\$4,620	-1%	\$4,539	1%
2-Bedrooms	\$7,276	\$7,348	-1%	\$7,402	-2%
3-Bedrooms	\$12,396	\$13,180	-6%	\$11,531	8%
4-Bedrooms	\$36,250	\$17,929	102%	\$16,499	120%
All	\$5,567	\$5,683	-2%	\$5,407	3%

NON-DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	\$2,531	\$3,089	-18%	\$2,404	5%
1-Bedrooms	\$3,353	\$3,543	-5%	\$3,244	3%
2-Bedrooms	\$4,649	\$4,423	5%	\$4,047	15%
3-Bedrooms	\$5,188	\$6,125	-15%	\$5,479	-5%
4-Bedrooms	\$9,020	\$13,030	-31%	\$10,057	-10%
All	\$3,878	\$4,046	-4%	\$3,809	2%

NEW RENTAL LISTINGS REPORT

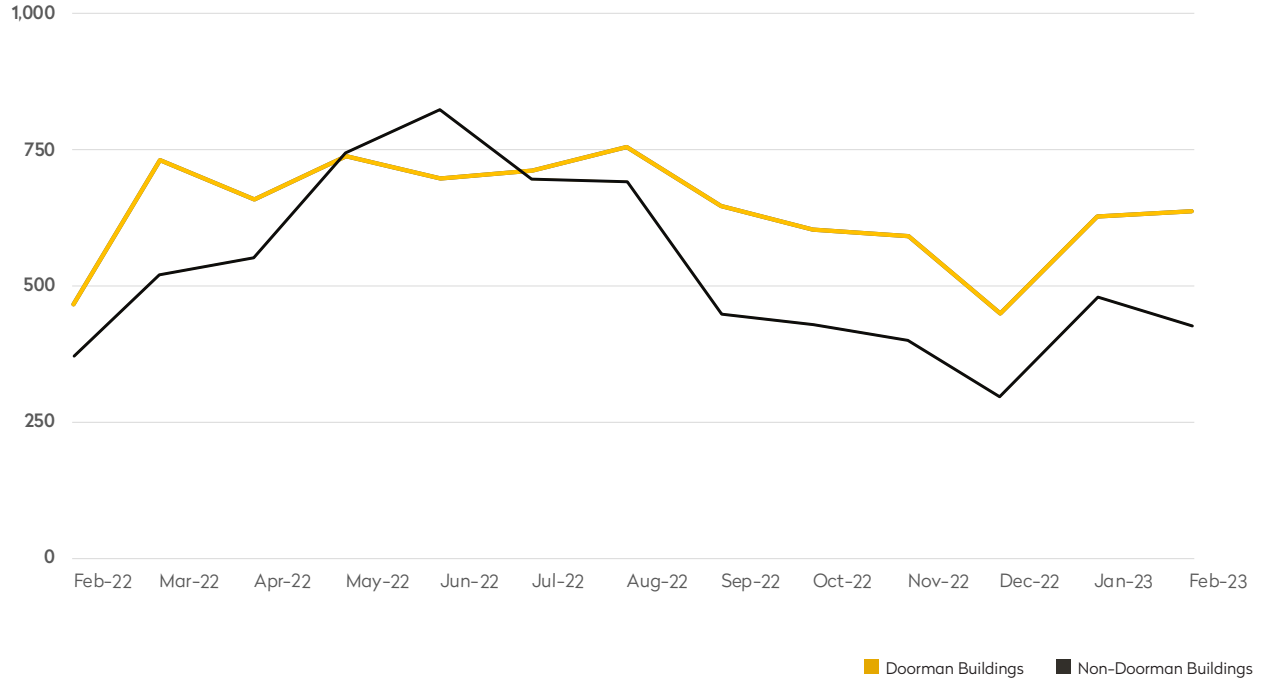
February 2023

34th Street to 14th Street



BHSID 22327501

Number of New Listings



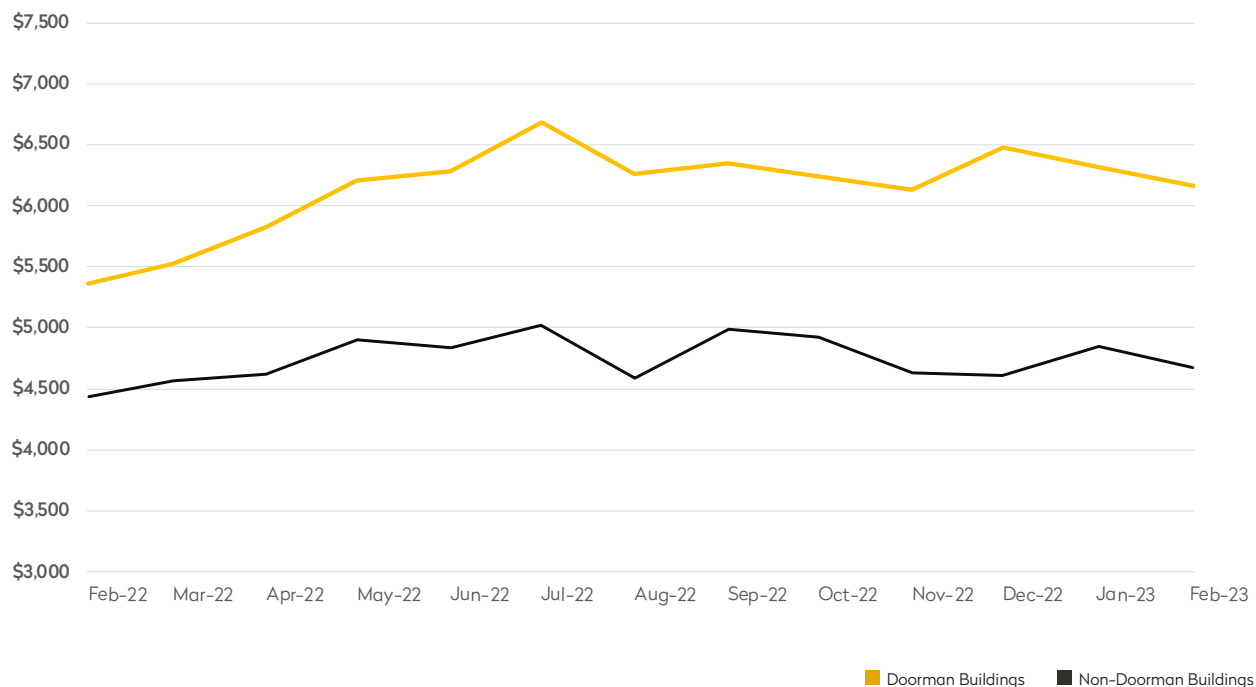
DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	106	118	-10%	114	-7%
1-Bedrooms	349	316	10%	211	65%
2-Bedrooms	116	127	-9%	96	21%
3-Bedrooms	32	26	23%	21	52%
4-Bedrooms	3	11	-73%	2	50%
All	636	628	1%	465	37%

NON-DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	65	67	-3%	47	38%
1-Bedrooms	171	181	-6%	158	8%
2-Bedrooms	99	116	-15%	96	3%
3-Bedrooms	64	72	-11%	44	45%
4-Bedrooms	8	13	-38%	7	14%
All	427	480	-11%	370	15%

Average Asking Rent



DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	\$3,911	\$3,920	0%	\$3,673	6%
1-Bedrooms	\$5,324	\$5,280	1%	\$5,114	4%
2-Bedrooms	\$8,611	\$8,335	3%	\$6,967	24%
3-Bedrooms	\$12,814	\$11,985	7%	\$9,774	31%
4-Bedrooms	\$29,373	\$19,509	51%	\$25,998	13%
All	\$6,160	\$6,314	-2%	\$5,364	15%

NON-DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	\$2,990	\$3,151	-5%	\$2,891	3%
1-Bedrooms	\$3,983	\$3,741	6%	\$3,730	7%
2-Bedrooms	\$5,188	\$5,189	0%	\$4,835	7%
3-Bedrooms	\$6,802	\$8,138	-16%	\$5,910	15%
4-Bedrooms	\$9,312	\$9,524	-2%	\$13,149	-29%
All	\$4,676	\$4,845	-3%	\$4,436	5%

NEW RENTAL LISTINGS REPORT

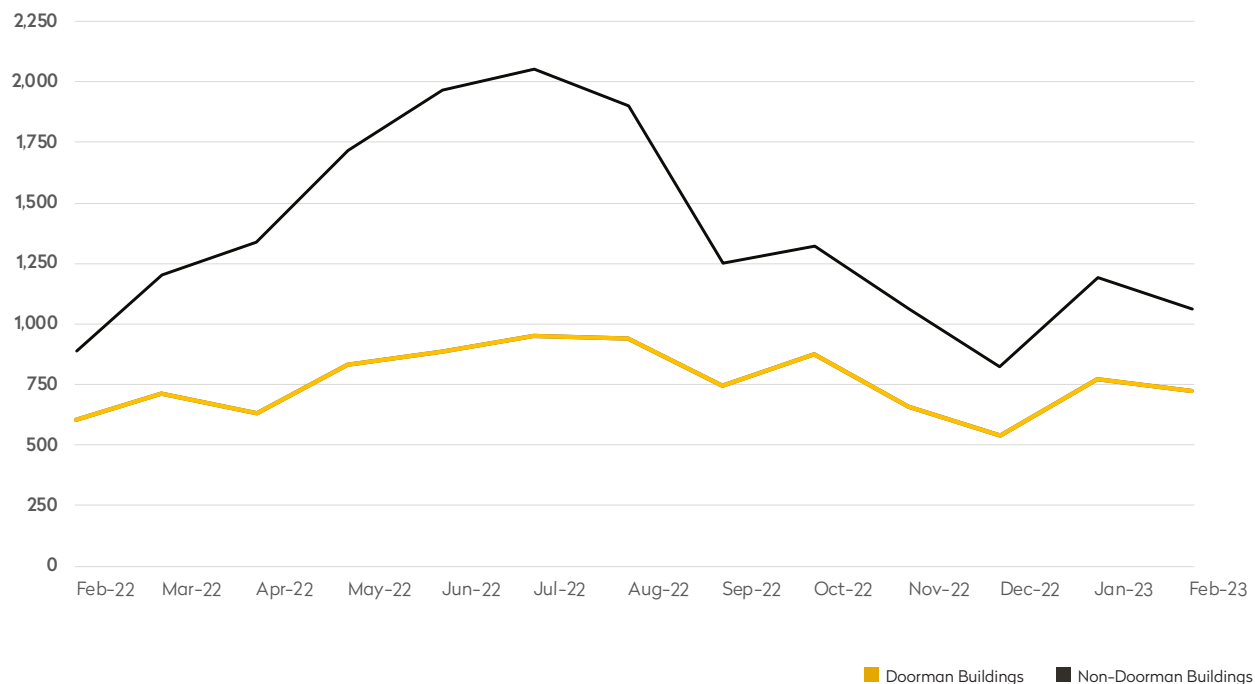
February 2023

South of 14th Street



BHSID 22311313

Number of New Listings



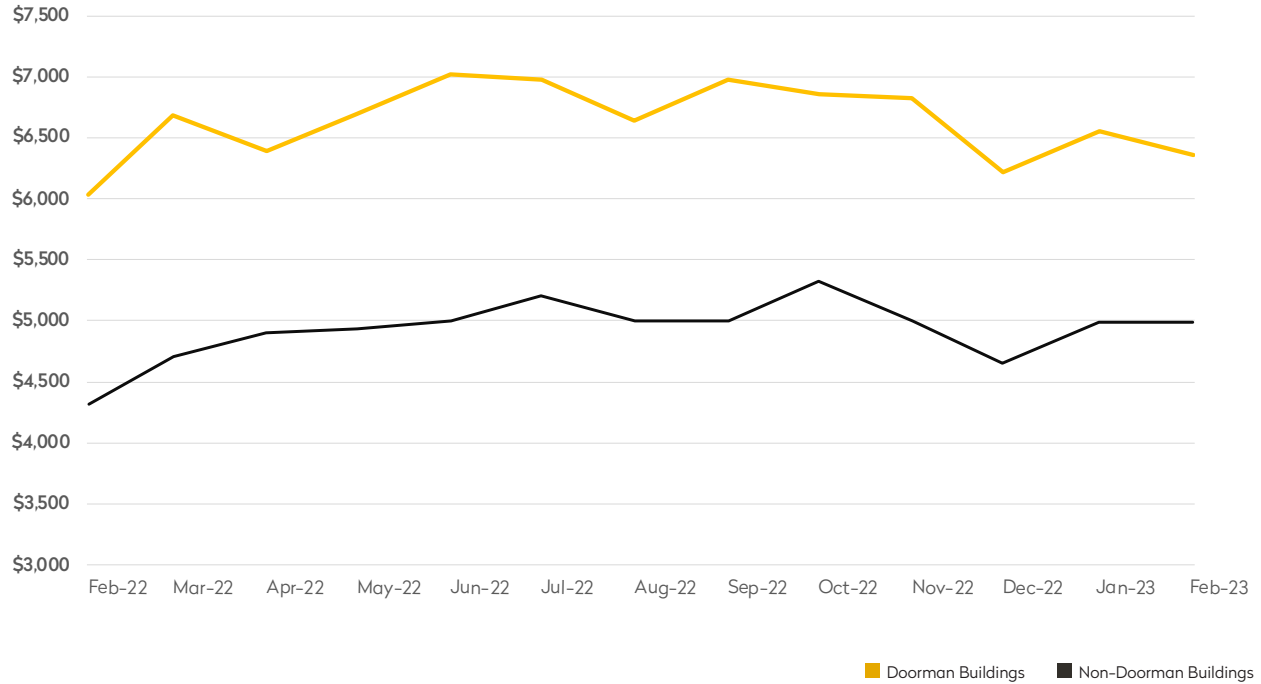
DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	177	175	1%	121	46%
1-Bedrooms	279	295	-5%	245	14%
2-Bedrooms	167	187	-11%	173	-3%
3-Bedrooms	54	54	0%	40	35%
4-Bedrooms	11	16	-31%	9	22%
All	723	770	-6%	605	20%

NON-DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	123	100	23%	122	1%
1-Bedrooms	389	434	-10%	309	26%
2-Bedrooms	306	371	-18%	233	31%
3-Bedrooms	150	164	-9%	122	23%
4-Bedrooms	34	42	-19%	38	-11%
All	1,063	1,194	-11%	887	20%

Average Asking Rent



DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	\$3,863	\$3,786	2%	\$3,804	2%
1-Bedrooms	\$5,195	\$5,101	2%	\$5,287	-2%
2-Bedrooms	\$8,160	\$8,196	0%	\$6,707	22%
3-Bedrooms	\$12,507	\$13,623	-8%	\$10,898	15%
4-Bedrooms	\$27,867	\$23,894	17%	\$26,160	7%
All	\$6,364	\$6,559	-3%	\$6,037	5%

NON-DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	\$3,324	\$3,014	10%	\$2,897	15%
1-Bedrooms	\$3,907	\$4,008	-3%	\$3,604	8%
2-Bedrooms	\$5,316	\$5,125	4%	\$4,664	14%
3-Bedrooms	\$7,287	\$7,283	0%	\$6,094	20%
4-Bedrooms	\$11,577	\$10,740	8%	\$8,558	35%
All	\$4,993	\$4,986	0%	\$4,321	16%

NEW RENTAL LISTINGS REPORT

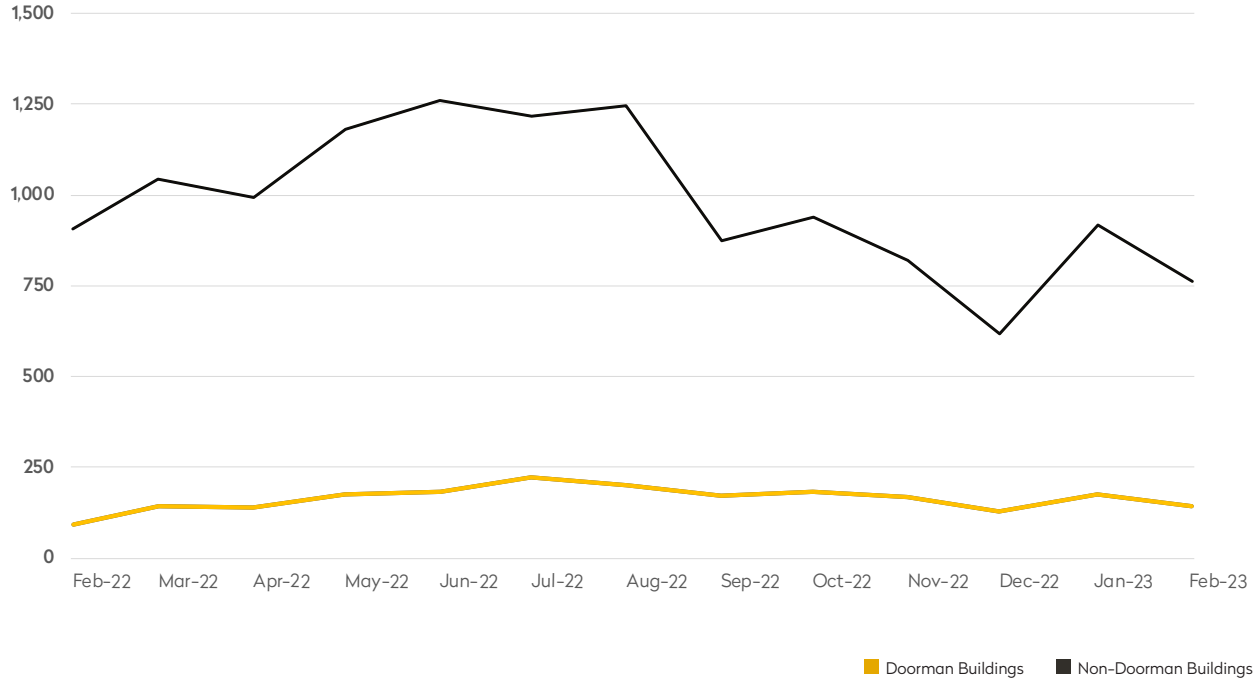
February 2023

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



BHSID 22186155

Number of New Listings



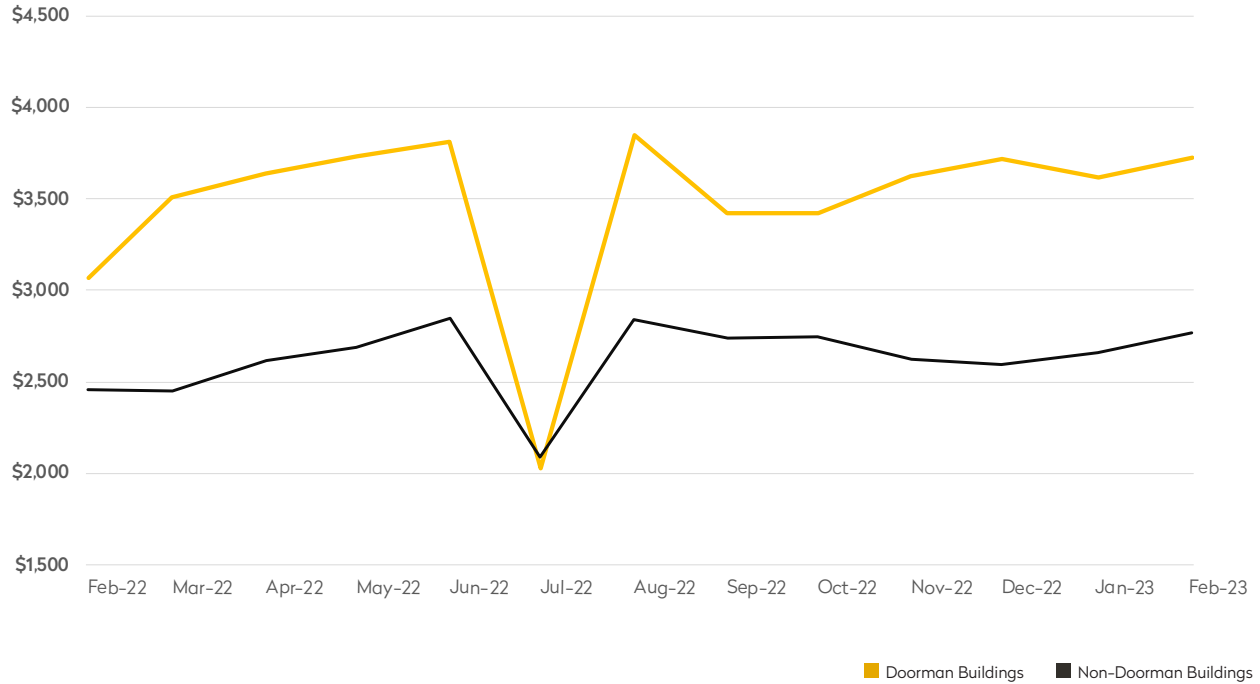
DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	14	19	-26%	7	100%
1-Bedrooms	54	63	-14%	36	50%
2-Bedrooms	51	67	-24%	34	50%
3-Bedrooms	22	20	10%	8	175%
4-Bedrooms	1	4	-75%	2	-50%
All	143	174	-18%	91	57%

NON-DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	38	41	-7%	30	27%
1-Bedrooms	283	345	-18%	337	-16%
2-Bedrooms	227	268	-15%	286	-21%
3-Bedrooms	129	133	-3%	156	-17%
4-Bedrooms	44	56	-21%	49	-10%
All	762	916	-17%	905	-16%

Average Asking Rent



DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	\$2,707	\$2,627	3%	\$2,150	26%
1-Bedrooms	\$3,156	\$3,219	-2%	\$2,759	14%
2-Bedrooms	\$4,045	\$3,858	5%	\$3,465	17%
3-Bedrooms	\$5,022	\$4,675	7%	\$3,323	51%
4-Bedrooms	\$3,995	\$5,161	-23%	\$4,075	-2%
All	\$3,723	\$3,616	3%	\$3,067	21%

NON-DOORMAN BUILDINGS

	FEB 2023	JAN 2023	MONTHLY CHANGE	FEB 2022	ANNUAL CHANGE
Studios	\$2,092	\$2,051	2%	\$1,844	13%
1-Bedrooms	\$2,291	\$2,244	2%	\$2,084	10%
2-Bedrooms	\$2,831	\$2,731	4%	\$2,576	10%
3-Bedrooms	\$3,356	\$3,237	4%	\$2,951	14%
4-Bedrooms	\$4,176	\$3,940	6%	\$3,504	19%
All	\$2,767	\$2,657	4%	\$2,456	13%

Contact Us

NEW RENTAL LISTINGS REPORT

February 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 Gregory Heym, Chief Economist, Brown Harris Stevens.

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