

NEW RENTAL LISTINGS REPORT

October 2022



Manhattan

BHSID 22124686

Highlights

NEW RENTAL LISTINGS REPORT

October 2022

- The number of new rental listings fell 7% last month for doorman buildings and 19% for non-doorman buildings.
- Compared to a year ago, listings are 15% lower for non-doorman buildings, but up 4% for buildings with a doorman.
- Average asking rents were up 2% last month for buildings with doormen, and 5% for those without.
- Asking rents for new listings remain sharply higher than a year ago.



BHSID 22116201

NEW RENTAL LISTINGS REPORT

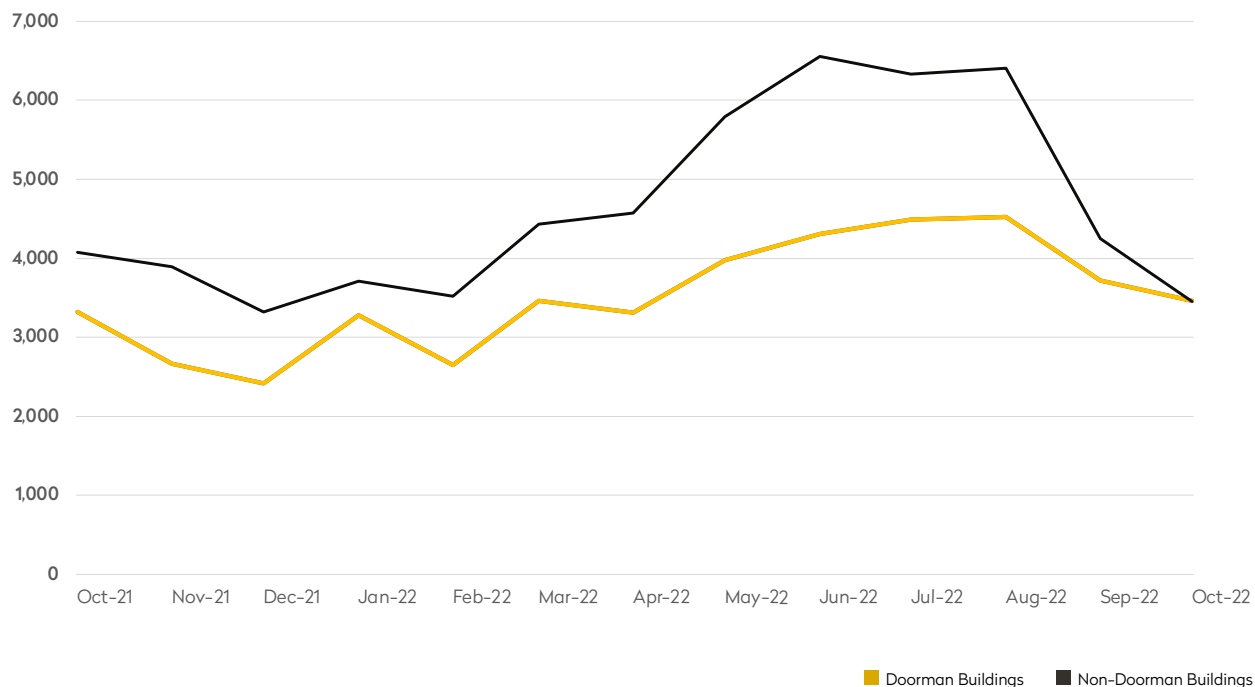
October 2022



Manhattan

BHSID 22040086

Number of New Listings



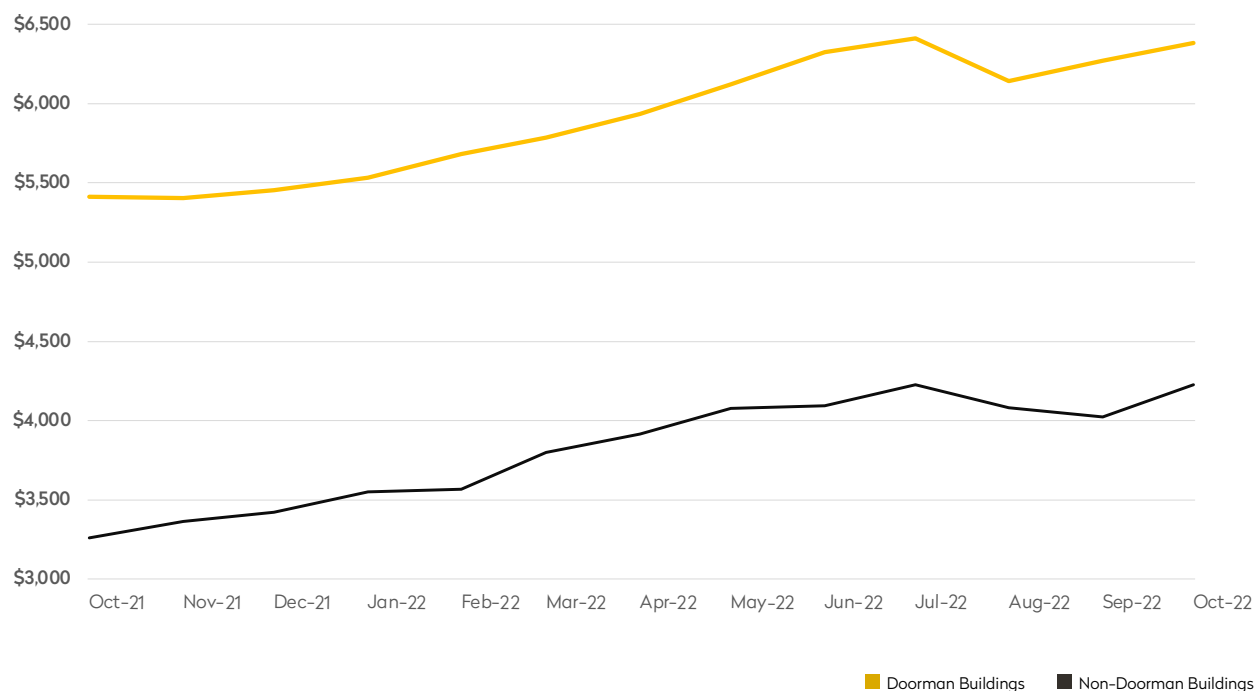
DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	423	512	-17%	520	-19%
1-Bedrooms	1,499	1,611	-7%	1,422	5%
2-Bedrooms	883	919	-4%	842	5%
3-Bedrooms	274	308	-11%	244	12%
4-Bedrooms	52	70	-26%	50	4%
All	3,464	3,716	-7%	3,319	4%

NON-DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	311	457	-32%	516	-40%
1-Bedrooms	1,304	1,597	-18%	1,536	-15%
2-Bedrooms	969	1,163	-17%	1,068	-9%
3-Bedrooms	403	498	-19%	429	-6%
4-Bedrooms	138	138	0%	103	34%
All	3,455	4,249	-19%	4,074	-15%

Average Asking Rent



DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	\$4,076	\$3,538	15%	\$3,086	32%
1-Bedrooms	\$4,897	\$4,853	1%	\$4,419	11%
2-Bedrooms	\$7,694	\$7,566	2%	\$6,772	14%
3-Bedrooms	\$12,622	\$12,702	-1%	\$9,090	39%
4-Bedrooms	\$19,774	\$21,750	-9%	\$20,760	-5%
All	\$6,382	\$6,272	2%	\$5,414	18%

NON-DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	\$2,860	\$2,727	5%	\$2,357	21%
1-Bedrooms	\$3,287	\$3,319	-1%	\$2,806	17%
2-Bedrooms	\$4,650	\$4,283	9%	\$3,629	28%
3-Bedrooms	\$6,918	\$5,680	22%	\$4,920	41%
4-Bedrooms	\$8,124	\$8,782	-7%	\$5,663	43%
All	\$4,227	\$4,024	5%	\$3,262	30%

NEW RENTAL LISTINGS REPORT

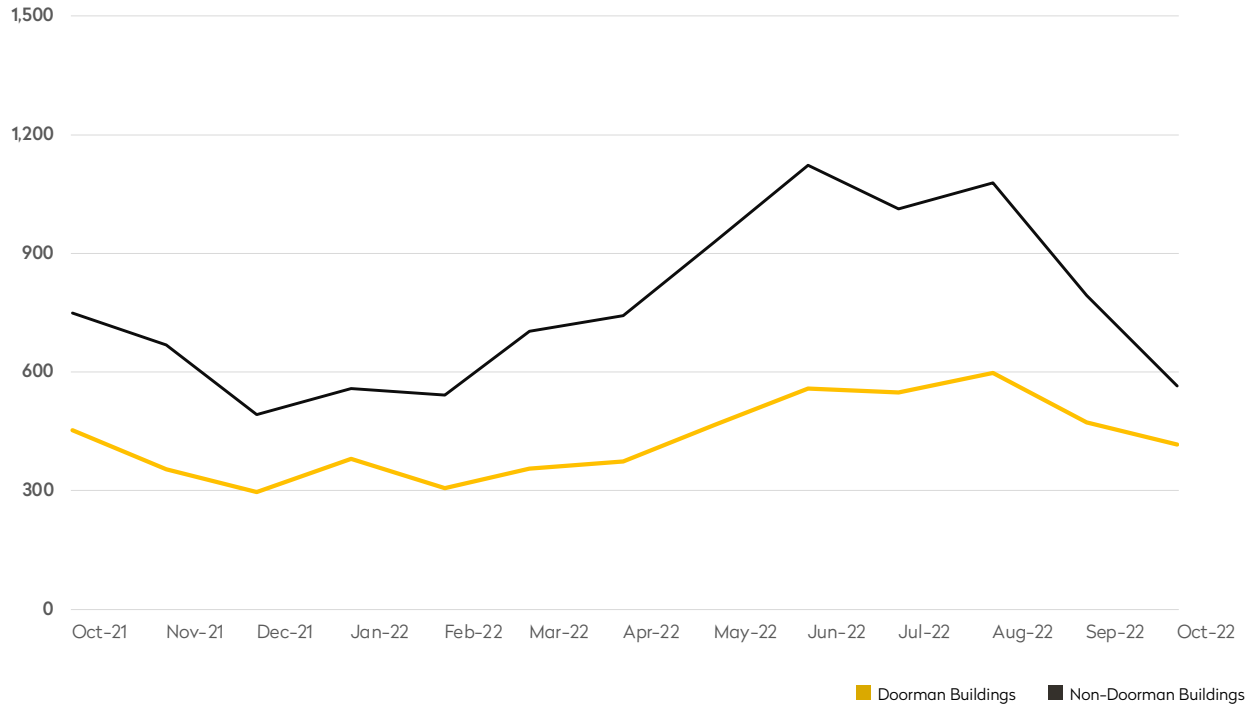
October 2022

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



BHSID 22046306

Number of New Listings



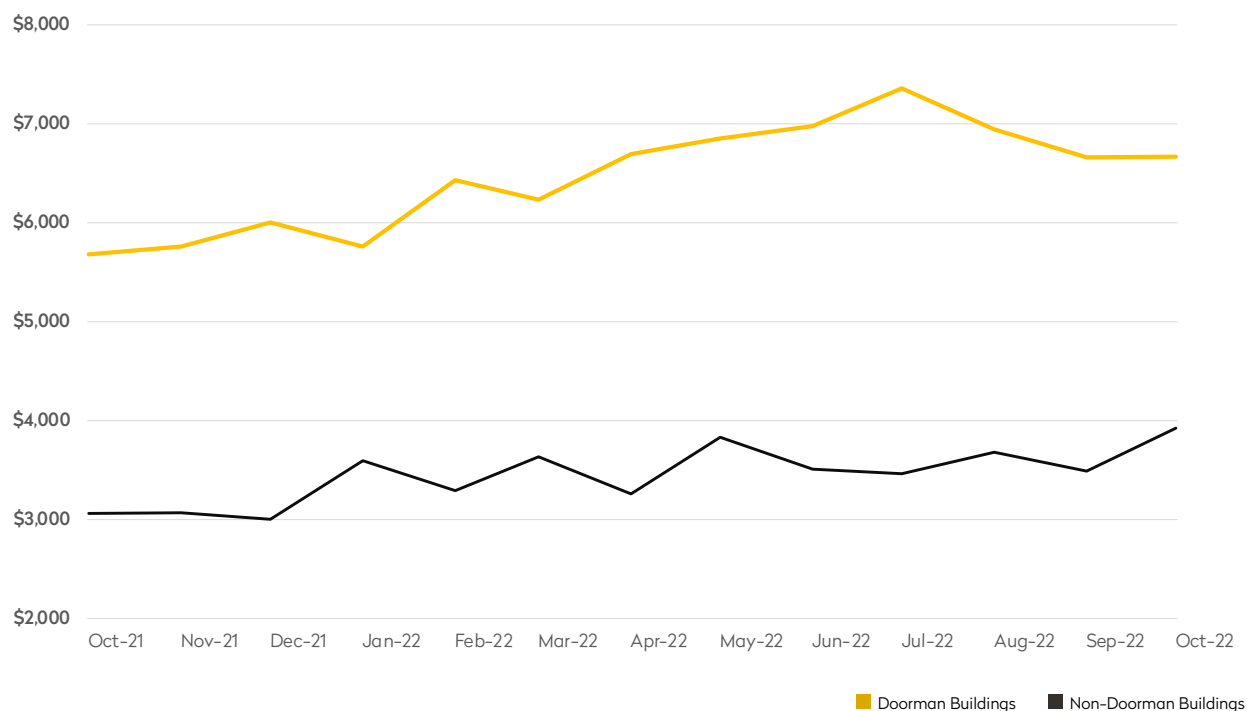
DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	29	36	-19%	48	-40%
1-Bedrooms	182	210	-13%	195	-7%
2-Bedrooms	126	144	-13%	150	-16%
3-Bedrooms	42	46	-9%	25	68%
4-Bedrooms	13	15	-13%	13	0%
All	417	473	-12%	452	-8%

NON-DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	74	123	-40%	172	-57%
1-Bedrooms	237	331	-28%	306	-23%
2-Bedrooms	127	187	-32%	142	-11%
3-Bedrooms	47	62	-24%	40	18%
4-Bedrooms	12	7	71%	7	71%
All	565	793	-29%	749	-25%

Average Asking Rent



DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	\$3,652	\$3,221	13%	\$2,988	22%
1-Bedrooms	\$4,467	\$4,520	-1%	\$4,117	9%
2-Bedrooms	\$7,913	\$7,425	7%	\$6,253	27%
3-Bedrooms	\$11,654	\$13,013	-10%	\$9,947	17%
4-Bedrooms	\$18,499	\$21,346	-13%	\$25,250	-27%
All	\$6,670	\$6,664	0%	\$5,684	17%

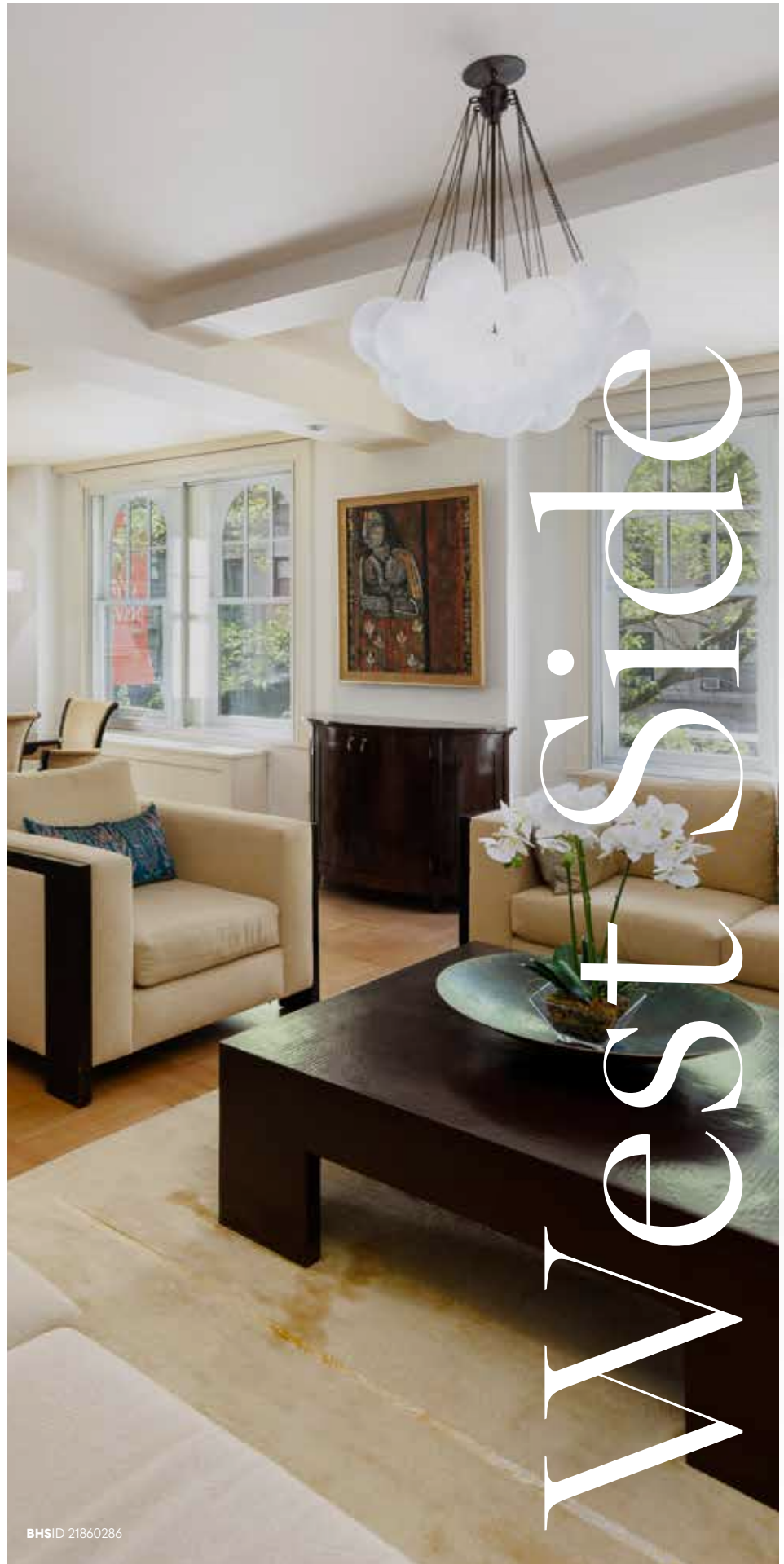
NON-DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	\$2,469	\$2,453	1%	\$2,027	22%
1-Bedrooms	\$2,876	\$3,090	-7%	\$2,670	8%
2-Bedrooms	\$4,120	\$3,867	7%	\$3,623	14%
3-Bedrooms	\$11,672	\$6,035	93%	\$6,320	85%
4-Bedrooms	\$6,495	\$11,269	-42%	\$9,827	-34%
All	\$3,923	\$3,488	12%	\$3,061	28%

NEW RENTAL LISTINGS REPORT

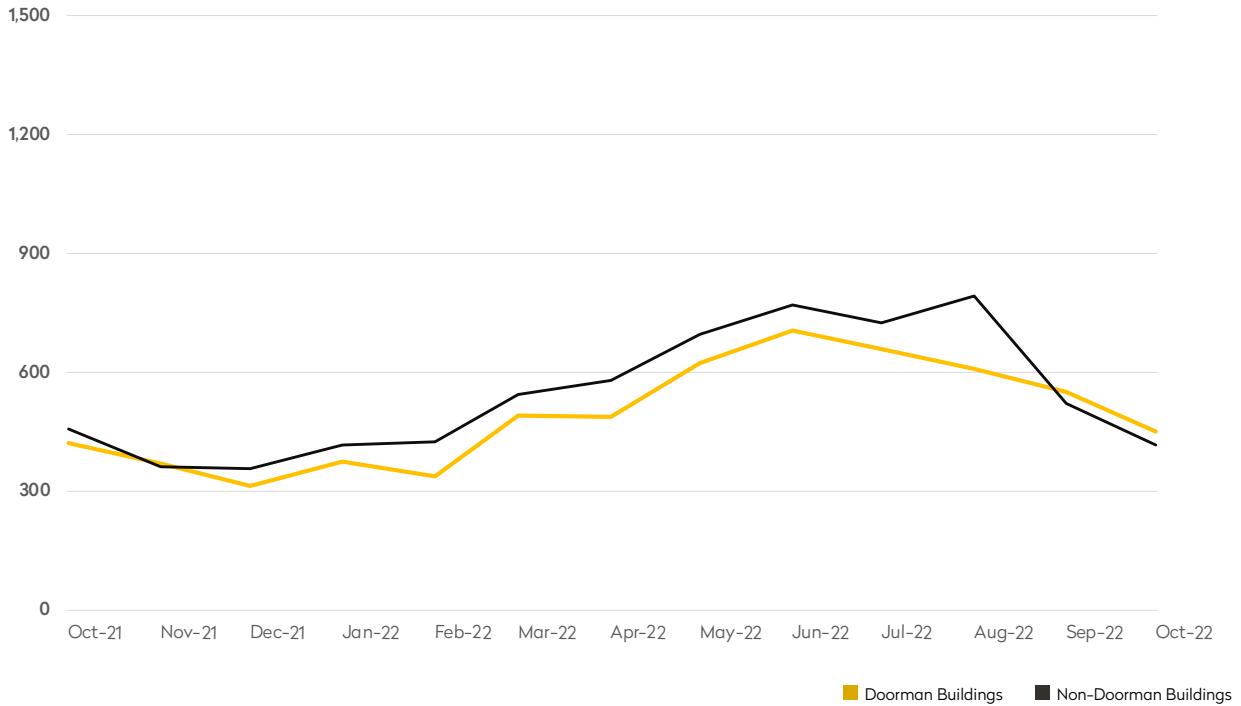
October 2022

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



BHSID 21860286

Number of New Listings



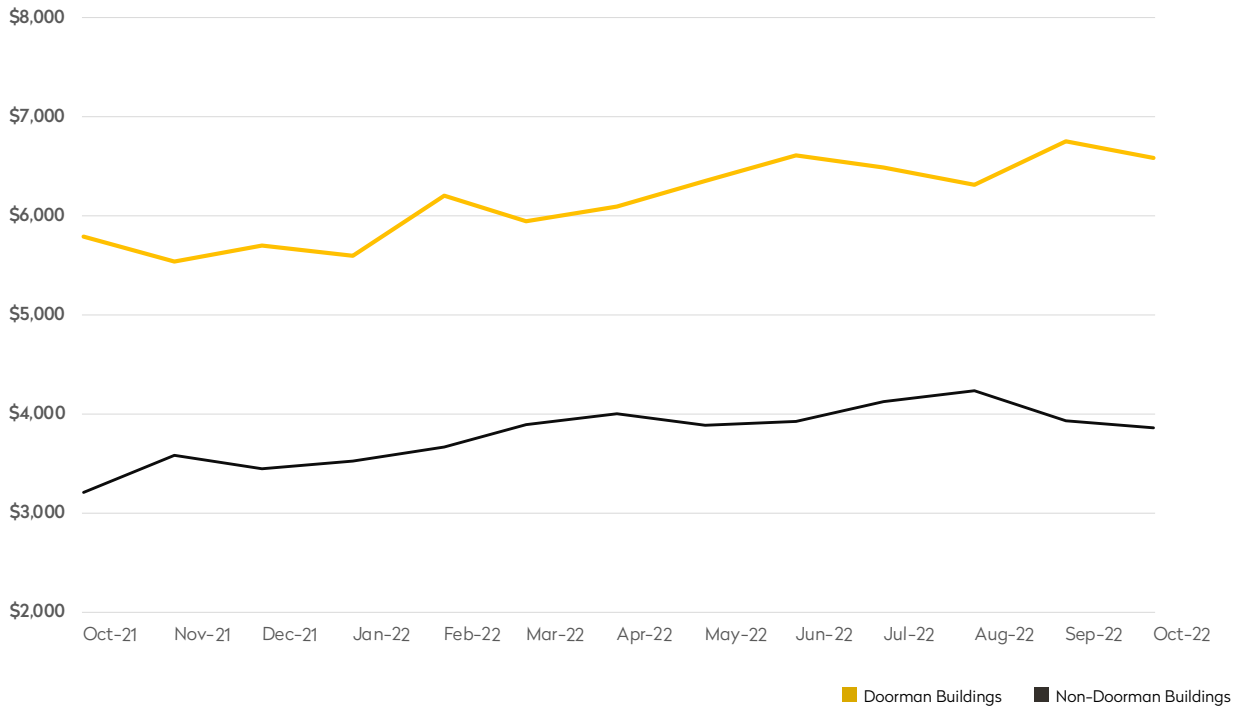
DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	33	61	-46%	63	-48%
1-Bedrooms	197	239	-18%	170	16%
2-Bedrooms	132	135	-2%	97	36%
3-Bedrooms	40	61	-34%	49	-18%
4-Bedrooms	8	17	-53%	11	-27%
All	451	550	-18%	422	7%

NON-DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	47	82	-43%	68	-31%
1-Bedrooms	182	197	-8%	187	-3%
2-Bedrooms	94	125	-25%	113	-17%
3-Bedrooms	48	54	-11%	29	66%
4-Bedrooms	14	15	-7%	7	100%
All	417	522	-20%	456	-9%

Average Asking Rent



DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	\$3,379	\$3,321	2%	\$2,810	20%
1-Bedrooms	\$4,887	\$4,828	1%	\$4,302	14%
2-Bedrooms	\$7,373	\$7,592	-3%	\$6,617	11%
3-Bedrooms	\$11,126	\$11,719	-5%	\$10,124	10%
4-Bedrooms	\$17,218	\$22,159	-22%	\$15,606	10%
All	\$6,584	\$6,753	-3%	\$5,790	14%

NON-DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	\$2,494	\$2,583	-3%	\$2,221	12%
1-Bedrooms	\$3,487	\$3,473	0%	\$2,944	18%
2-Bedrooms	\$4,449	\$4,440	0%	\$3,976	12%
3-Bedrooms	\$5,417	\$6,049	-10%	\$4,980	9%
4-Bedrooms	\$7,268	\$7,858	-8%	\$5,638	29%
All	\$3,860	\$3,930	-2%	\$3,205	20%

NEW RENTAL LISTINGS REPORT

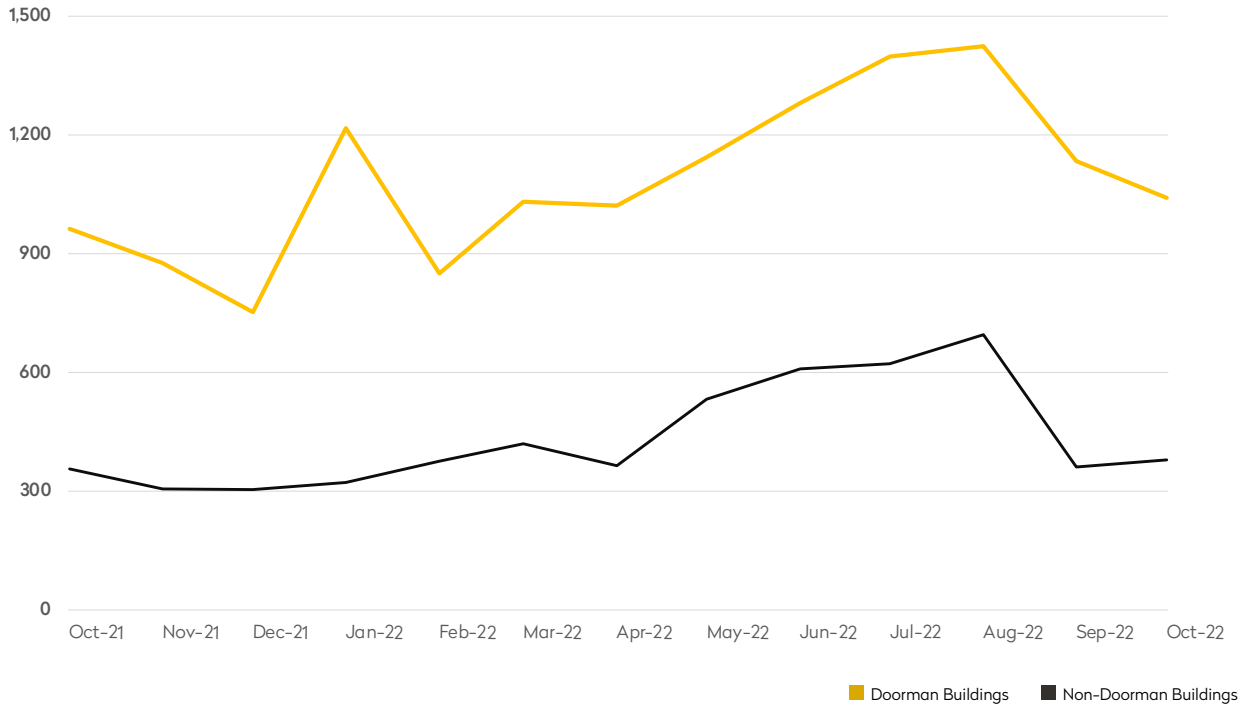
October 2022

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



BHSID 22113945

Number of New Listings



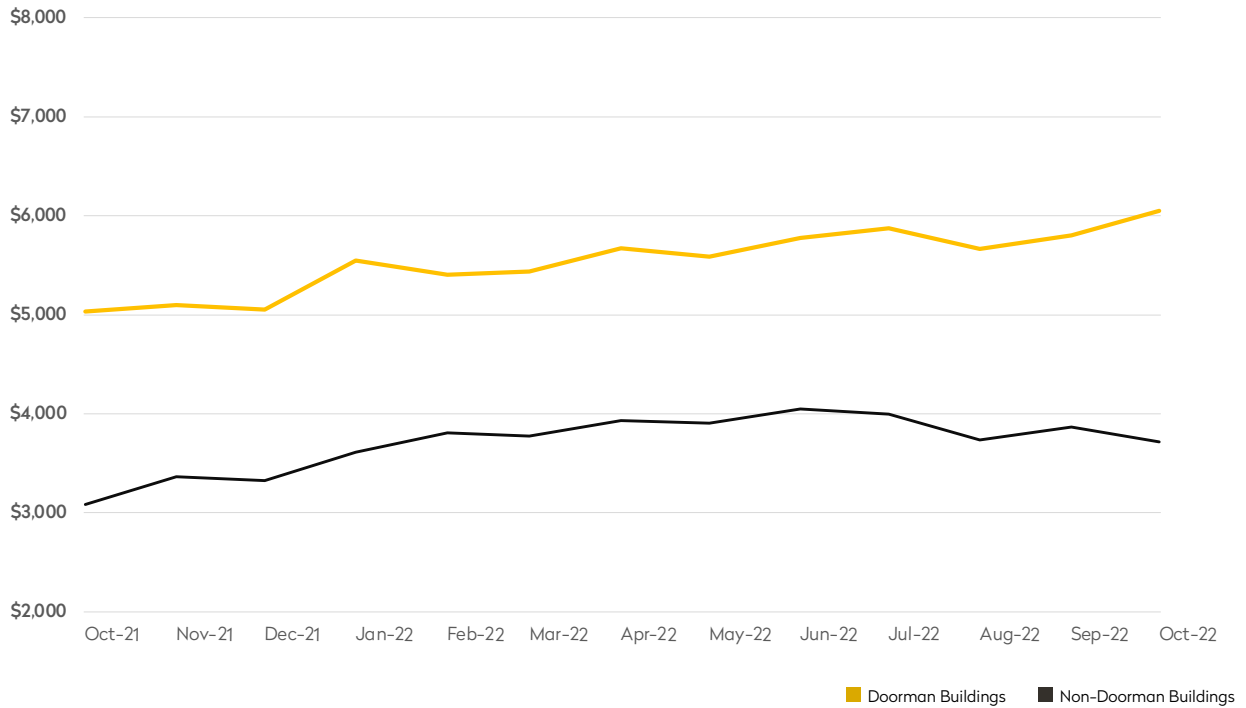
DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	152	187	-19%	191	-20%
1-Bedrooms	462	486	-5%	420	10%
2-Bedrooms	244	270	-10%	226	8%
3-Bedrooms	73	73	0%	54	35%
4-Bedrooms	9	12	-25%	11	-18%
All	1,041	1,133	-8%	962	8%

NON-DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	54	57	-5%	61	-11%
1-Bedrooms	151	131	15%	139	9%
2-Bedrooms	97	97	0%	76	28%
3-Bedrooms	20	20	0%	25	-20%
4-Bedrooms	10	15	-33%	6	67%
All	378	361	5%	355	6%

Average Asking Rent



DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	\$4,611	\$3,405	35%	\$2,944	57%
1-Bedrooms	\$4,683	\$4,660	0%	\$4,231	11%
2-Bedrooms	\$7,380	\$7,577	-3%	\$7,156	3%
3-Bedrooms	\$13,946	\$12,603	11%	\$8,859	57%
4-Bedrooms	\$30,128	\$25,078	20%	\$17,572	71%
All	\$6,051	\$5,801	4%	\$5,031	20%

NON-DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	\$2,875	\$2,747	5%	\$2,316	24%
1-Bedrooms	\$3,329	\$3,373	-1%	\$2,734	22%
2-Bedrooms	\$4,555	\$4,456	2%	\$4,067	12%
3-Bedrooms	\$5,545	\$6,440	-14%	\$4,843	14%
4-Bedrooms	\$7,367	\$7,672	-4%	\$6,648	11%
All	\$3,715	\$3,869	-4%	\$3,087	20%

NEW RENTAL LISTINGS REPORT

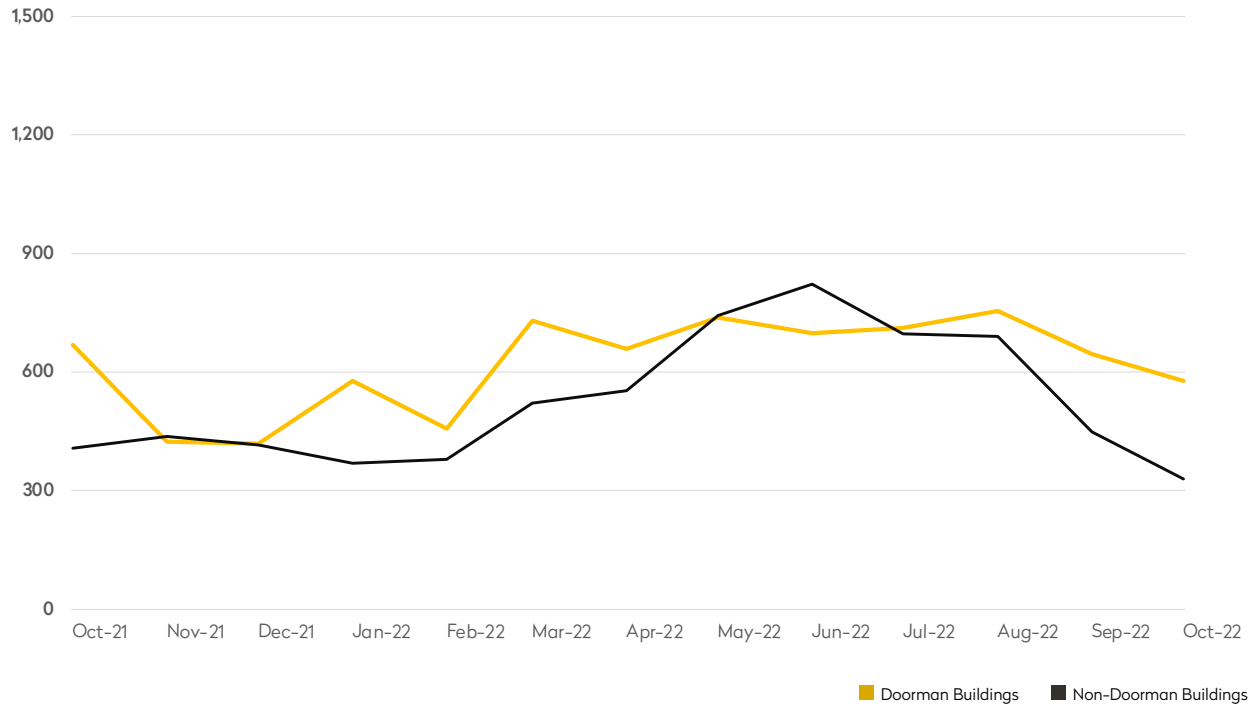
October 2022

34th Street to 14th Street



BHSID 21978901

Number of New Listings



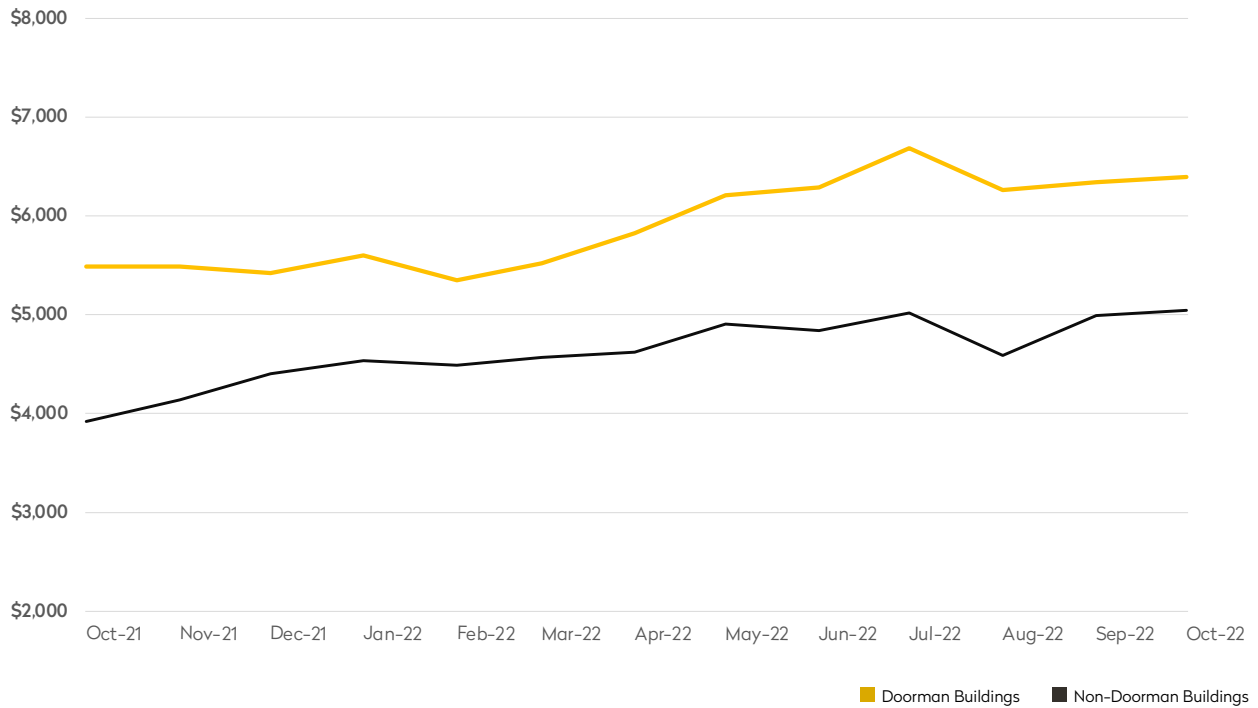
DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	73	96	-24%	104	-30%
1-Bedrooms	295	322	-8%	330	-11%
2-Bedrooms	124	128	-3%	169	-27%
3-Bedrooms	32	40	-20%	40	-20%
4-Bedrooms	4	6	-33%	2	100%
All	577	646	-11%	669	-14%

NON-DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	35	57	-39%	90	-61%
1-Bedrooms	124	177	-30%	173	-28%
2-Bedrooms	96	112	-14%	68	41%
3-Bedrooms	38	44	-14%	40	-5%
4-Bedrooms	10	10	0%	8	25%
All	329	449	-27%	407	-19%

Average Asking Rent



DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	\$4,027	\$3,928	3%	\$3,434	17%
1-Bedrooms	\$5,389	\$5,519	-2%	\$4,898	10%
2-Bedrooms	\$8,356	\$8,077	3%	\$6,994	19%
3-Bedrooms	\$14,816	\$14,841	0%	\$9,125	62%
4-Bedrooms	\$22,000	\$17,717	24%	\$22,748	-3%
All	\$6,395	\$6,344	1%	\$5,491	16%

NON-DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	\$3,082	\$2,917	6%	\$2,678	15%
1-Bedrooms	\$3,901	\$3,876	1%	\$3,600	8%
2-Bedrooms	\$5,671	\$5,199	9%	\$4,753	19%
3-Bedrooms	\$8,107	\$7,623	6%	\$6,858	18%
4-Bedrooms	\$11,905	\$12,745	-7%	\$6,718	77%
All	\$5,044	\$4,989	1%	\$3,922	29%

NEW RENTAL LISTINGS REPORT

October 2022

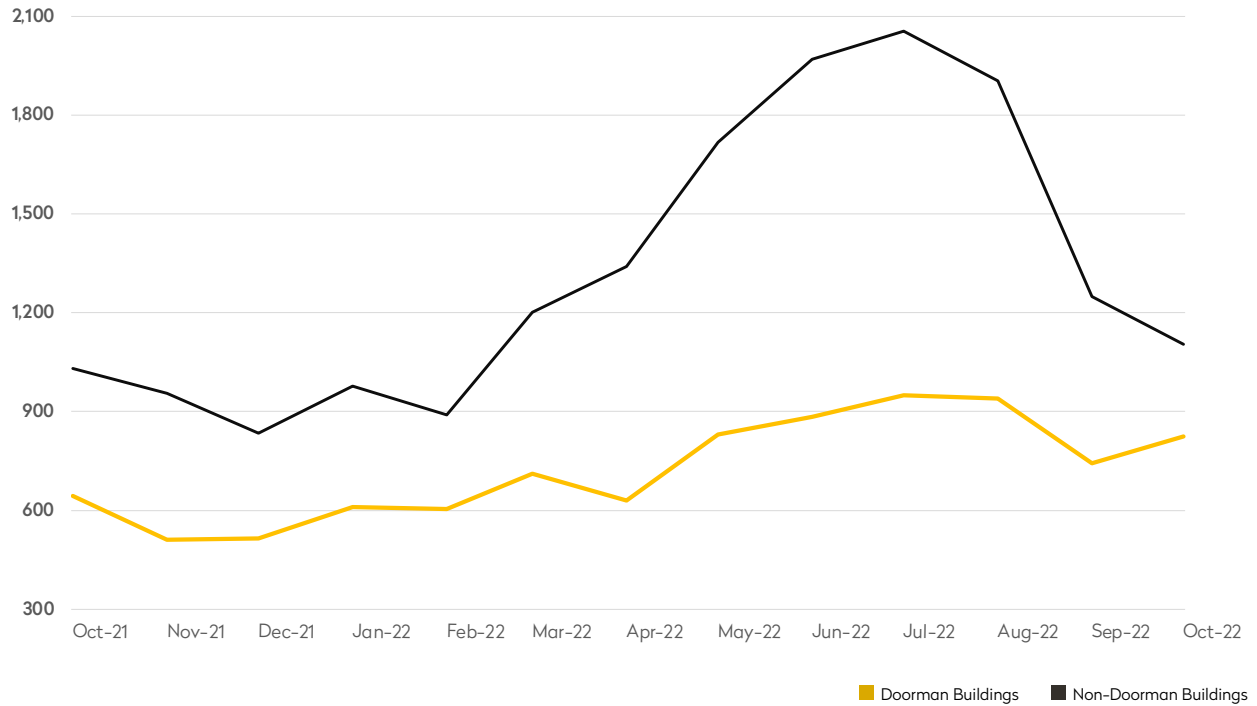
South of 14th Street



DownTown

BHSID 21949198

Number of New Listings



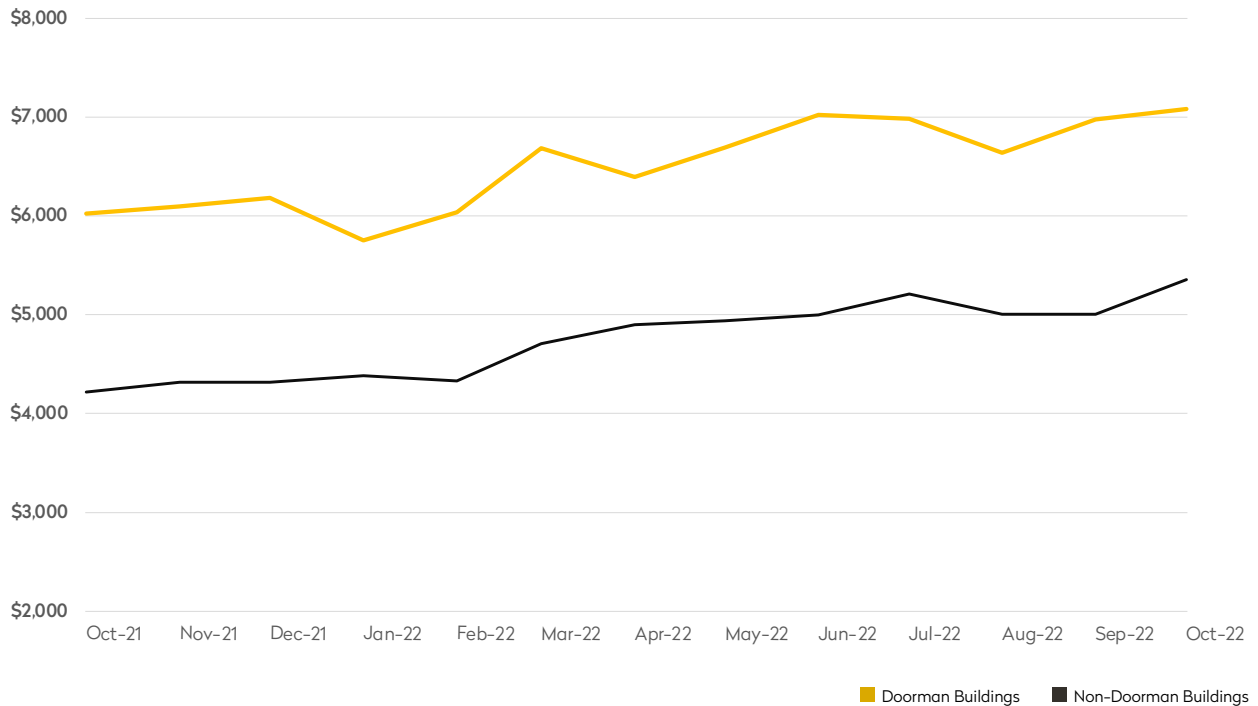
DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	125	122	2%	98	28%
1-Bedrooms	307	296	4%	256	20%
2-Bedrooms	211	181	17%	141	50%
3-Bedrooms	64	70	-9%	51	25%
4-Bedrooms	13	15	-13%	9	44%
All	824	743	11%	643	28%

NON-DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	74	103	-28%	72	3%
1-Bedrooms	365	463	-21%	358	2%
2-Bedrooms	358	373	-4%	302	19%
3-Bedrooms	159	149	7%	129	23%
4-Bedrooms	45	43	5%	28	61%
All	1,105	1,249	-12%	1,030	7%

Average Asking Rent



DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	\$3,891	\$3,709	5%	\$3,361	16%
1-Bedrooms	\$5,337	\$5,080	5%	\$4,729	13%
2-Bedrooms	\$8,582	\$8,464	1%	\$7,850	9%
3-Bedrooms	\$14,640	\$14,459	1%	\$9,830	49%
4-Bedrooms	\$20,146	\$26,469	-24%	\$31,694	-36%
All	\$7,080	\$6,978	1%	\$6,026	17%

NON-DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	\$3,674	\$3,277	12%	\$3,334	10%
1-Bedrooms	\$3,903	\$3,869	1%	\$3,332	17%
2-Bedrooms	\$5,637	\$5,166	9%	\$4,608	22%
3-Bedrooms	\$7,861	\$7,384	6%	\$6,666	18%
4-Bedrooms	\$12,559	\$13,384	-6%	\$7,873	60%
All	\$5,354	\$5,003	7%	\$4,219	27%

NEW RENTAL LISTINGS REPORT

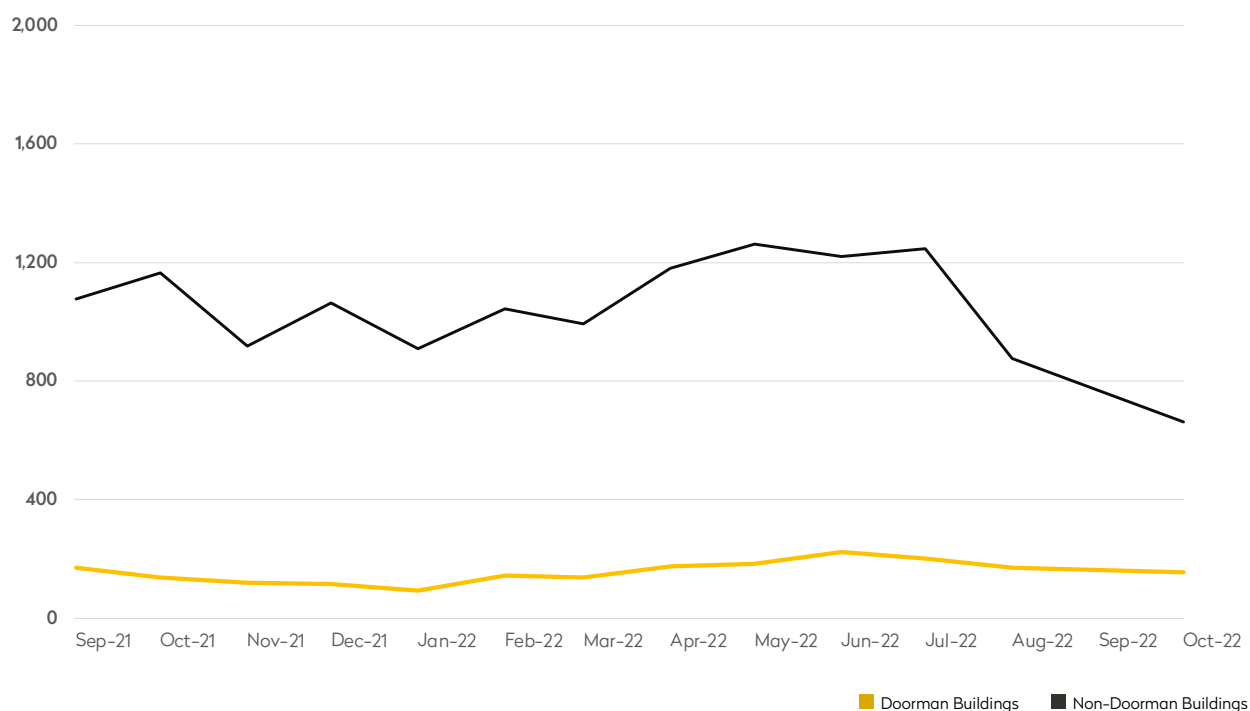
October 2022

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



BHSID 22115993

Number of New Listings



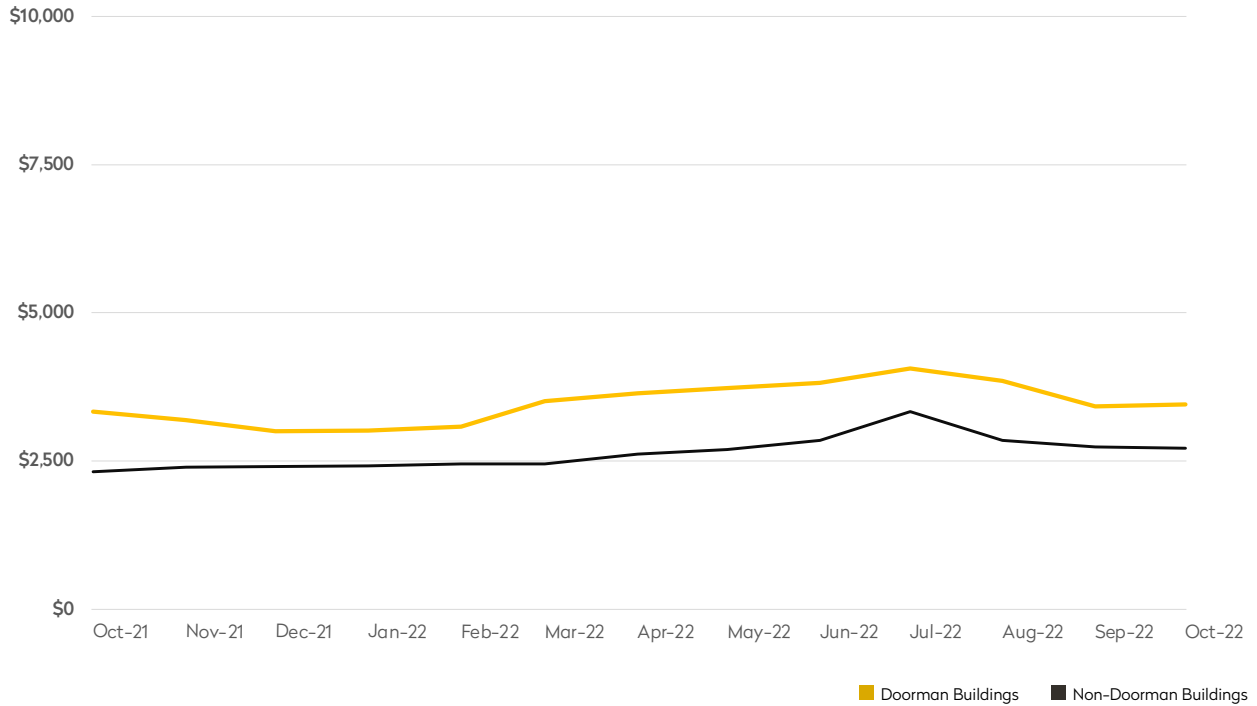
DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	11	10	10%	16	-31%
1-Bedrooms	56	58	-3%	51	10%
2-Bedrooms	46	61	-25%	59	-22%
3-Bedrooms	23	18	28%	25	-8%
4-Bedrooms	5	5	0%	4	25%
All	154	171	-10%	171	-10%

NON-DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	27	35	-23%	53	-49%
1-Bedrooms	245	298	-18%	373	-34%
2-Bedrooms	197	269	-27%	367	-46%
3-Bedrooms	91	169	-46%	166	-45%
4-Bedrooms	47	48	-2%	47	0%
All	661	875	-24%	1,077	-39%

Average Asking Rent



DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	\$2,315	\$2,653	-13%	\$2,222	4%
1-Bedrooms	\$3,080	\$2,939	5%	\$2,858	8%
2-Bedrooms	\$3,829	\$4,056	-6%	\$3,661	5%
3-Bedrooms	\$4,122	\$4,060	2%	\$5,138	-20%
4-Bedrooms	\$5,795	\$4,267	36%	\$3,509	65%
All	\$3,455	\$3,419	1%	\$3,332	4%

NON-DOORMAN BUILDINGS

	OCT 2022	SEP 2022	MONTHLY CHANGE	OCT 2021	ANNUAL CHANGE
Studios	\$2,021	\$2,066	-2%	\$1,781	13%
1-Bedrooms	\$2,285	\$2,265	1%	\$2,000	14%
2-Bedrooms	\$2,845	\$2,833	0%	\$2,421	18%
3-Bedrooms	\$3,411	\$3,333	2%	\$2,759	24%
4-Bedrooms	\$3,903	\$4,106	-5%	\$3,424	14%
All	\$2,719	\$2,736	-1%	\$2,319	17%

Contact Us

NEW RENTAL LISTINGS REPORT

October 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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