

Sep

2025
NEW LISTINGS
RENTAL
CONCESSIONS
REPORT

RENTAL CONCESSIONS

MANHATTAN DOORMAN BUILDINGS



Brown Harris Stevens THE Craft of Research

Highlights

RENTAL CONCESSIONS REPORT

September 2025

- The number of listings offering concessions climbed 20% from August to 4.41%.
- At 14.55%, Upper Manhattan remains the market area offering the highest number of listings with concessions.
- September saw the average total concessions in doorman buildings rise to 1.50 months, an 8% increase from last month.
- Listings in Upper Manhattan continues to be the market area offering the highest average concession amounts with 2.71 months.

DEFINITIONS

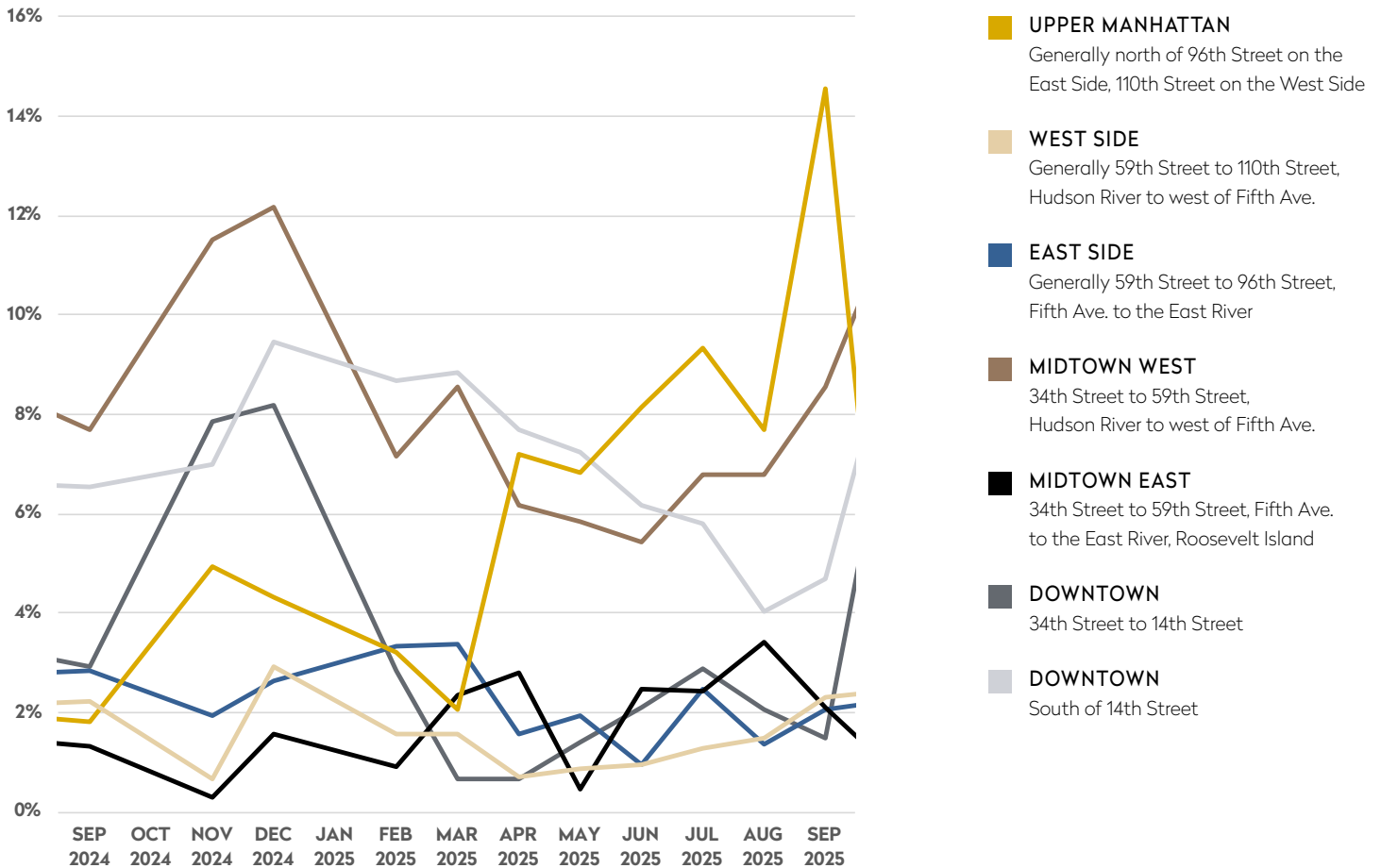
LISTINGS Rental listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

TOTAL CONCESSIONS Includes both free rent and owner-paid fees on a monthly basis.



Total Concessions

% OF NEW LISTINGS OFFERING CONCESSIONS



AVERAGE CONCESSIONS IN MONTHS

	SEP 2025	AUG 2025	JUL 2025	JUN 2025	MAY 2025	APR 2025	MAR 2025	FEB 2025	JAN 2025	DEC 2024	NOV 2024	OCT 2024	SEP 2024
14TH - 34TH STREET	2.06	2.00	1.60	1.93	0.76	0.90	0.88	1.32	1.42	1.38	1.44	1.46	1.32
EAST SIDE	0.58	0.88	1.00	1.30	1.05	1.43	1.77	1.48	1.26	1.19	1.17	1.44	1.06
MIDTOWN EAST	1.44	1.43	1.66	1.40	1.02	1.85	1.63	2.13	1.80	1.60	1.00	1.36	1.10
MIDTOWN WEST	1.36	1.25	0.91	0.89	0.87	0.95	1.09	1.20	1.14	1.31	1.24	1.36	1.53
SOUTH OF 14TH STREET	0.93	0.88	1.02	1.04	0.88	0.86	0.92	1.03	1.14	1.34	1.48	1.33	1.38
UPPER MANHATTAN	2.71	2.78	2.53	2.82	1.90	1.59	1.00	1.60	1.40	3.50	2.00	1.40	0.93
WEST SIDE	1.21	0.81	1.50	1.33	0.90	1.50	1.43	0.99	0.71	1.23	1.50	2.53	1.97
TOTAL	1.50	1.39	1.33	1.36	1.00	1.10	1.11	1.19	1.21	1.41	1.39	1.43	1.41

Contact Us

SEPTEMBER 2025

RENTAL CONCESSIONS REPORT

East Side

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

West Side

1934 Broadway
New York, NY 10023
212-588-5600

Flatiron

130 Fifth Avenue
New York, NY 10011
212-906-0500

Union Square

100 Fifth Avenue, 2nd Floor
New York, NY 10011
212-381-6500

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

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BHS THE Craft OF Research

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