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SEPTEMBER 2025
NEW RENTAL
LISTINGS
REPORT

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Brown Harris Stevens THE Craft OF Research

Highlights

NEW RENTAL LISTINGS REPORT

September 2025

- Doorman buildings saw a 2% dip in new listings compared to last month, while non-doorman buildings dropped 16%.
- One-bedrooms in doorman buildings were the only category to post an increase in new listings in September.
- While up from a year ago, September posted the third straight month of declines in average asking rent for both doorman and non-doorman buildings.
- Four-bedroom apartments in doorman buildings saw a 9% increase from last month in average asking rent, the highest amongst the few categories to post a gain.



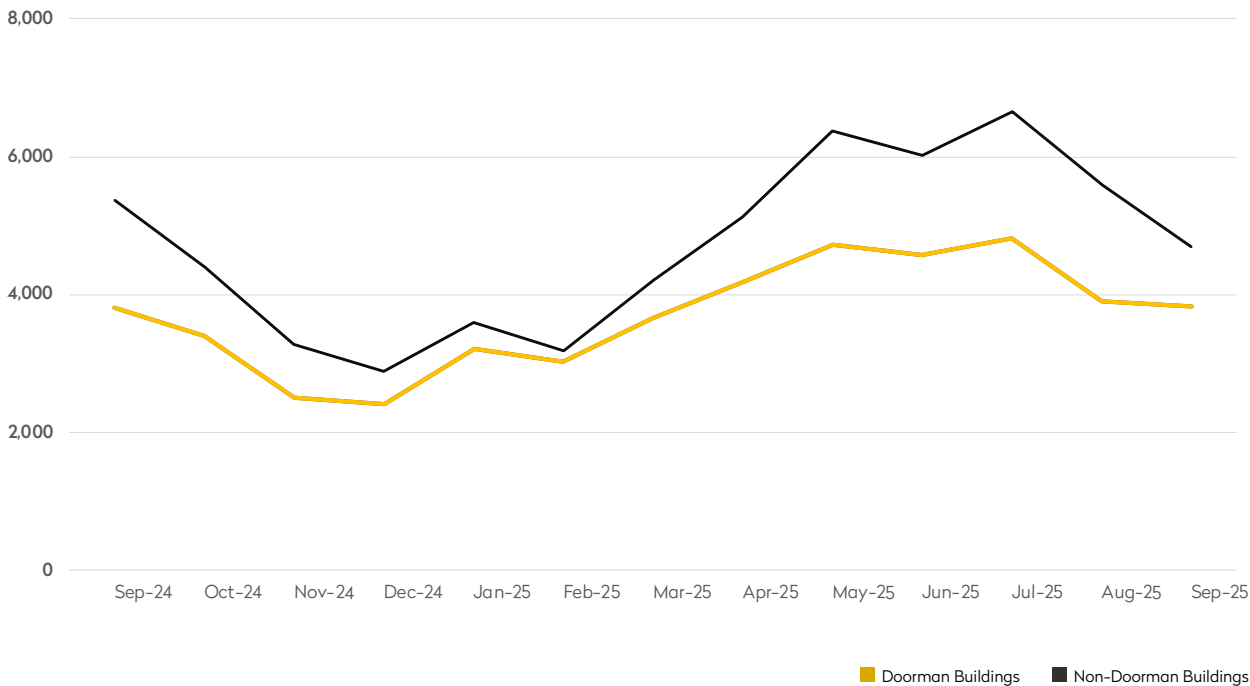
Rnt

SEPTEMBER 2025



248 EAST 31ST STREET #7C

Number of New Listings



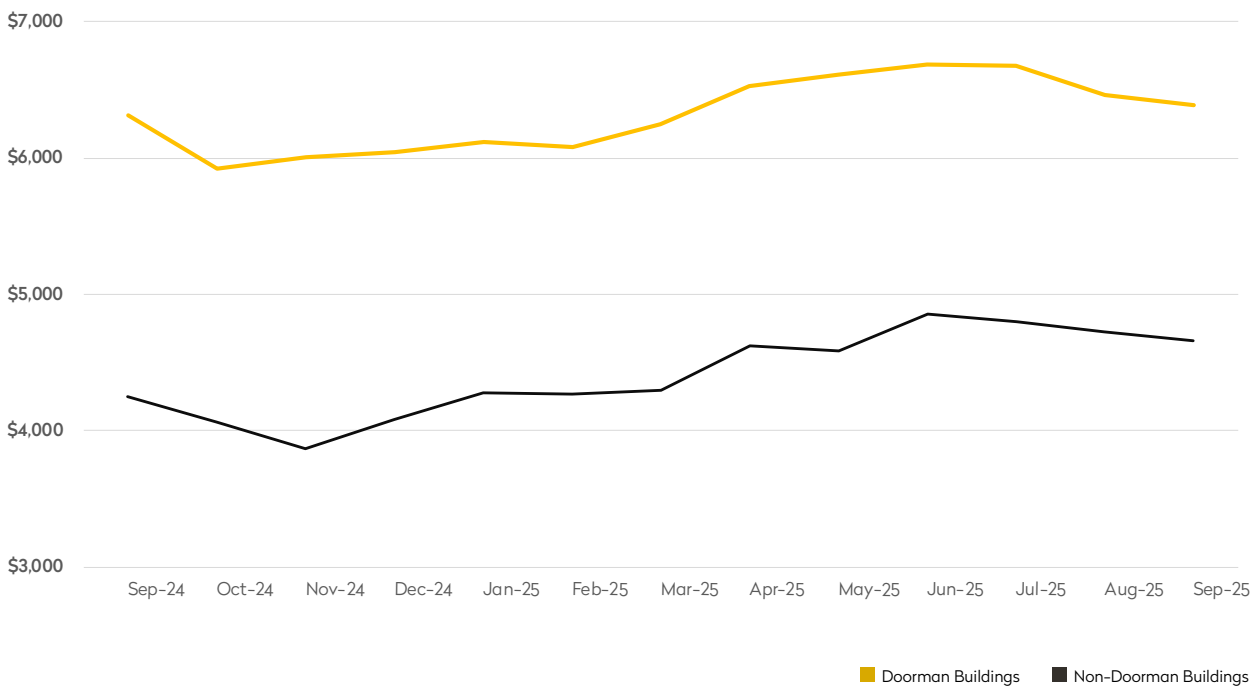
DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	943	986	-4%	911	4%
1-Bedrooms	1,648	1,623	2%	1,628	1%
2-Bedrooms	891	924	-4%	917	-3%
3-Bedrooms	271	292	-7%	276	-2%
4-Bedrooms	62	67	-7%	66	-6%
All	3,826	3,911	-2%	3,813	0%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	915	979	-7%	1,007	-9%
1-Bedrooms	1,720	1,919	-10%	1,897	-9%
2-Bedrooms	1,390	1,746	-20%	1,594	-13%
3-Bedrooms	509	722	-30%	646	-21%
4-Bedrooms	139	194	-28%	181	-23%
All	4,702	5,595	-16%	5,367	-12%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	\$4,013	\$4,016	0%	\$3,781	6%
1-Bedrooms	\$5,319	\$5,371	-1%	\$5,145	3%
2-Bedrooms	\$7,941	\$8,060	-1%	\$7,704	3%
3-Bedrooms	\$12,497	\$12,073	4%	\$12,898	-3%
4-Bedrooms	\$18,597	\$17,000	9%	\$17,918	4%
All	\$6,392	\$6,459	-1%	\$6,311	1%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	\$3,117	\$3,194	-2%	\$2,861	9%
1-Bedrooms	\$3,734	\$3,805	-2%	\$3,395	10%
2-Bedrooms	\$5,067	\$4,960	2%	\$4,514	12%
3-Bedrooms	\$7,016	\$7,173	-2%	\$6,198	13%
4-Bedrooms	\$9,349	\$9,241	1%	\$8,441	11%
All	\$4,658	\$4,727	-1%	\$4,253	10%

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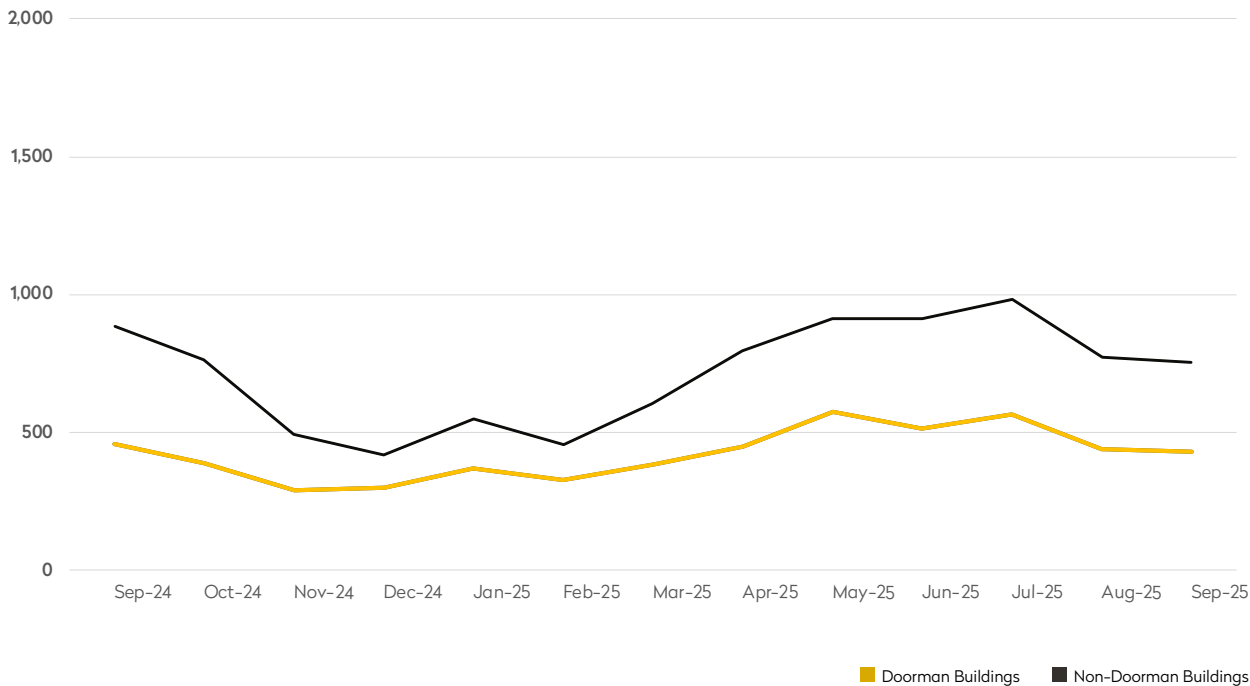
SEPTEMBER 2025

Generally 59th St. to 96th St.,
Fifth Ave. to the East River



350 WEST 50TH STREET #PH3A

Number of New Listings



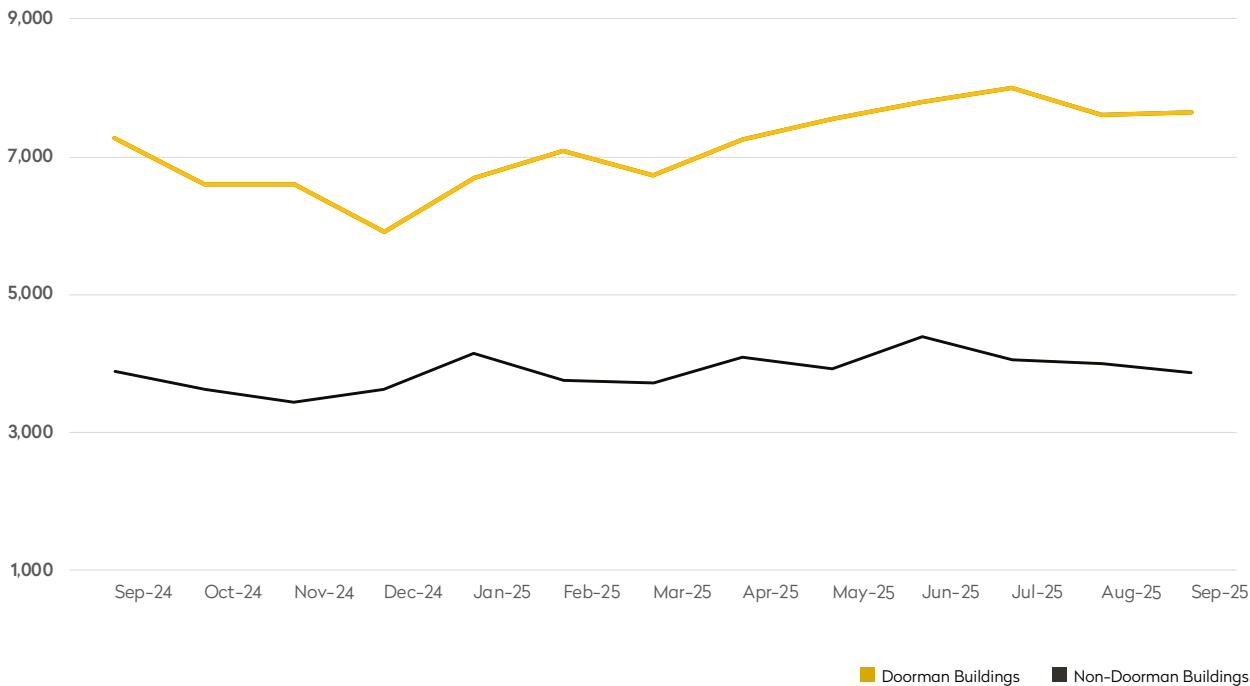
DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	72	76	-5%	76	-5%
1-Bedrooms	194	189	3%	198	-2%
2-Bedrooms	111	112	-1%	125	-11%
3-Bedrooms	37	47	-21%	44	-16%
4-Bedrooms	15	12	25%	13	15%
All	432	438	-1%	460	-6%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	219	197	11%	211	4%
1-Bedrooms	308	294	5%	324	-5%
2-Bedrooms	171	209	-18%	264	-35%
3-Bedrooms	51	62	-18%	69	-26%
4-Bedrooms	5	10	-50%	11	-55%
All	755	774	-2%	883	-14%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	\$4,037	\$4,064	-1%	\$3,697	9%
1-Bedrooms	\$5,163	\$5,199	-1%	\$4,949	4%
2-Bedrooms	\$8,505	\$8,735	-3%	\$7,675	11%
3-Bedrooms	\$15,700	\$14,319	10%	\$15,337	2%
4-Bedrooms	\$24,075	\$23,210	4%	\$25,244	-5%
All	\$7,642	\$7,606	0%	\$7,280	5%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	\$2,830	\$2,843	0%	\$2,677	6%
1-Bedrooms	\$3,427	\$3,362	2%	\$3,183	8%
2-Bedrooms	\$4,440	\$4,417	1%	\$4,194	6%
3-Bedrooms	\$7,017	\$6,987	0%	\$7,054	-1%
4-Bedrooms	\$11,929	\$16,300	-27%	\$12,581	-5%
All	\$3,864	\$4,006	-4%	\$3,887	-1%

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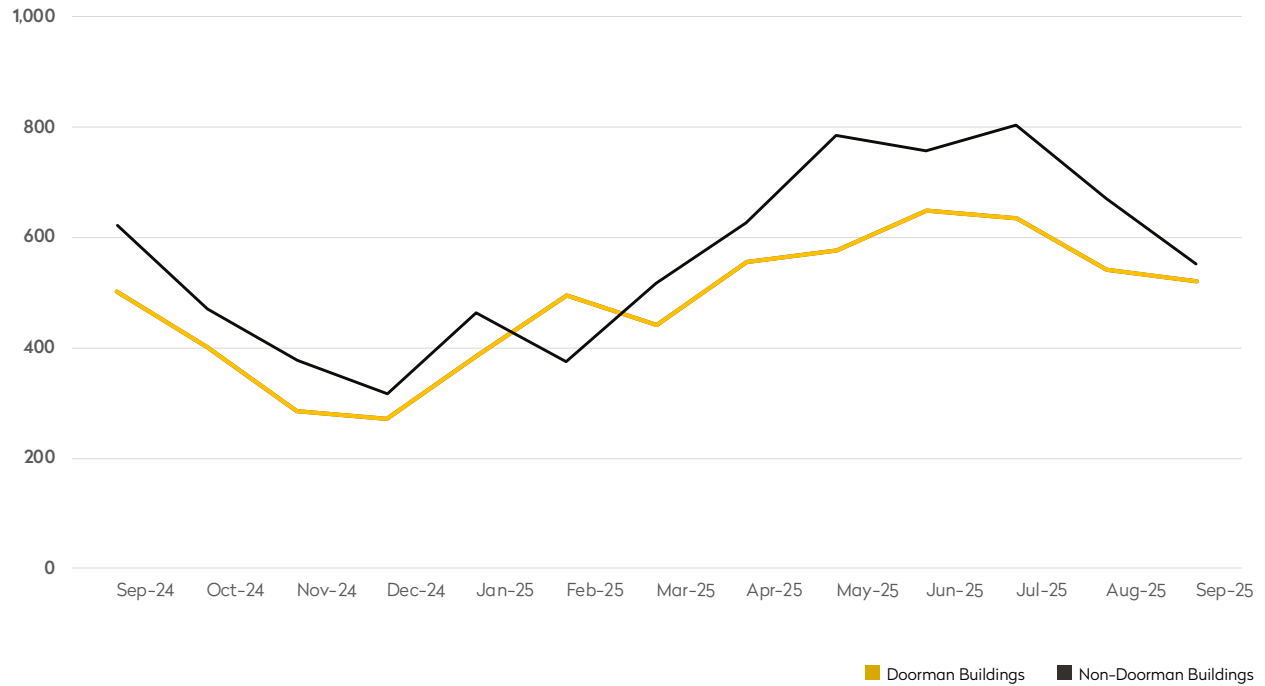
SEPTEMBER 2025

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



314 WEST 92ND STREET #PH

Number of New Listings



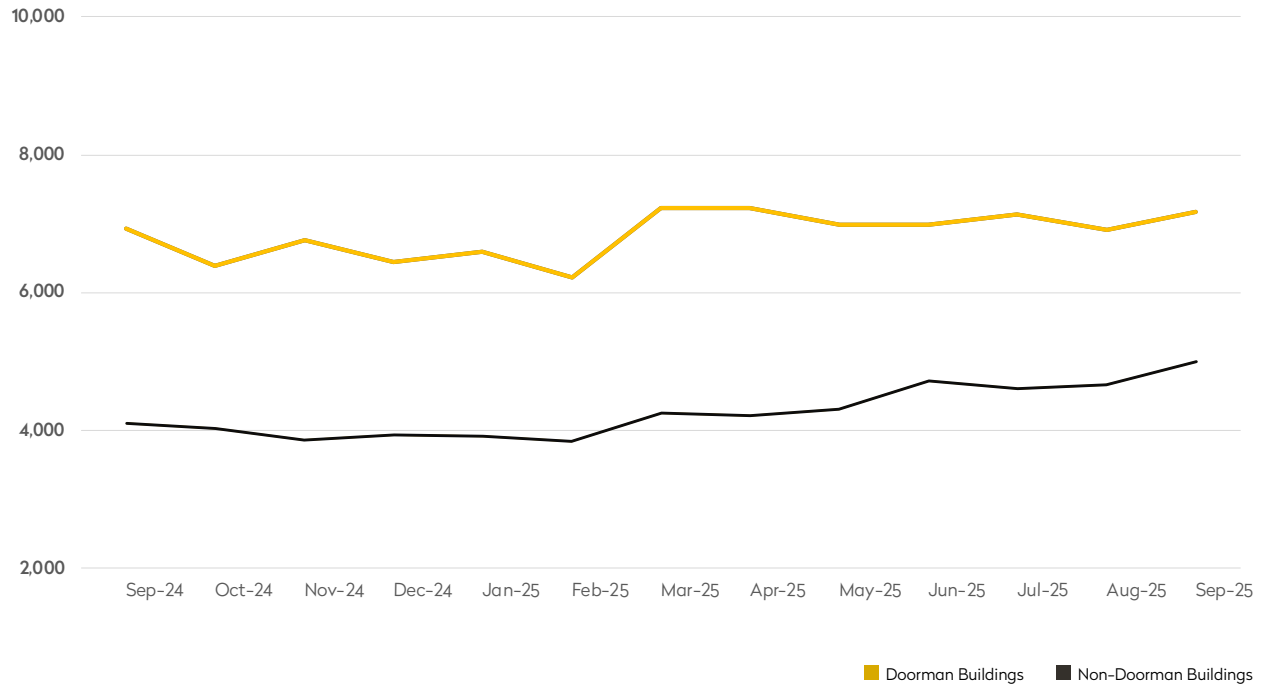
DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	74	103	-28%	97	-24%
1-Bedrooms	219	223	-2%	195	12%
2-Bedrooms	148	139	6%	123	20%
3-Bedrooms	61	56	9%	61	0%
4-Bedrooms	15	20	-25%	18	-17%
All	521	542	-4%	501	4%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	97	119	-18%	126	-23%
1-Bedrooms	220	249	-12%	248	-11%
2-Bedrooms	139	183	-24%	159	-13%
3-Bedrooms	72	86	-16%	64	13%
4-Bedrooms	16	28	-43%	17	-6%
All	552	670	-18%	623	-11%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	\$3,797	\$3,739	2%	\$3,624	5%
1-Bedrooms	\$4,996	\$5,321	-6%	\$4,947	1%
2-Bedrooms	\$7,794	\$7,957	-2%	\$7,718	1%
3-Bedrooms	\$12,920	\$12,760	1%	\$12,491	3%
4-Bedrooms	\$21,134	\$15,081	40%	\$15,474	37%
All	\$7,168	\$6,903	4%	\$6,932	3%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	\$3,101	\$3,016	3%	\$2,705	15%
1-Bedrooms	\$3,932	\$4,138	-5%	\$3,597	9%
2-Bedrooms	\$5,047	\$4,916	3%	\$4,697	7%
3-Bedrooms	\$6,814	\$6,906	-1%	\$5,829	17%
4-Bedrooms	\$7,009	\$7,272	-4%	\$7,549	-7%
All	\$4,999	\$4,657	7%	\$4,097	22%

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SEPTEMBER 2025

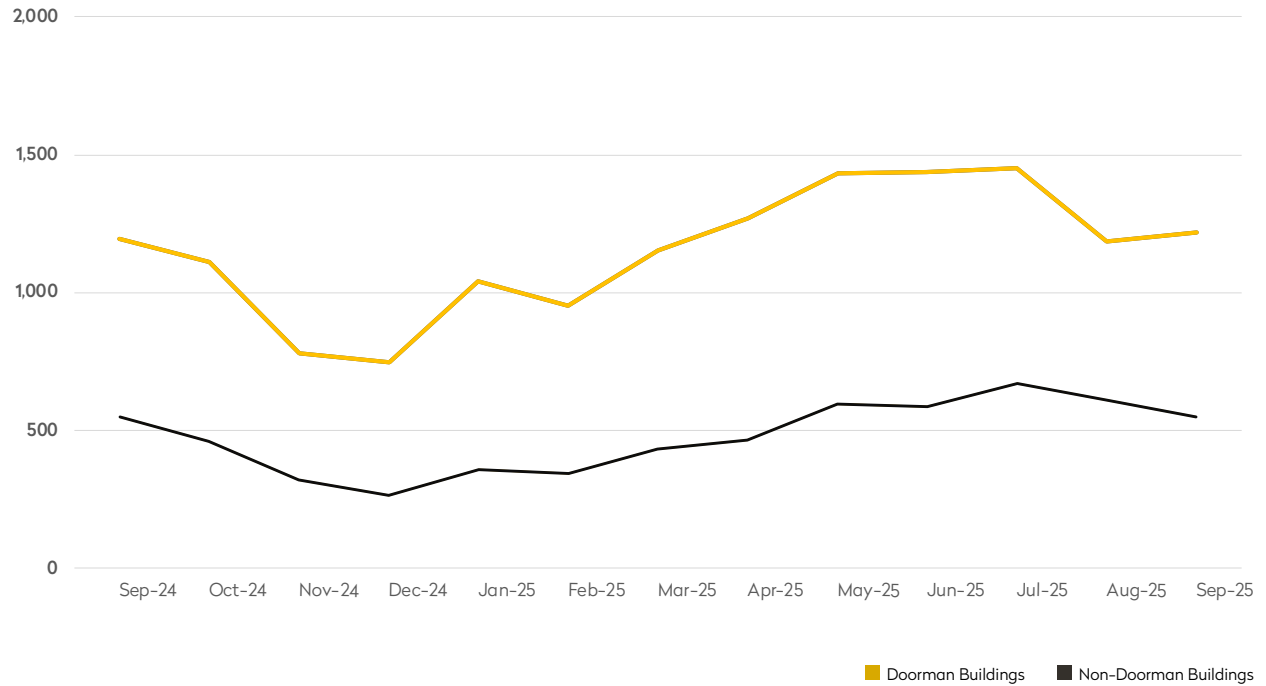
34th St. to 59th St.,
East River to the Hudson River



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350 WEST 50TH STREET #PH3A

Number of New Listings



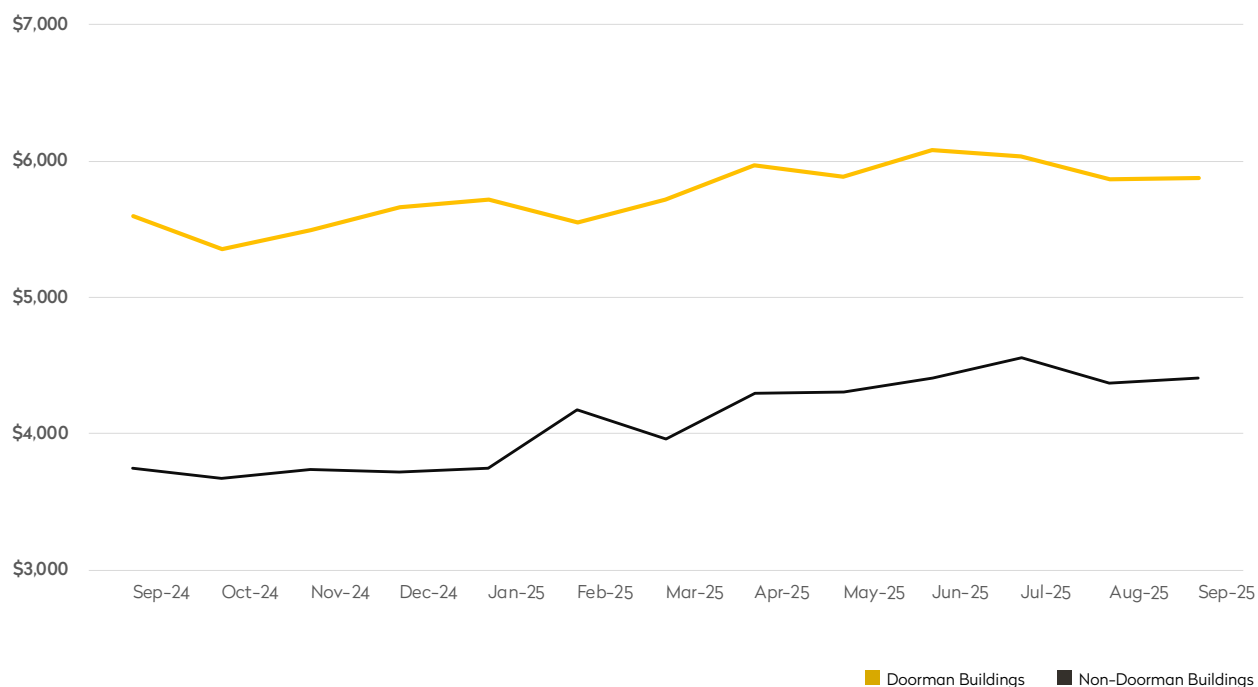
DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	327	305	7%	309	6%
1-Bedrooms	525	510	3%	537	-2%
2-Bedrooms	277	289	-4%	277	0%
3-Bedrooms	77	71	8%	64	20%
4-Bedrooms	13	8	63%	5	160%
All	1,220	1,186	3%	1,195	2%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	142	134	6%	144	-1%
1-Bedrooms	209	218	-4%	199	5%
2-Bedrooms	143	165	-13%	137	4%
3-Bedrooms	41	71	-42%	54	-24%
4-Bedrooms	11	17	-35%	13	-15%
All	549	608	-10%	548	0%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	\$3,782	\$3,798	0%	\$3,570	6%
1-Bedrooms	\$5,218	\$5,138	2%	\$4,820	8%
2-Bedrooms	\$7,552	\$7,560	0%	\$7,334	3%
3-Bedrooms	\$11,353	\$10,635	7%	\$11,226	1%
4-Bedrooms	\$15,053	\$21,700	-31%	\$22,219	-32%
All	\$5,873	\$5,866	0%	\$5,594	5%

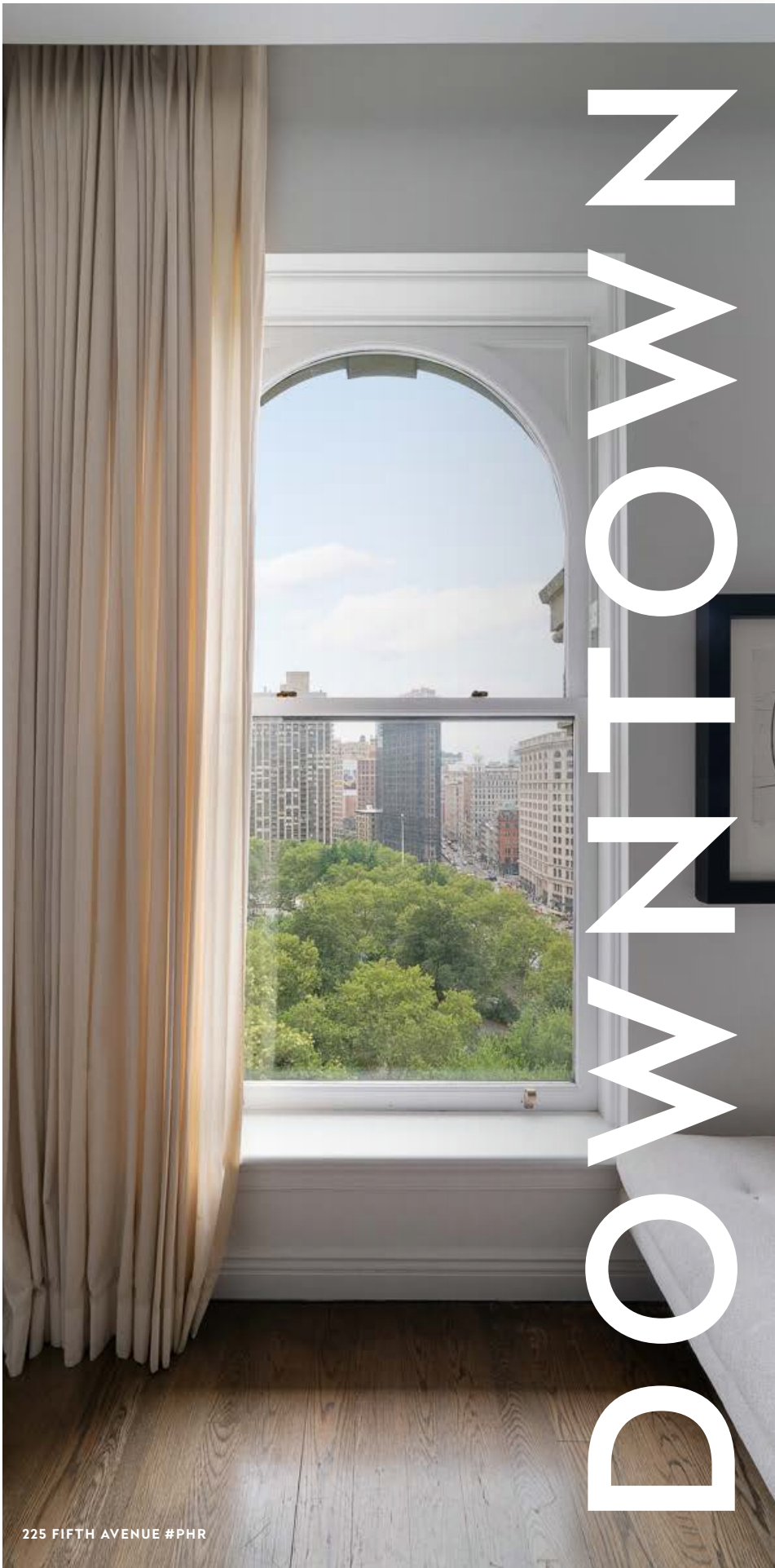
NON-DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	\$3,087	\$3,025	2%	\$2,688	15%
1-Bedrooms	\$3,731	\$3,735	0%	\$3,293	13%
2-Bedrooms	\$4,980	\$4,764	5%	\$4,229	18%
3-Bedrooms	\$6,521	\$6,568	-1%	\$5,855	11%
4-Bedrooms	\$9,161	\$8,832	4%	\$8,180	12%
All	\$4,405	\$4,368	1%	\$3,750	17%

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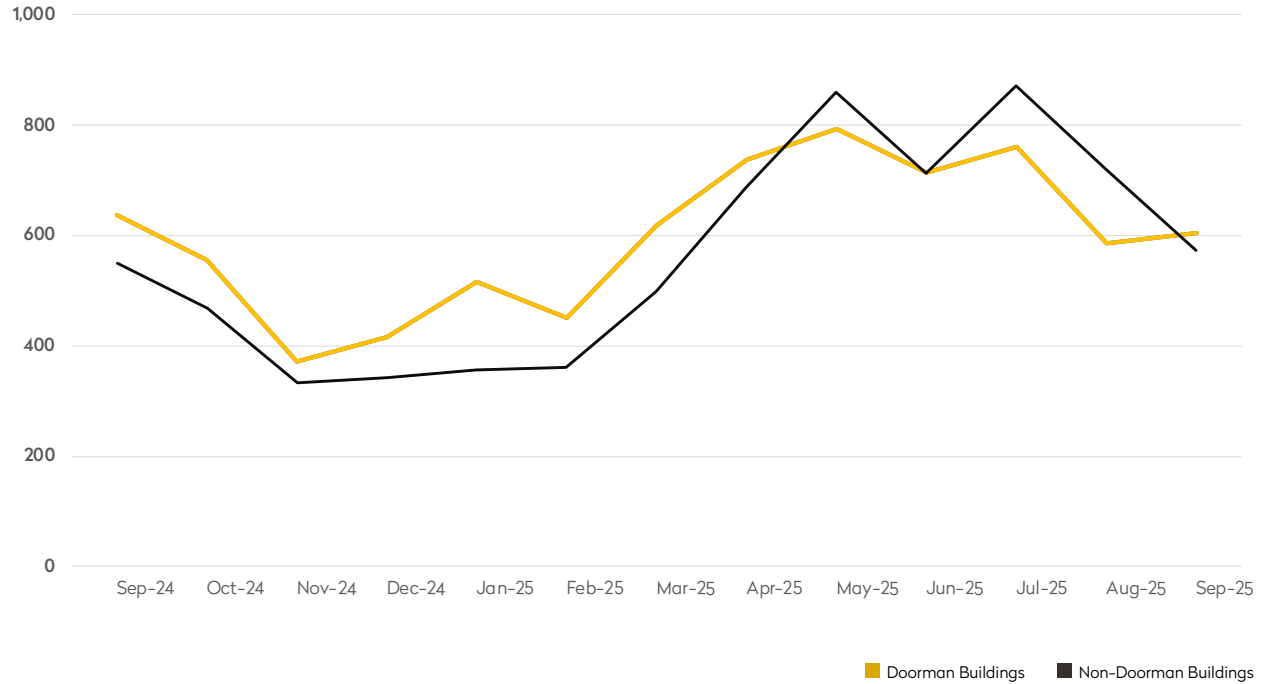
SEPTEMBER 2025

34th Street to 14th Street



225 FIFTH AVENUE #PHR

Number of New Listings



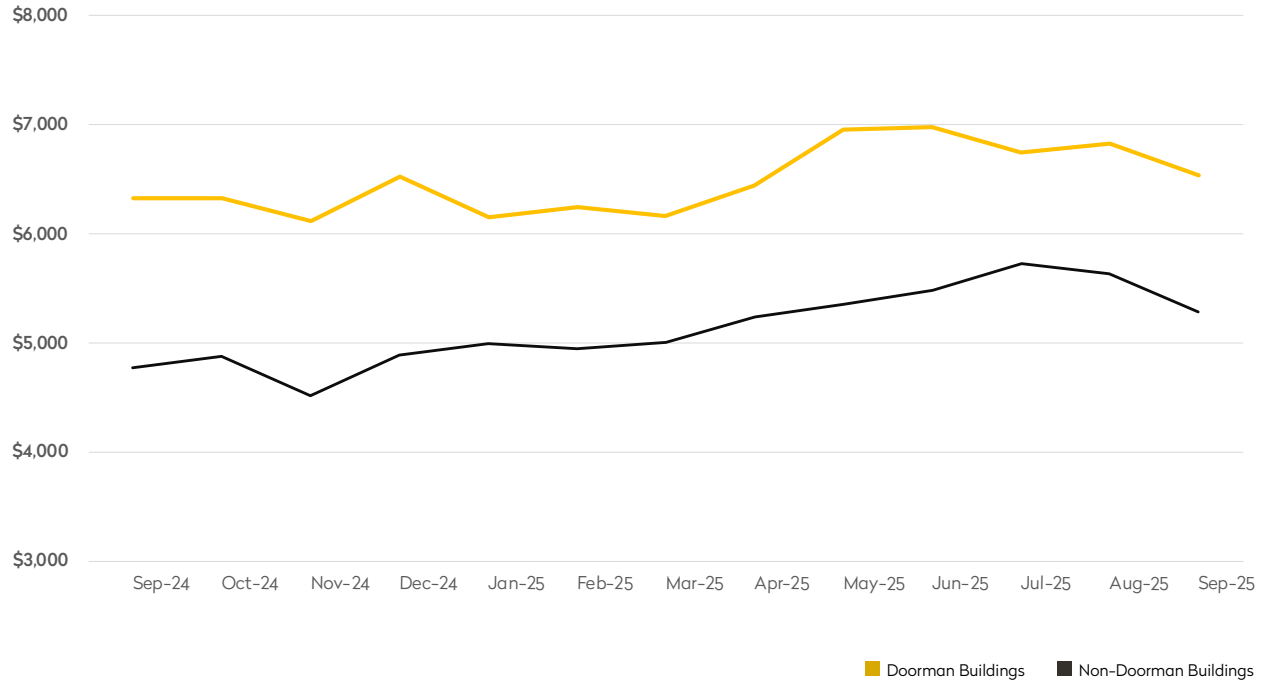
DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	175	156	12%	160	9%
1-Bedrooms	288	267	8%	304	-5%
2-Bedrooms	112	111	1%	139	-19%
3-Bedrooms	21	38	-45%	27	-22%
4-Bedrooms	6	9	-33%	7	-14%
All	604	585	3%	637	-5%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	122	140	-13%	121	1%
1-Bedrooms	212	227	-7%	200	6%
2-Bedrooms	171	213	-20%	146	17%
3-Bedrooms	51	107	-52%	59	-14%
4-Bedrooms	14	22	-36%	23	-39%
All	573	720	-20%	550	4%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	\$4,167	\$4,319	-4%	\$4,163	0%
1-Bedrooms	\$5,841	\$5,976	-2%	\$5,606	4%
2-Bedrooms	\$9,068	\$8,619	5%	\$8,110	12%
3-Bedrooms	\$15,584	\$13,720	14%	\$14,088	11%
4-Bedrooms	\$27,817	\$10,857	156%	\$21,696	28%
All	\$6,541	\$6,831	-4%	\$6,326	3%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	\$3,585	\$3,484	3%	\$3,086	16%
1-Bedrooms	\$4,370	\$4,306	1%	\$3,837	14%
2-Bedrooms	\$5,832	\$5,818	0%	\$5,691	2%
3-Bedrooms	\$7,513	\$8,427	-11%	\$7,490	0%
4-Bedrooms	\$15,108	\$14,332	5%	\$8,763	72%
All	\$5,286	\$5,637	-6%	\$4,774	11%

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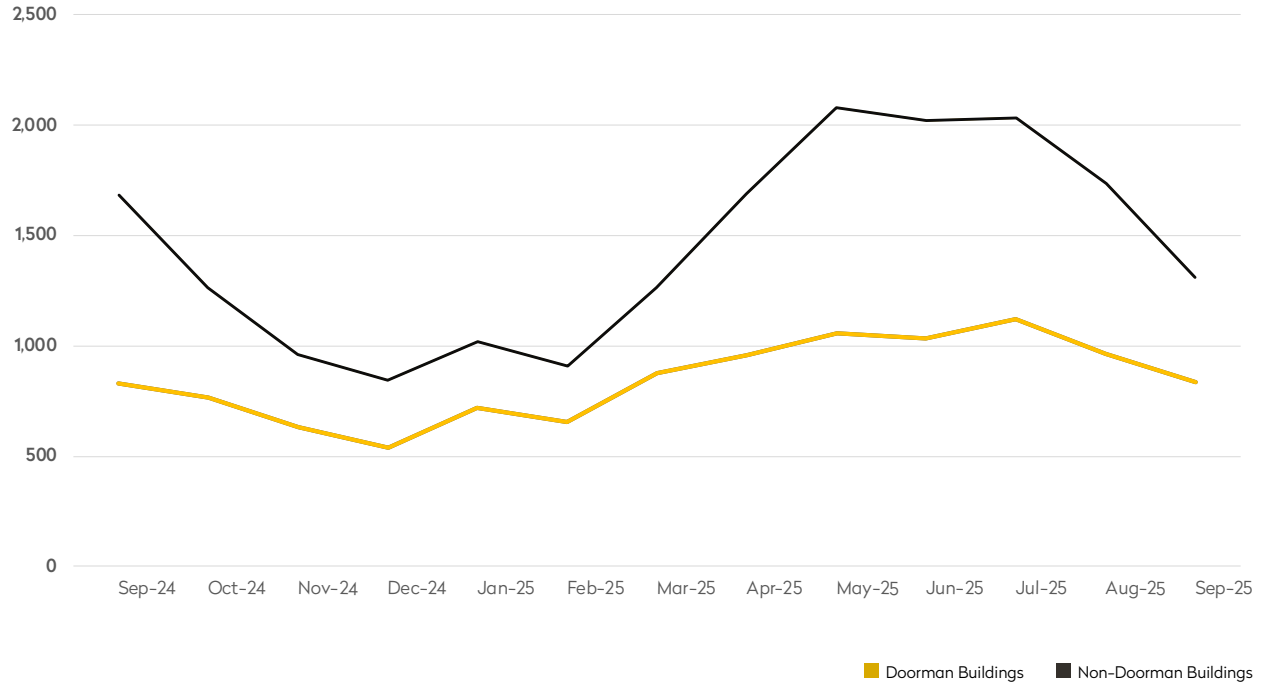
SEPTEMBER 2025

South of 14th Street



307 WEST BROADWAY #3

Number of New Listings



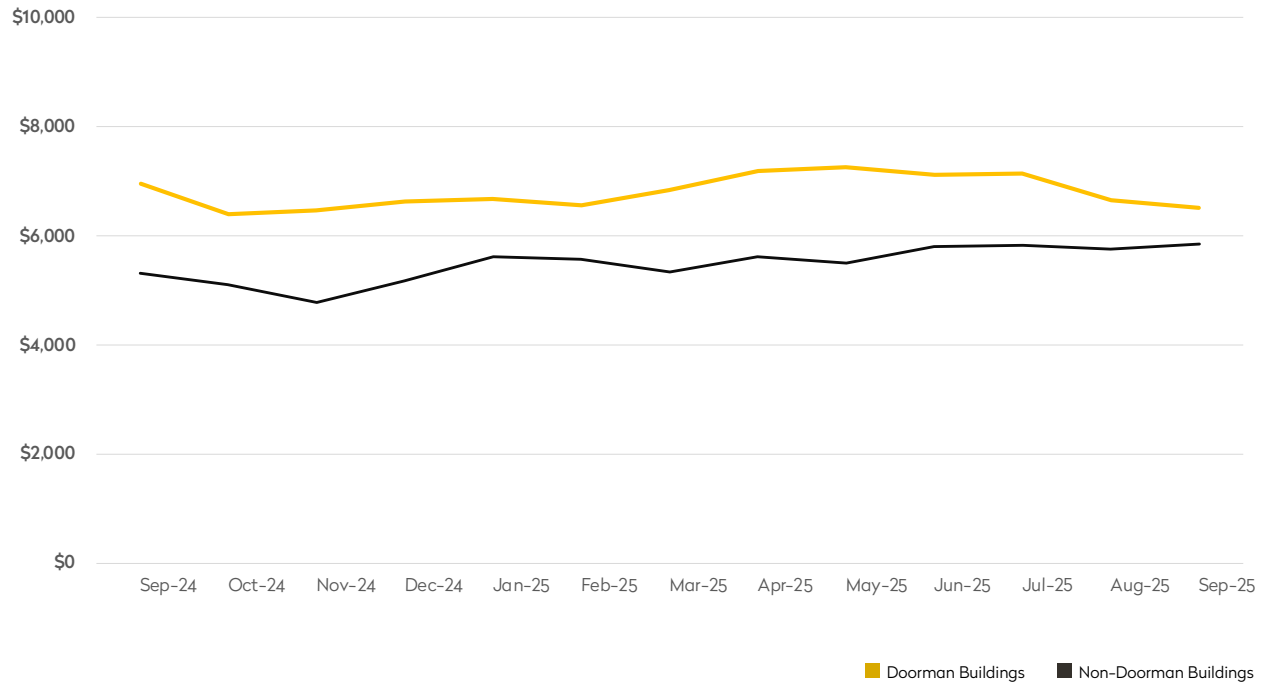
DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	272	314	-13%	241	13%
1-Bedrooms	323	350	-8%	324	0%
2-Bedrooms	180	216	-17%	186	-3%
3-Bedrooms	50	58	-14%	59	-15%
4-Bedrooms	10	16	-38%	17	-41%
All	836	962	-13%	828	1%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	233	279	-16%	283	-18%
1-Bedrooms	429	572	-25%	577	-26%
2-Bedrooms	450	571	-21%	516	-13%
3-Bedrooms	145	243	-40%	224	-35%
4-Bedrooms	45	59	-24%	64	-30%
All	1,311	1,737	-25%	1,683	-22%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	\$4,330	\$4,267	1%	\$4,039	7%
1-Bedrooms	\$5,916	\$5,759	3%	\$5,912	0%
2-Bedrooms	\$8,810	\$8,975	-2%	\$9,057	-3%
3-Bedrooms	\$13,319	\$12,491	7%	\$15,188	-12%
4-Bedrooms	\$10,329	\$17,451	-41%	\$16,218	-36%
All	\$6,525	\$6,644	-2%	\$6,951	-6%

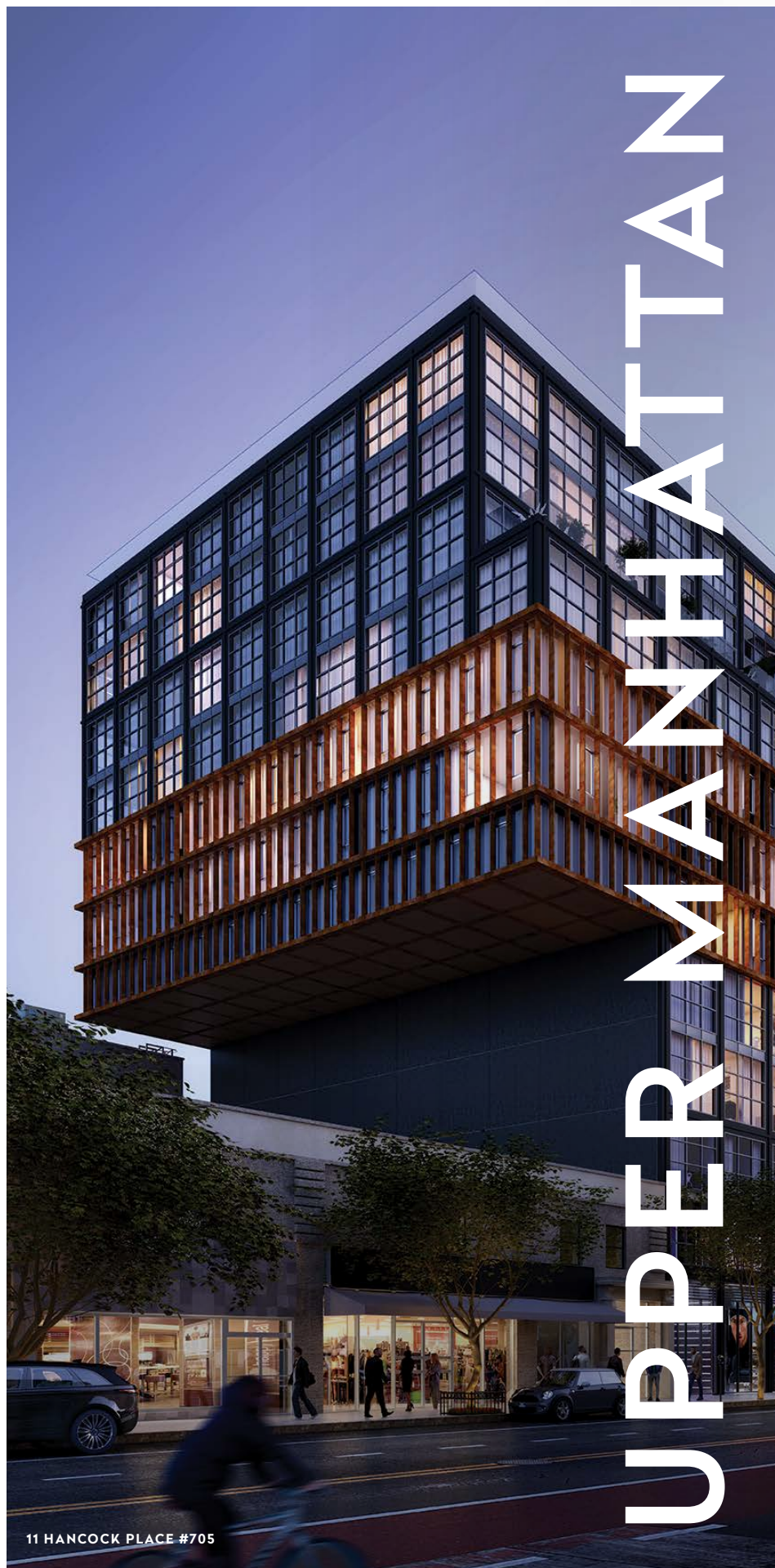
NON-DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	\$3,536	\$3,788	-7%	\$3,317	7%
1-Bedrooms	\$4,357	\$4,410	-1%	\$3,863	13%
2-Bedrooms	\$6,234	\$6,067	3%	\$5,450	14%
3-Bedrooms	\$10,149	\$8,790	15%	\$7,731	31%
4-Bedrooms	\$12,772	\$11,568	10%	\$11,160	14%
All	\$5,861	\$5,760	2%	\$5,323	10%

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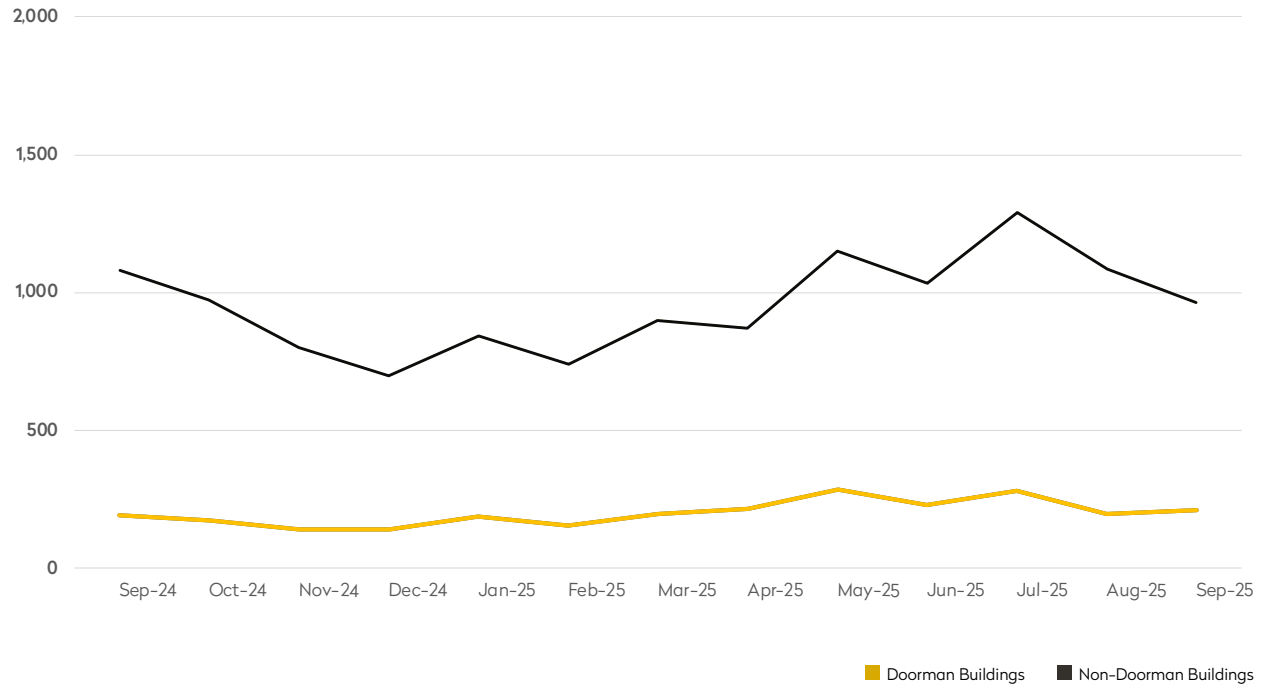
SEPTEMBER 2025

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



11 HANCOCK PLACE #705

Number of New Listings



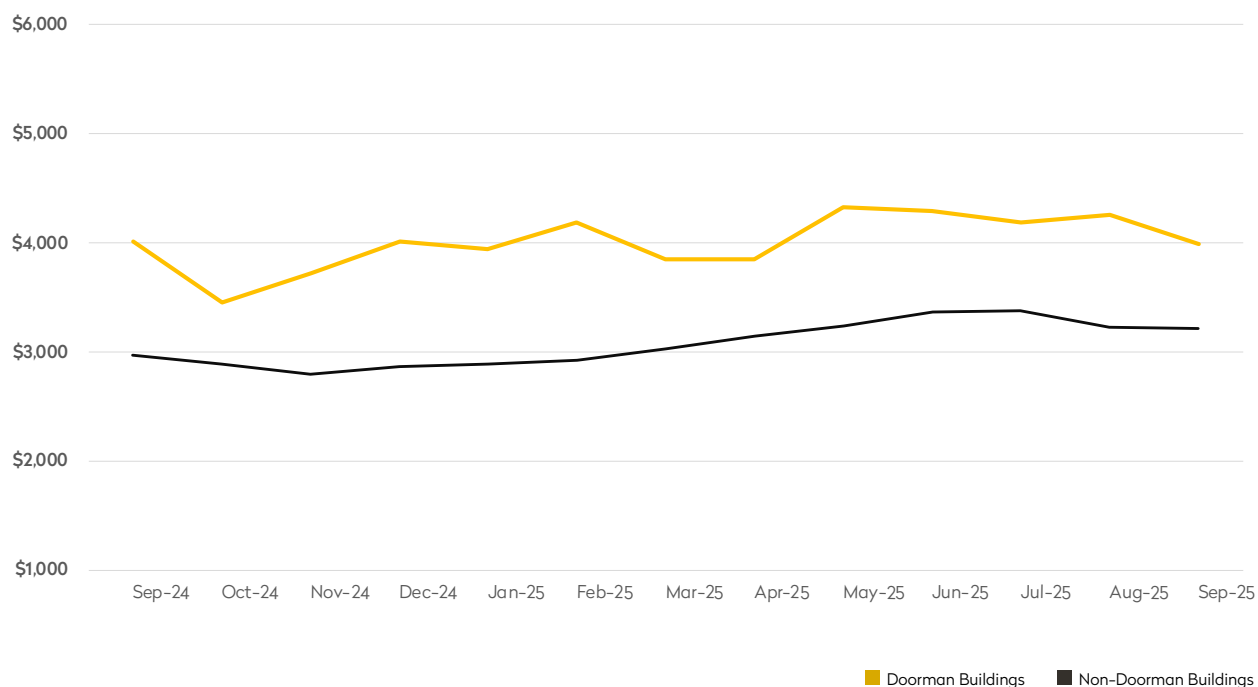
DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	23	32	-28%	28	-18%
1-Bedrooms	99	84	18%	70	41%
2-Bedrooms	63	57	11%	67	-6%
3-Bedrooms	25	22	14%	21	19%
4-Bedrooms	3	2	50%	6	-50%
All	213	198	8%	192	11%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	102	110	-7%	122	-16%
1-Bedrooms	342	359	-5%	349	-2%
2-Bedrooms	316	405	-22%	372	-15%
3-Bedrooms	149	153	-3%	176	-15%
4-Bedrooms	48	58	-17%	53	-9%
All	962	1,086	-11%	1,080	-11%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	\$3,004	\$2,932	2%	\$2,470	22%
1-Bedrooms	\$3,407	\$3,759	-9%	\$3,197	7%
2-Bedrooms	\$4,514	\$4,970	-9%	\$4,666	-3%
3-Bedrooms	\$6,014	\$6,225	-3%	\$6,104	-1%
4-Bedrooms	\$3,000	\$4,175	-28%	\$6,198	-52%
All	\$3,991	\$4,259	-6%	\$4,015	-1%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2025	AUGUST 2025	MONTHLY CHANGE	SEPTEMBER 2024	ANNUAL CHANGE
Studios	\$2,274	\$2,349	-3%	\$2,262	1%
1-Bedrooms	\$2,711	\$2,700	0%	\$2,478	9%
2-Bedrooms	\$3,379	\$3,328	2%	\$3,006	12%
3-Bedrooms	\$4,031	\$4,235	-5%	\$3,718	8%
4-Bedrooms	\$5,014	\$4,798	5%	\$4,510	11%
All	\$3,219	\$3,228	0%	\$2,966	9%

Contact Us

NEW RENTAL LISTINGS REPORT

September 2025

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

445 Park Avenue, 10th Floor
New York, NY 10022
212-381-6521

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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