

Rnt

DECEMBER 2025

NEW RENTAL
LISTINGS
REPORT

MANHATTAN

Brown Harris Stevens THE Craft OF Research

215 CHRYSTIE STREET #27W

Highlights

NEW RENTAL LISTINGS REPORT

December 2025

- December saw the number of new listings decline 7% for both doorman and non-doorman buildings.
- Two and three-bedroom apartments in doorman buildings were the only categories to post an increase in new listings compared to last year.
- While dipping 2% from last month, the average asking rent for doorman buildings remains 7% higher than December 2024.
- The average asking rent was virtually unchanged from last month for non-doorman buildings.



36 LAIGHT STREET #6B

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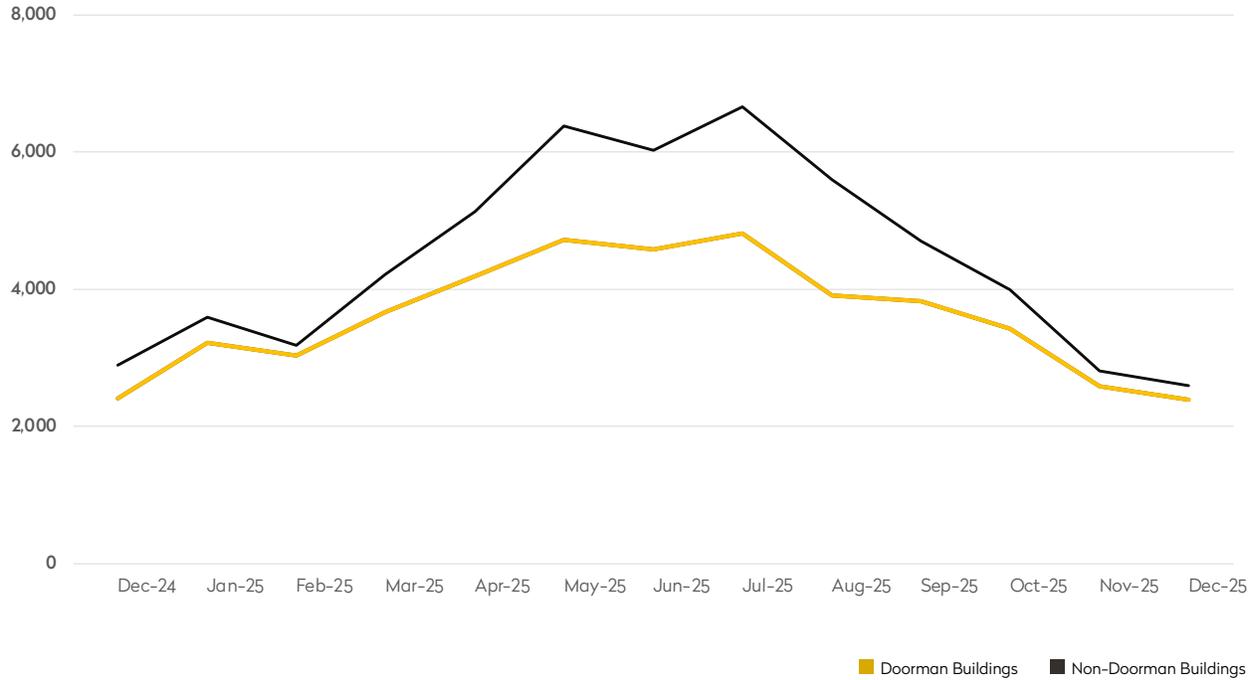
DECEMBER 2025



MANHATTAN

200 AMSTERDAM AVENUE #5C

Number of New Listings



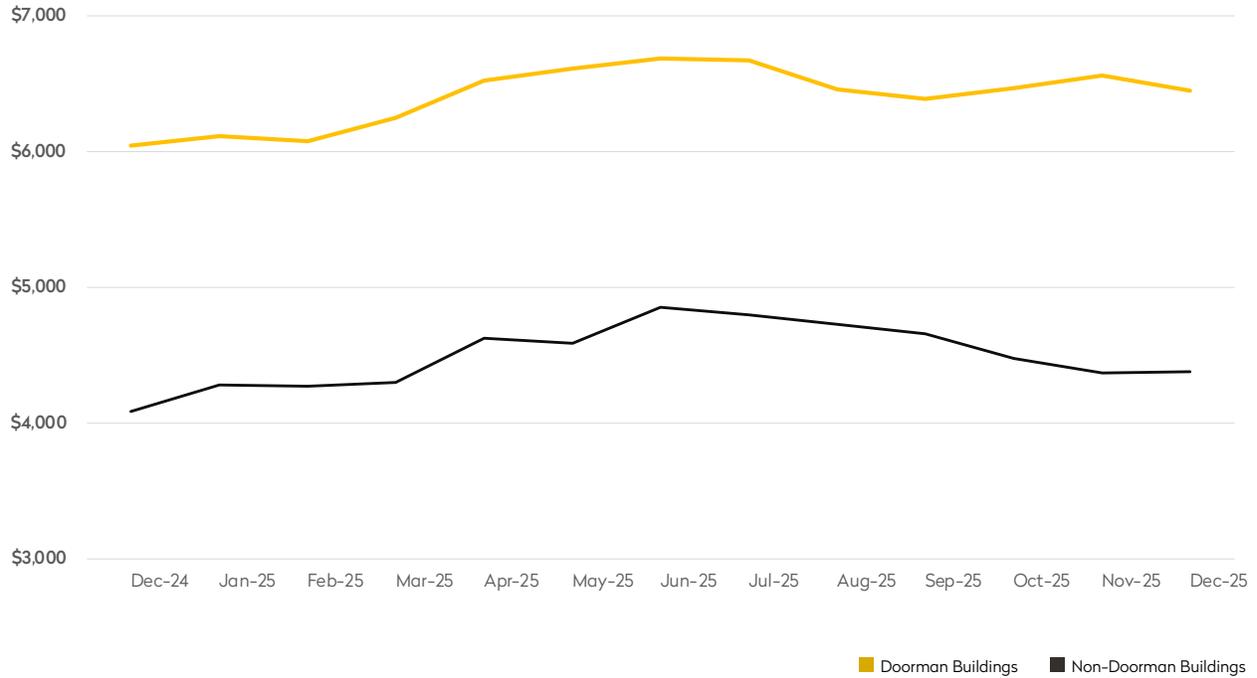
DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	588	654	-10%	597	-2%
1-Bedrooms	1,077	1,123	-4%	1,092	-1%
2-Bedrooms	543	590	-8%	539	1%
3-Bedrooms	142	169	-16%	134	6%
4-Bedrooms	35	40	-13%	44	-20%
All	2,390	2,582	-7%	2,411	-1%

NON-DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	541	604	-10%	578	-6%
1-Bedrooms	1,044	1,145	-9%	1,067	-2%
2-Bedrooms	692	744	-7%	785	-12%
3-Bedrooms	257	245	5%	349	-26%
4-Bedrooms	60	55	9%	96	-38%
All	2,597	2,805	-7%	2,890	-10%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	\$4,012	\$3,922	2%	\$3,709	8%
1-Bedrooms	\$5,275	\$5,192	2%	\$5,101	3%
2-Bedrooms	\$8,028	\$8,207	-2%	\$7,791	3%
3-Bedrooms	\$13,706	\$14,808	-7%	\$13,346	3%
4-Bedrooms	\$22,960	\$23,625	-3%	\$15,002	53%
All	\$6,451	\$6,562	-2%	\$6,047	7%

NON-DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	\$3,062	\$3,063	0%	\$2,812	9%
1-Bedrooms	\$3,771	\$3,647	3%	\$3,316	14%
2-Bedrooms	\$5,049	\$5,050	0%	\$4,437	14%
3-Bedrooms	\$6,681	\$6,953	-4%	\$6,249	7%
4-Bedrooms	\$8,958	\$8,618	4%	\$8,694	3%
All	\$4,379	\$4,370	0%	\$4,087	7%

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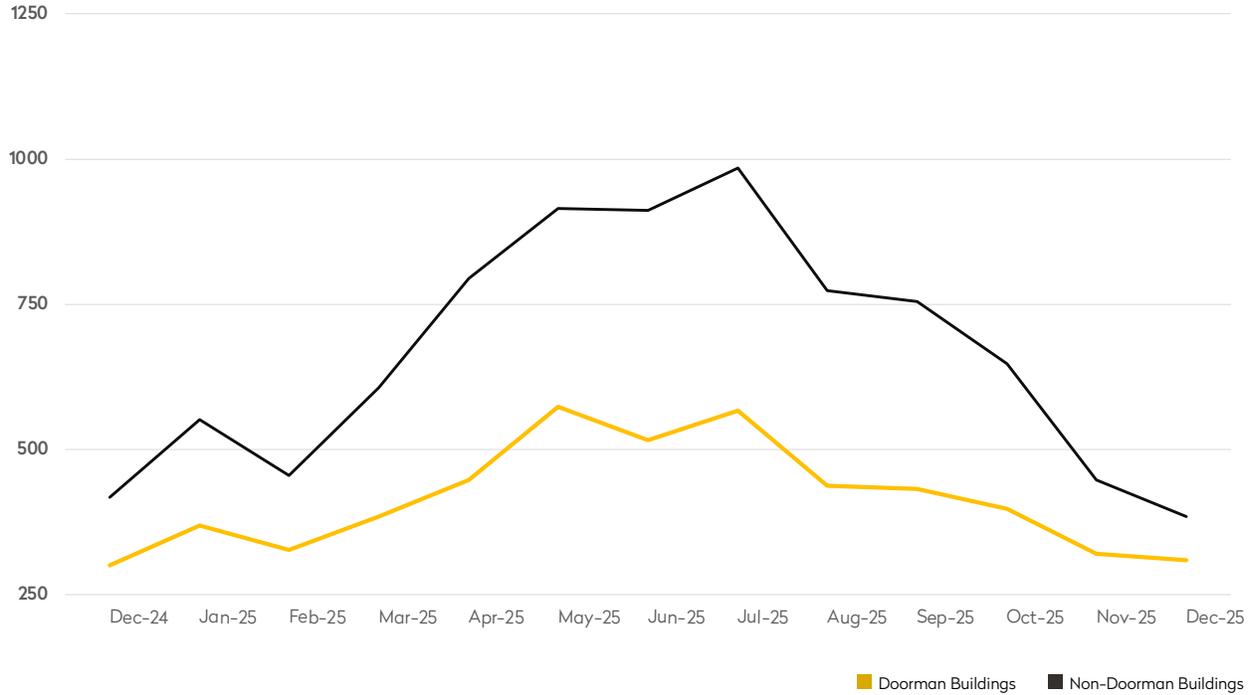
DECEMBER 2025

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



524 EAST 72ND STREET #41DE

Number of New Listings



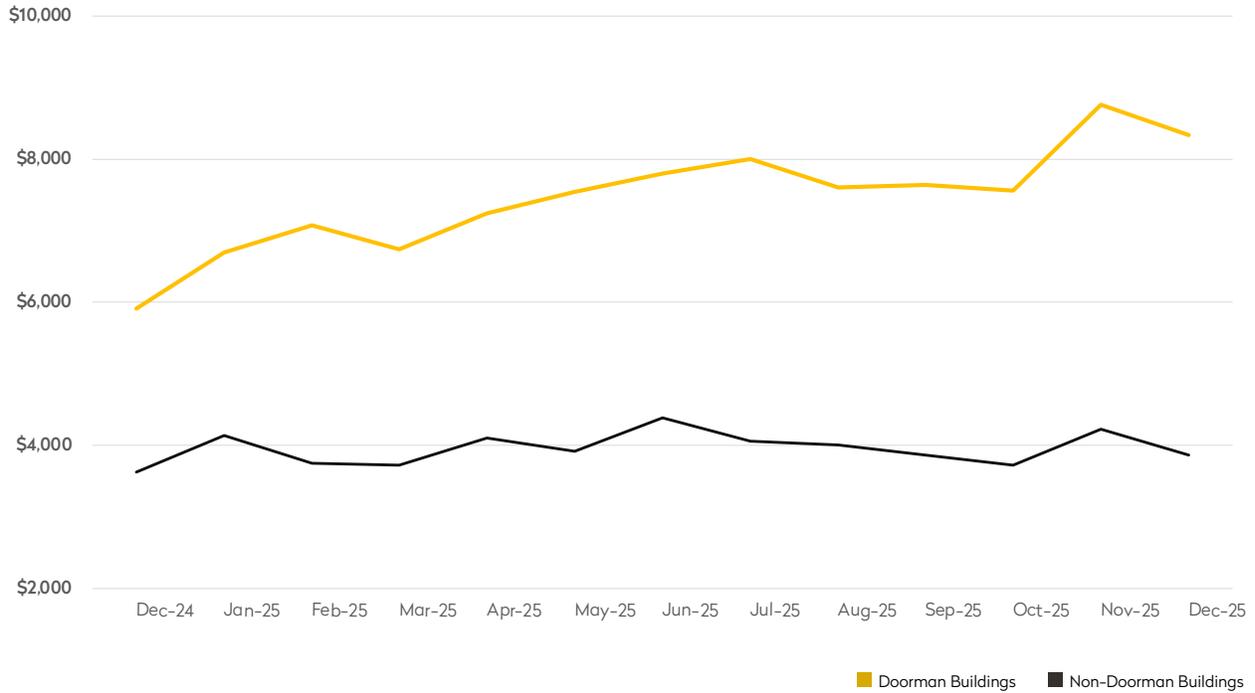
DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	44	49	-10%	56	-21%
1-Bedrooms	133	137	-3%	158	-16%
2-Bedrooms	95	83	14%	66	44%
3-Bedrooms	28	38	-26%	15	87%
4-Bedrooms	6	11	-45%	5	20%
All	309	320	-3%	301	3%

NON-DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	105	122	-14%	108	-3%
1-Bedrooms	169	184	-8%	183	-8%
2-Bedrooms	83	100	-17%	98	-15%
3-Bedrooms	26	34	-24%	22	18%
4-Bedrooms	1	7	-86%	7	-86%
All	384	448	-14%	418	-8%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	\$3,917	\$3,923	0%	\$3,763	4%
1-Bedrooms	\$5,167	\$5,222	-1%	\$4,969	4%
2-Bedrooms	\$9,133	\$9,050	1%	\$7,661	19%
3-Bedrooms	\$18,666	\$18,420	1%	\$11,941	56%
4-Bedrooms	\$21,289	\$30,894	-31%	\$15,524	37%
All	\$8,335	\$8,761	-5%	\$5,911	41%

NON-DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	\$2,755	\$2,708	2%	\$2,703	2%
1-Bedrooms	\$3,328	\$3,311	1%	\$3,075	8%
2-Bedrooms	\$5,116	\$4,341	18%	\$4,025	27%
3-Bedrooms	\$7,649	\$10,824	-29%	\$6,397	20%
4-Bedrooms	\$8,500	\$14,657	-42%	\$18,094	-53%
All	\$3,864	\$4,226	-9%	\$3,628	7%

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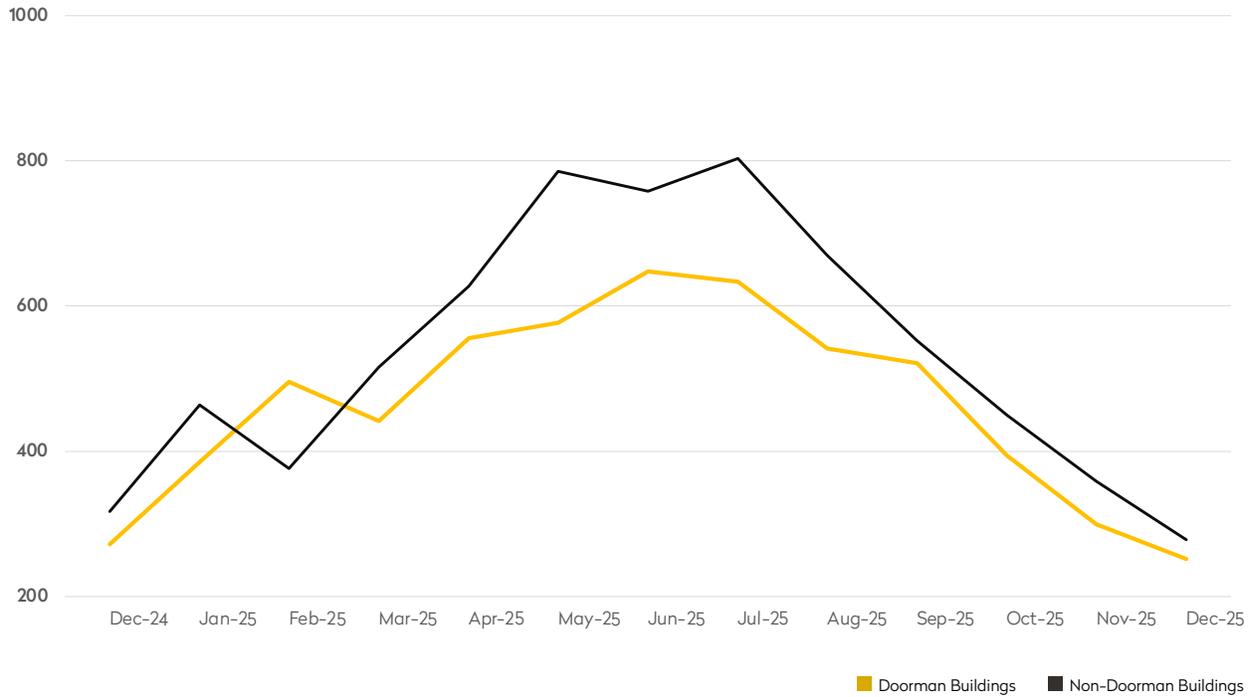
DECEMBER 2025

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



25 CENTRAL PARK WEST #300

Number of New Listings



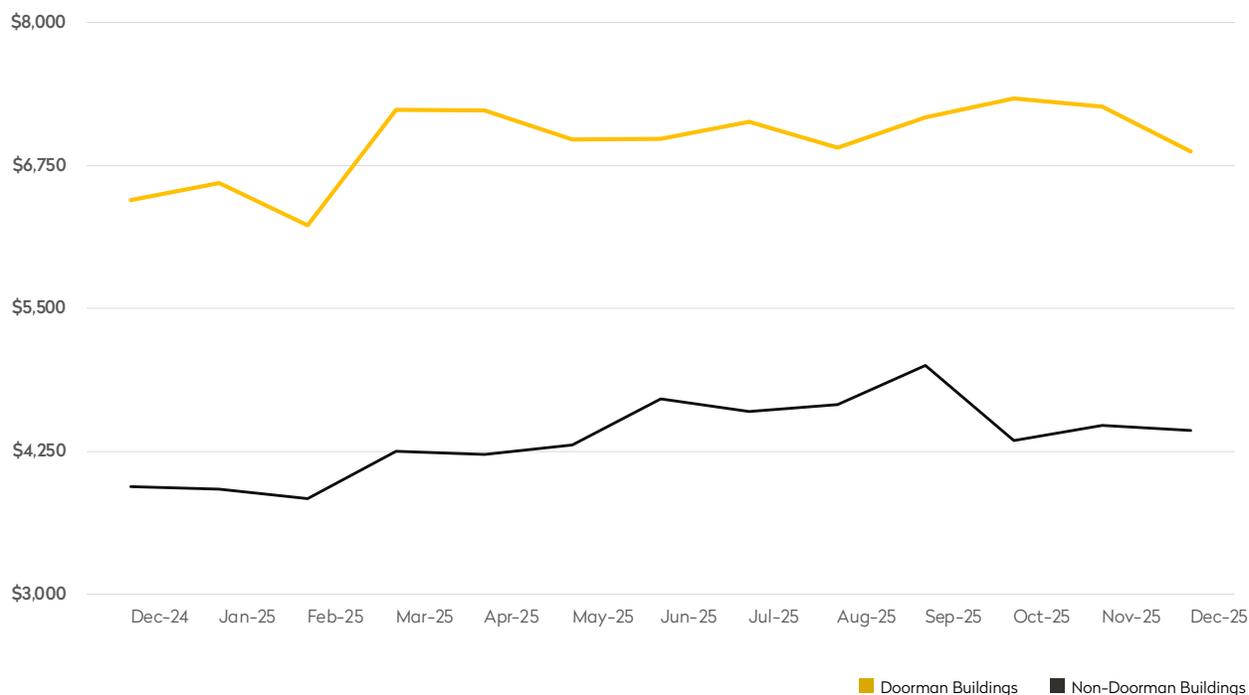
DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	38	57	-33%	53	-28%
1-Bedrooms	125	139	-10%	125	0%
2-Bedrooms	61	65	-6%	61	0%
3-Bedrooms	20	30	-33%	21	-5%
4-Bedrooms	8	5	60%	10	-20%
All	252	299	-16%	272	-7%

NON-DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	74	81	-9%	79	-6%
1-Bedrooms	111	148	-25%	106	5%
2-Bedrooms	64	85	-25%	69	-7%
3-Bedrooms	22	33	-33%	51	-57%
4-Bedrooms	7	10	-30%	10	-30%
All	278	359	-23%	317	-12%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	\$3,791	\$3,670	3%	\$3,374	12%
1-Bedrooms	\$5,217	\$5,170	1%	\$4,985	5%
2-Bedrooms	\$8,144	\$8,662	-6%	\$7,874	3%
3-Bedrooms	\$12,484	\$15,073	-17%	\$12,890	-3%
4-Bedrooms	\$23,602	\$18,807	25%	\$14,454	63%
All	\$6,871	\$7,263	-5%	\$6,449	7%

NON-DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	\$2,995	\$3,056	-2%	\$2,595	15%
1-Bedrooms	\$4,136	\$3,738	11%	\$3,419	21%
2-Bedrooms	\$5,092	\$5,342	-5%	\$4,467	14%
3-Bedrooms	\$6,438	\$6,244	3%	\$5,258	22%
4-Bedrooms	\$12,064	\$6,759	78%	\$6,181	95%
All	\$4,434	\$4,477	-1%	\$3,944	12%

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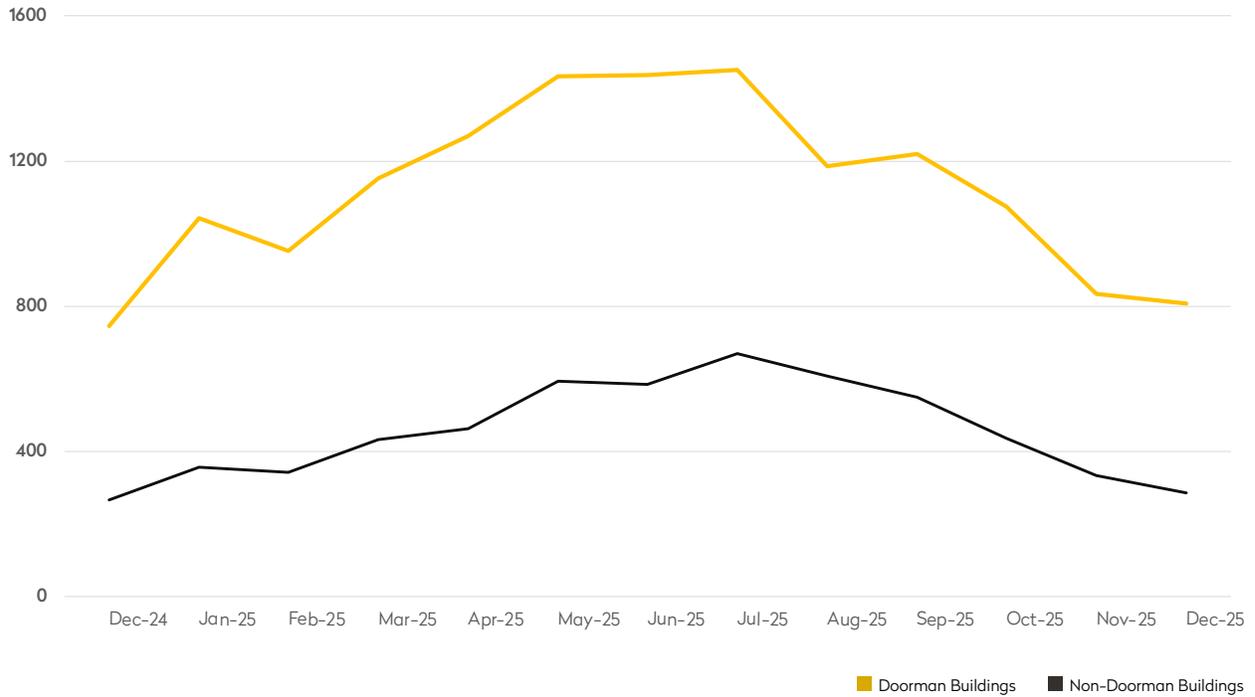
DECEMBER 2025

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



845 UNITED NATIONS PLAZA #21E

Number of New Listings



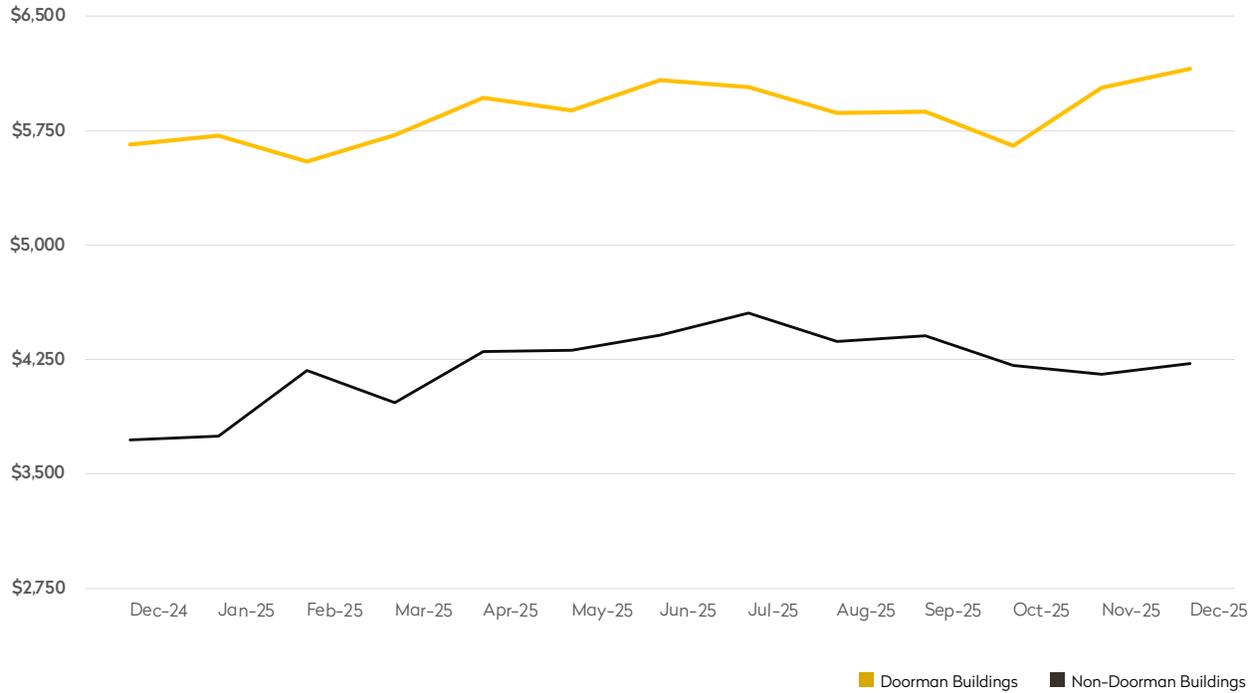
DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	223	217	3%	205	9%
1-Bedrooms	363	382	-5%	332	9%
2-Bedrooms	170	188	-10%	172	-1%
3-Bedrooms	42	38	11%	28	50%
4-Bedrooms	9	8	13%	7	29%
All	807	834	-3%	746	8%

NON-DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	72	92	-22%	74	-3%
1-Bedrooms	119	138	-14%	102	17%
2-Bedrooms	67	80	-16%	54	24%
3-Bedrooms	23	20	15%	27	-15%
4-Bedrooms	5	2	150%	7	-29%
All	286	333	-14%	266	8%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	\$3,863	\$3,706	4%	\$3,509	10%
1-Bedrooms	\$5,080	\$5,015	1%	\$4,900	4%
2-Bedrooms	\$8,041	\$7,964	1%	\$7,230	11%
3-Bedrooms	\$12,770	\$13,620	-6%	\$15,522	-18%
4-Bedrooms	\$39,997	\$34,600	16%	\$18,049	122%
All	\$6,157	\$6,032	2%	\$5,658	9%

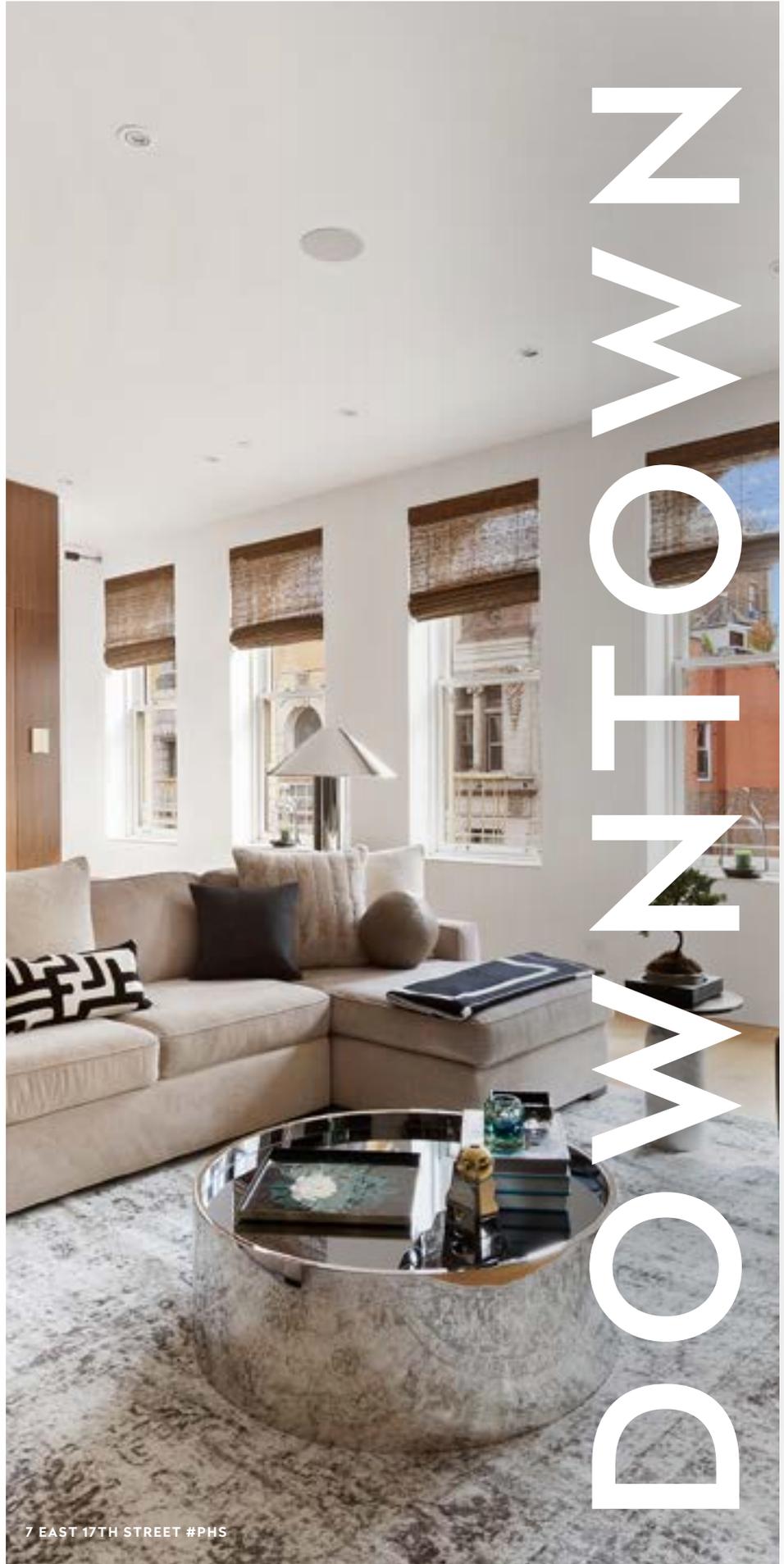
NON-DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	\$3,121	\$3,042	3%	\$2,725	15%
1-Bedrooms	\$3,812	\$4,002	-5%	\$3,332	14%
2-Bedrooms	\$4,955	\$4,746	4%	\$4,170	19%
3-Bedrooms	\$6,712	\$7,054	-5%	\$5,750	17%
4-Bedrooms	\$8,676	\$8,100	7%	\$7,264	19%
All	\$4,224	\$4,154	2%	\$3,721	14%

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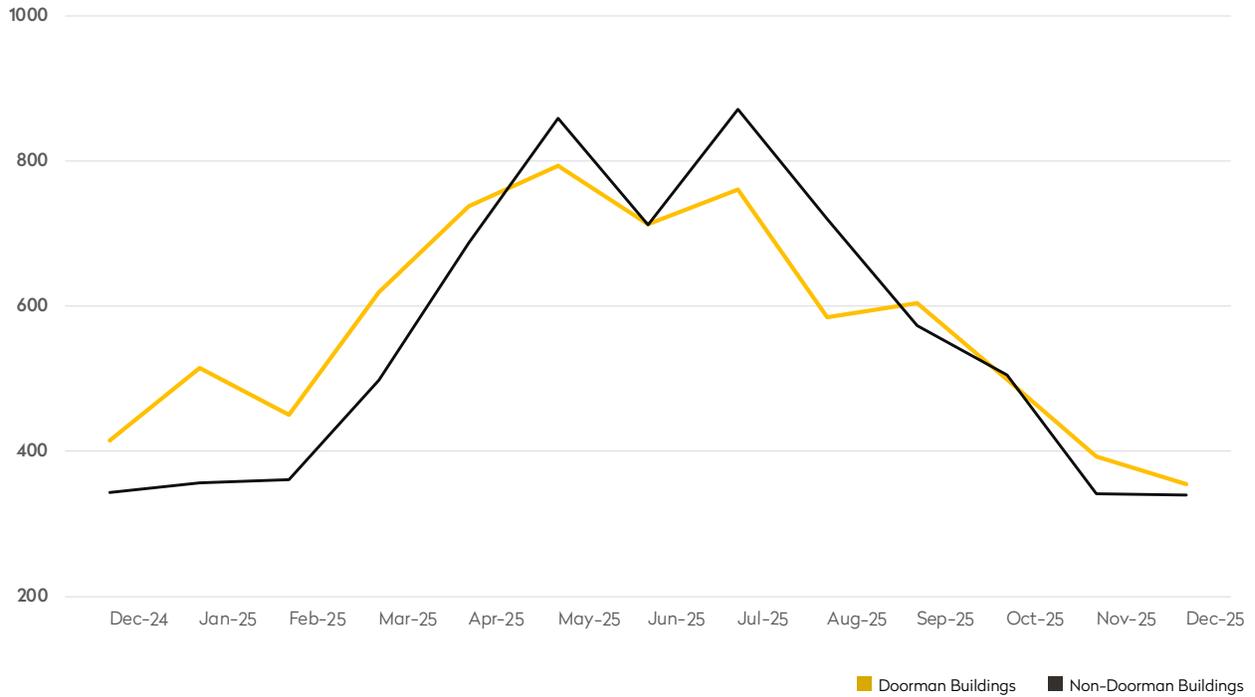
DECEMBER 2025

34th Street to 14th Street



7 EAST 17TH STREET #PHS

Number of New Listings



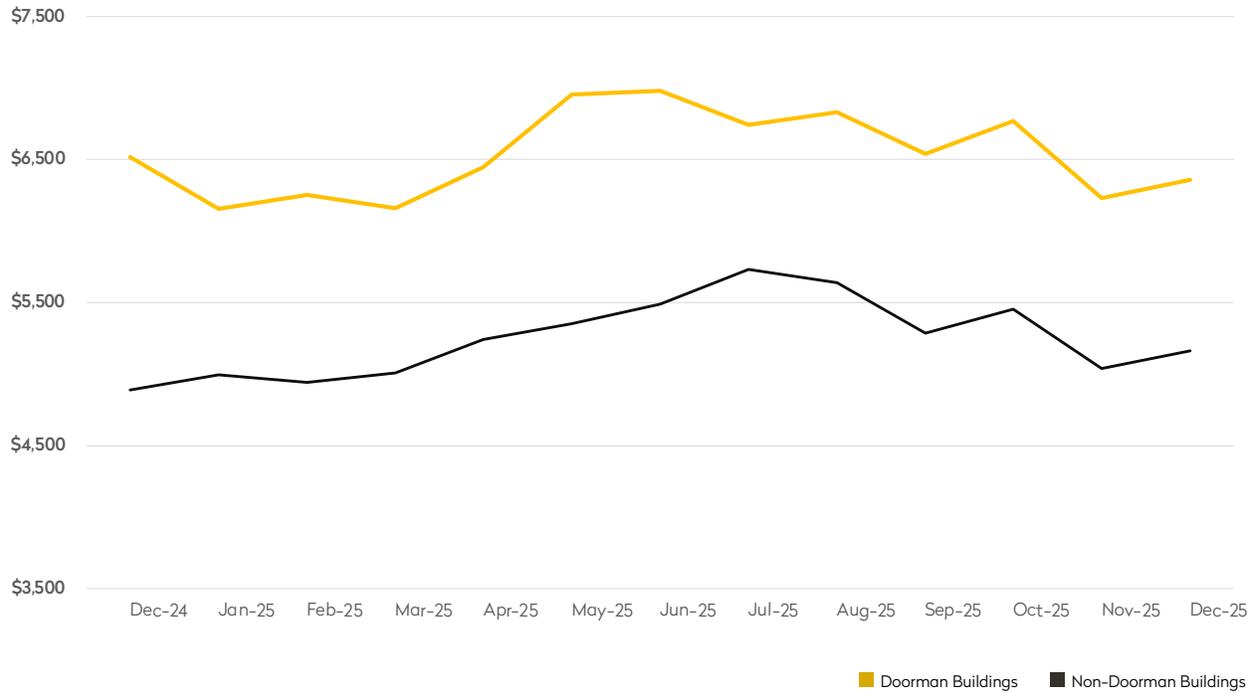
DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	96	118	-19%	100	-4%
1-Bedrooms	186	188	-1%	201	-7%
2-Bedrooms	62	74	-16%	94	-34%
3-Bedrooms	11	11	0%	14	-21%
4-Bedrooms	0	2	-100%	6	-100%
All	355	393	-10%	415	-14%

NON-DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	71	92	-23%	88	-19%
1-Bedrooms	143	132	8%	133	8%
2-Bedrooms	84	86	-2%	81	4%
3-Bedrooms	33	23	43%	34	-3%
4-Bedrooms	8	6	33%	6	33%
All	340	342	-1%	343	-1%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	\$4,249	\$4,304	-1%	\$4,034	5%
1-Bedrooms	\$5,998	\$5,897	2%	\$5,621	7%
2-Bedrooms	\$8,739	\$8,654	1%	\$8,451	3%
3-Bedrooms	\$17,461	\$15,543	12%	\$16,782	4%
4-Bedrooms	\$0	\$10,600	-100%	\$23,791	-100%
All	\$6,359	\$6,232	2%	\$6,519	-2%

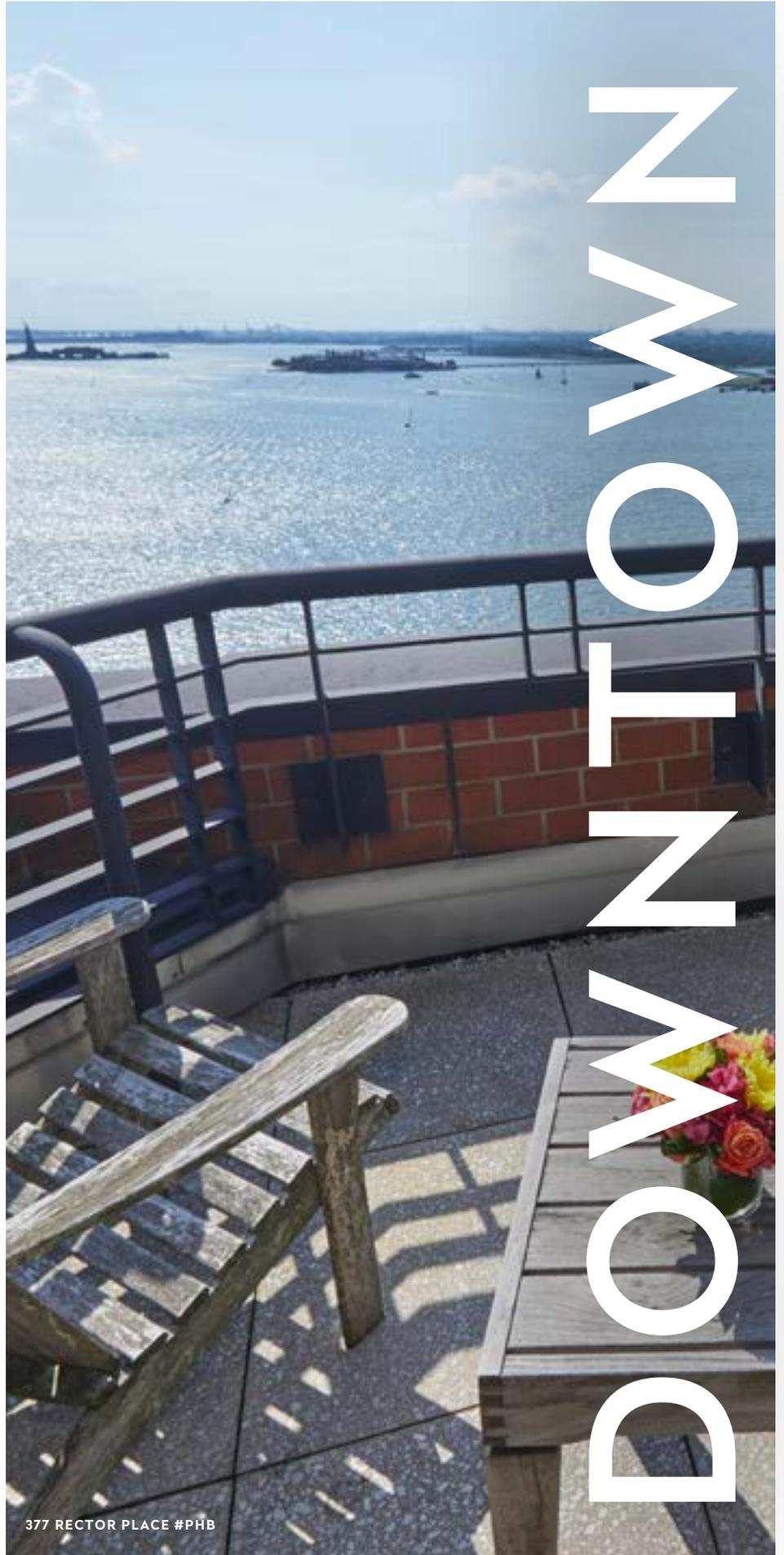
NON-DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	\$3,488	\$3,558	-2%	\$3,081	13%
1-Bedrooms	\$4,552	\$4,452	2%	\$3,912	16%
2-Bedrooms	\$5,775	\$6,084	-5%	\$5,356	8%
3-Bedrooms	\$8,586	\$7,452	15%	\$10,130	-15%
4-Bedrooms	\$9,806	\$10,913	-10%	\$16,248	-40%
All	\$5,160	\$5,039	2%	\$4,888	6%

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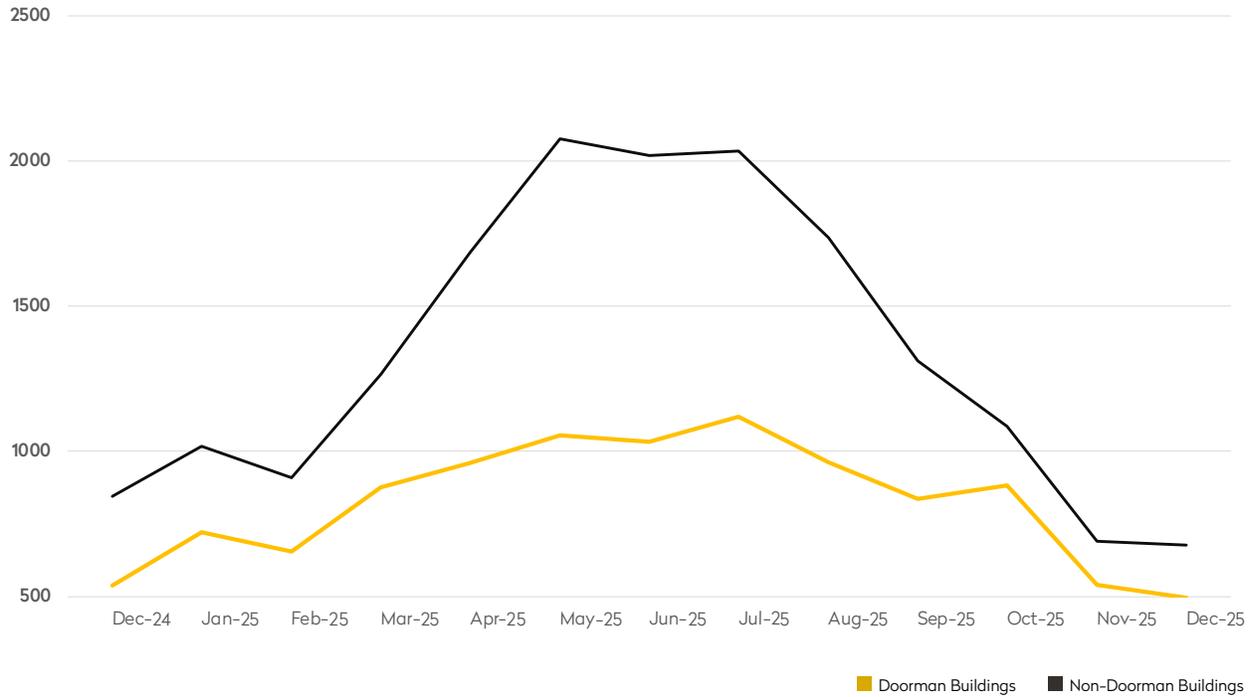
DECEMBER 2025

South of 14th Street



377 RECTOR PLACE #PHB

Number of New Listings



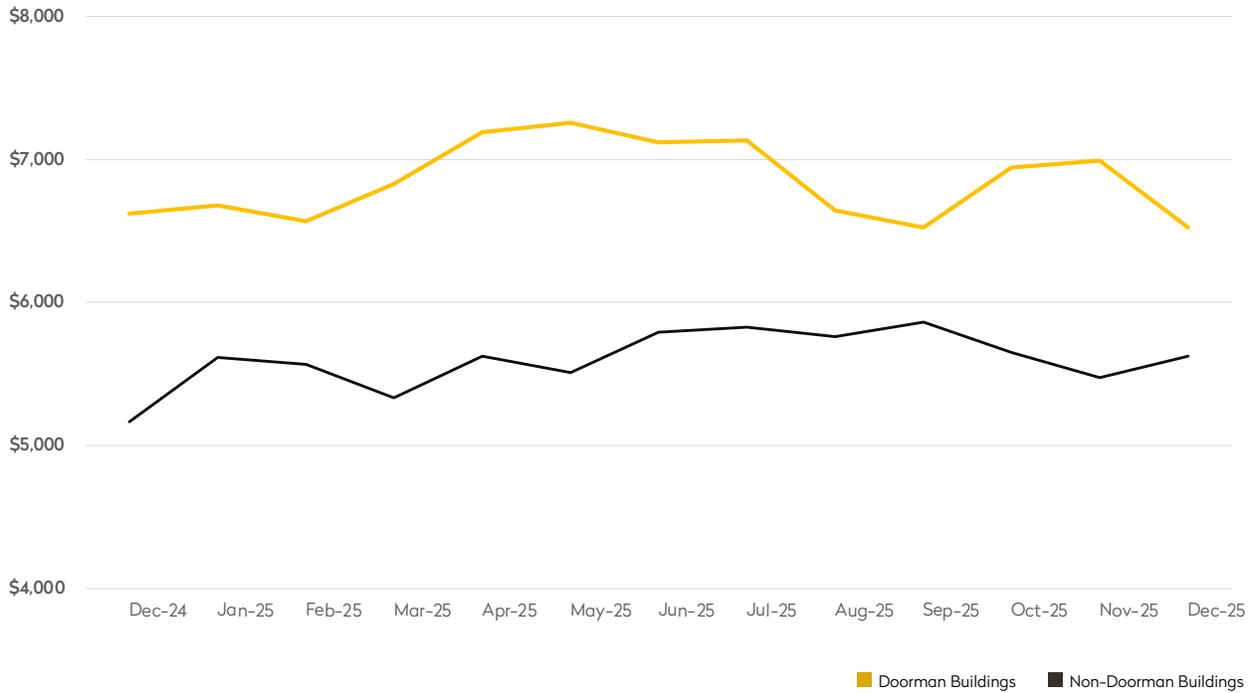
DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	165	183	-10%	164	1%
1-Bedrooms	194	189	3%	224	-13%
2-Bedrooms	97	115	-16%	105	-8%
3-Bedrooms	29	41	-29%	40	-28%
4-Bedrooms	8	12	-33%	5	60%
All	495	540	-8%	538	-8%

NON-DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	137	132	4%	153	-10%
1-Bedrooms	260	287	-9%	284	-8%
2-Bedrooms	198	203	-2%	259	-24%
3-Bedrooms	64	52	23%	121	-47%
4-Bedrooms	17	14	21%	26	-35%
All	678	691	-2%	846	-20%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	\$4,298	\$4,160	3%	\$4,001	7%
1-Bedrooms	\$5,779	\$5,732	1%	\$5,544	4%
2-Bedrooms	\$8,538	\$9,676	-12%	\$9,371	-9%
3-Bedrooms	\$13,551	\$14,888	-9%	\$14,727	-8%
4-Bedrooms	\$13,600	\$17,295	-21%	\$18,380	-26%
All	\$6,525	\$6,991	-7%	\$6,623	-1%

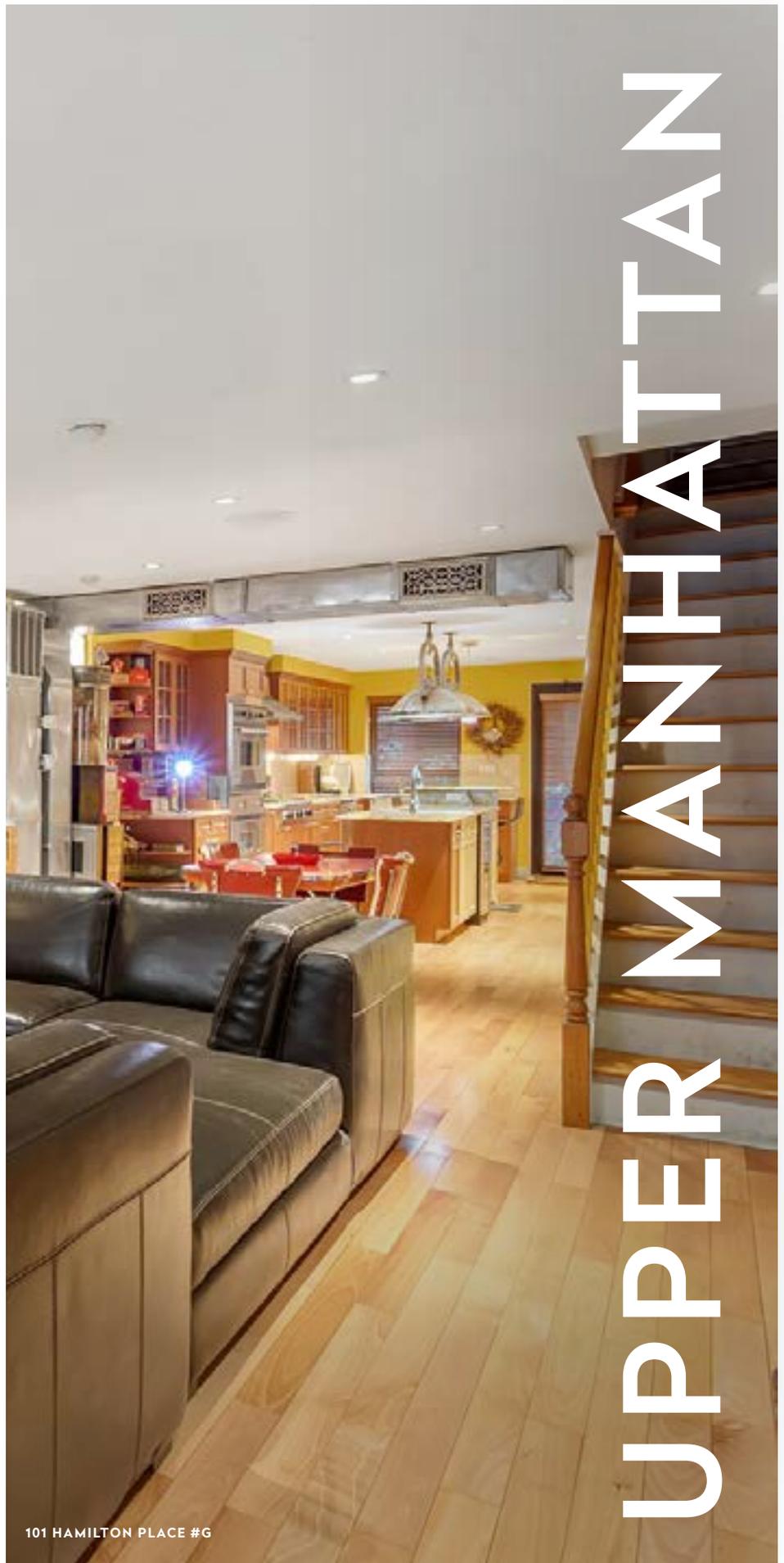
NON-DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	\$3,474	\$3,532	-2%	\$3,167	10%
1-Bedrooms	\$4,549	\$4,248	7%	\$4,005	14%
2-Bedrooms	\$6,575	\$6,616	-1%	\$5,578	18%
3-Bedrooms	\$9,617	\$9,835	-2%	\$7,791	23%
4-Bedrooms	\$12,807	\$10,513	22%	\$12,484	3%
All	\$5,625	\$5,475	3%	\$5,165	9%

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DECEMBER 2025

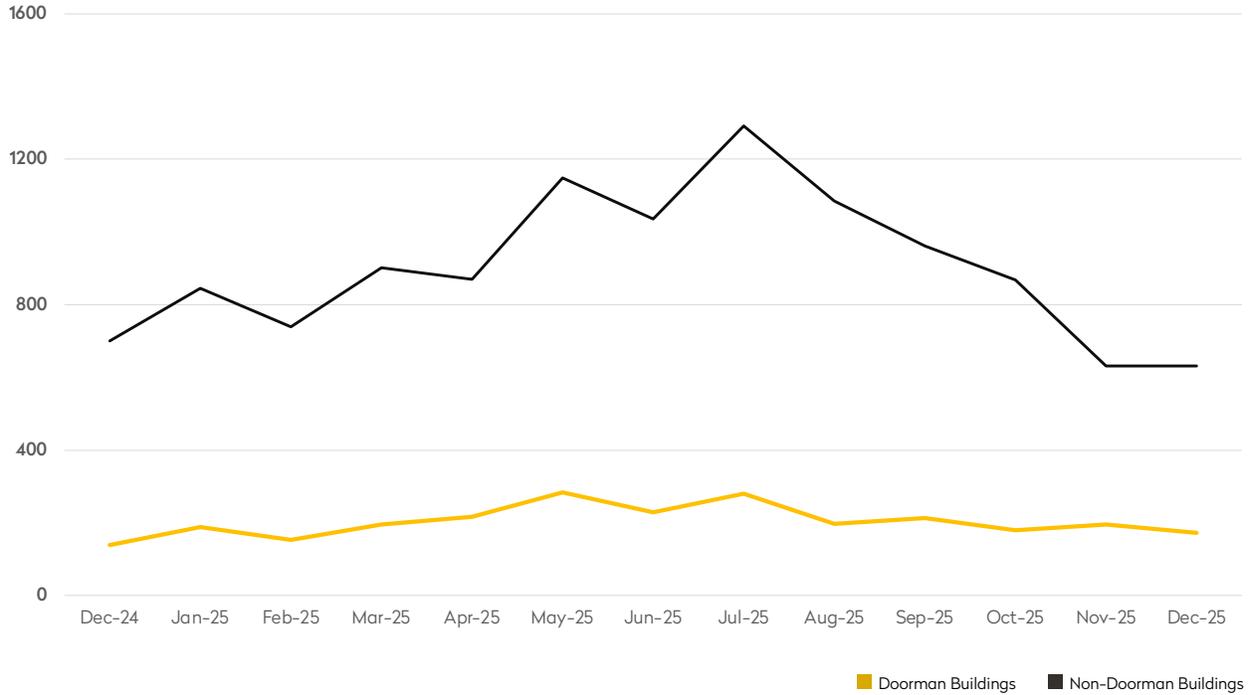
Generally North of 96th St. on the East Side,
and 110th St. on the West Side



UPPER MANHATTAN

101 HAMILTON PLACE #G

Number of New Listings



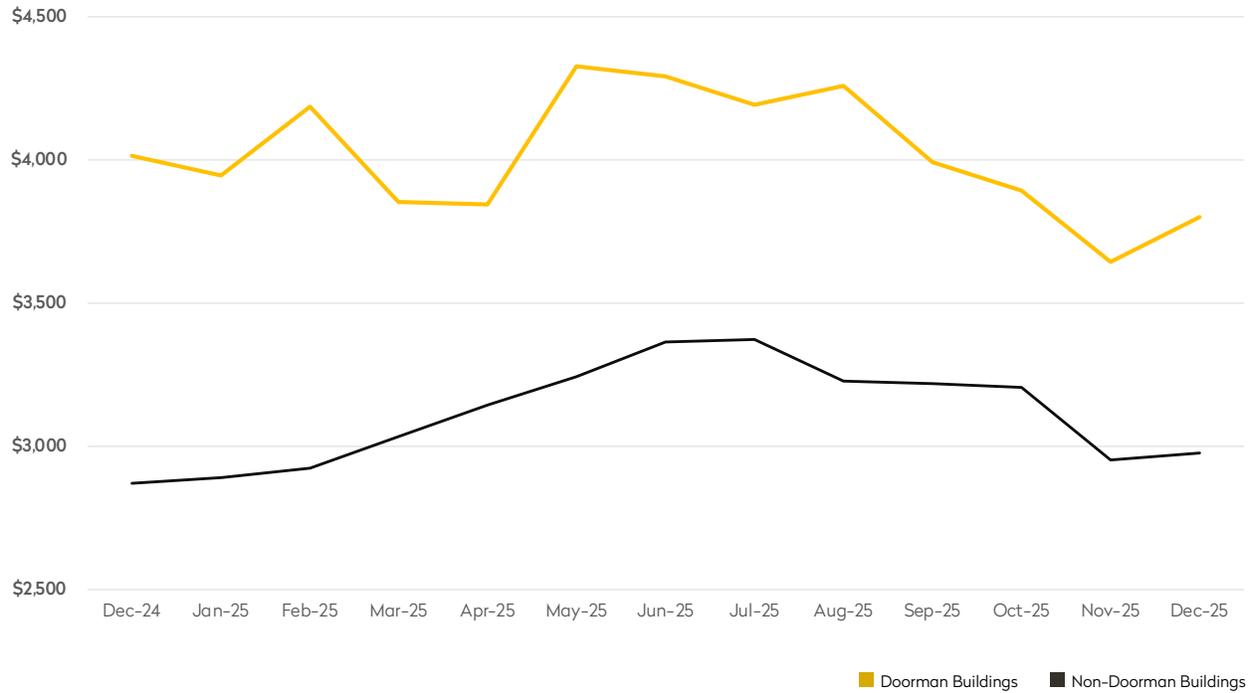
DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	22	30	-27%	19	16%
1-Bedrooms	76	88	-14%	52	46%
2-Bedrooms	58	65	-11%	41	41%
3-Bedrooms	12	11	9%	16	-25%
4-Bedrooms	4	2	100%	11	-64%
All	172	196	-12%	139	24%

NON-DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	82	85	-4%	76	8%
1-Bedrooms	242	256	-5%	259	-7%
2-Bedrooms	196	190	3%	224	-13%
3-Bedrooms	89	83	7%	94	-5%
4-Bedrooms	22	16	38%	40	-45%
All	631	632	0%	700	-10%

Average Asking Rent



DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	\$2,907	\$3,006	-3%	\$2,400	21%
1-Bedrooms	\$3,435	\$3,291	4%	\$3,153	9%
2-Bedrooms	\$4,447	\$4,269	4%	\$4,666	-5%
3-Bedrooms	\$4,379	\$4,670	-6%	\$4,998	-12%
4-Bedrooms	\$4,573	\$2,800	63%	\$6,993	-35%
All	\$3,801	\$3,644	4%	\$4,013	-5%

NON-DOORMAN BUILDINGS

	DECEMBER 2025	NOVEMBER 2025	MONTHLY CHANGE	DECEMBER 2024	ANNUAL CHANGE
Studios	\$2,407	\$2,338	3%	\$2,254	7%
1-Bedrooms	\$2,596	\$2,557	2%	\$2,376	9%
2-Bedrooms	\$3,187	\$3,280	-3%	\$3,022	5%
3-Bedrooms	\$3,634	\$3,680	-1%	\$3,508	4%
4-Bedrooms	\$4,773	\$4,684	2%	\$4,332	10%
All	\$2,977	\$2,953	1%	\$2,871	4%

Contact Us

NEW RENTAL LISTINGS REPORT

December 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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