

Feb

2026
NEW LISTINGS
RENTAL
CONCESSIONS
REPORT



MANHATTAN DOORMAN BUILDINGS

RENTAL CONCESSIONS

Brown Harris Stevens THE Craft of Research

Highlights

RENTAL CONCESSIONS REPORT

February 2026

- February saw the percentage of new listings in doorman buildings offering concessions drop 18% from the prior month.
- Upper Manhattan posted the largest number of listings with concessions at 7.19%.
- Total average concessions dropped from January to 1.32 months.
- Listings in Upper Manhattan offered the highest average total concession amounts, 3.33-months.

DEFINITIONS

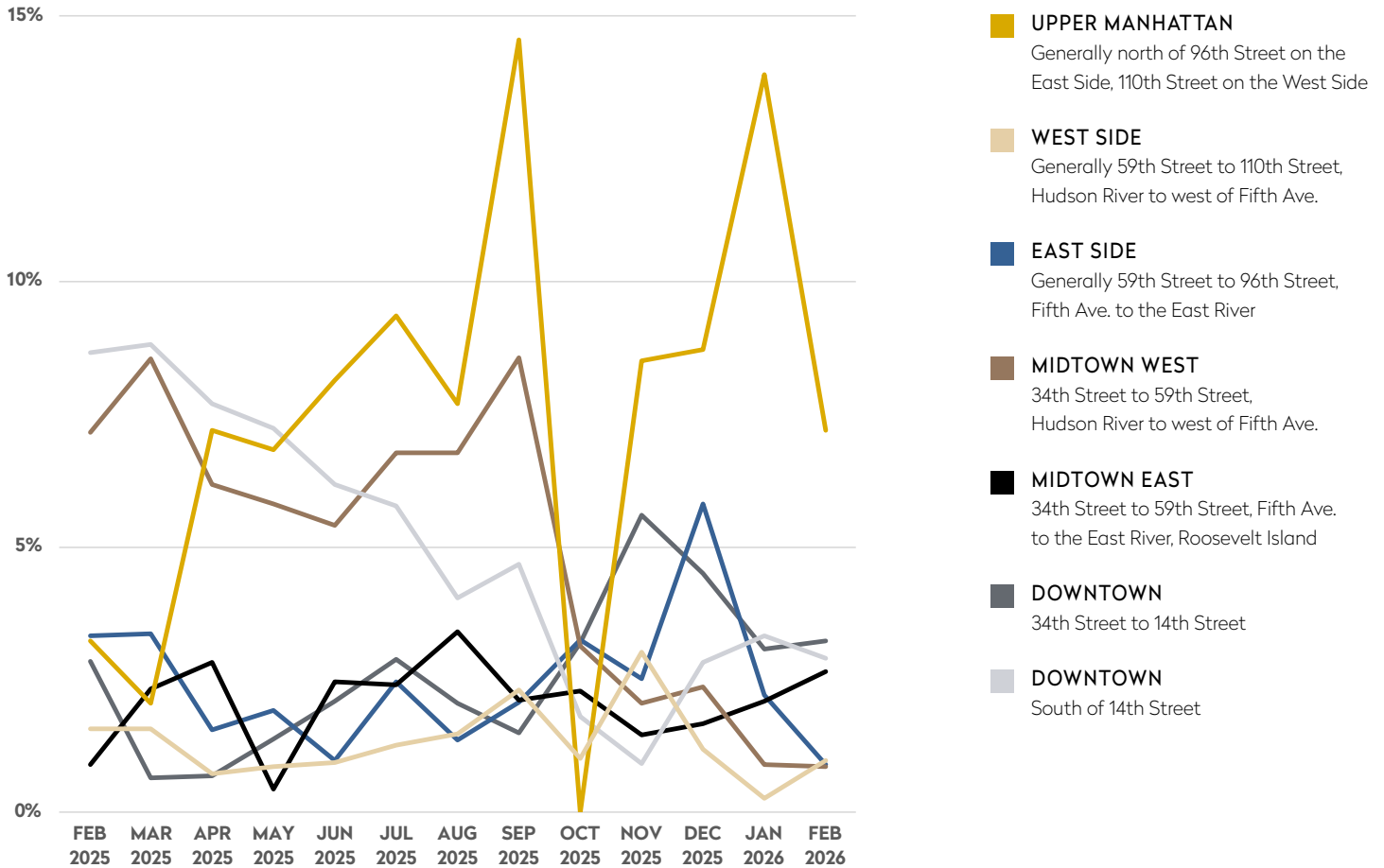
LISTINGS Rental listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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

	FEB 2026	JAN 2026	DEC 2025	NOV 2025	OCT 2025	SEP 2025	AUG 2025	JUL 2025	JUN 2025	MAY 2025	APR 2025	MAR 2025	FEB 2025
14TH - 34TH STREET	0.93	1.10	1.27	1.23	1.59	2.06	2.00	1.60	1.93	0.76	0.90	0.88	1.32
EAST SIDE	0.83	1.28	1.26	1.47	1.33	0.58	0.88	1.00	1.30	1.05	1.43	1.77	1.48
MIDTOWN EAST	1.02	0.90	0.92	1.08	0.98	1.44	1.43	1.66	1.40	1.02	1.85	1.63	2.13
MIDTOWN WEST	0.90	0.87	0.95	1.06	1.03	1.36	1.25	0.91	0.89	0.87	0.95	1.09	1.20
SOUTH OF 14TH STREET	0.80	0.65	0.65	1.22	1.08	0.93	0.88	1.02	1.04	0.88	0.86	0.92	1.03
UPPER MANHATTAN	3.33	3.21	3.53	3.82	N/A	2.71	2.78	2.53	2.82	1.90	1.59	1.00	1.60
WEST SIDE	1.00	0.90	1.27	1.04	0.85	1.21	0.81	1.50	1.33	0.90	1.50	1.43	0.99
TOTAL	1.32	1.66	1.50	1.78	1.19	1.50	1.39	1.33	1.36	1.00	1.10	1.11	1.19

Contact Us

FEBRUARY 2026

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

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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