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FEBRUARY 2026
NEW RENTAL
LISTINGS
REPORT

MANHATTAN



Brown Harris Stevens THE Craft OF Research

52 EAST 4TH STREET #PH3

Highlights

NEW RENTAL LISTINGS REPORT

February 2026

- In February, the number of new rental listings for doorman buildings saw a 10% decline, while non-doorman buildings dropped 7%.
- New listings of studio and one-bedroom apartments in doorman buildings were the only categories to post an increase compared to last year.
- At \$6,328 the average asking rent for doorman buildings dipped slightly from last month, while non-doorman buildings posted a 2% increase to \$4,601.
- Average asking rents increased over the past year for all bedroom categories except four-bedrooms in non-doorman buildings.



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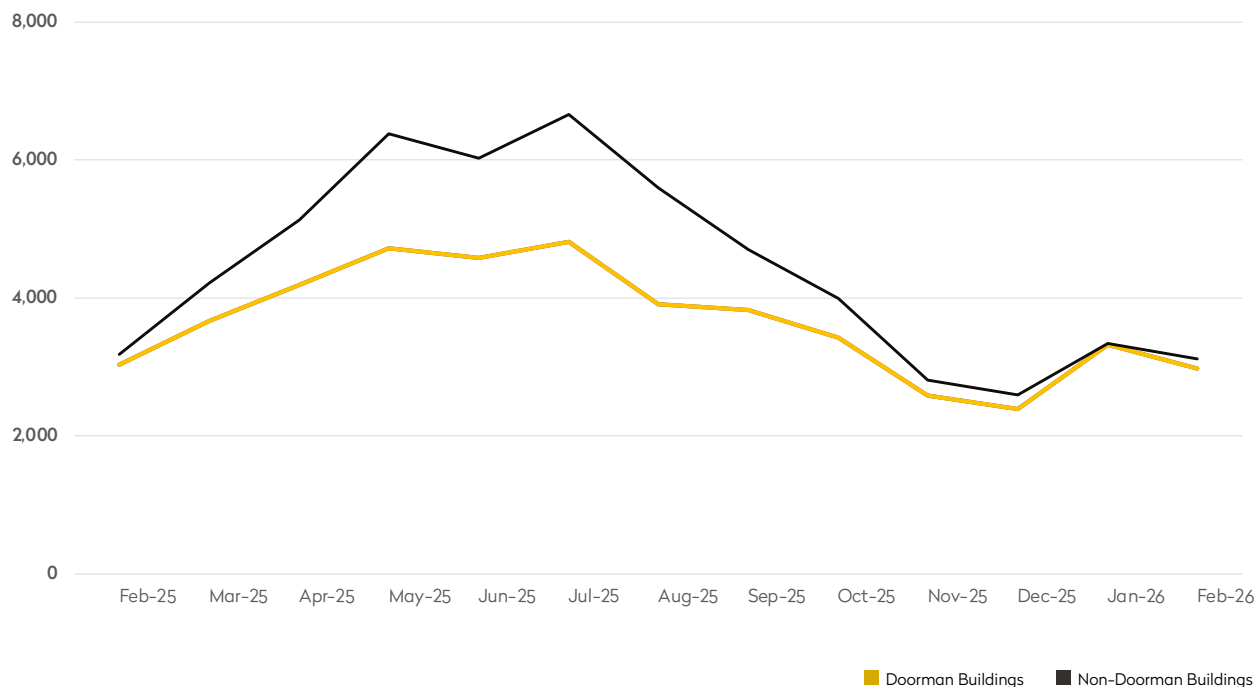
FEBRUARY 2026



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314 WEST 92ND STREET #PH

Number of New Listings



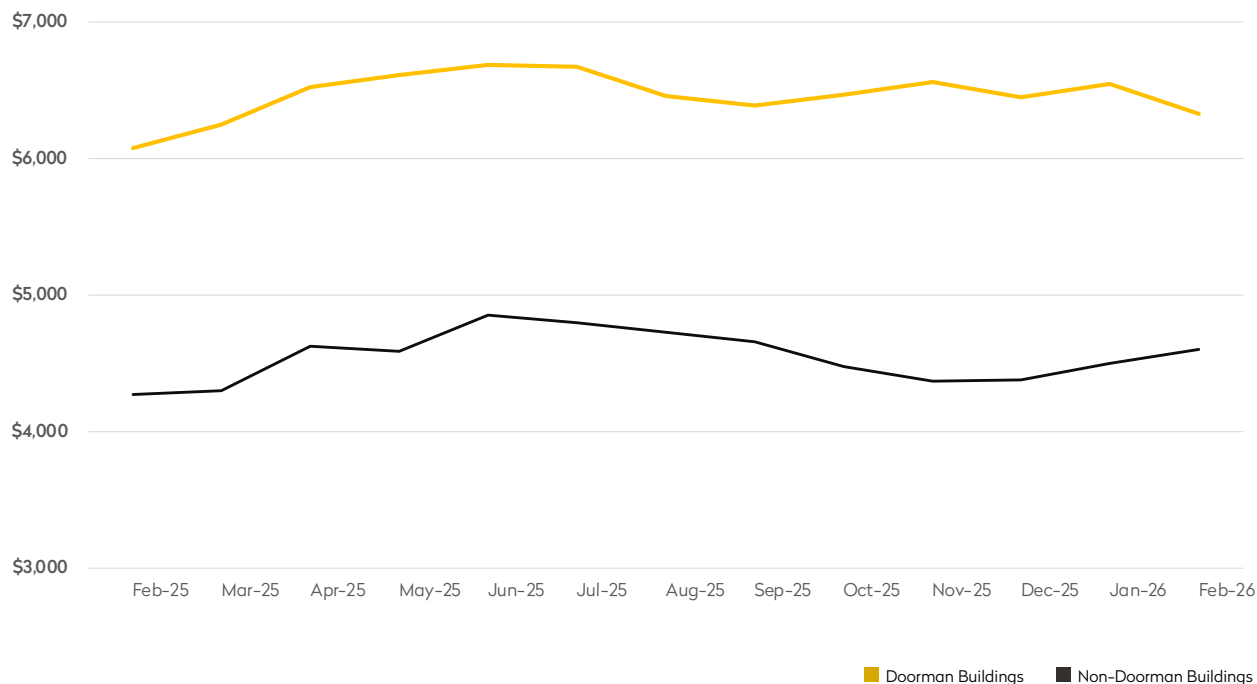
DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	758	796	-5%	742	2%
1-Bedrooms	1,390	1,518	-8%	1,338	4%
2-Bedrooms	627	751	-17%	710	-12%
3-Bedrooms	157	195	-19%	192	-18%
4-Bedrooms	34	47	-28%	47	-28%
All	2,976	3,318	-10%	3,035	-2%

NON-DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	599	707	-15%	667	-10%
1-Bedrooms	1,243	1,366	-9%	1,250	-1%
2-Bedrooms	877	867	1%	833	5%
3-Bedrooms	313	324	-3%	330	-5%
4-Bedrooms	70	59	19%	89	-21%
All	3,118	3,335	-7%	3,184	-2%

Average Asking Rent



DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	\$4,058	\$4,061	0%	\$3,800	7%
1-Bedrooms	\$5,451	\$5,318	3%	\$5,098	7%
2-Bedrooms	\$8,595	\$8,142	6%	\$7,699	12%
3-Bedrooms	\$12,345	\$13,716	-10%	\$12,368	0%
4-Bedrooms	\$17,810	\$24,747	-28%	\$16,884	5%
All	\$6,328	\$6,550	-3%	\$6,080	4%

NON-DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	\$3,224	\$3,102	4%	\$2,935	10%
1-Bedrooms	\$4,002	\$3,878	3%	\$3,705	8%
2-Bedrooms	\$5,181	\$5,272	-2%	\$4,532	14%
3-Bedrooms	\$6,771	\$7,136	-5%	\$6,511	4%
4-Bedrooms	\$8,428	\$8,438	0%	\$9,936	-15%
All	\$4,601	\$4,502	2%	\$4,270	8%

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FEBRUARY 2026

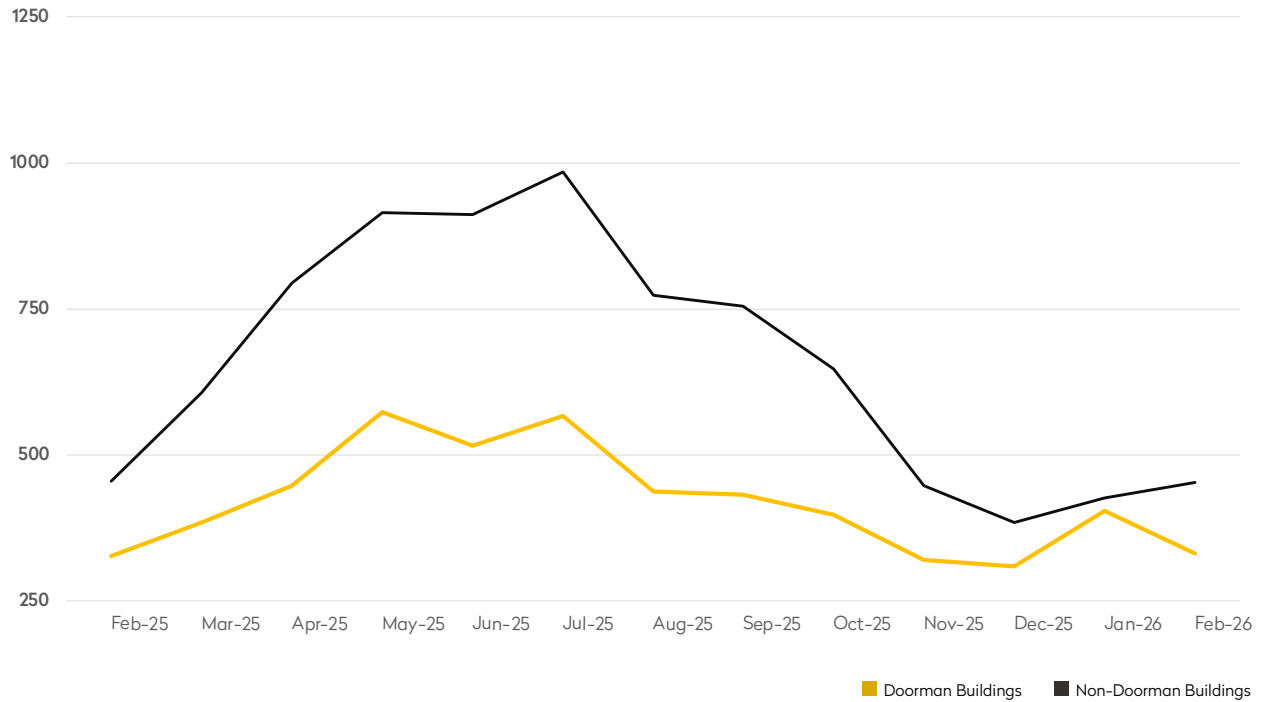
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



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1289 LEXINGTON AVENUE #17B

Number of New Listings



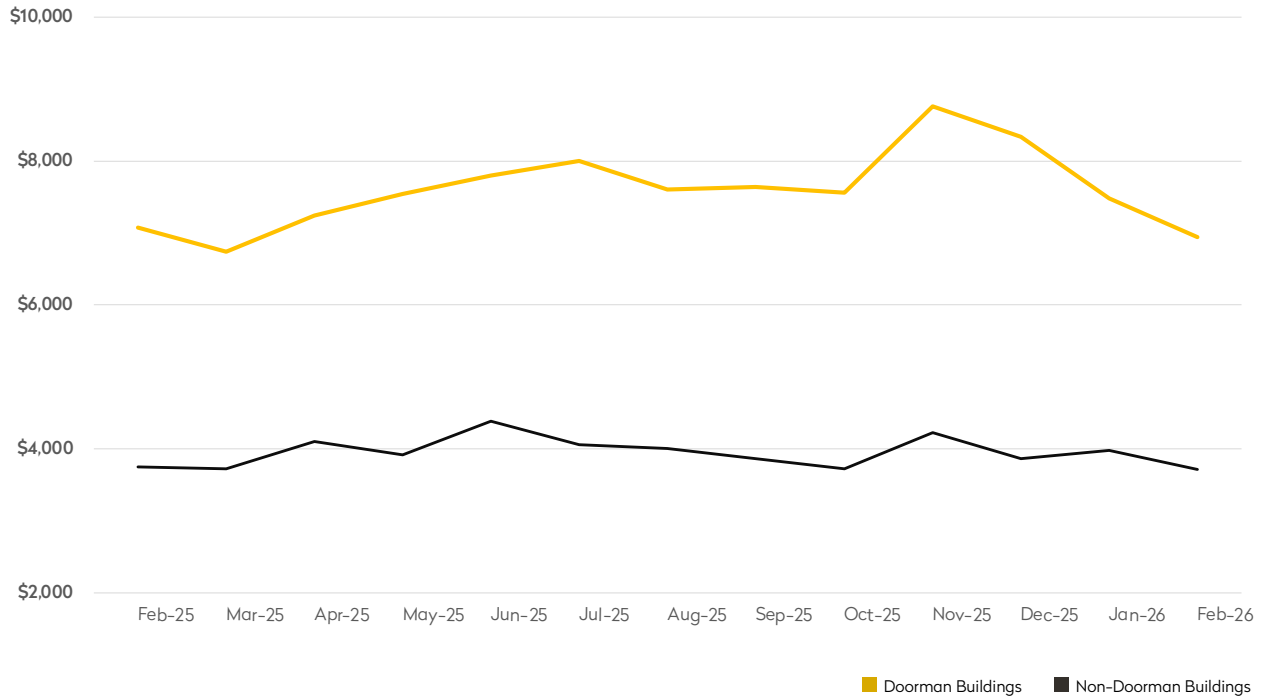
DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	59	42	40%	61	-3%
1-Bedrooms	157	195	-19%	161	-2%
2-Bedrooms	91	114	-20%	68	34%
3-Bedrooms	20	44	-55%	30	-33%
4-Bedrooms	4	5	-20%	6	-33%
All	331	404	-18%	327	1%

NON-DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	139	126	10%	135	3%
1-Bedrooms	192	188	2%	186	3%
2-Bedrooms	94	86	9%	104	-10%
3-Bedrooms	23	19	21%	25	-8%
4-Bedrooms	2	4	-50%	5	-60%
All	453	426	6%	455	0%

Average Asking Rent



DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	\$3,882	\$3,760	3%	\$3,759	3%
1-Bedrooms	\$5,126	\$4,997	3%	\$4,947	4%
2-Bedrooms	\$8,530	\$8,105	5%	\$8,168	4%
3-Bedrooms	\$18,442	\$16,411	12%	\$17,187	7%
4-Bedrooms	\$29,635	\$16,259	82%	\$31,667	-6%
All	\$6,941	\$7,482	-7%	\$7,079	-2%

NON-DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	\$2,825	\$2,870	-2%	\$2,611	8%
1-Bedrooms	\$3,372	\$3,312	2%	\$3,206	5%
2-Bedrooms	\$4,667	\$4,623	1%	\$4,751	-2%
3-Bedrooms	\$6,518	\$11,618	-44%	\$8,862	-26%
4-Bedrooms	\$8,123	\$15,461	-47%	\$8,400	-3%
All	\$3,713	\$3,979	-7%	\$3,750	-1%

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FEBRUARY 2026

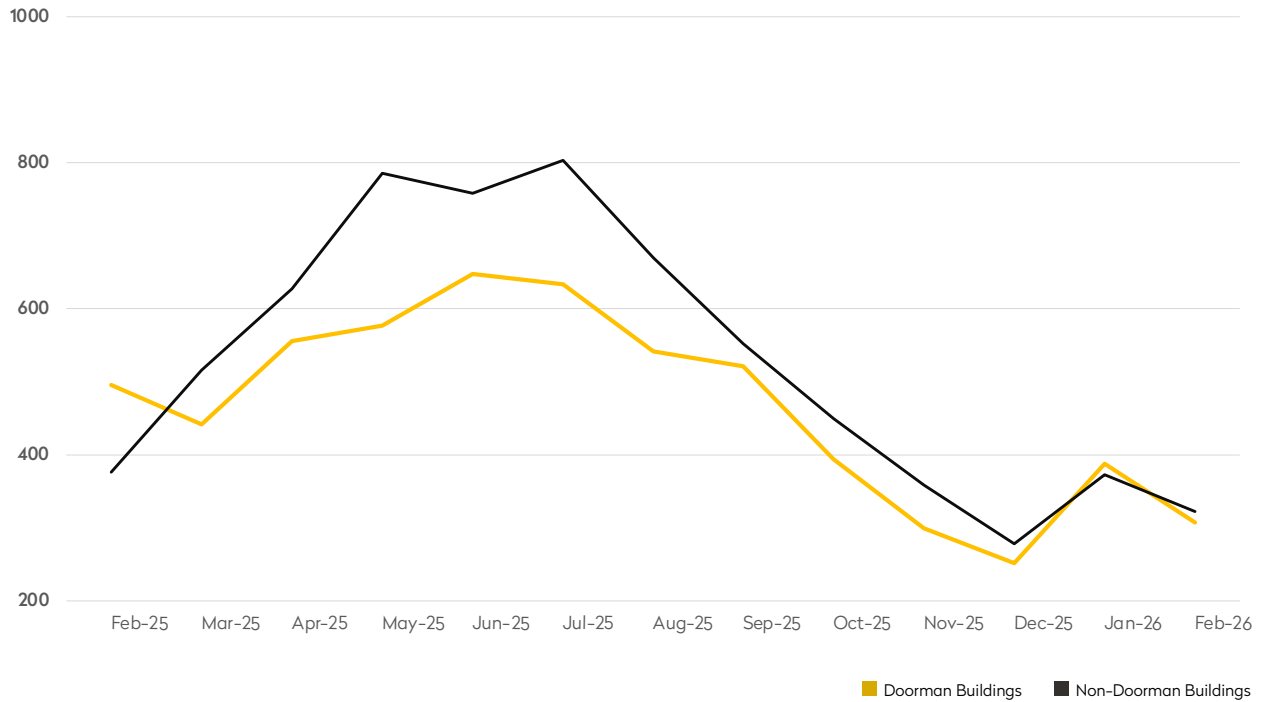
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Avenue



WESTSIDE

50 RIVERSIDE BOULEVARD #21A

Number of New Listings



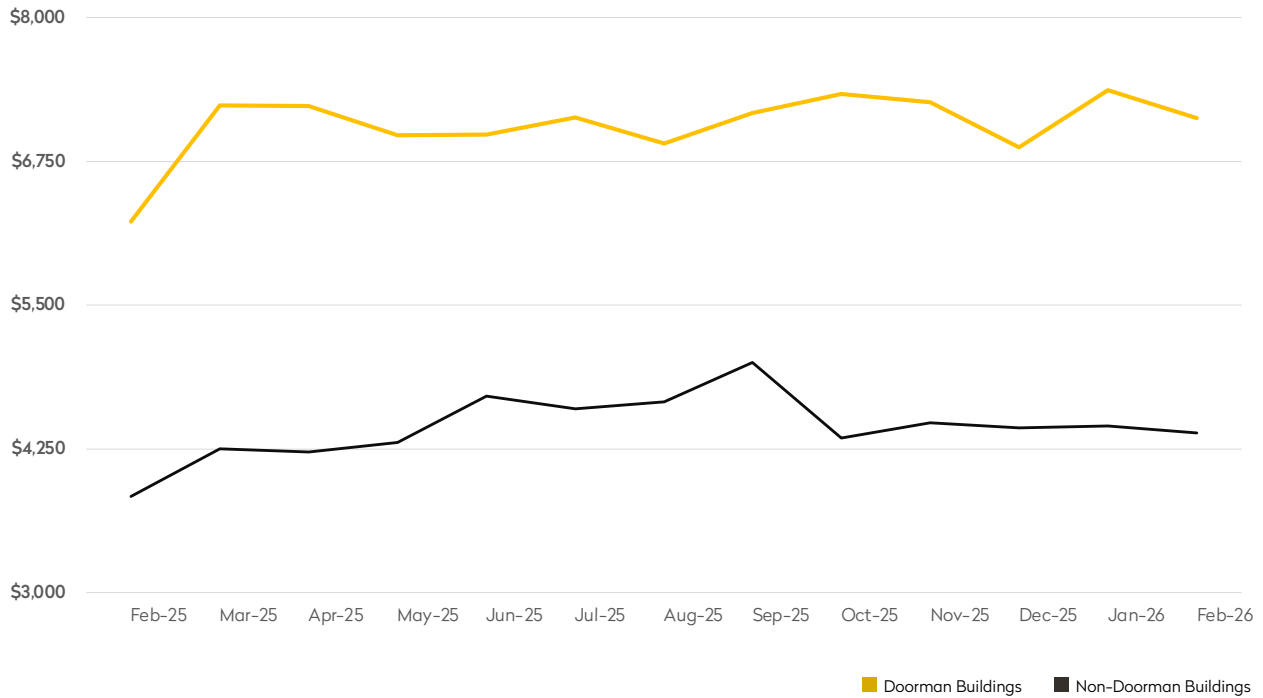
DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	62	65	-5%	81	-23%
1-Bedrooms	134	191	-30%	222	-40%
2-Bedrooms	77	86	-10%	129	-40%
3-Bedrooms	26	30	-13%	48	-46%
4-Bedrooms	6	14	-57%	14	-57%
All	307	388	-21%	496	-38%

NON-DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	69	100	-31%	106	-35%
1-Bedrooms	138	151	-9%	149	-7%
2-Bedrooms	68	82	-17%	78	-13%
3-Bedrooms	39	33	18%	30	30%
4-Bedrooms	8	5	60%	11	-27%
All	322	373	-14%	376	-14%

Average Asking Rent



DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	\$3,593	\$3,714	-3%	\$3,612	-1%
1-Bedrooms	\$5,335	\$5,224	2%	\$4,852	10%
2-Bedrooms	\$9,283	\$7,870	18%	\$7,546	23%
3-Bedrooms	\$12,773	\$14,131	-10%	\$10,623	20%
4-Bedrooms	\$23,175	\$29,620	-22%	\$13,970	66%
All	\$7,127	\$7,369	-3%	\$6,226	14%

NON-DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	\$3,117	\$3,166	-2%	\$2,673	17%
1-Bedrooms	\$4,047	\$4,121	-2%	\$3,773	7%
2-Bedrooms	\$5,312	\$5,265	1%	\$4,643	14%
3-Bedrooms	\$5,778	\$7,247	-20%	\$5,097	13%
4-Bedrooms	\$6,590	\$6,709	-2%	\$6,385	3%
All	\$4,388	\$4,448	-1%	\$3,839	14%

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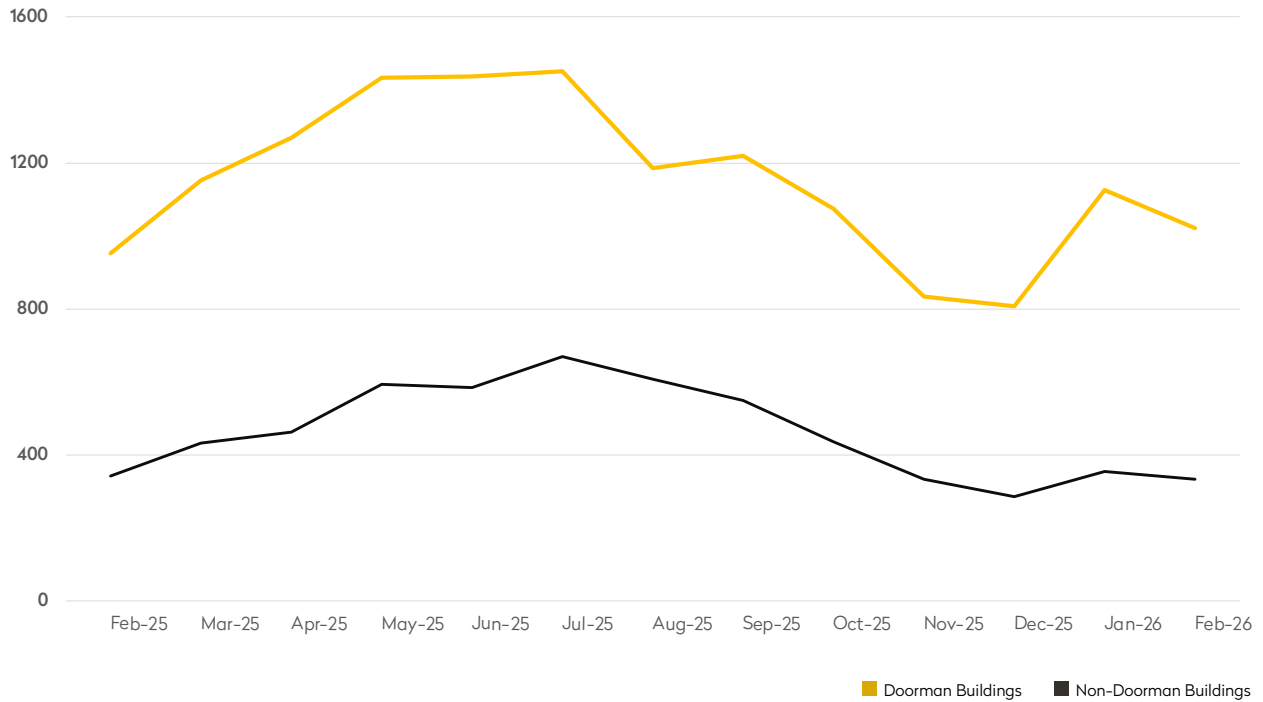
FEBRUARY 2026

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



CENTRAL PARK SOUTH #1901

Number of New Listings



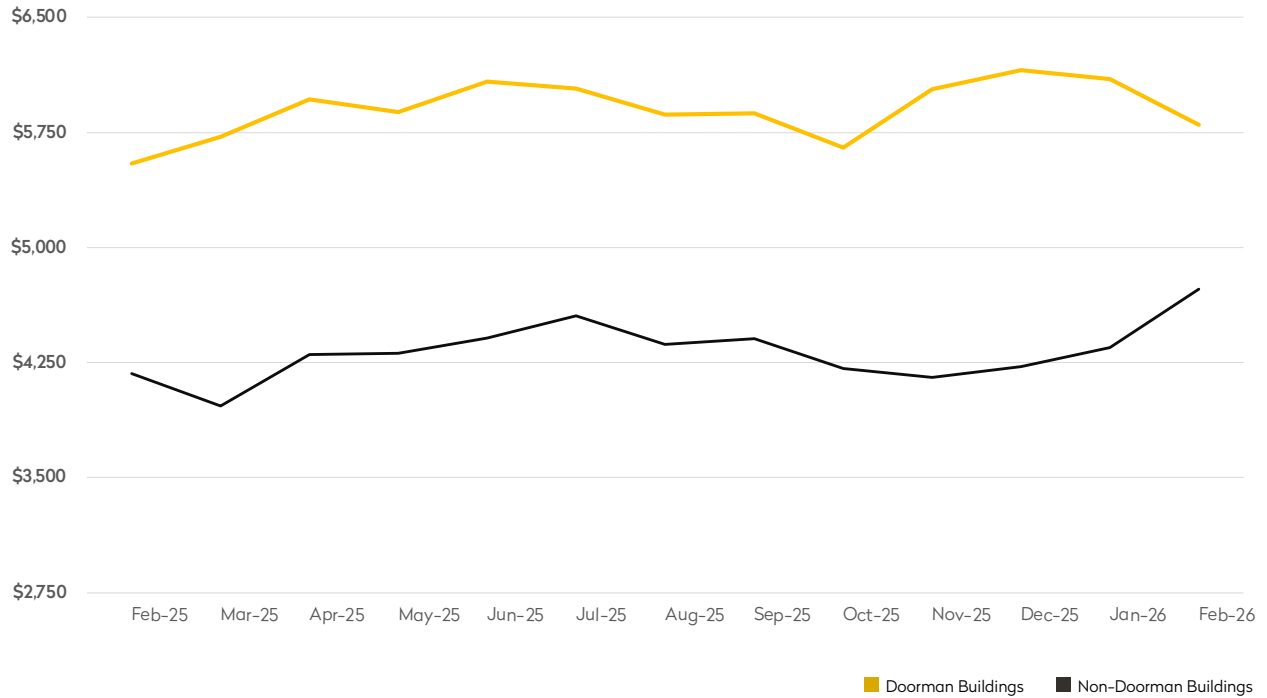
DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	265	294	-10%	261	2%
1-Bedrooms	514	528	-3%	404	27%
2-Bedrooms	205	247	-17%	221	-7%
3-Bedrooms	31	48	-35%	51	-39%
4-Bedrooms	6	7	-14%	15	-60%
All	1,022	1,125	-9%	953	7%

NON-DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	81	94	-14%	98	-17%
1-Bedrooms	142	153	-7%	117	21%
2-Bedrooms	81	86	-6%	87	-7%
3-Bedrooms	22	17	29%	30	-27%
4-Bedrooms	8	5	60%	9	-11%
All	334	355	-6%	343	-3%

Average Asking Rent



DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	\$3,898	\$3,868	1%	\$3,562	9%
1-Bedrooms	\$5,305	\$5,188	2%	\$4,885	9%
2-Bedrooms	\$8,224	\$8,478	-3%	\$7,408	11%
3-Bedrooms	\$10,347	\$13,895	-26%	\$11,800	-12%
4-Bedrooms	\$22,584	\$24,646	-8%	\$9,295	143%
All	\$5,799	\$6,098	-5%	\$5,549	5%

NON-DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	\$3,446	\$3,074	12%	\$2,946	17%
1-Bedrooms	\$4,267	\$4,224	1%	\$3,937	8%
2-Bedrooms	\$5,701	\$5,272	8%	\$4,415	29%
3-Bedrooms	\$7,323	\$6,895	6%	\$6,563	12%
4-Bedrooms	\$8,933	\$7,456	20%	\$8,893	0%
All	\$4,728	\$4,347	9%	\$4,180	13%

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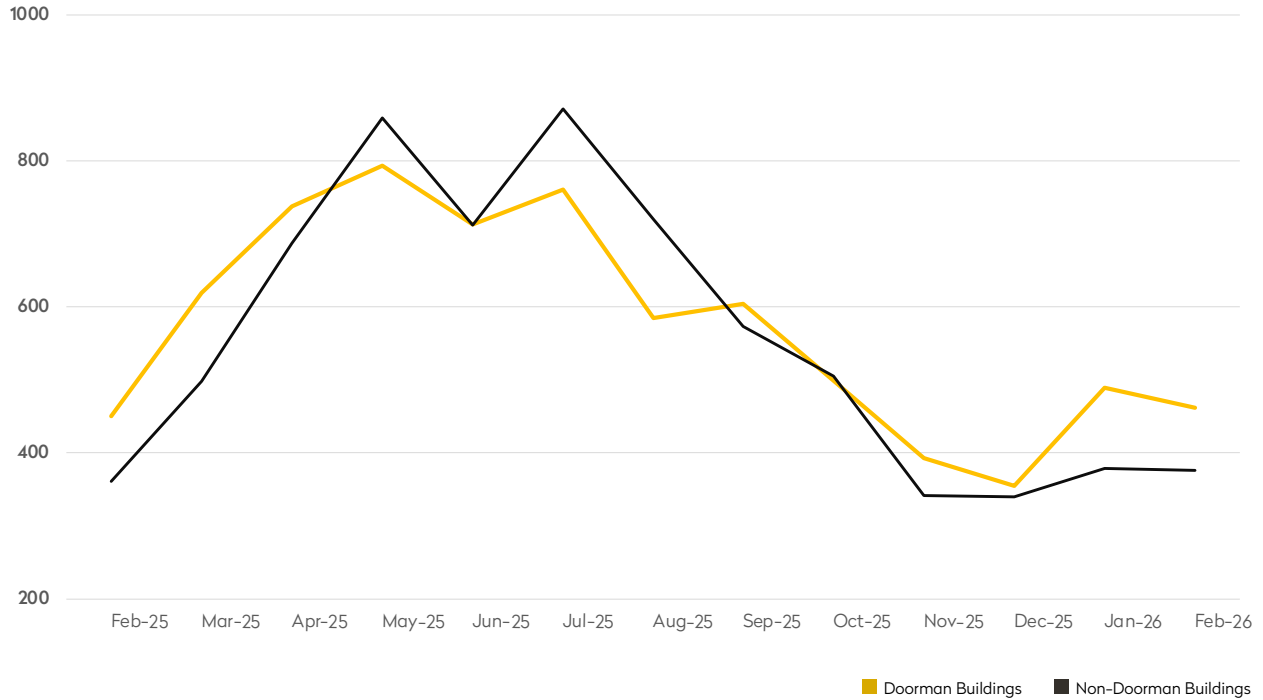
FEBRUARY 2026

34th Street to 14th Street



7 EAST 17TH STREET #PHS

Number of New Listings



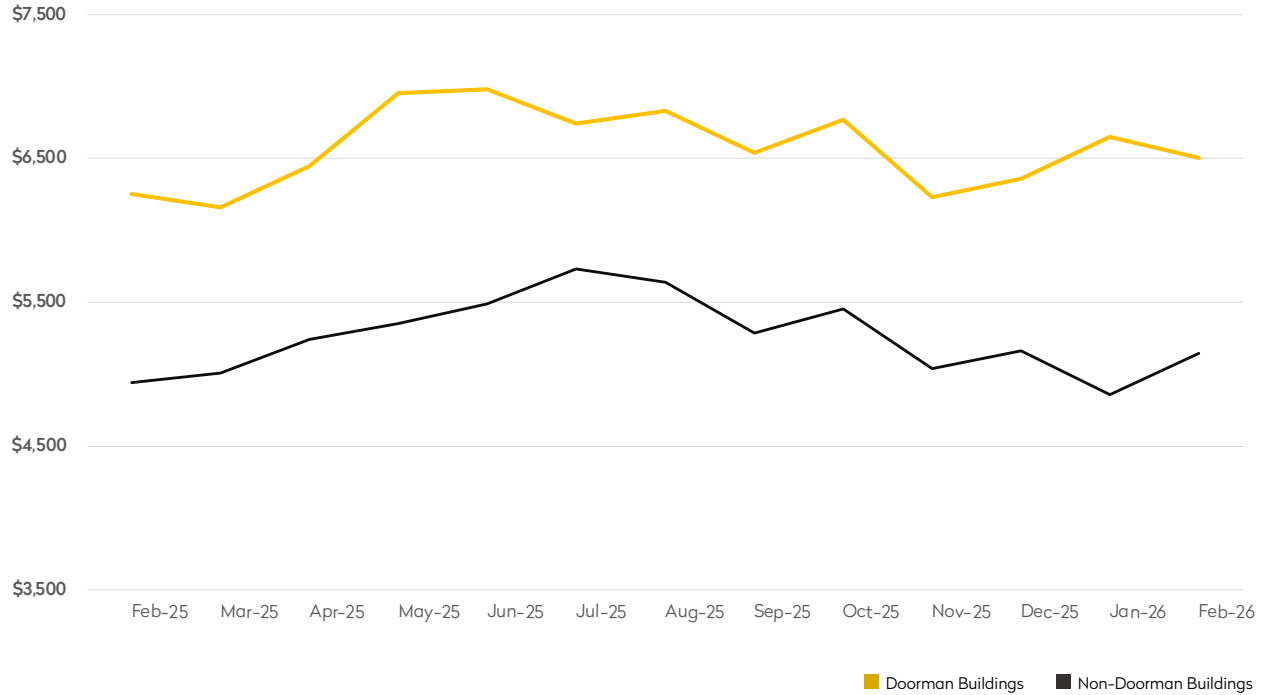
DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	115	136	-15%	133	-14%
1-Bedrooms	247	240	3%	219	13%
2-Bedrooms	83	91	-9%	77	8%
3-Bedrooms	13	16	-19%	18	-28%
4-Bedrooms	2	4	-50%	3	-33%
All	462	489	-6%	450	3%

NON-DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	84	90	-7%	74	14%
1-Bedrooms	152	166	-8%	158	-4%
2-Bedrooms	96	90	7%	83	16%
3-Bedrooms	42	28	50%	40	5%
4-Bedrooms	2	3	-33%	6	-67%
All	376	379	-1%	361	4%

Average Asking Rent



DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	\$4,410	\$4,450	-1%	\$4,159	6%
1-Bedrooms	\$6,129	\$5,832	5%	\$5,633	9%
2-Bedrooms	\$9,091	\$9,319	-2%	\$9,025	1%
3-Bedrooms	\$12,412	\$12,101	3%	\$14,945	-17%
4-Bedrooms	\$9,116	\$24,733	-63%	\$20,848	-56%
All	\$6,505	\$6,649	-2%	\$6,251	4%

NON-DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	\$3,567	\$3,420	4%	\$3,153	13%
1-Bedrooms	\$4,582	\$4,237	8%	\$4,139	11%
2-Bedrooms	\$5,731	\$6,018	-5%	\$5,840	-2%
3-Bedrooms	\$8,816	\$8,125	9%	\$8,219	7%
4-Bedrooms	\$8,632	\$10,498	-18%	\$13,948	-38%
All	\$5,143	\$4,857	6%	\$4,943	4%

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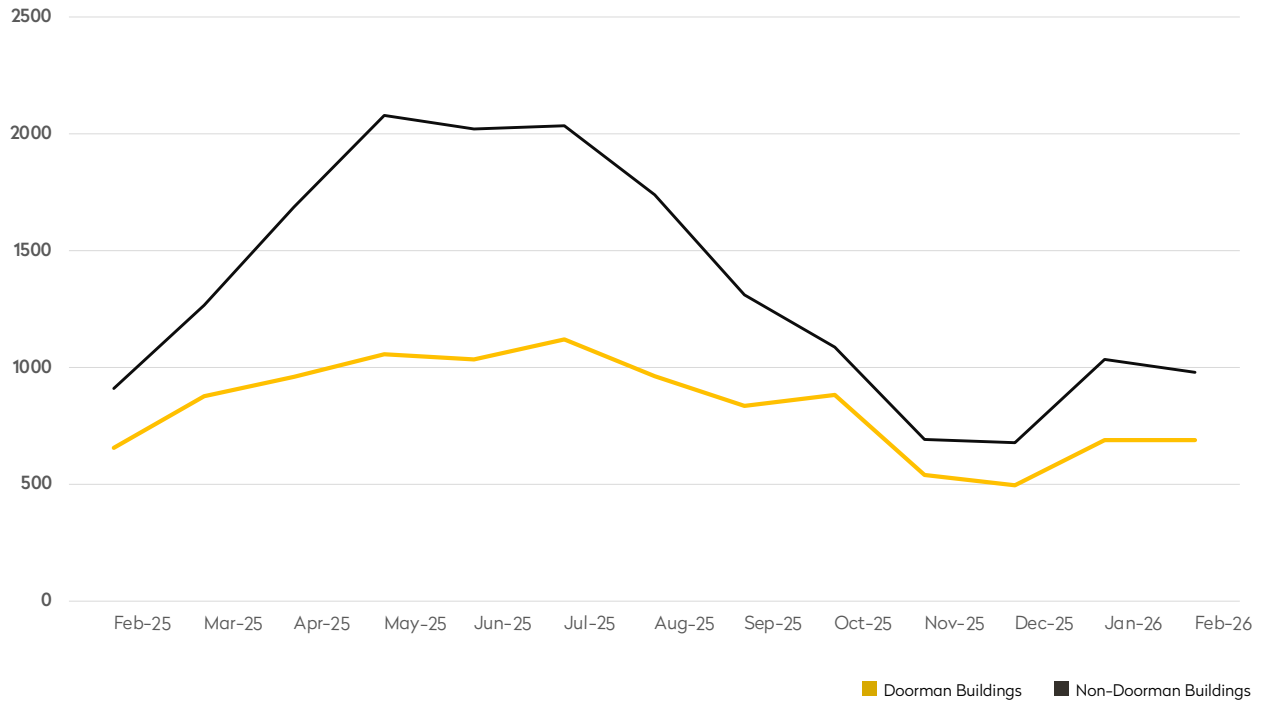
FEBRUARY 2026

South of 14th Street



10 BOND STREET #4W

Number of New Listings



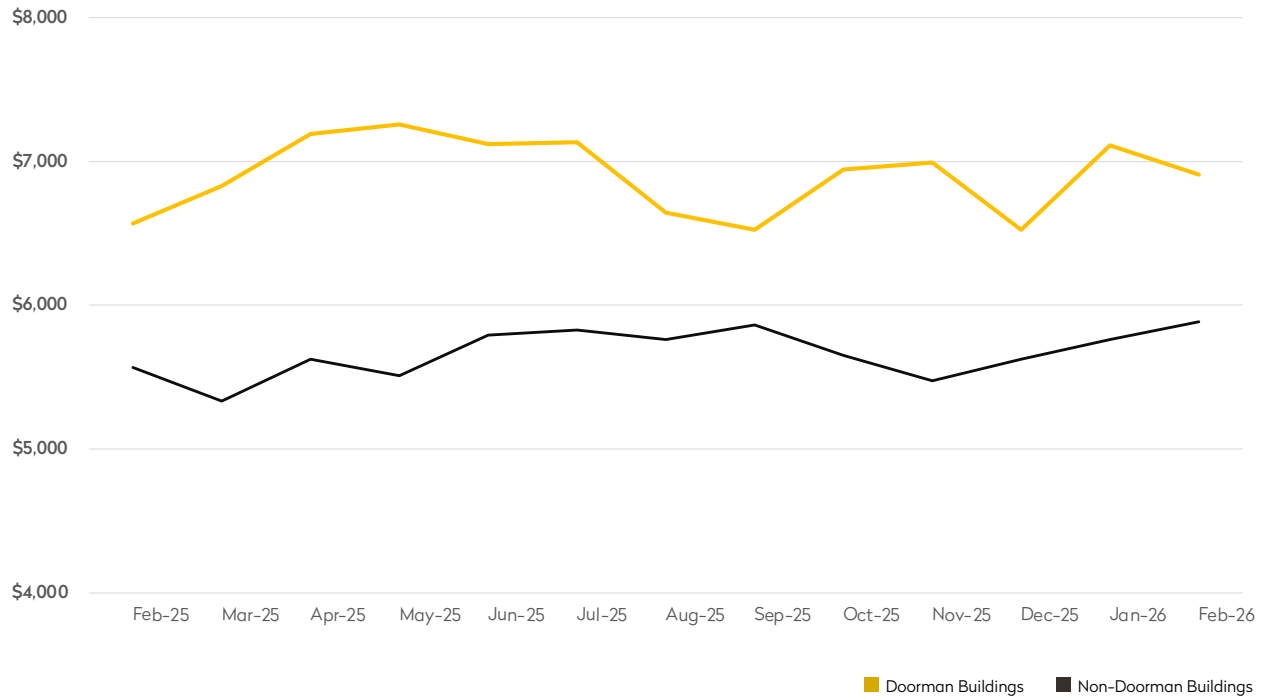
DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	230	230	0%	186	24%
1-Bedrooms	273	261	5%	280	-3%
2-Bedrooms	114	139	-18%	158	-28%
3-Bedrooms	53	42	26%	23	130%
4-Bedrooms	14	15	-7%	7	100%
All	687	689	0%	656	5%

NON-DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	161	198	-19%	169	-5%
1-Bedrooms	382	410	-7%	372	3%
2-Bedrooms	303	297	2%	233	30%
3-Bedrooms	98	109	-10%	97	1%
4-Bedrooms	26	16	63%	34	-24%
All	979	1,034	-5%	910	8%

Average Asking Rent



DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	\$4,354	\$4,373	0%	\$4,093	6%
1-Bedrooms	\$5,857	\$6,195	-5%	\$5,561	5%
2-Bedrooms	\$10,459	\$8,983	16%	\$8,476	23%
3-Bedrooms	\$12,844	\$14,036	-8%	\$15,468	-17%
4-Bedrooms	\$12,729	\$25,700	-50%	\$27,301	-53%
All	\$6,909	\$7,109	-3%	\$6,568	5%

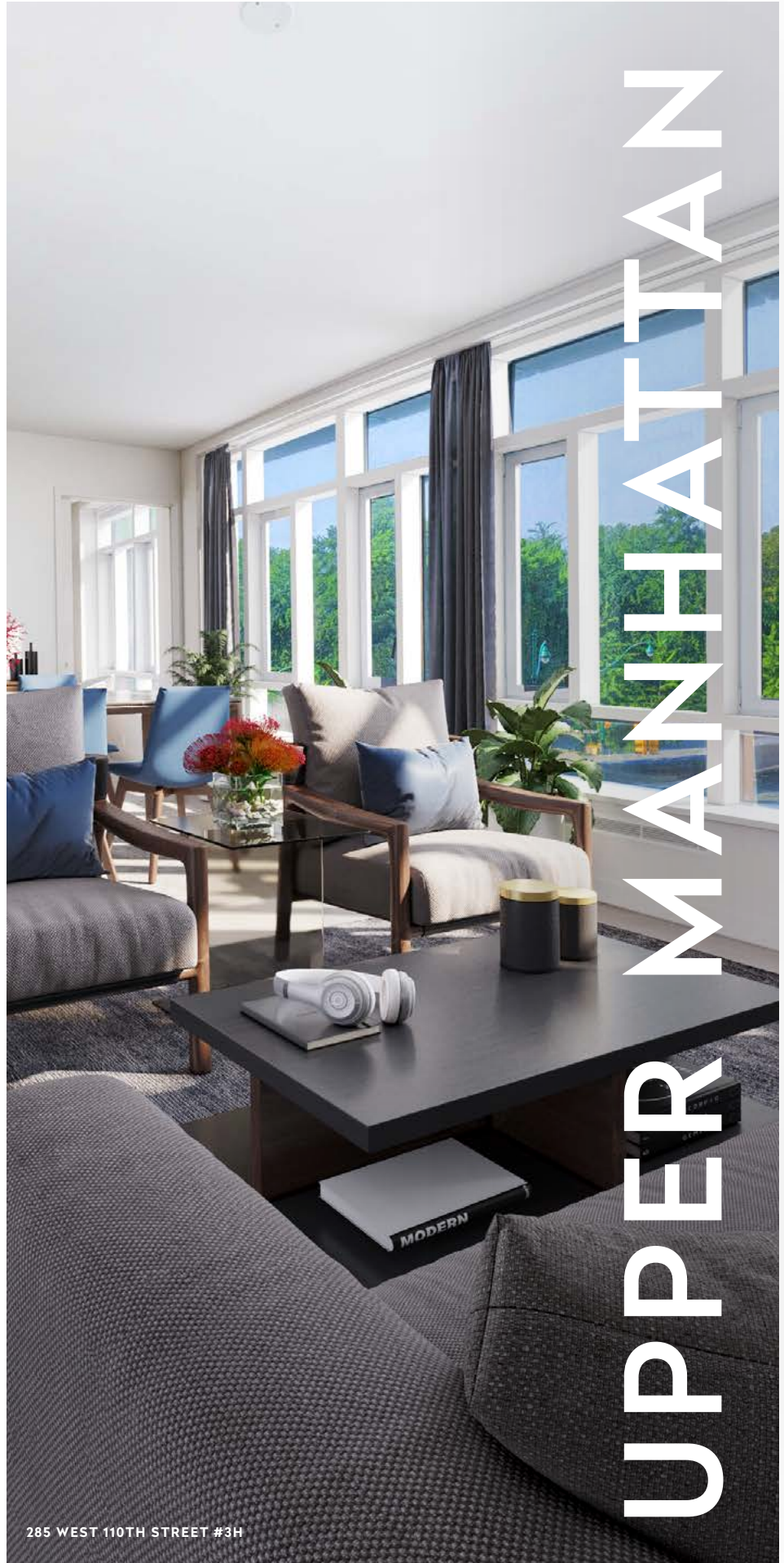
NON-DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	\$3,690	\$3,494	6%	\$3,649	1%
1-Bedrooms	\$4,836	\$4,713	3%	\$4,535	7%
2-Bedrooms	\$6,602	\$6,724	-2%	\$5,544	19%
3-Bedrooms	\$8,993	\$9,853	-9%	\$8,947	1%
4-Bedrooms	\$12,025	\$13,507	-11%	\$14,757	-19%
All	\$5,885	\$5,759	2%	\$5,567	6%

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FEBRUARY 2026

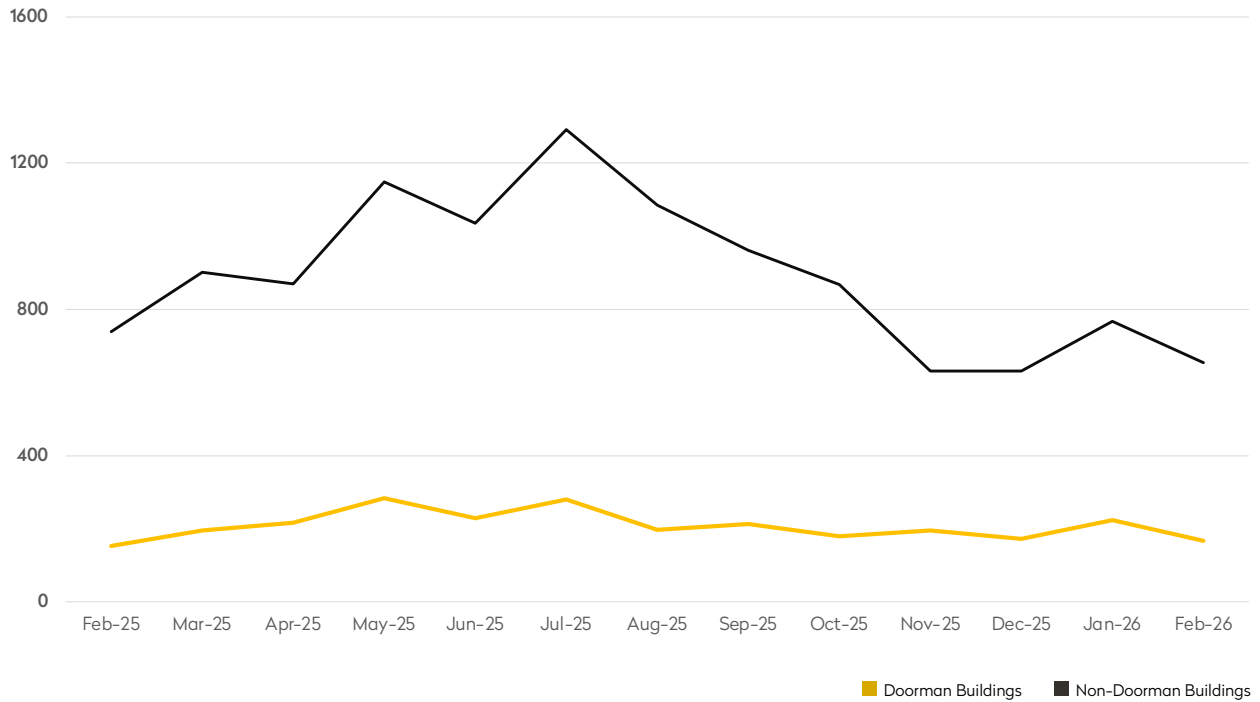
Generally North of 96th St. on the East Side,
and 110th St. on the West Side



UPPER MANHATTAN

285 WEST 110TH STREET #3H

Number of New Listings



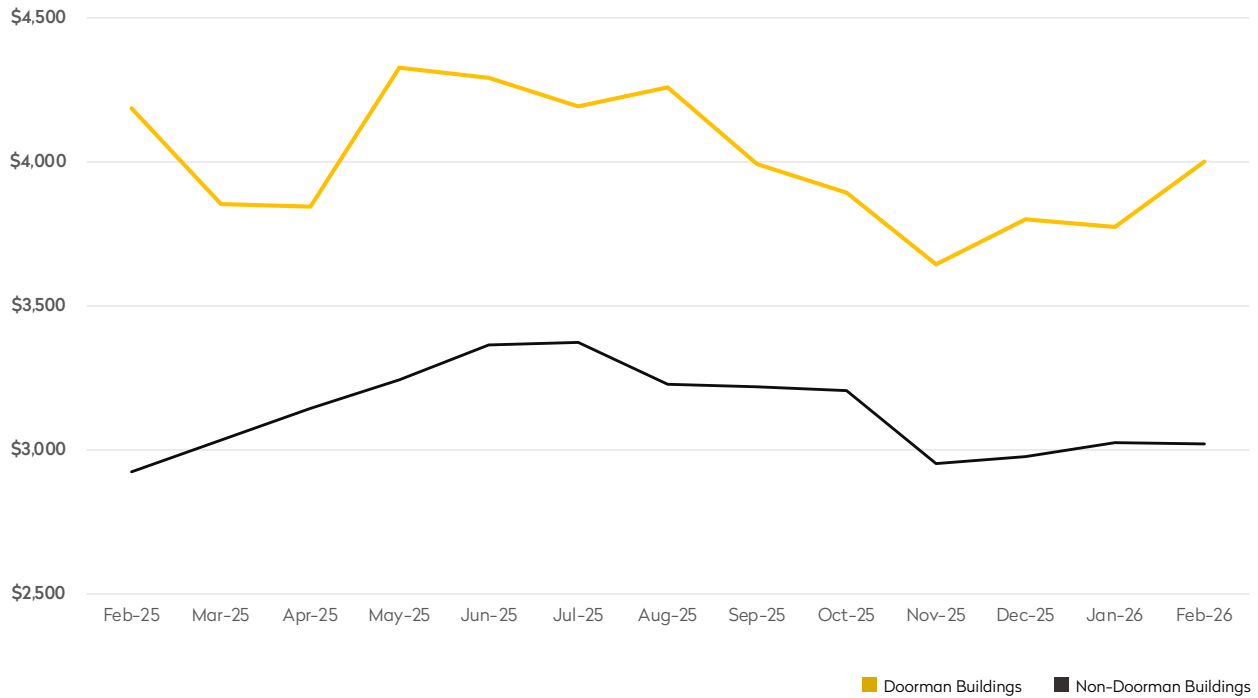
DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	27	29	-7%	20	35%
1-Bedrooms	65	103	-37%	52	25%
2-Bedrooms	57	74	-23%	57	0%
3-Bedrooms	14	15	-7%	22	-36%
4-Bedrooms	2	2	0%	2	0%
All	167	223	-25%	153	9%

NON-DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	65	99	-34%	85	-24%
1-Bedrooms	237	298	-20%	268	-12%
2-Bedrooms	235	226	4%	248	-5%
3-Bedrooms	89	118	-25%	108	-18%
4-Bedrooms	24	26	-8%	24	0%
All	654	768	-15%	739	-12%

Average Asking Rent



DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	\$3,064	\$2,938	4%	\$2,683	14%
1-Bedrooms	\$3,339	\$3,344	0%	\$3,523	-5%
2-Bedrooms	\$4,654	\$4,367	7%	\$4,669	0%
3-Bedrooms	\$5,314	\$5,236	1%	\$5,569	-5%
4-Bedrooms	\$8,000	\$5,095	57%	\$7,448	7%
All	\$4,001	\$3,774	6%	\$4,186	-4%

NON-DOORMAN BUILDINGS

	FEBRUARY 2026	JANUARY 2026	MONTHLY CHANGE	FEBRUARY 2025	ANNUAL CHANGE
Studios	\$2,318	\$2,287	1%	\$2,152	8%
1-Bedrooms	\$2,609	\$2,587	1%	\$2,506	4%
2-Bedrooms	\$3,113	\$3,316	-6%	\$3,057	2%
3-Bedrooms	\$3,724	\$3,673	1%	\$3,524	6%
4-Bedrooms	\$4,984	\$4,521	10%	\$4,442	12%
All	\$3,020	\$3,024	0%	\$2,924	3%

Contact Us

NEW RENTAL LISTINGS REPORT

February 2026

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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