

Rnt

MARCH 2026
NEW RENTAL
LISTINGS
REPORT



RENTAL MARKET ANALYSIS

Brown Harris Stevens THE Craft OF Research

Highlights

NEW RENTAL LISTINGS REPORT

March 2026

- New rental listings climbed by double digits for both doorman and non-doorman buildings, 29% and 40% respectively, compared to last month.
- The four-bedroom category garnered the highest number of new rental listings in March.
- In March, doorman buildings posted an increase of 5% in average asking rent, rising to \$6,636, the highest level since July 2025.
- The average asking rent for non-doorman buildings rose 11% over the last twelve months to \$4,793.



15 WEST 68TH STREET

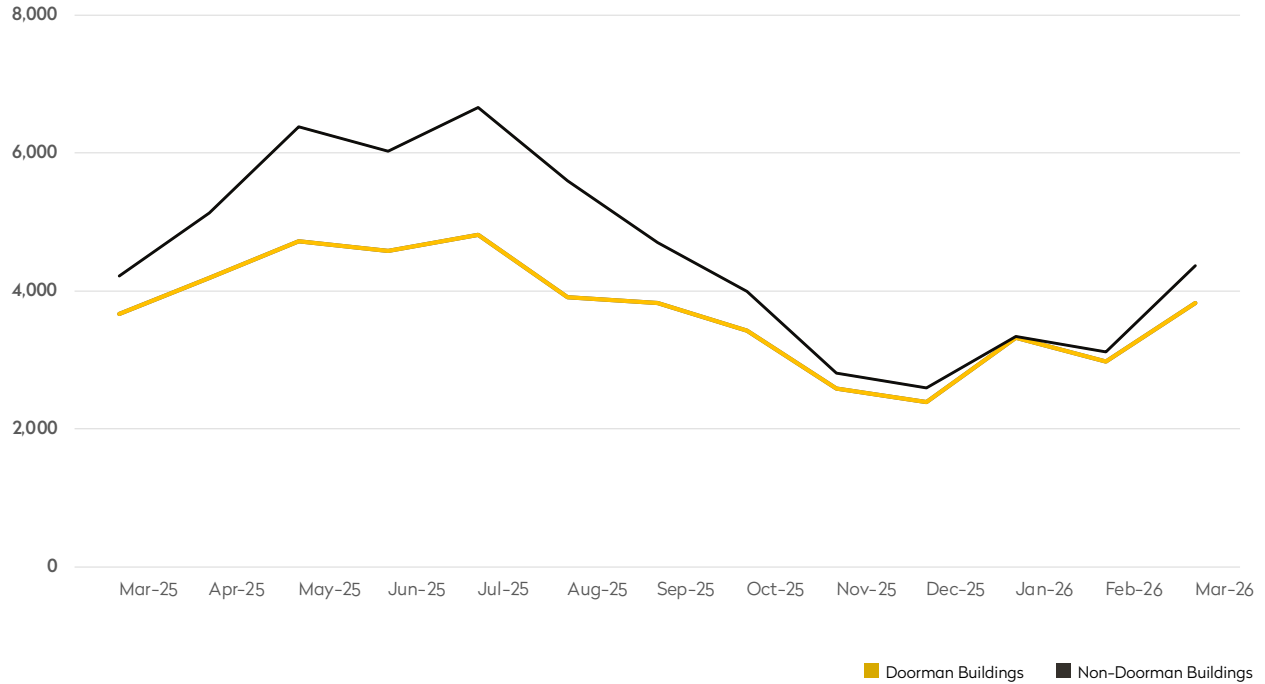
Rnt

MARCH 2026



1 CENTRAL PARK SOUTH #1901

Number of New Listings



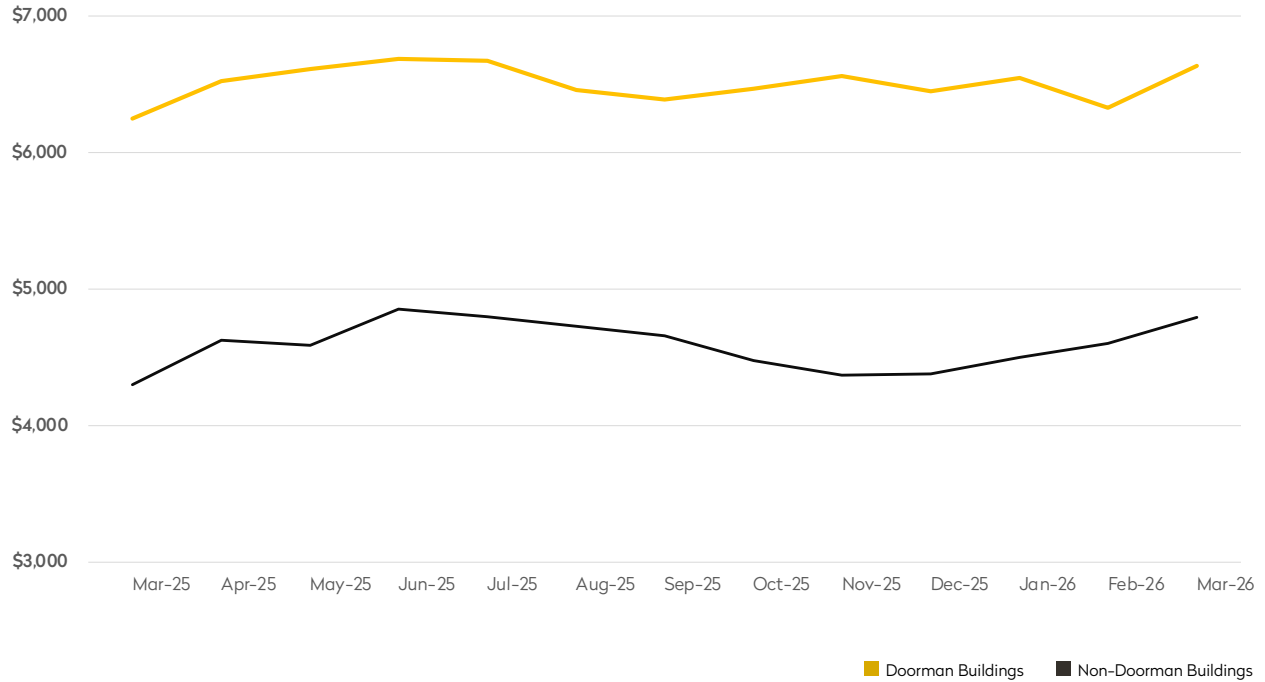
DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	978	758	29%	957	2%
1-Bedrooms	1,738	1,390	25%	1,633	6%
2-Bedrooms	855	627	36%	801	7%
3-Bedrooms	199	157	27%	203	-2%
4-Bedrooms	48	34	41%	62	-23%
All	3,825	2,976	29%	3,669	4%

NON-DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	889	599	48%	867	3%
1-Bedrooms	1,625	1,243	31%	1,567	4%
2-Bedrooms	1,197	877	36%	1,143	5%
3-Bedrooms	495	313	58%	484	2%
4-Bedrooms	128	70	83%	134	-4%
All	4,364	3,118	40%	4,220	3%

Average Asking Rent



DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	\$4,107	\$4,058	1%	\$3,886	6%
1-Bedrooms	\$5,576	\$5,451	2%	\$5,272	6%
2-Bedrooms	\$8,844	\$8,595	3%	\$8,130	9%
3-Bedrooms	\$14,910	\$12,345	21%	\$11,870	26%
4-Bedrooms	\$19,779	\$17,810	11%	\$21,331	-7%
All	\$6,636	\$6,328	5%	\$6,250	6%

NON-DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	\$3,228	\$3,224	0%	\$3,015	7%
1-Bedrooms	\$4,018	\$4,002	0%	\$3,654	10%
2-Bedrooms	\$5,328	\$5,181	3%	\$4,849	10%
3-Bedrooms	\$7,330	\$6,771	8%	\$6,120	20%
4-Bedrooms	\$8,758	\$8,428	4%	\$7,934	10%
All	\$4,793	\$4,601	4%	\$4,299	11%

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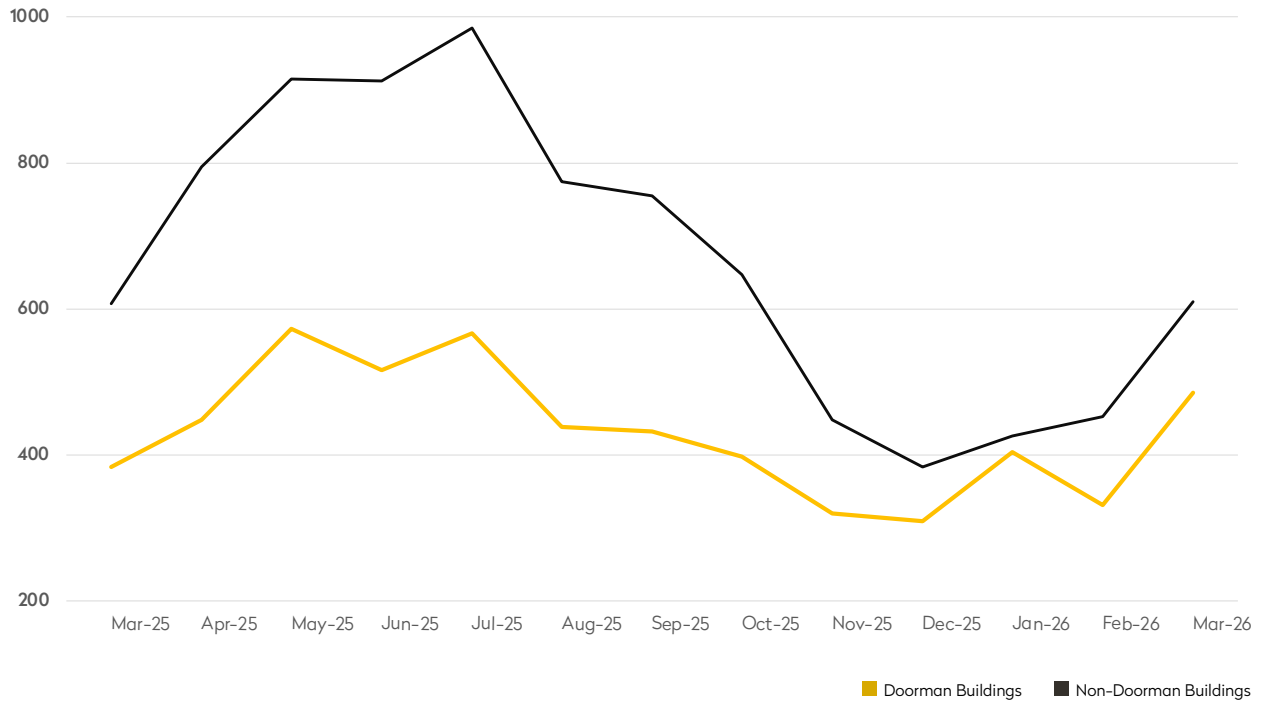
MARCH 2026

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



445 EAST 80TH STREET #14D

Number of New Listings



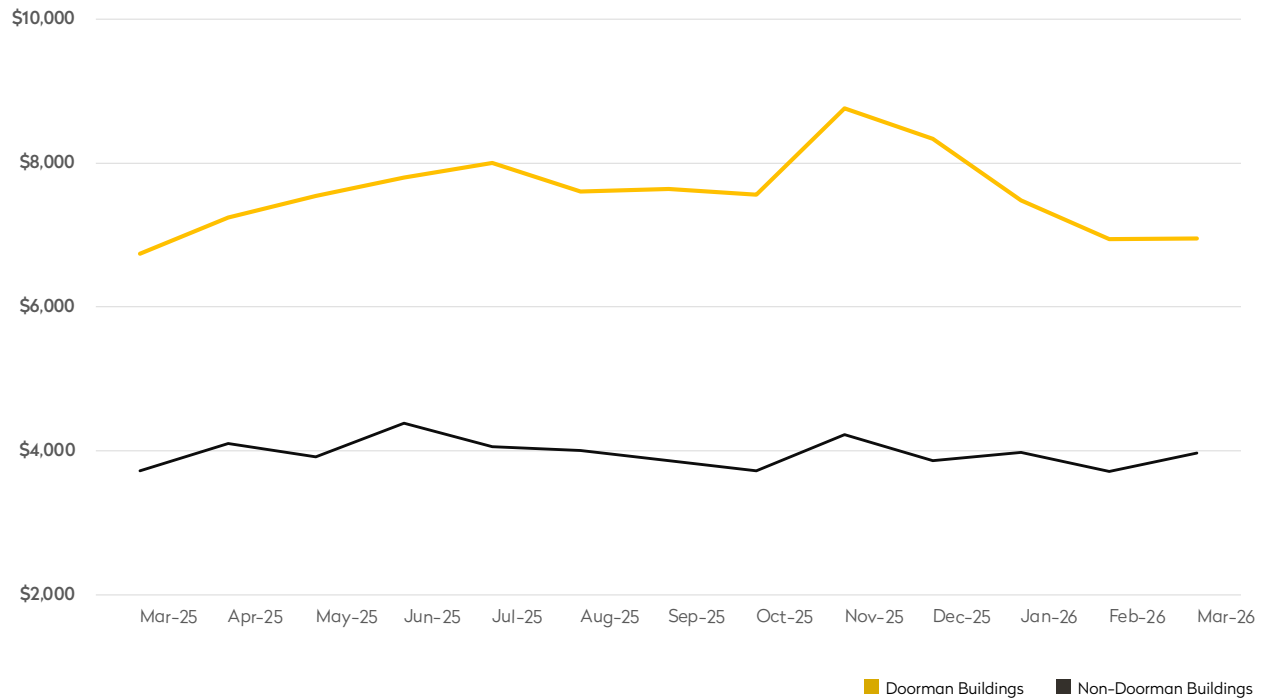
DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	77	59	31%	78	-1%
1-Bedrooms	281	157	79%	179	57%
2-Bedrooms	97	91	7%	87	11%
3-Bedrooms	25	20	25%	26	-4%
4-Bedrooms	4	4	0%	11	-64%
All	485	331	47%	384	26%

NON-DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	198	139	42%	180	10%
1-Bedrooms	247	192	29%	227	9%
2-Bedrooms	124	94	32%	138	-10%
3-Bedrooms	33	23	43%	51	-35%
4-Bedrooms	3	2	50%	10	-70%
All	610	453	35%	607	0%

Average Asking Rent



DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	\$4,092	\$3,882	5%	\$3,726	10%
1-Bedrooms	\$5,353	\$5,126	4%	\$5,152	4%
2-Bedrooms	\$9,511	\$8,530	12%	\$7,572	26%
3-Bedrooms	\$18,708	\$18,442	1%	\$12,180	54%
4-Bedrooms	\$33,635	\$29,635	13%	\$26,752	26%
All	\$6,957	\$6,941	0%	\$6,738	3%

NON-DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	\$2,883	\$2,825	2%	\$2,693	7%
1-Bedrooms	\$3,519	\$3,372	4%	\$3,288	7%
2-Bedrooms	\$4,813	\$4,667	3%	\$4,299	12%
3-Bedrooms	\$8,455	\$6,518	30%	\$6,428	32%
4-Bedrooms	\$10,015	\$8,123	23%	\$8,743	15%
All	\$3,970	\$3,713	7%	\$3,719	7%

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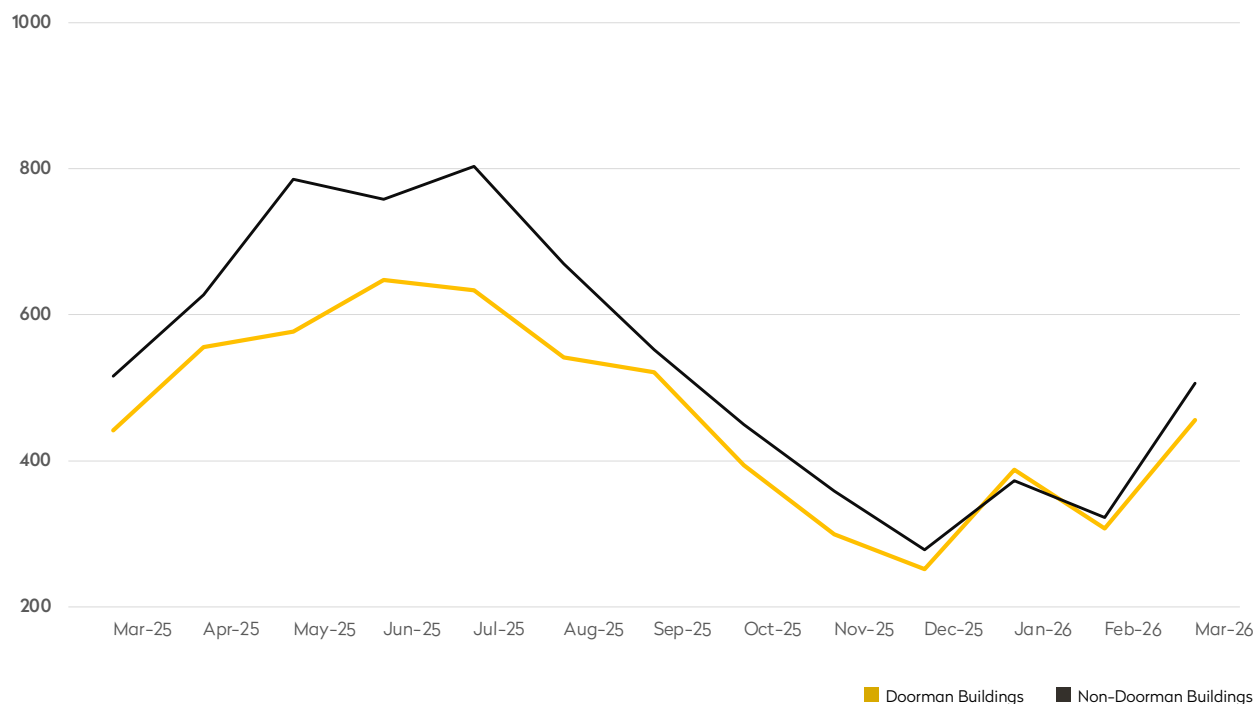
MARCH 2026

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



100 RIVERSIDE BOULEVARD #11D

Number of New Listings



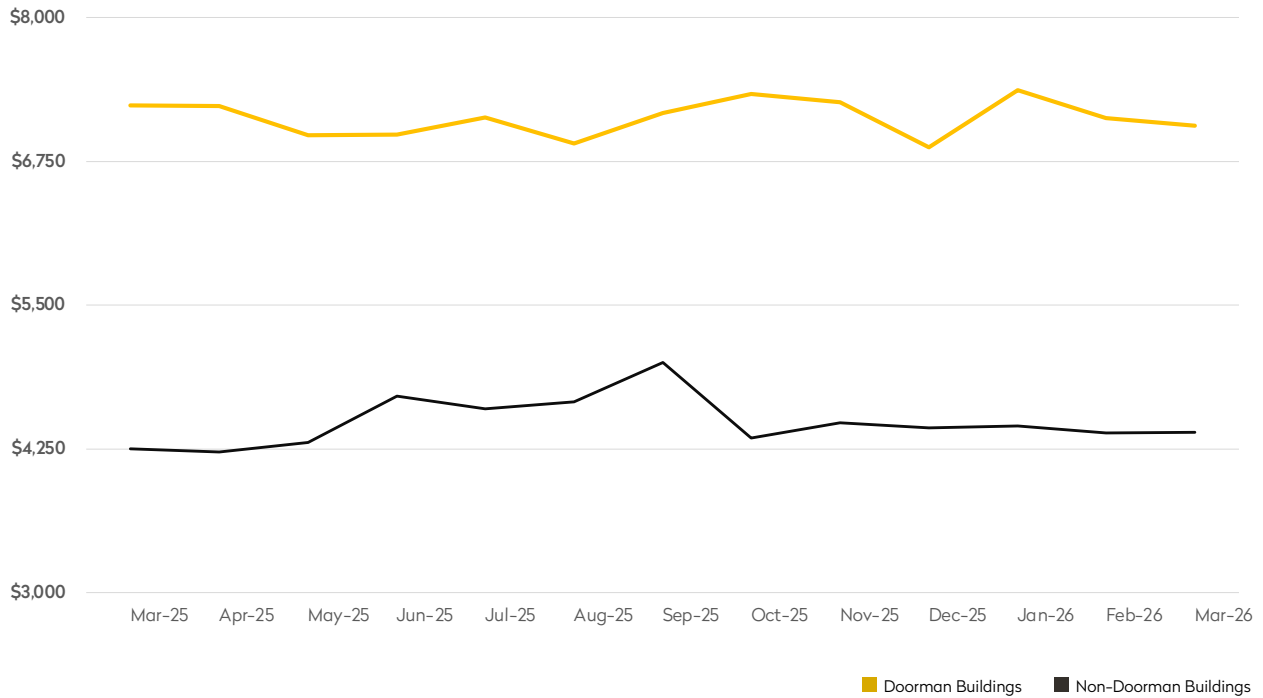
DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	99	62	60%	76	30%
1-Bedrooms	202	134	51%	203	0%
2-Bedrooms	110	77	43%	123	-11%
3-Bedrooms	35	26	35%	25	40%
4-Bedrooms	9	6	50%	10	-10%
All	456	307	49%	442	3%

NON-DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	126	69	83%	119	6%
1-Bedrooms	215	138	56%	208	3%
2-Bedrooms	111	68	63%	119	-7%
3-Bedrooms	43	39	10%	50	-14%
4-Bedrooms	11	8	38%	15	-27%
All	506	322	57%	516	-2%

Average Asking Rent



DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	\$3,800	\$3,593	6%	\$3,586	6%
1-Bedrooms	\$5,443	\$5,335	2%	\$4,995	9%
2-Bedrooms	\$8,549	\$9,283	-8%	\$8,974	-5%
3-Bedrooms	\$16,227	\$12,773	27%	\$16,578	-2%
4-Bedrooms	\$21,133	\$23,175	-9%	\$21,776	-3%
All	\$7,062	\$7,127	-1%	\$7,234	-2%

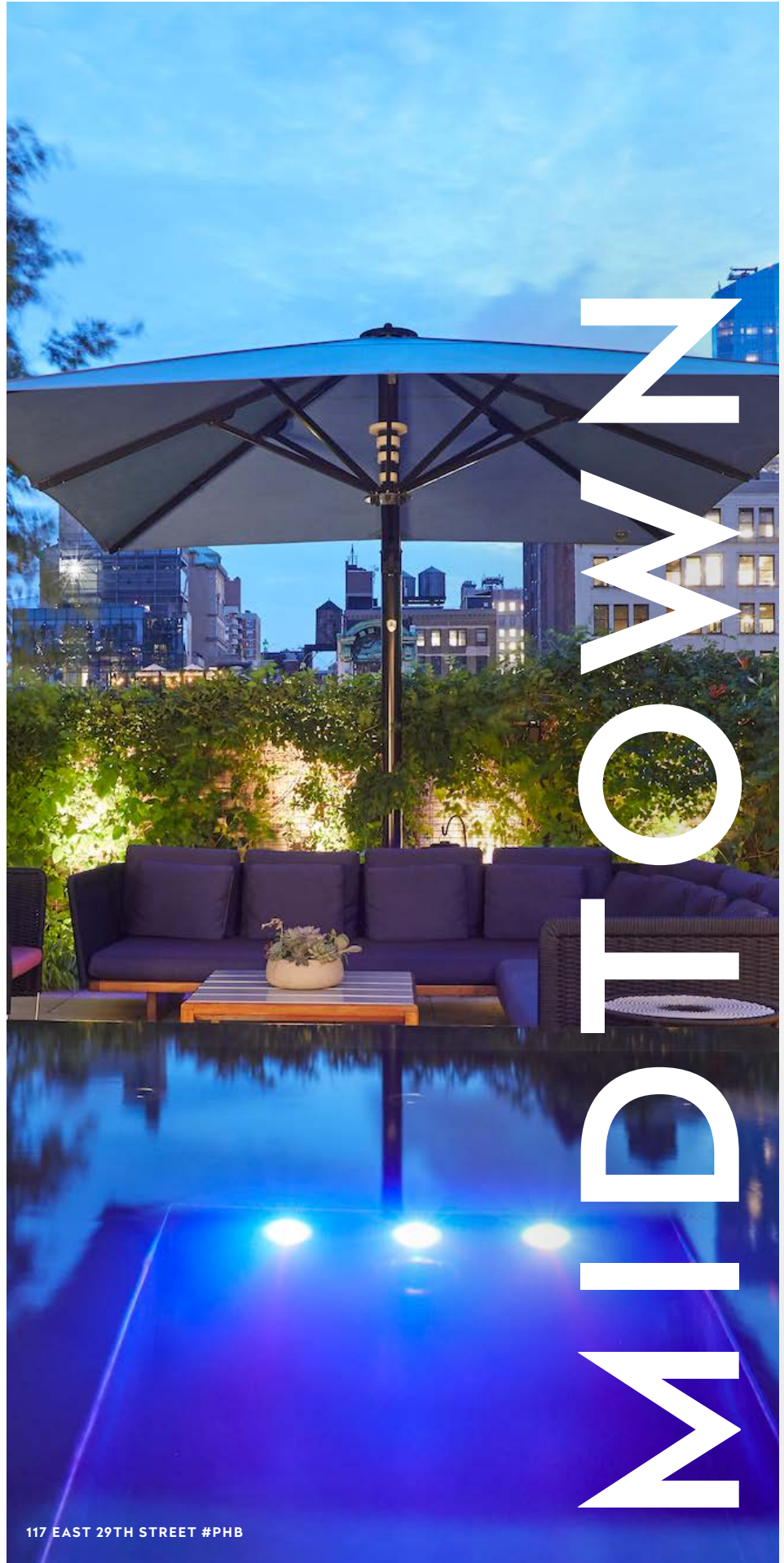
NON-DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	\$3,015	\$3,117	-3%	\$2,832	6%
1-Bedrooms	\$4,025	\$4,047	-1%	\$3,904	3%
2-Bedrooms	\$5,582	\$5,312	5%	\$5,079	10%
3-Bedrooms	\$6,441	\$5,778	11%	\$5,911	9%
4-Bedrooms	\$7,321	\$6,590	11%	\$7,649	-4%
All	\$4,392	\$4,388	0%	\$4,253	3%

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MARCH 2026

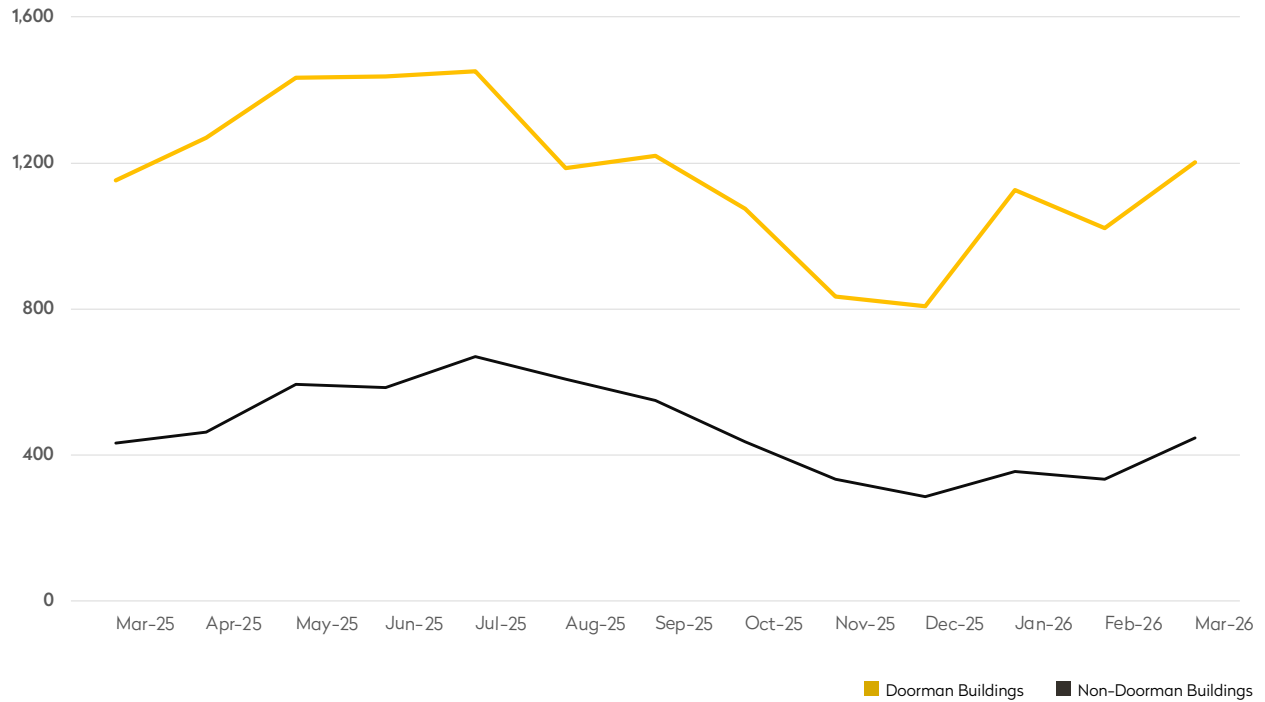
34th St. to 59th St.,
East River to the Hudson River



Z
W
O
T
I
D

117 EAST 29TH STREET #PHB

Number of New Listings



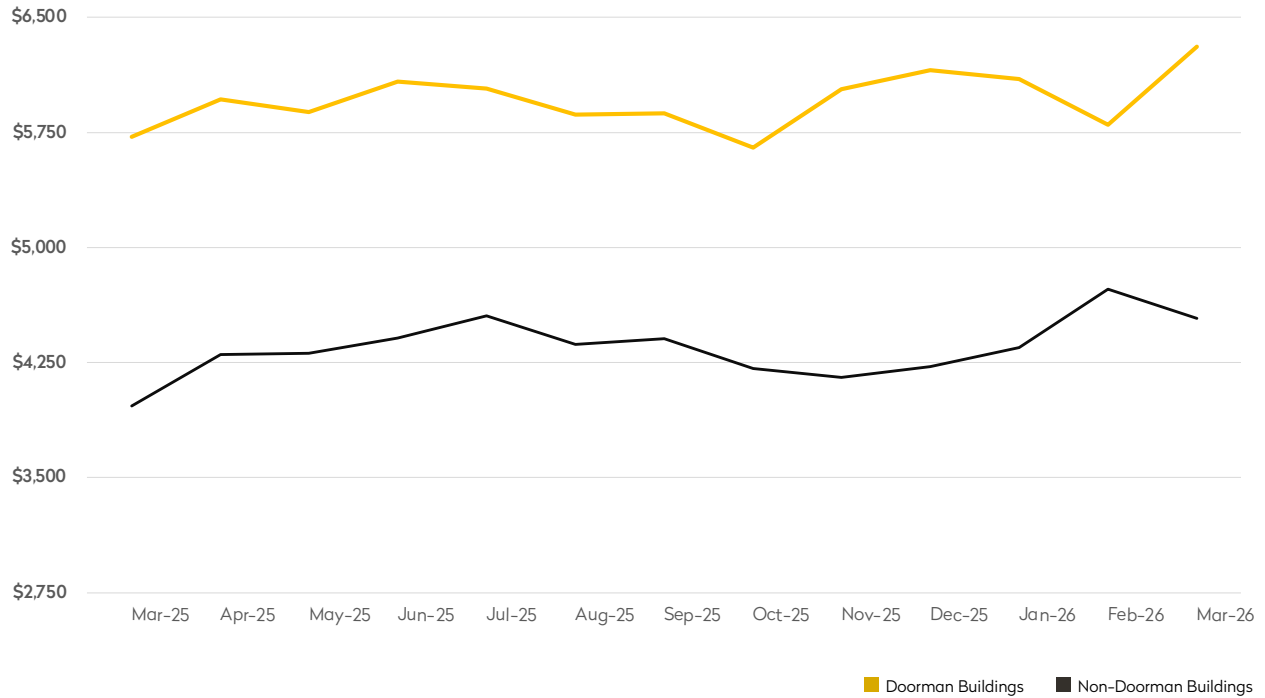
DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	312	265	18%	308	1%
1-Bedrooms	560	514	9%	539	4%
2-Bedrooms	267	205	30%	236	13%
3-Bedrooms	50	31	61%	54	-7%
4-Bedrooms	11	6	83%	13	-15%
All	1,201	1,022	18%	1,153	4%

NON-DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	107	81	32%	114	-6%
1-Bedrooms	168	142	18%	170	-1%
2-Bedrooms	115	81	42%	105	10%
3-Bedrooms	45	22	105%	33	36%
4-Bedrooms	11	8	38%	9	22%
All	446	334	34%	432	3%

Average Asking Rent



DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	\$3,789	\$3,898	-3%	\$3,660	4%
1-Bedrooms	\$5,355	\$5,305	1%	\$5,001	7%
2-Bedrooms	\$8,632	\$8,224	5%	\$7,676	12%
3-Bedrooms	\$15,551	\$10,347	50%	\$11,350	37%
4-Bedrooms	\$24,510	\$22,584	9%	\$22,357	10%
All	\$6,310	\$5,799	9%	\$5,722	10%

NON-DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	\$3,047	\$3,446	-12%	\$2,911	5%
1-Bedrooms	\$3,957	\$4,267	-7%	\$3,427	15%
2-Bedrooms	\$5,225	\$5,701	-8%	\$4,795	9%
3-Bedrooms	\$7,476	\$7,323	2%	\$6,158	21%
4-Bedrooms	\$8,740	\$8,933	-2%	\$9,325	-6%
All	\$4,539	\$4,728	-4%	\$3,965	14%

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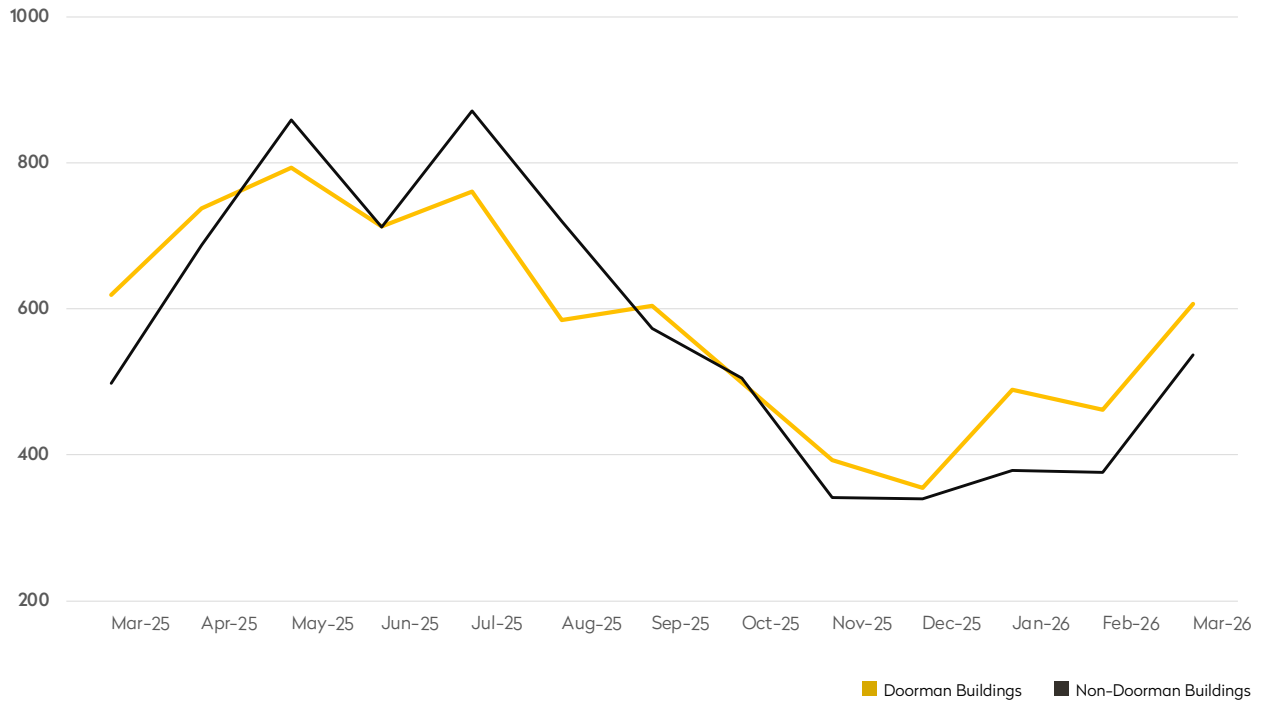
MARCH 2026

34th Street to 14th Street



23 EAST 22ND STREET #30A

Number of New Listings



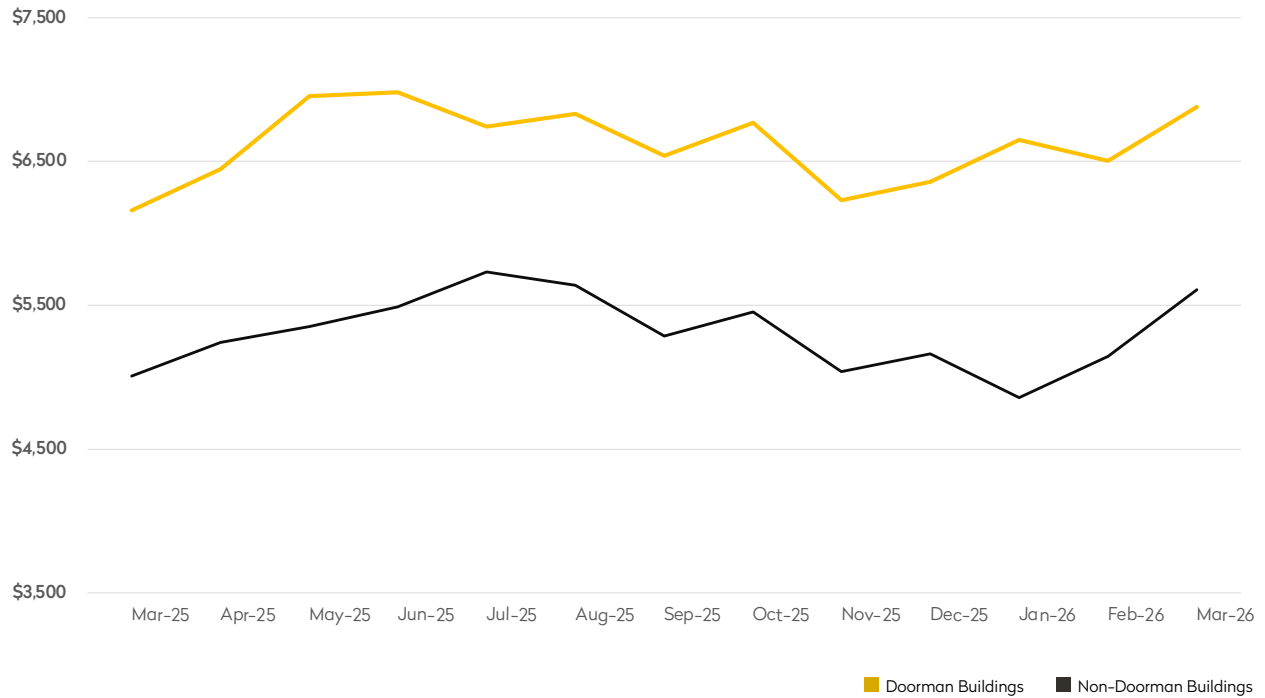
DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	169	115	47%	186	-9%
1-Bedrooms	300	247	21%	301	0%
2-Bedrooms	118	83	42%	100	18%
3-Bedrooms	15	13	15%	26	-42%
4-Bedrooms	5	2	150%	6	-17%
All	607	462	31%	619	-2%

NON-DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	123	84	46%	106	16%
1-Bedrooms	182	152	20%	193	-6%
2-Bedrooms	149	96	55%	126	18%
3-Bedrooms	61	42	45%	61	0%
4-Bedrooms	18	2	800%	11	64%
All	537	376	43%	498	8%

Average Asking Rent



DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	\$4,476	\$4,410	1%	\$4,281	5%
1-Bedrooms	\$6,197	\$6,129	1%	\$5,820	6%
2-Bedrooms	\$10,452	\$9,091	15%	\$9,083	15%
3-Bedrooms	\$15,775	\$12,412	27%	\$11,023	43%
4-Bedrooms	\$17,979	\$9,116	97%	\$11,769	53%
All	\$6,879	\$6,505	6%	\$6,161	12%

NON-DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	\$3,595	\$3,567	1%	\$3,389	6%
1-Bedrooms	\$4,686	\$4,582	2%	\$4,067	15%
2-Bedrooms	\$6,269	\$5,731	9%	\$5,584	12%
3-Bedrooms	\$8,027	\$8,816	-9%	\$8,151	-2%
4-Bedrooms	\$13,159	\$8,632	52%	\$12,394	6%
All	\$5,608	\$5,143	9%	\$5,007	12%

Rnt

MARCH 2026

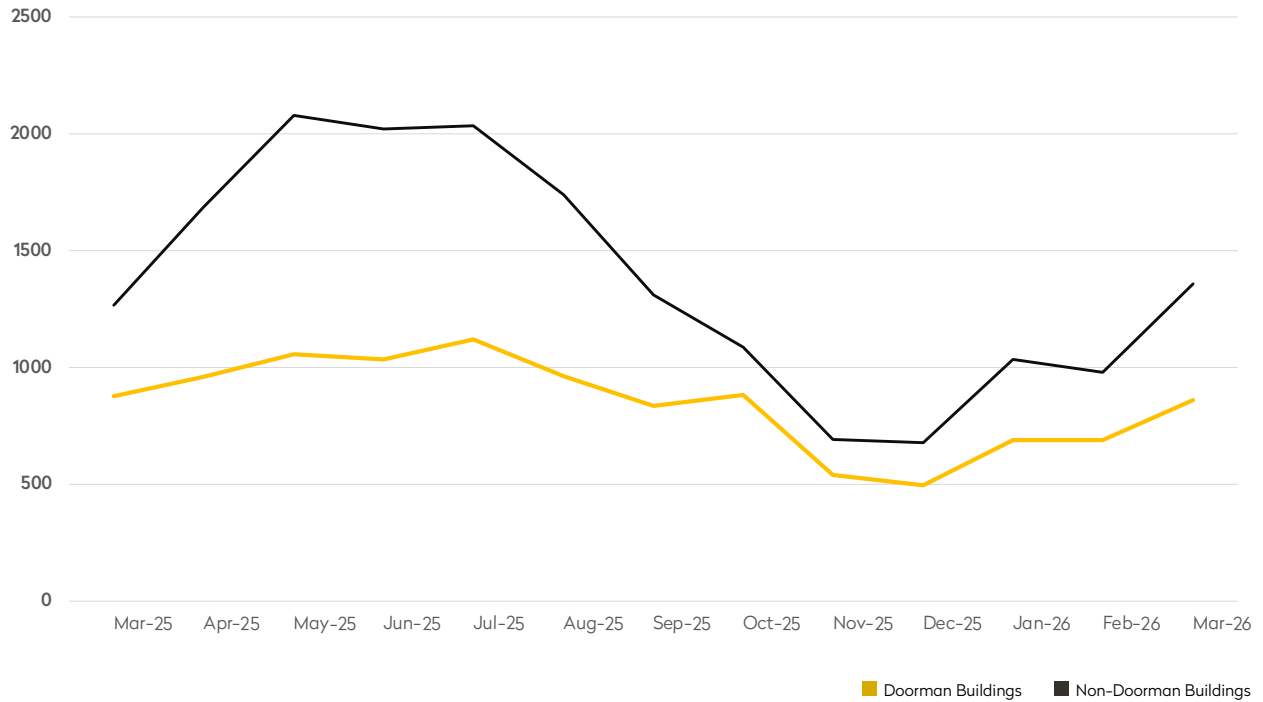
South of 14th Street



NEW
TOWN
WOOD

10 BOND STREET #4W

Number of New Listings



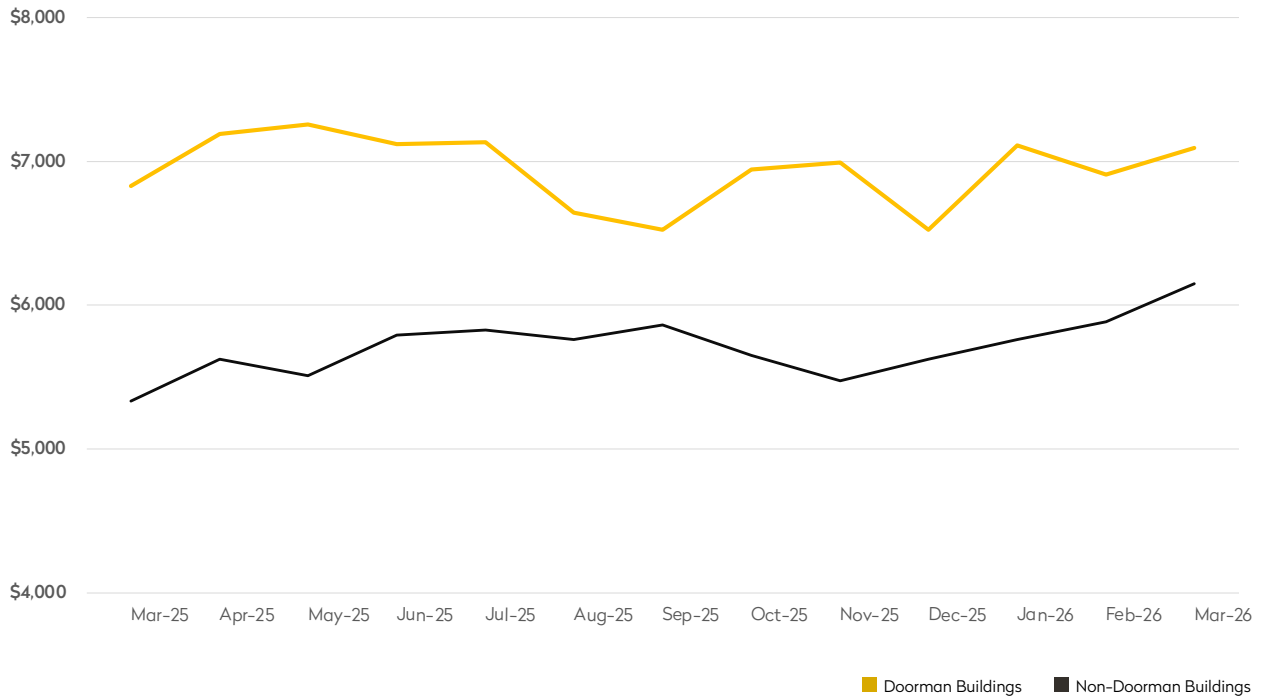
DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	278	230	21%	268	4%
1-Bedrooms	304	273	11%	342	-11%
2-Bedrooms	189	114	66%	193	-2%
3-Bedrooms	66	53	25%	54	22%
4-Bedrooms	19	14	36%	18	6%
All	860	687	25%	876	-2%

NON-DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	224	161	39%	226	-1%
1-Bedrooms	500	382	31%	458	9%
2-Bedrooms	387	303	28%	388	0%
3-Bedrooms	183	98	87%	142	29%
4-Bedrooms	49	26	88%	44	11%
All	1,358	979	39%	1,266	7%

Average Asking Rent



DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	\$4,398	\$4,354	1%	\$4,189	5%
1-Bedrooms	\$6,105	\$5,857	4%	\$5,826	5%
2-Bedrooms	\$9,554	\$10,459	-9%	\$8,973	6%
3-Bedrooms	\$13,245	\$12,844	3%	\$13,015	2%
4-Bedrooms	\$13,956	\$12,729	10%	\$23,386	-40%
All	\$7,093	\$6,909	3%	\$6,829	4%

NON-DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	\$3,979	\$3,690	8%	\$3,708	7%
1-Bedrooms	\$4,814	\$4,836	0%	\$4,423	9%
2-Bedrooms	\$6,686	\$6,602	1%	\$5,867	14%
3-Bedrooms	\$9,549	\$8,993	6%	\$7,539	27%
4-Bedrooms	\$10,379	\$12,025	-14%	\$9,805	6%
All	\$6,151	\$5,885	5%	\$5,333	15%

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MARCH 2026

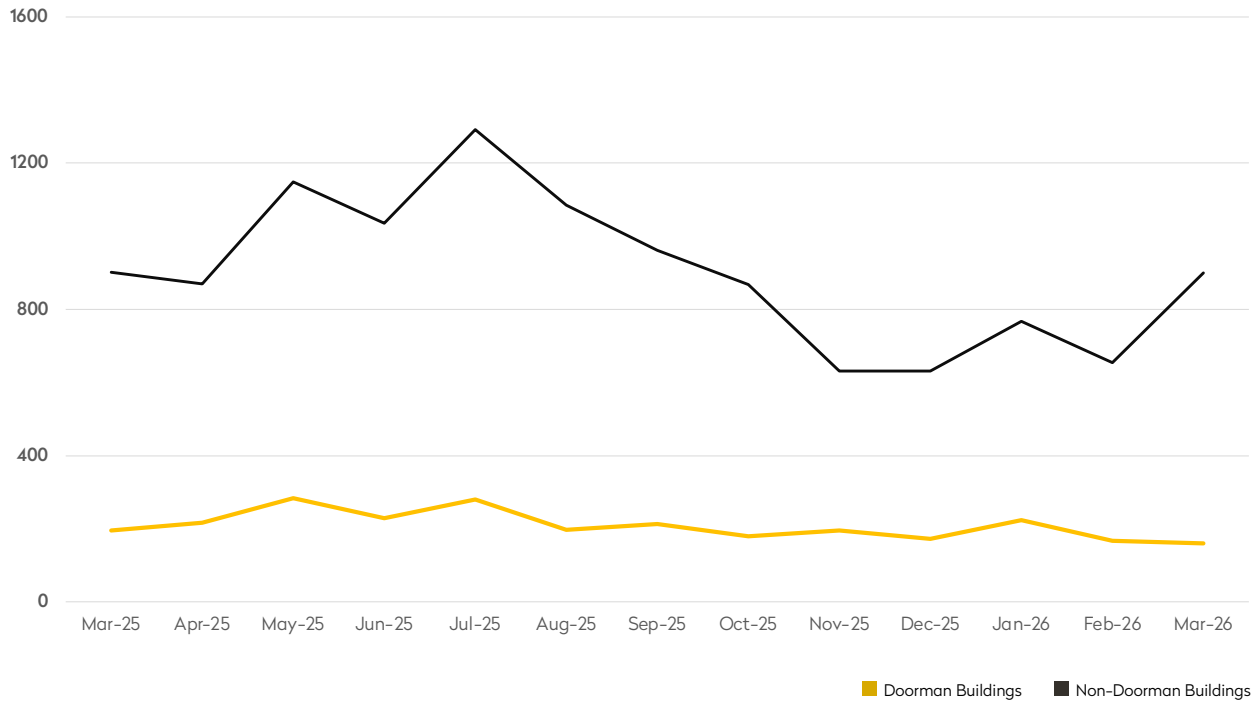
Generally North of 96th St. on the East Side,
and 110th St. on the West Side



UPPER MANHATTAN

310 WEST 120TH STREET #3K

Number of New Listings



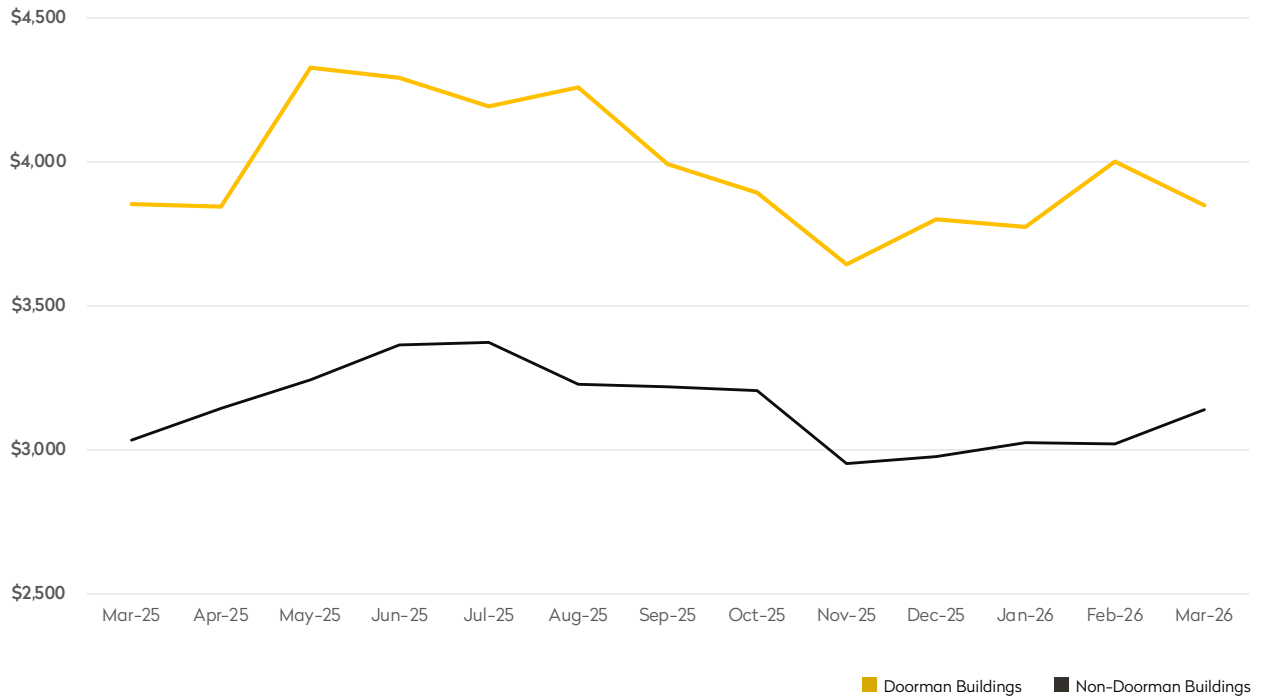
DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	29	27	7%	41	-29%
1-Bedrooms	64	65	-2%	69	-7%
2-Bedrooms	59	57	4%	62	-5%
3-Bedrooms	8	14	-43%	18	-56%
4-Bedrooms	N/A	2	-100%	4	-100%
All	160	167	-4%	195	-18%

NON-DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	110	65	69%	122	-10%
1-Bedrooms	309	237	30%	311	-1%
2-Bedrooms	308	235	31%	267	15%
3-Bedrooms	130	89	46%	147	-12%
4-Bedrooms	36	24	50%	45	-20%
All	899	654	37%	901	0%

Average Asking Rent



DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	\$3,110	\$3,064	2%	\$2,682	16%
1-Bedrooms	\$3,495	\$3,339	5%	\$3,386	3%
2-Bedrooms	\$4,385	\$4,654	-6%	\$4,809	-9%
3-Bedrooms	\$5,385	\$5,314	1%	\$4,234	27%
4-Bedrooms	\$0	\$8,000	-100%	\$7,078	-100%
All	\$3,848	\$4,001	-4%	\$3,853	0%

NON-DOORMAN BUILDINGS

	MARCH 2026	FEBRUARY 2026	MONTHLY CHANGE	MARCH 2025	ANNUAL CHANGE
Studios	\$2,309	\$2,318	0%	\$2,158	7%
1-Bedrooms	\$2,728	\$2,609	5%	\$2,490	10%
2-Bedrooms	\$3,290	\$3,113	6%	\$3,227	2%
3-Bedrooms	\$3,836	\$3,724	3%	\$3,864	-1%
4-Bedrooms	\$4,690	\$4,984	-6%	\$4,651	1%
All	\$3,140	\$3,020	4%	\$3,033	4%

Contact Us

NEW RENTAL LISTINGS REPORT

March 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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