

# Apr

2026  
NEW LISTINGS  
RENTAL  
CONCESSIONS  
REPORT



MANHATTAN DOORMAN BUILDINGS

# RENTAL CONCESSIONS

**Brown Harris Stevens** THE Craft of Research

# Highlights

## RENTAL CONCESSIONS REPORT

April 2026

- April saw the percentage of new listings in doorman buildings offering concessions tick up 2% from the prior month.
- In April, the market area with the highest amount of listings offering concessions, 8.26%, continues to be Upper Manhattan.
- Doorman buildings averaged 1.45 months in total concessions in April, an increase of 26% from a month ago.
- Upper Manhattan posted the highest average total concessions with 3.53 months.

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### DEFINITIONS

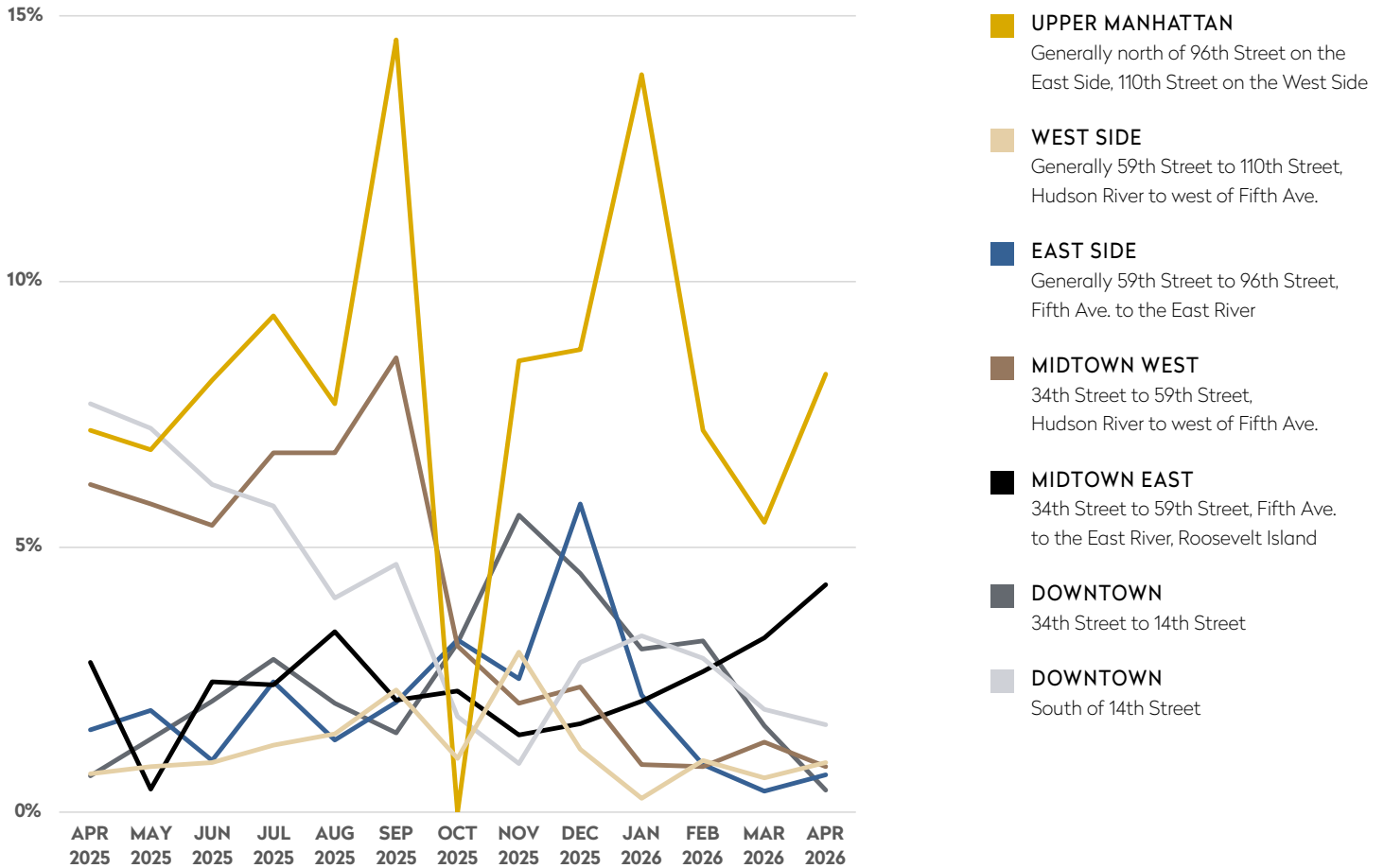
**LISTINGS** Rental listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

**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

	APR 2026	MAR 2026	FEB 2026	JAN 2026	DEC 2025	NOV 2025	OCT 2025	SEP 2025	AUG 2025	JUL 2025	JUN 2025	MAY 2025	APR 2025
14TH - 34TH STREET	0.50	0.75	0.93	1.10	1.27	1.23	1.59	2.06	2.00	1.60	1.93	0.76	0.90
EAST SIDE	0.83	0.61	0.83	1.28	1.26	1.47	1.33	0.58	0.88	1.00	1.30	1.05	1.43
MIDTOWN EAST	1.03	0.97	1.02	0.90	0.92	1.08	0.98	1.44	1.43	1.66	1.40	1.02	1.85
MIDTOWN WEST	0.79	0.83	0.90	0.87	0.95	1.06	1.03	1.36	1.25	0.91	0.89	0.87	0.95
SOUTH OF 14TH STREET	0.63	0.94	0.80	0.65	0.65	1.22	1.08	0.93	0.88	1.02	1.04	0.88	0.86
UPPER MANHATTAN	3.53	2.66	3.33	3.21	3.53	3.82	N/A	2.71	2.78	2.53	2.82	1.90	1.59
WEST SIDE	0.89	1.00	1.00	0.90	1.27	1.04	0.85	1.21	0.81	1.50	1.33	0.90	1.50
<b>TOTAL</b>	<b>1.45</b>	<b>1.15</b>	<b>1.32</b>	<b>1.66</b>	<b>1.50</b>	<b>1.78</b>	<b>1.19</b>	<b>1.50</b>	<b>1.39</b>	<b>1.33</b>	<b>1.36</b>	<b>1.00</b>	<b>1.10</b>

# Contact Us

**APRIL 2026**

## RENTAL CONCESSIONS REPORT

### **East Side**

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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**

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New York, NY 10011  
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### **SoHo**

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New York, NY 10012  
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### **Tribeca**

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