

Rnt

APRIL 2026
NEW RENTAL
LISTINGS
REPORT



MANHATTAN

Brown Harris Stevens THE Craft OF Research

Highlights

NEW RENTAL LISTINGS REPORT

April 2026

- April saw doorman buildings post double digit increases in new listings for every bedroom category.
- Compared to last month, studios were the only category in non-doorman buildings to see a dip in new listings.
- Average asking rents rose 5% for non-doorman buildings while doorman buildings saw a slight uptick compared to last month.
- Four-bedroom apartments posted the largest gains in asking rents in both doorman and non-doorman buildings.



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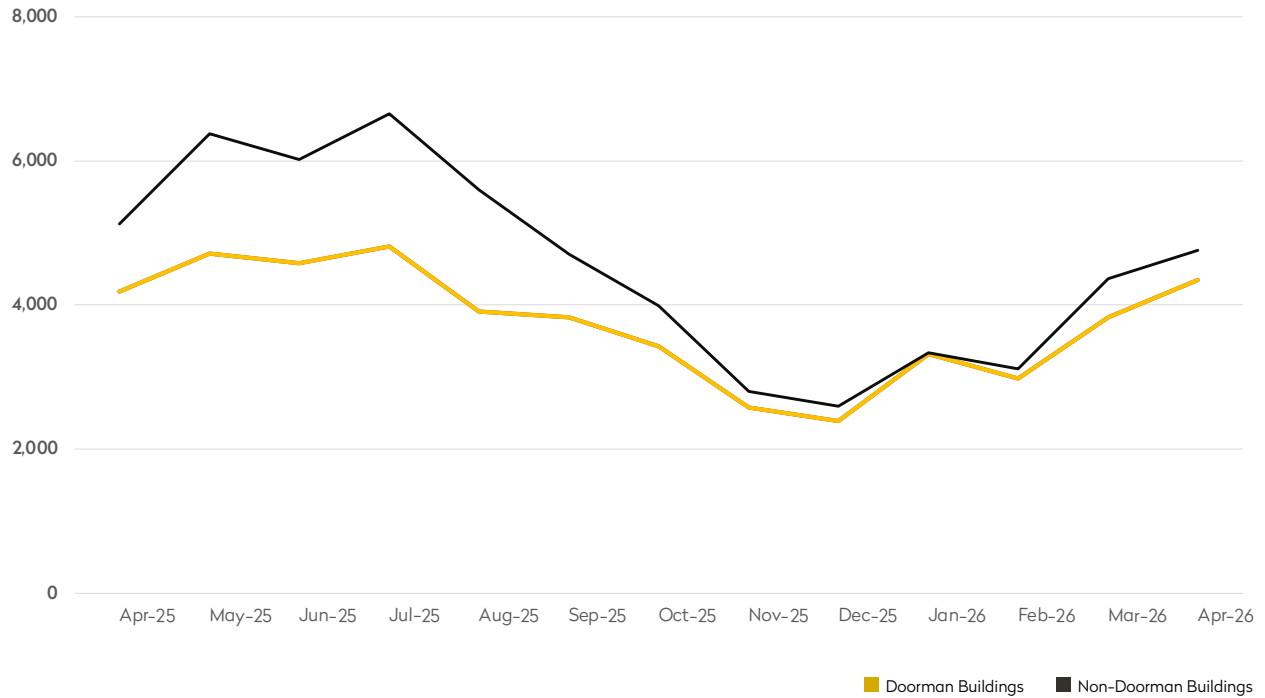
APRIL 2026



MANHATTAN

165 CHARLES STREET #9

Number of New Listings



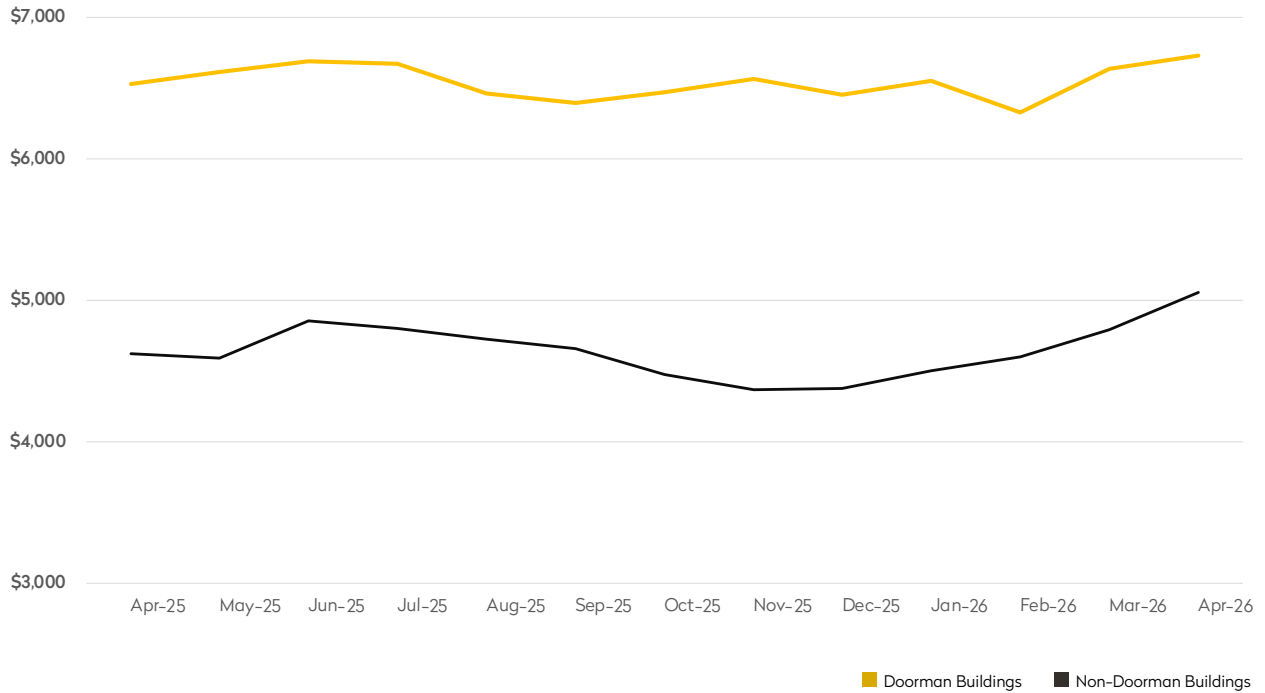
DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	1,113	978	14%	1,066	4%
1-Bedrooms	1,905	1,738	10%	1,803	6%
2-Bedrooms	991	855	16%	941	5%
3-Bedrooms	275	199	38%	296	-7%
4-Bedrooms	59	48	23%	74	-20%
All	4,349	3,825	14%	4,187	4%

NON-DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	883	889	-1%	1,028	-14%
1-Bedrooms	1,681	1,625	3%	1,811	-7%
2-Bedrooms	1,385	1,197	16%	1,387	0%
3-Bedrooms	592	495	20%	656	-10%
4-Bedrooms	177	128	38%	199	-11%
All	4,757	4,364	9%	5,127	-7%

Average Asking Rent



DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	\$4,158	\$4,107	1%	\$3,949	5%
1-Bedrooms	\$5,622	\$5,576	1%	\$5,316	6%
2-Bedrooms	\$8,789	\$8,844	-1%	\$8,219	7%
3-Bedrooms	\$13,676	\$14,910	-8%	\$14,518	-6%
4-Bedrooms	\$21,506	\$19,779	9%	\$18,556	16%
All	\$6,727	\$6,636	1%	\$6,527	3%

NON-DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	\$3,334	\$3,228	3%	\$3,106	7%
1-Bedrooms	\$4,069	\$4,018	1%	\$3,751	8%
2-Bedrooms	\$5,466	\$5,328	3%	\$5,085	7%
3-Bedrooms	\$7,522	\$7,330	3%	\$6,525	15%
4-Bedrooms	\$9,661	\$8,758	10%	\$9,171	5%
All	\$5,055	\$4,793	5%	\$4,625	9%

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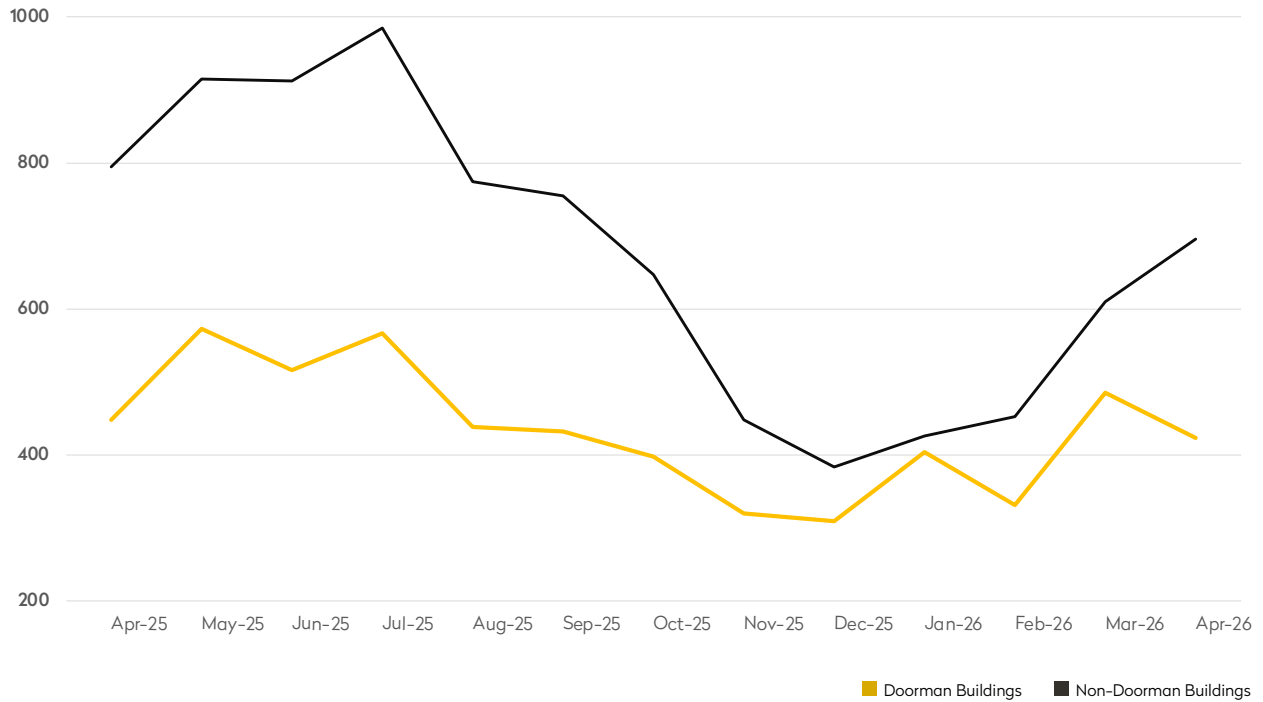
APRIL 2026

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



180 EAST 93RD STREET #4

Number of New Listings



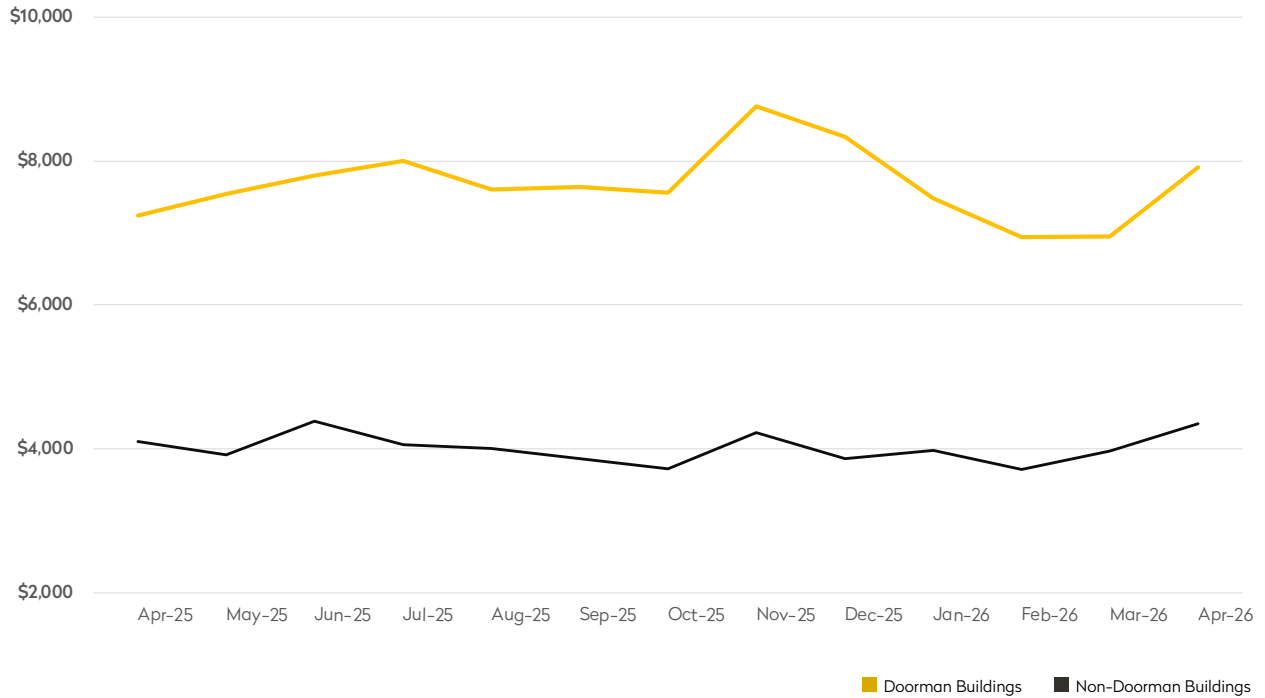
DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	74	77	-4%	72	3%
1-Bedrooms	199	281	-29%	216	-8%
2-Bedrooms	105	97	8%	104	1%
3-Bedrooms	40	25	60%	47	-15%
4-Bedrooms	5	4	25%	7	-29%
All	423	485	-13%	448	-6%

NON-DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	174	198	-12%	217	-20%
1-Bedrooms	284	247	15%	325	-13%
2-Bedrooms	167	124	35%	165	1%
3-Bedrooms	52	33	58%	71	-27%
4-Bedrooms	15	3	400%	17	-12%
All	696	610	14%	795	-12%

Average Asking Rent



DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	\$3,986	\$4,092	-3%	\$3,855	3%
1-Bedrooms	\$5,395	\$5,353	1%	\$5,016	8%
2-Bedrooms	\$9,871	\$9,511	4%	\$8,549	15%
3-Bedrooms	\$19,191	\$18,708	3%	\$15,607	23%
4-Bedrooms	\$35,300	\$33,635	5%	\$29,507	20%
All	\$7,918	\$6,957	14%	\$7,244	9%

NON-DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	\$2,994	\$2,883	4%	\$2,817	6%
1-Bedrooms	\$3,843	\$3,519	9%	\$3,388	13%
2-Bedrooms	\$4,726	\$4,813	-2%	\$4,776	-1%
3-Bedrooms	\$6,892	\$8,455	-18%	\$7,239	-5%
4-Bedrooms	\$12,869	\$10,015	28%	\$14,417	-11%
All	\$4,351	\$3,970	10%	\$4,100	6%

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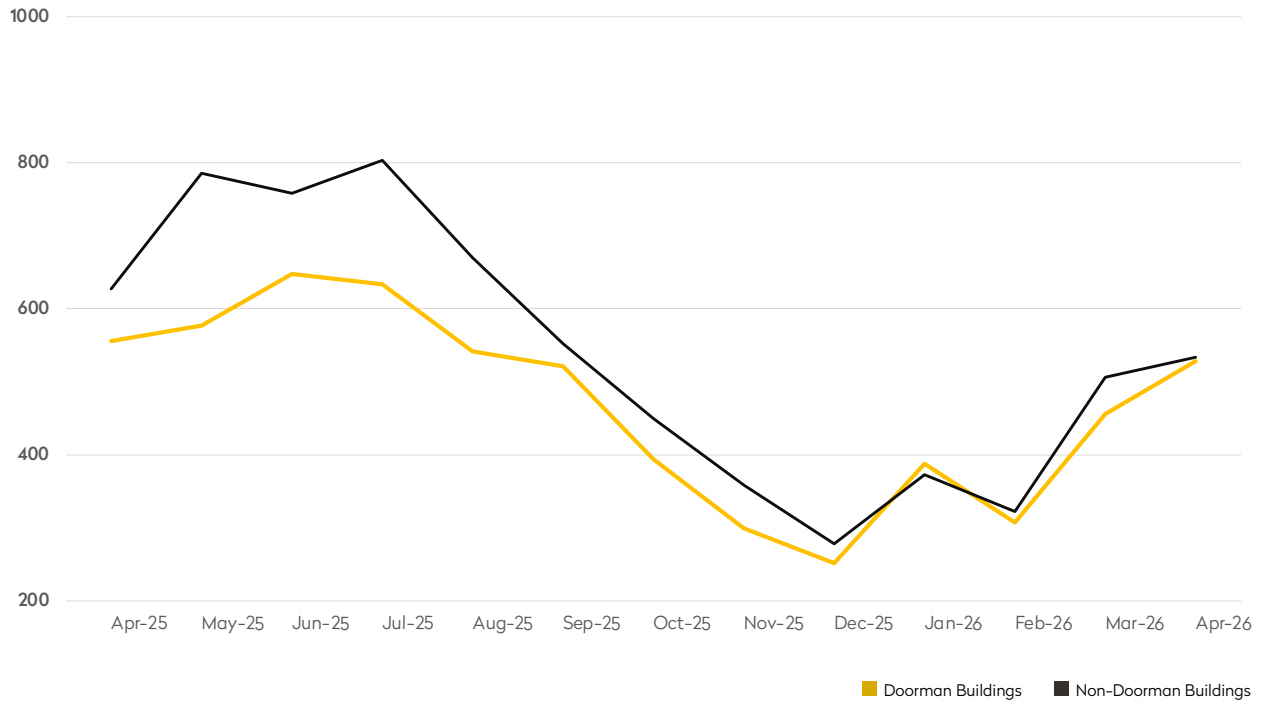
APRIL 2026

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



2 COLUMBUS AVENUE #12A

Number of New Listings



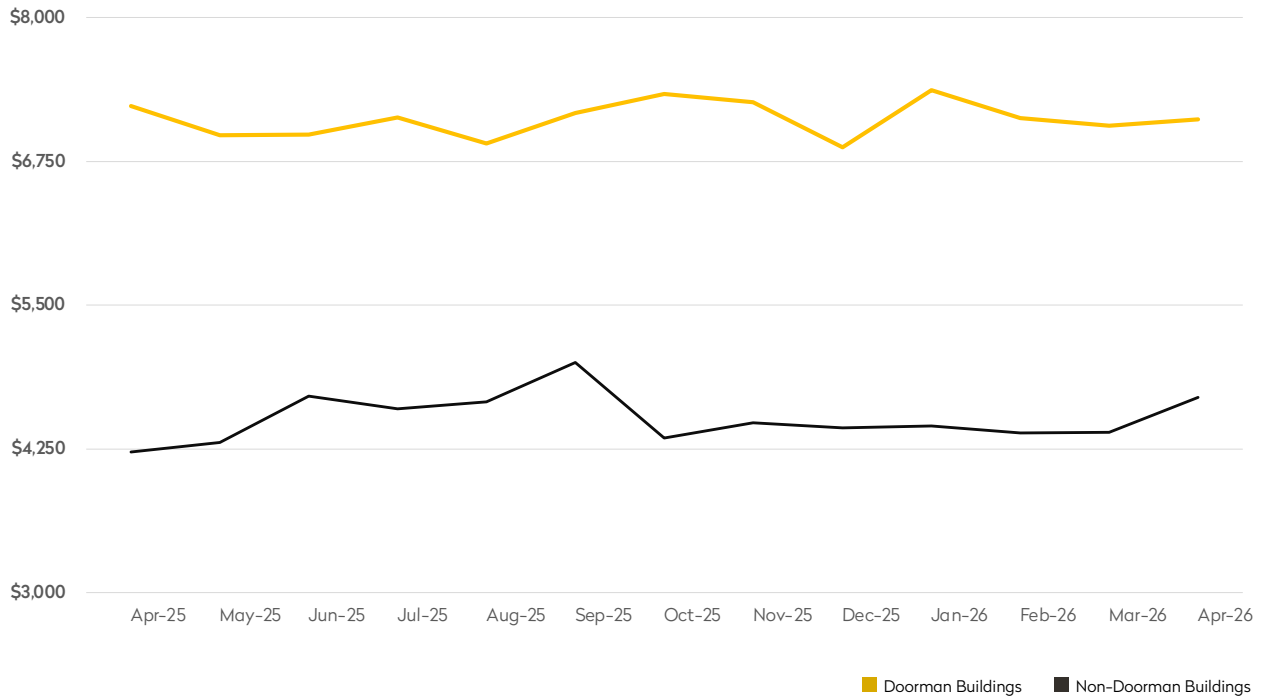
DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	116	99	17%	114	2%
1-Bedrooms	246	202	22%	245	0%
2-Bedrooms	113	110	3%	122	-7%
3-Bedrooms	39	35	11%	48	-19%
4-Bedrooms	13	9	44%	25	-48%
All	528	456	16%	556	-5%

NON-DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	127	126	1%	157	-19%
1-Bedrooms	214	215	0%	260	-18%
2-Bedrooms	127	111	14%	132	-4%
3-Bedrooms	54	43	26%	57	-5%
4-Bedrooms	11	11	0%	14	-21%
All	534	506	6%	627	-15%

Average Asking Rent



DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	\$3,848	\$3,800	1%	\$3,726	3%
1-Bedrooms	\$5,437	\$5,443	0%	\$5,110	6%
2-Bedrooms	\$8,730	\$8,549	2%	\$8,497	3%
3-Bedrooms	\$15,449	\$16,227	-5%	\$16,464	-6%
4-Bedrooms	\$26,376	\$21,133	25%	\$18,807	40%
All	\$7,117	\$7,062	1%	\$7,231	-2%

NON-DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	\$3,147	\$3,015	4%	\$2,906	8%
1-Bedrooms	\$4,156	\$4,025	3%	\$3,878	7%
2-Bedrooms	\$5,426	\$5,582	-3%	\$4,957	9%
3-Bedrooms	\$7,472	\$6,441	16%	\$6,042	24%
4-Bedrooms	\$10,888	\$7,321	49%	\$7,784	40%
All	\$4,698	\$4,392	7%	\$4,221	11%

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APRIL 2026

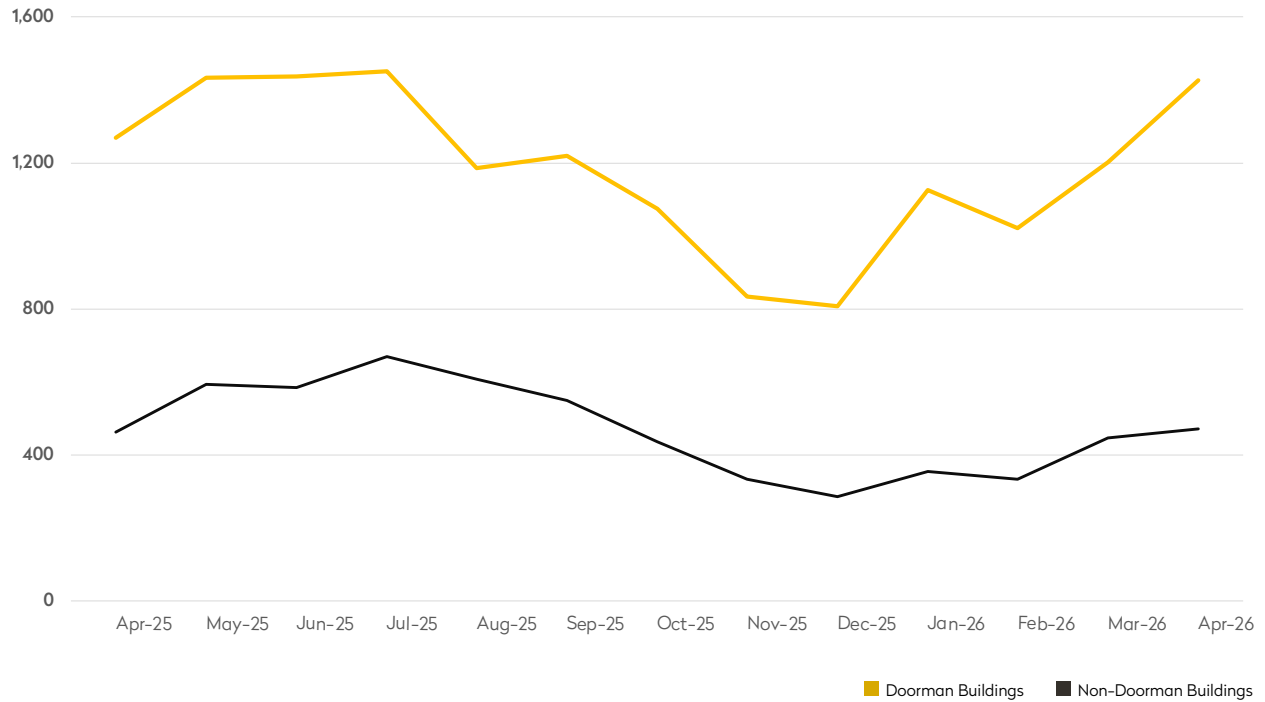
34th St. to 59th St.,
East River to the Hudson River



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1 CENTRAL PARK SOUTH #1901

Number of New Listings



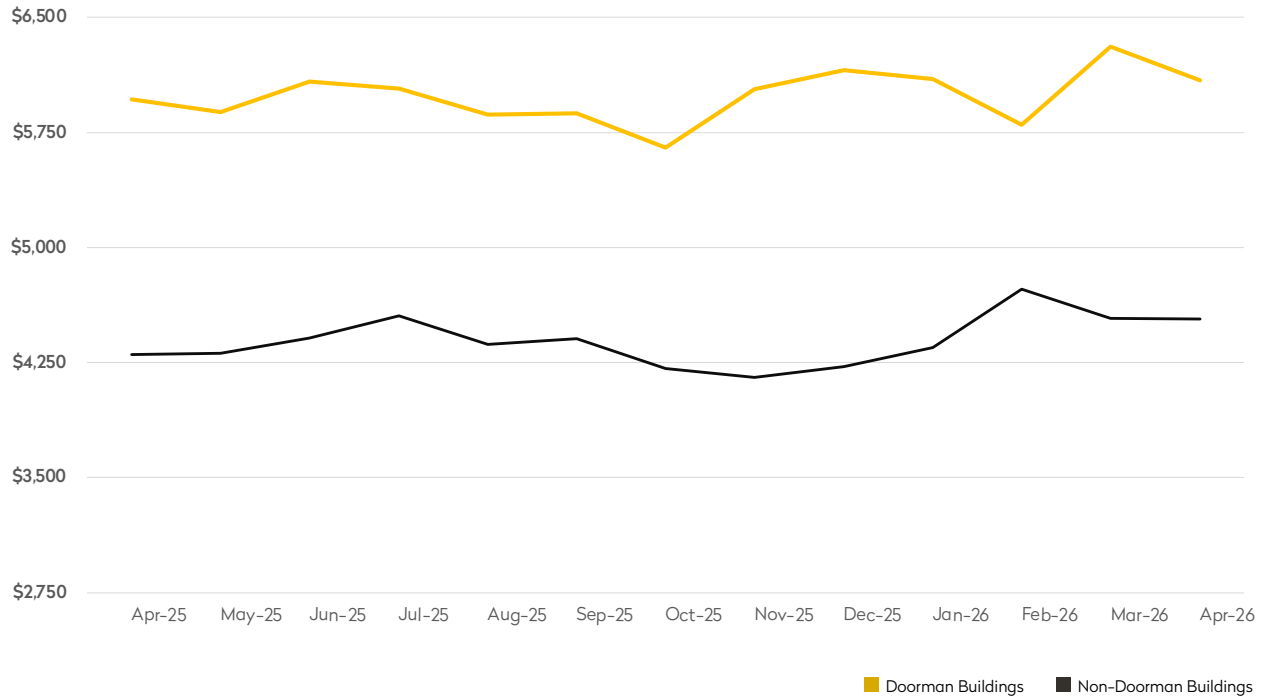
DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	380	312	22%	333	14%
1-Bedrooms	644	560	15%	548	18%
2-Bedrooms	317	267	19%	294	8%
3-Bedrooms	75	50	50%	78	-4%
4-Bedrooms	10	11	-9%	15	-33%
All	1,426	1,201	19%	1,269	12%

NON-DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	124	107	16%	100	24%
1-Bedrooms	165	168	-2%	182	-9%
2-Bedrooms	124	115	8%	116	7%
3-Bedrooms	46	45	2%	44	5%
4-Bedrooms	10	11	-9%	20	-50%
All	471	446	6%	463	2%

Average Asking Rent



DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	\$3,969	\$3,789	5%	\$3,747	6%
1-Bedrooms	\$5,397	\$5,355	1%	\$5,102	6%
2-Bedrooms	\$8,074	\$8,632	-6%	\$7,725	5%
3-Bedrooms	\$12,485	\$15,551	-20%	\$12,861	-3%
4-Bedrooms	\$20,160	\$24,510	-18%	\$15,870	27%
All	\$6,088	\$6,310	-4%	\$5,967	2%

NON-DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	\$3,129	\$3,047	3%	\$3,733	-16%
1-Bedrooms	\$4,031	\$3,957	2%	\$3,614	12%
2-Bedrooms	\$5,292	\$5,225	1%	\$4,568	16%
3-Bedrooms	\$7,033	\$7,476	-6%	\$5,886	19%
4-Bedrooms	\$8,477	\$8,740	-3%	\$8,129	4%
All	\$4,533	\$4,539	0%	\$4,302	5%

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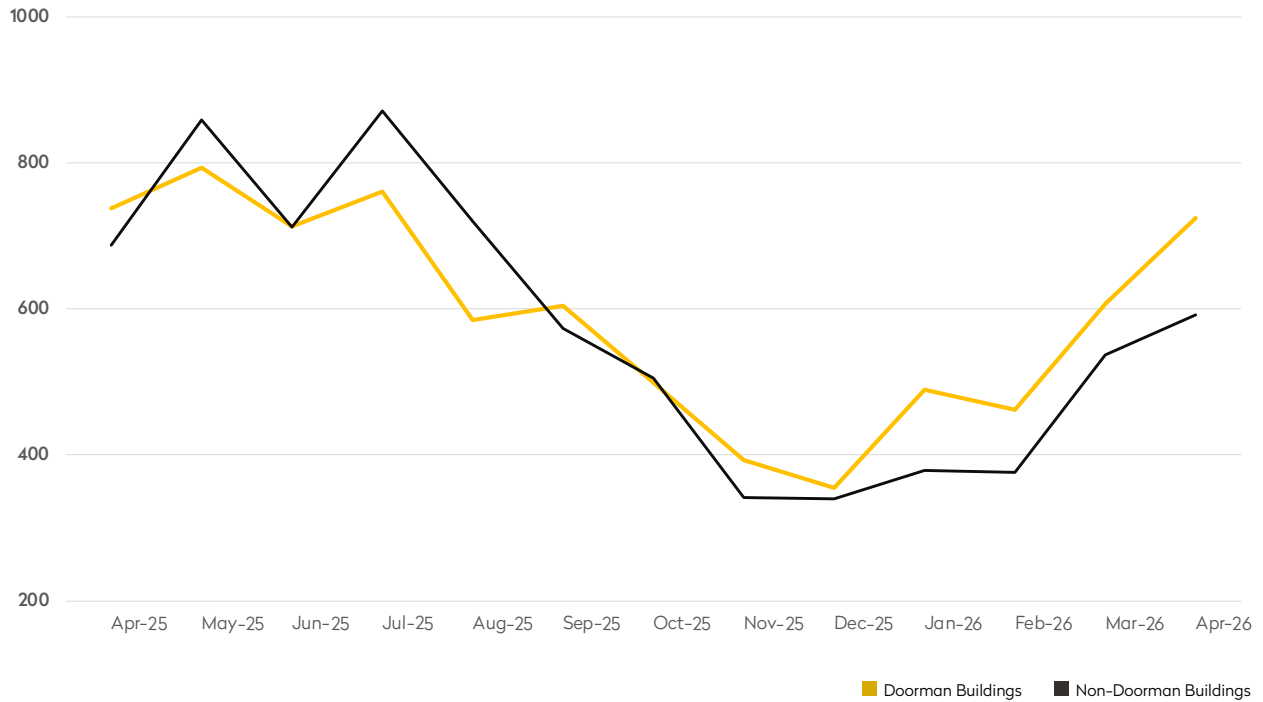
APRIL 2026

34th Street to 14th Street



23 EAST 22ND STREET #30A

Number of New Listings



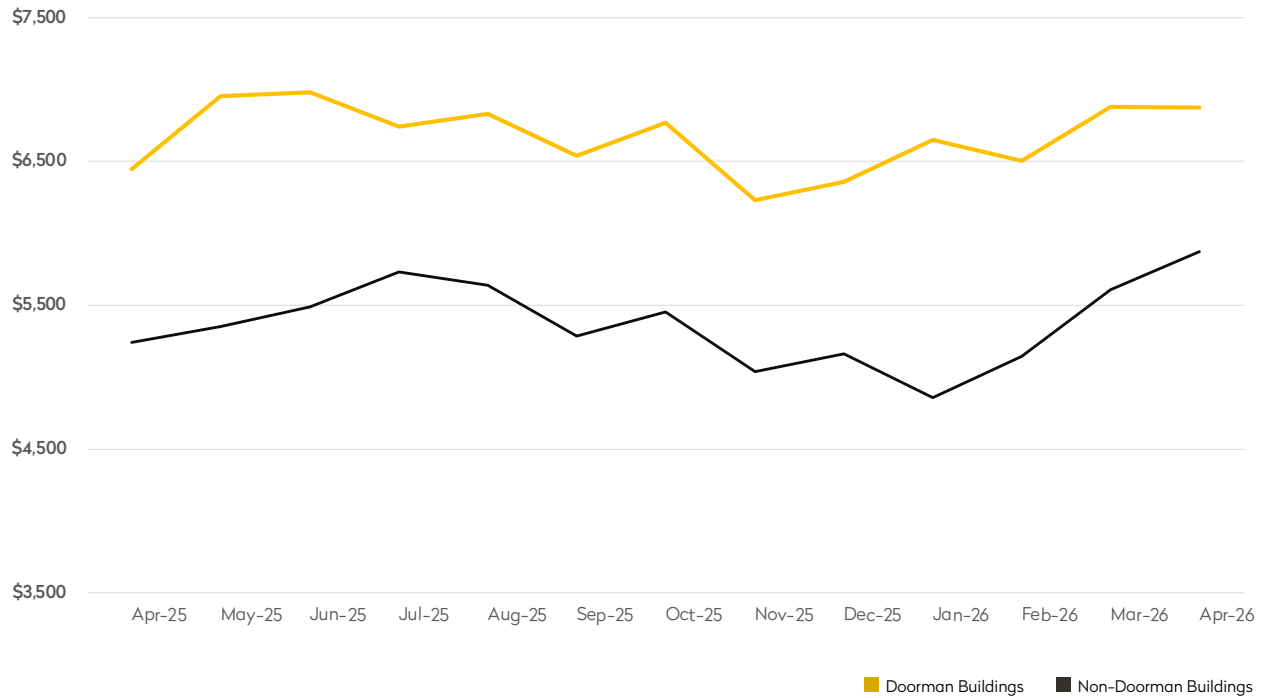
DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	189	169	12%	209	-10%
1-Bedrooms	353	300	18%	350	1%
2-Bedrooms	140	118	19%	141	-1%
3-Bedrooms	34	15	127%	33	3%
4-Bedrooms	7	5	40%	5	40%
All	724	607	19%	738	-2%

NON-DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	114	123	-7%	159	-28%
1-Bedrooms	213	182	17%	221	-4%
2-Bedrooms	150	149	1%	169	-11%
3-Bedrooms	82	61	34%	107	-23%
4-Bedrooms	29	18	61%	27	7%
All	592	537	10%	687	-14%

Average Asking Rent



DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	\$4,517	\$4,476	1%	\$4,274	6%
1-Bedrooms	\$6,197	\$6,197	0%	\$5,880	5%
2-Bedrooms	\$9,705	\$10,452	-7%	\$9,286	5%
3-Bedrooms	\$13,107	\$15,775	-17%	\$13,518	-3%
4-Bedrooms	\$16,948	\$17,979	-6%	\$10,369	63%
All	\$6,876	\$6,879	0%	\$6,448	7%

NON-DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	\$3,809	\$3,595	6%	\$3,385	13%
1-Bedrooms	\$4,580	\$4,686	-2%	\$4,169	10%
2-Bedrooms	\$6,160	\$6,269	-2%	\$5,929	4%
3-Bedrooms	\$8,896	\$8,027	11%	\$7,714	15%
4-Bedrooms	\$12,924	\$13,159	-2%	\$9,830	31%
All	\$5,873	\$5,608	5%	\$5,243	12%

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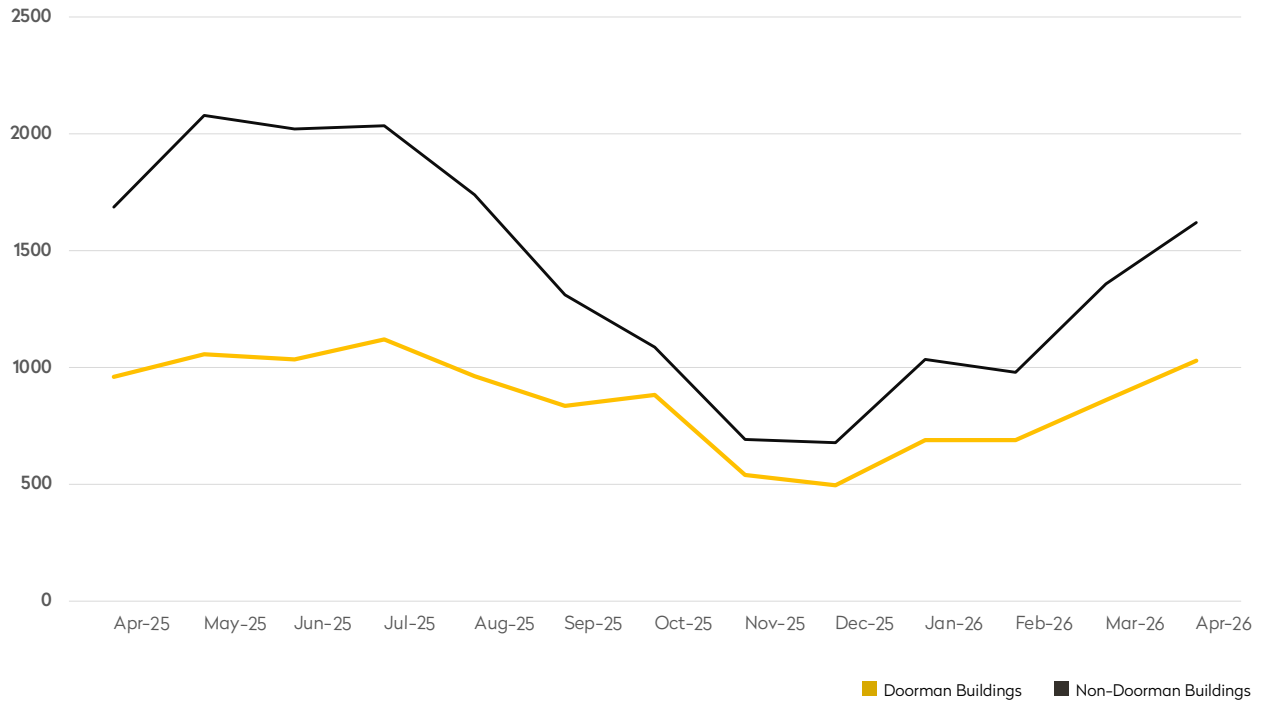
APRIL 2026

South of 14th Street



215 AVENUE B #2B

Number of New Listings



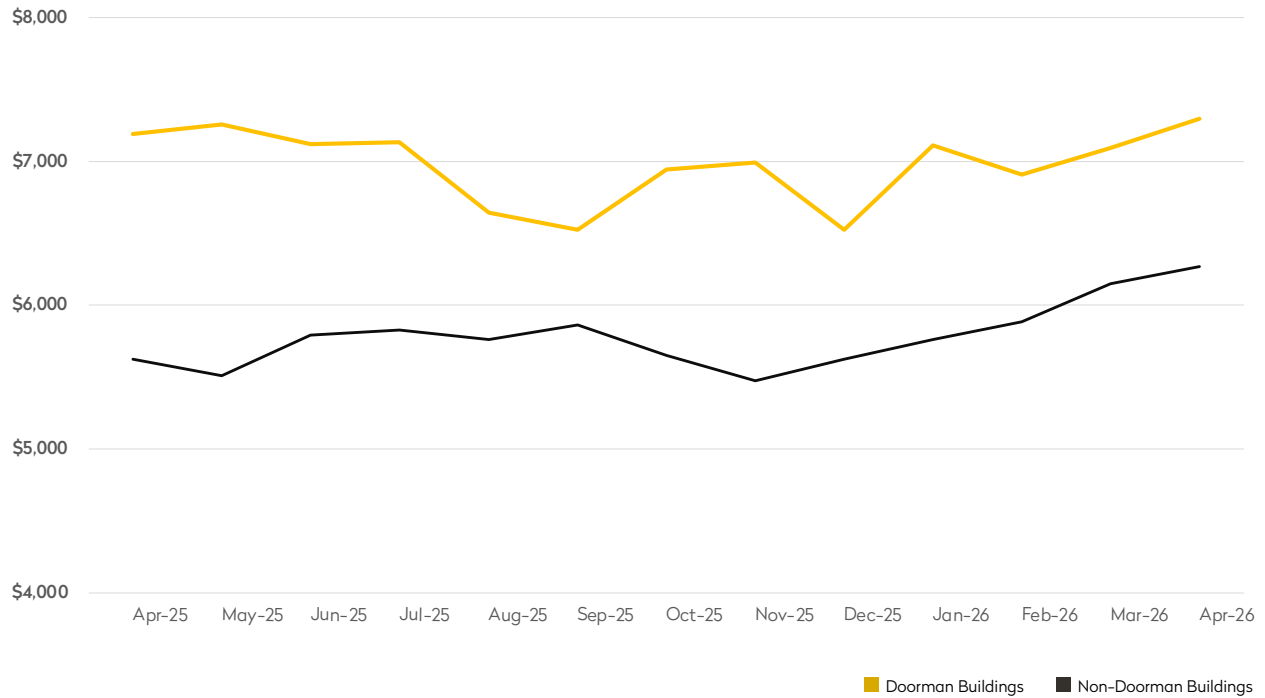
DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	324	278	17%	291	11%
1-Bedrooms	375	304	23%	363	3%
2-Bedrooms	243	189	29%	215	13%
3-Bedrooms	63	66	-5%	75	-16%
4-Bedrooms	20	19	5%	16	25%
All	1,029	860	20%	960	7%

NON-DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	236	224	5%	273	-14%
1-Bedrooms	509	500	2%	526	-3%
2-Bedrooms	547	387	41%	554	-1%
3-Bedrooms	238	183	30%	224	6%
4-Bedrooms	64	49	31%	82	-22%
All	1,619	1,358	19%	1,686	-4%

Average Asking Rent



DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	\$4,400	\$4,398	0%	\$4,171	5%
1-Bedrooms	\$6,120	\$6,105	0%	\$5,760	6%
2-Bedrooms	\$9,930	\$9,554	4%	\$9,068	10%
3-Bedrooms	\$13,762	\$13,245	4%	\$16,850	-18%
4-Bedrooms	\$19,349	\$13,956	39%	\$23,883	-19%
All	\$7,296	\$7,093	3%	\$7,188	2%

NON-DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	\$3,994	\$3,979	0%	\$3,447	16%
1-Bedrooms	\$4,714	\$4,814	-2%	\$4,406	7%
2-Bedrooms	\$6,557	\$6,686	-2%	\$5,855	12%
3-Bedrooms	\$9,048	\$9,549	-5%	\$7,709	17%
4-Bedrooms	\$10,882	\$10,379	5%	\$10,449	4%
All	\$6,268	\$6,151	2%	\$5,622	11%

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APRIL 2026

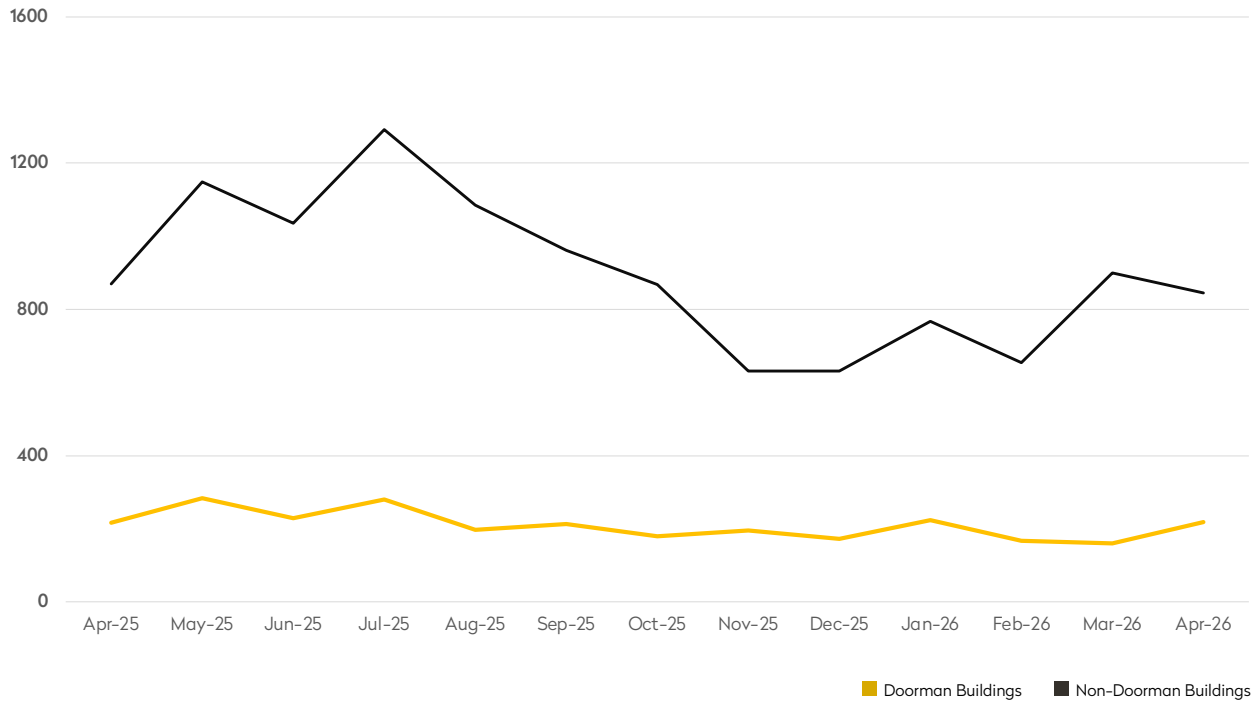
Generally North of 96th St. on the East Side,
and 110th St. on the West Side



UPPER MANHATTAN

206 LENOX AVENUE #1

Number of New Listings



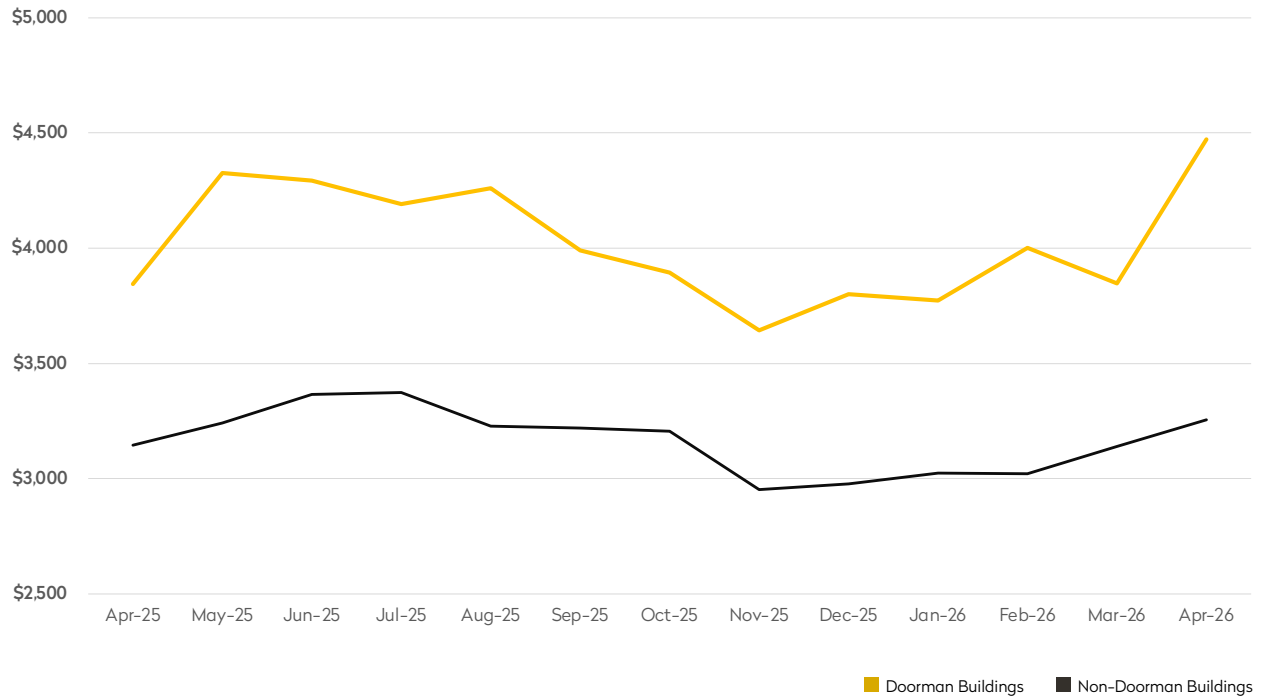
DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	30	29	3%	47	-36%
1-Bedrooms	88	64	38%	81	9%
2-Bedrooms	73	59	24%	65	12%
3-Bedrooms	24	8	200%	15	60%
4-Bedrooms	4	N/A	N/A	6	-33%
All	219	160	37%	216	1%

NON-DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	108	110	-2%	122	-11%
1-Bedrooms	296	309	-4%	297	0%
2-Bedrooms	270	308	-12%	251	8%
3-Bedrooms	120	130	-8%	153	-22%
4-Bedrooms	48	36	33%	39	23%
All	845	899	-6%	869	-3%

Average Asking Rent



DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	\$3,287	\$3,110	6%	\$3,248	1%
1-Bedrooms	\$3,876	\$3,495	11%	\$3,757	3%
2-Bedrooms	\$4,876	\$4,385	11%	\$4,286	14%
3-Bedrooms	\$5,900	\$5,385	10%	\$4,034	46%
4-Bedrooms	\$10,562	N/A	N/A	\$4,065	160%
All	\$4,473	\$3,848	16%	\$3,845	16%

NON-DOORMAN BUILDINGS

	APRIL 2026	MARCH 2026	MONTHLY CHANGE	APRIL 2025	ANNUAL CHANGE
Studios	\$2,395	\$2,309	4%	\$2,237	7%
1-Bedrooms	\$2,766	\$2,728	1%	\$2,651	4%
2-Bedrooms	\$3,426	\$3,290	4%	\$3,324	3%
3-Bedrooms	\$4,040	\$3,836	5%	\$3,994	1%
4-Bedrooms	\$5,023	\$4,690	7%	\$4,773	5%
All	\$3,254	\$3,140	4%	\$3,144	3%

Contact Us

NEW RENTAL LISTINGS REPORT

April 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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