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JUNE 2026

NEW RENTAL
LISTINGS
REPORT

MANHATTAN



Brown Harris Stevens THE Craft of Research

Highlights

NEW RENTAL LISTINGS REPORT

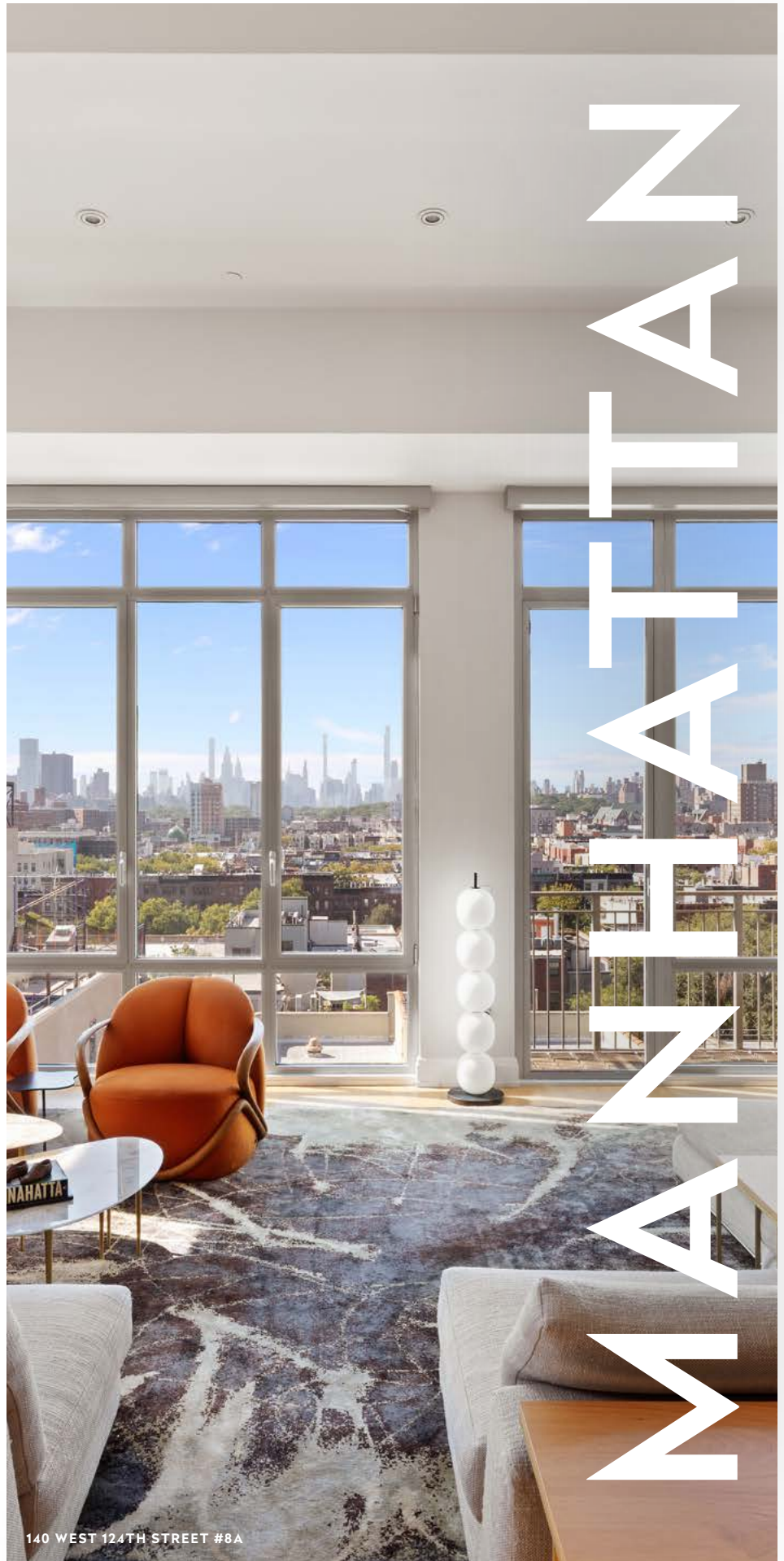
June 2026

- The number of new listings in both doorman and non-doorman buildings climbed by double digits compared to last month.
- June saw an increase in new rental listings in nearly every bedroom category.
- For non-doorman buildings, the average asking rent was virtually unchanged from last month and was 9% higher than June 2025.
- The average asking rent for doorman buildings in June was \$6,964, a slight dip – 2% – from last month.



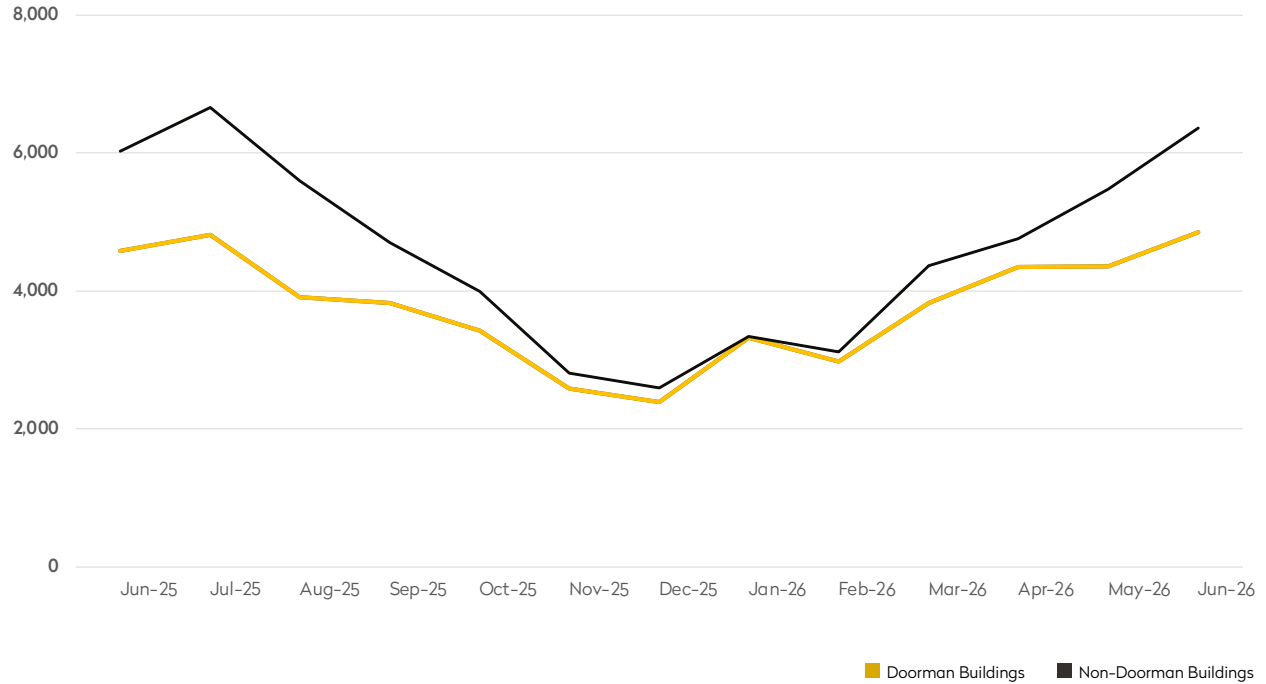
Rnt

JUNE 2026



140 WEST 124TH STREET #8A

Number of New Listings



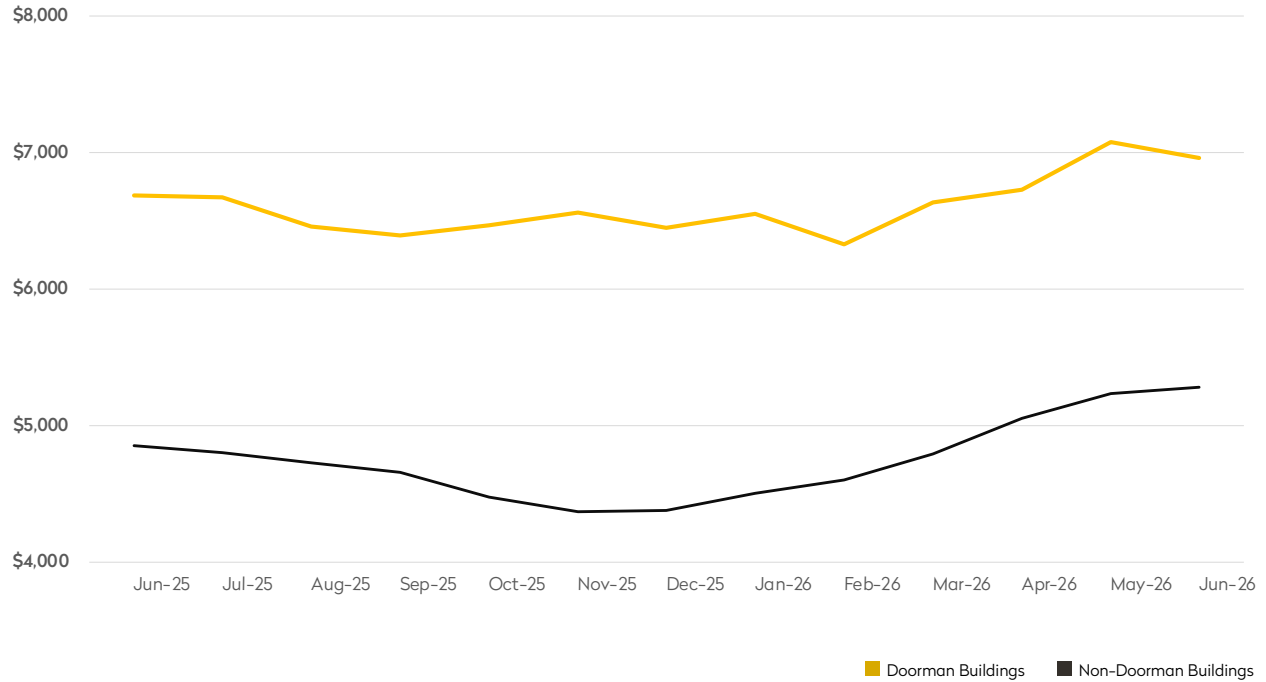
DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	1,257	1,081	16%	1,102	14%
1-Bedrooms	2,063	1,856	11%	1,948	6%
2-Bedrooms	1,054	1,004	5%	1,029	2%
3-Bedrooms	385	316	22%	386	0%
4-Bedrooms	80	80	0%	89	-10%
All	4,850	4,356	11%	4,576	6%

NON-DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	1,226	1,048	17%	1,115	10%
1-Bedrooms	2,142	1,854	16%	1,970	9%
2-Bedrooms	1,803	1,579	14%	1,788	1%
3-Bedrooms	879	724	21%	853	3%
4-Bedrooms	253	210	20%	235	8%
All	6,362	5,472	16%	6,022	6%

Average Asking Rent



DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	\$4,214	\$4,246	-1%	\$3,996	5%
1-Bedrooms	\$5,733	\$5,678	1%	\$5,446	5%
2-Bedrooms	\$8,602	\$8,773	-2%	\$8,303	4%
3-Bedrooms	\$14,655	\$13,803	6%	\$12,324	19%
4-Bedrooms	\$18,915	\$21,488	-12%	\$20,331	-7%
All	\$6,964	\$7,076	-2%	\$6,688	4%

NON-DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	\$3,327	\$3,279	1%	\$3,166	5%
1-Bedrooms	\$4,171	\$4,131	1%	\$3,861	8%
2-Bedrooms	\$5,537	\$5,497	1%	\$5,013	10%
3-Bedrooms	\$7,517	\$7,734	-3%	\$7,097	6%
4-Bedrooms	\$10,581	\$11,440	-8%	\$10,036	5%
All	\$5,281	\$5,234	1%	\$4,854	9%

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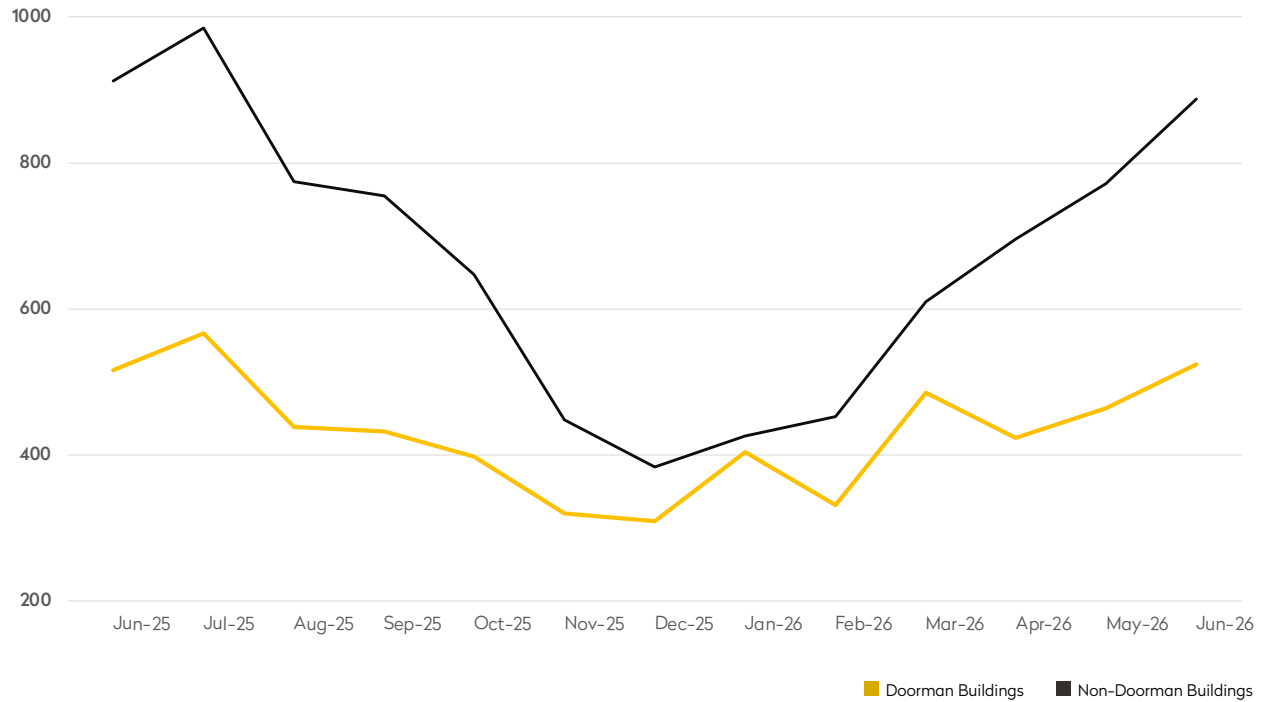
JUNE 2026

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



1289 LEXINGTON AVENUE #18B

Number of New Listings



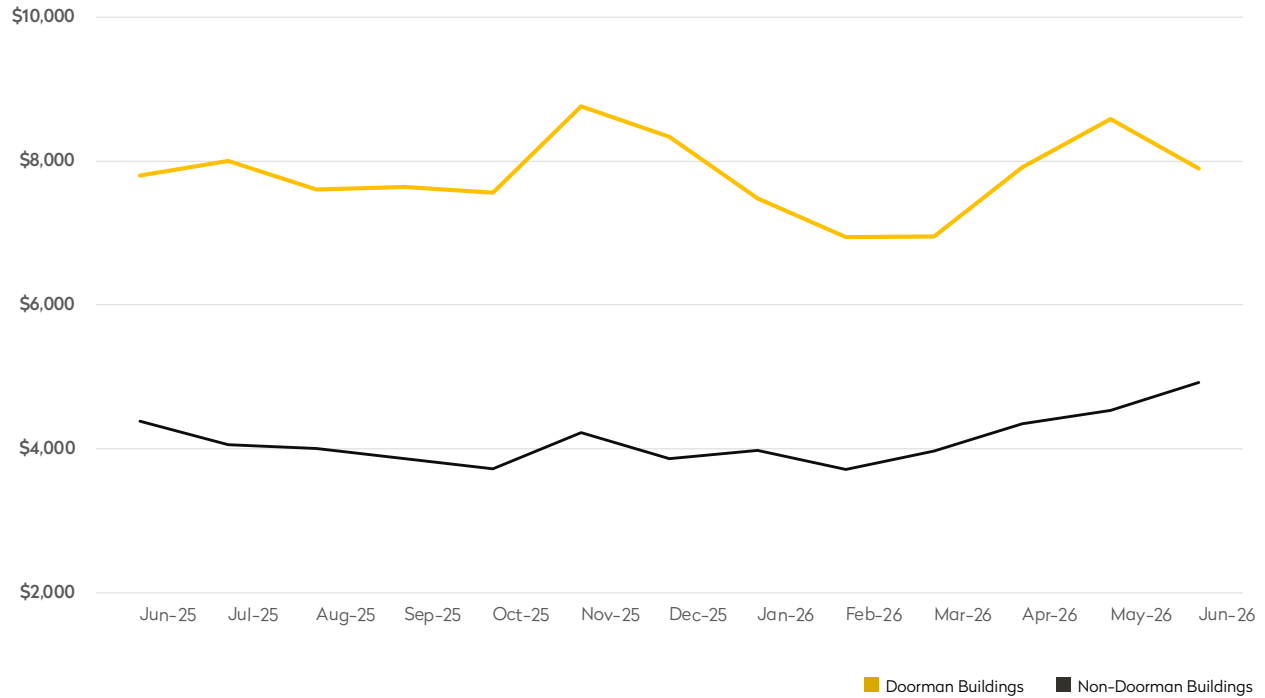
DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	107	88	22%	88	22%
1-Bedrooms	211	185	14%	207	2%
2-Bedrooms	136	117	16%	141	-4%
3-Bedrooms	60	49	22%	61	-2%
4-Bedrooms	8	19	-58%	13	-38%
All	524	464	13%	516	2%

NON-DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	226	208	9%	240	-6%
1-Bedrooms	344	280	23%	334	3%
2-Bedrooms	217	206	5%	228	-5%
3-Bedrooms	72	56	29%	89	-19%
4-Bedrooms	18	19	-5%	18	0%
All	888	772	15%	912	-3%

Average Asking Rent



DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	\$4,220	\$3,951	7%	\$3,949	7%
1-Bedrooms	\$5,627	\$5,399	4%	\$5,235	7%
2-Bedrooms	\$8,572	\$9,378	-9%	\$8,272	4%
3-Bedrooms	\$17,044	\$15,145	13%	\$14,824	15%
4-Bedrooms	\$27,644	\$27,156	2%	\$27,303	1%
All	\$7,896	\$8,583	-8%	\$7,800	1%

NON-DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	\$3,036	\$2,929	4%	\$2,871	6%
1-Bedrooms	\$3,671	\$3,624	1%	\$3,411	8%
2-Bedrooms	\$5,082	\$4,851	5%	\$4,471	14%
3-Bedrooms	\$6,644	\$7,584	-12%	\$8,745	-24%
4-Bedrooms	\$19,311	\$18,182	6%	\$16,119	20%
All	\$4,922	\$4,531	9%	\$4,383	12%

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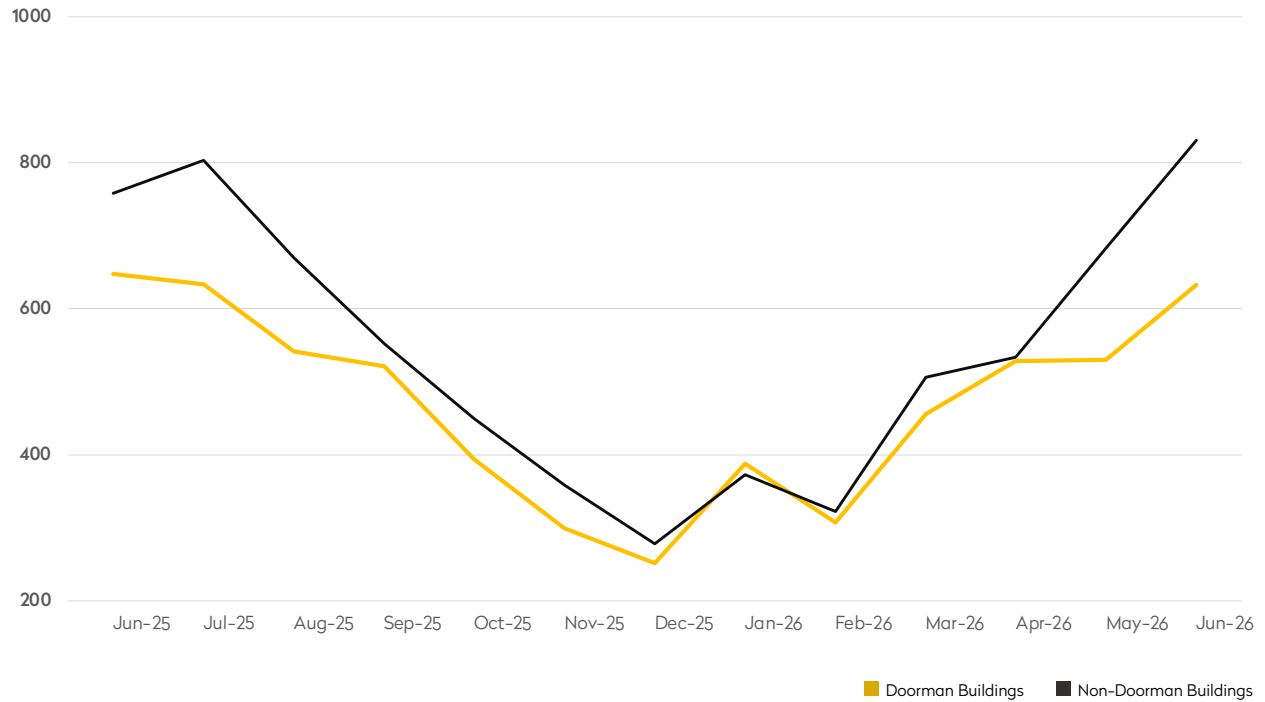
JUNE 2026

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



595 WEST END AVENUE #9H FLOOR

Number of New Listings



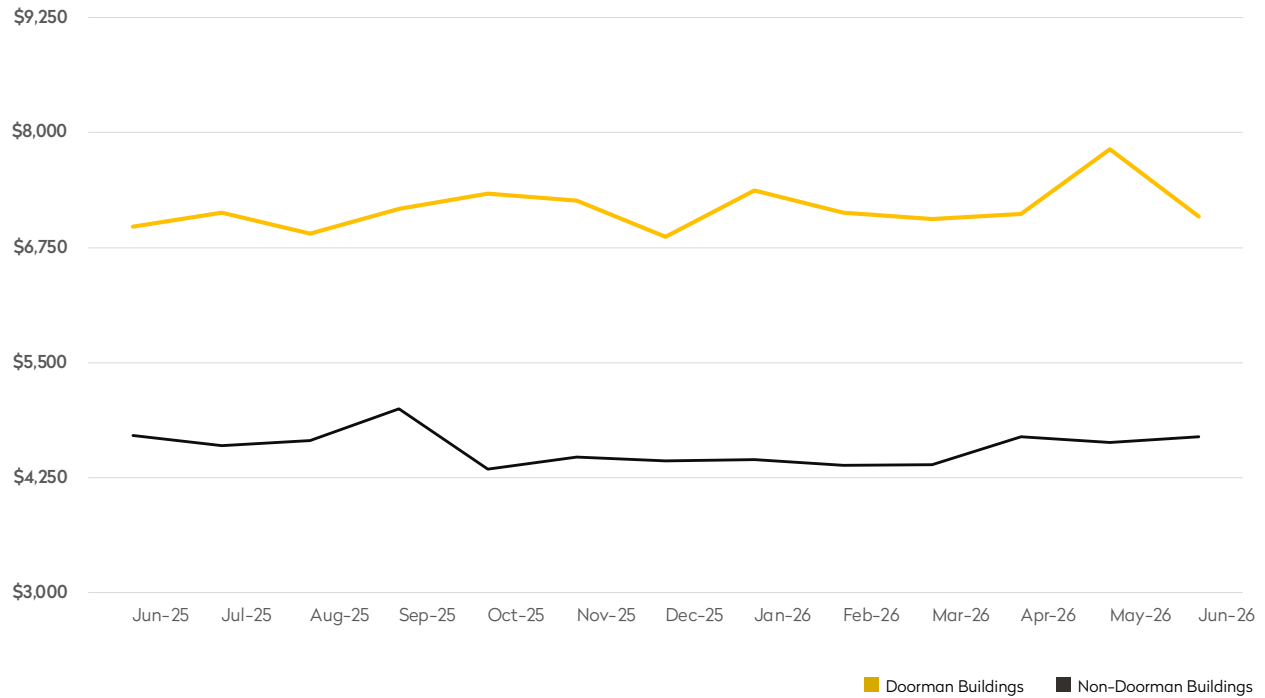
DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	128	109	17%	131	-2%
1-Bedrooms	303	225	35%	287	6%
2-Bedrooms	128	131	-2%	139	-8%
3-Bedrooms	53	45	18%	64	-17%
4-Bedrooms	19	15	27%	21	-10%
All	633	530	19%	648	-2%

NON-DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	209	203	3%	166	26%
1-Bedrooms	317	247	28%	277	14%
2-Bedrooms	178	160	11%	170	5%
3-Bedrooms	92	48	92%	92	0%
4-Bedrooms	29	22	32%	39	-26%
All	831	683	22%	758	10%

Average Asking Rent



DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	\$3,898	\$3,918	-1%	\$3,781	3%
1-Bedrooms	\$5,550	\$5,479	1%	\$5,332	4%
2-Bedrooms	\$8,806	\$9,135	-4%	\$8,292	6%
3-Bedrooms	\$14,862	\$14,671	1%	\$13,013	14%
4-Bedrooms	\$17,244	\$20,900	-17%	\$17,929	-4%
All	\$7,090	\$7,821	-9%	\$6,980	2%

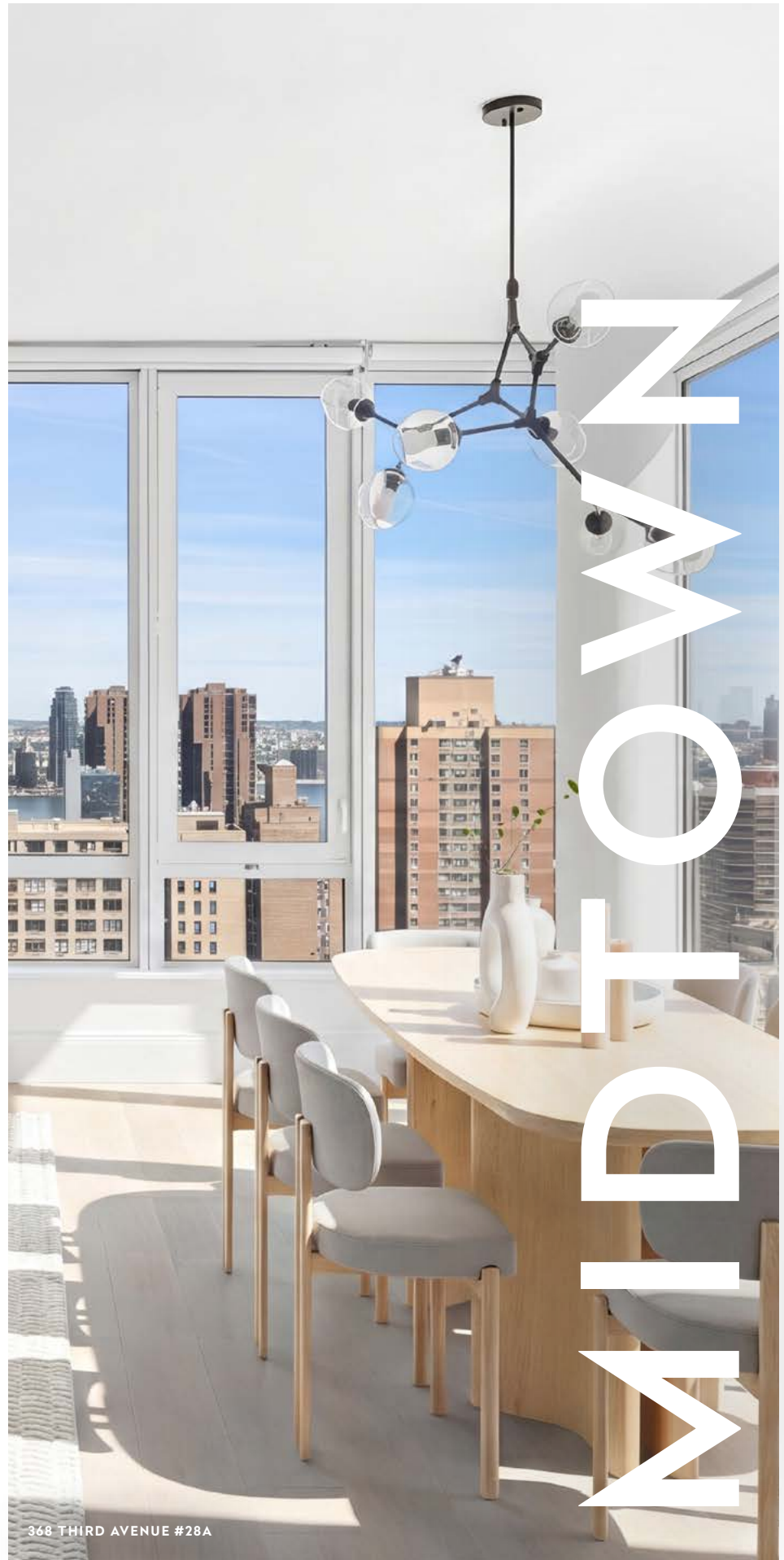
NON-DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	\$3,125	\$3,046	3%	\$2,987	5%
1-Bedrooms	\$4,274	\$4,191	2%	\$4,006	7%
2-Bedrooms	\$5,118	\$5,603	-9%	\$5,190	-1%
3-Bedrooms	\$7,008	\$6,641	6%	\$6,468	8%
4-Bedrooms	\$7,767	\$10,235	-24%	\$8,434	-8%
All	\$4,693	\$4,635	1%	\$4,710	0%

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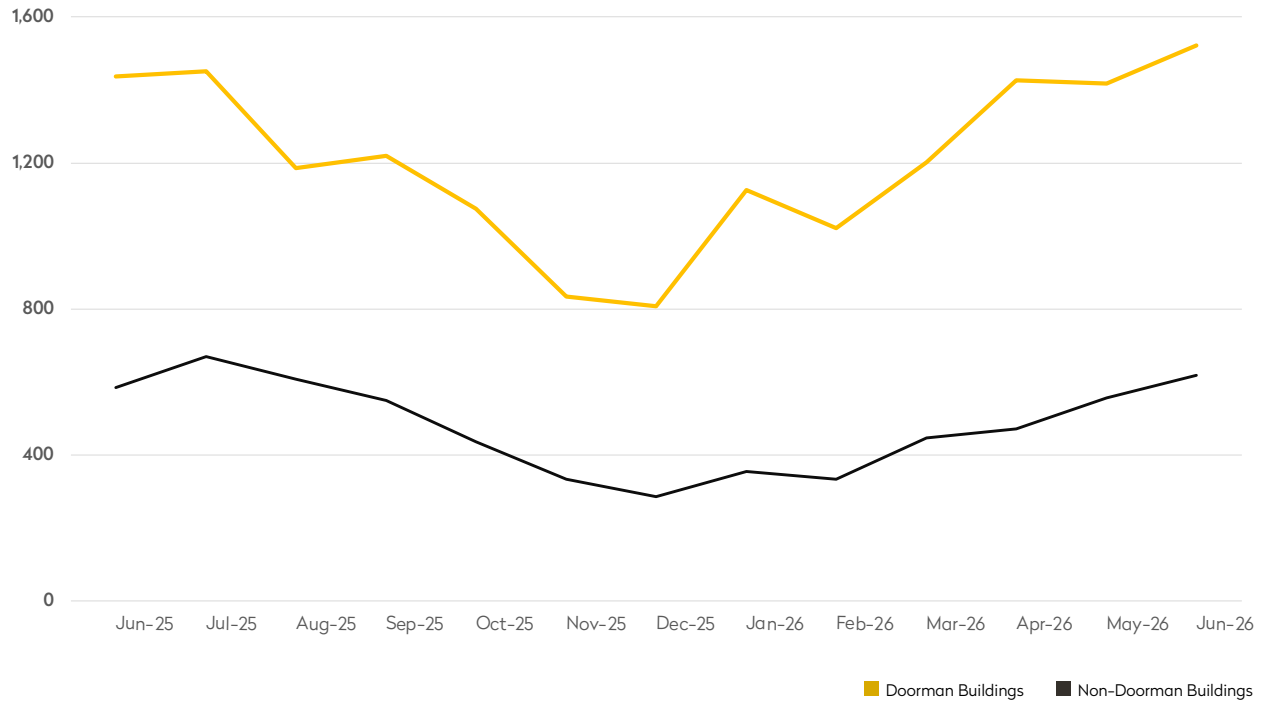
JUNE 2026

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



368 THIRD AVENUE #28A

Number of New Listings



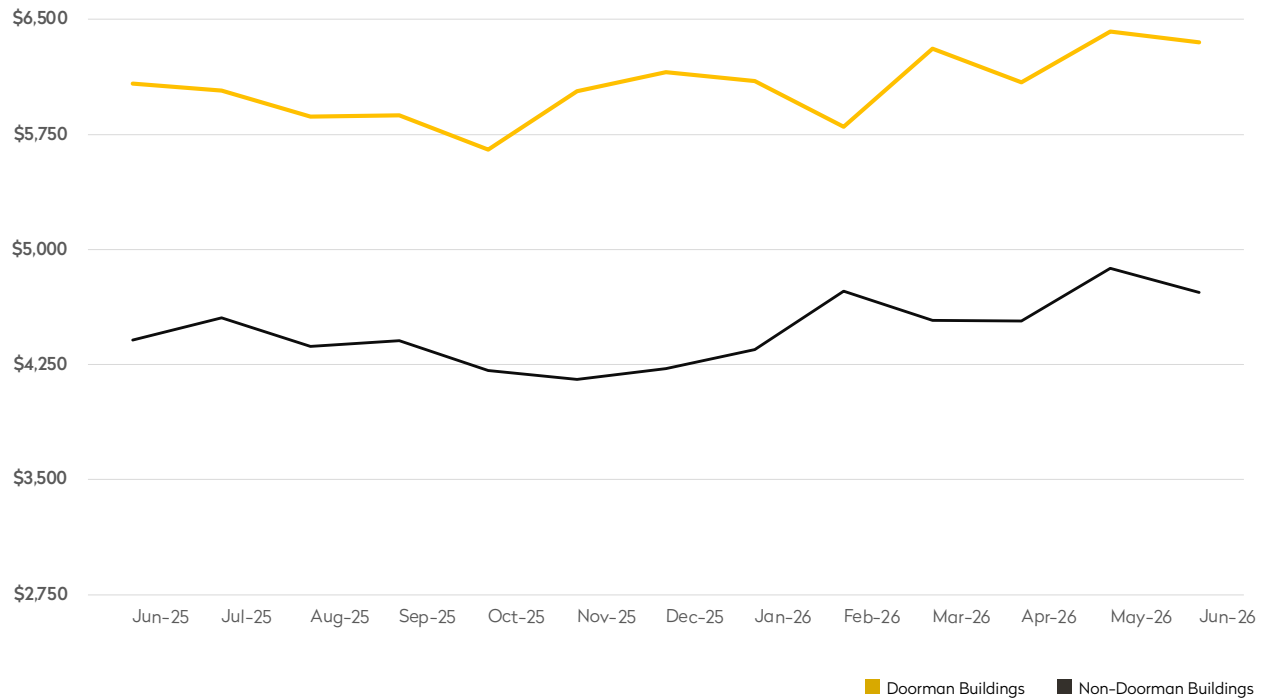
DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	409	372	10%	351	17%
1-Bedrooms	696	636	9%	653	7%
2-Bedrooms	315	308	2%	312	1%
3-Bedrooms	93	85	9%	100	-7%
4-Bedrooms	9	13	-31%	20	-55%
All	1,522	1,417	7%	1,437	6%

NON-DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	149	108	38%	127	17%
1-Bedrooms	199	202	-1%	196	2%
2-Bedrooms	204	169	21%	185	10%
3-Bedrooms	51	62	-18%	60	-15%
4-Bedrooms	13	13	0%	14	-7%
All	618	556	11%	585	6%

Average Asking Rent



DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	\$4,052	\$3,984	2%	\$3,771	7%
1-Bedrooms	\$5,523	\$5,468	1%	\$5,314	4%
2-Bedrooms	\$8,302	\$8,521	-3%	\$8,121	2%
3-Bedrooms	\$14,415	\$12,391	16%	\$9,918	45%
4-Bedrooms	\$23,161	\$26,426	-12%	\$19,985	16%
All	\$6,350	\$6,422	-1%	\$6,081	4%

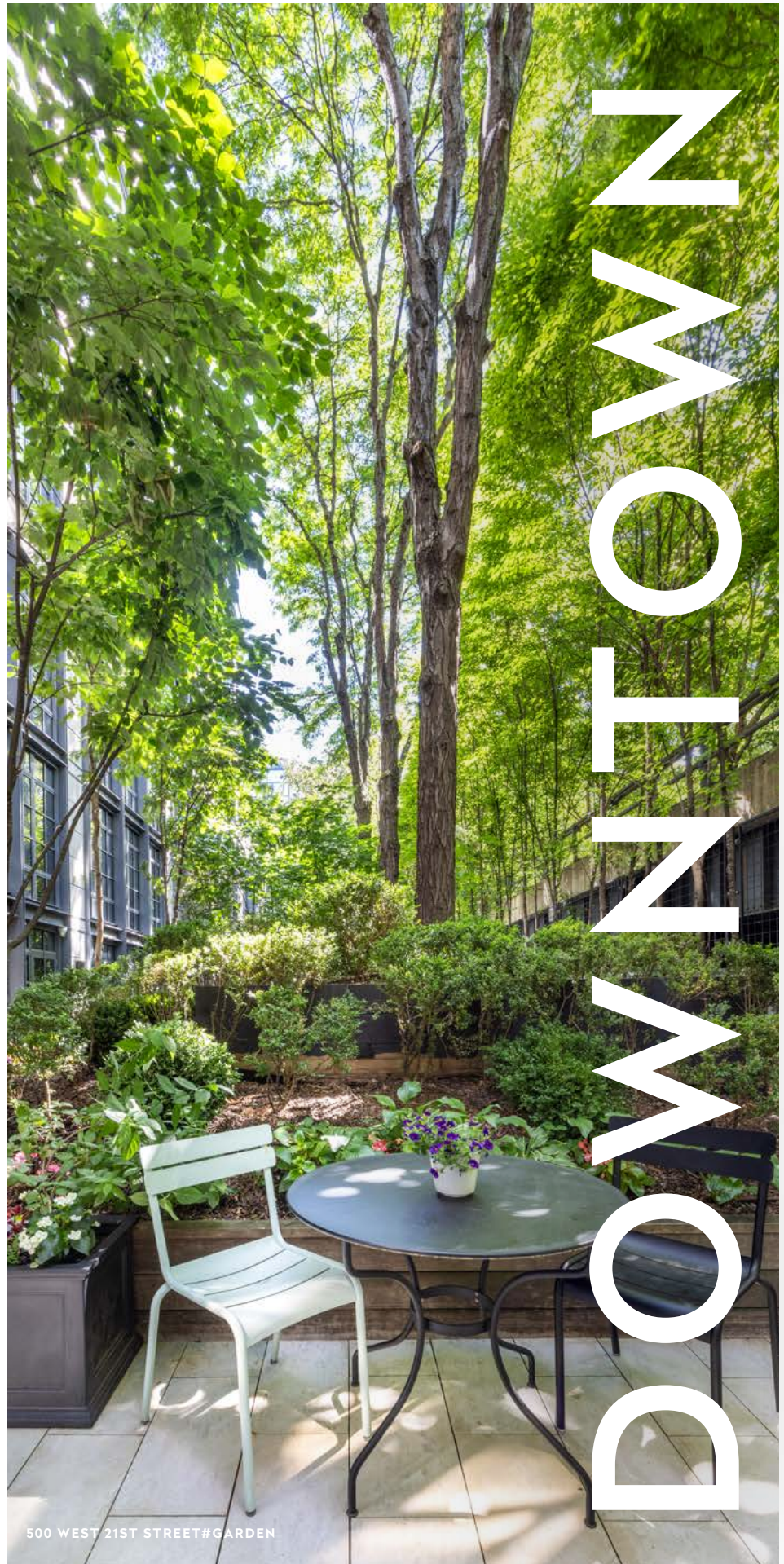
NON-DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	\$3,234	\$3,233	0%	\$3,164	2%
1-Bedrooms	\$4,030	\$3,973	1%	\$3,830	5%
2-Bedrooms	\$5,362	\$5,760	-7%	\$4,822	11%
3-Bedrooms	\$6,594	\$7,230	-9%	\$6,332	4%
4-Bedrooms	\$12,029	\$9,015	33%	\$9,072	33%
All	\$4,719	\$4,879	-3%	\$4,409	7%

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JUNE 2026

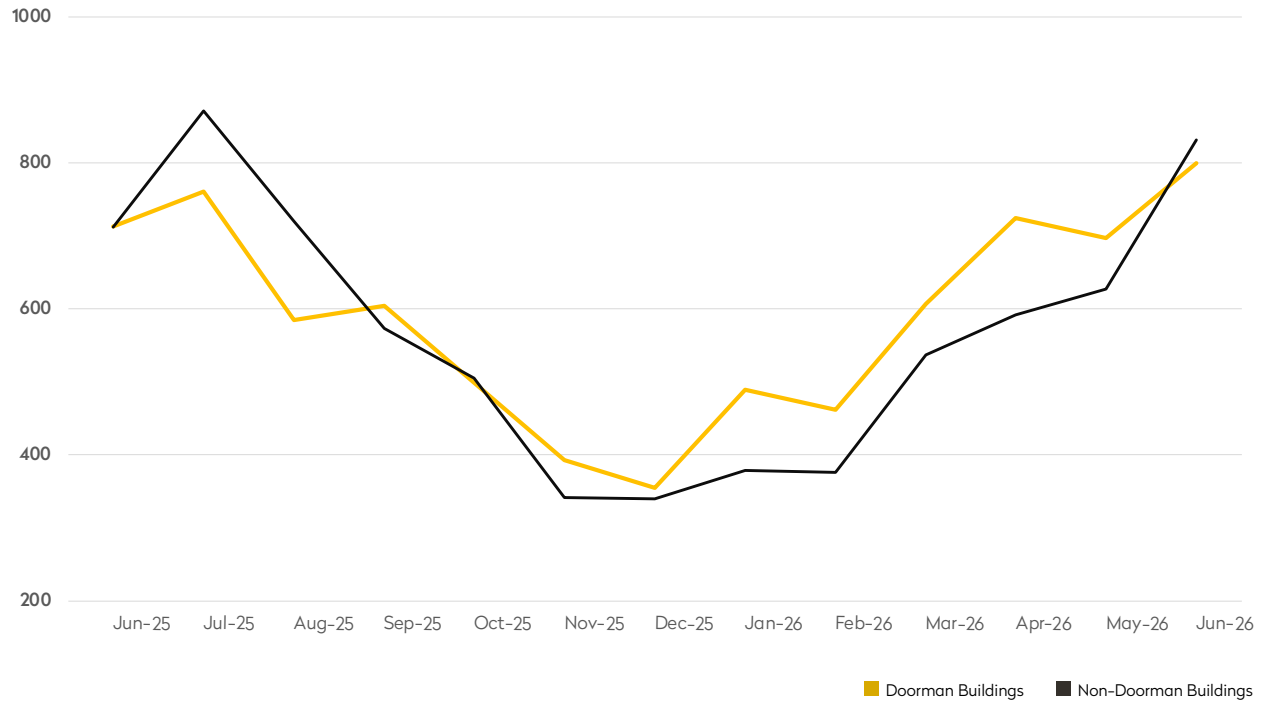
34th Street to 14th Street



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500 WEST 21ST STREET#GARDEN

Number of New Listings



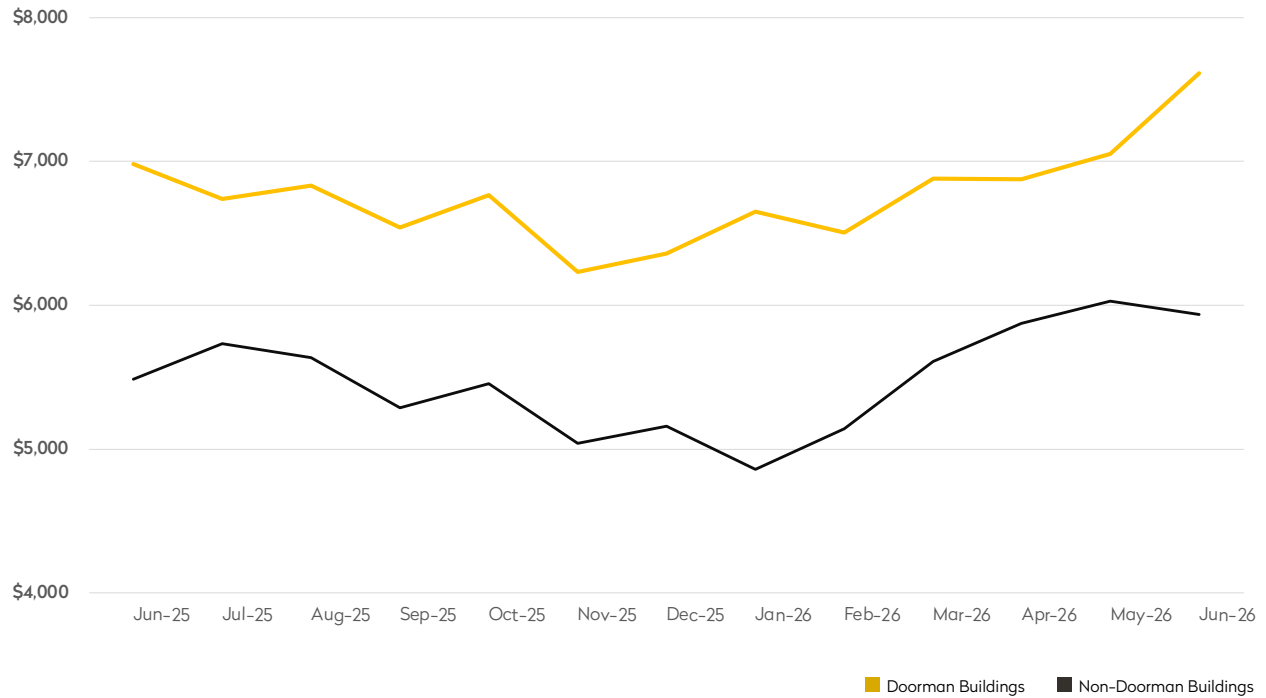
DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	213	180	18%	183	16%
1-Bedrooms	365	344	6%	334	9%
2-Bedrooms	146	115	27%	131	11%
3-Bedrooms	55	49	12%	53	4%
4-Bedrooms	18	8	125%	12	50%
All	800	697	15%	713	12%

NON-DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	184	123	50%	147	25%
1-Bedrooms	253	203	25%	226	12%
2-Bedrooms	214	171	25%	176	22%
3-Bedrooms	139	91	53%	134	4%
4-Bedrooms	30	31	-3%	25	20%
All	831	627	33%	712	17%

Average Asking Rent



DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	\$4,488	\$4,500	0%	\$4,347	3%
1-Bedrooms	\$6,373	\$6,279	1%	\$5,953	7%
2-Bedrooms	\$10,242	\$9,151	12%	\$9,341	10%
3-Bedrooms	\$14,614	\$13,932	5%	\$14,881	-2%
4-Bedrooms	\$15,542	\$23,737	-35%	\$15,113	3%
All	\$7,611	\$7,051	8%	\$6,981	9%

NON-DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	\$3,553	\$3,693	-4%	\$3,503	1%
1-Bedrooms	\$4,619	\$4,624	0%	\$4,432	4%
2-Bedrooms	\$6,468	\$6,042	7%	\$5,666	14%
3-Bedrooms	\$8,687	\$9,062	-4%	\$8,030	8%
4-Bedrooms	\$11,635	\$11,630	0%	\$10,577	10%
All	\$5,937	\$6,030	-2%	\$5,487	8%

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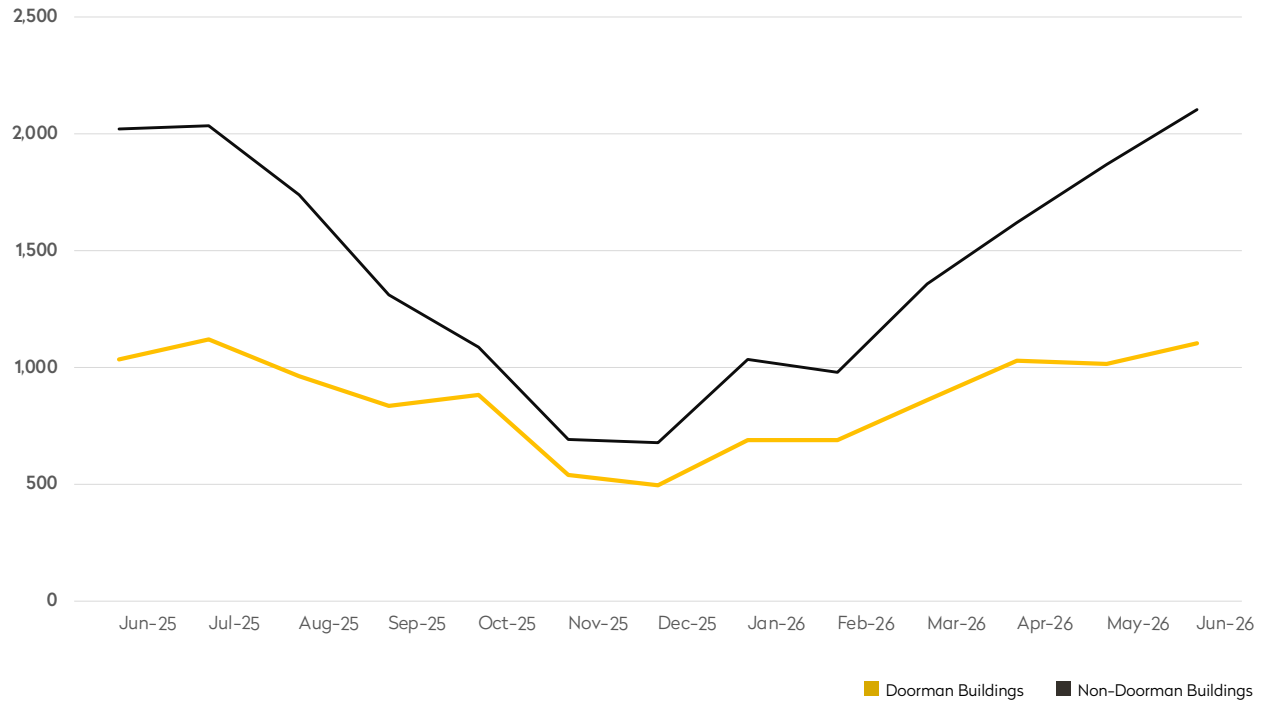
JUNE 2026

South of 14th Street



303 MERCER STREET #A103

Number of New Listings



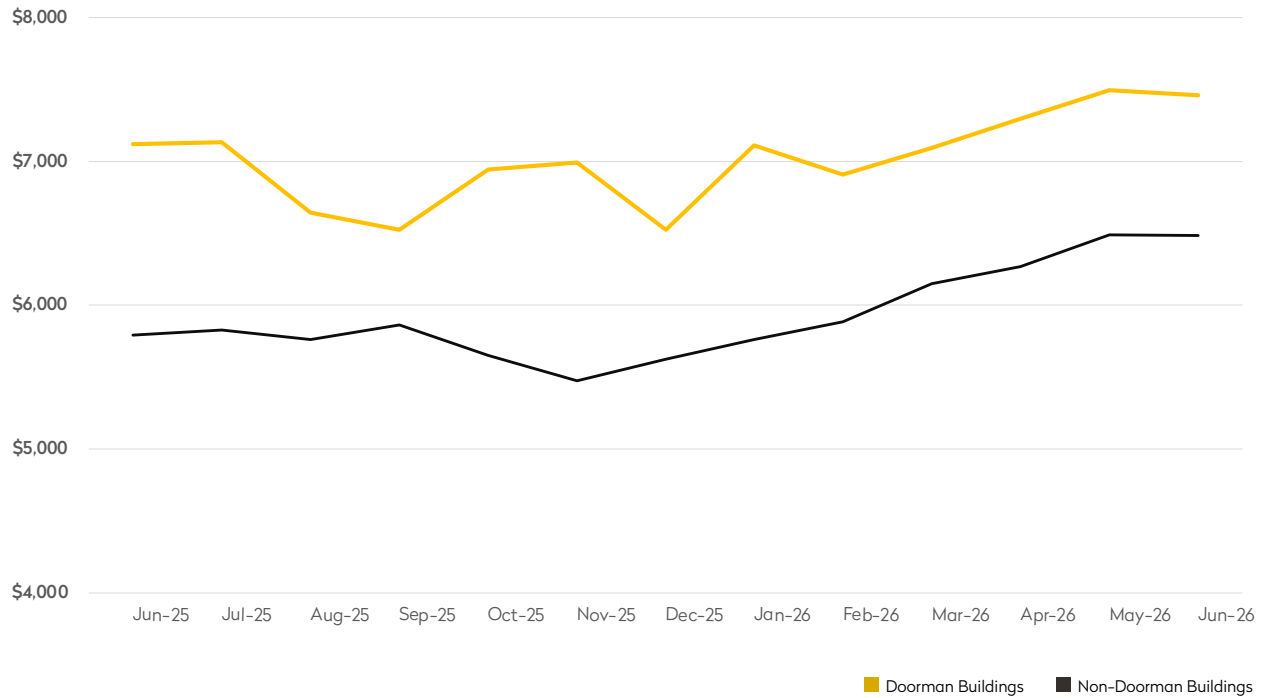
DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	357	303	18%	314	14%
1-Bedrooms	368	373	-1%	377	-2%
2-Bedrooms	253	247	2%	236	7%
3-Bedrooms	100	70	43%	81	23%
4-Bedrooms	23	18	28%	17	35%
All	1,104	1,015	9%	1,033	7%

NON-DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	335	292	15%	300	12%
1-Bedrooms	678	573	18%	588	15%
2-Bedrooms	666	594	12%	698	-5%
3-Bedrooms	317	309	3%	323	-2%
4-Bedrooms	90	72	25%	84	7%
All	2,102	1,868	13%	2,019	4%

Average Asking Rent



DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	\$4,458	\$4,691	-5%	\$4,217	6%
1-Bedrooms	\$6,291	\$6,193	2%	\$5,836	8%
2-Bedrooms	\$9,010	\$9,677	-7%	\$9,095	-1%
3-Bedrooms	\$15,500	\$15,985	-3%	\$13,288	17%
4-Bedrooms	\$19,844	\$16,379	21%	\$26,839	-26%
All	\$7,459	\$7,495	0%	\$7,121	5%

NON-DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	\$3,857	\$3,826	1%	\$3,664	5%
1-Bedrooms	\$4,923	\$4,966	-1%	\$4,460	10%
2-Bedrooms	\$6,495	\$6,412	1%	\$5,782	12%
3-Bedrooms	\$9,677	\$9,314	4%	\$7,901	22%
4-Bedrooms	\$13,292	\$15,037	-12%	\$12,549	6%
All	\$6,483	\$6,490	0%	\$5,793	12%

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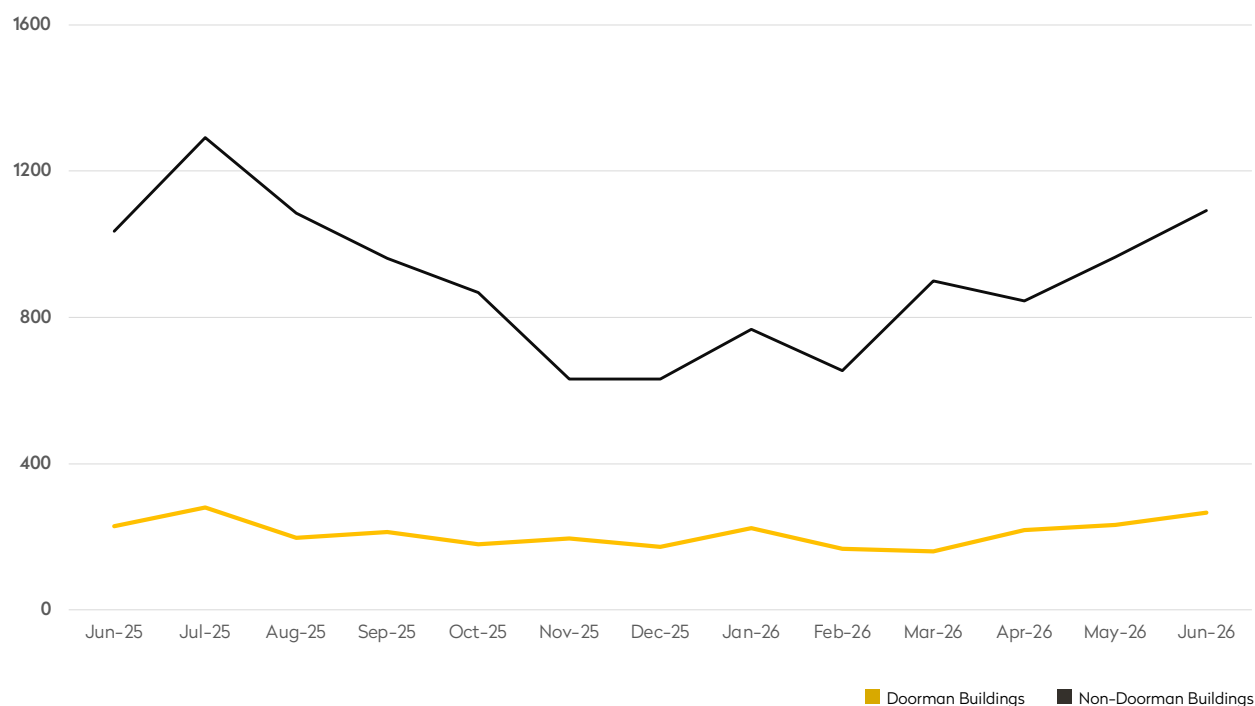
JUNE 2026

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



88 MORNINGSID AVENUE #8G

Number of New Listings



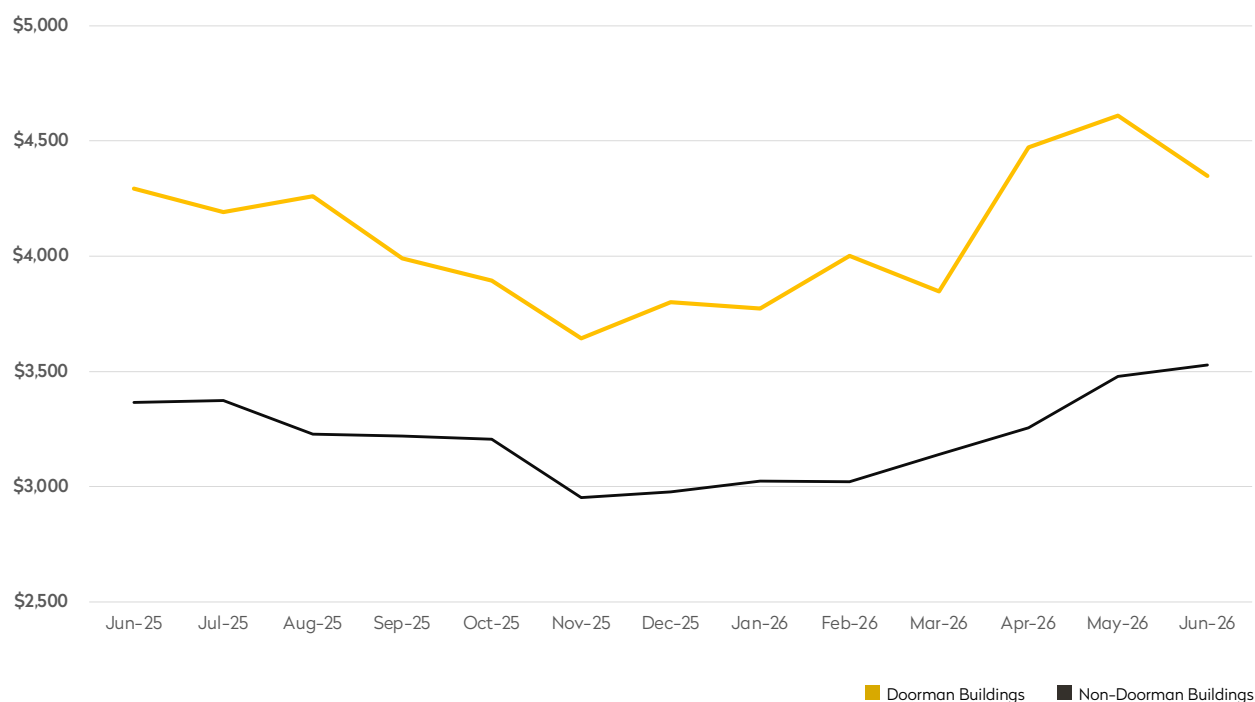
DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	43	29	48%	35	23%
1-Bedrooms	120	93	29%	90	33%
2-Bedrooms	76	86	-12%	70	9%
3-Bedrooms	24	18	33%	27	-11%
4-Bedrooms	3	7	-57%	6	-50%
All	267	233	15%	229	17%

NON-DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	123	114	8%	135	-9%
1-Bedrooms	351	349	1%	349	1%
2-Bedrooms	324	279	16%	331	-2%
3-Bedrooms	208	158	32%	155	34%
4-Bedrooms	73	53	38%	55	33%
All	1,092	966	13%	1,036	5%

Average Asking Rent



DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	\$3,287	\$3,486	-6%	\$3,346	-2%
1-Bedrooms	\$3,937	\$3,870	2%	\$3,731	6%
2-Bedrooms	\$5,049	\$5,198	-3%	\$4,589	10%
3-Bedrooms	\$5,723	\$5,801	-1%	\$6,042	-5%
4-Bedrooms	\$6,582	\$8,763	-25%	\$6,788	-3%
All	\$4,347	\$4,609	-6%	\$4,292	1%

NON-DOORMAN BUILDINGS

	JUNE 2026	MAY 2026	MONTHLY CHANGE	JUNE 2025	ANNUAL CHANGE
Studios	\$2,533	\$2,529	0%	\$2,439	4%
1-Bedrooms	\$2,871	\$2,932	-2%	\$2,815	2%
2-Bedrooms	\$3,601	\$3,469	4%	\$3,434	5%
3-Bedrooms	\$4,196	\$4,464	-6%	\$4,337	-3%
4-Bedrooms	\$5,514	\$5,120	8%	\$5,341	3%
All	\$3,527	\$3,478	1%	\$3,364	5%

Contact Us

NEW RENTAL LISTINGS REPORT

June 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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