

Jul

2026
NEW LISTINGS
RENTAL
CONCESSIONS
REPORT



MANHATTAN DOORMAN BUILDINGS

RENTAL CONCESSIONS

Brown Harris Stevens THE Craft of Research

Highlights

RENTAL CONCESSIONS REPORT

July 2026

- The percentage of listings in doorman buildings offering concessions rose 10% from June.
- Midtown East was the market area with the largest number of listings with concessions, 2.38%.
- Despite the increase in the percent of listings offering concessions, the average total concessions dropped 20% from last month to 1.13 months.
- At 1.42 months, new listings in Midtown East offered the highest total average concessions.

DEFINITIONS

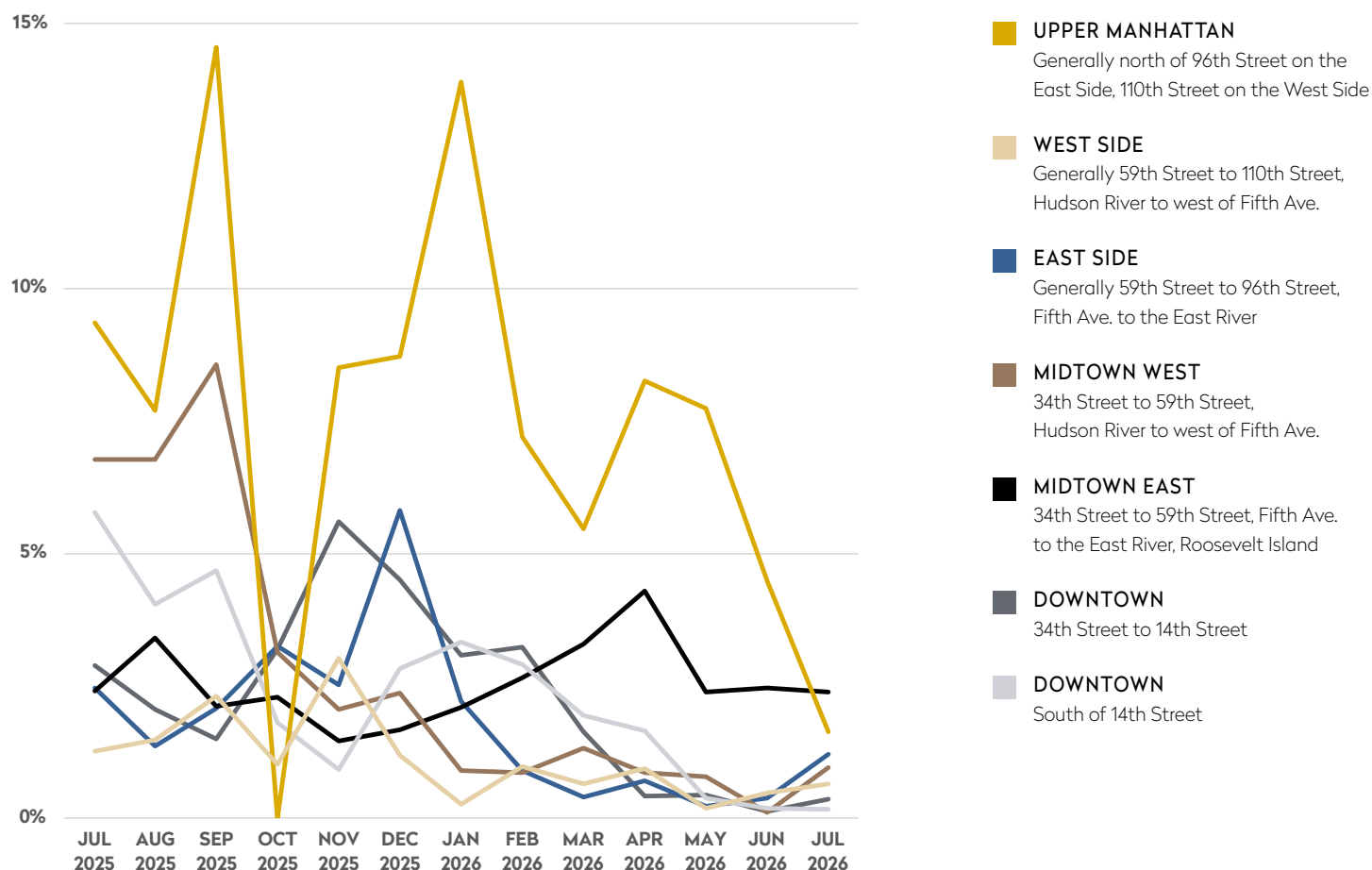
LISTINGS Rental listings transmitted through the Real Estate Board of New York's listing service at the beginning of the month.

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

	JUL 2026	JUN 2026	MAY 2026	APR 2026	MAR 2026	FEB 2026	JAN 2026	DEC 2025	NOV 2025	OCT 2025	SEP 2025	AUG 2025	JUL 2025
14TH - 34TH STREET	0.93	1.00	0.50	0.50	0.75	0.93	1.10	1.27	1.23	1.59	2.06	2.00	1.60
EAST SIDE	0.83	0.75	0.75	0.83	0.61	0.83	1.28	1.26	1.47	1.33	0.58	0.88	1.00
MIDTOWN EAST	1.42	1.35	1.05	1.03	0.97	1.02	0.90	0.92	1.08	0.98	1.44	1.43	1.66
MIDTOWN WEST	0.98	0.50	0.92	0.79	0.83	0.90	0.87	0.95	1.06	1.03	1.36	1.25	0.91
SOUTH OF 14TH STREET	1.15	0.60	0.88	0.63	0.94	0.80	0.65	0.65	1.22	1.08	0.93	0.88	1.02
UPPER MANHATTAN	1.00	1.96	2.67	3.53	2.66	3.33	3.21	3.53	3.82	N/A	2.71	2.78	2.53
WEST SIDE	1.00	0.97	1.00	0.89	1.00	1.00	0.90	1.27	1.04	0.85	1.21	0.81	1.50
TOTAL	1.13	1.41	1.57	1.45	1.15	1.32	1.66	1.50	1.78	1.19	1.50	1.39	1.33

Contact Us

JULY 2026

RENTAL CONCESSIONS REPORT

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.

©2026 by Brown Harris Stevens. All Rights Reserved. This information may not be copied, used or distributed without Brown Harris Stevens' consent. While information is believed true, no guaranty is made of accuracy.