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JULY 2026
NEW RENTAL
LISTINGS
REPORT

RENTAL
LIVING



Brown Harris Stevens THE Craft OF Research

1289 LEXINGTON AVENUE #PHA

Highlights

NEW RENTAL LISTINGS REPORT

July 2026

- New listings in both doorman and non-doorman buildings saw slight increases from last month.
- Two-bedroom apartments in doorman buildings saw the largest increase in new listings in July, at 11%.
- July saw the average asking rent in doorman buildings tick up to \$6,991.
- At \$5,315, the average asking rent for non-doorman buildings was virtually unchanged from last month, and was 11% higher than July 2025.



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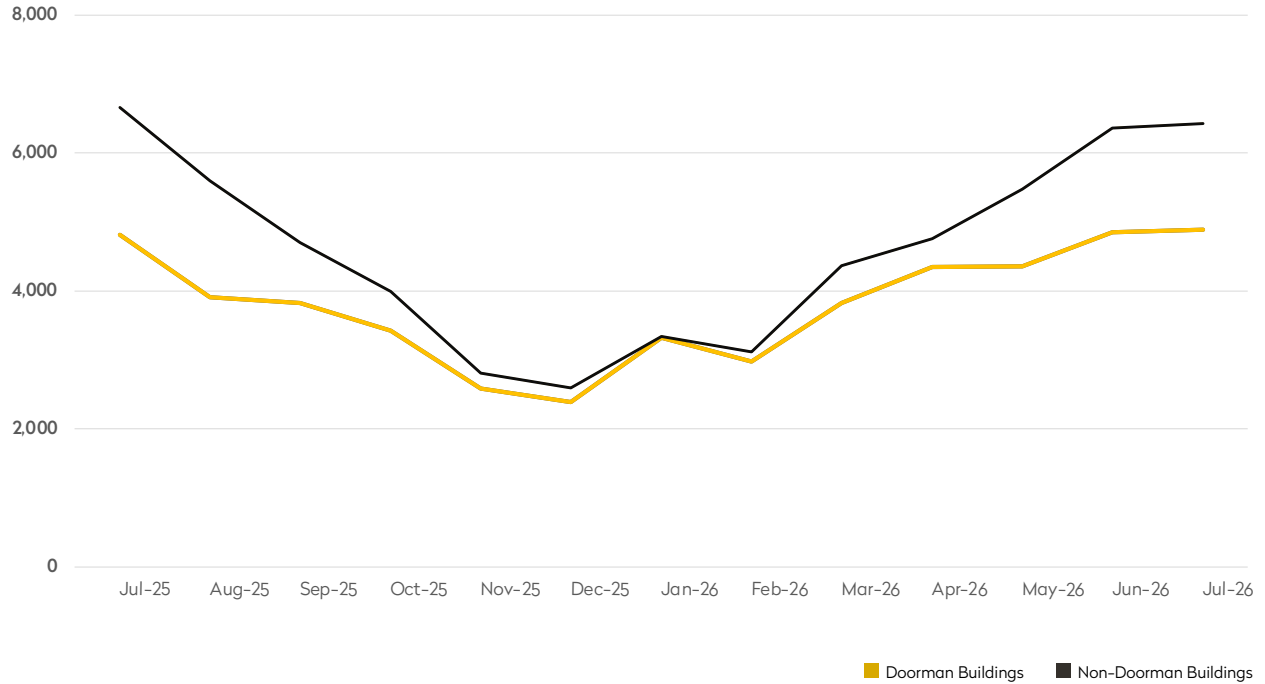
JULY 2026



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57 EAST 74TH STREET

Number of New Listings



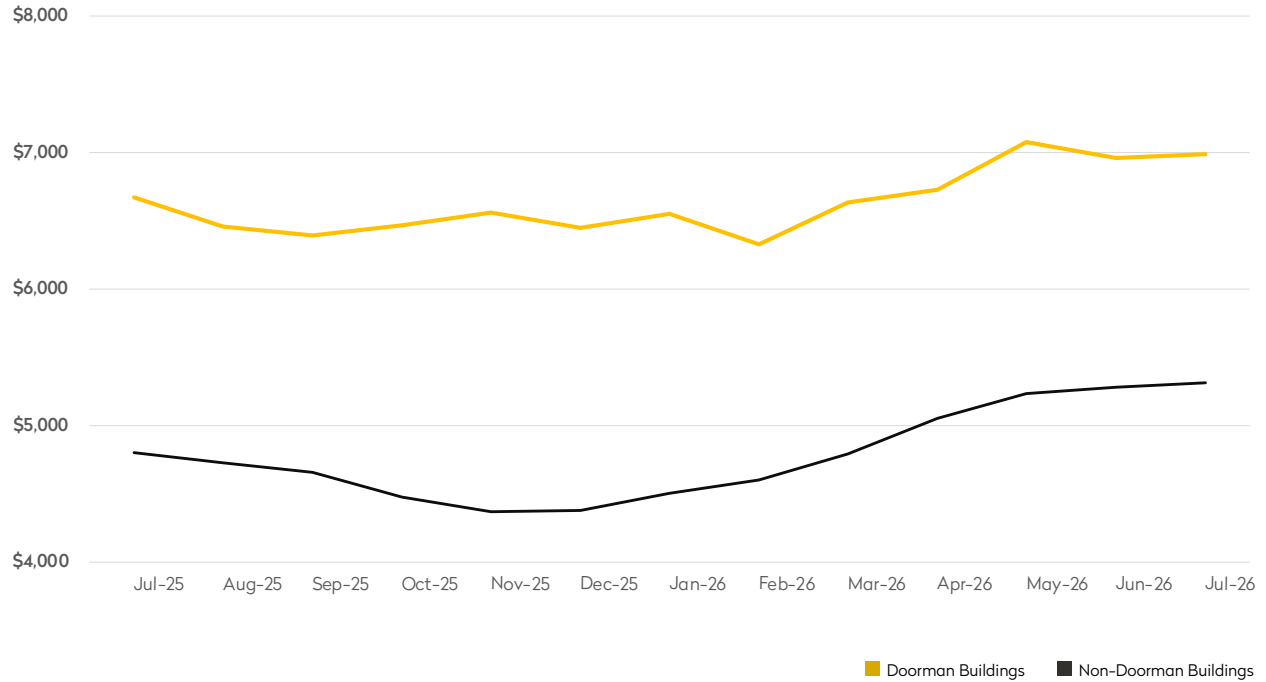
DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	1,235	1,257	-2%	1,205	2%
1-Bedrooms	2,049	2,063	-1%	2,019	1%
2-Bedrooms	1,169	1,054	11%	1,097	7%
3-Bedrooms	327	385	-15%	386	-15%
4-Bedrooms	87	80	9%	84	4%
All	4,886	4,850	1%	4,813	2%

NON-DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	1,195	1,226	-3%	1,133	5%
1-Bedrooms	2,216	2,142	3%	2,244	-1%
2-Bedrooms	1,811	1,803	0%	2,039	-11%
3-Bedrooms	882	879	0%	935	-6%
4-Bedrooms	256	253	1%	243	5%
All	6,421	6,362	1%	6,656	-4%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	\$4,287	\$4,214	2%	\$4,059	6%
1-Bedrooms	\$5,785	\$5,733	1%	\$5,410	7%
2-Bedrooms	\$8,839	\$8,602	3%	\$8,276	7%
3-Bedrooms	\$13,344	\$14,655	-9%	\$12,955	3%
4-Bedrooms	\$19,873	\$18,915	5%	\$19,013	5%
All	\$6,991	\$6,964	0%	\$6,672	5%

NON-DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	\$3,525	\$3,327	6%	\$3,089	14%
1-Bedrooms	\$4,158	\$4,171	0%	\$3,870	7%
2-Bedrooms	\$5,595	\$5,537	1%	\$5,082	10%
3-Bedrooms	\$7,570	\$7,517	1%	\$7,012	8%
4-Bedrooms	\$10,351	\$10,581	-2%	\$9,098	14%
All	\$5,315	\$5,281	1%	\$4,800	11%

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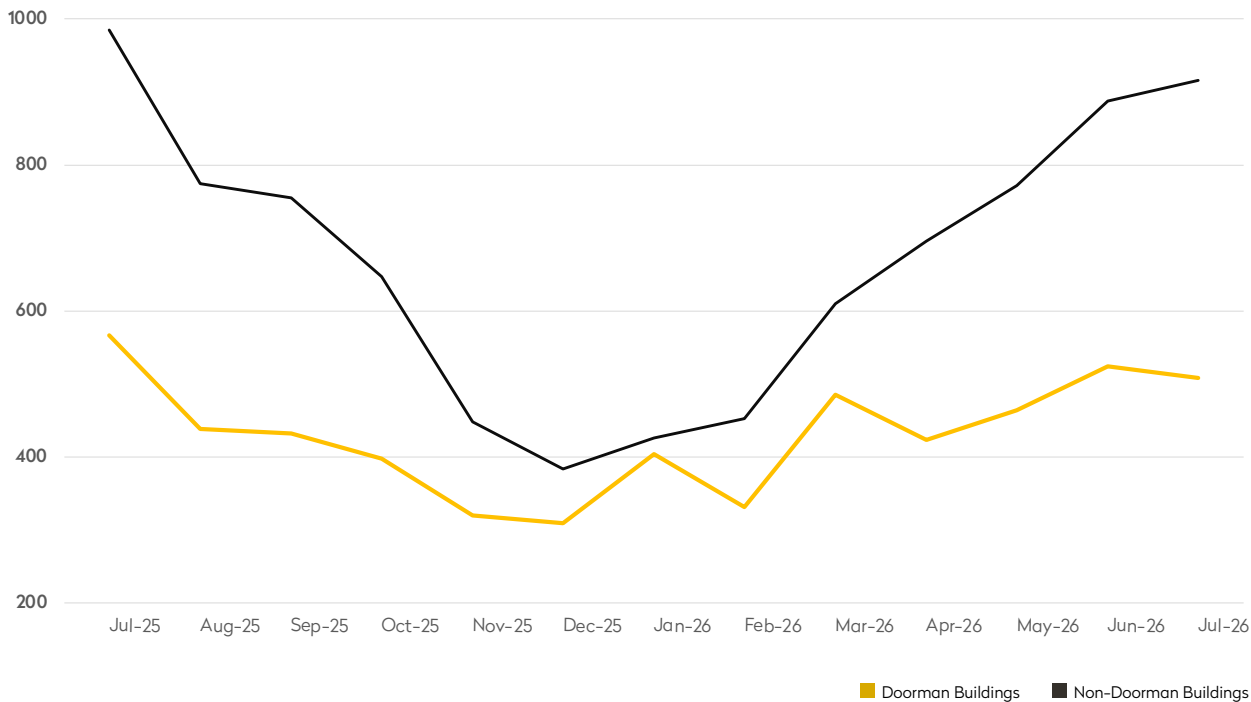
JULY 2026

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



9 EAST 82ND STREET #2/3

Number of New Listings



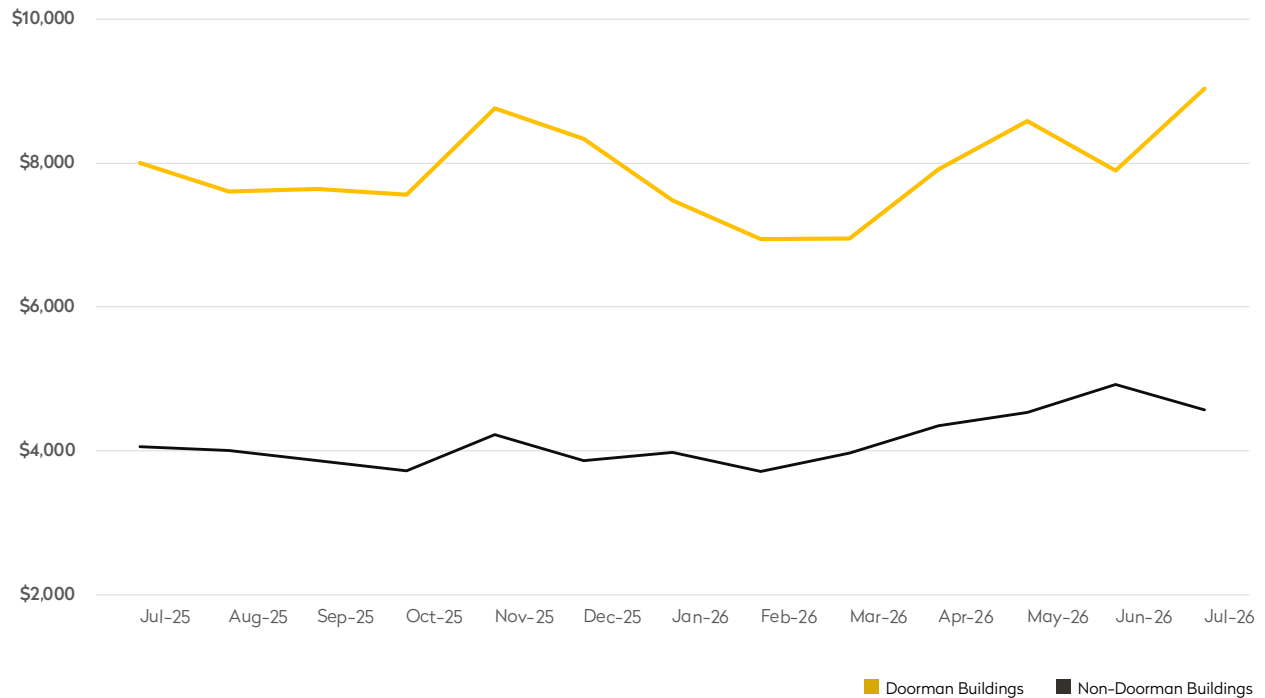
DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	90	107	-16%	93	-3%
1-Bedrooms	191	211	-9%	243	-21%
2-Bedrooms	150	136	10%	133	13%
3-Bedrooms	48	60	-20%	72	-33%
4-Bedrooms	22	8	175%	20	10%
All	508	524	-3%	567	-10%

NON-DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	253	226	12%	253	0%
1-Bedrooms	361	344	5%	376	-4%
2-Bedrooms	208	217	-4%	249	-16%
3-Bedrooms	72	72	0%	93	-23%
4-Bedrooms	16	18	-11%	13	23%
All	916	888	3%	985	-7%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	\$4,229	\$4,220	0%	\$3,879	9%
1-Bedrooms	\$5,556	\$5,627	-1%	\$5,184	7%
2-Bedrooms	\$9,361	\$8,572	9%	\$8,781	7%
3-Bedrooms	\$15,734	\$17,044	-8%	\$14,963	5%
4-Bedrooms	\$29,720	\$27,644	8%	\$22,700	31%
All	\$9,038	\$7,896	14%	\$8,006	13%

NON-DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	\$3,090	\$3,036	2%	\$2,880	7%
1-Bedrooms	\$3,637	\$3,671	-1%	\$3,388	7%
2-Bedrooms	\$4,943	\$5,082	-3%	\$4,655	6%
3-Bedrooms	\$7,863	\$6,644	18%	\$7,212	9%
4-Bedrooms	\$14,050	\$19,311	-27%	\$11,533	22%
All	\$4,571	\$4,922	-7%	\$4,054	13%

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JULY 2026

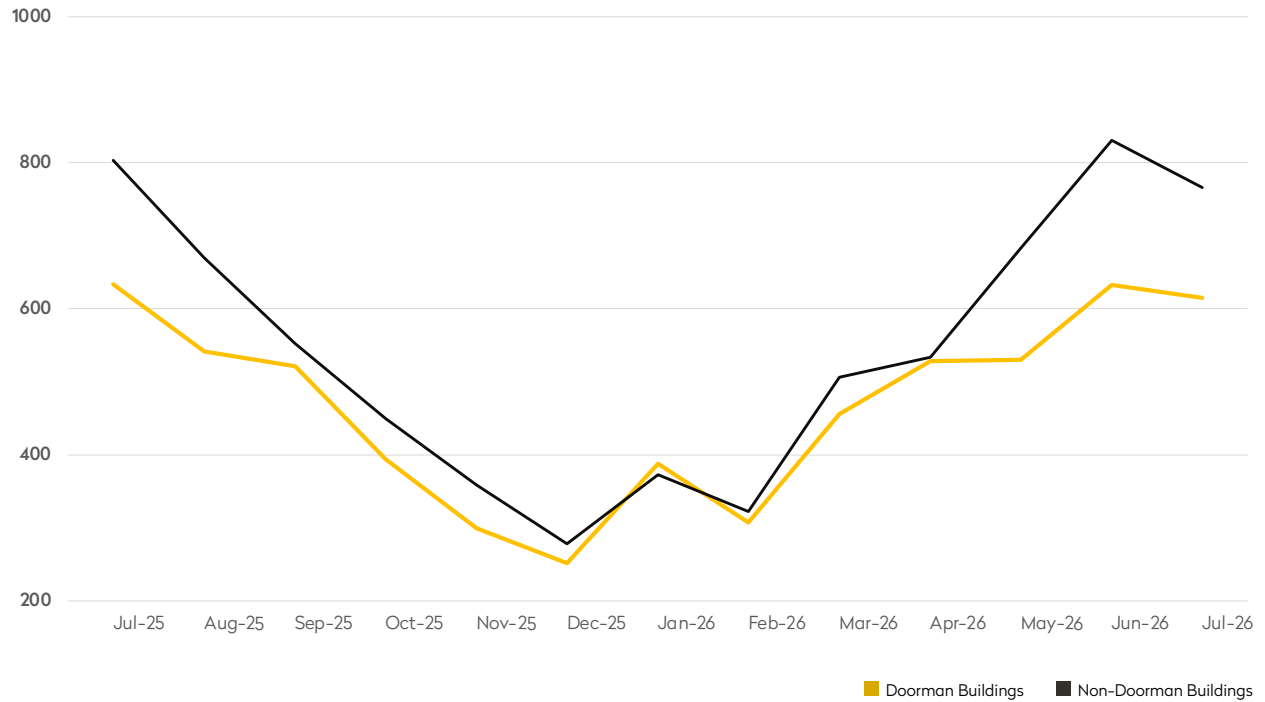
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Avenue



EST. 1852

15 WEST 63RD STREET #20B

Number of New Listings



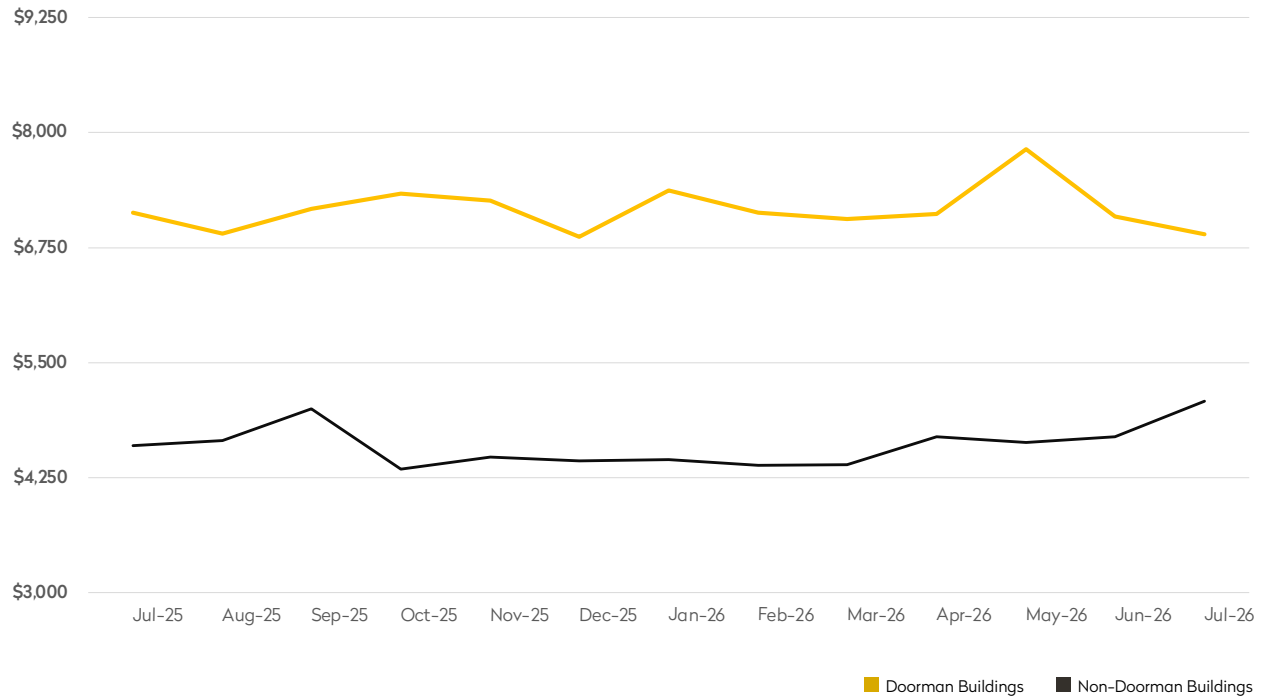
DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	114	128	-11%	115	-1%
1-Bedrooms	265	303	-13%	264	0%
2-Bedrooms	173	128	35%	154	12%
3-Bedrooms	43	53	-19%	78	-45%
4-Bedrooms	12	19	-37%	18	-33%
All	615	633	-3%	634	-3%

NON-DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	159	209	-24%	149	7%
1-Bedrooms	307	317	-3%	319	-4%
2-Bedrooms	170	178	-4%	194	-12%
3-Bedrooms	84	92	-9%	101	-17%
4-Bedrooms	34	29	17%	33	3%
All	766	831	-8%	803	-5%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	\$3,981	\$3,898	2%	\$3,871	3%
1-Bedrooms	\$5,504	\$5,550	-1%	\$5,217	6%
2-Bedrooms	\$8,550	\$8,806	-3%	\$8,246	4%
3-Bedrooms	\$12,145	\$14,862	-18%	\$13,660	-11%
4-Bedrooms	\$15,688	\$17,244	-9%	\$15,083	4%
All	\$6,895	\$7,090	-3%	\$7,133	-3%

NON-DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	\$3,202	\$3,125	2%	\$2,997	7%
1-Bedrooms	\$4,311	\$4,274	1%	\$3,961	9%
2-Bedrooms	\$5,387	\$5,118	5%	\$5,185	4%
3-Bedrooms	\$7,040	\$7,008	0%	\$6,820	3%
4-Bedrooms	\$10,496	\$7,767	35%	\$7,112	48%
All	\$5,084	\$4,693	8%	\$4,601	10%

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JULY 2026

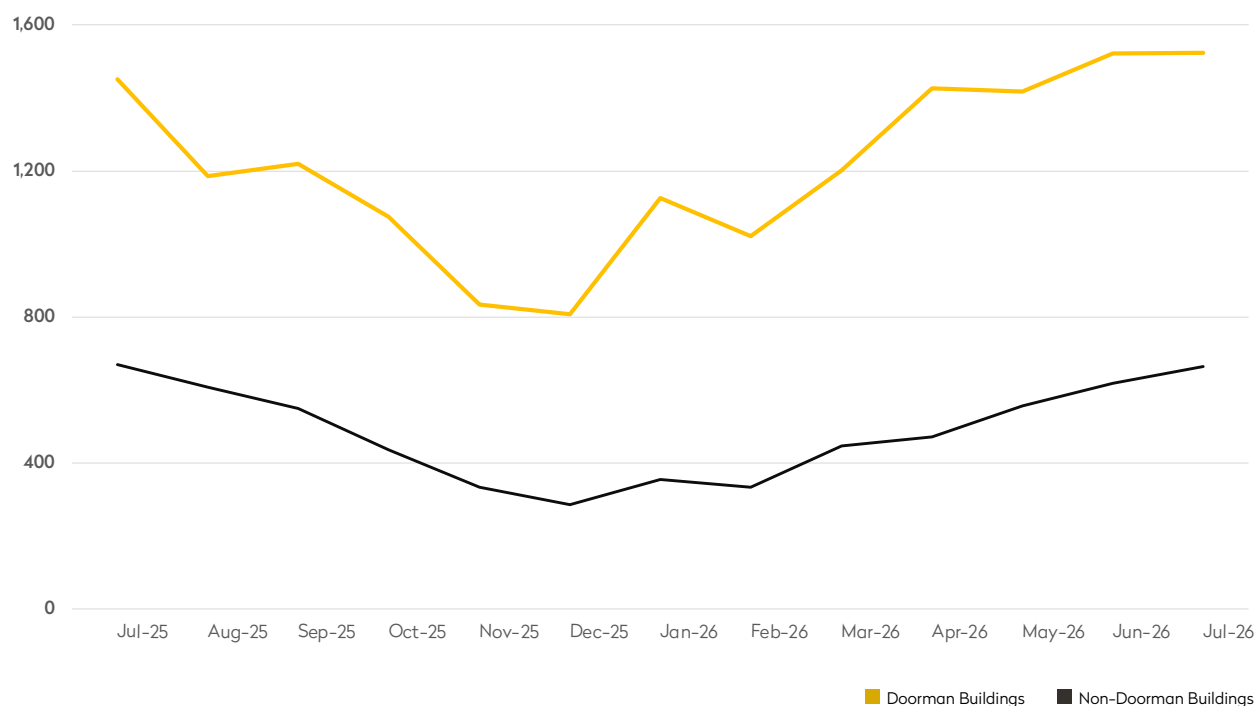
34th St. to 59th St.,
East River to the Hudson River



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1 CENTRAL PARK SOUTH #1901

Number of New Listings



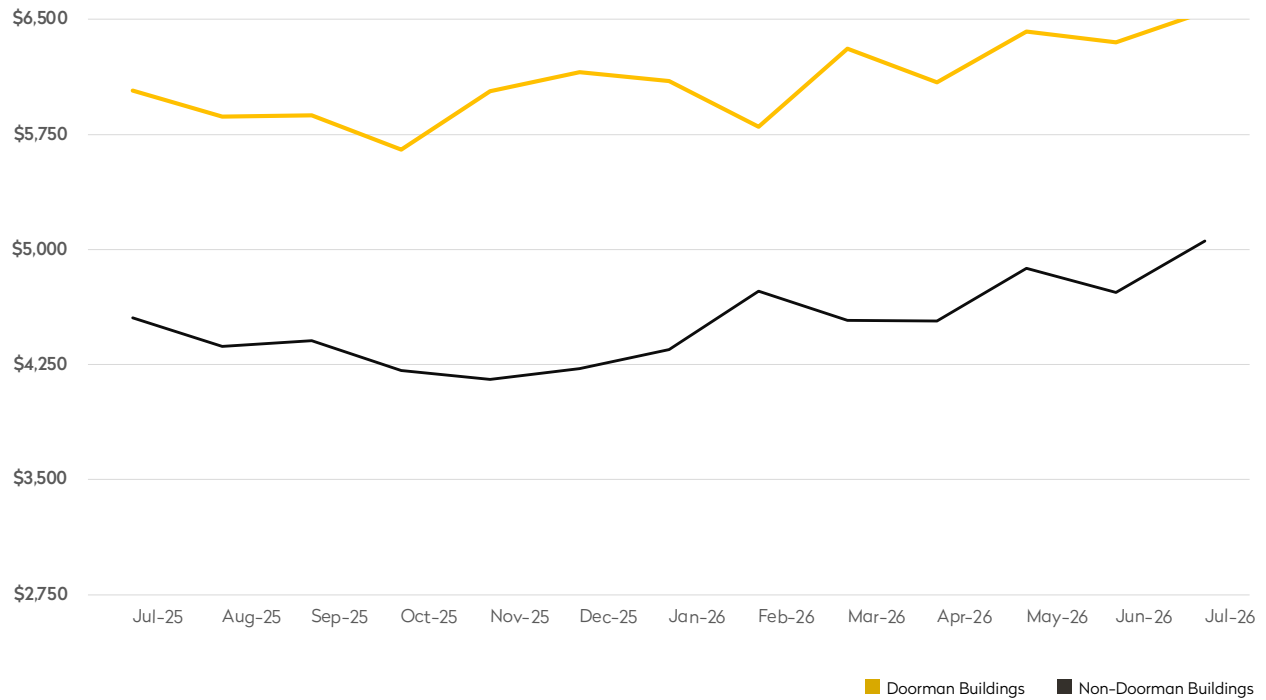
DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	373	409	-9%	389	-4%
1-Bedrooms	699	696	0%	633	10%
2-Bedrooms	352	315	12%	322	9%
3-Bedrooms	83	93	-11%	87	-5%
4-Bedrooms	14	9	56%	19	-26%
All	1,523	1,522	0%	1,451	5%

NON-DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	157	149	5%	138	14%
1-Bedrooms	208	199	5%	221	-6%
2-Bedrooms	187	204	-8%	191	-2%
3-Bedrooms	90	51	76%	86	5%
4-Bedrooms	22	13	69%	33	-33%
All	665	618	8%	670	-1%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	\$4,017	\$4,052	-1%	\$3,884	3%
1-Bedrooms	\$5,591	\$5,523	1%	\$5,213	7%
2-Bedrooms	\$8,704	\$8,302	5%	\$7,814	11%
3-Bedrooms	\$13,110	\$14,415	-9%	\$11,328	16%
4-Bedrooms	\$24,257	\$23,161	5%	\$22,724	7%
All	\$6,549	\$6,350	3%	\$6,037	8%

NON-DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	\$3,369	\$3,234	4%	\$3,083	9%
1-Bedrooms	\$3,953	\$4,030	-2%	\$3,883	2%
2-Bedrooms	\$5,704	\$5,362	6%	\$4,791	19%
3-Bedrooms	\$7,381	\$6,594	12%	\$6,305	17%
4-Bedrooms	\$12,264	\$12,029	2%	\$8,984	37%
All	\$5,054	\$4,719	7%	\$4,554	11%

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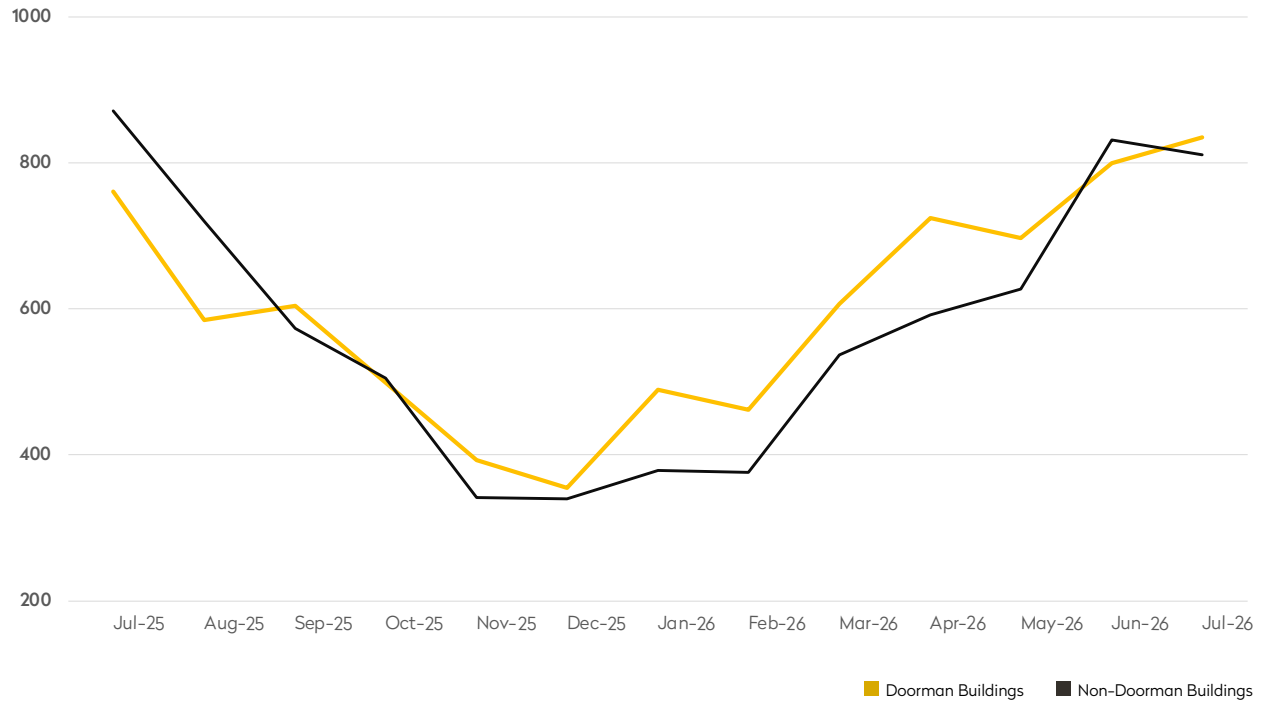
JULY 2026

34th Street to 14th Street



420 WEST 25TH STREET #2D

Number of New Listings



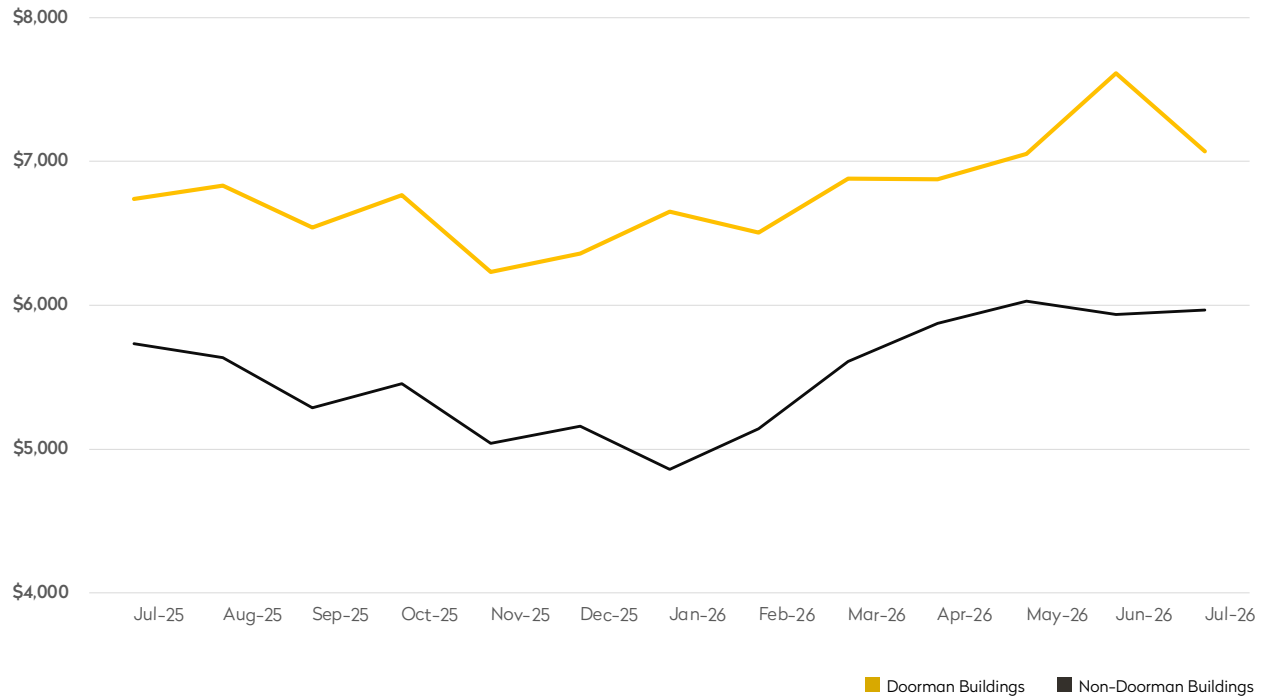
DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	249	213	17%	213	17%
1-Bedrooms	366	365	0%	341	7%
2-Bedrooms	155	146	6%	164	-5%
3-Bedrooms	49	55	-11%	37	32%
4-Bedrooms	15	18	-17%	5	200%
All	835	800	4%	761	10%

NON-DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	171	184	-7%	160	7%
1-Bedrooms	252	253	0%	254	-1%
2-Bedrooms	225	214	5%	272	-17%
3-Bedrooms	127	139	-9%	150	-15%
4-Bedrooms	23	30	-23%	25	-8%
All	811	831	-2%	871	-7%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	\$4,697	\$4,488	5%	\$4,346	8%
1-Bedrooms	\$6,357	\$6,373	0%	\$6,001	6%
2-Bedrooms	\$9,992	\$10,242	-2%	\$9,335	7%
3-Bedrooms	\$13,268	\$14,614	-9%	\$13,335	-1%
4-Bedrooms	\$12,363	\$15,542	-20%	\$12,730	-3%
All	\$7,069	\$7,611	-7%	\$6,741	5%

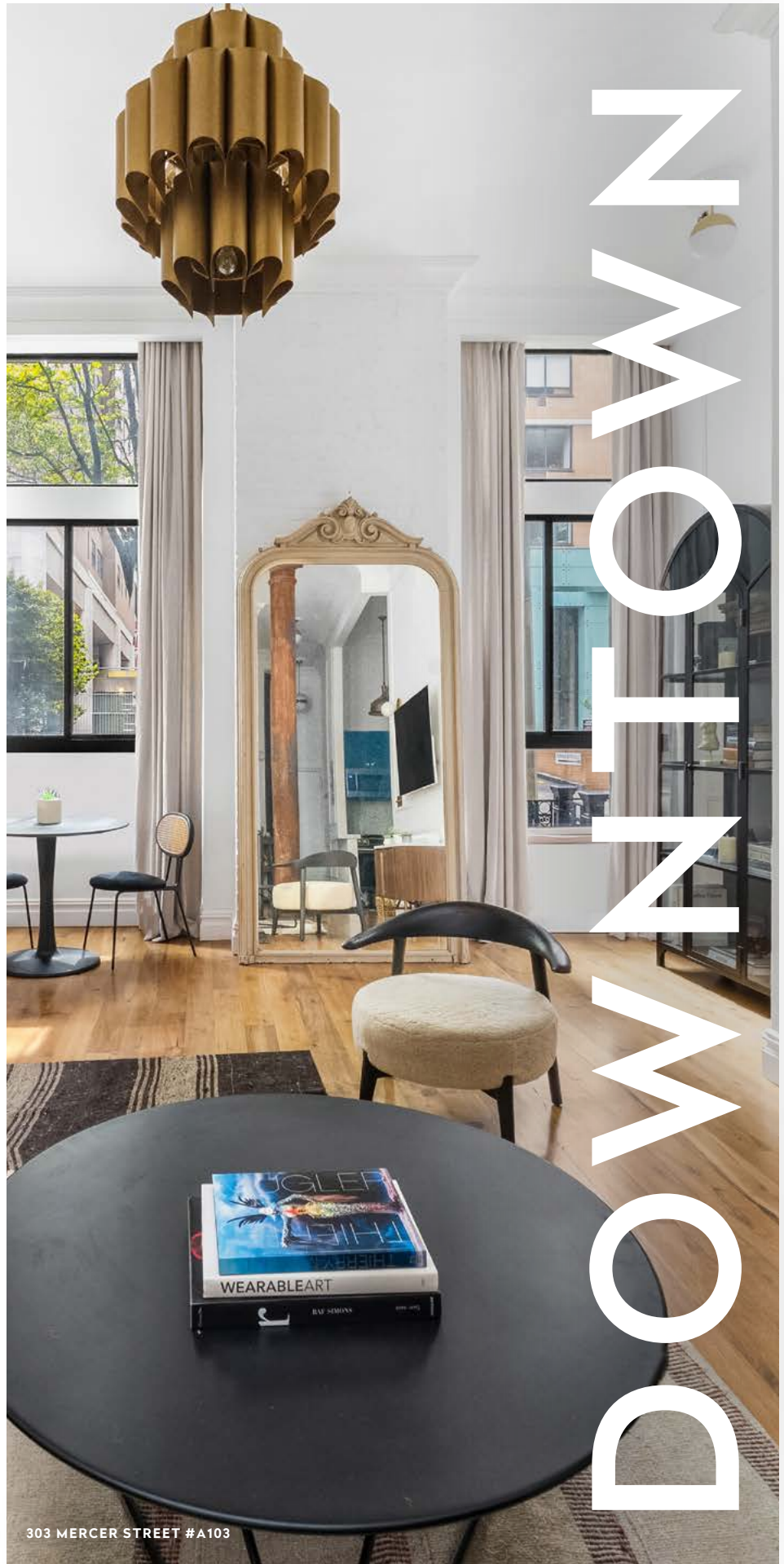
NON-DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	\$3,783	\$3,553	6%	\$3,519	8%
1-Bedrooms	\$4,522	\$4,619	-2%	\$4,480	1%
2-Bedrooms	\$6,329	\$6,468	-2%	\$5,957	6%
3-Bedrooms	\$8,735	\$8,687	1%	\$8,251	6%
4-Bedrooms	\$12,590	\$11,635	8%	\$12,481	1%
All	\$5,966	\$5,937	0%	\$5,733	4%

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JULY 2026

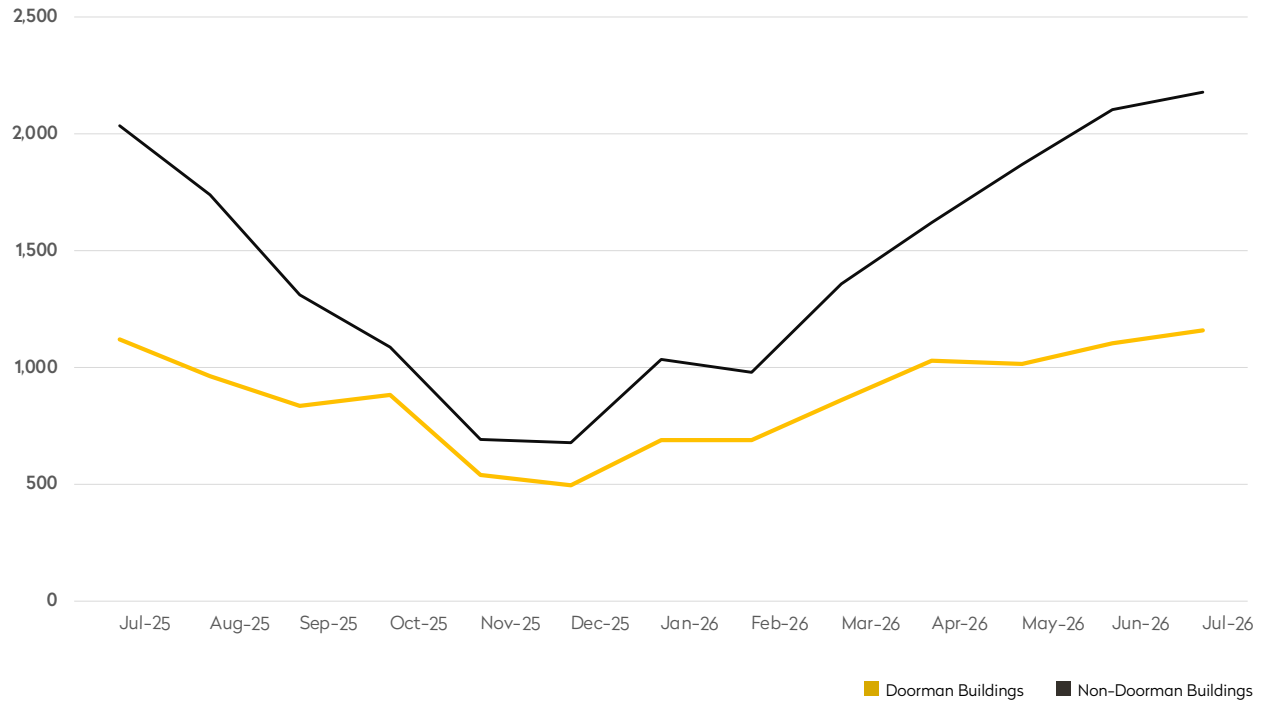
South of 14th Street



LOWOTMOWOOD

303 MERCER STREET #A103

Number of New Listings



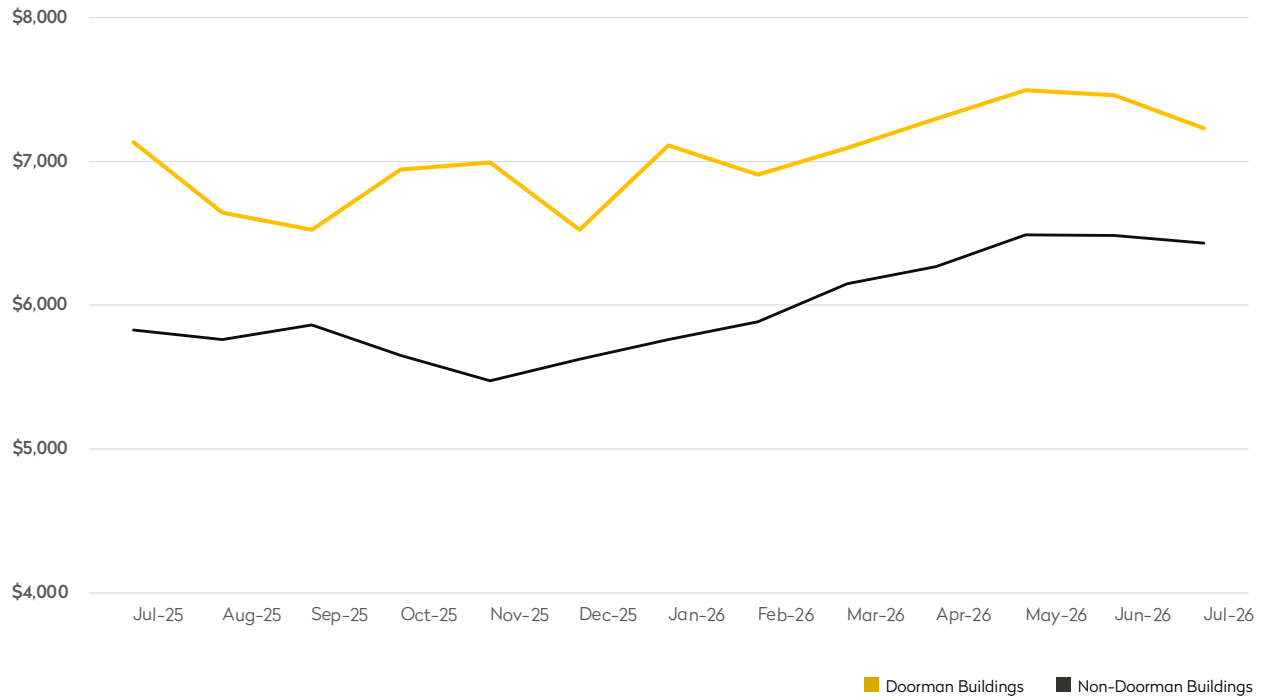
DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	368	357	3%	355	4%
1-Bedrooms	428	368	16%	416	3%
2-Bedrooms	262	253	4%	237	11%
3-Bedrooms	80	100	-20%	86	-7%
4-Bedrooms	19	23	-17%	19	0%
All	1,158	1,104	5%	1,120	3%

NON-DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	339	335	1%	291	16%
1-Bedrooms	739	678	9%	657	12%
2-Bedrooms	696	666	5%	676	3%
3-Bedrooms	303	317	-4%	304	0%
4-Bedrooms	84	90	-7%	80	5%
All	2,179	2,102	4%	2,035	7%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	\$4,511	\$4,458	1%	\$4,298	5%
1-Bedrooms	\$6,336	\$6,291	1%	\$5,975	6%
2-Bedrooms	\$9,432	\$9,010	5%	\$9,147	3%
3-Bedrooms	\$14,962	\$15,500	-3%	\$14,416	4%
4-Bedrooms	\$16,754	\$19,844	-16%	\$18,735	-11%
All	\$7,229	\$7,459	-3%	\$7,131	1%

NON-DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	\$4,271	\$3,857	11%	\$3,427	25%
1-Bedrooms	\$4,847	\$4,923	-2%	\$4,512	7%
2-Bedrooms	\$6,500	\$6,495	0%	\$6,054	7%
3-Bedrooms	\$9,510	\$9,677	-2%	\$8,378	14%
4-Bedrooms	\$13,321	\$13,292	0%	\$11,514	16%
All	\$6,430	\$6,483	-1%	\$5,825	10%

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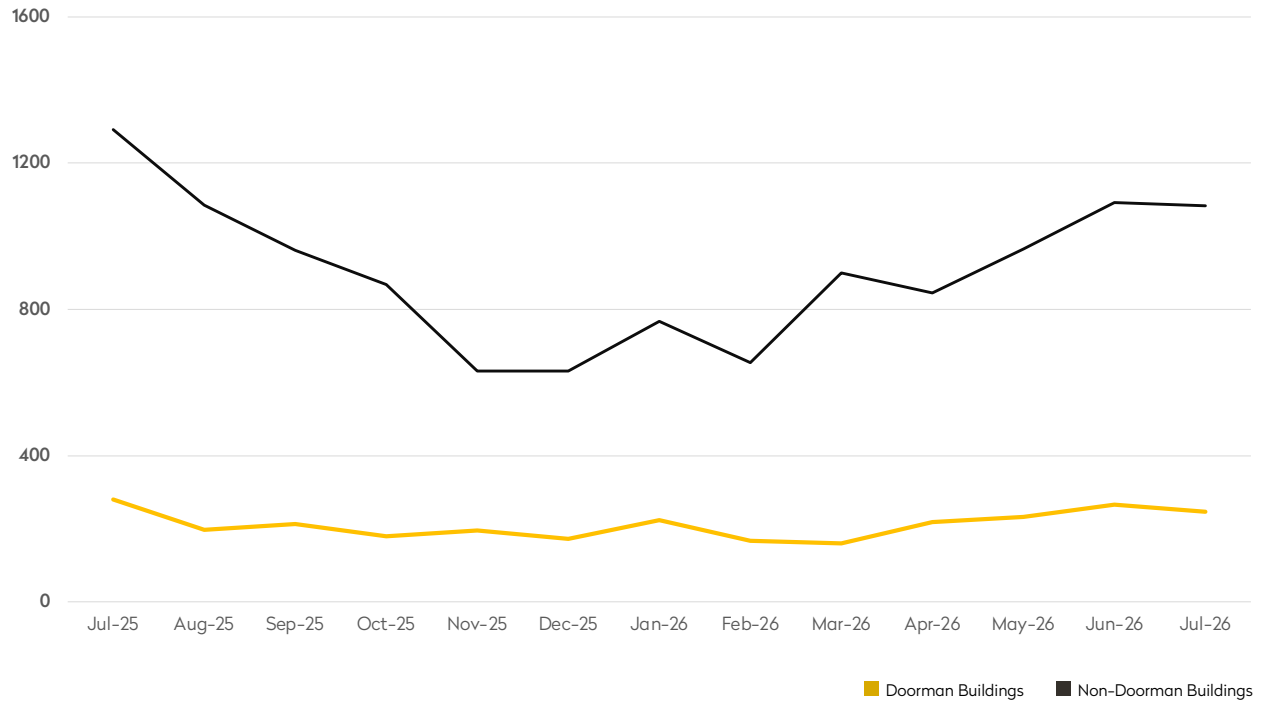
JULY 2026

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



11 HANCOCK PLACE #809

Number of New Listings



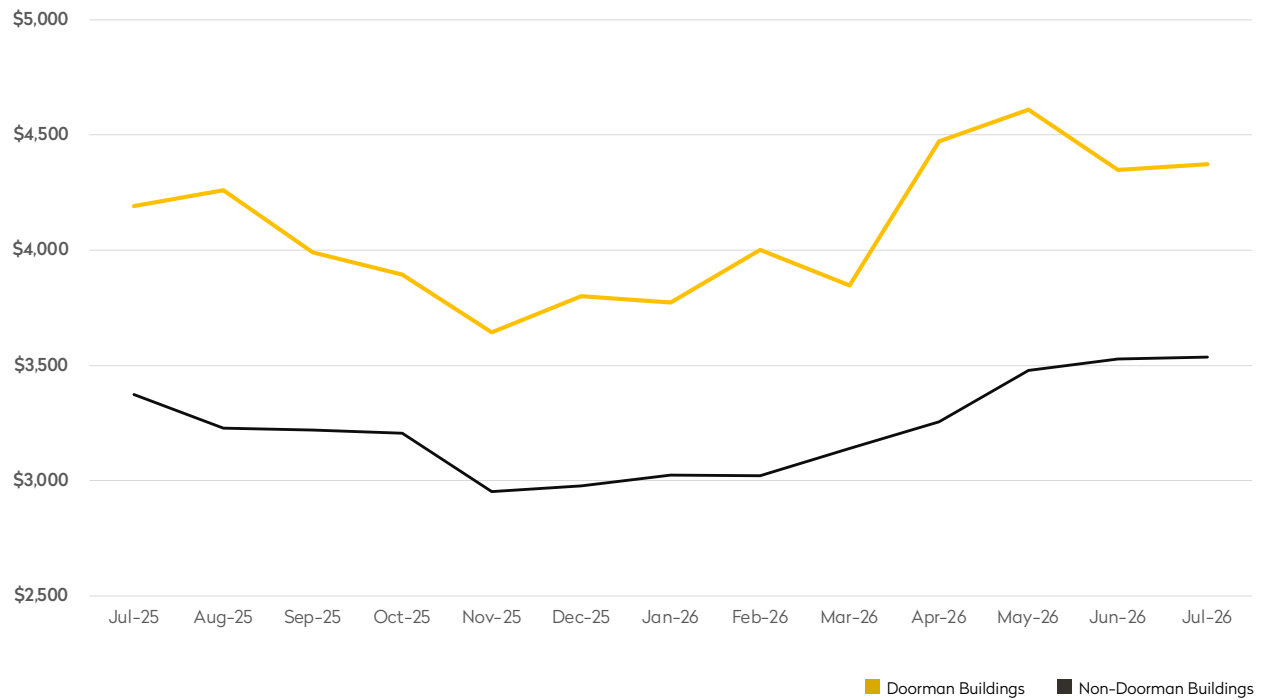
DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	41	43	-5%	40	3%
1-Bedrooms	100	120	-17%	122	-18%
2-Bedrooms	77	76	1%	87	-11%
3-Bedrooms	24	24	0%	26	-8%
4-Bedrooms	5	3	67%	3	67%
All	247	267	-7%	280	-12%

NON-DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	116	123	-6%	142	-18%
1-Bedrooms	349	351	-1%	417	-16%
2-Bedrooms	325	324	0%	457	-29%
3-Bedrooms	206	208	-1%	201	2%
4-Bedrooms	77	73	5%	59	31%
All	1,084	1,092	-1%	1,292	-16%

Average Asking Rent



DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	\$3,235	\$3,287	-2%	\$3,076	5%
1-Bedrooms	\$3,873	\$3,937	-2%	\$3,724	4%
2-Bedrooms	\$4,750	\$5,049	-6%	\$4,905	-3%
3-Bedrooms	\$6,282	\$5,723	10%	\$5,351	17%
4-Bedrooms	\$8,700	\$6,582	32%	\$6,748	29%
All	\$4,372	\$4,347	1%	\$4,192	4%

NON-DOORMAN BUILDINGS

	JULY 2026	JUNE 2026	MONTHLY CHANGE	JULY 2025	ANNUAL CHANGE
Studios	\$2,572	\$2,533	2%	\$2,384	8%
1-Bedrooms	\$2,965	\$2,871	3%	\$2,846	4%
2-Bedrooms	\$3,614	\$3,601	0%	\$3,434	5%
3-Bedrooms	\$4,196	\$4,196	0%	\$4,327	-3%
4-Bedrooms	\$5,064	\$5,514	-8%	\$5,029	1%
All	\$3,536	\$3,527	0%	\$3,374	5%

Contact Us

NEW RENTAL LISTINGS REPORT

July 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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