

Aug

2026

NEW LISTINGS

RENTAL

CONCESSIONS

REPORT



MANHATTAN DOORMAN BUILDINGS

RENTAL CONCESSIONS

Brown Harris Stevens THE Craft of Research

500 WEST 21ST STREET #GARDEN A

Highlights

RENTAL CONCESSIONS REPORT

August 2026

- The average concession offered by landlords rose in August, despite a sharp decline in the number of listings offering concessions.
- 5.37% of rental listings in Upper Manhattan offered concessions last month, the highest percentage of any market area.
- The average concession in doorman buildings rose 19% from July, to 1.35 months.
- The highest total average concessions were offered in Upper Manhattan with 2.08 months.

DEFINITIONS

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

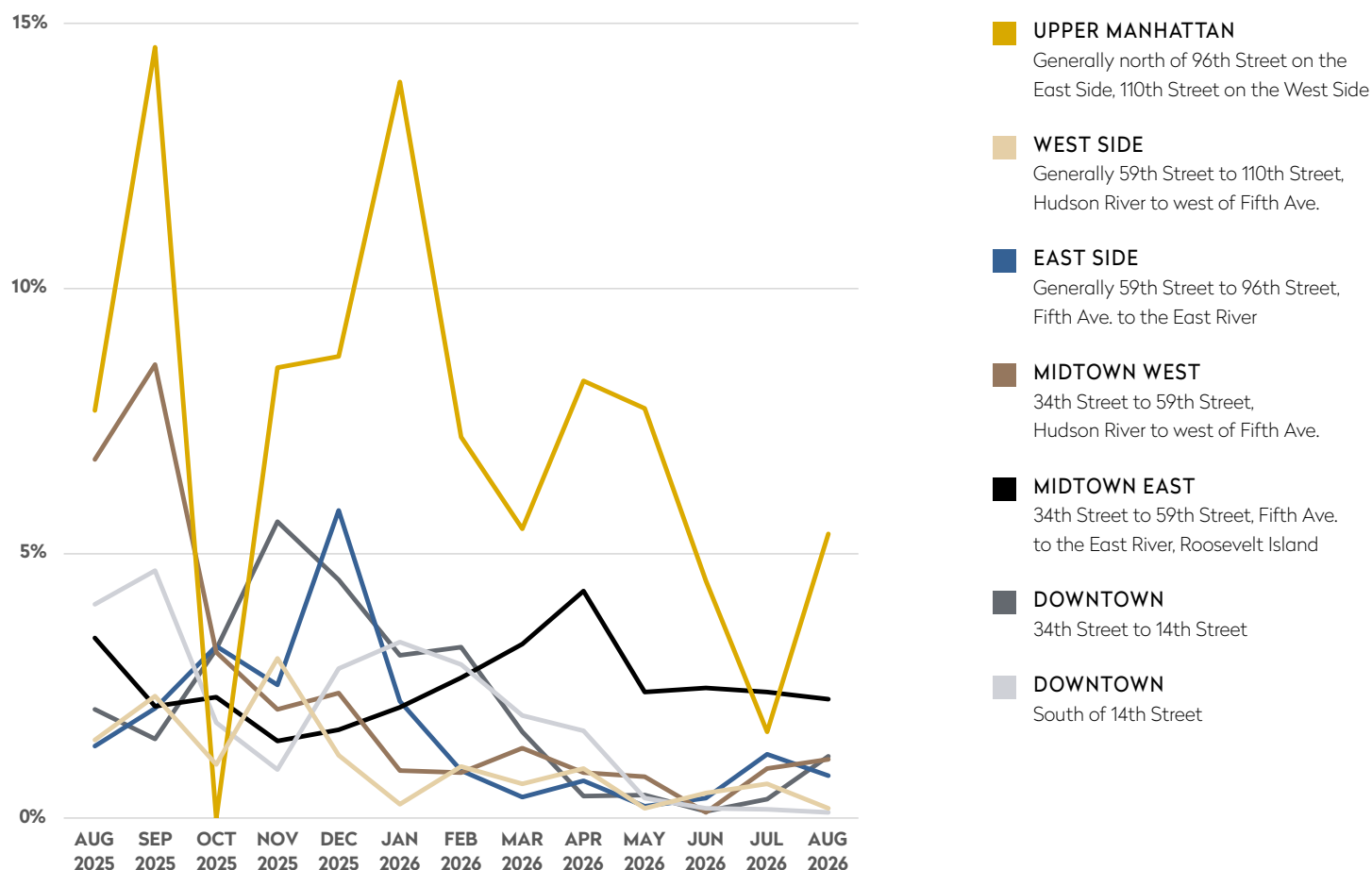
TOTAL CONCESSIONS Includes both free rent and owner-paid fees on a monthly basis.



9 EAST 82ND STREET #2/3

Total Concessions

% OF NEW LISTINGS OFFERING CONCESSIONS



AVERAGE CONCESSIONS IN MONTHS

	AUG 2026	JUL 2026	JUN 2026	MAY 2026	APR 2026	MAR 2026	FEB 2026	JAN 2026	DEC 2025	NOV 2025	OCT 2025	SEP 2025	AUG 2025
14TH - 34TH STREET	0.81	0.93	1.00	0.50	0.50	0.75	0.93	1.10	1.27	1.23	1.59	2.06	2.00
EAST SIDE	0.75	0.83	0.75	0.75	0.83	0.61	0.83	1.28	1.26	1.47	1.33	0.58	0.88
MIDTOWN EAST	1.49	1.42	1.35	1.05	1.03	0.97	1.02	0.90	0.92	1.08	0.98	1.44	1.43
MIDTOWN WEST	0.71	0.98	0.50	0.92	0.79	0.83	0.90	0.87	0.95	1.06	1.03	1.36	1.25
SOUTH OF 14TH STREET	1.00	1.15	0.60	0.88	0.63	0.94	0.80	0.65	0.65	1.22	1.08	0.93	0.88
UPPER MANHATTAN	2.08	1.00	1.96	2.67	3.53	2.66	3.33	3.21	3.53	3.82	N/A	2.71	2.78
WEST SIDE	1.50	1.00	0.97	1.00	0.89	1.00	1.00	0.90	1.27	1.04	0.85	1.21	0.81
TOTAL	1.35	1.13	1.41	1.57	1.45	1.15	1.32	1.66	1.50	1.78	1.19	1.50	1.39

Contact Us

AUGUST 2026

RENTAL CONCESSIONS REPORT

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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

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

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