

Rnt

AUGUST 2026
NEW RENTAL
LISTINGS
REPORT

MANHATTAN



Brown Harris Stevens THE Craft OF Research

1 CENTRAL PARK SOUTH #1901

Highlights

NEW RENTAL LISTINGS REPORT

August 2026

- In August, the number of new rental listings dropped by double digits for both doorman and non-doorman buildings.
- The average asking rent in doorman buildings rose 8% over the last year to \$6,986.
- Though still up 8% from a year ago, the monthly average asking rent in non-doorman buildings dipped in August to \$5,092.



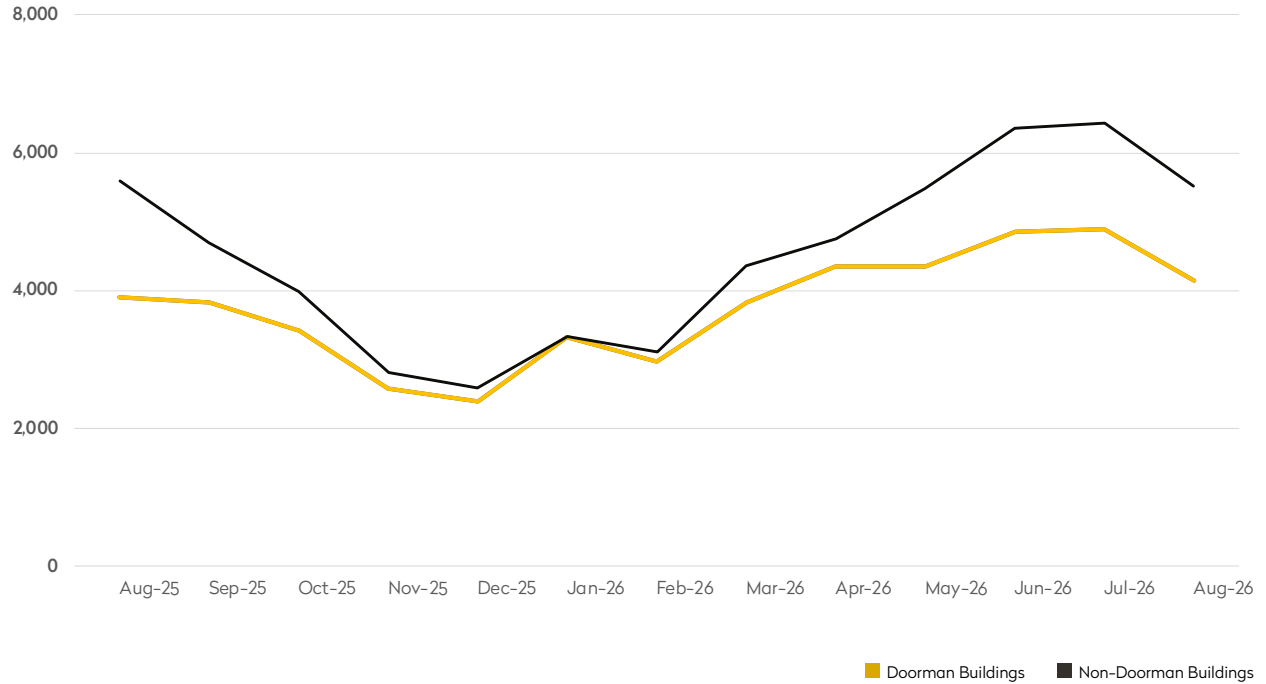
Rnt

AUGUST 2026



301 PARK AVENUE #2911

Number of New Listings



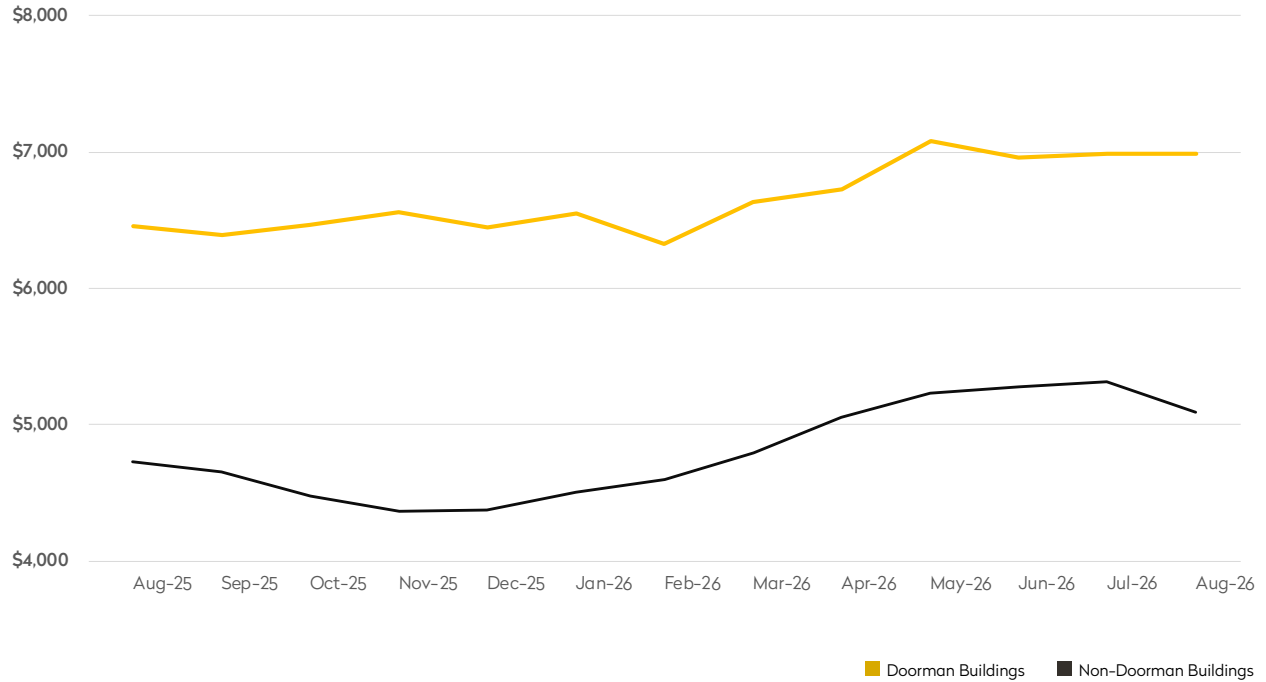
DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	1,064	1,235	-14%	986	8%
1-Bedrooms	1,719	2,049	-16%	1,623	6%
2-Bedrooms	979	1,169	-16%	924	6%
3-Bedrooms	309	327	-6%	292	6%
4-Bedrooms	64	87	-26%	67	-4%
All	4,147	4,886	-15%	3,911	6%

NON-DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	1,110	1,195	-7%	979	13%
1-Bedrooms	1,867	2,216	-16%	1,919	-3%
2-Bedrooms	1,607	1,811	-11%	1,746	-8%
3-Bedrooms	698	882	-21%	722	-3%
4-Bedrooms	182	256	-29%	194	-6%
All	5,508	6,421	-14%	5,595	-2%

Average Asking Rent



DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	\$4,229	\$4,287	-1%	\$4,016	5%
1-Bedrooms	\$5,727	\$5,785	-1%	\$5,371	7%
2-Bedrooms	\$8,967	\$8,839	1%	\$8,060	11%
3-Bedrooms	\$13,296	\$13,344	0%	\$12,073	10%
4-Bedrooms	\$19,933	\$19,873	0%	\$17,000	17%
All	\$6,986	\$6,991	0%	\$6,459	8%

NON-DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	\$3,399	\$3,525	-4%	\$3,194	6%
1-Bedrooms	\$4,063	\$4,158	-2%	\$3,805	7%
2-Bedrooms	\$5,552	\$5,595	-1%	\$4,960	12%
3-Bedrooms	\$7,516	\$7,570	-1%	\$7,173	5%
4-Bedrooms	\$10,010	\$10,351	-3%	\$9,241	8%
All	\$5,092	\$5,315	-4%	\$4,727	8%

Rnt

AUGUST 2026

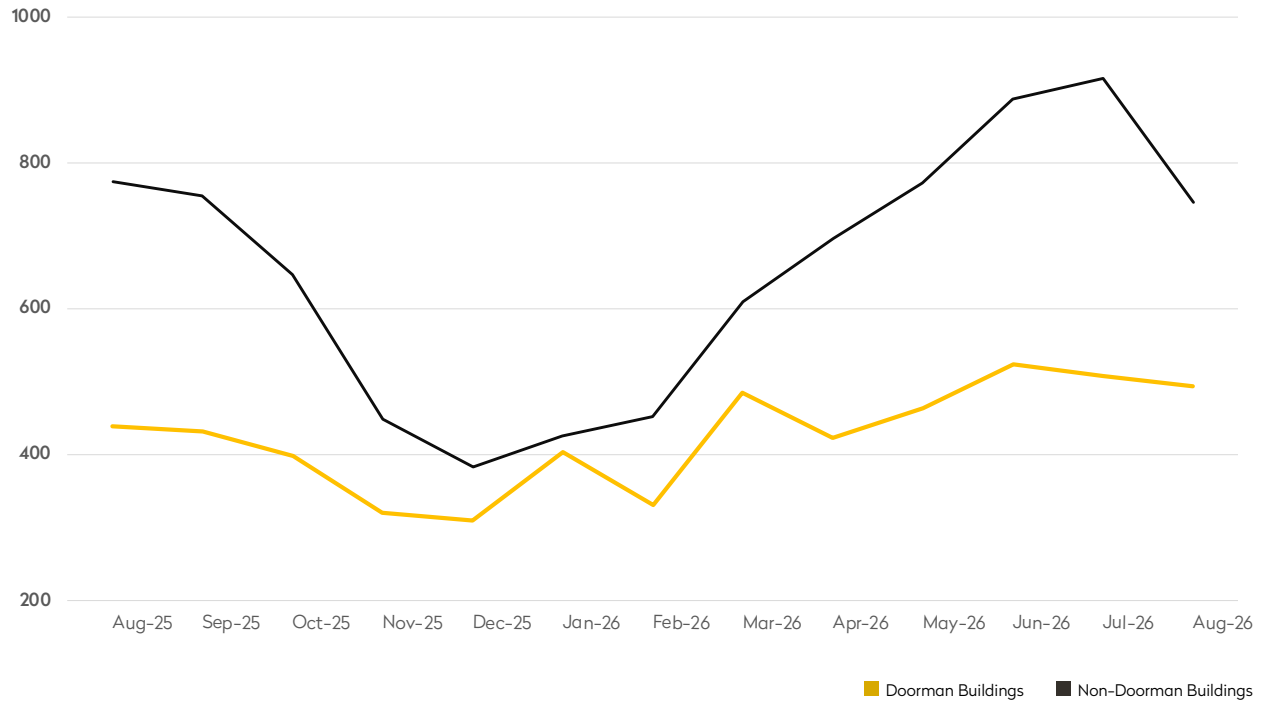
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



W
D
I
S
T
S
A
E

1289 LEXINGTON AVENUE #18A

Number of New Listings



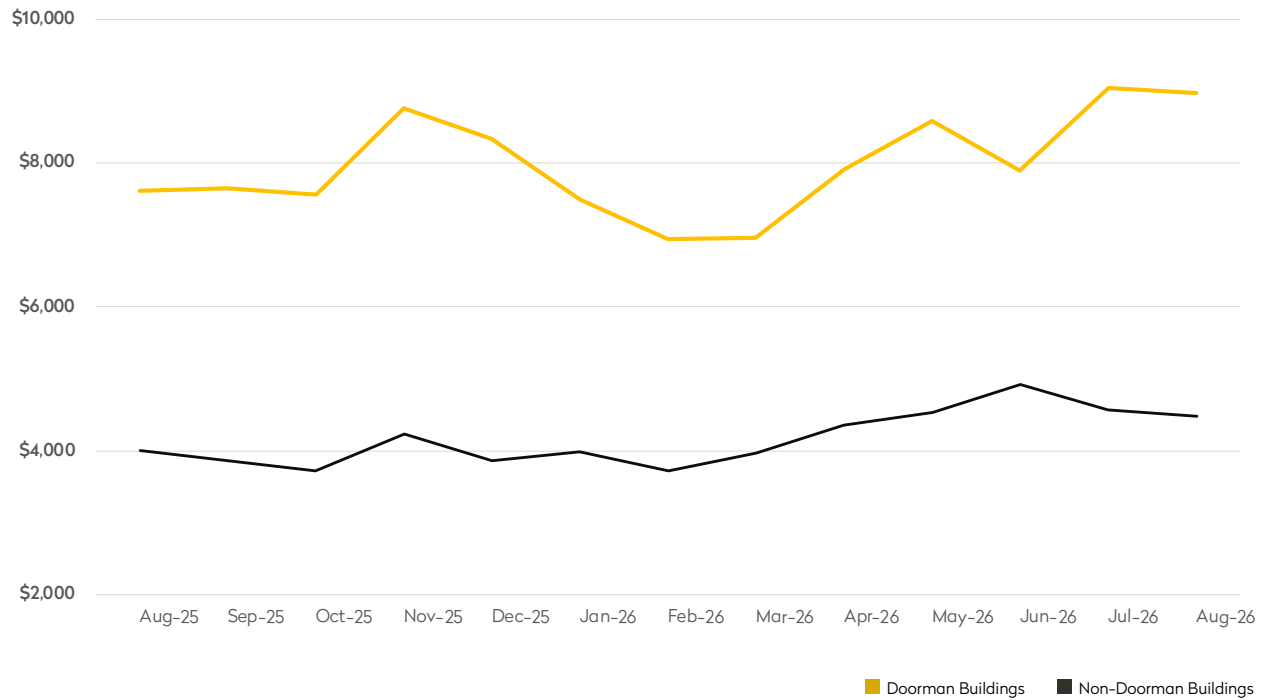
DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	76	90	-16%	76	0%
1-Bedrooms	222	191	16%	189	17%
2-Bedrooms	129	150	-14%	112	15%
3-Bedrooms	50	48	4%	47	6%
4-Bedrooms	11	22	-50%	12	-8%
All	494	508	-3%	438	13%

NON-DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	201	253	-21%	197	2%
1-Bedrooms	286	361	-21%	294	-3%
2-Bedrooms	196	208	-6%	209	-6%
3-Bedrooms	49	72	-32%	62	-21%
4-Bedrooms	6	16	-63%	10	-40%
All	746	916	-19%	774	-4%

Average Asking Rent



DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	\$4,231	\$4,229	0%	\$4,064	4%
1-Bedrooms	\$5,506	\$5,556	-1%	\$5,199	6%
2-Bedrooms	\$9,971	\$9,361	7%	\$8,735	14%
3-Bedrooms	\$18,422	\$15,734	17%	\$14,319	29%
4-Bedrooms	\$30,092	\$29,720	1%	\$23,210	30%
All	\$8,972	\$9,038	-1%	\$7,606	18%

NON-DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	\$3,011	\$3,090	-3%	\$2,843	6%
1-Bedrooms	\$3,617	\$3,637	-1%	\$3,362	8%
2-Bedrooms	\$4,890	\$4,943	-1%	\$4,417	11%
3-Bedrooms	\$7,296	\$7,863	-7%	\$6,987	4%
4-Bedrooms	\$10,348	\$14,050	-26%	\$16,300	-37%
All	\$4,472	\$4,571	-2%	\$4,006	12%

Rnt

AUGUST 2026

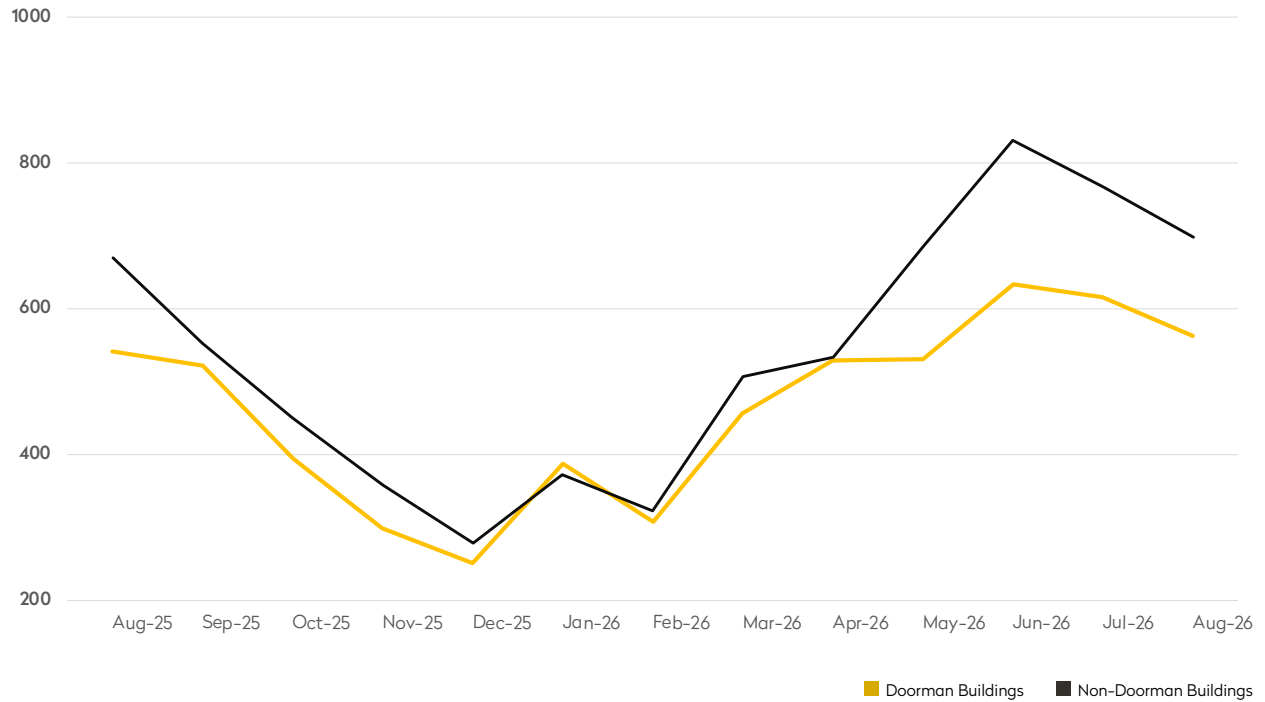
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Avenue



WEST

33 RIVERSIDE DRIVE #7E

Number of New Listings



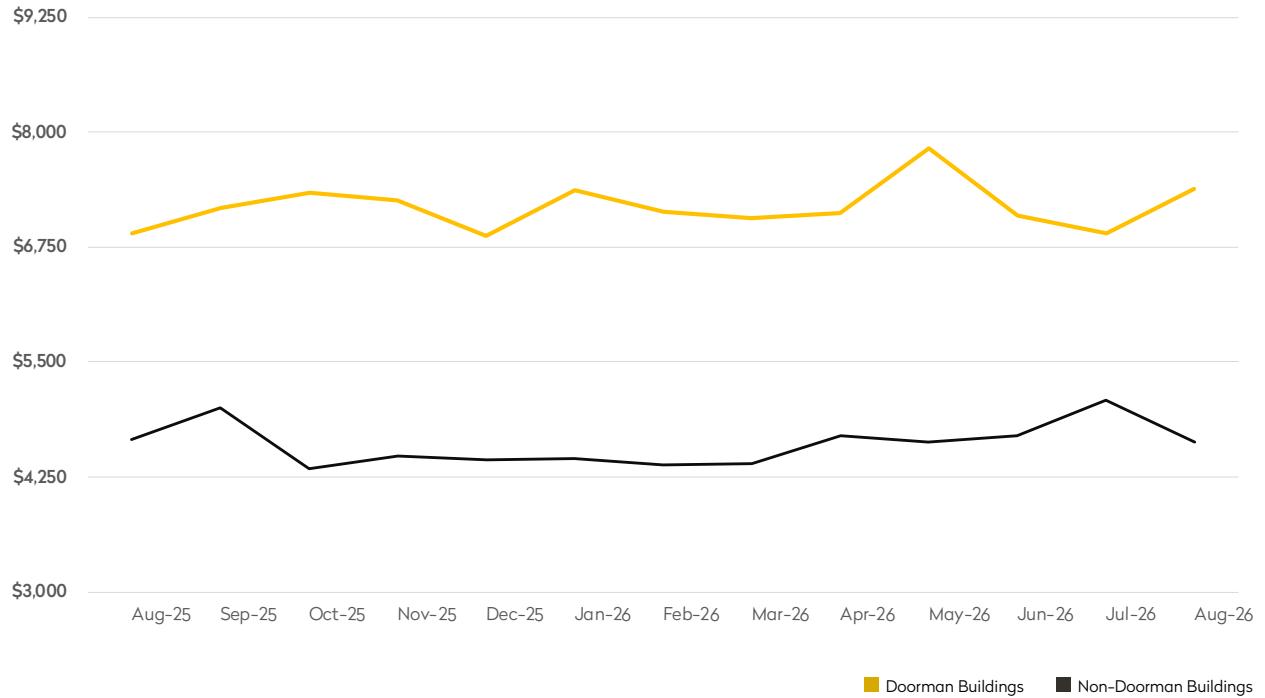
DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	115	114	1%	103	12%
1-Bedrooms	222	265	-16%	223	0%
2-Bedrooms	145	173	-16%	139	4%
3-Bedrooms	66	43	53%	56	18%
4-Bedrooms	14	12	17%	20	-30%
All	562	615	-9%	542	4%

NON-DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	182	159	14%	119	53%
1-Bedrooms	258	307	-16%	249	4%
2-Bedrooms	148	170	-13%	183	-19%
3-Bedrooms	70	84	-17%	86	-19%
4-Bedrooms	33	34	-3%	28	18%
All	698	766	-9%	670	4%

Average Asking Rent



DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	\$3,820	\$3,981	-4%	\$3,739	2%
1-Bedrooms	\$5,575	\$5,504	1%	\$5,321	5%
2-Bedrooms	\$8,676	\$8,550	1%	\$7,957	9%
3-Bedrooms	\$12,814	\$12,145	6%	\$12,760	0%
4-Bedrooms	\$26,271	\$15,688	67%	\$15,081	74%
All	\$7,382	\$6,895	7%	\$6,903	7%

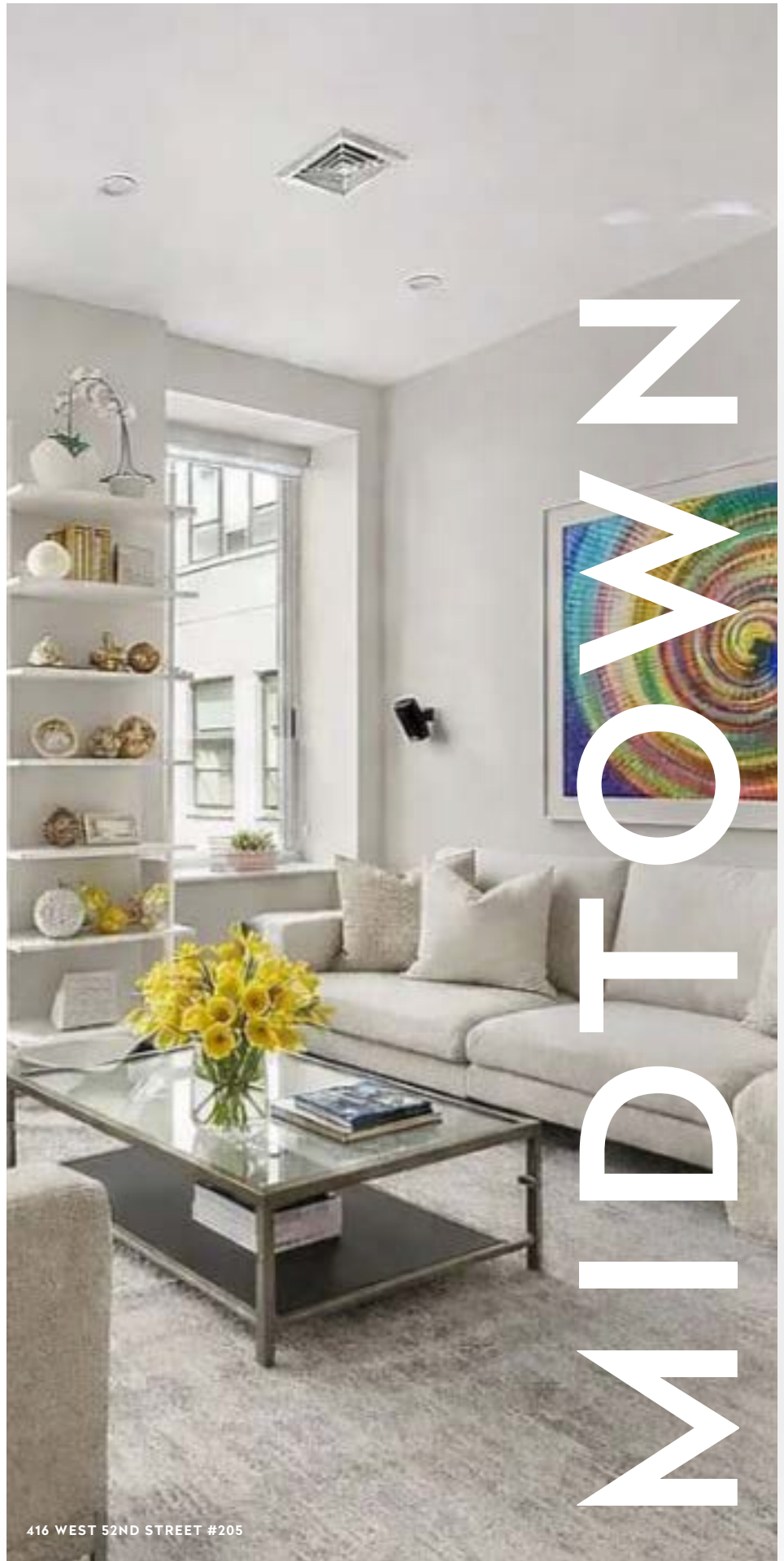
NON-DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	\$3,097	\$3,202	-3%	\$3,016	3%
1-Bedrooms	\$4,188	\$4,311	-3%	\$4,138	1%
2-Bedrooms	\$5,348	\$5,387	-1%	\$4,916	9%
3-Bedrooms	\$6,671	\$7,040	-5%	\$6,906	-3%
4-Bedrooms	\$8,206	\$10,496	-22%	\$7,272	13%
All	\$4,632	\$5,084	-9%	\$4,657	-1%

Rnt

AUGUST 2026

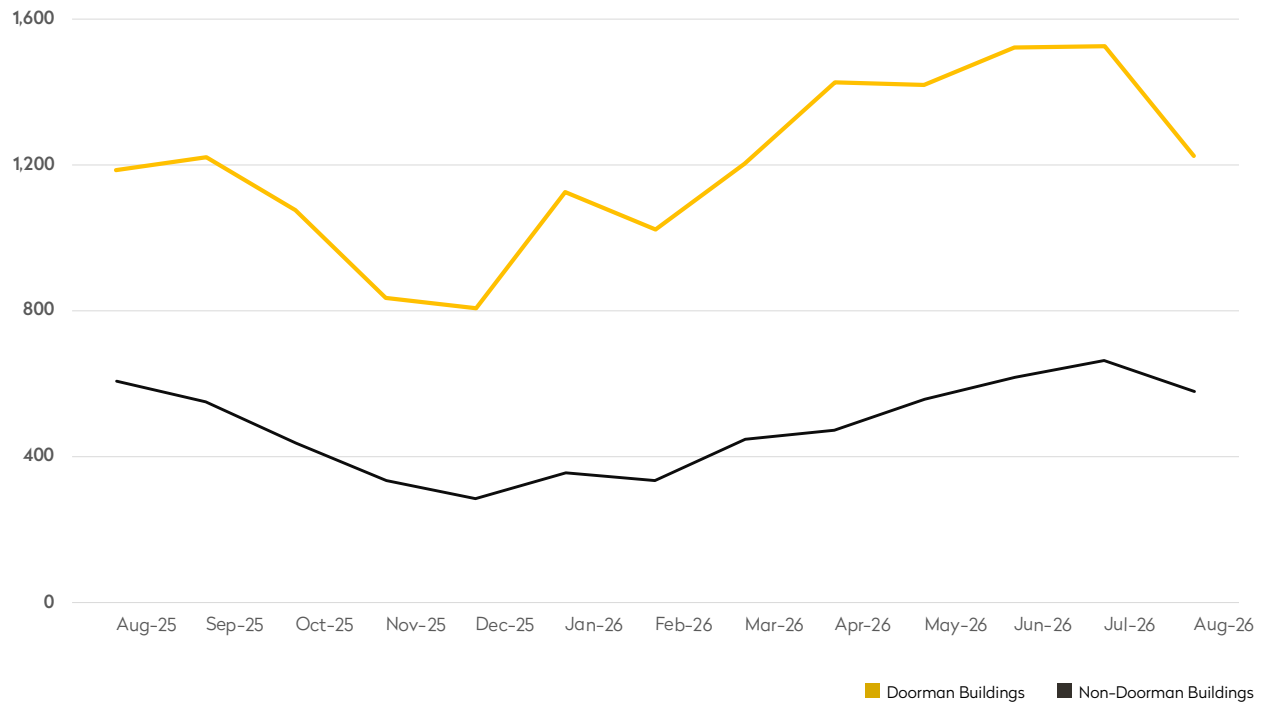
34th St. to 59th St.,
East River to the Hudson River



Z
W
O
T
D
I
N

416 WEST 52ND STREET #205

Number of New Listings



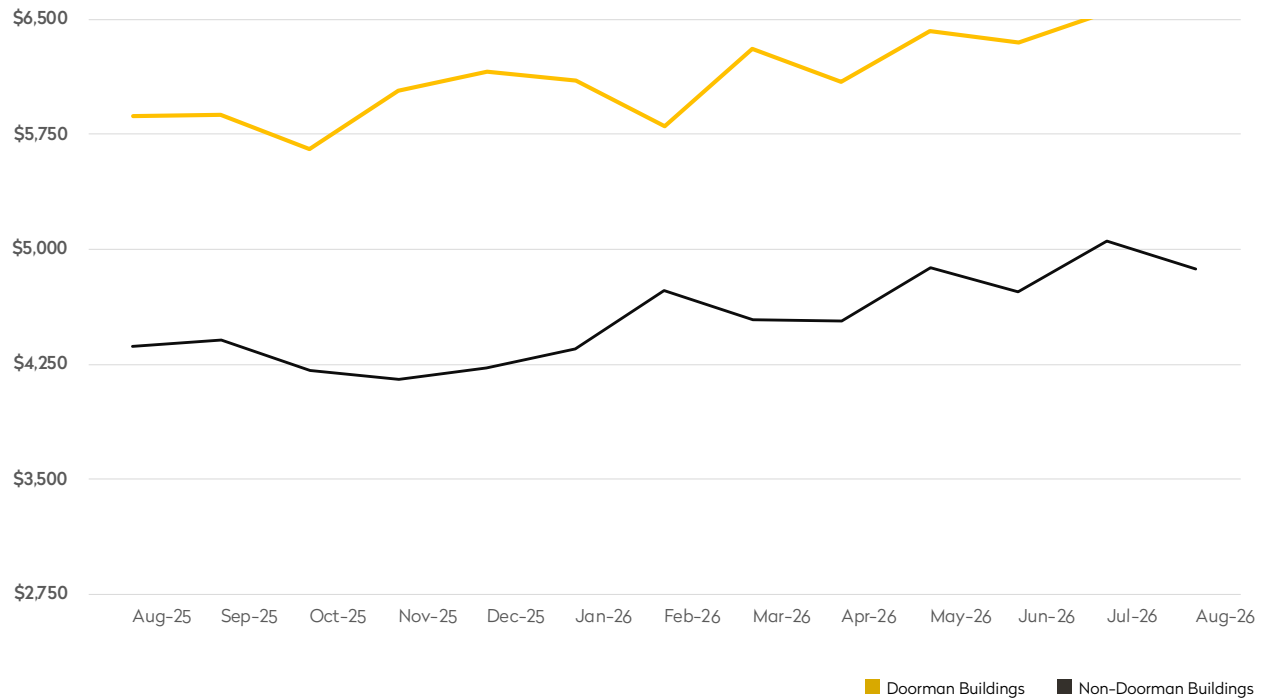
DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	315	373	-16%	305	3%
1-Bedrooms	544	699	-22%	510	7%
2-Bedrooms	275	352	-22%	289	-5%
3-Bedrooms	80	83	-4%	71	13%
4-Bedrooms	8	14	-43%	8	0%
All	1,225	1,523	-20%	1,186	3%

NON-DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	149	157	-5%	134	11%
1-Bedrooms	174	208	-16%	218	-20%
2-Bedrooms	161	187	-14%	165	-2%
3-Bedrooms	77	90	-14%	71	8%
4-Bedrooms	17	22	-23%	17	0%
All	579	665	-13%	608	-5%

Average Asking Rent



DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	\$4,110	\$4,017	2%	\$3,798	8%
1-Bedrooms	\$5,594	\$5,591	0%	\$5,138	9%
2-Bedrooms	\$8,858	\$8,704	2%	\$7,560	17%
3-Bedrooms	\$13,323	\$13,110	2%	\$10,635	25%
4-Bedrooms	\$26,324	\$24,257	9%	\$21,700	21%
All	\$6,619	\$6,549	1%	\$5,866	13%

NON-DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	\$3,461	\$3,369	3%	\$3,025	14%
1-Bedrooms	\$3,840	\$3,953	-3%	\$3,735	3%
2-Bedrooms	\$5,230	\$5,704	-8%	\$4,764	10%
3-Bedrooms	\$7,604	\$7,381	3%	\$6,568	16%
4-Bedrooms	\$11,495	\$12,264	-6%	\$8,832	30%
All	\$4,868	\$5,054	-4%	\$4,368	11%

Rnt

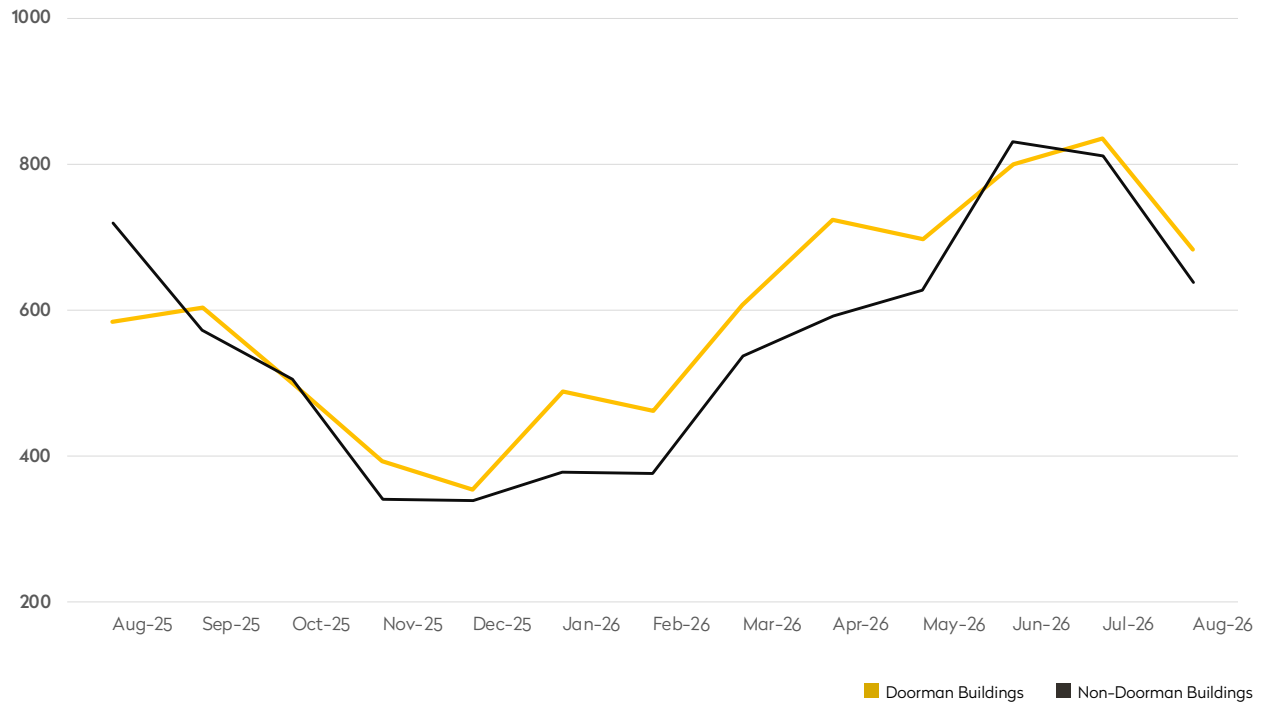
AUGUST 2026

34th Street to 14th Street



420 WEST 25TH STREET #2D

Number of New Listings



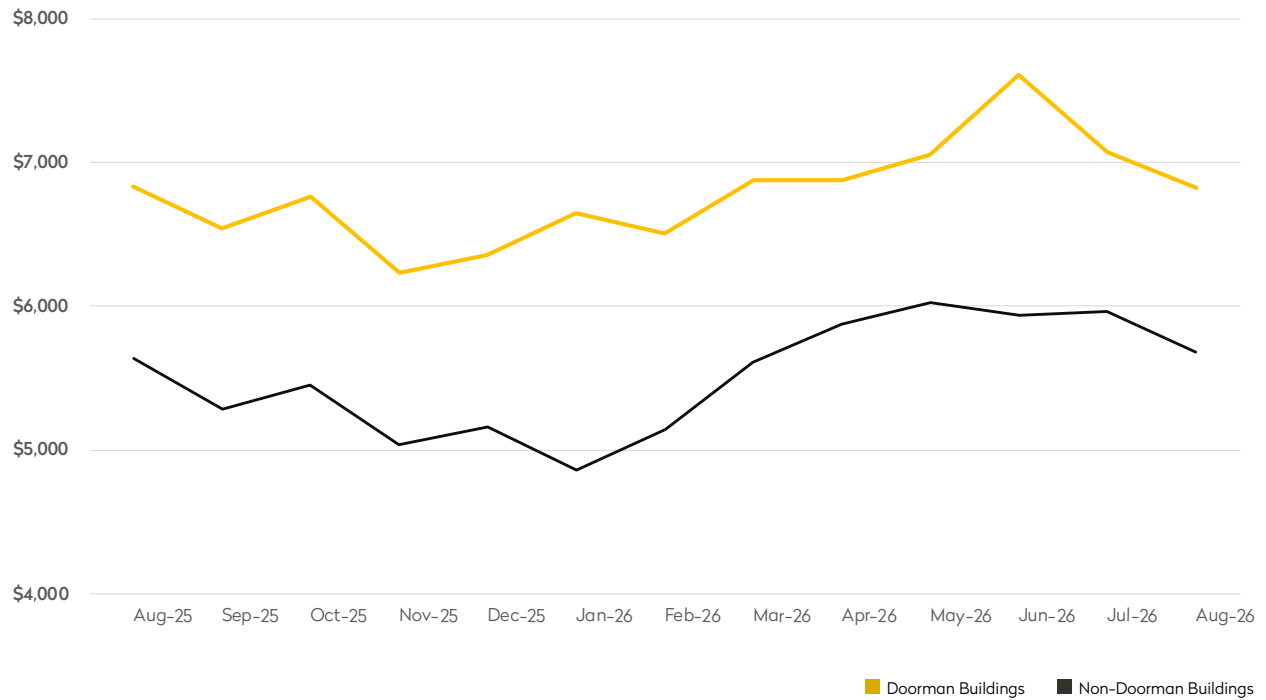
DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	225	249	-10%	156	44%
1-Bedrooms	286	366	-22%	267	7%
2-Bedrooms	131	155	-15%	111	18%
3-Bedrooms	30	49	-39%	38	-21%
4-Bedrooms	12	15	-20%	9	33%
All	684	835	-18%	585	17%

NON-DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	154	171	-10%	140	10%
1-Bedrooms	183	252	-27%	227	-19%
2-Bedrooms	203	225	-10%	213	-5%
3-Bedrooms	77	127	-39%	107	-28%
4-Bedrooms	17	23	-26%	22	-23%
All	638	811	-21%	720	-11%

Average Asking Rent



DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	\$4,475	\$4,697	-5%	\$4,319	4%
1-Bedrooms	\$6,324	\$6,357	-1%	\$5,976	6%
2-Bedrooms	\$10,273	\$9,992	3%	\$8,619	19%
3-Bedrooms	\$12,535	\$13,268	-6%	\$13,720	-9%
4-Bedrooms	\$10,907	\$12,363	-12%	\$10,857	0%
All	\$6,825	\$7,069	-3%	\$6,831	0%

NON-DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	\$3,786	\$3,783	0%	\$3,484	9%
1-Bedrooms	\$4,598	\$4,522	2%	\$4,306	7%
2-Bedrooms	\$5,999	\$6,329	-5%	\$5,818	3%
3-Bedrooms	\$9,410	\$8,735	8%	\$8,427	12%
4-Bedrooms	\$11,216	\$12,590	-11%	\$14,332	-22%
All	\$5,681	\$5,966	-5%	\$5,637	1%

Rnt

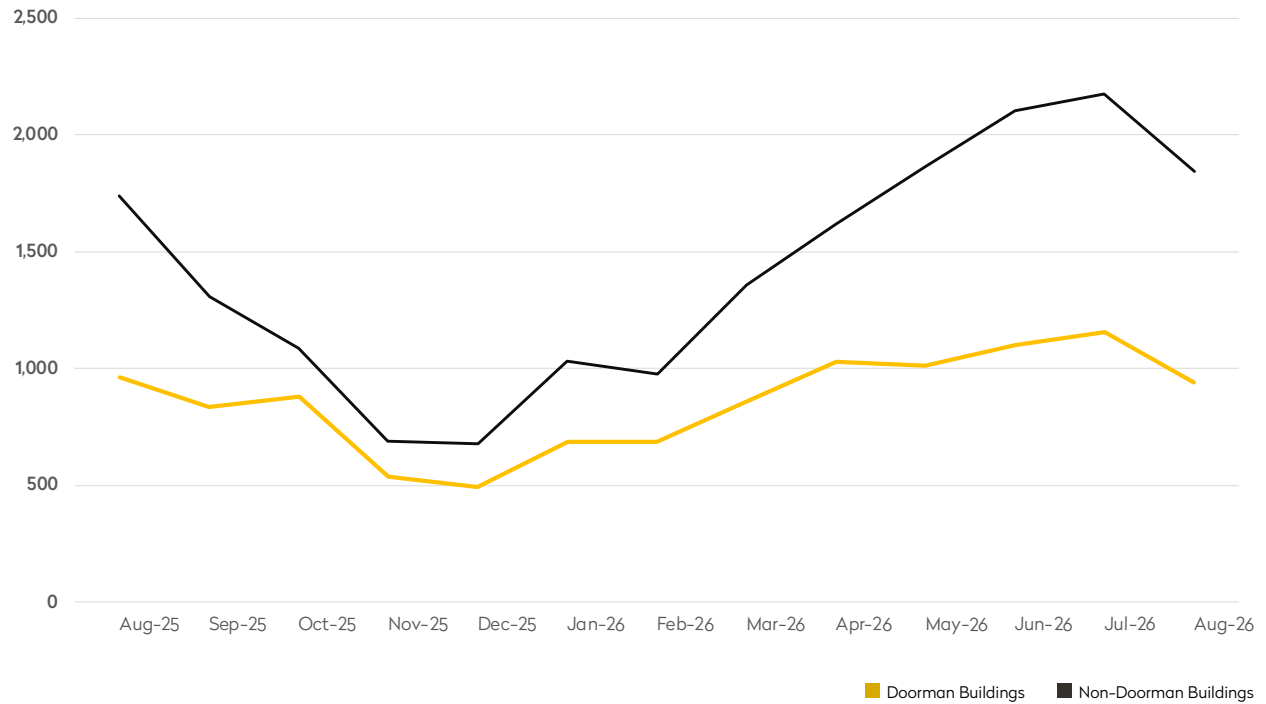
AUGUST 2026

South of 14th Street



13 EAST 9TH STREET #4R

Number of New Listings



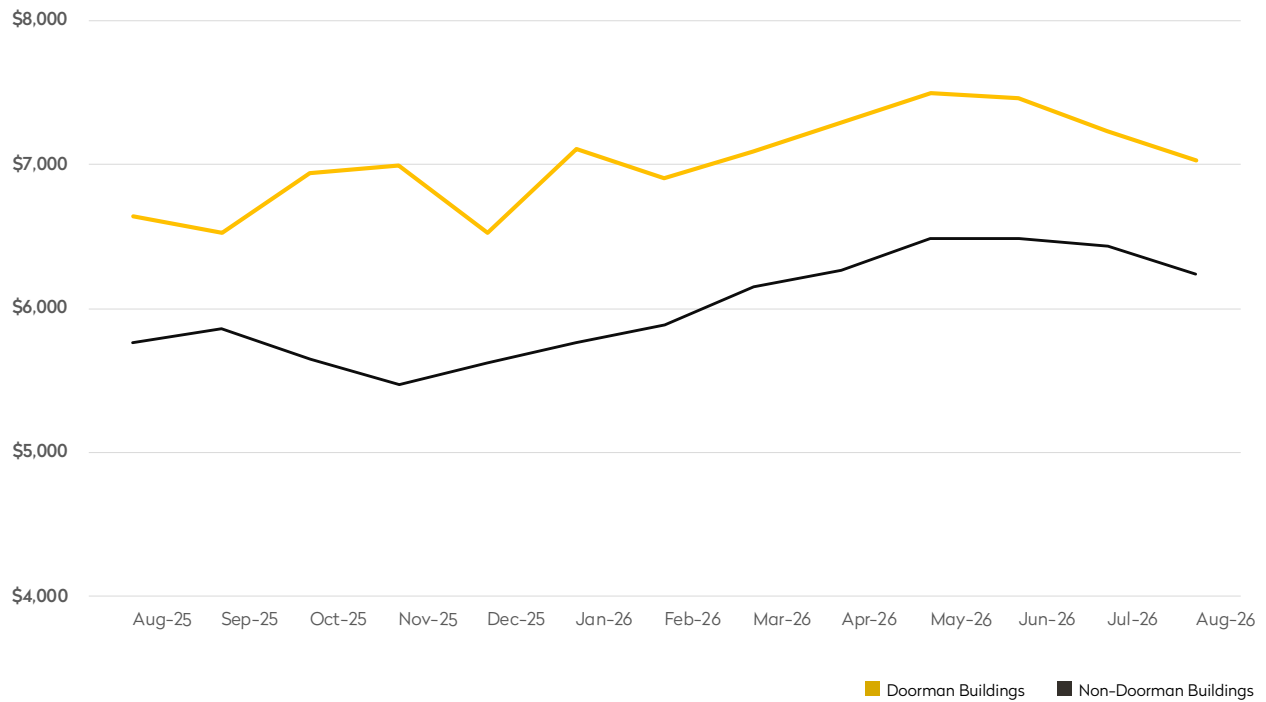
DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	295	368	-20%	314	-6%
1-Bedrooms	353	428	-18%	350	1%
2-Bedrooms	222	262	-15%	216	3%
3-Bedrooms	52	80	-35%	58	-10%
4-Bedrooms	15	19	-21%	16	-6%
All	940	1,158	-19%	962	-2%

NON-DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	292	339	-14%	279	5%
1-Bedrooms	635	739	-14%	572	11%
2-Bedrooms	598	696	-14%	571	5%
3-Bedrooms	249	303	-18%	243	2%
4-Bedrooms	57	84	-32%	59	-3%
All	1,842	2,179	-15%	1,737	6%

Average Asking Rent



DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	\$4,484	\$4,511	-1%	\$4,267	5%
1-Bedrooms	\$6,242	\$6,336	-1%	\$5,759	8%
2-Bedrooms	\$9,370	\$9,432	-1%	\$8,975	4%
3-Bedrooms	\$14,237	\$14,962	-5%	\$12,491	14%
4-Bedrooms	\$13,864	\$16,754	-17%	\$17,451	-21%
All	\$7,032	\$7,229	-3%	\$6,644	6%

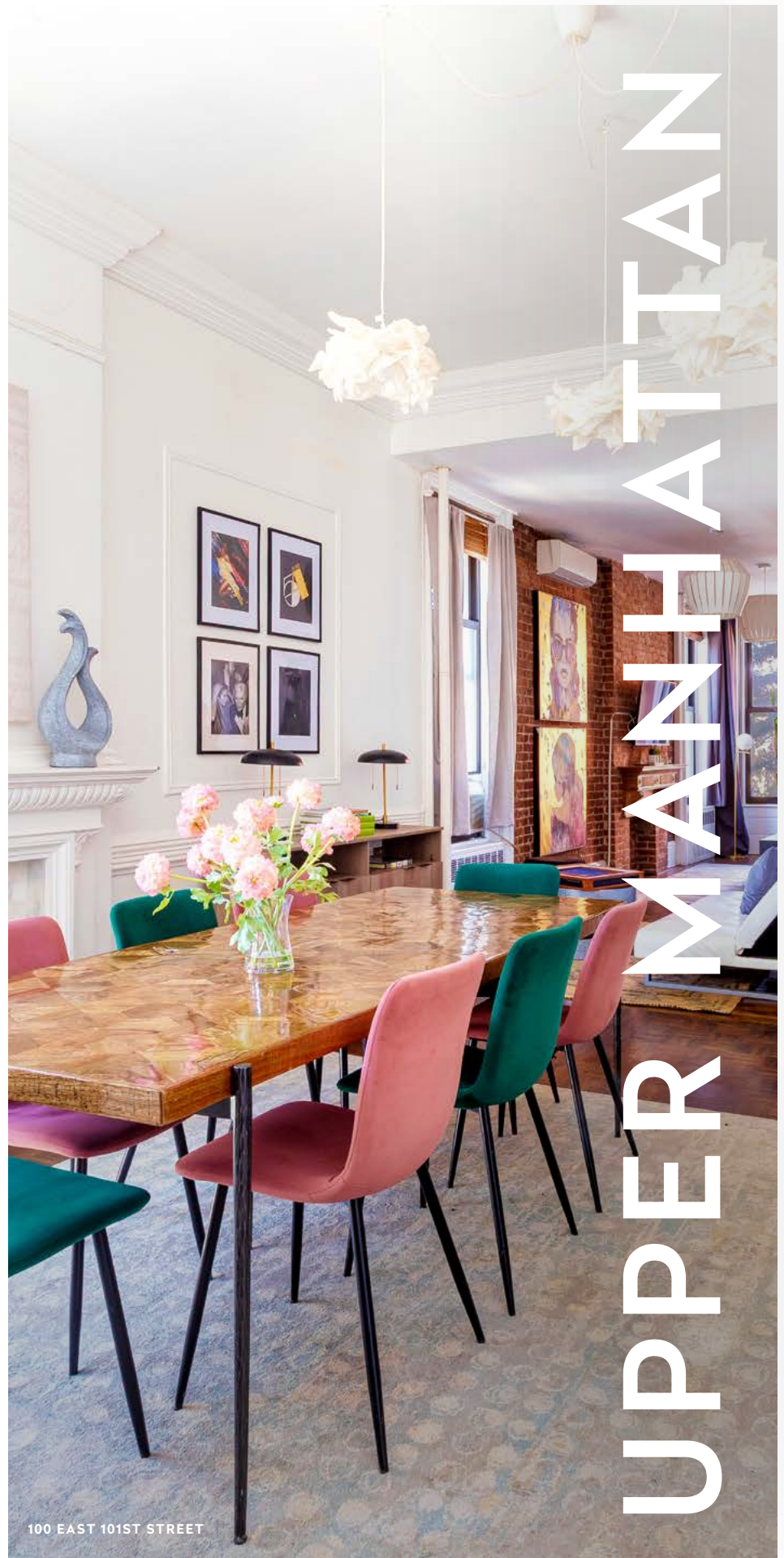
NON-DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	\$4,033	\$4,271	-6%	\$3,788	6%
1-Bedrooms	\$4,737	\$4,847	-2%	\$4,410	7%
2-Bedrooms	\$6,695	\$6,500	3%	\$6,067	10%
3-Bedrooms	\$9,502	\$9,510	0%	\$8,790	8%
4-Bedrooms	\$14,104	\$13,321	6%	\$11,568	22%
All	\$6,242	\$6,430	-3%	\$5,760	8%

Rnt

AUGUST 2026

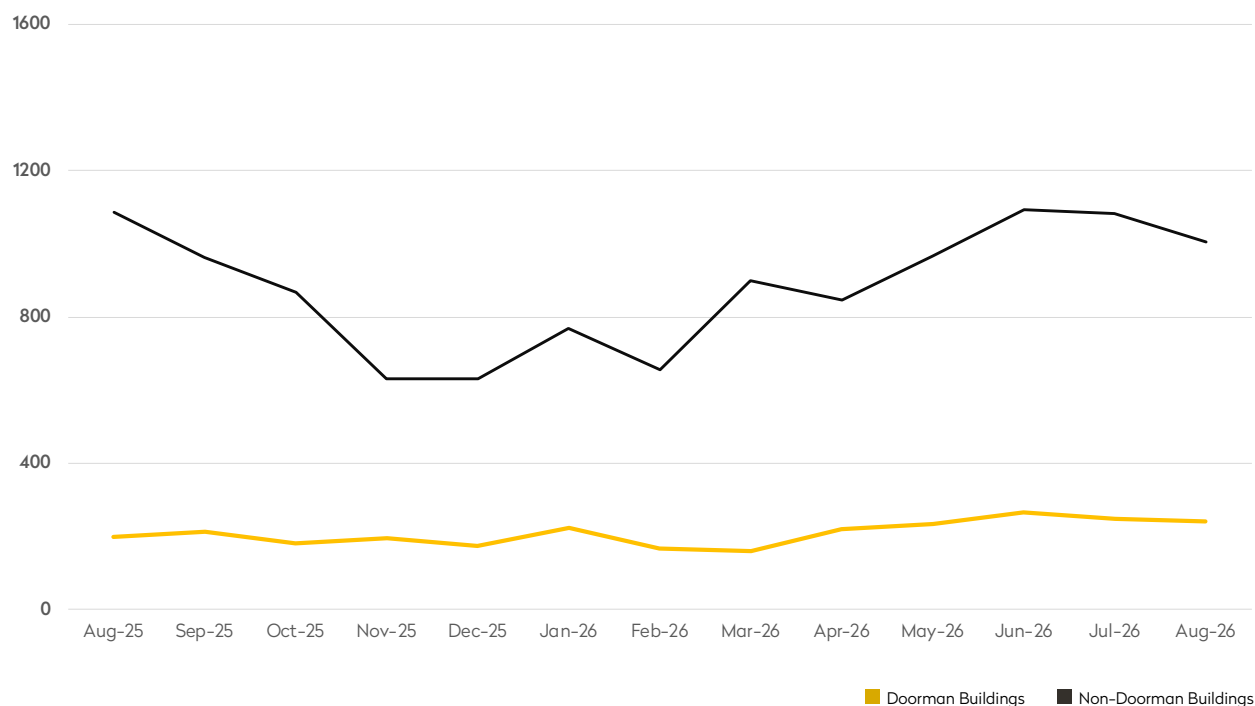
Generally North of 96th St. on the East Side,
and 110th St. on the West Side



100 EAST 101ST STREET

UPPER MANHATTAN

Number of New Listings



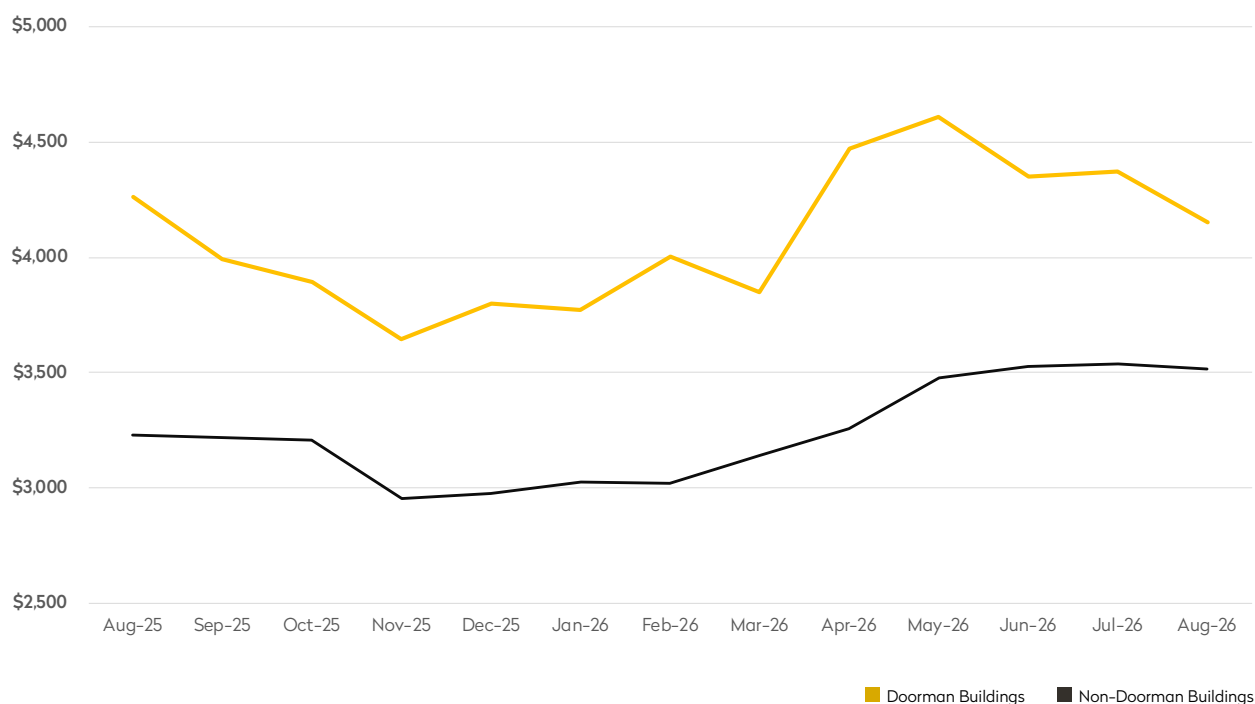
DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	38	41	-7%	32	19%
1-Bedrooms	92	100	-8%	84	10%
2-Bedrooms	77	77	0%	57	35%
3-Bedrooms	31	24	29%	22	41%
4-Bedrooms	4	5	-20%	2	100%
All	242	247	-2%	198	22%

NON-DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	132	116	14%	110	20%
1-Bedrooms	331	349	-5%	359	-8%
2-Bedrooms	301	325	-7%	405	-26%
3-Bedrooms	176	206	-15%	153	15%
4-Bedrooms	52	77	-32%	58	-10%
All	1,005	1,084	-7%	1,086	-7%

Average Asking Rent



DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	\$3,011	\$3,235	-7%	\$2,932	3%
1-Bedrooms	\$3,590	\$3,873	-7%	\$3,759	-4%
2-Bedrooms	\$4,837	\$4,750	2%	\$4,970	-3%
3-Bedrooms	\$5,147	\$6,282	-18%	\$6,225	-17%
4-Bedrooms	\$6,871	\$8,700	-21%	\$4,175	65%
All	\$4,150	\$4,372	-5%	\$4,259	-3%

NON-DOORMAN BUILDINGS

	AUGUST 2026	JULY 2026	MONTHLY CHANGE	AUGUST 2025	ANNUAL CHANGE
Studios	\$2,482	\$2,572	-3%	\$2,349	6%
1-Bedrooms	\$2,882	\$2,965	-3%	\$2,700	7%
2-Bedrooms	\$3,681	\$3,614	2%	\$3,328	11%
3-Bedrooms	\$4,236	\$4,196	1%	\$4,235	0%
4-Bedrooms	\$5,746	\$5,064	13%	\$4,798	20%
All	\$3,517	\$3,536	-1%	\$3,228	9%

Contact Us

NEW RENTAL LISTINGS REPORT

August 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.

©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.