

Sep

2026
NEW LISTINGS
RENTAL
CONCESSIONS
REPORT

MANHATTAN DOORMAN BUILDINGS
RENTAL CONCESSIONS

Brown Harris Stevens THE Craft of Research

497 GREENWICH STREET #9A

Highlights

RENTAL CONCESSIONS REPORT

September 2026

- The number of new listings offering concessions rose for the third straight month but remains rare, only 1.29%, consistent with a strong rental market.
- The market area with the highest percentage of listings offering a concession remains Upper Manhattan with 6.51%.
- September saw the average total concessions in doorman buildings drop to 1.21 months, a 10% decline from last month.
- Only three of our report market areas posted an average total concession of at least one month, with Upper Manhattan posting the highest at 1.73 months.

DEFINITIONS

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

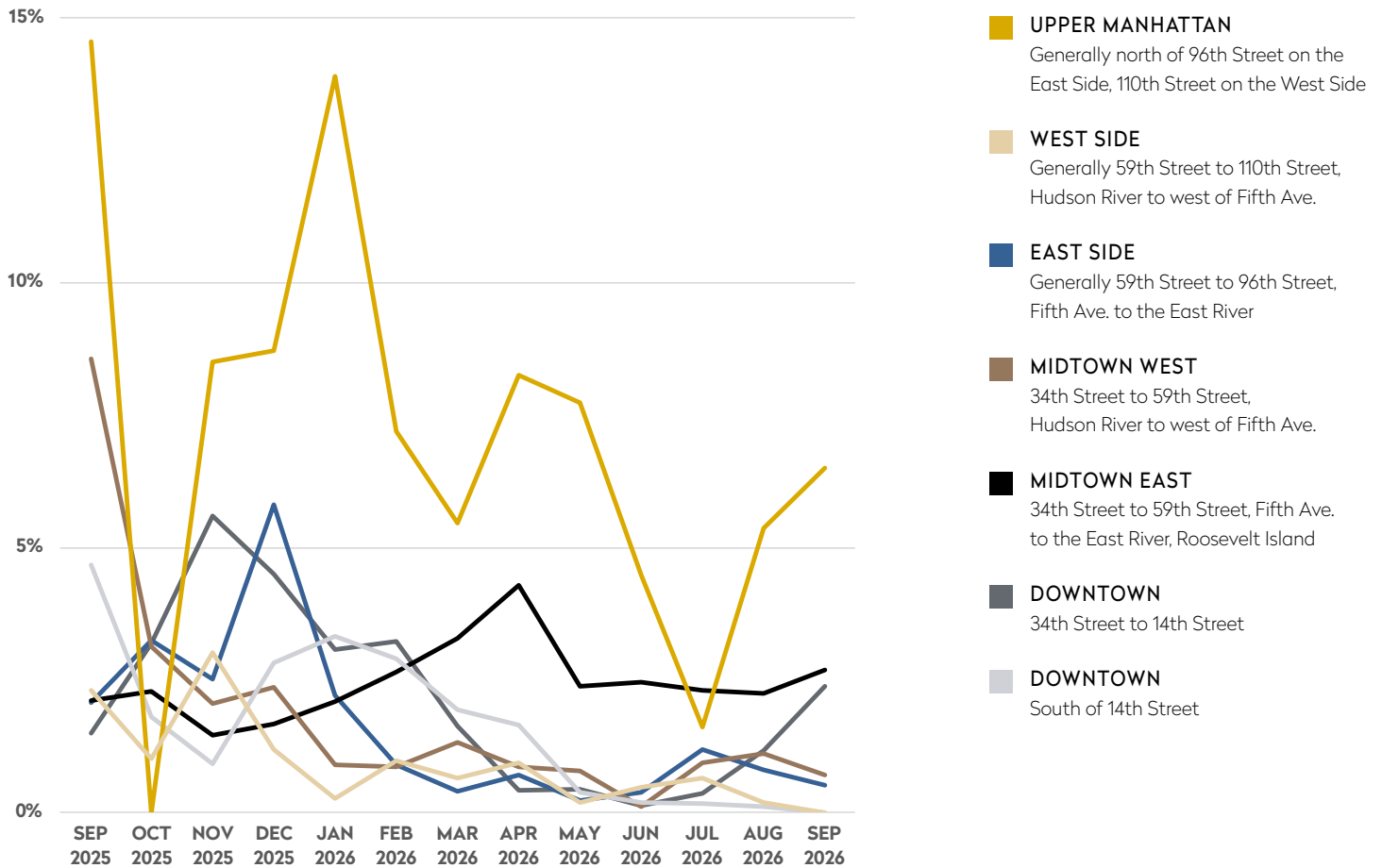
TOTAL CONCESSIONS Includes both free rent and owner-paid fees on a monthly basis.



100 BARCLAY STREET #27C

Total Concessions

% OF NEW LISTINGS OFFERING CONCESSIONS



AVERAGE CONCESSIONS IN MONTHS

	SEP 2026	AUG 2026	JUL 2026	JUN 2026	MAY 2026	APR 2026	MAR 2026	FEB 2026	JAN 2026	DEC 2025	NOV 2025	OCT 2025	SEP 2025
14TH - 34TH STREET	1.15	0.81	0.93	1.00	0.50	0.50	0.75	0.93	1.10	1.27	1.23	1.59	2.06
EAST SIDE	1.00	0.75	0.83	0.75	0.75	0.83	0.61	0.83	1.28	1.26	1.47	1.33	0.58
MIDTOWN EAST	0.96	1.49	1.42	1.35	1.05	1.03	0.97	1.02	0.90	0.92	1.08	0.98	1.44
MIDTOWN WEST	0.88	0.71	0.98	0.50	0.92	0.79	0.83	0.90	0.87	0.95	1.06	1.03	1.36
SOUTH OF 14TH STREET	N/A	1.00	1.15	0.60	0.88	0.63	0.94	0.80	0.65	0.65	1.22	1.08	0.93
UPPER MANHATTAN	1.73	2.08	1.00	1.96	2.67	3.53	2.66	3.33	3.21	3.53	3.82	N/A	2.71
WEST SIDE	N/A	1.50	1.00	0.97	1.00	0.89	1.00	1.00	0.90	1.27	1.04	0.85	1.21
TOTAL	1.21	1.35	1.13	1.41	1.57	1.45	1.15	1.32	1.66	1.50	1.78	1.19	1.50

Contact Us

SEPTEMBER 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

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BHS THE Craft OF Research

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