

Rnt

SEPTEMBER 2026
NEW RENTAL
LISTINGS
REPORT

RENTAL

Brown Harris Stevens THE Craft OF Research

165 EAST 62ND STREET

Highlights

NEW RENTAL LISTINGS REPORT

September 2026

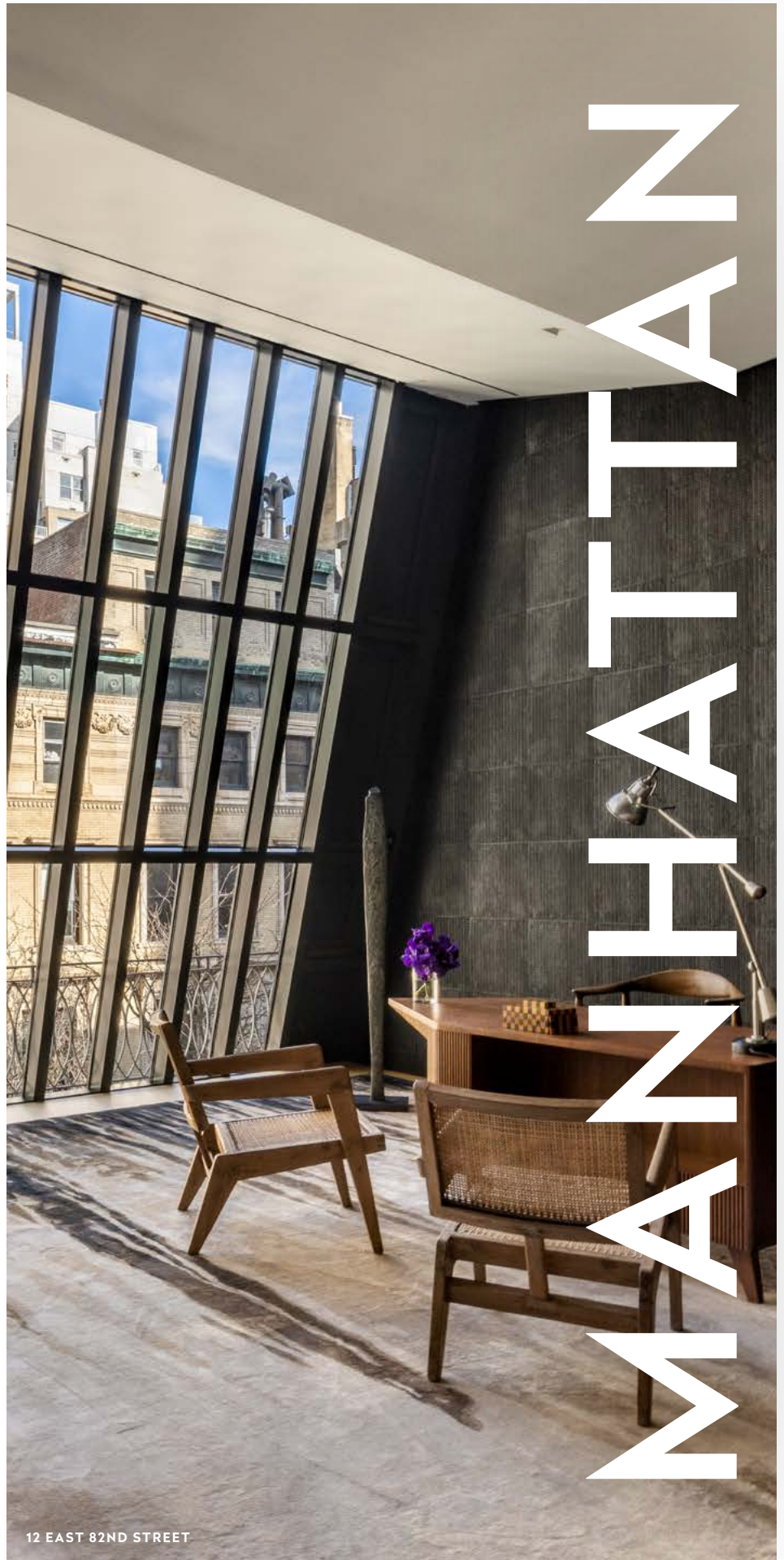
- September saw the number of new rental listings drop to their lowest level in seven months.
- While also down from a year ago, three-bedrooms were the only size category not to post a double-digit decline in new listings.
- Despite the significant decline in listings, the average asking rent in doorman buildings was virtually unchanged from last month.
- At \$5,232, the average asking rent ticked up 3% in non-doorman buildings.



100 BARCLAY STREET #27C

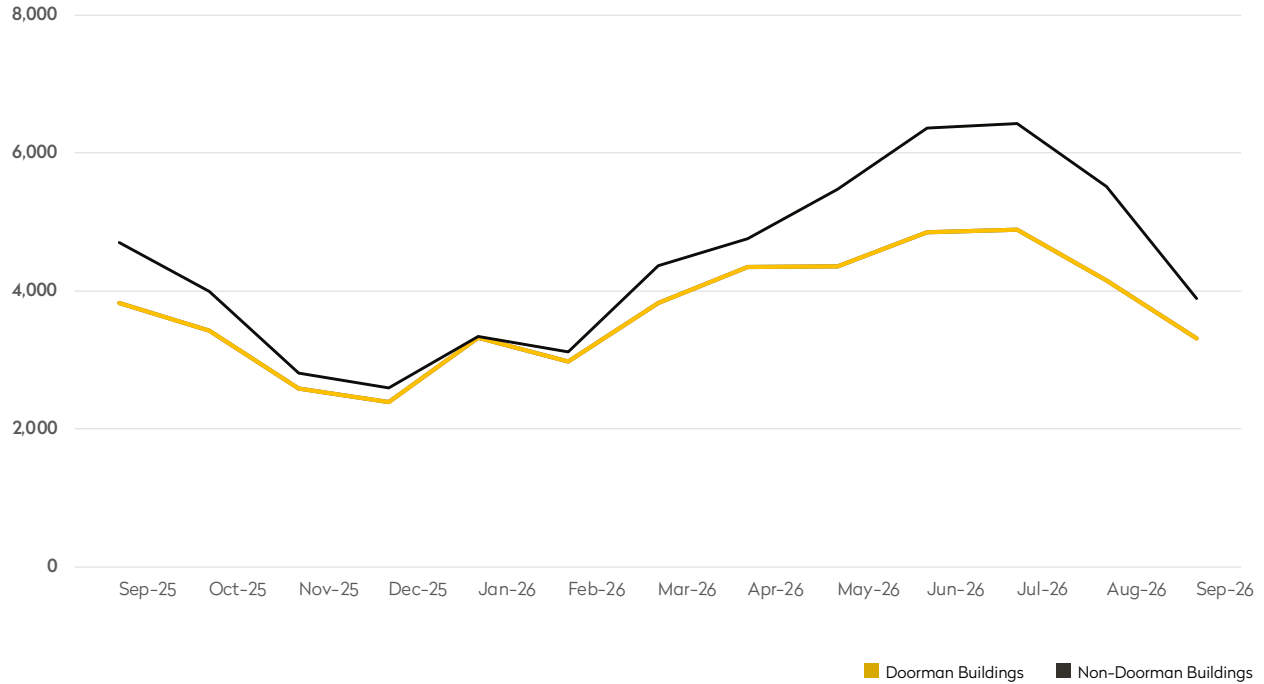
Rnt

SEPTEMBER 2026



12 EAST 82ND STREET

Number of New Listings



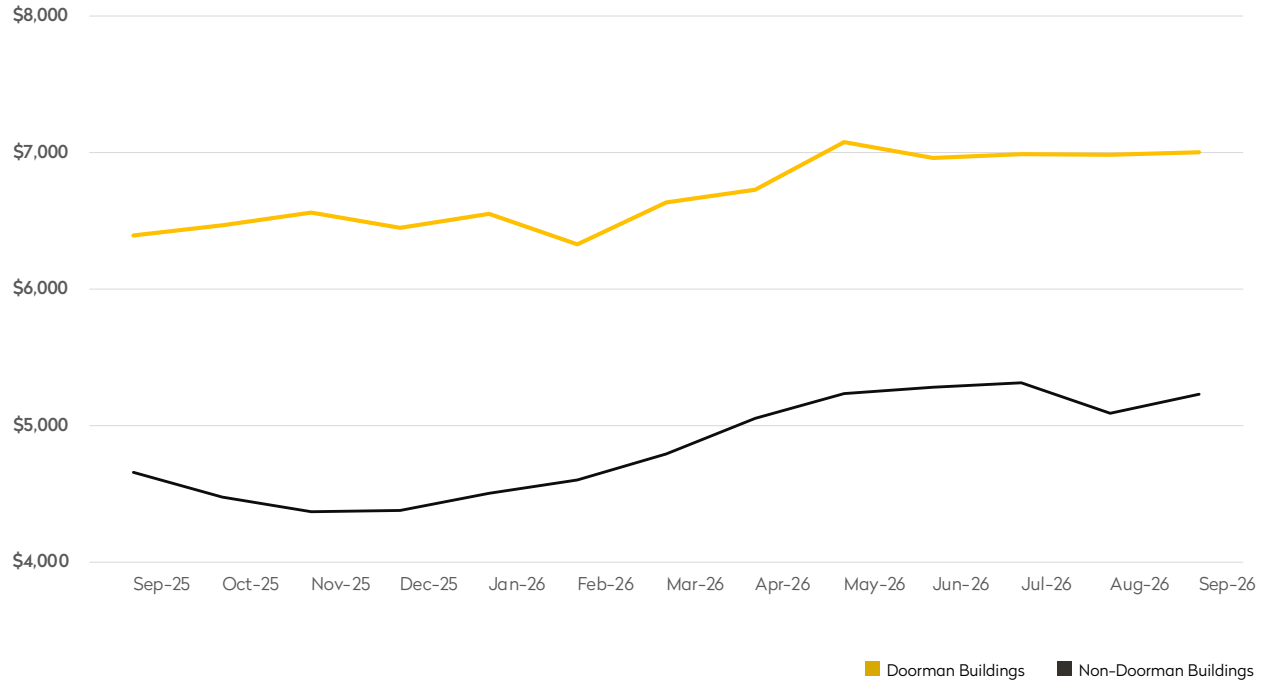
DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	849	1,064	-20%	943	-10%
1-Bedrooms	1,419	1,719	-17%	1,648	-14%
2-Bedrooms	730	979	-25%	891	-18%
3-Bedrooms	247	309	-20%	271	-9%
4-Bedrooms	52	64	-19%	62	-16%
All	3,307	4,147	-20%	3,826	-14%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	789	1,110	-29%	915	-14%
1-Bedrooms	1,382	1,867	-26%	1,720	-20%
2-Bedrooms	1,091	1,607	-32%	1,390	-22%
3-Bedrooms	465	698	-33%	509	-9%
4-Bedrooms	121	182	-34%	139	-13%
All	3,885	5,508	-29%	4,702	-17%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	\$4,160	\$4,229	-2%	\$4,013	4%
1-Bedrooms	\$5,774	\$5,727	1%	\$5,319	9%
2-Bedrooms	\$9,066	\$8,967	1%	\$7,941	14%
3-Bedrooms	\$13,802	\$13,296	4%	\$12,497	10%
4-Bedrooms	\$20,269	\$19,933	2%	\$18,597	9%
All	\$7,004	\$6,986	0%	\$6,392	10%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	\$3,448	\$3,399	1%	\$3,117	11%
1-Bedrooms	\$4,135	\$4,063	2%	\$3,734	11%
2-Bedrooms	\$5,706	\$5,552	3%	\$5,067	13%
3-Bedrooms	\$7,697	\$7,516	2%	\$7,016	10%
4-Bedrooms	\$12,147	\$10,010	21%	\$9,349	30%
All	\$5,232	\$5,092	3%	\$4,658	12%

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SEPTEMBER 2026

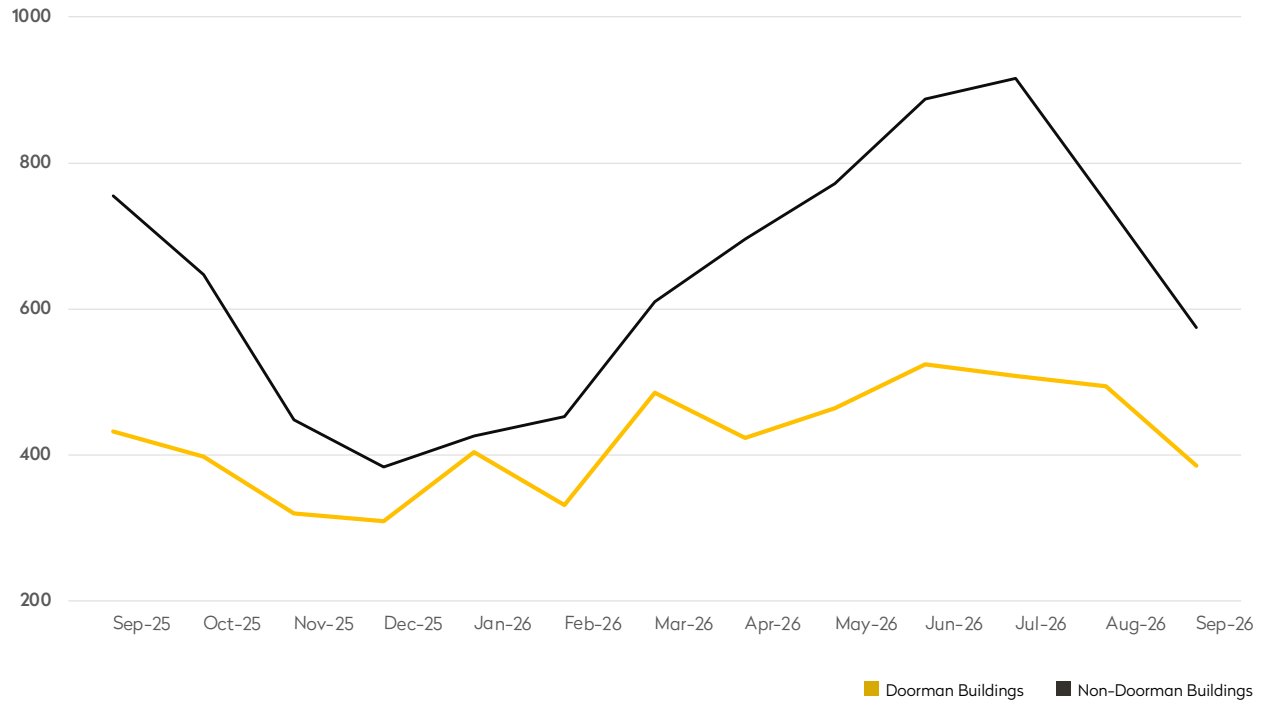
Generally 59th St. to 96th St.,
Fifth Ave. to the East River



W
D
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E

1289 LEXINGTON AVENUE #PHA

Number of New Listings



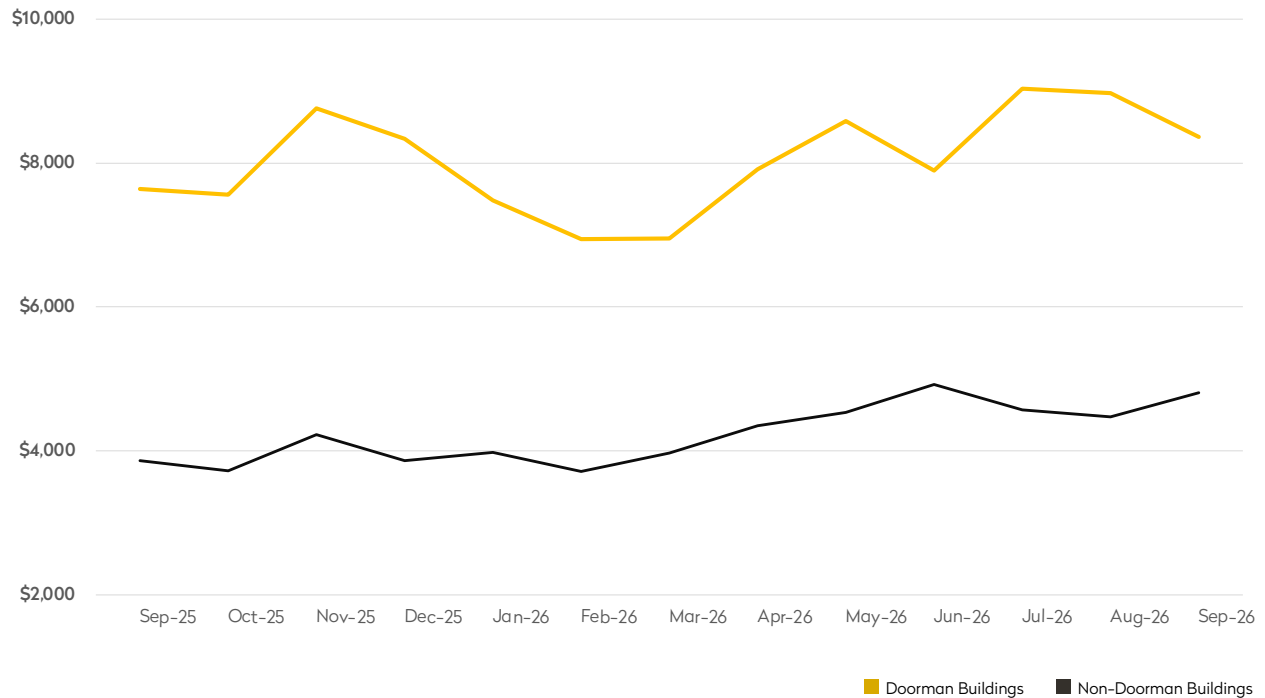
DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	71	76	-7%	72	-1%
1-Bedrooms	154	222	-31%	194	-21%
2-Bedrooms	98	129	-24%	111	-12%
3-Bedrooms	53	50	6%	37	43%
4-Bedrooms	7	11	-36%	15	-53%
All	385	494	-22%	432	-11%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	153	201	-24%	219	-30%
1-Bedrooms	232	286	-19%	308	-25%
2-Bedrooms	136	196	-31%	171	-20%
3-Bedrooms	44	49	-10%	51	-14%
4-Bedrooms	7	6	17%	5	40%
All	575	746	-23%	755	-24%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	\$3,969	\$4,231	-6%	\$4,037	-2%
1-Bedrooms	\$5,524	\$5,506	0%	\$5,163	7%
2-Bedrooms	\$9,441	\$9,971	-5%	\$8,505	11%
3-Bedrooms	\$15,871	\$18,422	-14%	\$15,700	1%
4-Bedrooms	\$26,698	\$30,092	-11%	\$24,075	11%
All	\$8,365	\$8,972	-7%	\$7,642	9%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	\$3,021	\$3,011	0%	\$2,830	7%
1-Bedrooms	\$3,650	\$3,617	1%	\$3,427	7%
2-Bedrooms	\$5,402	\$4,890	10%	\$4,440	22%
3-Bedrooms	\$7,657	\$7,296	5%	\$7,017	9%
4-Bedrooms	\$40,887	\$10,348	295%	\$11,929	243%
All	\$4,808	\$4,472	8%	\$3,864	24%

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SEPTEMBER 2026

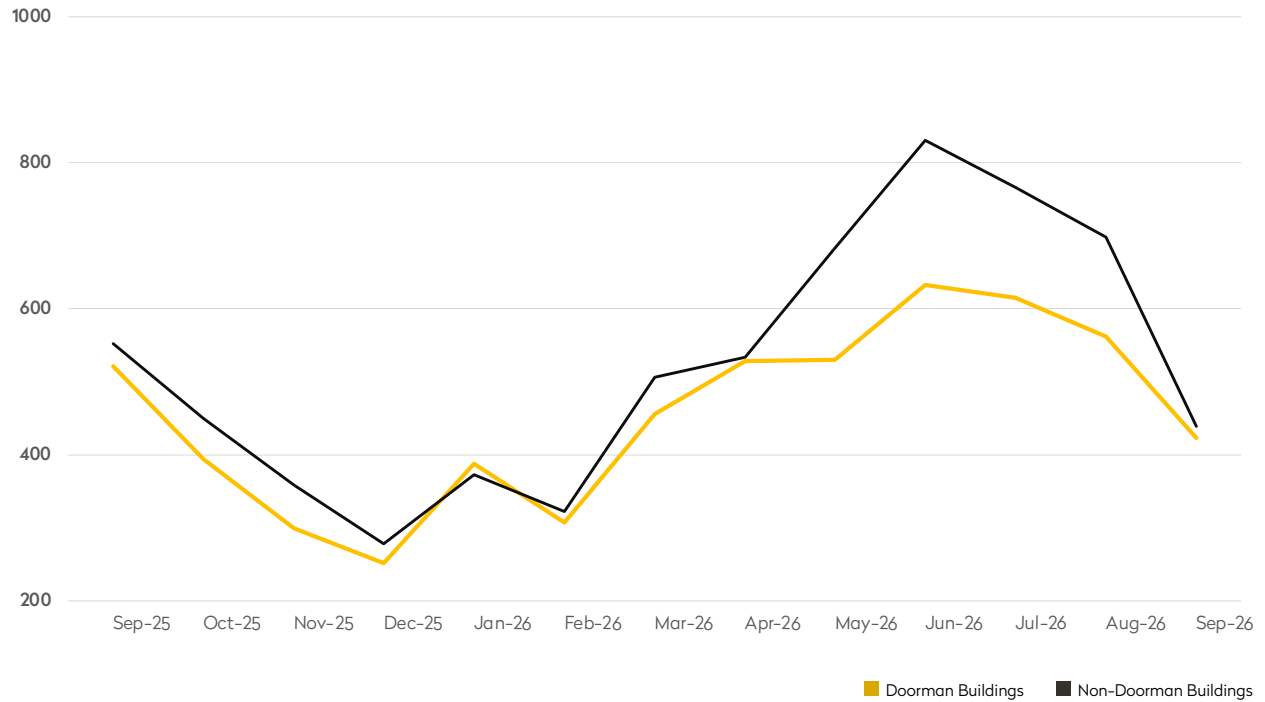
Generally 59th St. to 110th St.,
Hudson River to West of Fifth Avenue



WEST

15 WEST 68TH STREET

Number of New Listings



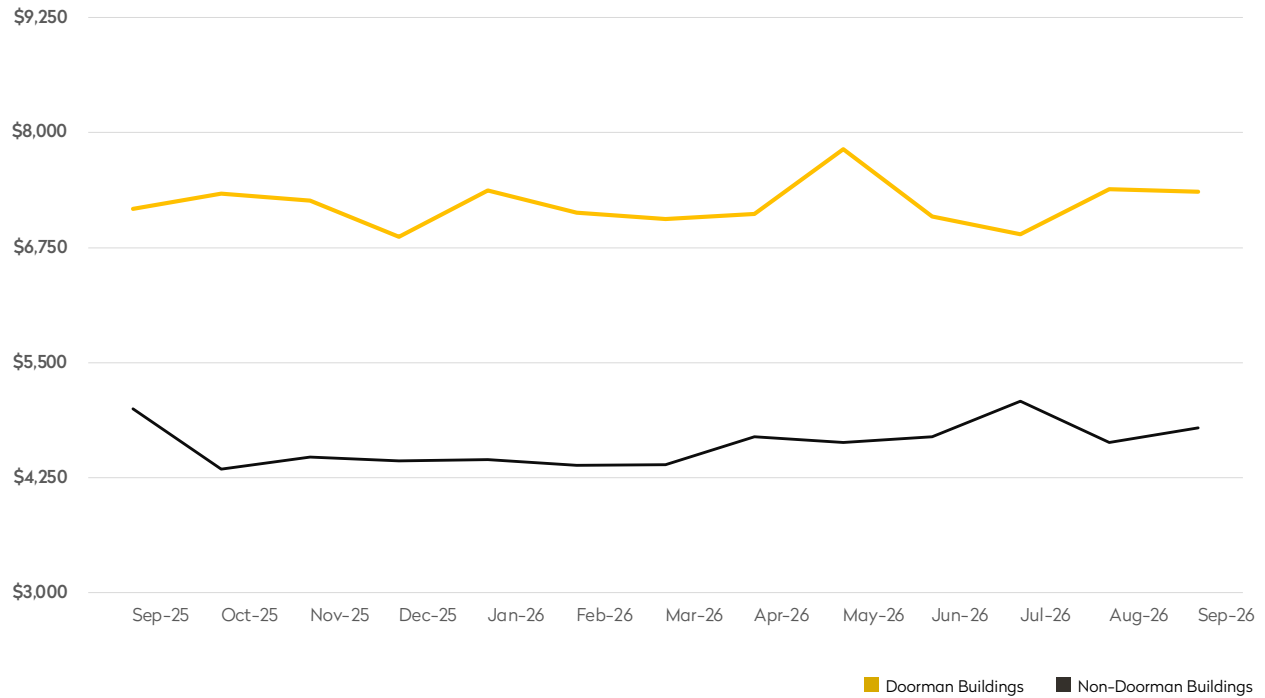
DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	77	115	-33%	74	4%
1-Bedrooms	179	222	-19%	219	-18%
2-Bedrooms	115	145	-21%	148	-22%
3-Bedrooms	37	66	-44%	61	-39%
4-Bedrooms	10	14	-29%	15	-33%
All	423	562	-25%	521	-19%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	99	182	-46%	97	2%
1-Bedrooms	164	258	-36%	220	-25%
2-Bedrooms	106	148	-28%	139	-24%
3-Bedrooms	51	70	-27%	72	-29%
4-Bedrooms	9	33	-73%	16	-44%
All	439	698	-37%	552	-20%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	\$3,804	\$3,820	0%	\$3,797	0%
1-Bedrooms	\$5,690	\$5,575	2%	\$4,996	14%
2-Bedrooms	\$8,655	\$8,676	0%	\$7,794	11%
3-Bedrooms	\$11,834	\$12,814	-8%	\$12,920	-8%
4-Bedrooms	\$21,250	\$26,271	-19%	\$21,134	1%
All	\$7,357	\$7,382	0%	\$7,168	3%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	\$3,162	\$3,097	2%	\$3,101	2%
1-Bedrooms	\$4,246	\$4,188	1%	\$3,932	8%
2-Bedrooms	\$5,485	\$5,348	3%	\$5,047	9%
3-Bedrooms	\$6,500	\$6,671	-3%	\$6,814	-5%
4-Bedrooms	\$6,117	\$8,206	-25%	\$7,009	-13%
All	\$4,791	\$4,632	3%	\$4,999	-4%

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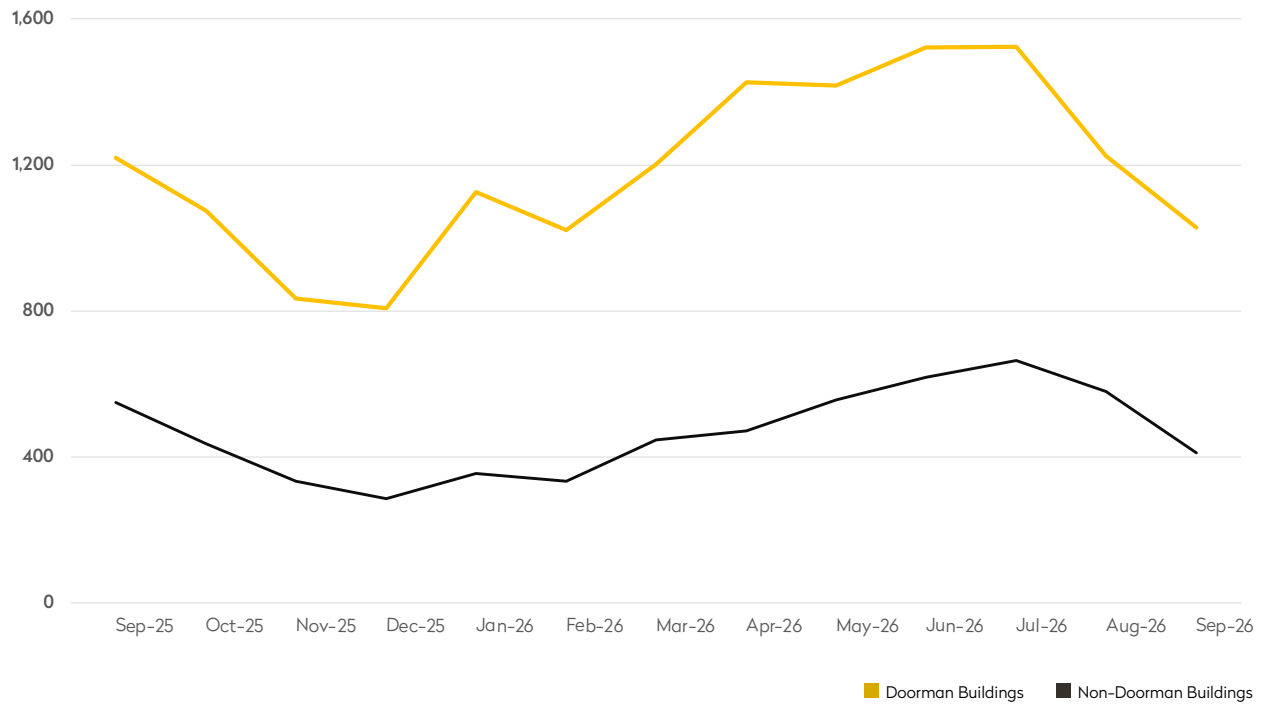
SEPTEMBER 2026

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



301 PARK AVENUE #2911

Number of New Listings



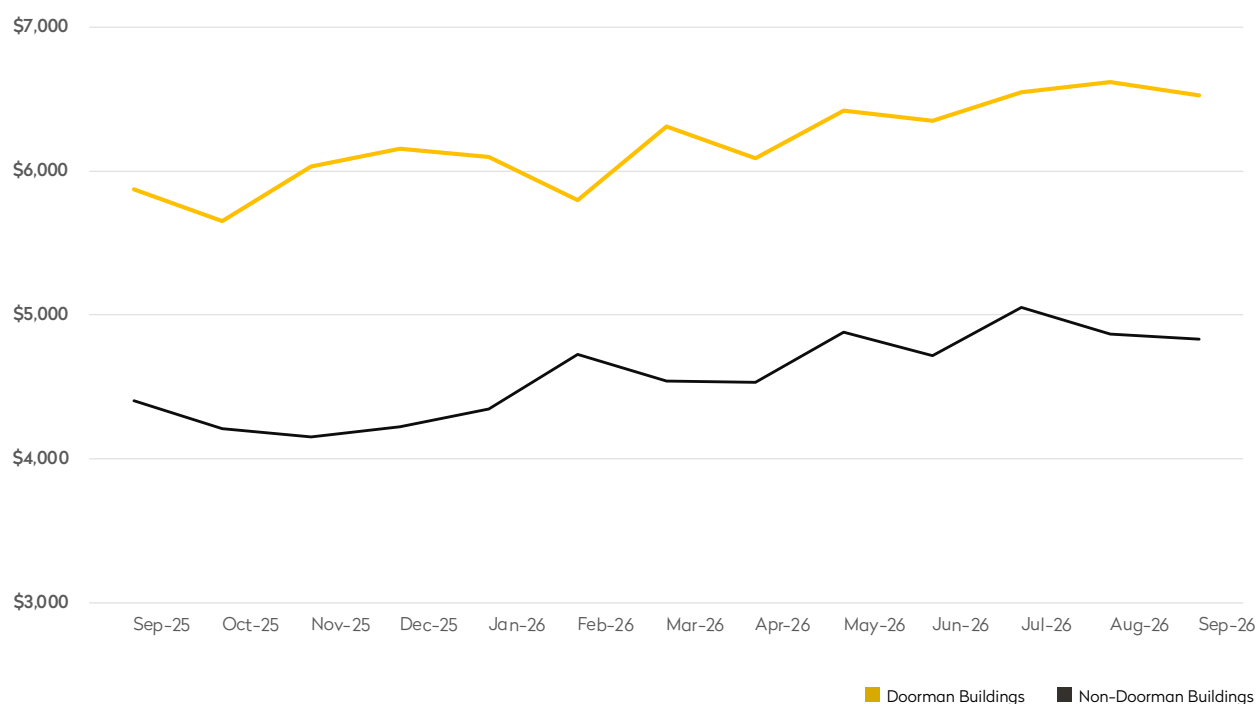
DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	276	315	-12%	327	-16%
1-Bedrooms	457	544	-16%	525	-13%
2-Bedrooms	221	275	-20%	277	-20%
3-Bedrooms	66	80	-18%	77	-14%
4-Bedrooms	7	8	-13%	13	-46%
All	1,029	1,225	-16%	1,220	-16%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	116	149	-22%	142	-18%
1-Bedrooms	146	174	-16%	209	-30%
2-Bedrooms	93	161	-42%	143	-35%
3-Bedrooms	41	77	-47%	41	0%
4-Bedrooms	11	17	-35%	11	0%
All	411	579	-29%	549	-25%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	\$3,980	\$4,110	-3%	\$3,782	5%
1-Bedrooms	\$5,487	\$5,594	-2%	\$5,218	5%
2-Bedrooms	\$9,107	\$8,858	3%	\$7,552	21%
3-Bedrooms	\$12,755	\$13,323	-4%	\$11,353	12%
4-Bedrooms	\$28,284	\$26,324	7%	\$15,053	88%
All	\$6,529	\$6,619	-1%	\$5,873	11%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	\$3,514	\$3,461	2%	\$3,087	14%
1-Bedrooms	\$3,752	\$3,840	-2%	\$3,731	1%
2-Bedrooms	\$5,521	\$5,230	6%	\$4,980	11%
3-Bedrooms	\$7,975	\$7,604	5%	\$6,521	22%
4-Bedrooms	\$10,865	\$11,495	-5%	\$9,161	19%
All	\$4,832	\$4,868	-1%	\$4,405	10%

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SEPTEMBER 2026

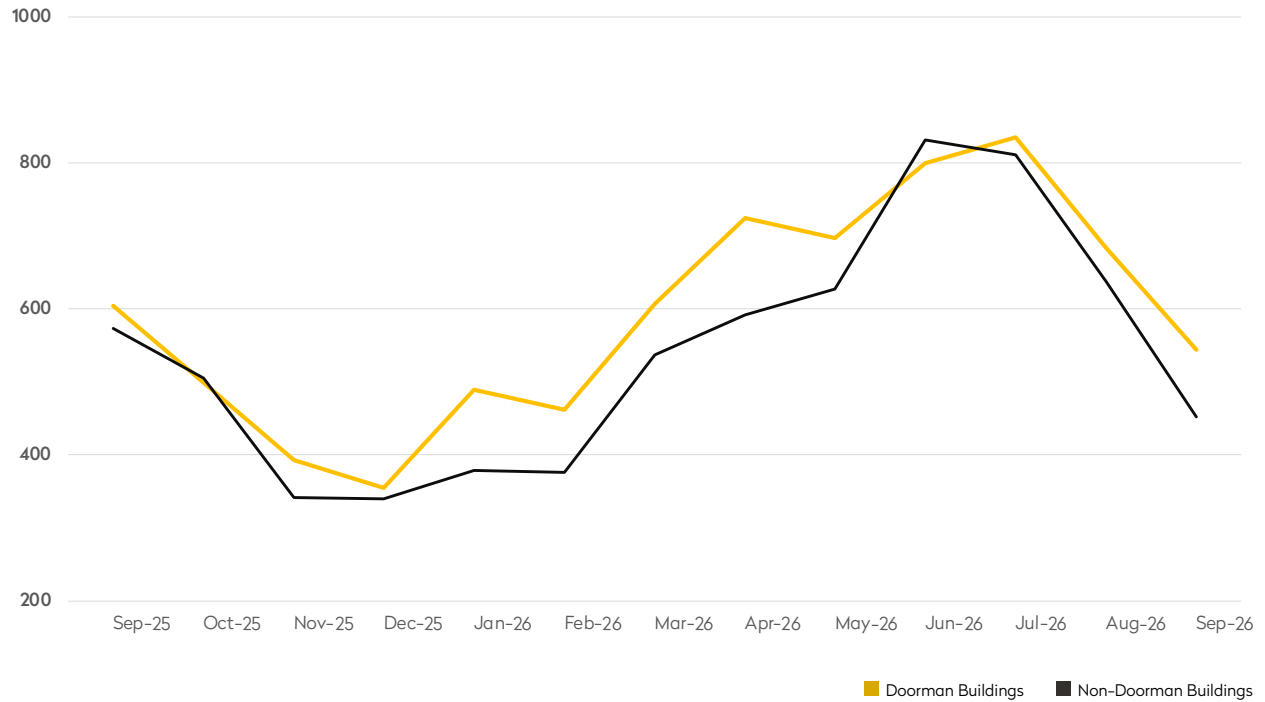
34th Street to 14th Street



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8 WEST 19TH STREET 7TH FLOOR

Number of New Listings



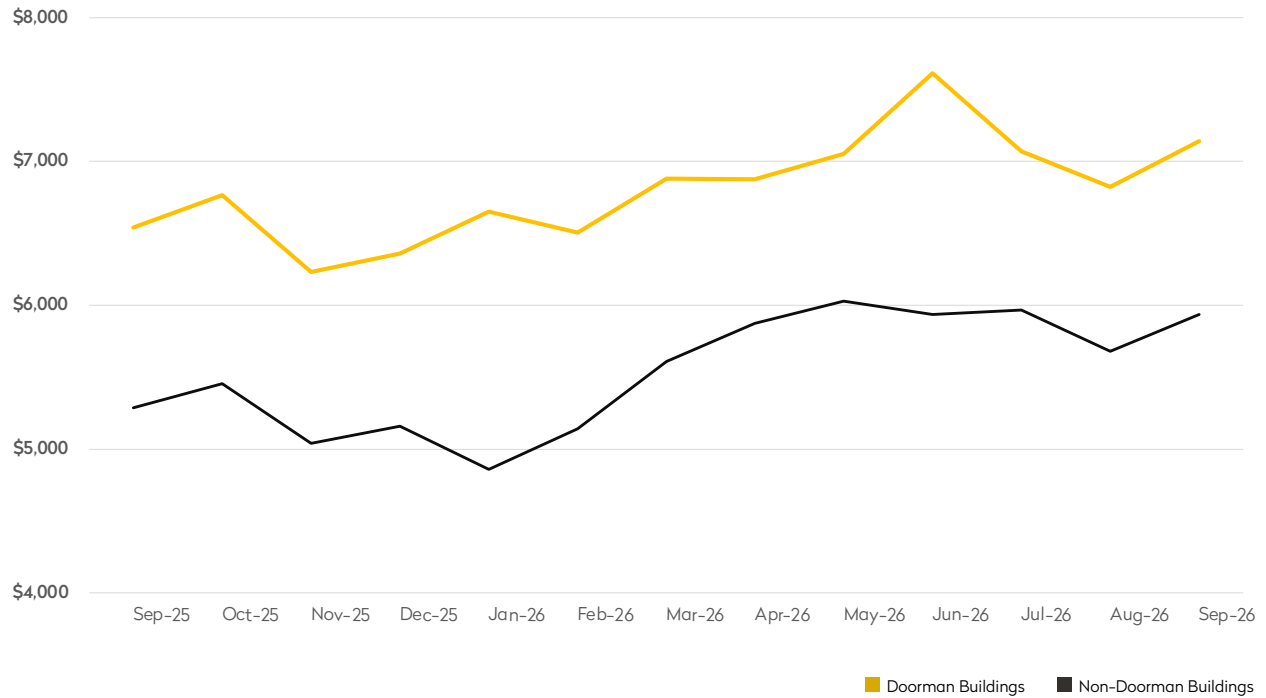
DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	160	225	-29%	175	-9%
1-Bedrooms	261	286	-9%	288	-9%
2-Bedrooms	91	131	-31%	112	-19%
3-Bedrooms	28	30	-7%	21	33%
4-Bedrooms	4	12	-67%	6	-33%
All	544	684	-20%	604	-10%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	114	154	-26%	122	-7%
1-Bedrooms	140	183	-23%	212	-34%
2-Bedrooms	142	203	-30%	171	-17%
3-Bedrooms	40	77	-48%	51	-22%
4-Bedrooms	16	17	-6%	14	14%
All	452	638	-29%	573	-21%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	\$4,615	\$4,475	3%	\$4,167	11%
1-Bedrooms	\$6,452	\$6,324	2%	\$5,841	10%
2-Bedrooms	\$10,156	\$10,273	-1%	\$9,068	12%
3-Bedrooms	\$17,489	\$12,535	40%	\$15,584	12%
4-Bedrooms	\$12,223	\$10,907	12%	\$27,817	-56%
All	\$7,142	\$6,825	5%	\$6,541	9%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	\$3,844	\$3,786	2%	\$3,585	7%
1-Bedrooms	\$4,632	\$4,598	1%	\$4,370	6%
2-Bedrooms	\$6,211	\$5,999	4%	\$5,832	6%
3-Bedrooms	\$11,279	\$9,410	20%	\$7,513	50%
4-Bedrooms	\$16,438	\$11,216	47%	\$15,108	9%
All	\$5,936	\$5,681	4%	\$5,286	12%

Rnt

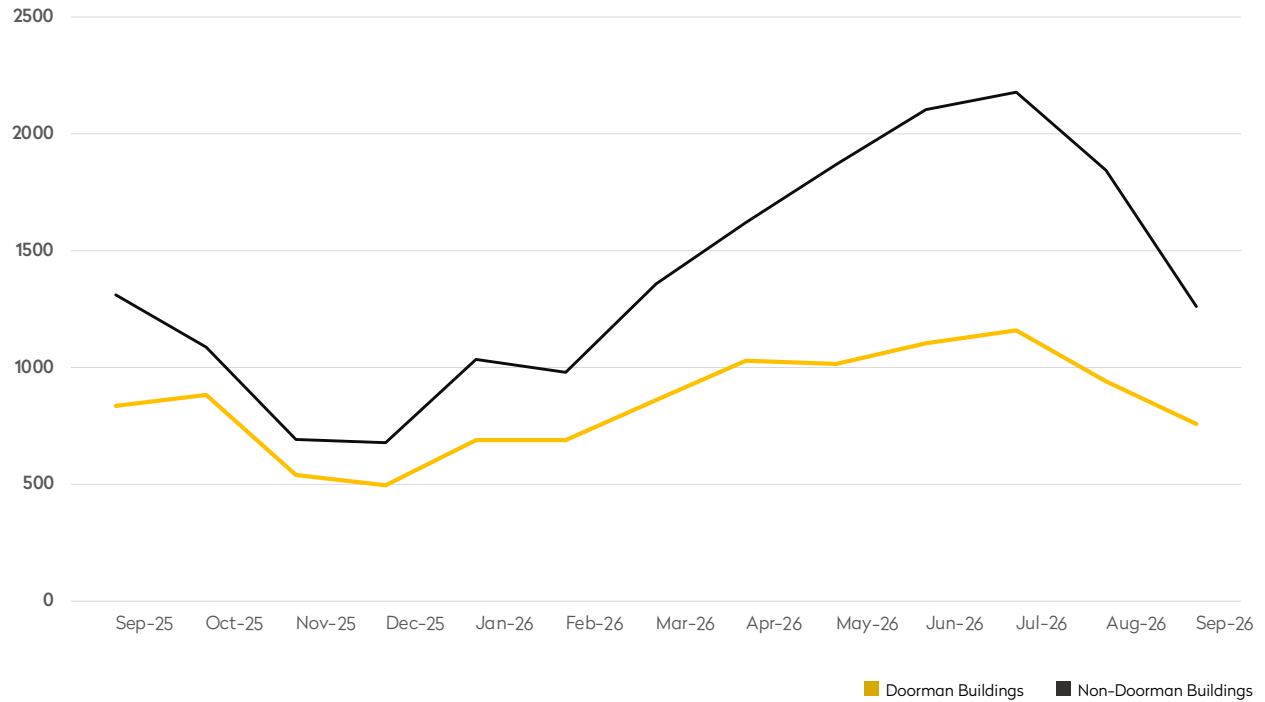
SEPTEMBER 2026

South of 14th Street



56 LEONARD STREET #34AE

Number of New Listings



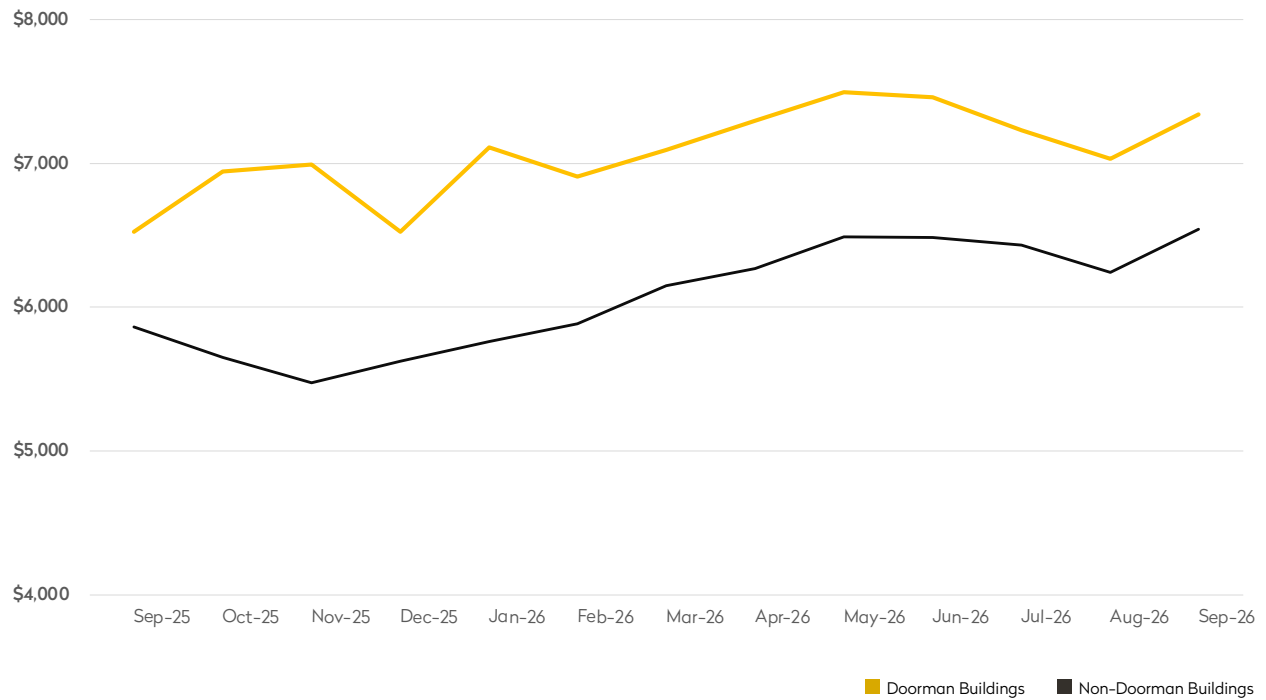
DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	234	295	-21%	272	-14%
1-Bedrooms	299	353	-15%	323	-7%
2-Bedrooms	157	222	-29%	180	-13%
3-Bedrooms	51	52	-2%	50	2%
4-Bedrooms	15	15	0%	10	50%
All	757	940	-19%	836	-9%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	213	292	-27%	233	-9%
1-Bedrooms	443	635	-30%	429	3%
2-Bedrooms	385	598	-36%	450	-14%
3-Bedrooms	158	249	-37%	145	9%
4-Bedrooms	49	57	-14%	45	9%
All	1,260	1,842	-32%	1,311	-4%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	\$4,391	\$4,484	-2%	\$4,330	1%
1-Bedrooms	\$6,289	\$6,242	1%	\$5,916	6%
2-Bedrooms	\$9,862	\$9,370	5%	\$8,810	12%
3-Bedrooms	\$14,337	\$14,237	1%	\$13,319	8%
4-Bedrooms	\$24,001	\$13,864	73%	\$10,329	132%
All	\$7,339	\$7,032	4%	\$6,525	12%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	\$4,044	\$4,033	0%	\$3,536	14%
1-Bedrooms	\$5,027	\$4,737	6%	\$4,357	15%
2-Bedrooms	\$7,006	\$6,695	5%	\$6,234	12%
3-Bedrooms	\$10,109	\$9,502	6%	\$10,149	0%
4-Bedrooms	\$12,214	\$14,104	-13%	\$12,772	-4%
All	\$6,541	\$6,242	5%	\$5,861	12%

Rnt

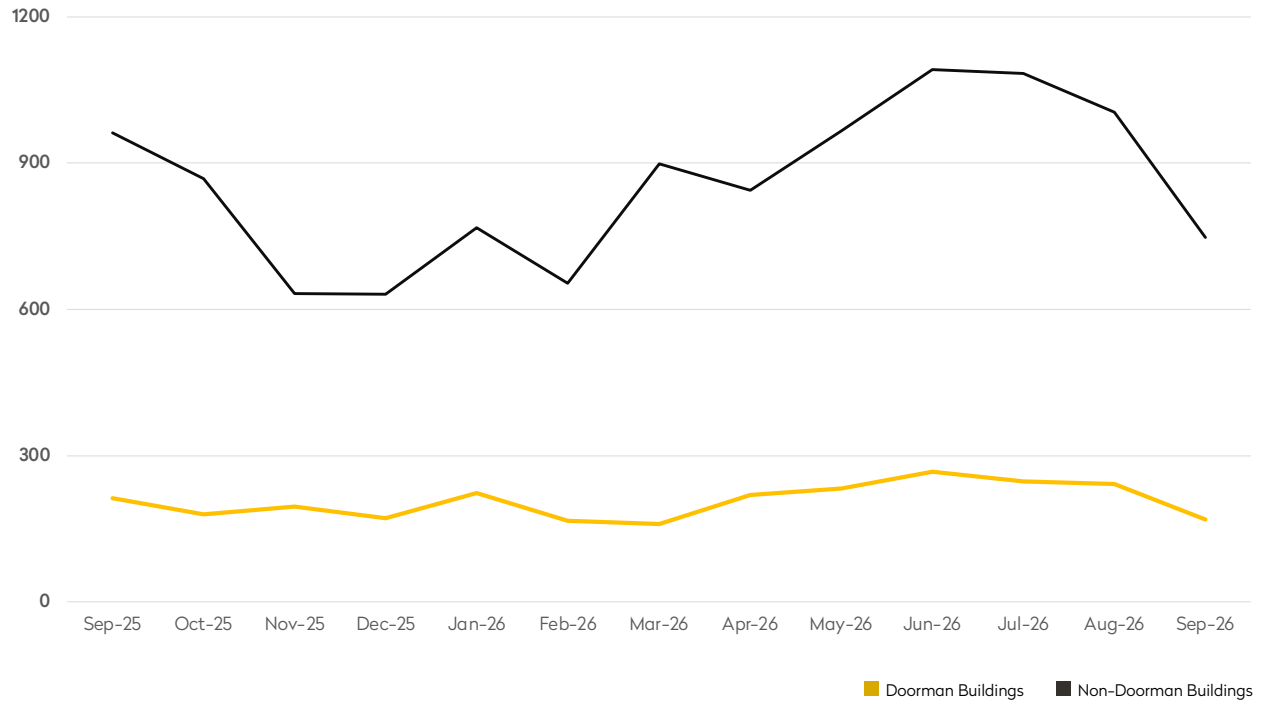
SEPTEMBER 2026

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



489 MANHATTAN AVENUE #2

Number of New Listings



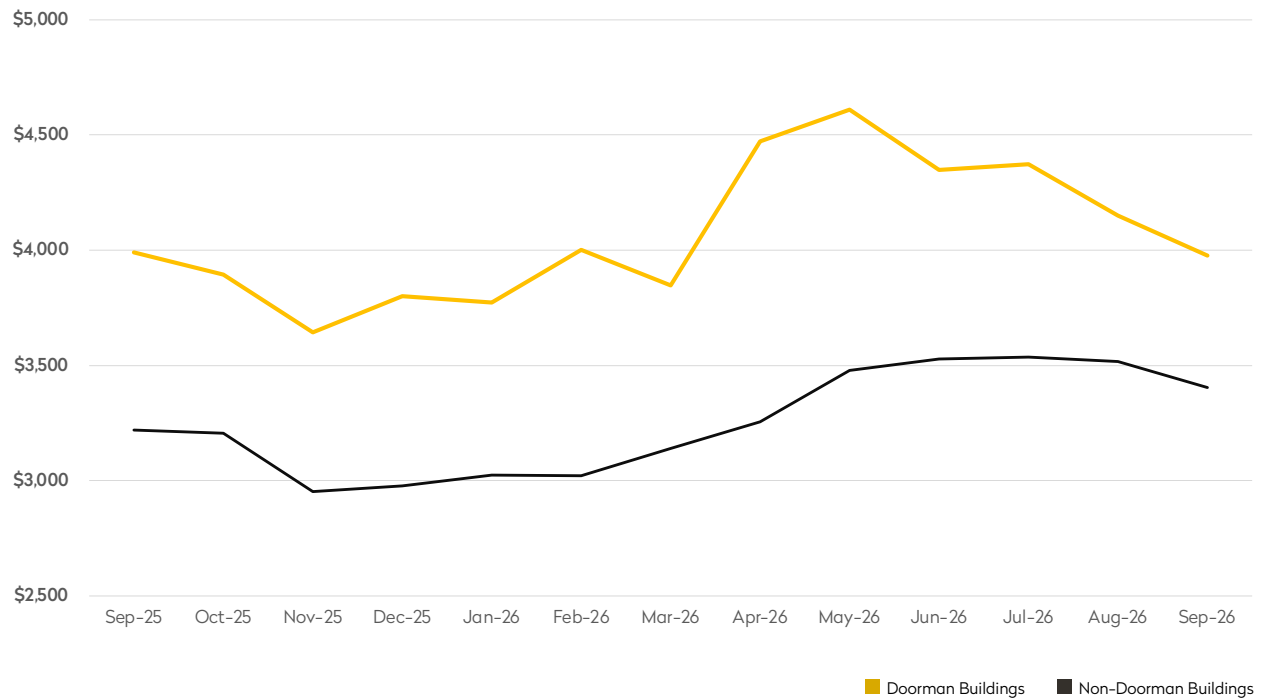
DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	31	38	-18%	23	35%
1-Bedrooms	69	92	-25%	99	-30%
2-Bedrooms	48	77	-38%	63	-24%
3-Bedrooms	12	31	-61%	25	-52%
4-Bedrooms	9	4	125%	3	200%
All	169	242	-30%	213	-21%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	94	132	-29%	102	-8%
1-Bedrooms	257	331	-22%	342	-25%
2-Bedrooms	229	301	-24%	316	-28%
3-Bedrooms	131	176	-26%	149	-12%
4-Bedrooms	29	52	-44%	48	-40%
All	748	1,005	-26%	962	-22%

Average Asking Rent



DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	\$2,983	\$3,011	-1%	\$3,004	-1%
1-Bedrooms	\$3,654	\$3,590	2%	\$3,407	7%
2-Bedrooms	\$4,423	\$4,837	-9%	\$4,514	-2%
3-Bedrooms	\$5,609	\$5,147	9%	\$6,014	-7%
4-Bedrooms	\$5,303	\$6,871	-23%	\$3,000	77%
All	\$3,976	\$4,150	-4%	\$3,991	0%

NON-DOORMAN BUILDINGS

	SEPTEMBER 2026	AUGUST 2026	MONTHLY CHANGE	SEPTEMBER 2025	ANNUAL CHANGE
Studios	\$2,534	\$2,482	2%	\$2,274	11%
1-Bedrooms	\$2,909	\$2,882	1%	\$2,711	7%
2-Bedrooms	\$3,567	\$3,681	-3%	\$3,379	6%
3-Bedrooms	\$4,085	\$4,236	-4%	\$4,031	1%
4-Bedrooms	\$5,085	\$5,746	-12%	\$5,014	1%
All	\$3,404	\$3,517	-3%	\$3,219	6%

Contact Us

NEW RENTAL LISTINGS REPORT

September 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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