Oct

2026
NEW LISTINGS
RENTAL
CONCESSIONS
REPORT



MANHATTAN DOORMAN BUILDINGS

RENTAL CONCESSIONS

Brown Harris Stevens THE Craft OF Research

505 WEST 19TH STREET #5W

Highlights

RENTAL CONCESSIONS REPORT

October 2026

- October saw a drop of 21% in new listings offering concessions compared to last month.
- The Upper Manhattan market area offered the highest percentage of listings with concessions, 2.01%, in October.
- Total average concessions in doorman buildings declined 15% from September.
- New listings South of 14th Street offered the highest average concessions, at 1.37 months.

DEFINITIONS

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

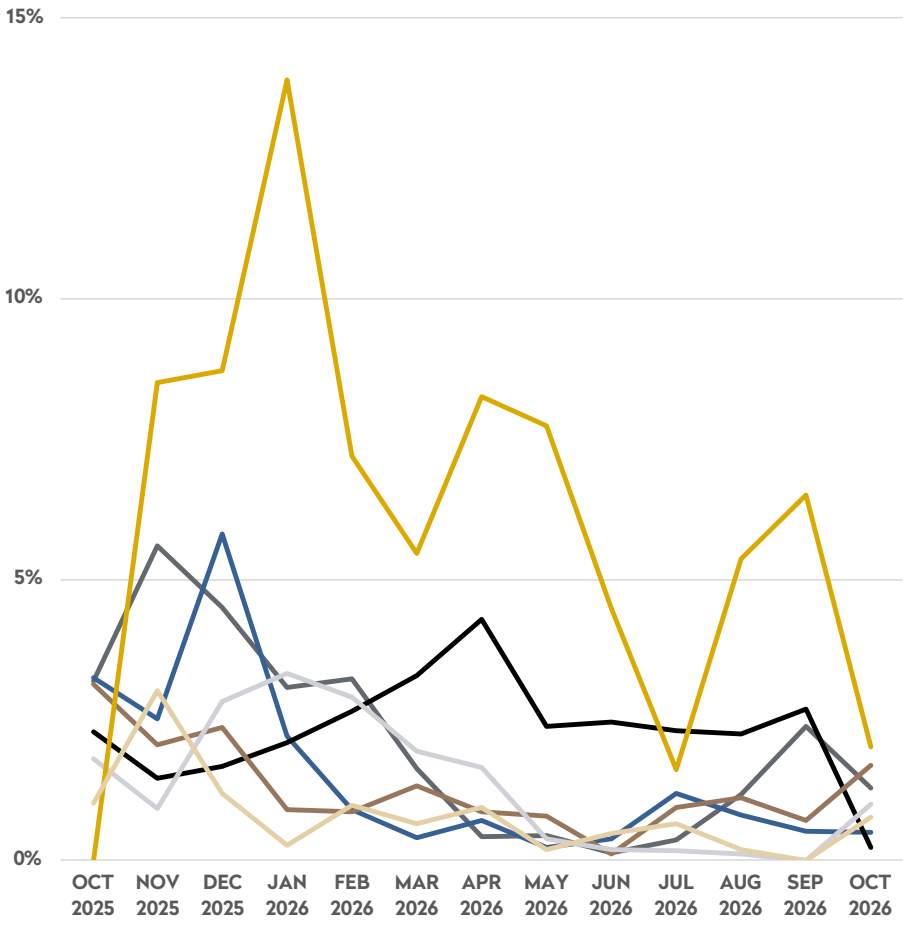
TOTAL CONCESSIONS Includes both free rent and owner-paid fees on a monthly basis.



260 BOWERY, PENTHOUSE

Total Concessions

% OF NEW LISTINGS OFFERING CONCESSIONS



UPPER MANHATTAN
Generally north of 96th Street on the East Side, 110th Street on the West Side

WEST SIDE
Generally 59th Street to 110th Street, Hudson River to west of Fifth Ave.

EAST SIDE
Generally 59th Street to 96th Street, Fifth Ave. to the East River

MIDTOWN WEST
34th Street to 59th Street, Hudson River to west of Fifth Ave.

MIDTOWN EAST
34th Street to 59th Street, Fifth Ave. to the East River, Roosevelt Island

DOWNTOWN
34th Street to 14th Street

DOWNTOWN
South of 14th Street

AVERAGE CONCESSIONS IN MONTHS

	OCT 2026	SEP 2026	AUG 2026	JUL 2026	JUN 2026	MAY 2026	APR 2026	MAR 2026	FEB 2026	JAN 2026	DEC 2025	NOV 2025	OCT 2025
14TH - 34TH STREET	0.86	1.15	0.81	0.93	1.00	0.50	0.50	0.75	0.93	1.10	1.27	1.23	1.59
EAST SIDE	1.28	1.00	0.75	0.83	0.75	0.75	0.83	0.61	0.83	1.28	1.26	1.47	1.33
MIDTOWN EAST	1.00	0.96	1.49	1.42	1.35	1.05	1.03	0.97	1.02	0.90	0.92	1.08	0.98
MIDTOWN WEST	0.90	0.88	0.71	0.98	0.50	0.92	0.79	0.83	0.90	0.87	0.95	1.06	1.03
SOUTH OF 14TH STREET	1.37	N/A	1.00	1.15	0.60	0.88	0.63	0.94	0.80	0.65	0.65	1.22	1.08
UPPER MANHATTAN	1.17	1.73	2.08	1.00	1.96	2.67	3.53	2.66	3.33	3.21	3.53	3.82	N/A
WEST SIDE	0.75	N/A	1.50	1.00	0.97	1.00	0.89	1.00	1.00	0.90	1.27	1.04	0.85
TOTAL	**1.03**	**1.21**	**1.35**	**1.13**	**1.41**	**1.57**	**1.45**	**1.15**	**1.32**	**1.66**	**1.50**	**1.78**	**1.19**

Contact Us

OCTOBER 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
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