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OCTOBER 2026 NEW RENTAL LISTINGS REPORT



MANHATTAN

Brown Harris Stevens THE Craft OF Research

112 GREENE STREET #5-6

Highlights

NEW RENTAL LISTINGS REPORT

October 2026

- The Manhattan rental market remains tight with new listings falling to 6,457, down 13% from a year ago and more than 40% below July's peak of 11,307.
- The average asking rent in doorman buildings hit $7,314, the highest figure in the last twelve months.
- Rents for non-doorman buildings averaged $5,276 per month in October, up 1% from September and 18% from a year ago.



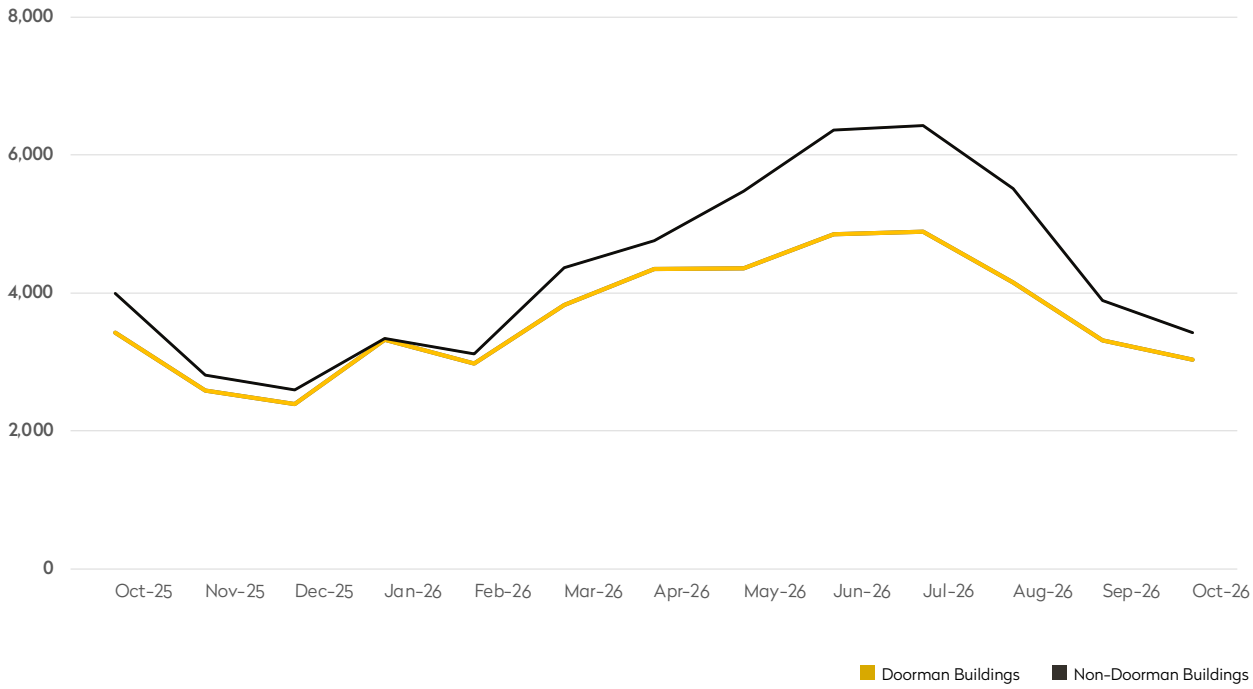
1212 FIFTH AVENUE #11A

Rnt

OCTOBER 2026



Number of New Listings



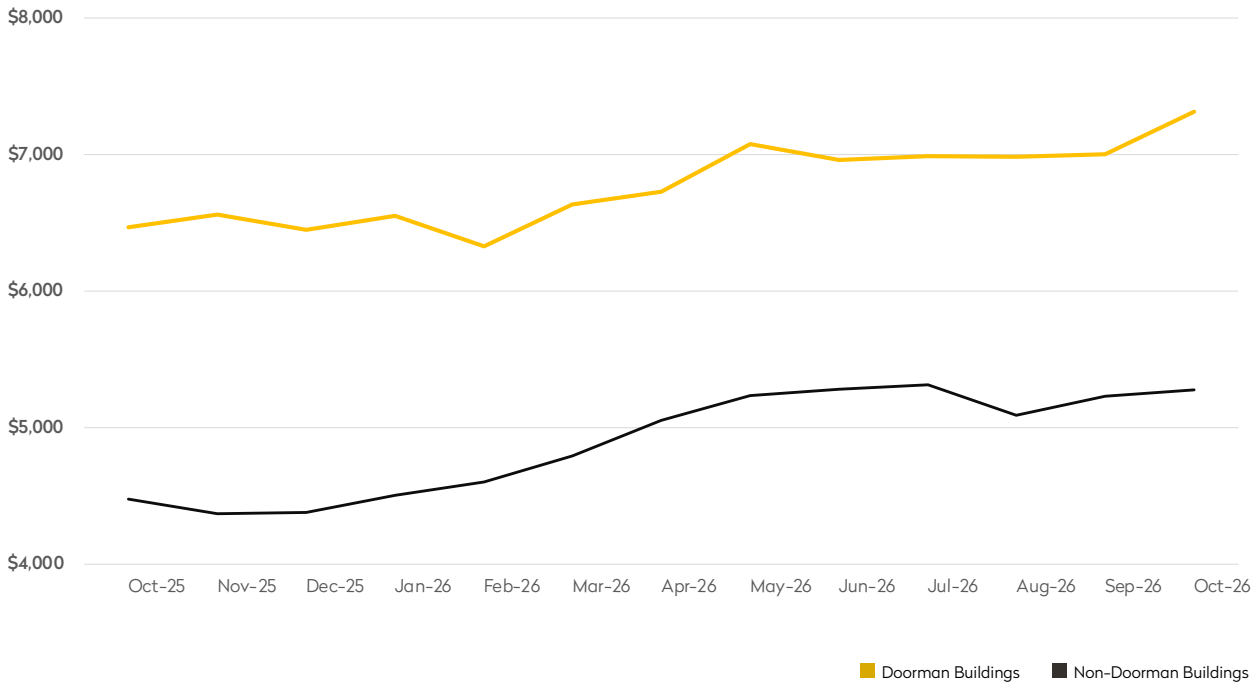
DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	773	849	-9%	830	-7%
1-Bedrooms	1,323	1,419	-7%	1,462	-10%
2-Bedrooms	670	730	-8%	842	-20%
3-Bedrooms	216	247	-13%	229	-6%
4-Bedrooms	41	52	-21%	51	-20%
All	3,034	3,307	-8%	3,427	-11%

NON-DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	670	789	-15%	792	-15%
1-Bedrooms	1,299	1,382	-6%	1,458	-11%
2-Bedrooms	930	1,091	-15%	1,202	-23%
3-Bedrooms	383	465	-18%	422	-9%
4-Bedrooms	105	121	-13%	105	0%
All	3,423	3,885	-12%	3,993	-14%

Average Asking Rent



DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	$4,248	$4,160	2%	$4,051	5%
1-Bedrooms	$5,730	$5,774	-1%	$5,334	7%
2-Bedrooms	$9,410	$9,066	4%	$8,048	17%
3-Bedrooms	$15,385	$13,802	11%	$12,739	21%
4-Bedrooms	$29,031	$20,269	43%	$19,940	46%
All	$7,314	$7,004	4%	$6,470	13%

NON-DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	$3,293	$3,448	-4%	$3,076	7%
1-Bedrooms	$4,108	$4,135	-1%	$3,768	9%
2-Bedrooms	$5,861	$5,706	3%	$4,979	18%
3-Bedrooms	$8,516	$7,697	11%	$6,590	29%
4-Bedrooms	$12,567	$12,147	3%	$9,777	29%
All	$5,276	$5,232	1%	$4,477	18%

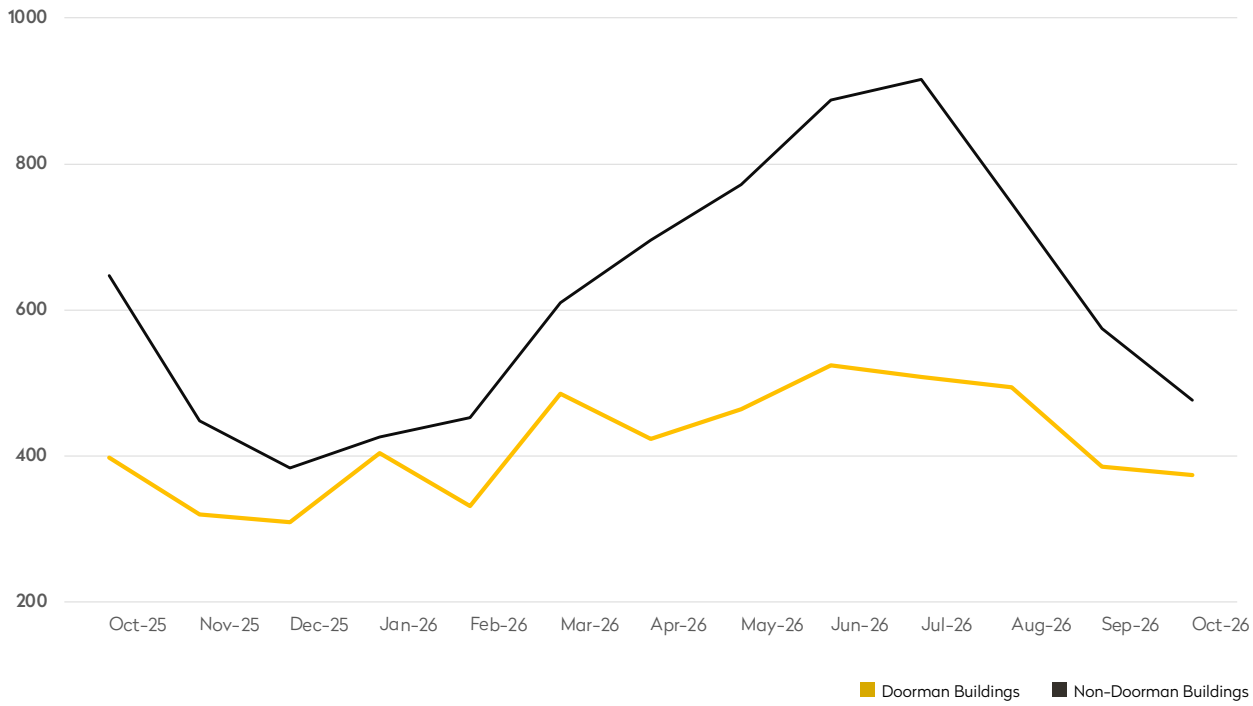
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OCTOBER 2026

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



Number of New Listings



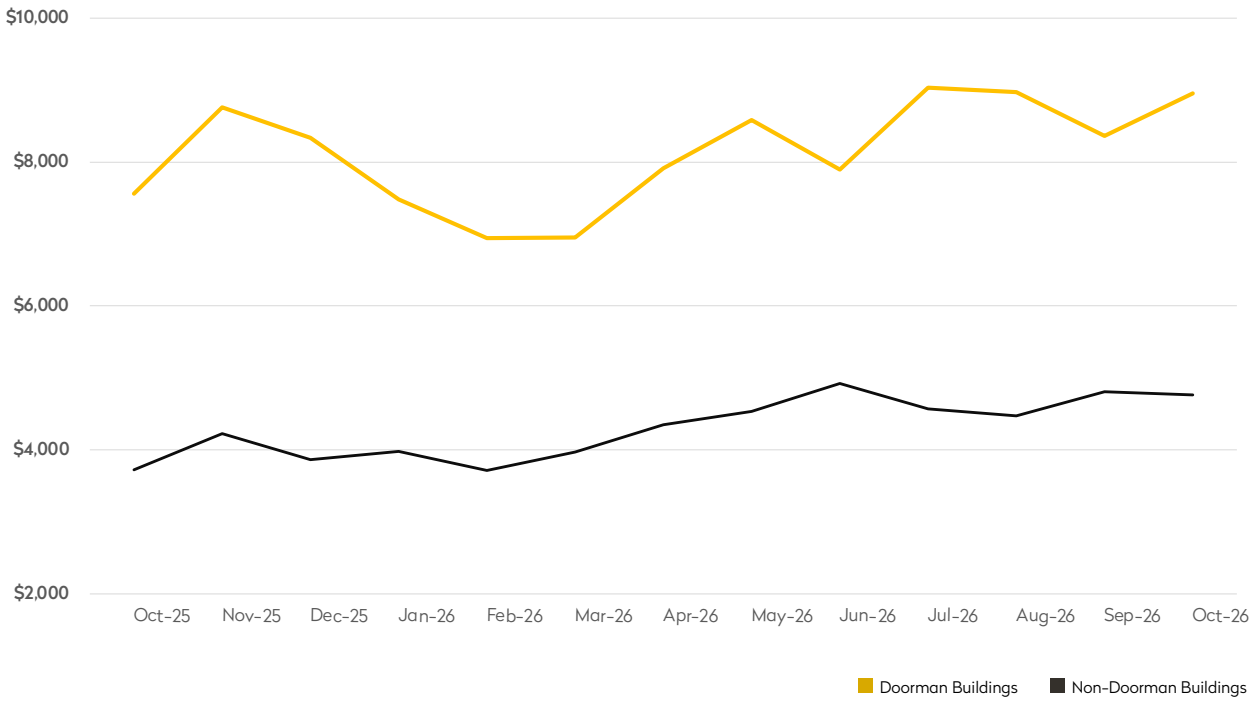
DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	58	71	-18%	54	7%
1-Bedrooms	166	154	8%	181	-8%
2-Bedrooms	94	98	-4%	104	-10%
3-Bedrooms	41	53	-23%	49	-16%
4-Bedrooms	11	7	57%	9	22%
All	374	385	-3%	398	-6%

NON-DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	137	153	-10%	214	-36%
1-Bedrooms	195	232	-16%	247	-21%
2-Bedrooms	101	136	-26%	143	-29%
3-Bedrooms	34	44	-23%	36	-6%
4-Bedrooms	8	7	14%	6	33%
All	476	575	-17%	647	-26%

Average Asking Rent



DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	$4,366	$3,969	10%	$3,715	18%
1-Bedrooms	$5,694	$5,524	3%	$5,165	10%
2-Bedrooms	$9,869	$9,441	5%	$8,617	15%
3-Bedrooms	$15,744	$15,871	-1%	$14,998	5%
4-Bedrooms	$31,335	$26,698	17%	$24,395	28%
All	$8,958	$8,365	7%	$7,562	18%

NON-DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	$3,064	$3,021	1%	$2,801	9%
1-Bedrooms	$3,807	$3,650	4%	$3,358	13%
2-Bedrooms	$5,677	$5,402	5%	$4,821	18%
3-Bedrooms	$9,551	$7,657	25%	$6,296	52%
4-Bedrooms	$22,724	$40,887	-44%	$9,147	148%
All	$4,763	$4,808	-1%	$3,723	28%

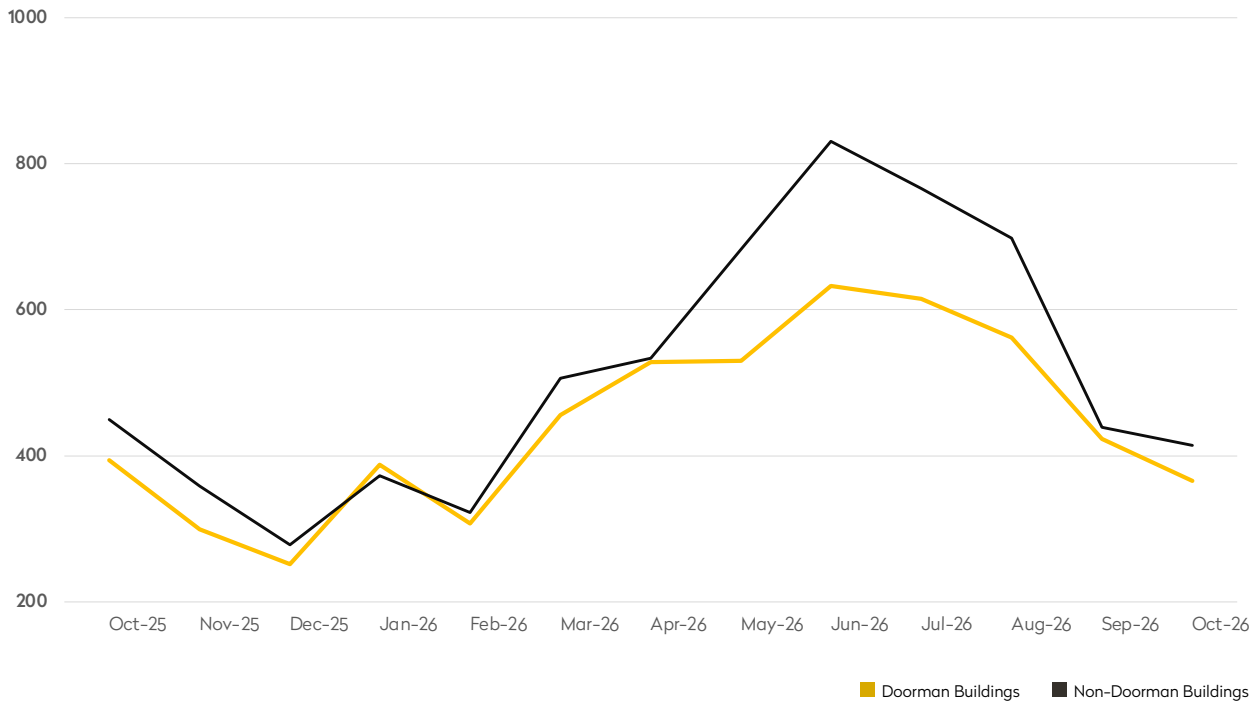
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OCTOBER 2026

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



Number of New Listings



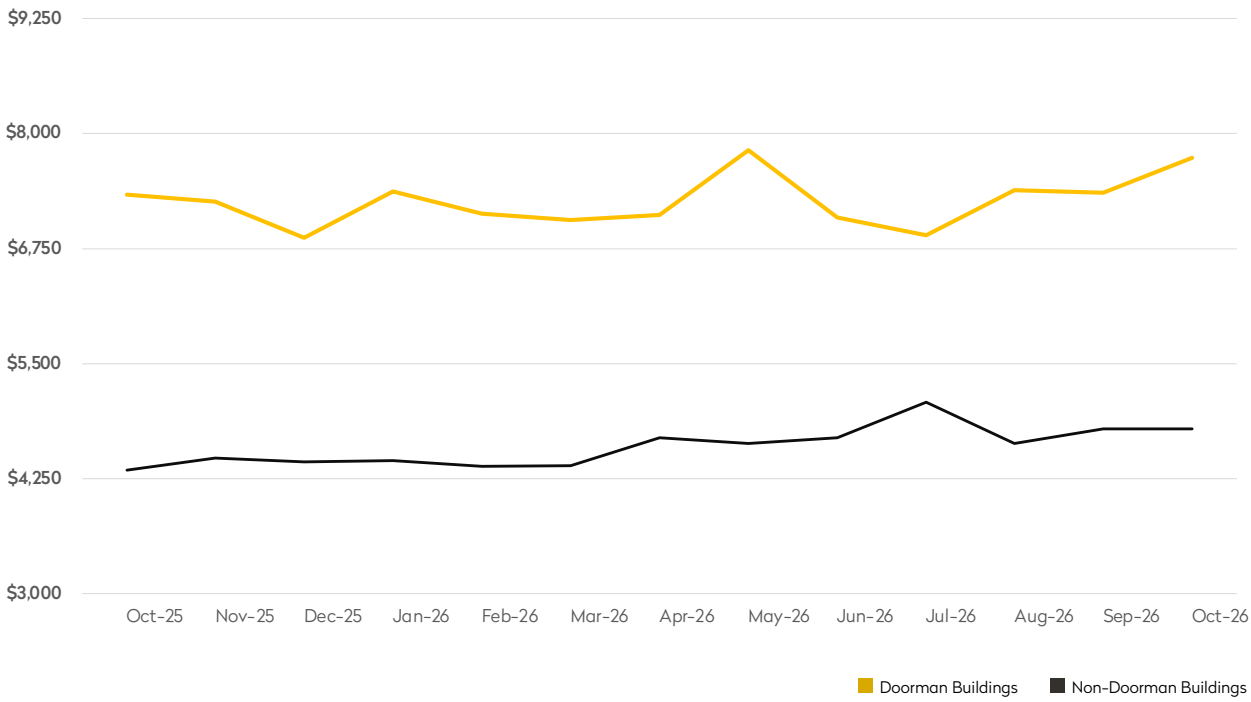
DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	71	77	-8%	56	27%
1-Bedrooms	158	179	-12%	167	-5%
2-Bedrooms	96	115	-17%	109	-12%
3-Bedrooms	31	37	-16%	41	-24%
4-Bedrooms	6	10	-40%	14	-57%
All	366	423	-13%	394	-7%

NON-DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	89	99	-10%	86	3%
1-Bedrooms	180	164	10%	178	1%
2-Bedrooms	91	106	-14%	134	-32%
3-Bedrooms	38	51	-25%	42	-10%
4-Bedrooms	8	9	-11%	10	-20%
All	414	439	-6%	450	-8%

Average Asking Rent



DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	$3,992	$3,804	5%	$3,604	11%
1-Bedrooms	$5,679	$5,690	0%	$5,136	11%
2-Bedrooms	$9,262	$8,655	7%	$7,718	20%
3-Bedrooms	$15,090	$11,834	28%	$12,825	18%
4-Bedrooms	$22,790	$21,250	7%	$17,651	29%
All	$7,739	$7,357	5%	$7,335	6%

NON-DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	$3,113	$3,162	-2%	$2,970	5%
1-Bedrooms	$4,294	$4,246	1%	$4,088	5%
2-Bedrooms	$5,559	$5,485	1%	$4,822	15%
3-Bedrooms	$6,469	$6,500	0%	$5,348	21%
4-Bedrooms	$10,081	$6,117	65%	$10,143	-1%
All	$4,793	$4,791	0%	$4,345	10%

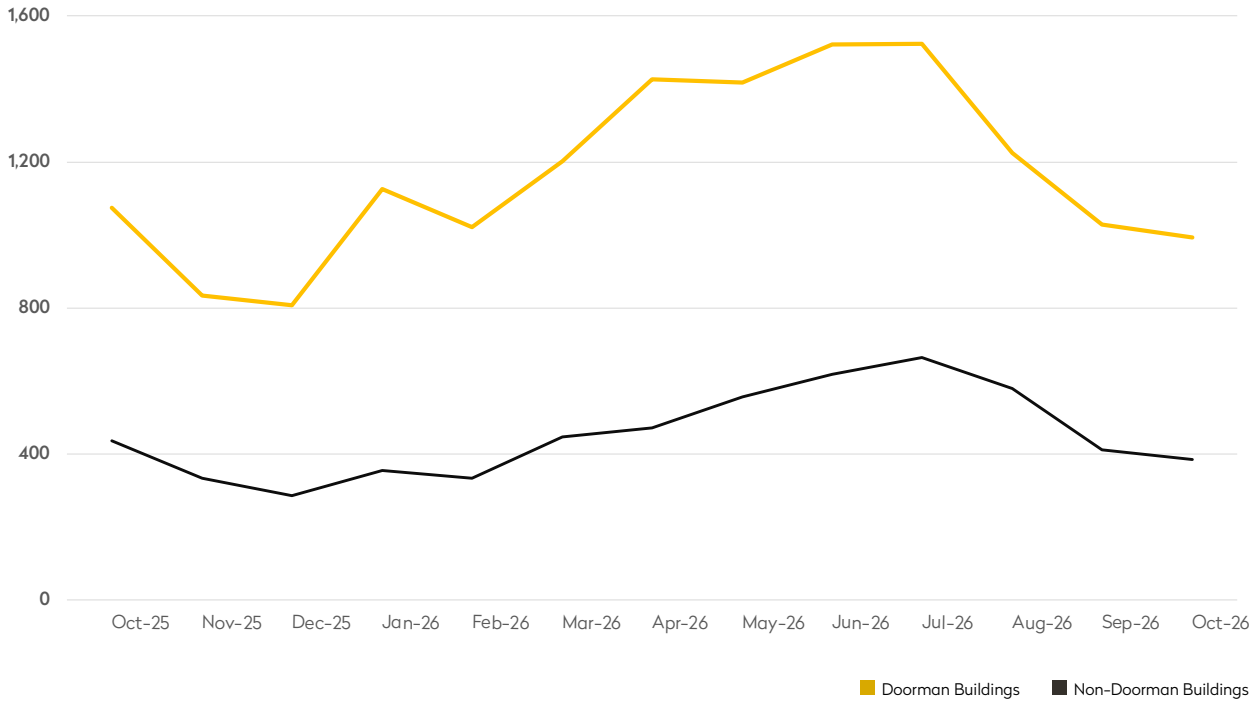
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OCTOBER 2026

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



Number of New Listings



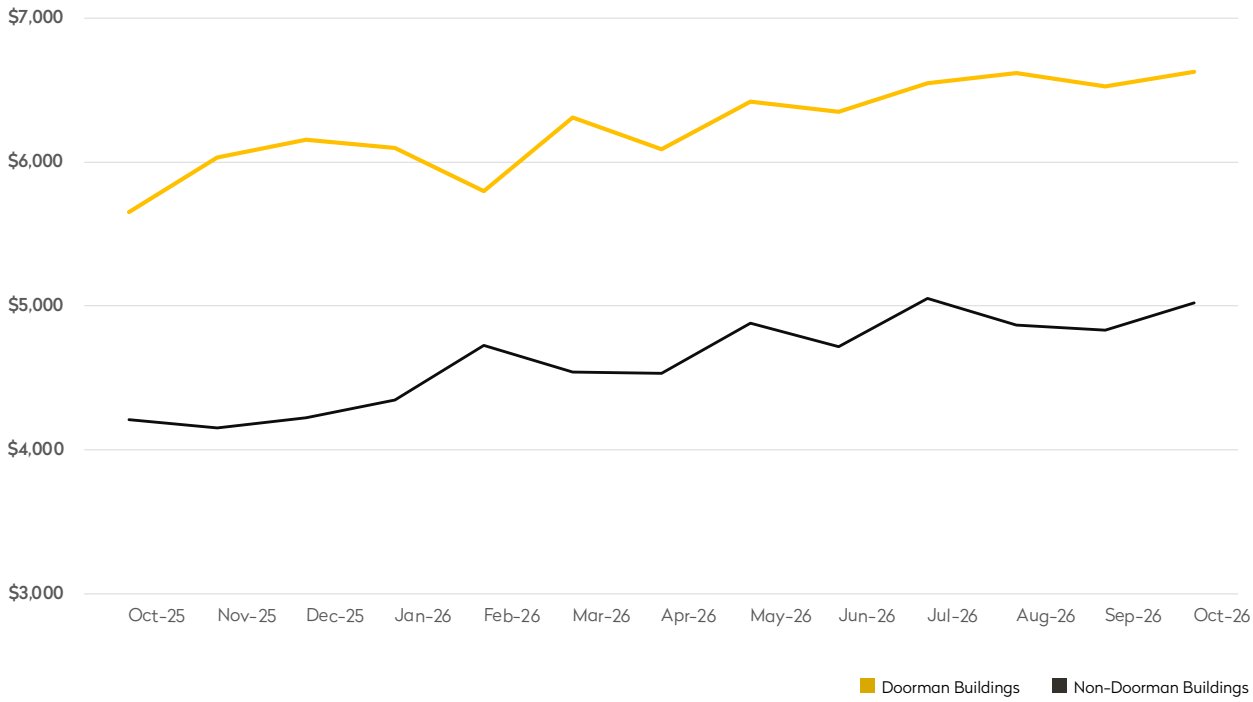
DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	271	276	-2%	299	-9%
1-Bedrooms	440	457	-4%	477	-8%
2-Bedrooms	218	221	-1%	253	-14%
3-Bedrooms	60	66	-9%	39	54%
4-Bedrooms	4	7	-43%	6	-33%
All	993	1,029	-3%	1,074	-8%

NON-DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	95	116	-18%	100	-5%
1-Bedrooms	137	146	-6%	180	-24%
2-Bedrooms	88	93	-5%	123	-28%
3-Bedrooms	51	41	24%	25	104%
4-Bedrooms	7	11	-36%	8	-13%
All	385	411	-6%	437	-12%

Average Asking Rent



DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	$4,022	$3,980	1%	$3,770	7%
1-Bedrooms	$5,350	$5,487	-2%	$5,103	5%
2-Bedrooms	$9,131	$9,107	0%	$7,429	23%
3-Bedrooms	$16,226	$12,755	27%	$13,771	18%
4-Bedrooms	$43,750	$28,284	55%	$15,690	179%
All	$6,630	$6,529	2%	$5,653	17%

NON-DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	$3,248	$3,514	-8%	$2,984	9%
1-Bedrooms	$3,850	$3,752	3%	$3,760	2%
2-Bedrooms	$5,667	$5,521	3%	$4,912	15%
3-Bedrooms	$7,702	$7,975	-3%	$6,486	19%
4-Bedrooms	$16,125	$10,865	48%	$10,472	54%
All	$5,021	$4,832	4%	$4,210	19%

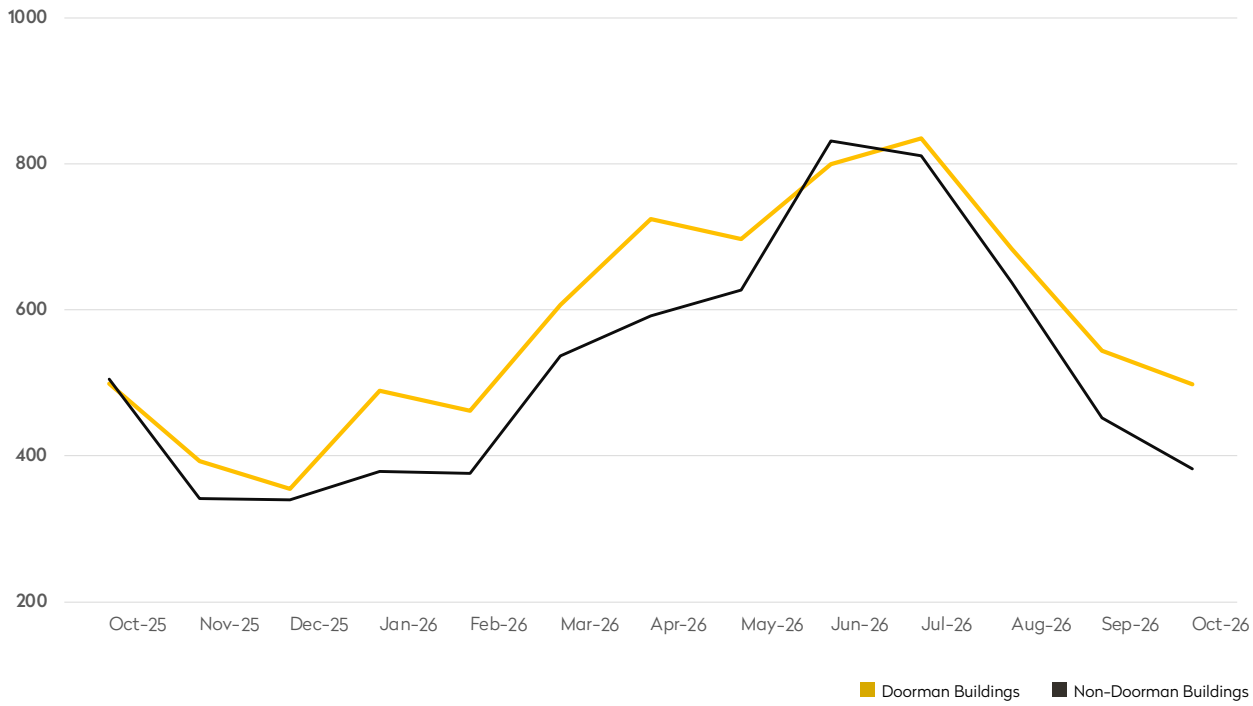
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OCTOBER 2026

34th Street to 14th Street



Number of New Listings



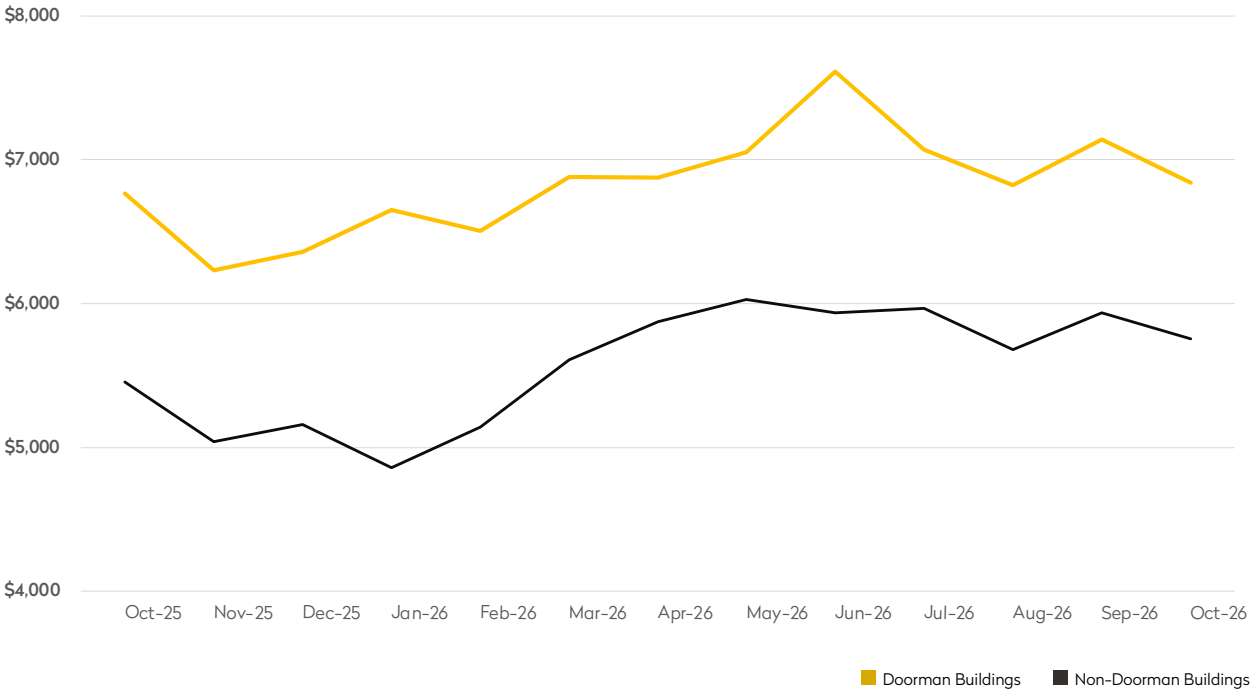
DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	139	160	-13%	131	6%
1-Bedrooms	247	261	-5%	237	4%
2-Bedrooms	84	91	-8%	103	-18%
3-Bedrooms	23	28	-18%	20	15%
4-Bedrooms	5	4	25%	6	-17%
All	498	544	-8%	499	0%

NON-DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	83	114	-27%	114	-27%
1-Bedrooms	143	140	2%	184	-22%
2-Bedrooms	117	142	-18%	138	-15%
3-Bedrooms	32	40	-20%	50	-36%
4-Bedrooms	5	16	-69%	16	-69%
All	382	452	-15%	505	-24%

Average Asking Rent



DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	$4,489	$4,615	-3%	$4,438	1%
1-Bedrooms	$6,211	$6,452	-4%	$5,950	4%
2-Bedrooms	$9,795	$10,156	-4%	$9,982	-2%
3-Bedrooms	$14,565	$17,489	-17%	$10,466	39%
4-Bedrooms	$18,180	$12,223	49%	$20,301	-10%
All	$6,841	$7,142	-4%	$6,767	1%

NON-DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	$3,606	$3,844	-6%	$3,605	0%
1-Bedrooms	$4,818	$4,632	4%	$4,461	8%
2-Bedrooms	$6,527	$6,211	5%	$5,786	13%
3-Bedrooms	$9,983	$11,279	-11%	$9,353	7%
4-Bedrooms	$18,909	$16,438	15%	$12,912	46%
All	$5,755	$5,936	-3%	$5,453	6%

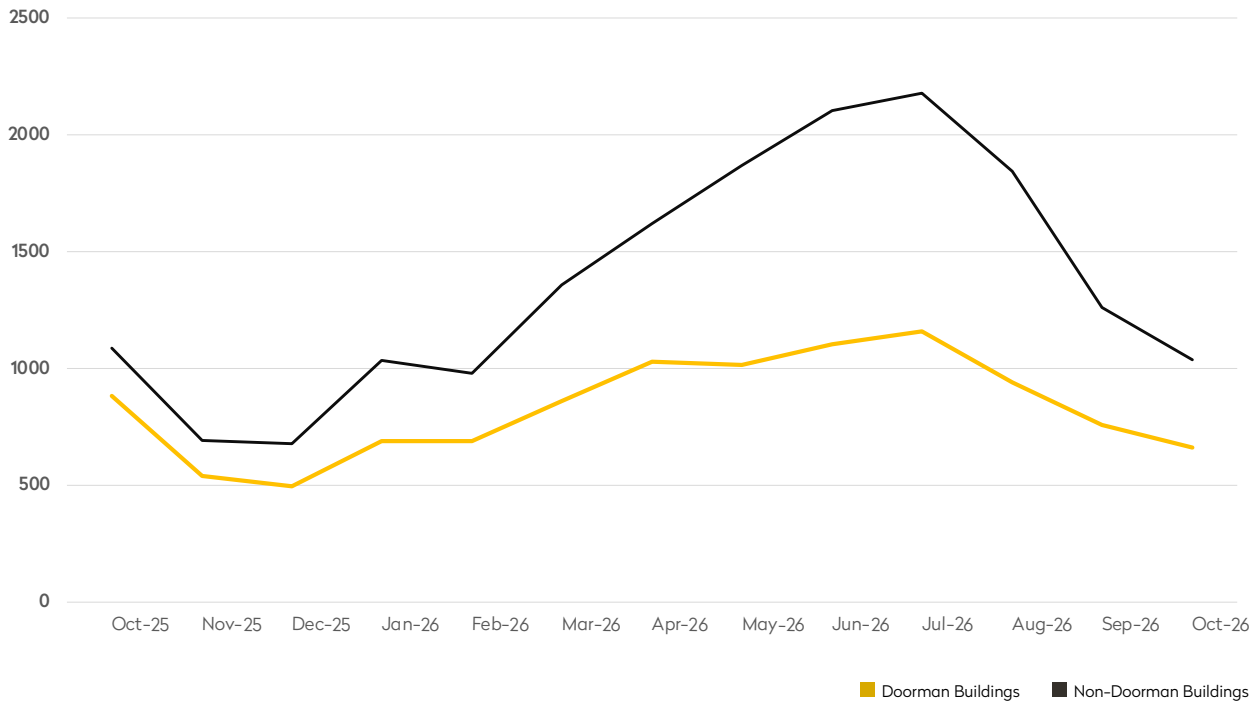
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OCTOBER 2026

South of 14th Street



Number of New Listings



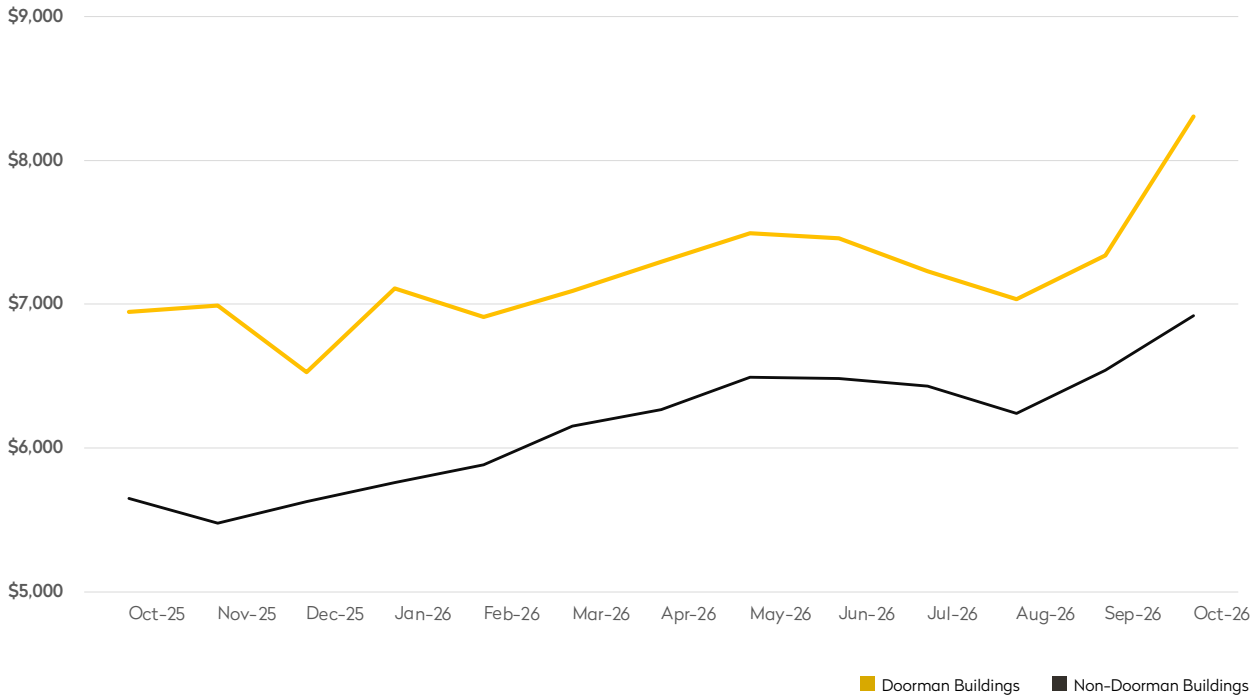
DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	214	234	-9%	266	-20%
1-Bedrooms	249	299	-17%	331	-25%
2-Bedrooms	128	157	-18%	207	-38%
3-Bedrooms	51	51	0%	63	-19%
4-Bedrooms	15	15	0%	13	15%
All	660	757	-13%	882	-25%

NON-DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	174	213	-18%	188	-7%
1-Bedrooms	384	443	-13%	371	4%
2-Bedrooms	298	385	-23%	360	-17%
3-Bedrooms	129	158	-18%	128	1%
4-Bedrooms	40	49	-18%	33	21%
All	1,036	1,260	-18%	1,086	-5%

Average Asking Rent



DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	$4,558	$4,391	4%	$4,429	3%
1-Bedrooms	$6,551	$6,289	4%	$5,821	13%
2-Bedrooms	$11,401	$9,862	16%	$8,916	28%
3-Bedrooms	$16,789	$14,337	17%	$13,005	29%
4-Bedrooms	$29,529	$24,001	23%	$24,959	18%
All	$8,304	$7,339	13%	$6,944	20%

NON-DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	$3,867	$4,044	-4%	$3,557	9%
1-Bedrooms	$4,859	$5,027	-3%	$4,419	10%
2-Bedrooms	$7,559	$7,006	8%	$6,214	22%
3-Bedrooms	$11,965	$10,109	18%	$8,839	35%
4-Bedrooms	$16,612	$12,214	36%	$12,120	37%
All	$6,919	$6,541	6%	$5,651	22%

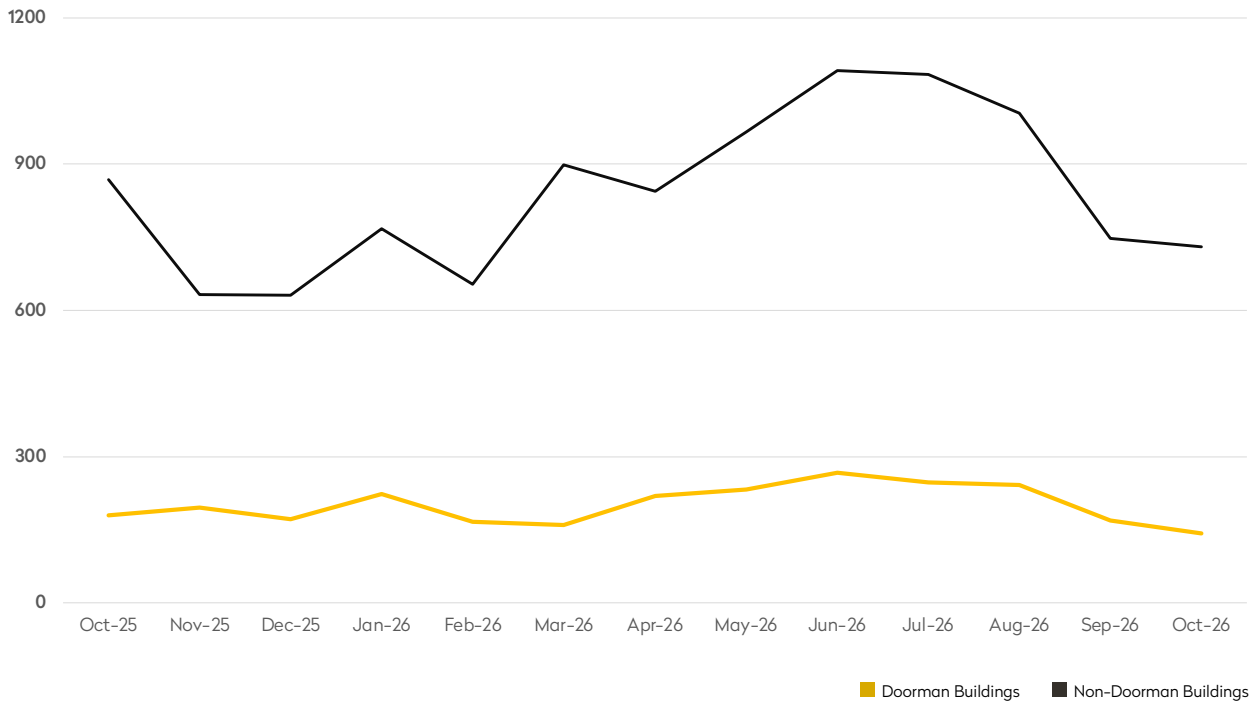
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OCTOBER 2026

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



Number of New Listings



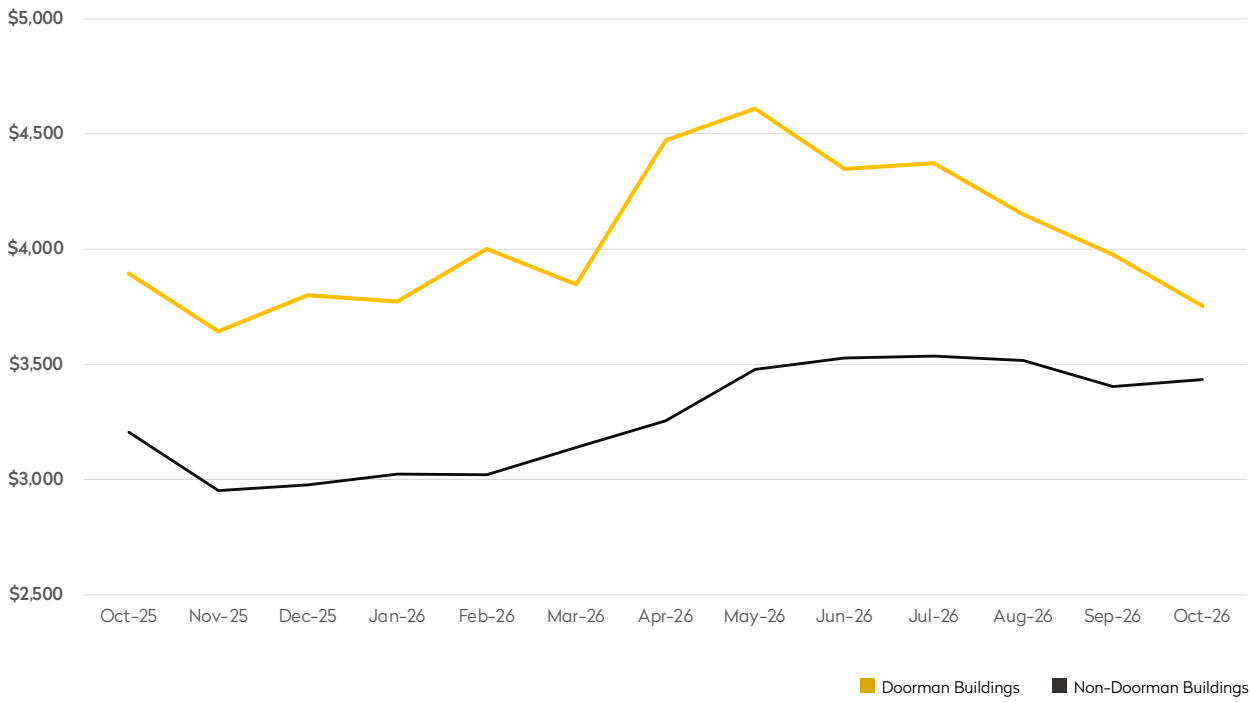
DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	20	31	-35%	24	-17%
1-Bedrooms	63	69	-9%	69	-9%
2-Bedrooms	50	48	4%	66	-24%
3-Bedrooms	10	12	-17%	17	-41%
4-Bedrooms	0	9	-100%	3	-100%
All	143	169	-15%	180	-21%

NON-DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	92	94	-2%	90	2%
1-Bedrooms	260	257	1%	298	-13%
2-Bedrooms	235	229	3%	304	-23%
3-Bedrooms	99	131	-24%	141	-30%
4-Bedrooms	37	29	28%	32	16%
All	730	748	-2%	868	-16%

Average Asking Rent



DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	$2,862	$2,983	-4%	$3,031	-6%
1-Bedrooms	$3,483	$3,654	-5%	$3,403	2%
2-Bedrooms	$4,298	$4,423	-3%	$4,325	-1%
3-Bedrooms	$4,511	$5,609	-20%	$5,342	-16%
4-Bedrooms	N/A	$5,303	N/A	$3,292	N/A
All	$3,753	$3,976	-6%	$3,893	-4%

NON-DOORMAN BUILDINGS

	OCTOBER 2026	SEPTEMBER 2026	MONTHLY CHANGE	OCTOBER 2025	ANNUAL CHANGE
Studios	$2,486	$2,534	-2%	$2,255	10%
1-Bedrooms	$2,841	$2,909	-2%	$2,685	6%
2-Bedrooms	$3,645	$3,567	2%	$3,321	10%
3-Bedrooms	$4,396	$4,085	8%	$4,032	9%
4-Bedrooms	$5,005	$5,085	-2%	$5,623	-11%
All	$3,435	$3,404	1%	$3,205	7%

Contact Us

NEW RENTAL LISTINGS REPORT

October 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
212-381-4203

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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