

**M.N.S**  
REAL ESTATE  
NYC

# MANHATTAN RENTAL MARKET REPORT

APRIL 2022



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# AVERAGE RENT

THE AVERAGE RENT IN MANHATTAN HAS INCREASED THIS MONTH.

# MANHATTAN

**↑0.85%**  
CHANGE

**\$4,487**  
MARCH 2022

**\$4,525**  
APRIL 2022

# A QUICK LOOK

## MANHATTAN

Over the last month, the average rental price in Manhattan increased by 0.85%, from \$4,487 to \$4,525. The average rental price for a non-doorman studio unit increased by 8.73%, from \$2,538 to \$2,760. The average rental price for a non-doorman one-bedroom unit increased by 1.78%, from \$3,417 to \$3,478. The average rental price for a non-doorman two-bedroom unit increased 0.36%, from \$4,513 to \$4,529. The average rental price for a doorman studio unit increased by 0.90%, from \$3,695 to \$3,729. The average rental price for a one-bedroom doorman unit increased by 1.40%, from \$5,022 to \$5,092. The average rental price for a doorman two-bedroom unit increased by 1.64%, from \$6,866 to \$6,978.

Year-over-year, the average rental price for a non-doorman studio is up by 32.99%, while the average rental price for a doorman studio is up by 36.02%. In that same span, the average rental price for a non-doorman one-bedroom unit increased by 27.36%, while doorman one-bedroom units saw their average rental price increase by 33.12%. The average rental price for a non-doorman two-bedroom unit increased by 27.52%. The average rental price for a doorman two-bedroom increased by 19.95%. Overall, the average rental price in Manhattan is up 29.04% from this time last year.

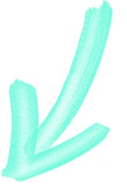
# NOTABLE TRENDS

# MANHATTAN

<b>TYPE</b>	<b>MOST EXPENSIVE</b>	<b>LEAST EXPENSIVE</b>
Non-doorman studios	Tribeca \$4,955	Harlem \$2,003
Non-doorman one bedrooms	TriBeCa \$6,425	Harlem \$2,365
Non-doorman two bedrooms	TriBeCa 8,000	Harlem \$2,787

<b>TYPE</b>	<b>MOST EXPENSIVE</b>	<b>LEAST EXPENSIVE</b>
Doorman studios	TriBeCa \$5,189	Harlem \$2,766
Doorman one bedrooms	SoHo \$6,340	Harlem \$3,358
Doorman two bedrooms	SoHo \$9,013	Harlem \$4,065

# WHERE PRICES DECREASED



## CHELSEA

Non-Doorman Studios -6.1%

## EAST VILLAGE

Non-Doorman Two-Bedroom -0.6%

## FINANCIAL DISTRICT

Non-Doorman Studios -

Doorman Two-Bedroom -0.5%

## GRAMERCY

Non-Doorman One-Bedroom -1.2%

Non-Doorman Studios -5.2%

## GREENWICH VILLAGE

Non-Doorman Two-Bedroom -1.7%

Doorman Studios -8.0%

## LOWER EAST SIDE

Non-Doorman One-Bedroom -4.4%

Non-Doorman Two-Bedroom -5.0%

## MIDTOWN EAST

Doorman Two-Bedroom -0.8%

## MIDTOWN WEST

Non-Doorman One-Bedroom -0.1%

Non-Doorman Two-Bedroom -6.1%

Doorman Two-Bedroom -0.3%

## MURRAY HILL

Non-Doorman Studios -2.6%

Non-Doorman Two-Bedroom -0.5%

Doorman Studios -4.5%

Doorman One-Bedroom -2.4%

Doorman Two-Bedroom -1.9%

## SOHO

Non-Doorman Two-Bedroom -8.4%

Doorman Two-Bedroom -3.4%

## TRIBECA

Non-Doorman Studio -

Non-Doorman One-Bedroom -1.2%

Doorman Studios -6.7%

Doorman One-Bedroom -2.6%

Doorman Two-Bedroom -1.5%

## UPPER EAST SIDE

Non-Doorman One-Bedroom -0.2%

Non-Doorman Two-Bedroom -3.8%

## UPPER WEST SIDE

Non-Doorman Studios -1.0%

Non-Doorman Two-Bedroom -2.7%

Doorman One-Bedroom -16.1%

Doorman Two-Bedroom -2.4%

# WHERE PRICES INCREASED



## BATTERY PARK CITY

Doorman Studios	3.3%
Doorman One-Bedroom	4.2%
Doorman Two-Bedroom	2.3%

## CHELSEA

Non-Doorman One-Bedroom	1.1%
Non-Doorman Two-Bedroom	3.8%
Doorman Studios	0.0%
Doorman One-Bedroom	1.8%
Doorman Two-Bedroom	4.6%

## EAST VILLAGE

Non-Doorman Studios	5.6%
Non-Doorman One-Bedroom	1.0%
Doorman Studios	8.0%
Doorman One-Bedroom	8.4%
Doorman Two-Bedroom	10.3%

## FINANCIAL DISTRICT

Non-Doorman Two-Bedroom	2.2%
Doorman Studios	3.1%
Doorman One-Bedroom	0.4%

## GRAMERCY

Doorman One-Bedroom	0.0%
Non-Doorman Two-Bedroom	4.8%
Doorman Studios	3.6%
Doorman Two-Bedroom	4.8%

## GREENWICH VILLAGE

Non-Doorman Studios	4.4%
Non-Doorman One-Bedroom	0.4%
Doorman One-Bedroom	4.9%
Doorman Two-Bedroom	10.9%

## HARLEM

Non-Doorman Studios	8.6%
Non-Doorman One-Bedroom	3.5%
Non-Doorman Two-Bedroom	0.0%
Doorman Studios	2.1%
Doorman One-Bedroom	8.5%
Doorman Two-Bedroom	1.4%

## LOWER EAST SIDE

Non-Doorman Studios	1.0%
Doorman Studios	1.6%
Doorman One-Bedroom	8.5%
Doorman Two-Bedroom	0.9%

## MIDTOWN EAST

Non-Doorman Two-Bedroom	6.5%
Non-Doorman Studios	7.1%
Non-Doorman One-Bedroom	8.6%
Doorman Studios	6.2%
Doorman One-Bedroom	3.7%

## MIDTOWN WEST

Non-Doorman Studios	8.8%
Doorman Studios	0.8%
Doorman One-Bedroom	0.4%

## MURRAY HILL

Non-Doorman One-Bedroom	0.7%
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## SOHO

Non-Doorman Studios	2.1%
Non-Doorman One-Bedroom	6.3%
Doorman Studio	4.6%
Doorman One-Bedroom	3.1%

## TRIBECA

Non-Doorman Two-Bedroom	6.7%
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## UPPER EAST SIDE

Non-Doorman Studios	0.9%
Doorman Studios	2.4%
Doorman One-Bedroom	5.1%
Doorman Two-Bedroom	1.7%

## UPPER WEST SIDE

Non-Doorman One-Bedroom	13.3%
Doorman Studios	3.5%



# MANHATTAN AVERAGE PRICE

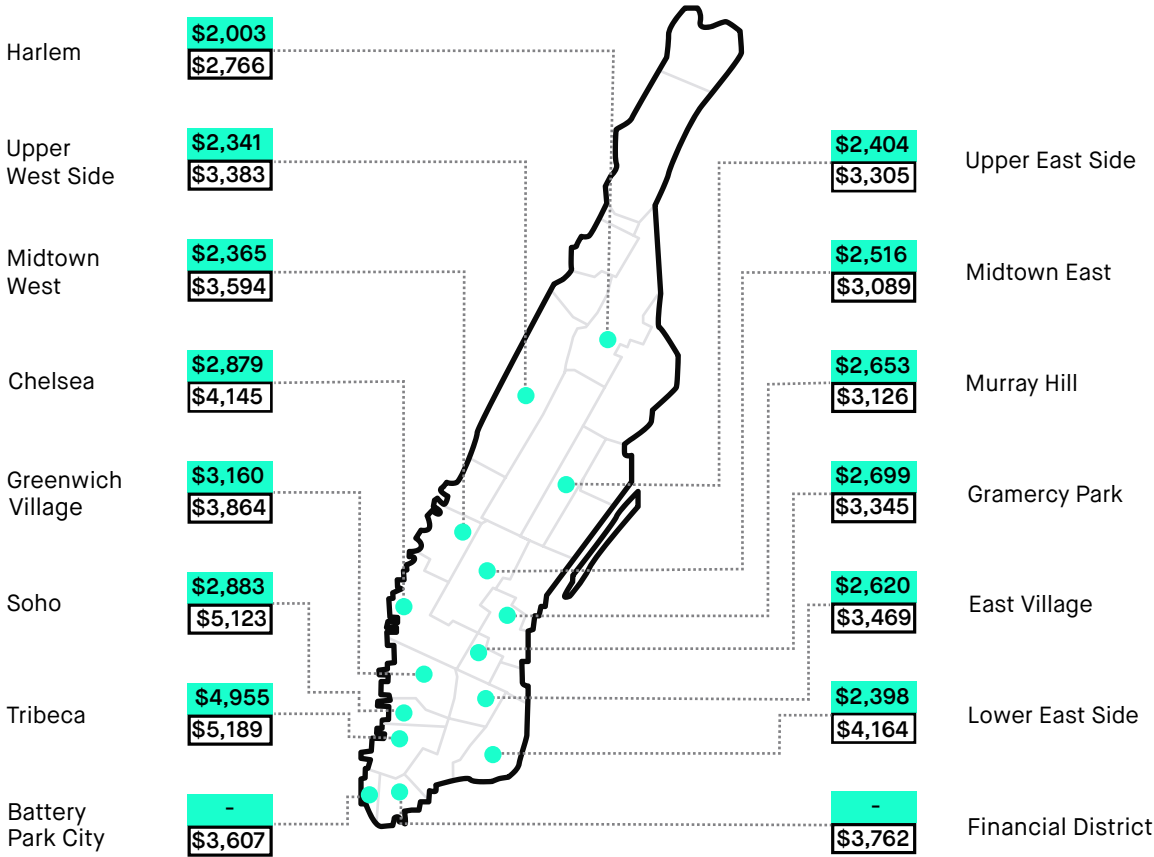
## STUDIOS



**\$3,729**  
**DOORMAN**



**\$2,760**  
**NON-DOORMAN**



# MANHATTAN AVERAGE PRICE

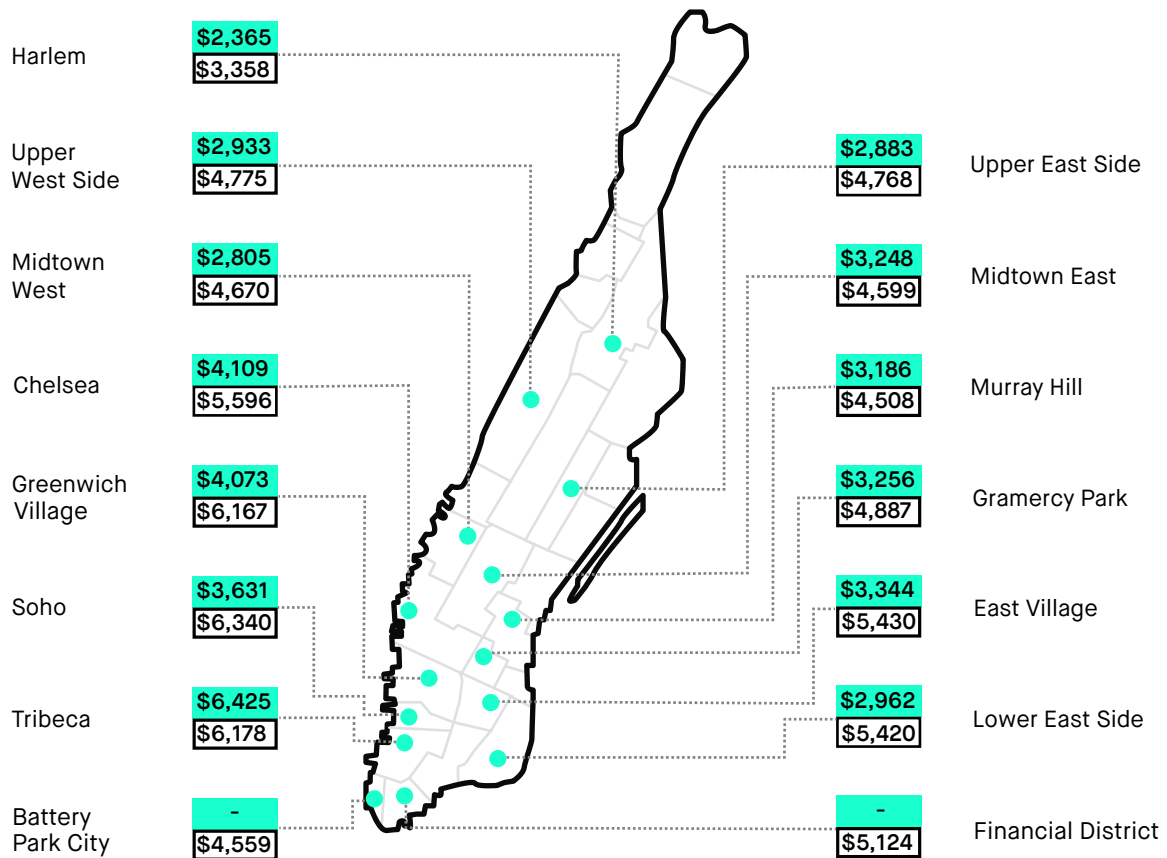
## 1 BEDROOM



**\$5,092**  
**DOORMAN**



**\$3,478**  
**NON-DOORMAN**



# MANHATTAN AVERAGE PRICE

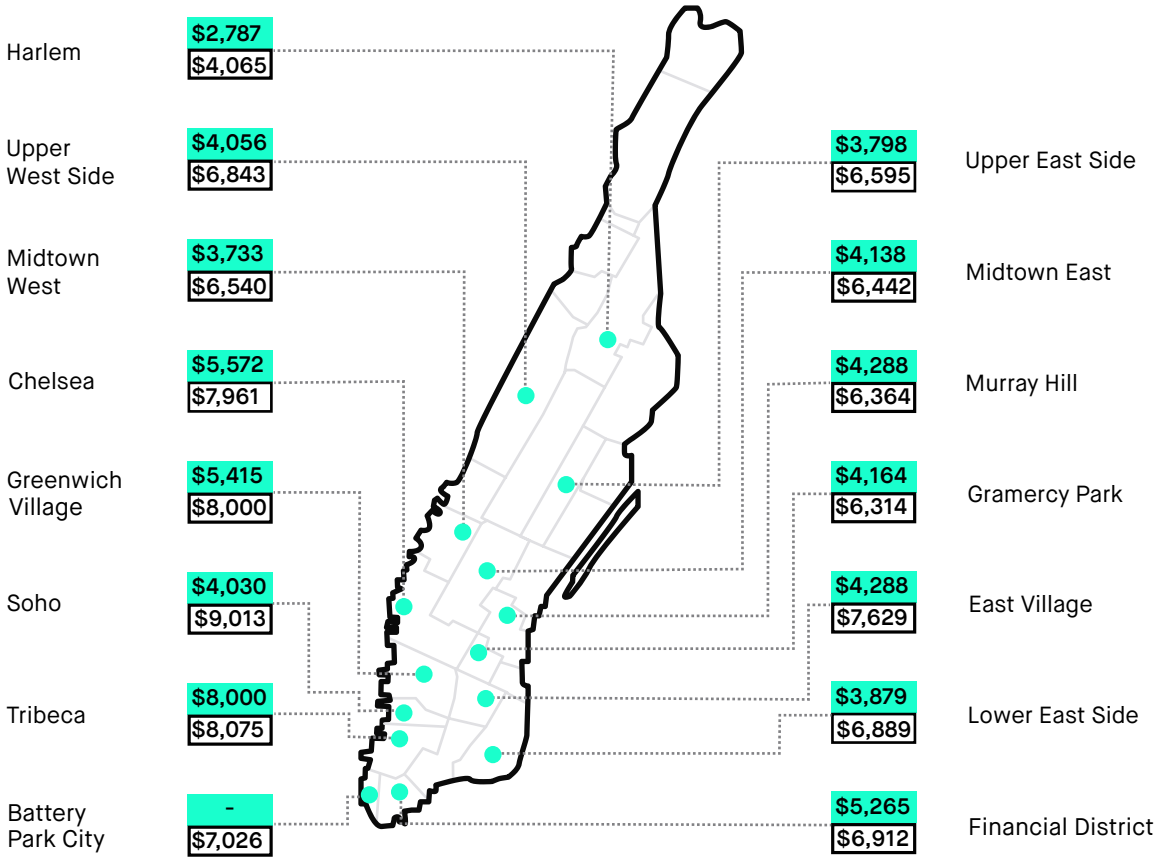
## 2 BEDROOM



**\$6,978**  
**DOORMAN**



**\$4,529**  
**NON-DOORMAN**



# A QUICK LOOK

CHANGE BY NEIGHBORHOOD

## YEAR OVER YEAR

<b>BATTERY PARK CITY</b>	↑ 18.8%	<b>GREENWICH VILLAGE</b>	↑ 30.3%	<b>MURRAY HILL</b>	↑ 40.9%
<b>CHELSEA</b>	↑ 34.1%	<b>HARLEM</b>	↑ 19.4%	<b>SOHO</b>	↑ 10.5%
<b>EAST VILLAGE</b>	↑ 35.1%	<b>LOWER EAST SIDE</b>	↑ 30.2%	<b>TRIBECA</b>	↑ 28.4%
<b>FINANCIAL DISTRICT</b>	↑ 49.7%	<b>MIDTOWN EAST</b>	↑ 33.4%	<b>UPPER EAST SIDE</b>	↑ 31.7%
<b>GRAMERCY</b>	↑ 26.3%	<b>MIDTOWN WEST</b>	↑ 32.9%	<b>UPPER WEST SIDE</b>	↑ 22.7%

# PRICE CHANGES

MANHATTAN RENTS:  
APRIL 2021 VS. APRIL 2022

# PRICE CHANGES

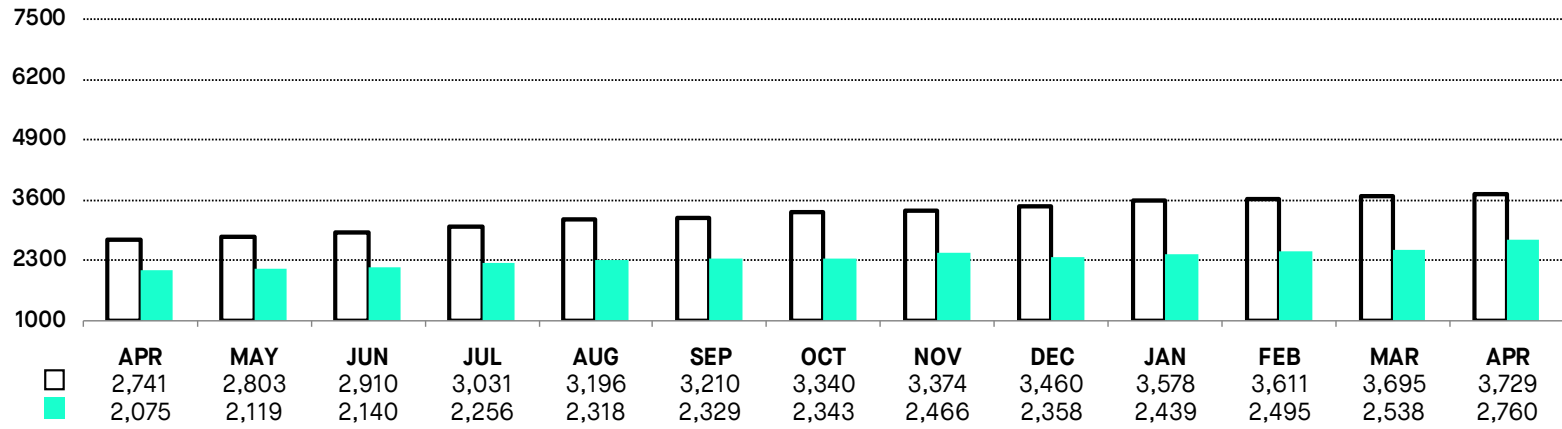
TYPE	APRIL 2021	APRIL 2022	CHANGE
Non-doorman studios	\$2,075	\$2,760	↑ 33.0%
Non-doorman one bedrooms	\$2,731	\$3,478	↑ 27.4%
Non-doorman two bedrooms	\$3,552	\$4,529	↑ 27.5%

TYPE	APRIL 2021	APRIL 2022	CHANGE
Doorman studios	\$2,741	\$3,729	↑ 36.0%
Doorman one bedrooms	\$3,825	\$5,092	↑ 33.1%
Doorman two bedrooms	\$5,818	\$6,978	↑ 19.9%

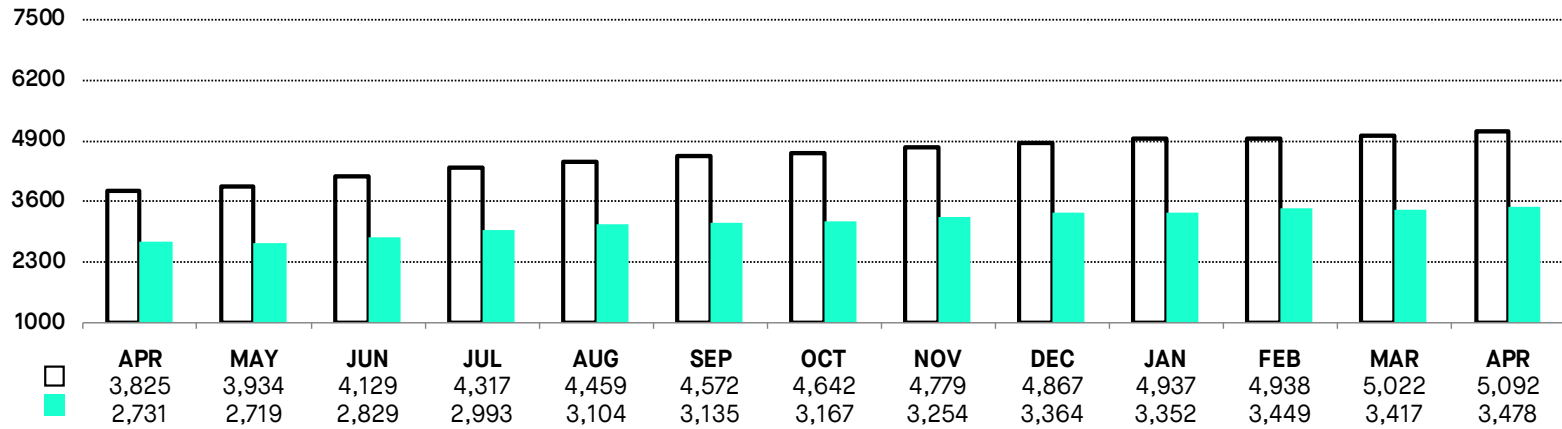
# PRICE TRENDS: MANHATTAN

MANHATTAN STUDIO PRICE TRENDS OVER 13 MONTHS

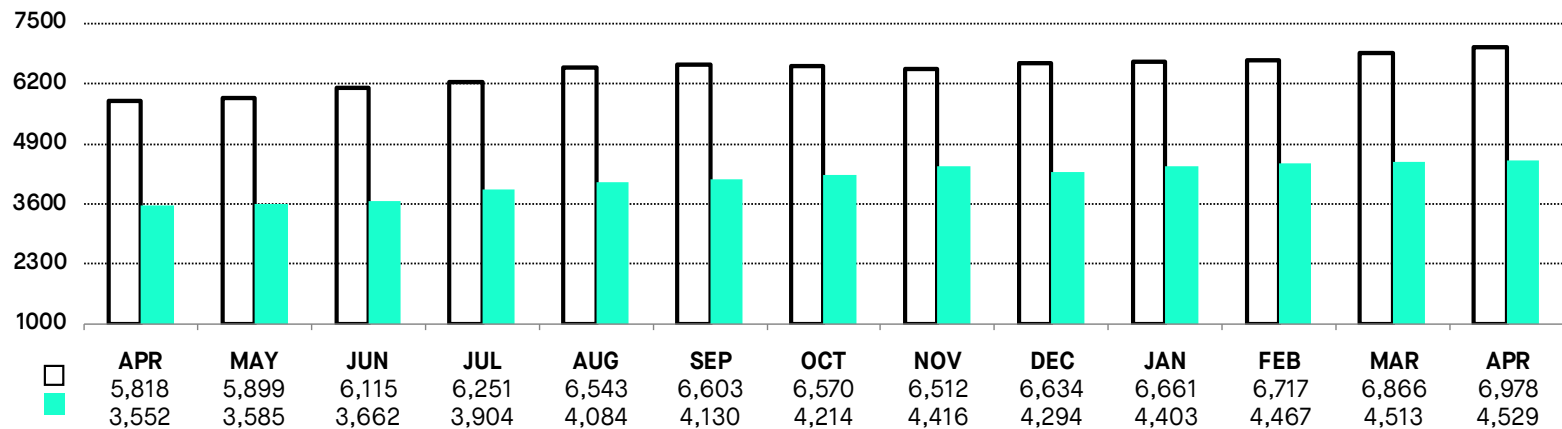
□ DOORMAN  
■ NON DOORMAN



MANHATTAN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS

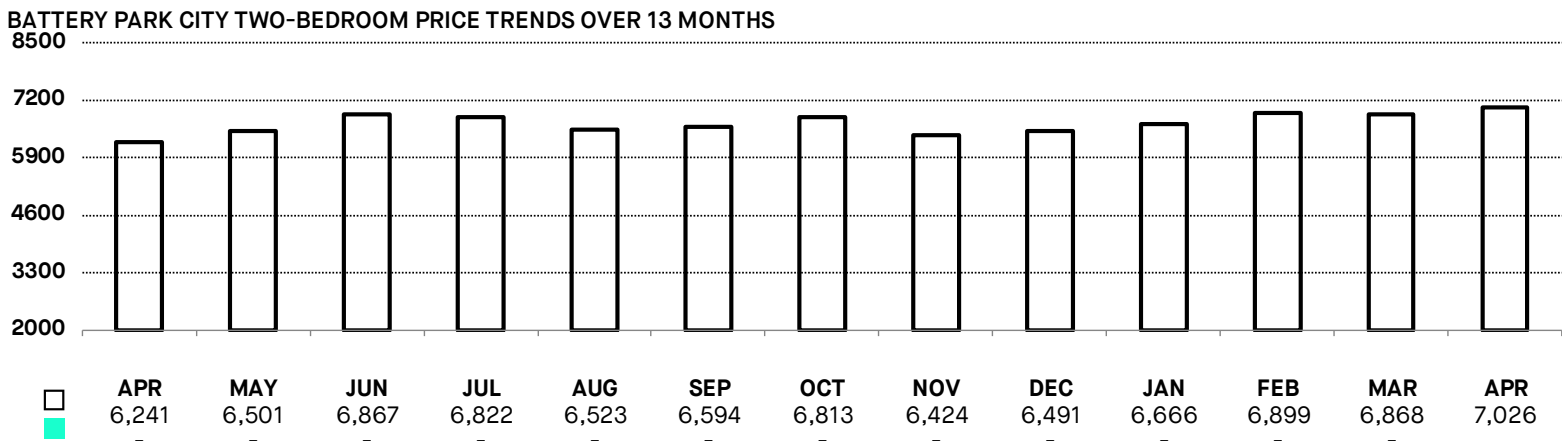
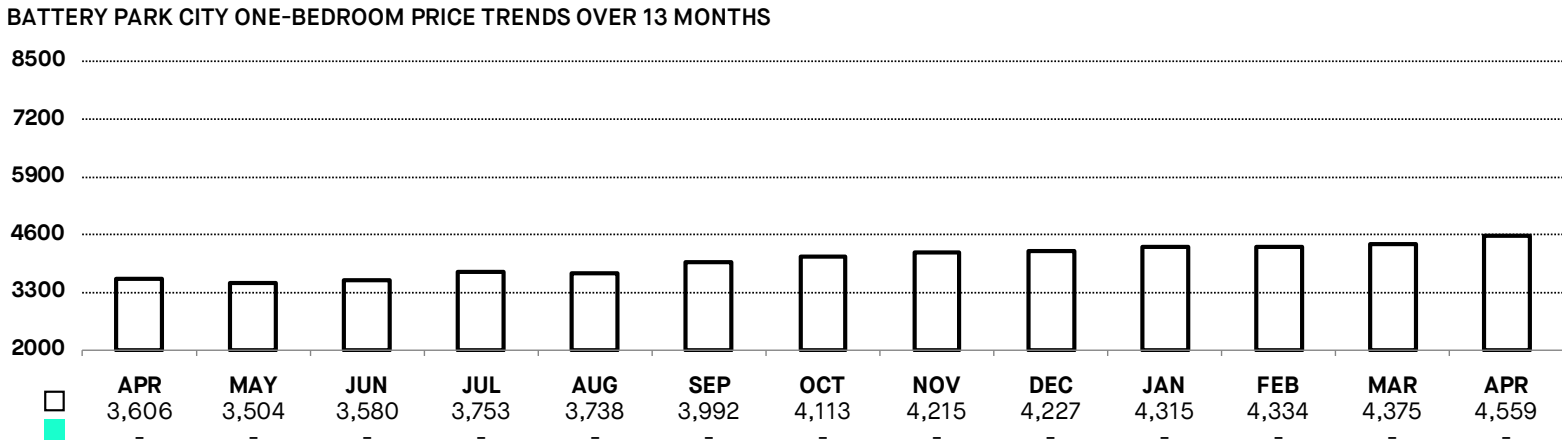
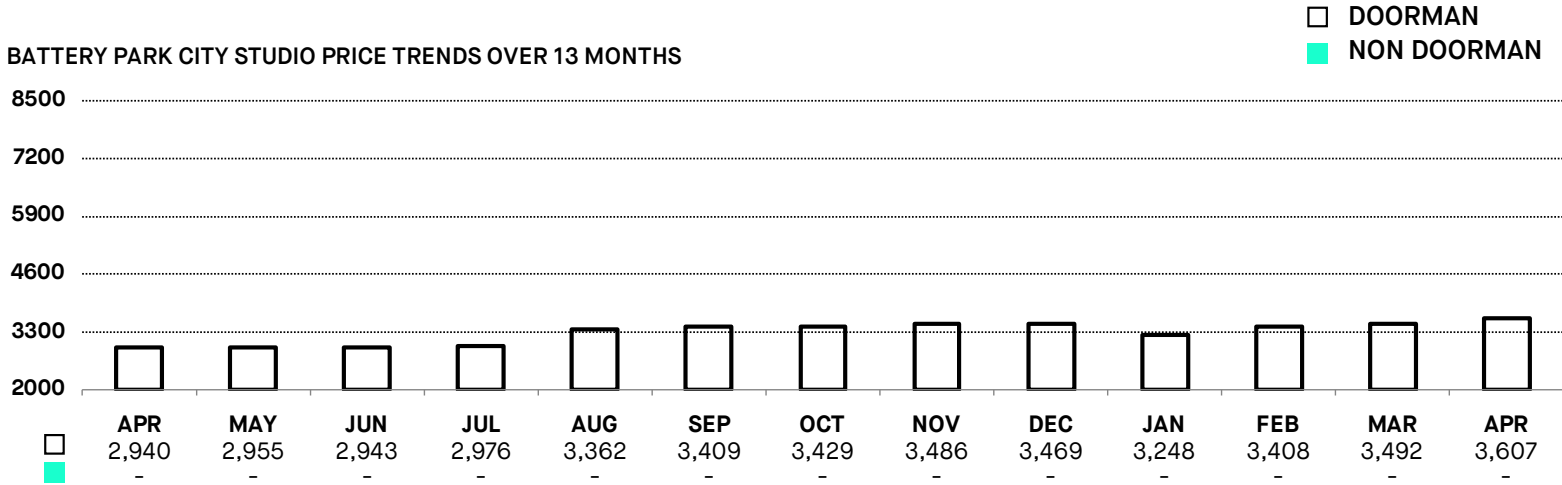


MANHATTAN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



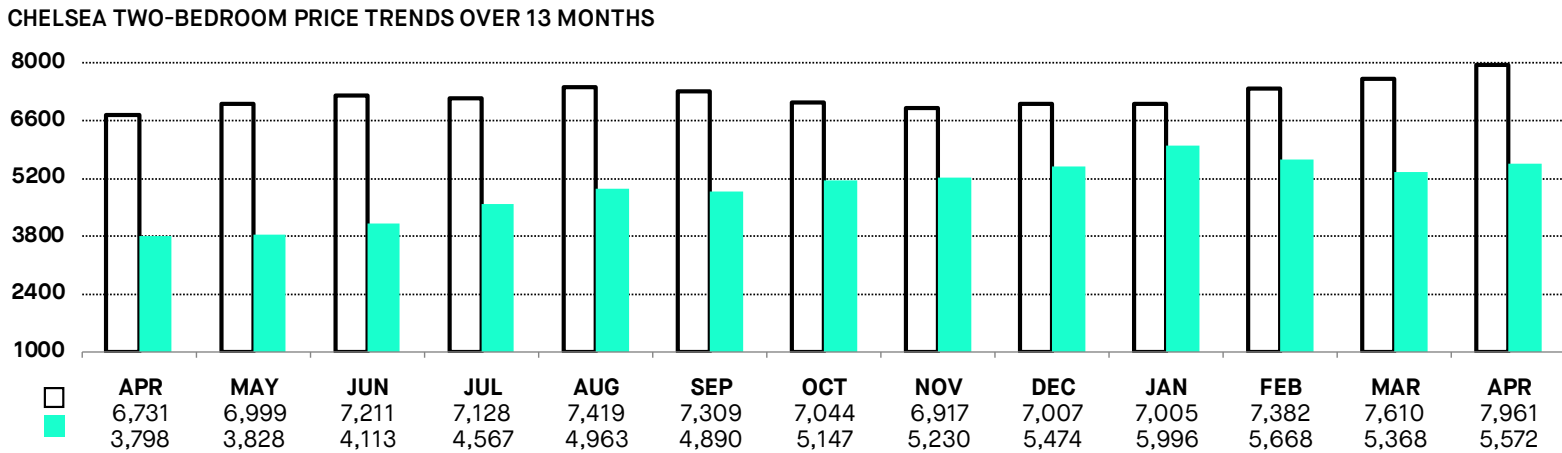
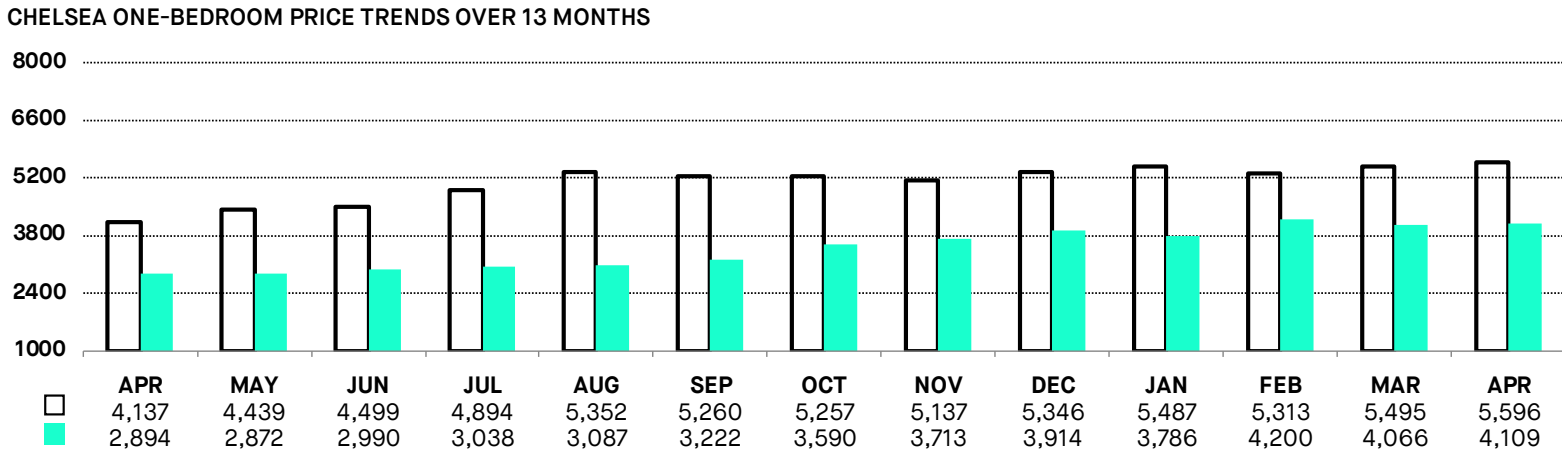
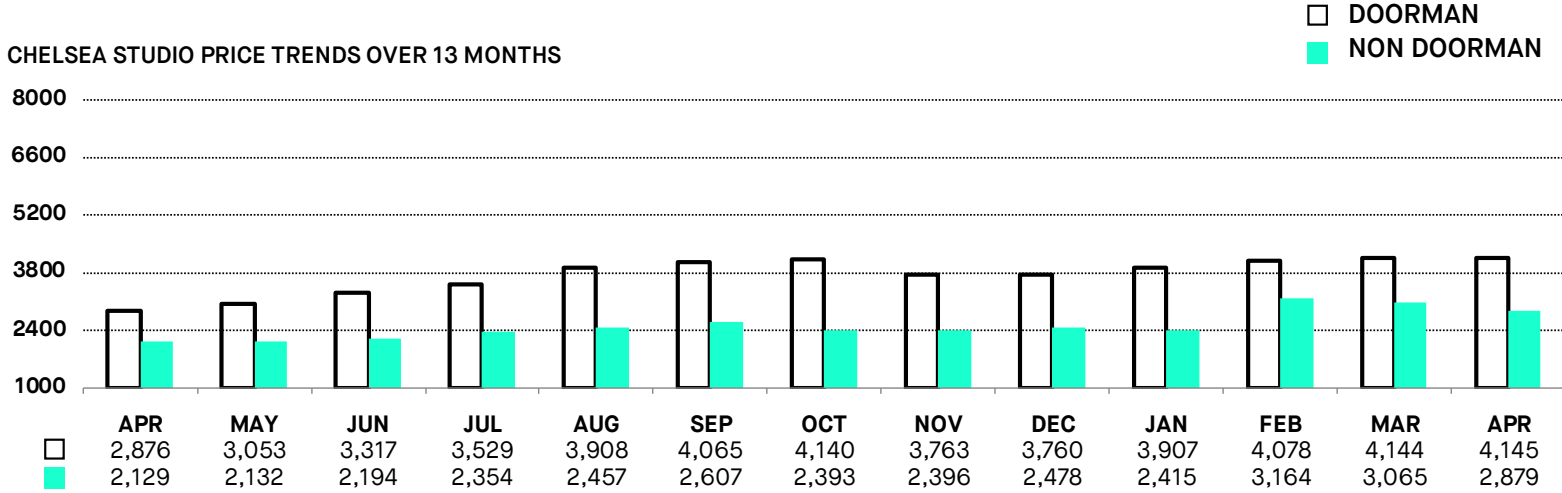
# PRICE TRENDS: BATTERY PARK CITY

THROUGH APRIL, THE AVERAGE RENTAL PRICE IN BATTERY PARK CITY INCREASED BY 3.10%.



# PRICE TRENDS: CHELSEA

THE AVERAGE RENTAL PRICE FOR A NON-DOORMAN RENTAL UNIT IN CHELSEA INCREASED BY 0.48% THIS PAST MONTH. OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT IN CHELSEA INCREASED BY 2.62%.





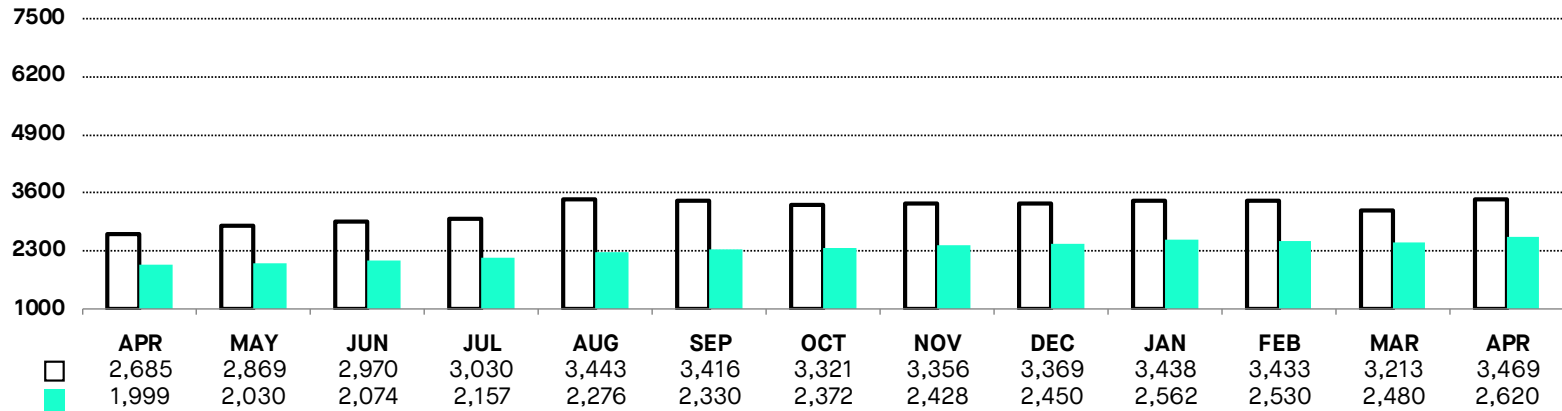
# PRICE TRENDS: EAST VILLAGE

THROUGH APRIL, THE AVERAGE RENTAL PRICE FOR A NON-DOORMAN UNIT IN THE EAST VILLAGE INCREASED BY 1.44%.

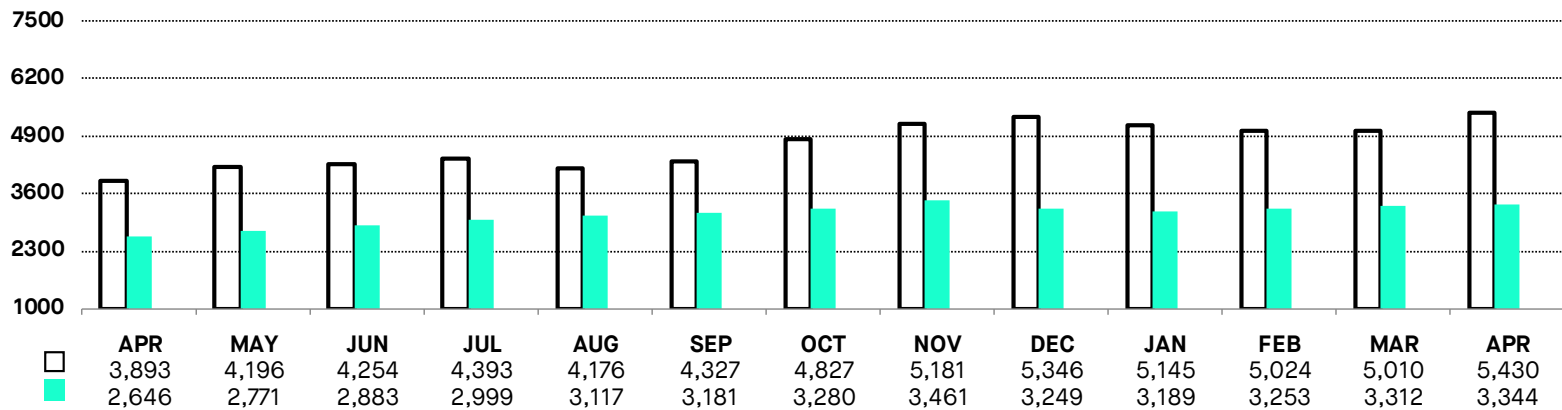
OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT IN THE EAST VILLAGE INCREASED BY 9.31%.

□ DOORMAN  
■ NON DOORMAN

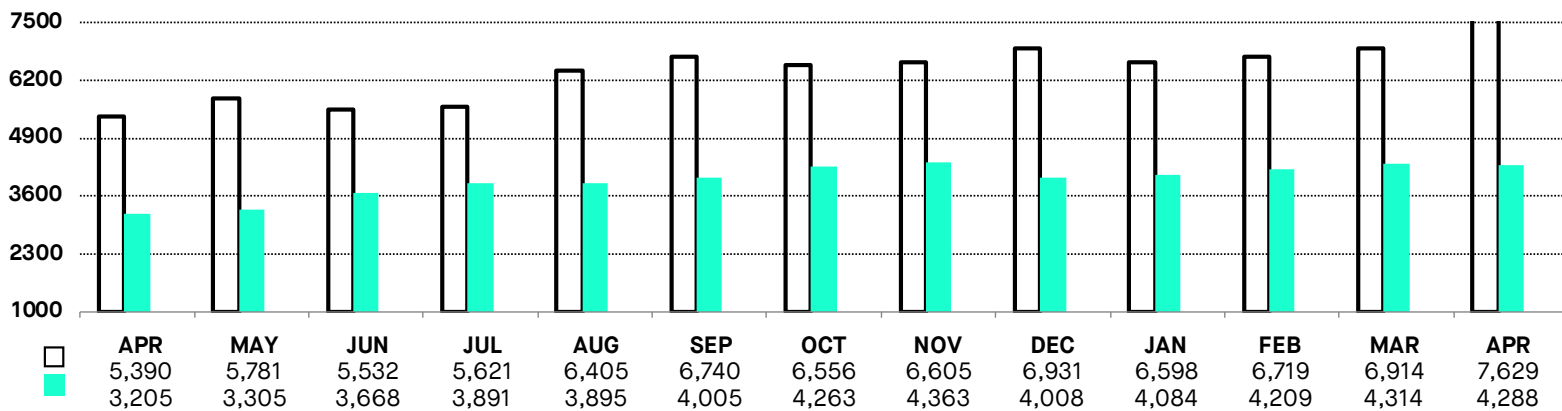
EAST VILLAGE STUDIO PRICE TRENDS OVER 13 MONTHS



EAST VILLAGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS

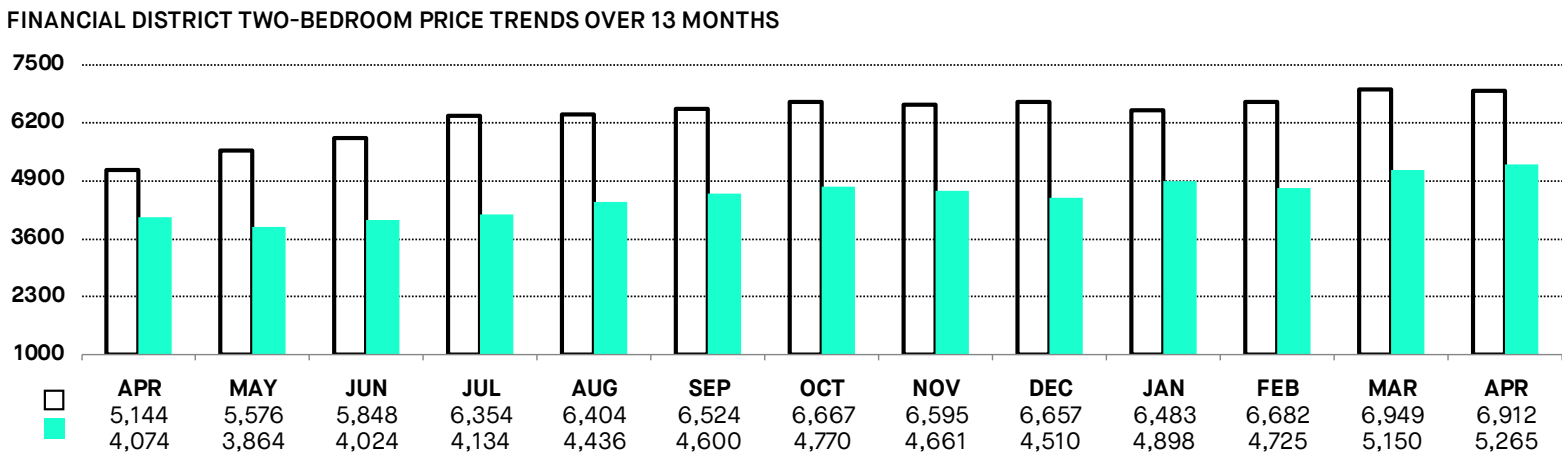
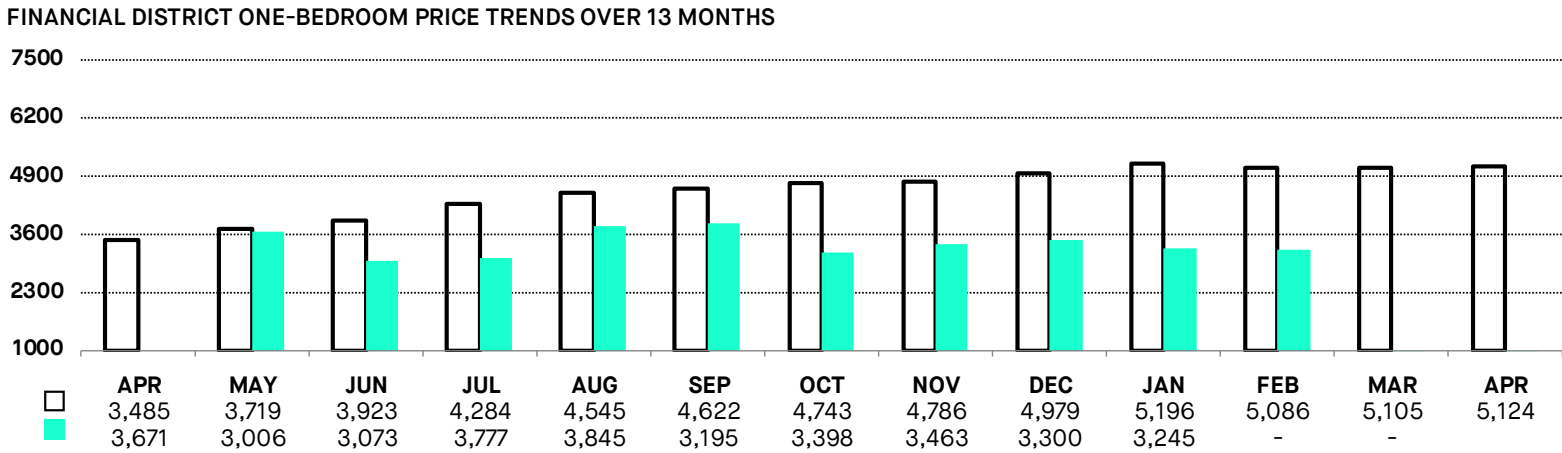
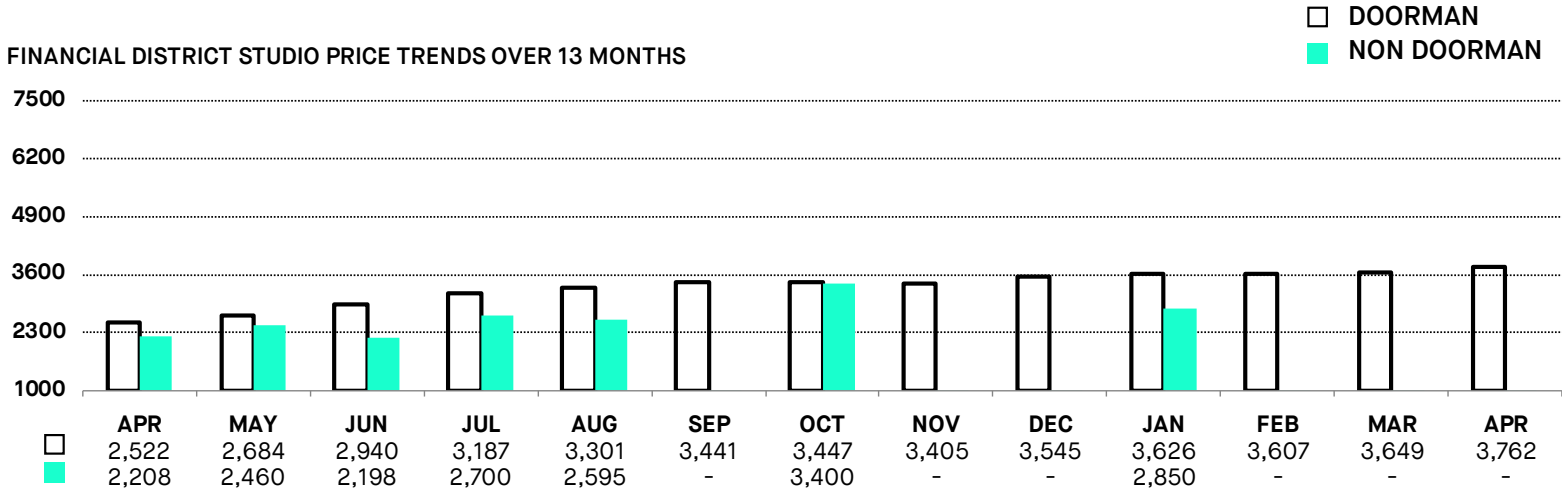


EAST VILLAGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



# PRICE TRENDS: FINANCIAL DISTRICT

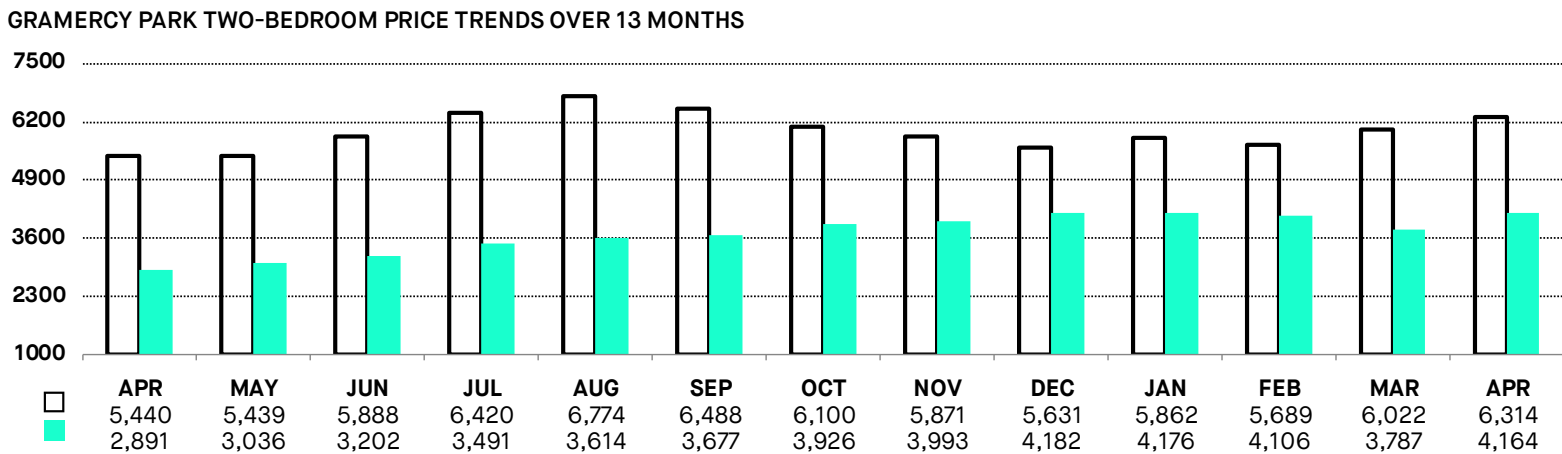
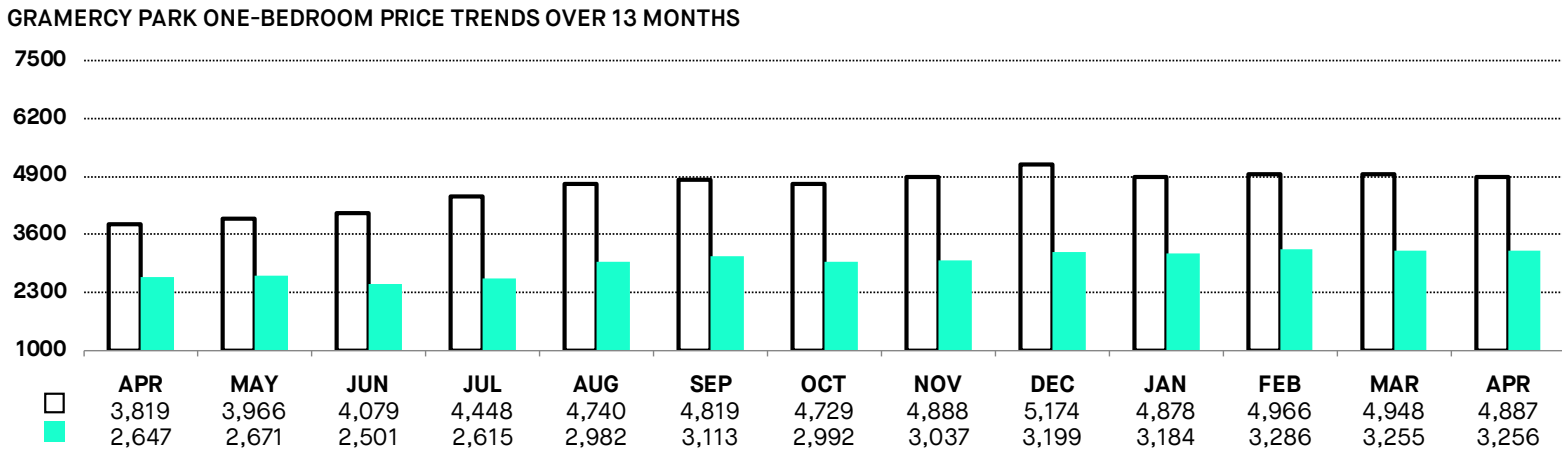
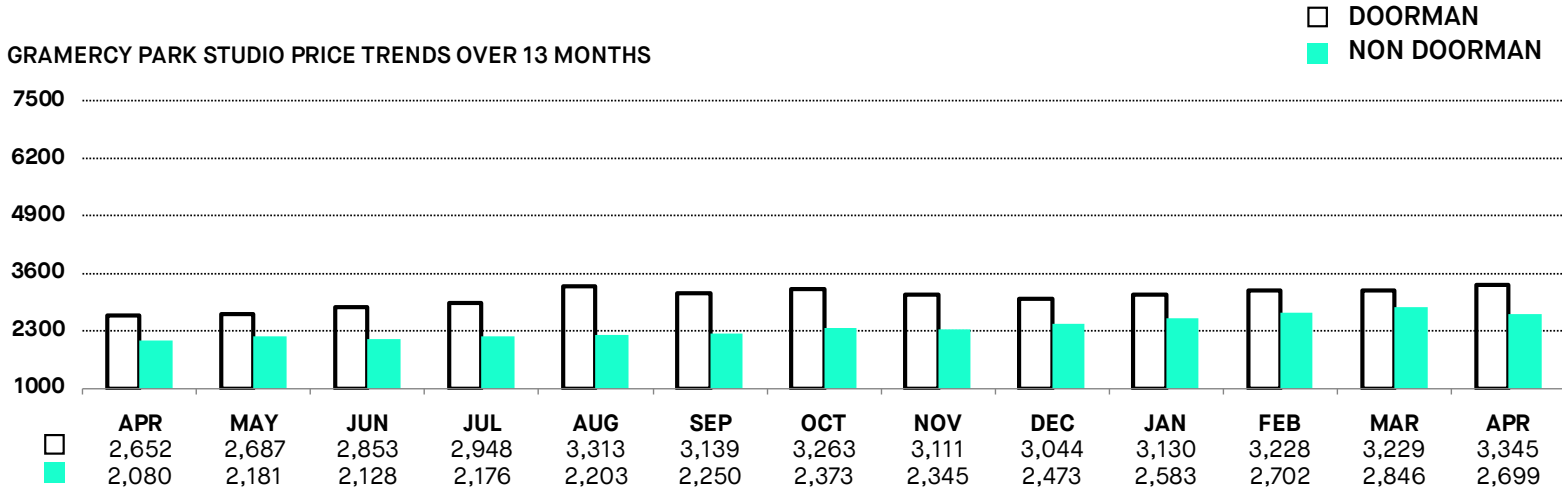
OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT IN THE FINANCIAL DISTRICT INCREASED BY 1.21%.



# PRICE TRENDS: GRAMERCY PARK

THIS PAST MONTH, THE AVERAGE RENTAL PRICE FOR A NON-DOORMAN UNIT IN GRAMERCY PARK INCREASED BY 2.34%.

THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT IN GRAMERCY PARK INCREASED BY 2.44% THROUGH APRIL.



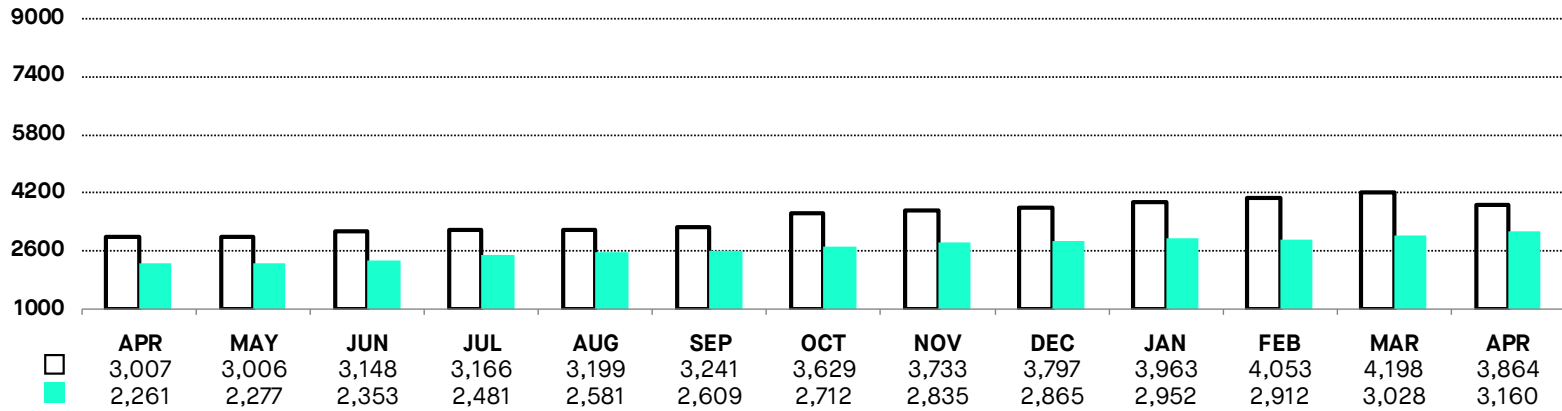
# PRICE TRENDS: GREENWICH VILLAGE

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE FOR A NON-DOORMAN UNIT IN GREENWICH VILLAGE INCREASED BY 0.44%.

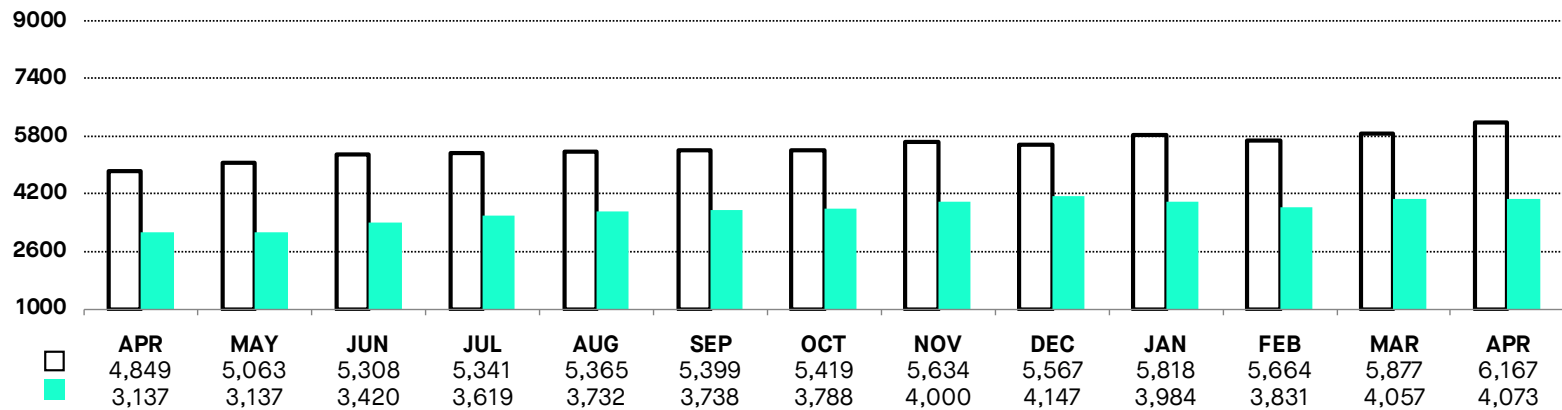
THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT IN GREENWICH VILLAGE INCREASED BY 4.29% THROUGH APRIL.

□ DOORMAN  
■ NON DOORMAN

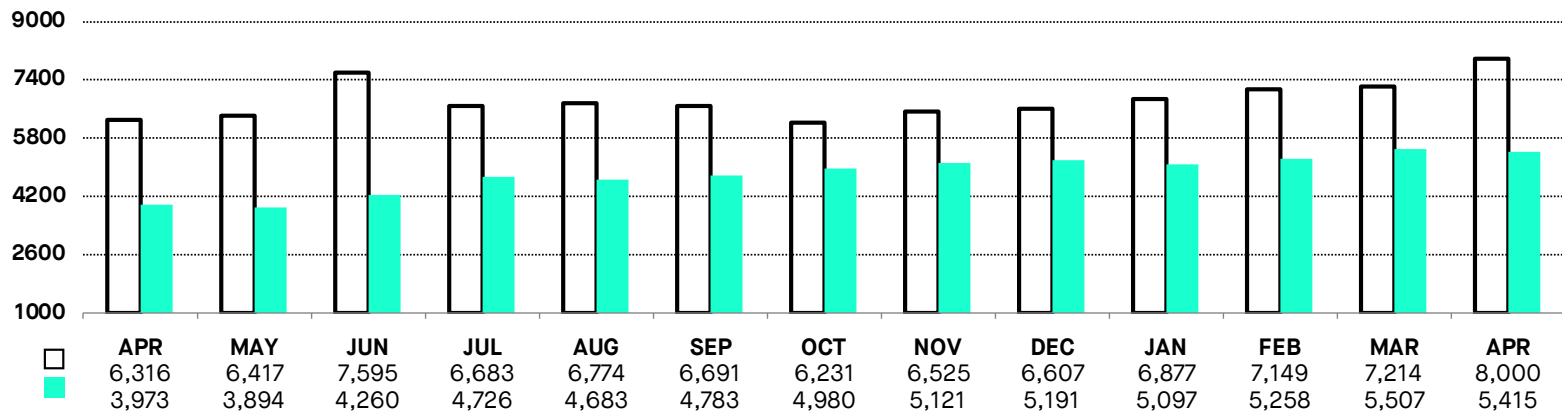
GREENWICH VILLAGE STUDIO PRICE TRENDS OVER 13 MONTHS



GREENWICH VILLAGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS

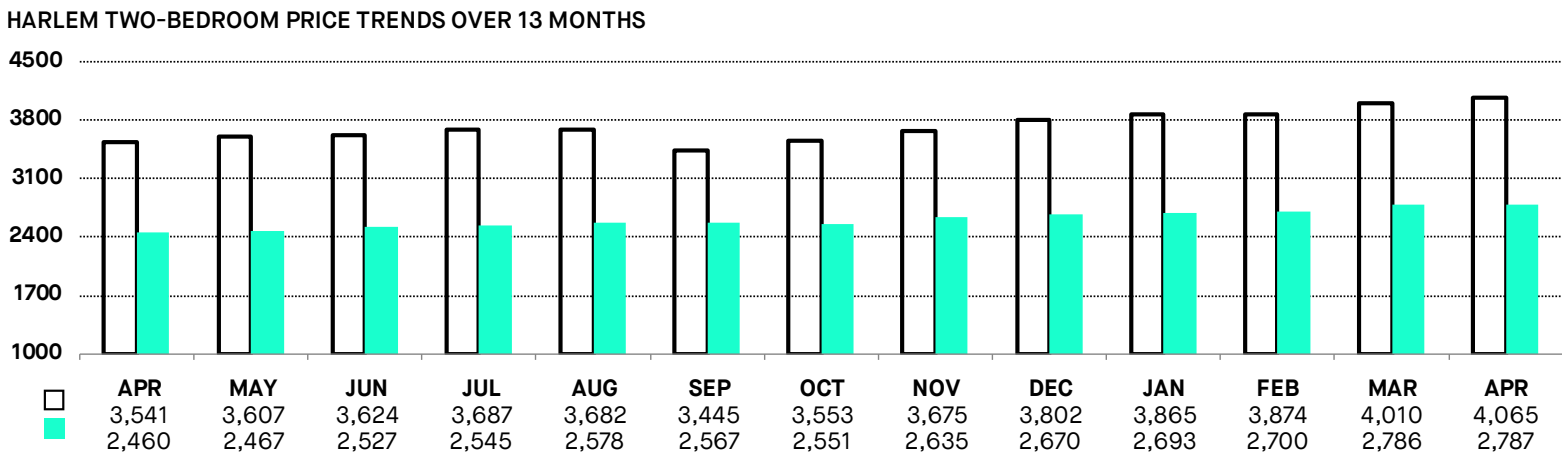
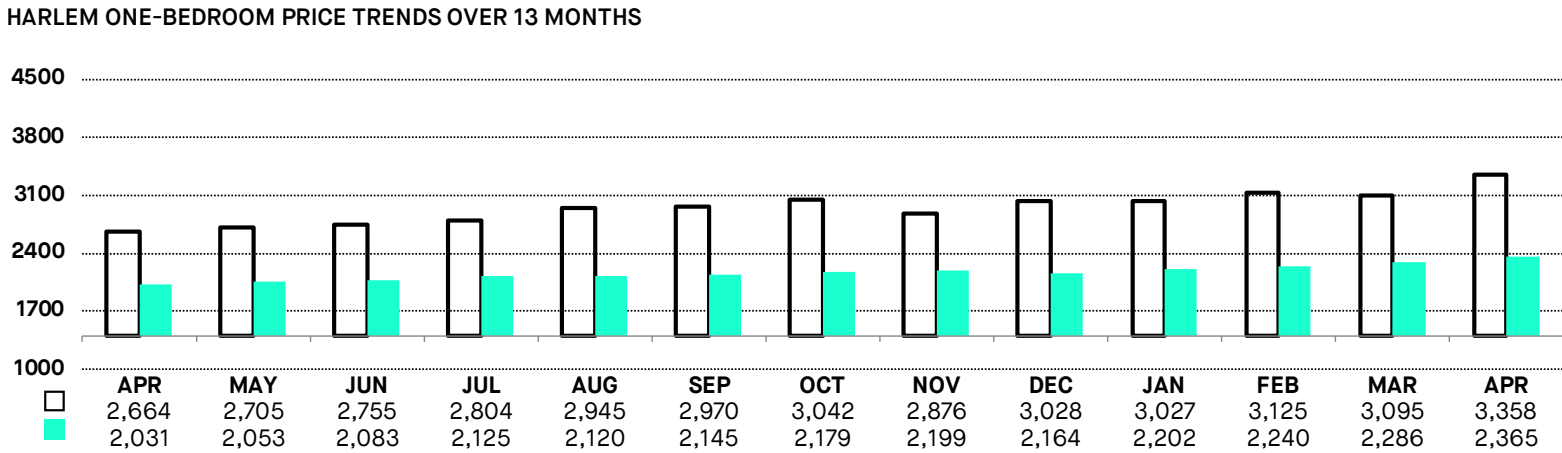
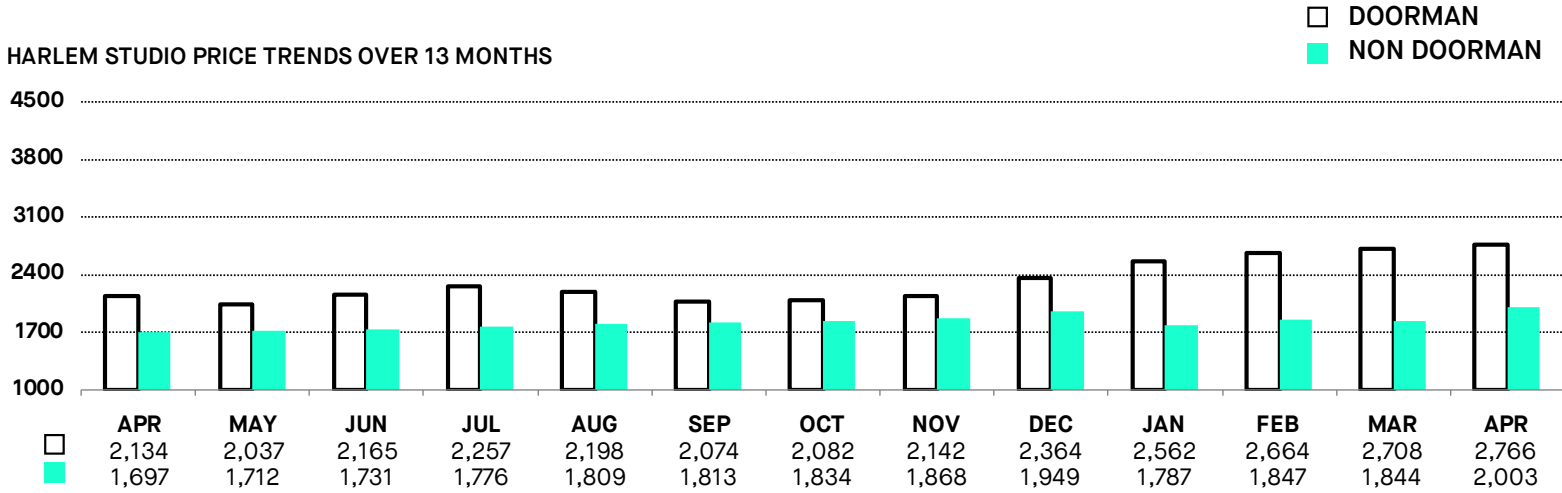


GREENWICH VILLAGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



# PRICE TRENDS: HARLEM

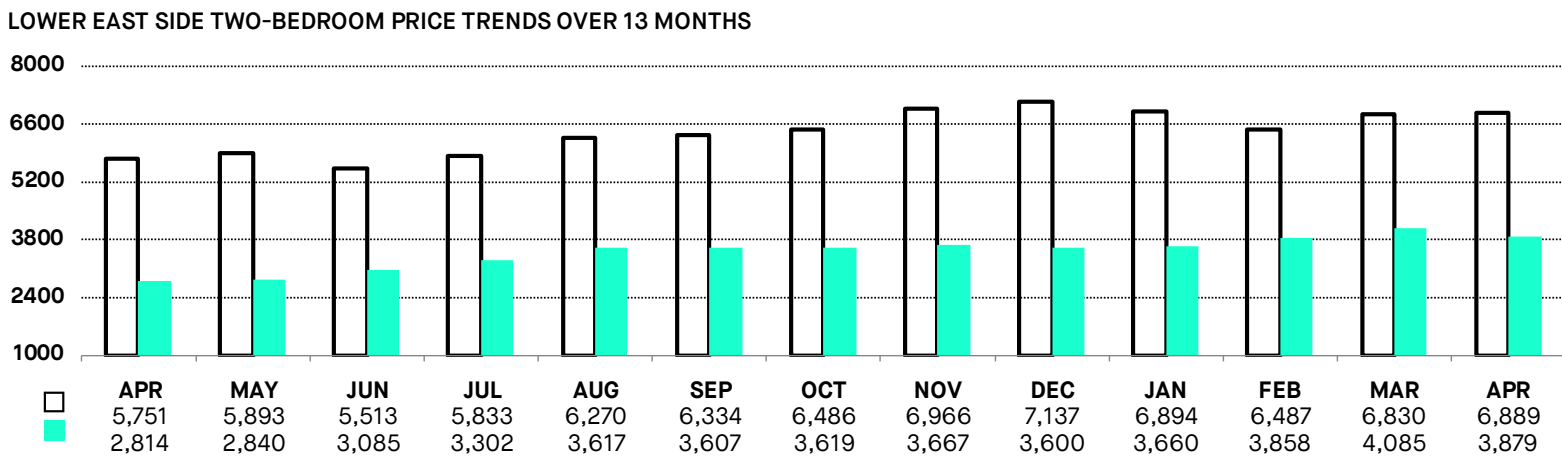
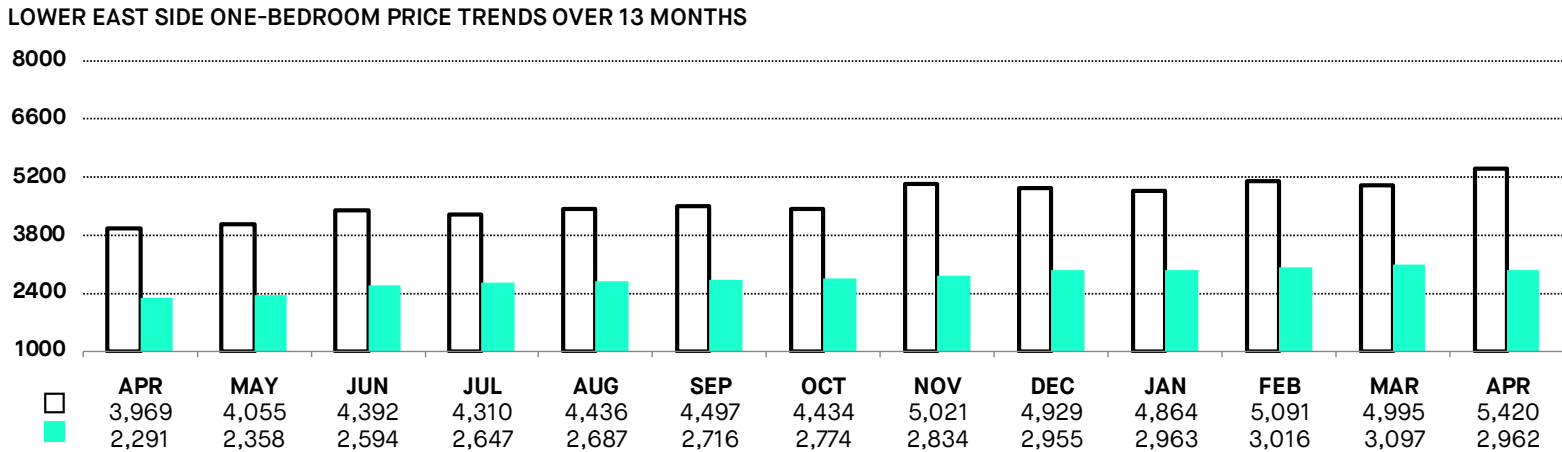
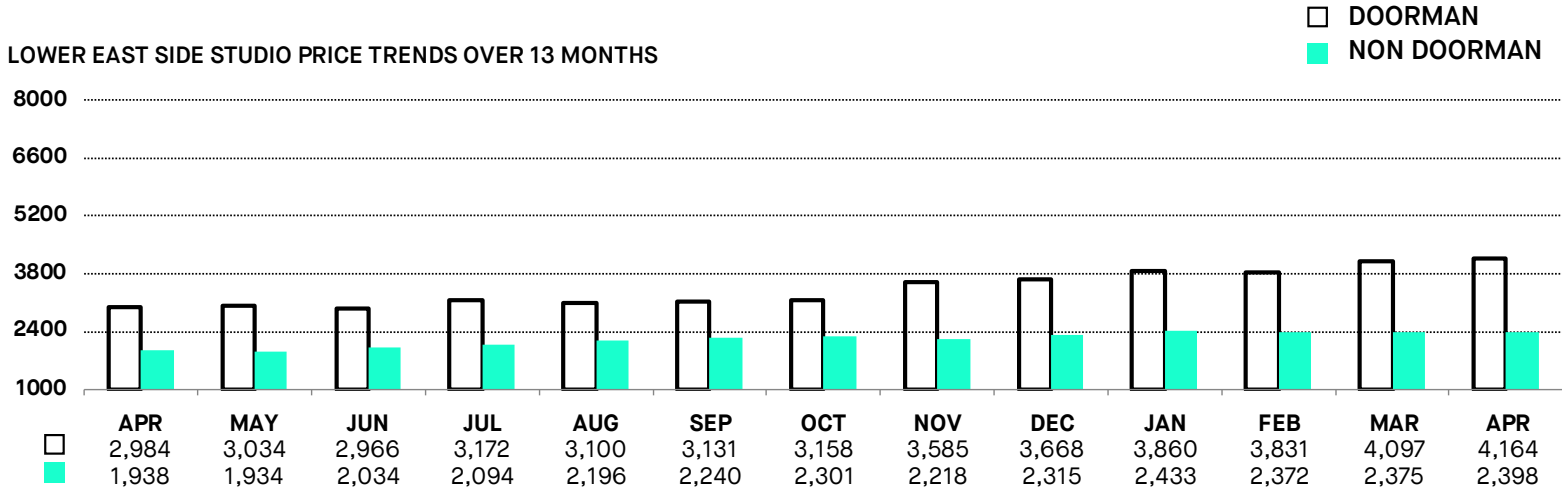
OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE FOR A NON-DOORMAN UNIT IN HARLEM INCREASED BY 3.45%. THROUGH APRIL, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT IN HARLEM INCREASED BY 3.83%.



# PRICE TRENDS: LOWER EAST SIDE

THIS PAST MONTH, THE AVERAGE RENTAL PRICE FOR A NON-DOORMAN UNIT IN THE LOWER EAST SIDE DECREASED BY 3.32%.

THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT IN THE LOWER EAST SIDE INCREASED BY 3.46% THROUGH APRIL.

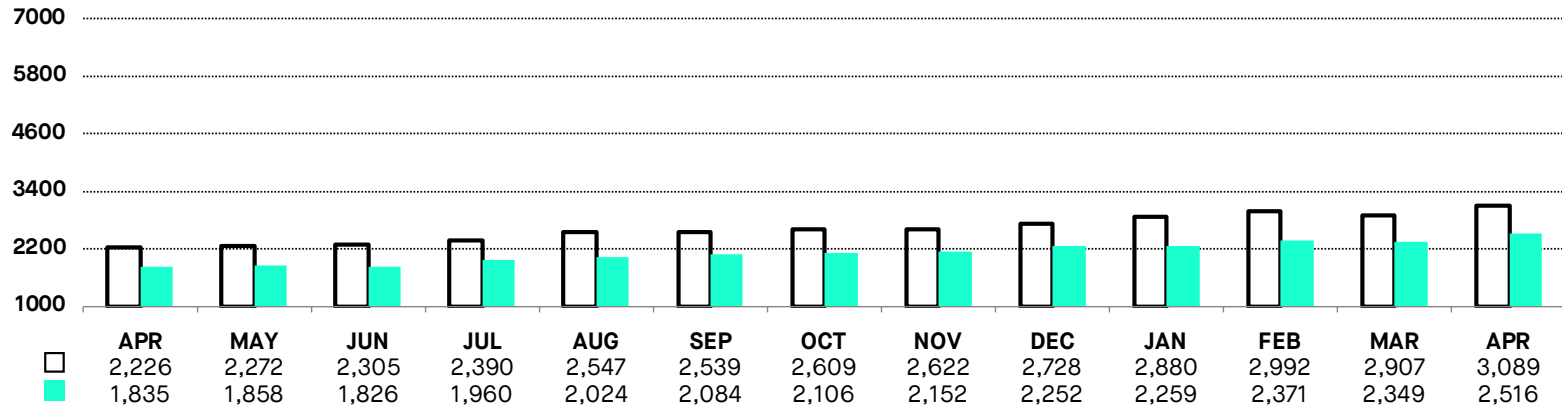


# PRICE TRENDS: MIDTOWN EAST

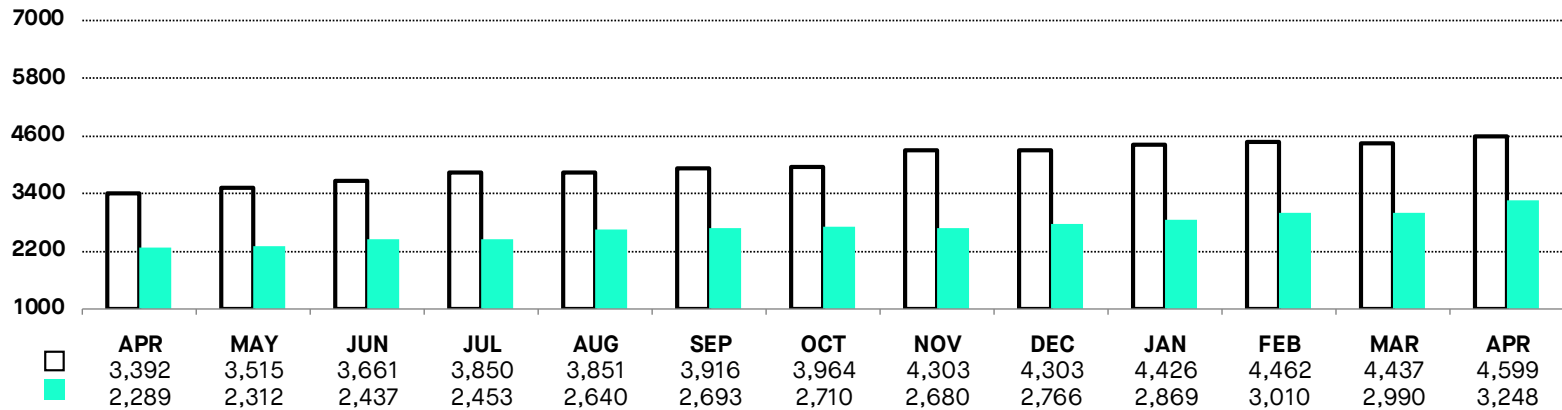
THROUGH APRIL, THE AVERAGE RENTAL PRICE FOR A NON-DOORMAN UNIT IN MIDTOWN EAST INCREASED BY 7.32%.  
OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT IN MIDTOWN EAST INCREASED BY 2.12%.

□ DOORMAN  
■ NON DOORMAN

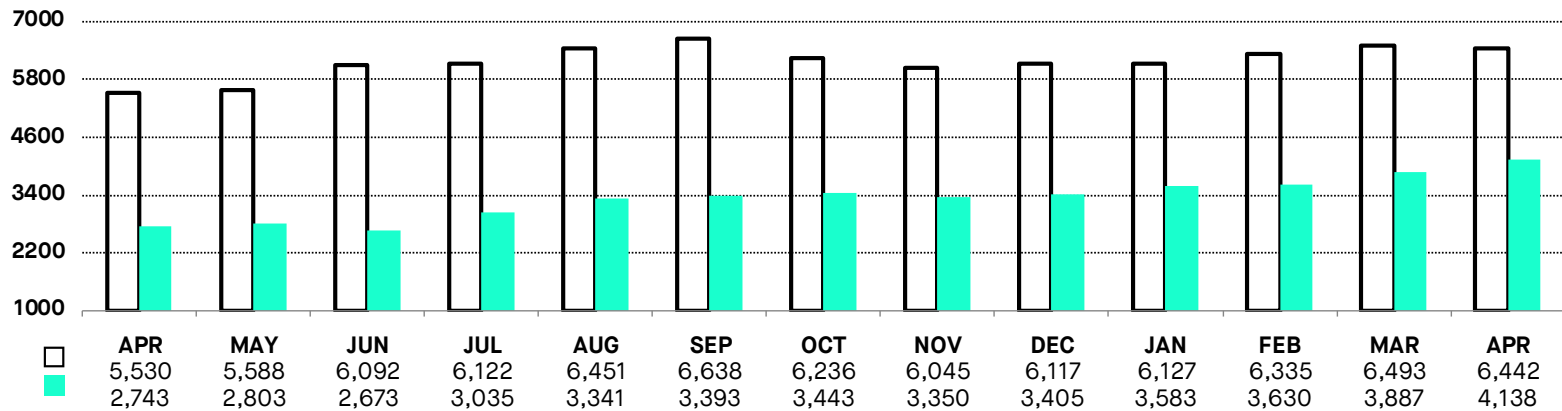
MIDTOWN EAST STUDIO PRICE TRENDS OVER 13 MONTHS



MIDTOWN EAST ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



MIDTOWN EAST TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



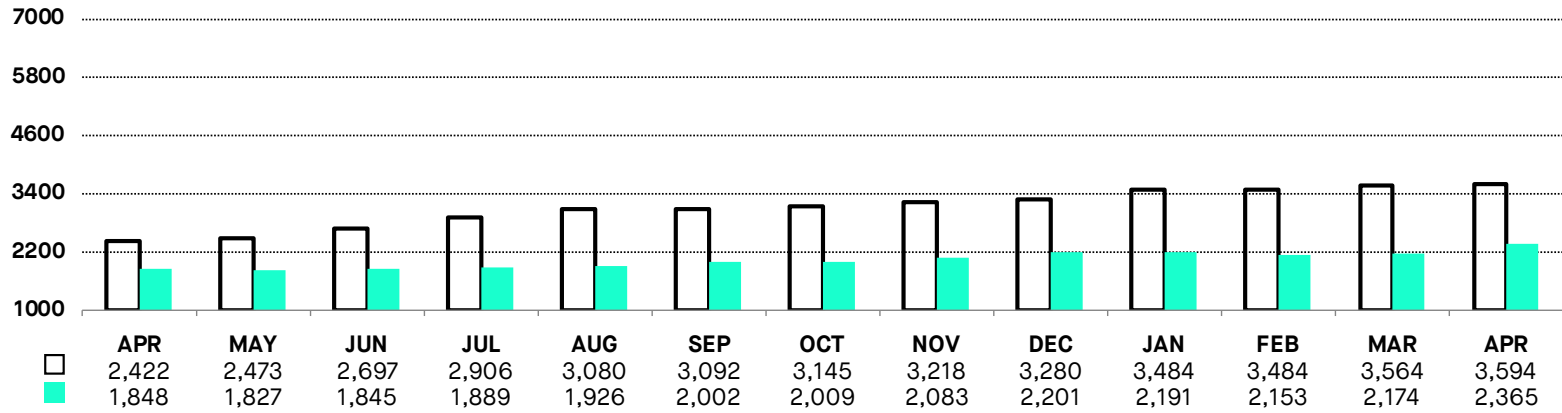
# PRICE TRENDS: MIDTOWN WEST

OVER THIS PAST MONTH, THE AVERAGE RENTAL PRICE FOR A NON-DOORMAN UNIT IN MIDTOWN WEST DECREASED BY 0.61%.

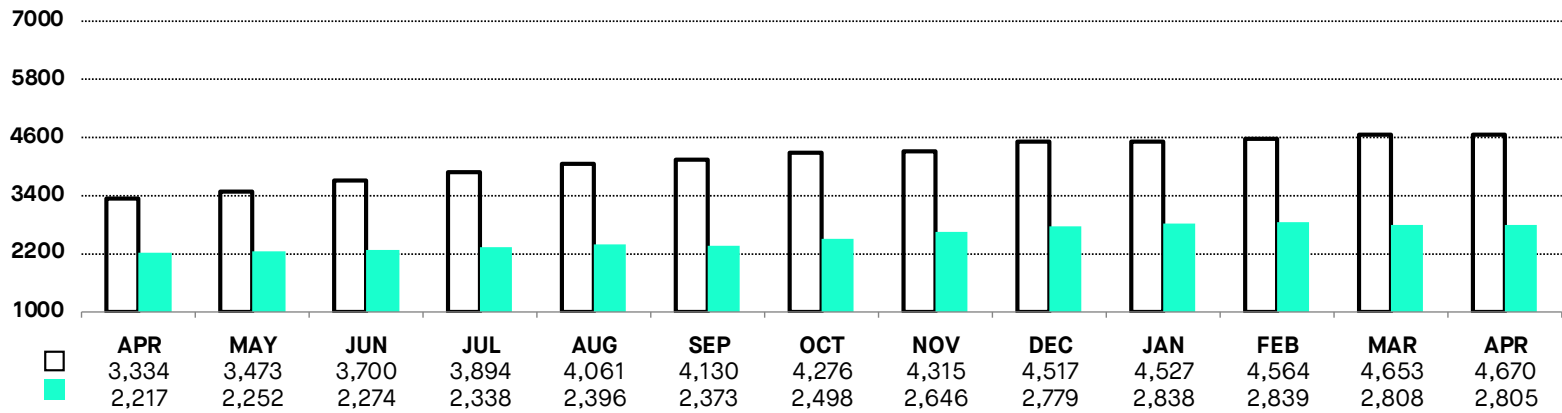
THROUGH APRIL, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT IN MIDTOWN WEST INCREASED BY 0.16%.

□ DOORMAN  
■ NON DOORMAN

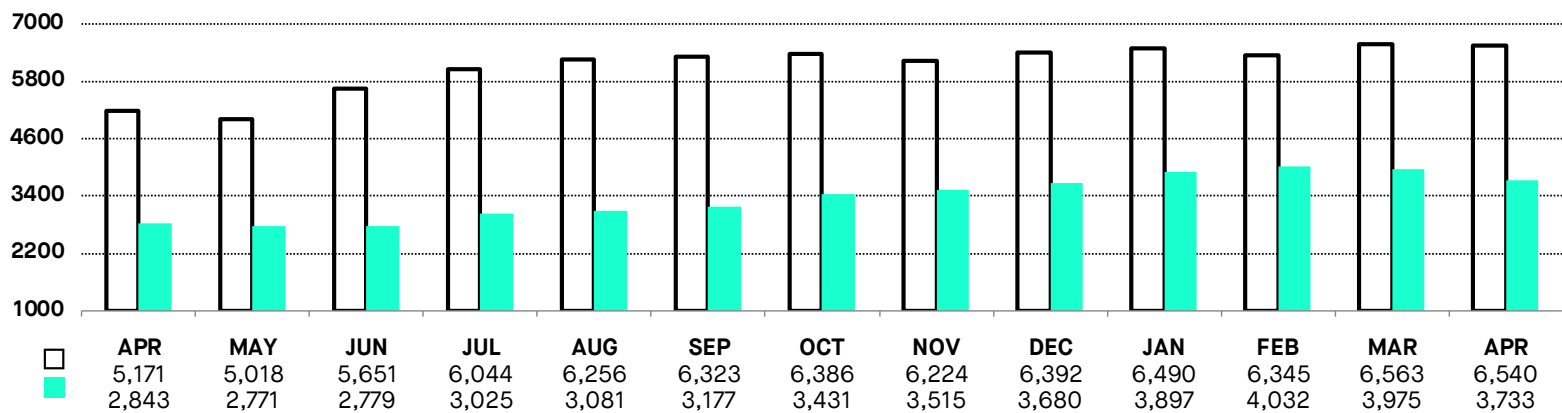
MIDTOWN WEST STUDIO PRICE TRENDS OVER 13 MONTHS



MIDTOWN WEST ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



MIDTOWN WEST TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

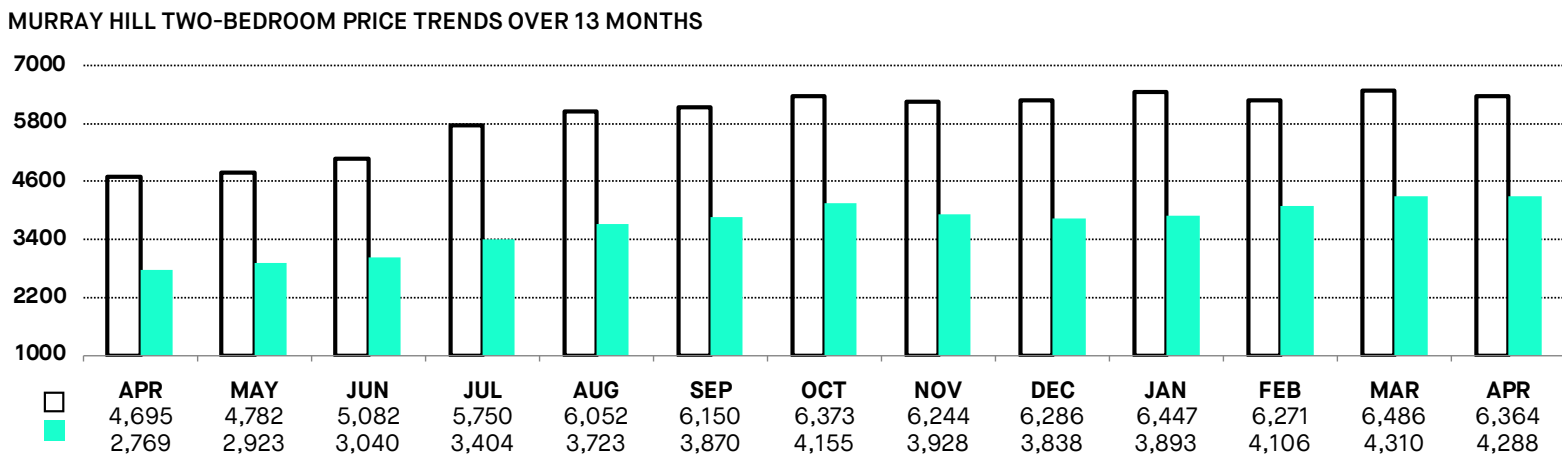
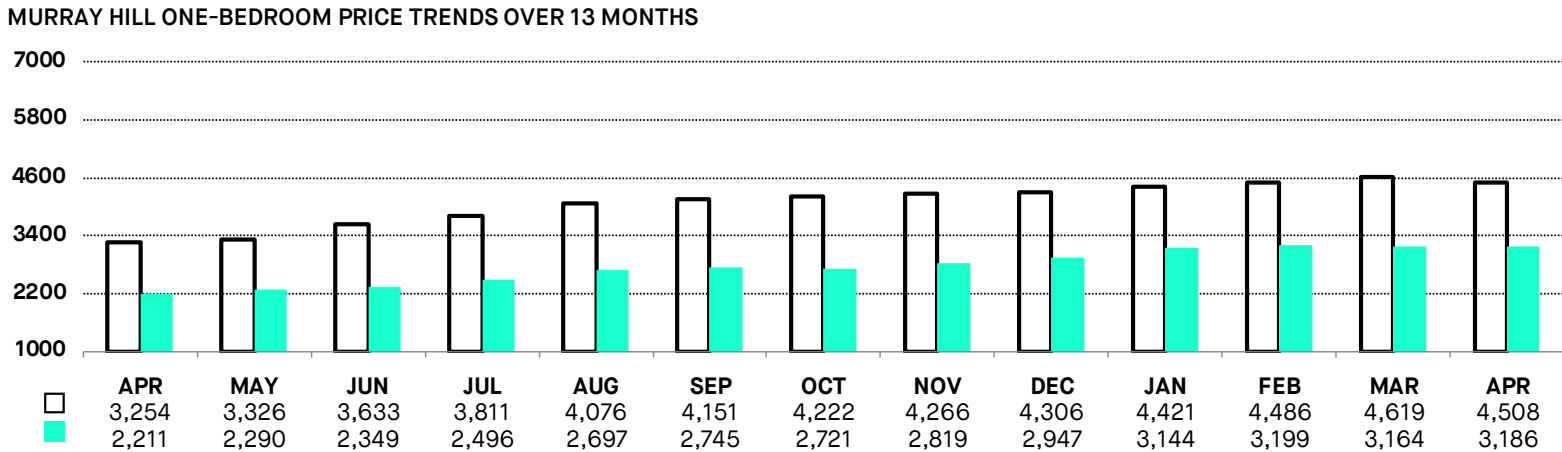
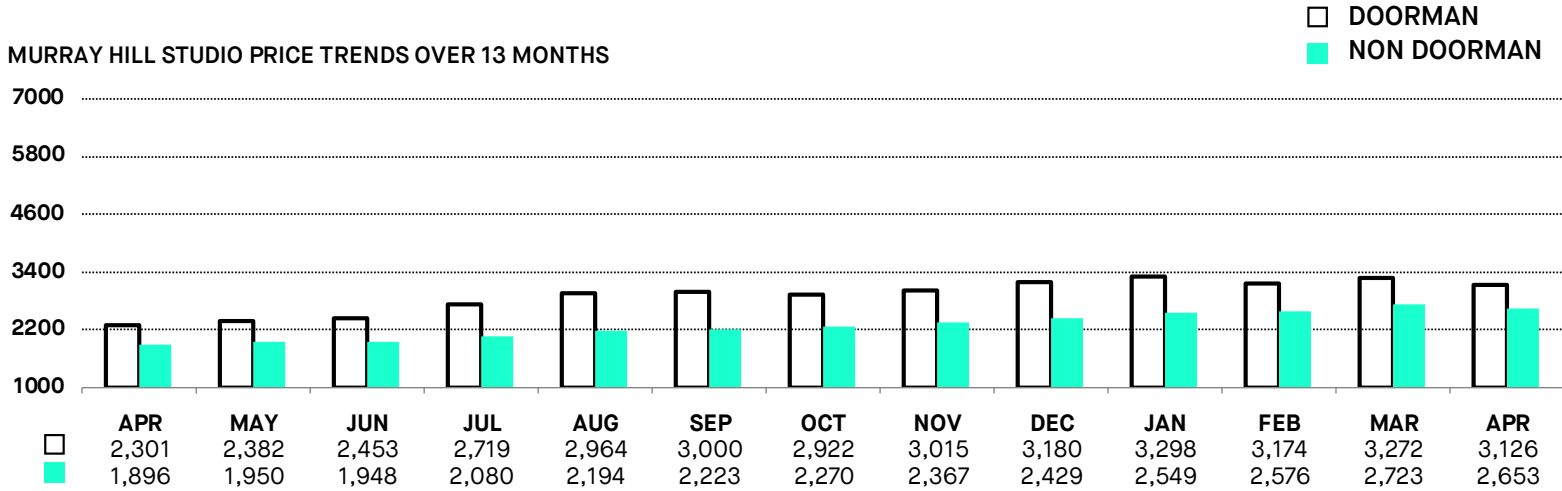




# PRICE TRENDS: MURRAY HILL

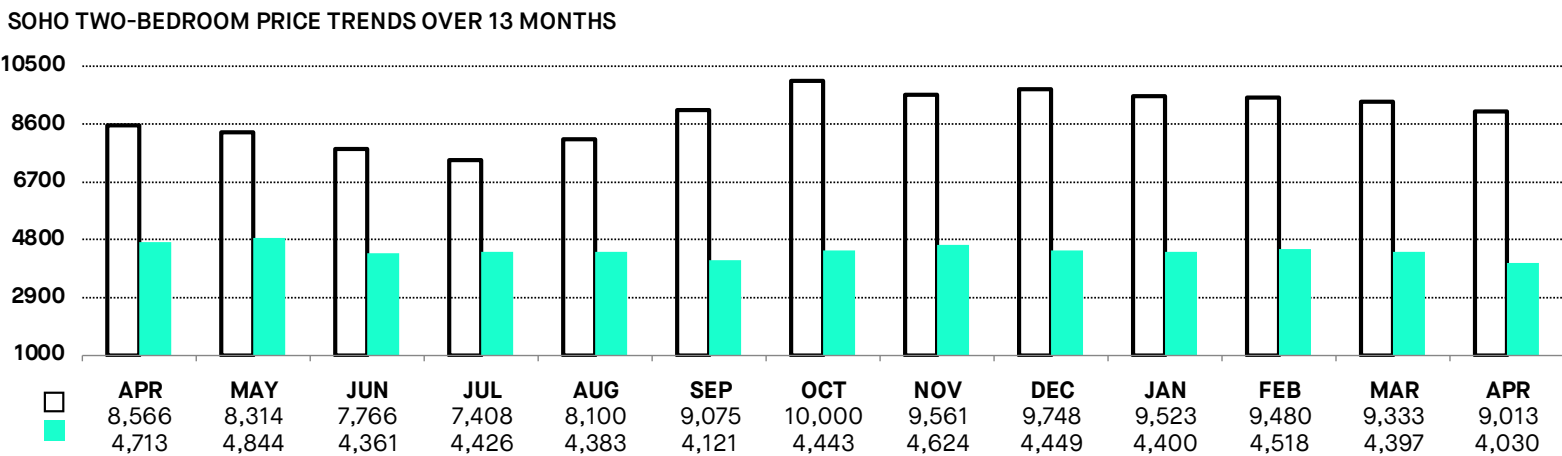
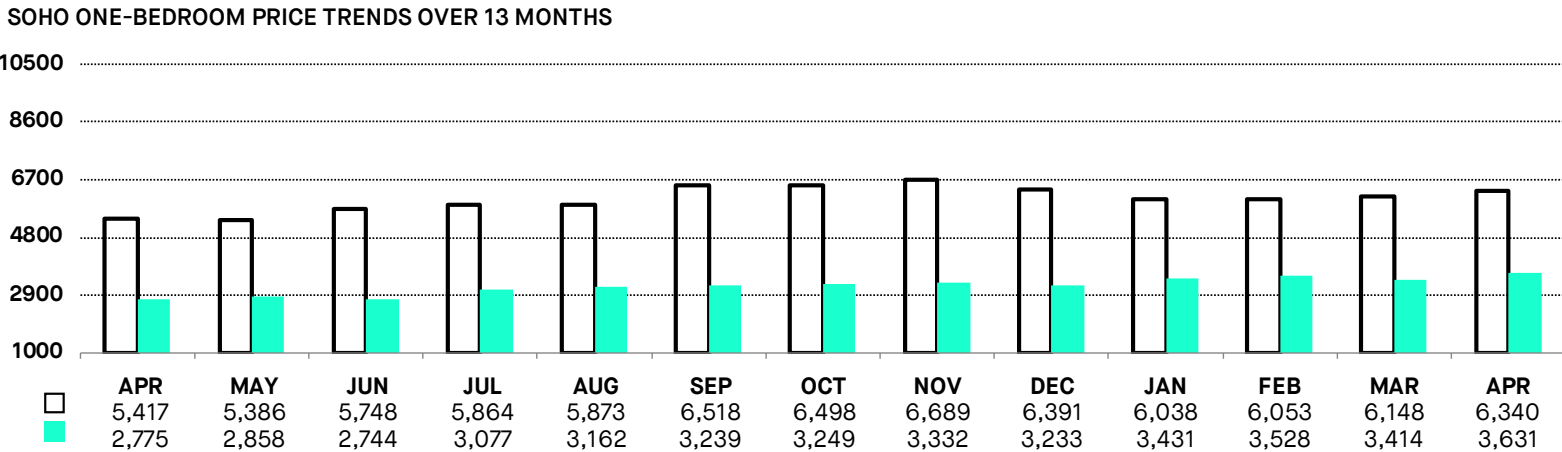
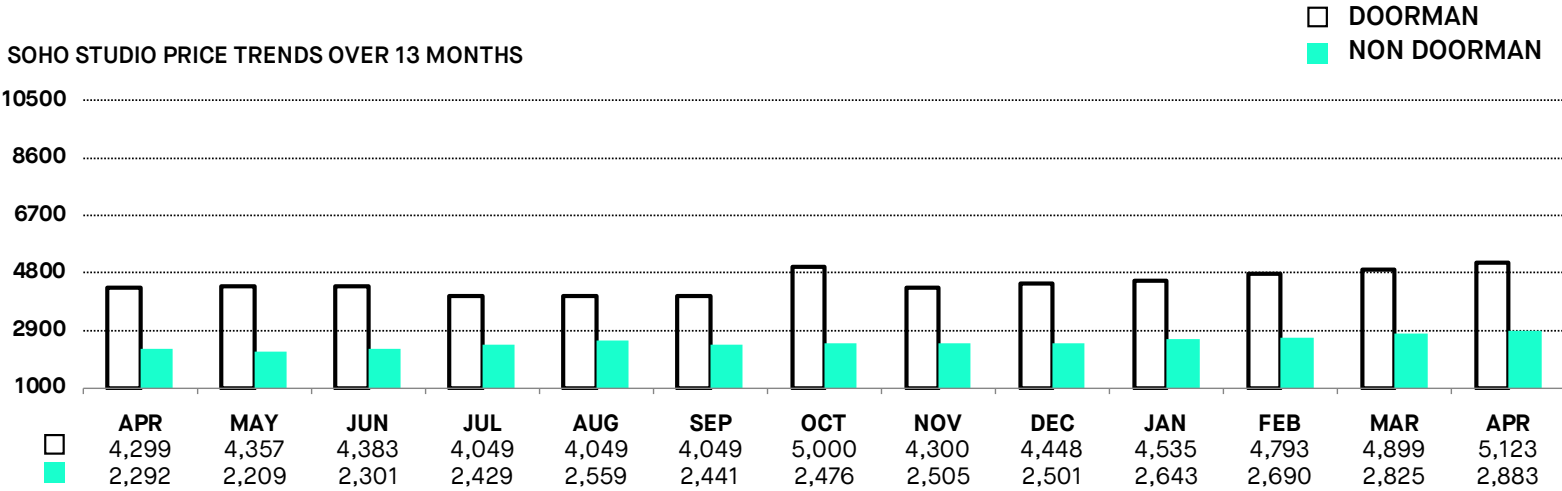
THROUGH APRIL, THE AVERAGE RENTAL PRICE FOR A NON-DOORMAN RENTAL UNIT IN MURRAY HILL DECREASED BY 0.69%

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN RENTAL UNIT IN MURRAY HILL DECREASED BY 2.62%.



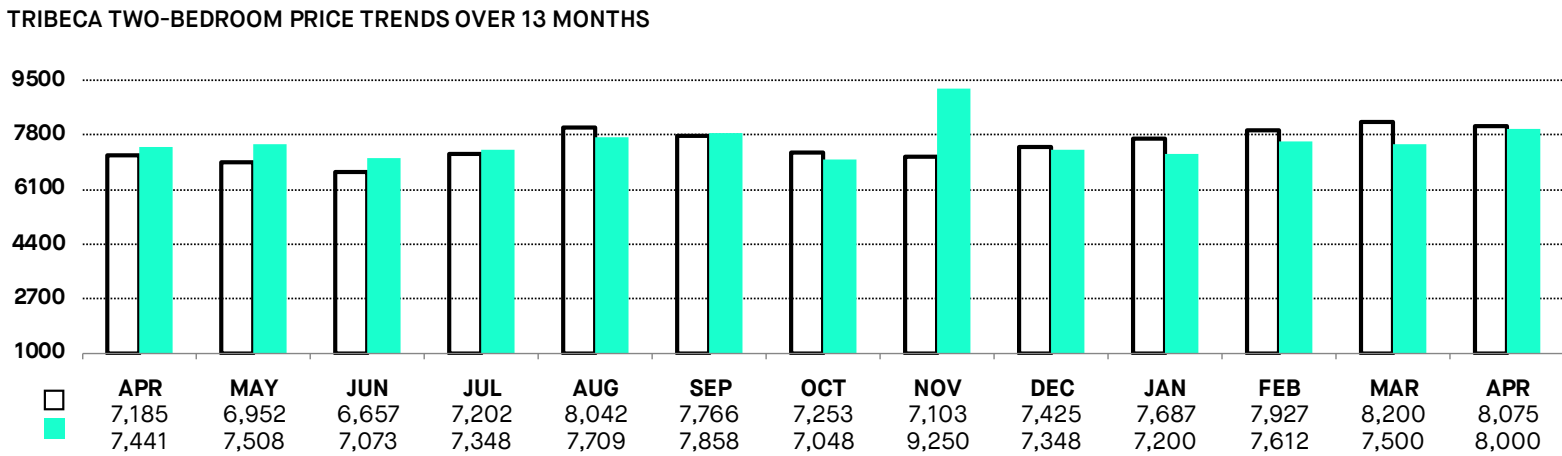
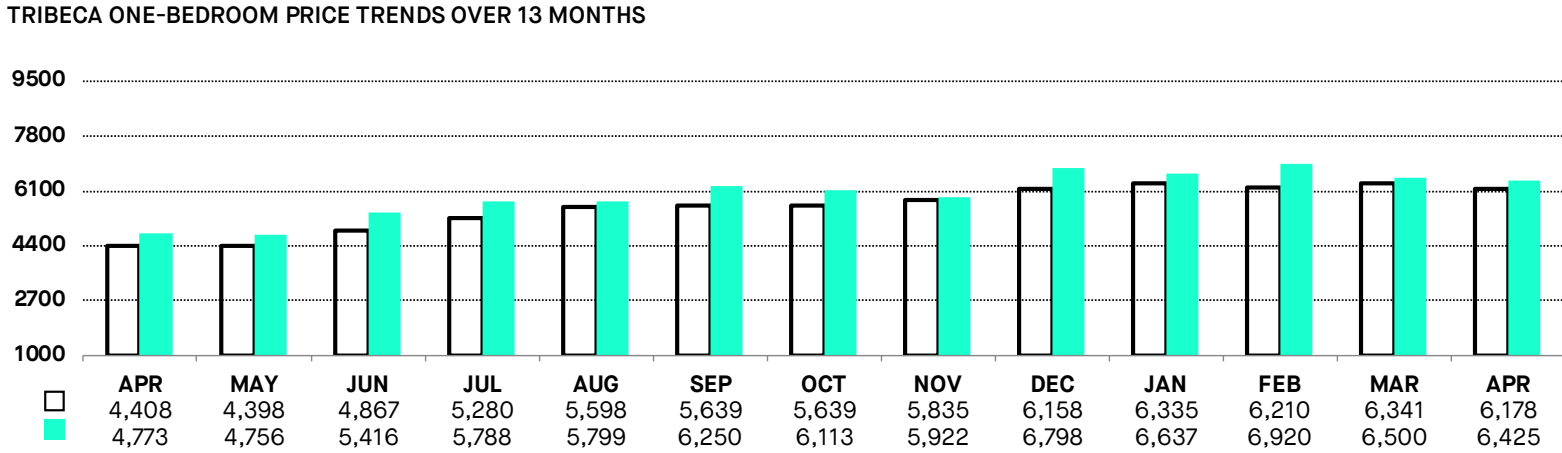
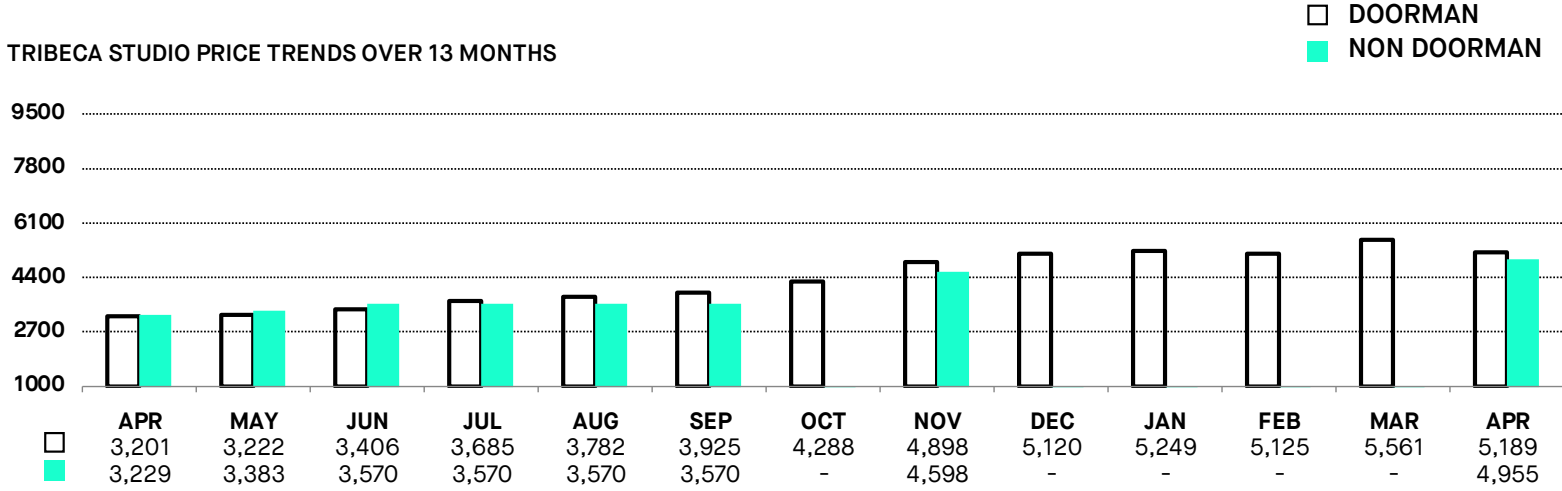
# PRICE TRENDS: SOHO

THE AVERAGE RENTAL PRICE FOR A NON-DOORMAN UNIT IN SOHO DECREASED BY 0.87% THROUGH APRIL. OVER THE LAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT IN SOHO INCREASED BY 0.47%.



# PRICE TRENDS: TRIBECA

THROUGH APRIL, THE AVERAGE RENTAL PRICE FOR A NON-DOORMAN RENTAL UNIT IN TRIBECA INCREASED BY 3.04%. OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT IN TRIBECA DECREASED BY 3.28%.

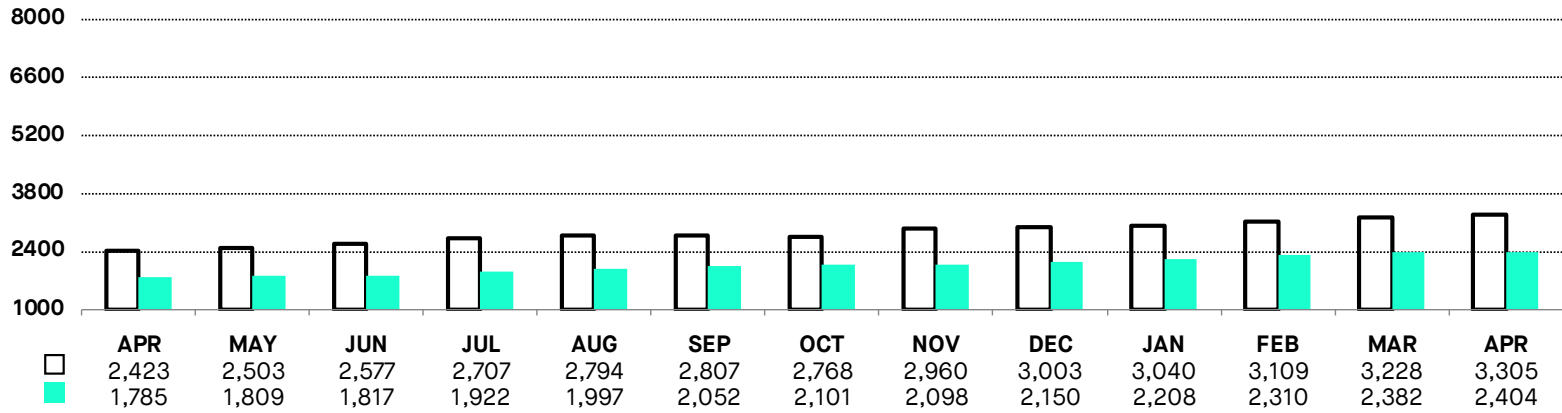


# PRICE TRENDS: UPPER EAST SIDE

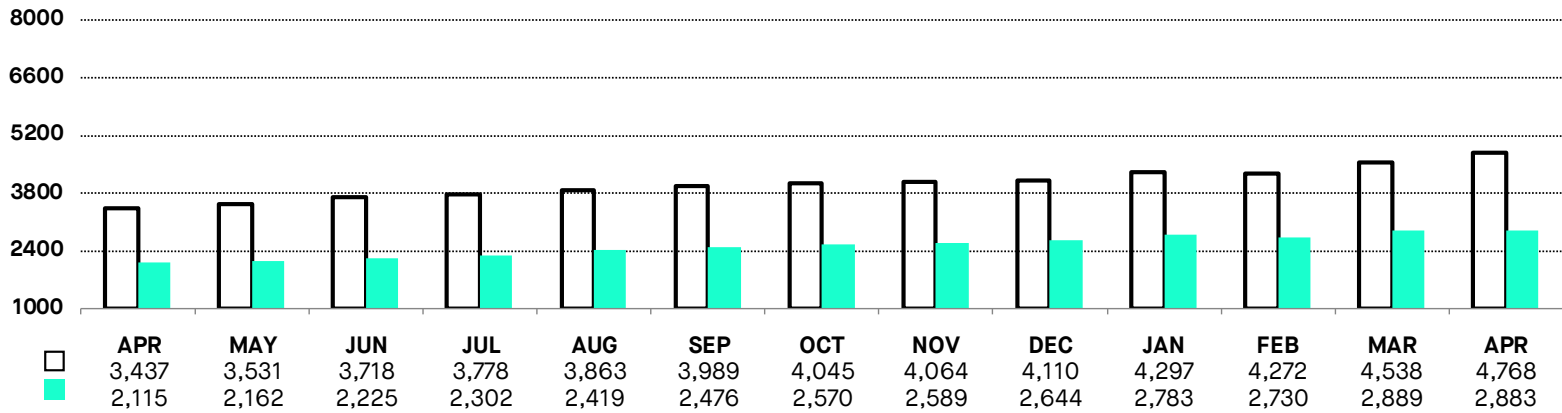
THIS PAST MONTH THE AVERAGE RENTAL PRICE FOR A NON-DOORMAN UNIT ON THE UPPER EAST SIDE DECREASED BY 1.47% WHILE THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT INCREASED BY 2.94%.

□ DOORMAN  
■ NON DOORMAN

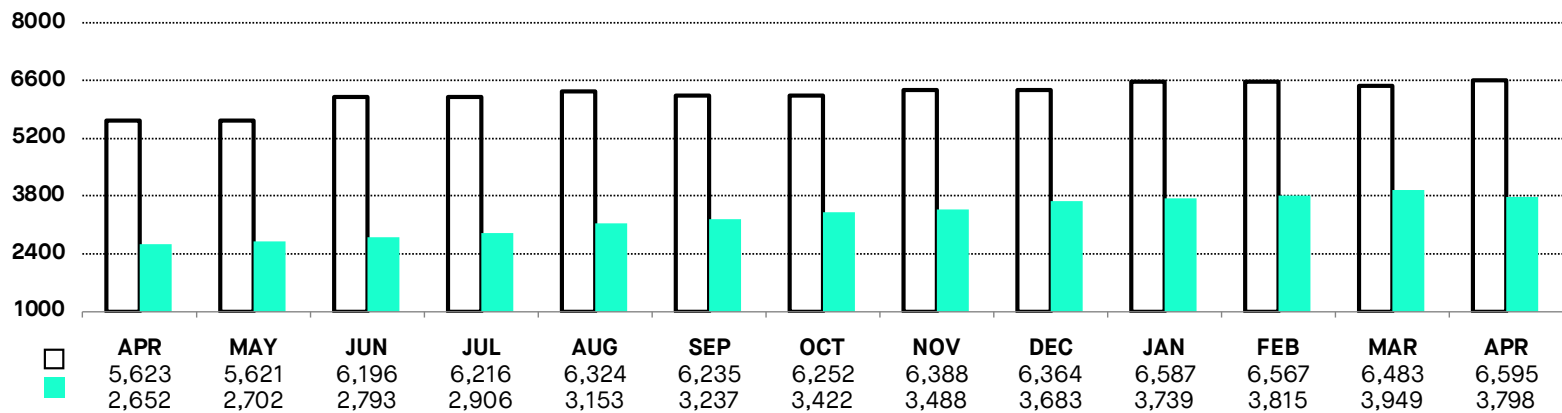
UPPER EAST SIDE STUDIO PRICE TRENDS OVER 13 MONTHS



UPPER EAST SIDE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS

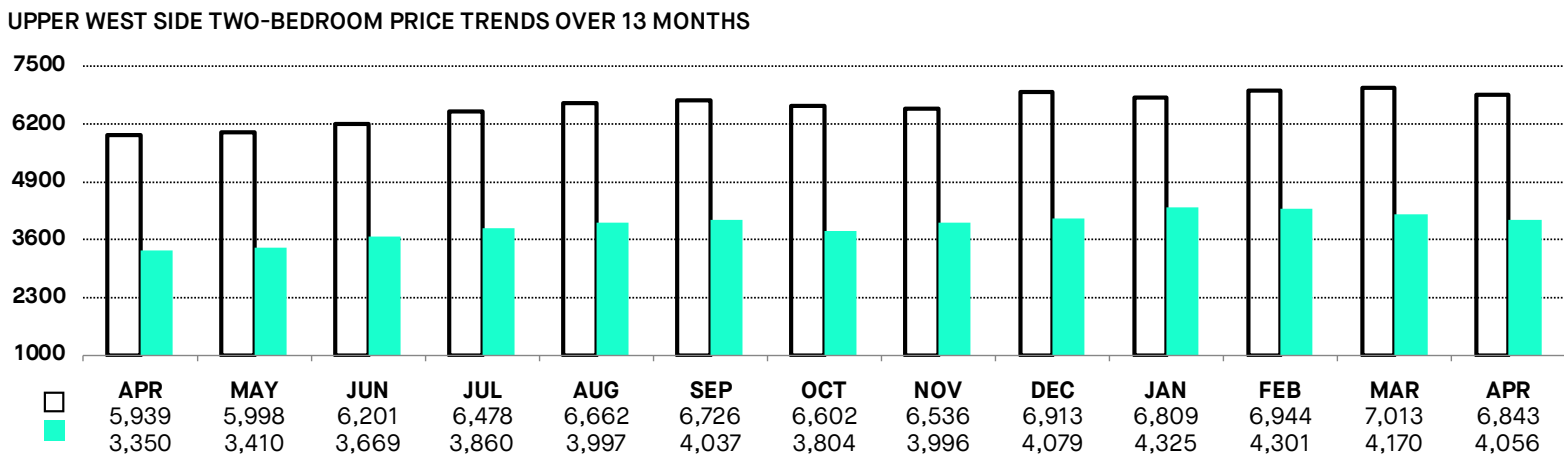
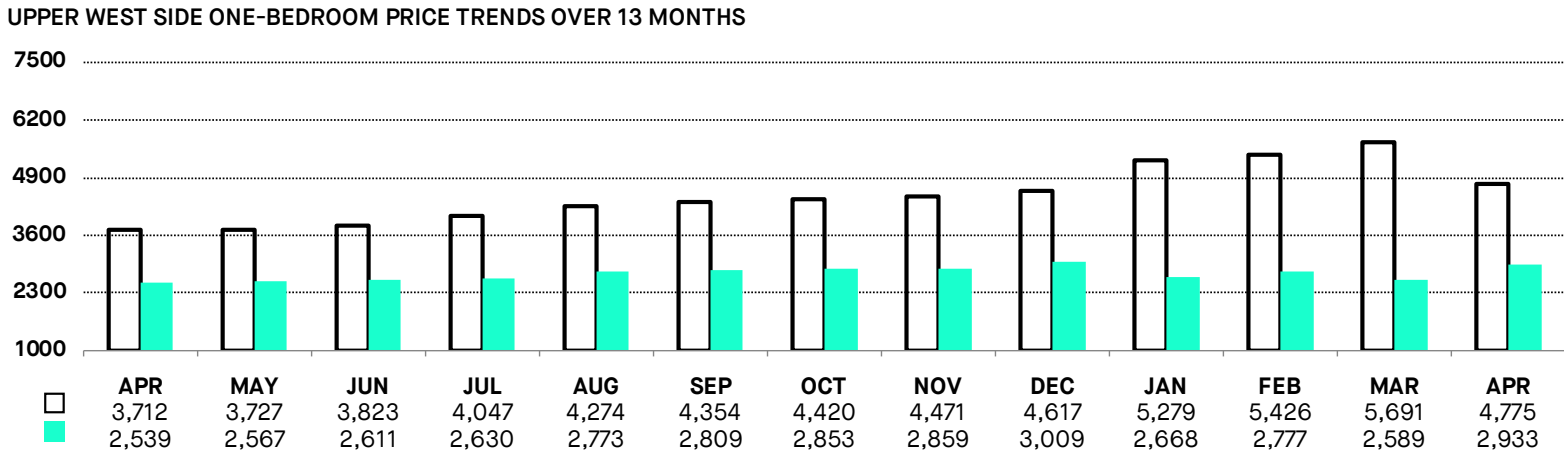
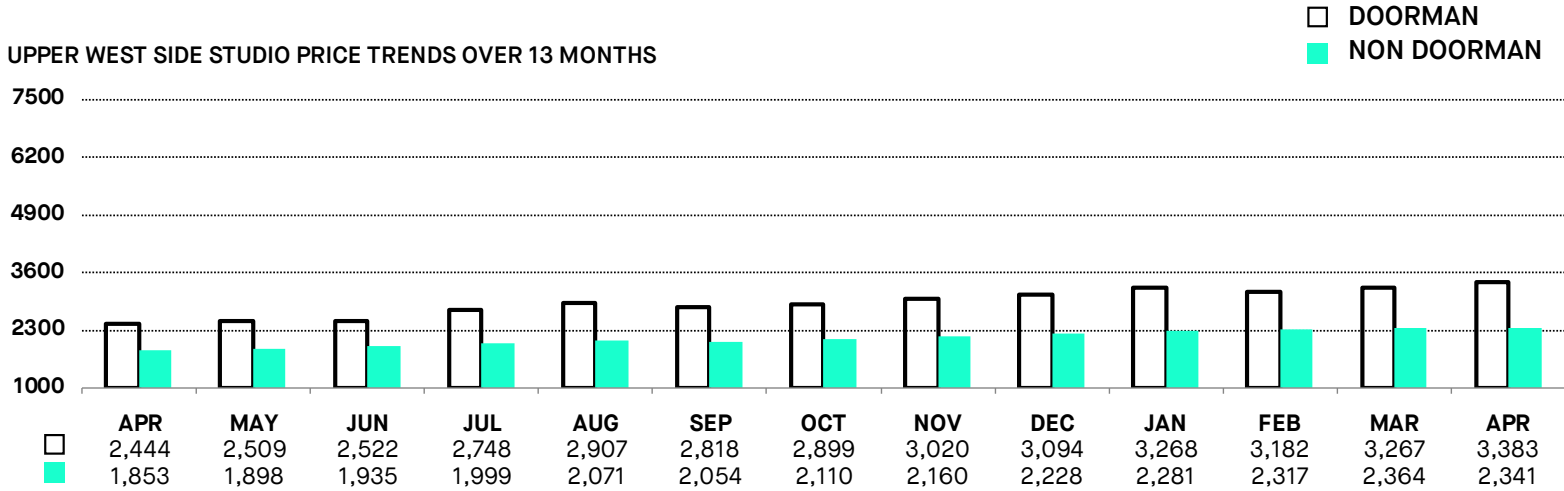


UPPER EAST SIDE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



# PRICE TRENDS: UPPER WEST SIDE

THROUGH APRIL, THE AVERAGE RENTAL PRICE FOR A NON-DOORMAN UNIT ON THE UPPER WEST SIDE INCREASED BY 2.27% WHILE THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT DECREASED BY 6.07%. THIS LARGE DROP IN PRICE FOR DOORMAN UNITS CAN BE ATTRIBUTED TO A CONSIDERABLE INCREASE IN INVENTORY, WITH 46% MORE UNITS ON THE MARKET COMPARED TO THE SAME TIME LAST MONTH.



# THE REPORT EXPLAINED

**THE MANHATTAN RENTAL MARKET REPORT COMPARES FLUCTUATION IN THE CITY'S RENTAL DATA ON A MONTHLY BASIS. IT IS AN ESSENTIAL TOOL FOR POTENTIAL RENTERS SEEKING TRANSPARENCY IN THE NYC APARTMENT MARKET AND A BENCHMARK FOR LANDLORDS TO EFFICIENTLY AND FAIRLY ADJUST INDIVIDUAL PROPERTY RENTS IN MANHATTAN.**

The Manhattan Rental Market Report is based on data cross-sectioned from over 10,000 currently available listings located below 125th Street and priced under \$10,000, with ultra-luxury property omitted to obtain a true monthly rental average. Our data is aggregated from the MNS proprietary database and sampled from a specific mid-month point to record current rental rates offered by landlords during that particular month. It is then combined with information from the REBNY Real Estate Listings Source (RLS), OnLine Residential (OLR.com) and R.O.L.E.X. (Real Plus).

Author: MNS has been helping Manhattan & Brooklyn landlords and renters navigate the rental market since 1999. From large companies to individuals, MNS tailors services to meet your needs. Contact us today to see how we can help.

Contact Us Now: 718-222-0211

Note: All market data is collected and compiled by MNS's marketing department. The information presented here is intended for instructive purposes only and has been gathered from sources deemed reliable, though it may be subject to errors, omissions, changes or withdrawal without notice.

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[HTTP://WWW.MNS.COM/MANHATTAN\\_RENTAL\\_MARKET\\_REPORT](http://www.mns.com/manhattan_rental_market_report)

THANK YOU

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