

M.N.S
REAL ESTATE
NYC

MANHATTAN
YEAR END REPORT



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INTRODUCTION

WE ARE PROUD TO PRESENT MNS' NINETEENTH ANNUAL
YEAR END REPORT



MNS is proud to present our nineteenth annual Manhattan Year End Report, a summation of the data collected from our monthly Manhattan Rental Market Reports. We hope you find this report useful in determining the rental trends in Manhattan's major neighborhoods, as well as the overall climate of the Manhattan rental market.

When compared to last year, the average rental price in Manhattan for a non-doorman studio unit increased by 6.20%, one-bedrooms increased by 9.13%, and two-bedrooms increased by 8.67%. Looking at the doorman market, studios increased by 8.91%, one-bedrooms increased by 6.33%, and two-bedrooms increased by 0.29%. Overall, the average non-doorman rents from 2025 is up by 8.19% when compared to 2024. Average doorman rents also increased by 4.28% compared to the previous year.

NOTABLE TRENDS

Growth & Borough Trends

Looking at the entire years average, the Gramercy and Murray Hill District doorman rental markets saw their average rents increase the most. Gramercy doorman studios are up by 16.67%, one-bedrooms are up by 12.13%, and two-bedrooms are up by 15.430%. In the Murray Hill District, doorman studios are up by 15.06%, one-bedrooms are up by 10.39%, and two-bedrooms are up by 8.98%.

NON-DOORMAN MANHATTAN RENTS: 2024 VS. 2025

| TYPE | 2024 | 2025 | CHANGE |
|--------------|---------|---------|---------|
| Studios | \$2,943 | \$3,126 | ↑ 6.23% |
| One bedrooms | \$3,703 | \$4,041 | ↑ 9.13% |
| Two bedrooms | \$4,851 | \$5,272 | ↑ 8.67% |

DOORMAN MANHATTAN RENTS: 2024 VS. 2025

| TYPE | 2024 | 2025 | CHANGE |
|--------------|---------|---------|---------|
| Studios | \$3,913 | \$4,261 | ↑ 8.91% |
| One bedrooms | \$5,351 | \$5,689 | ↑ 6.33% |
| Two bedrooms | \$7,302 | \$7,324 | ↑ 0.29% |

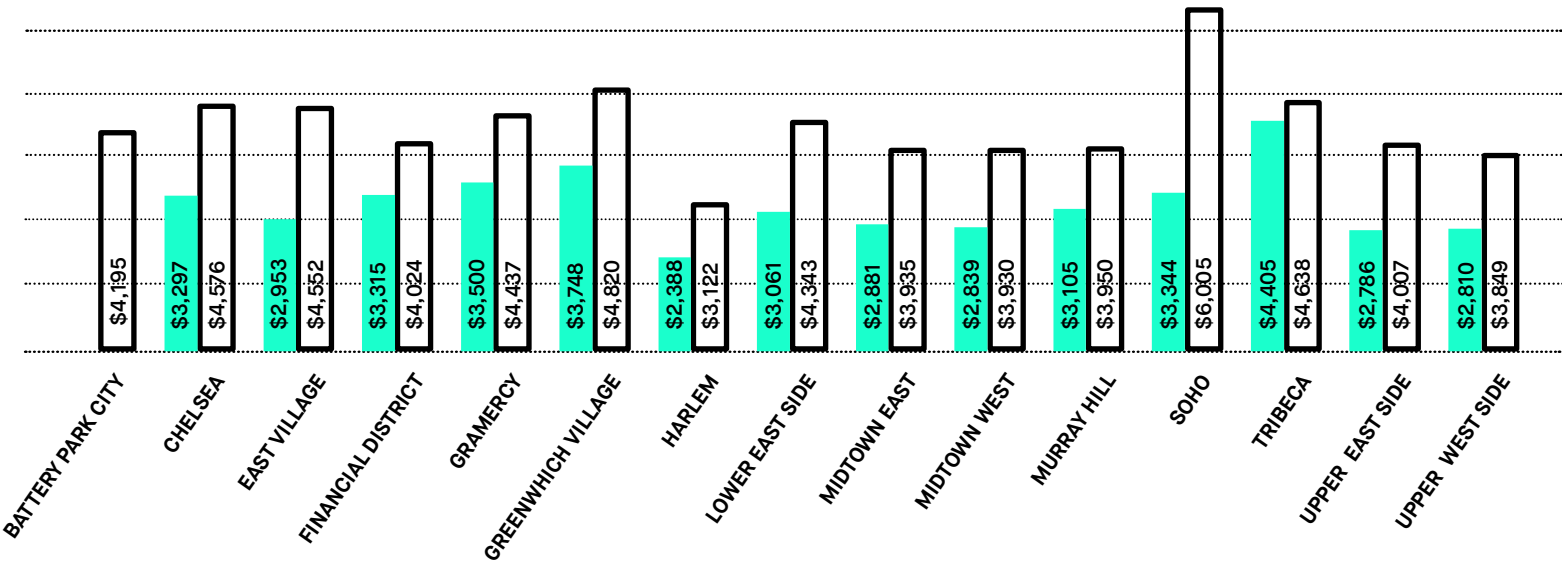
MEAN RENTAL PRICES

2025 MEAN MANHATTAN RENTAL PRICES

| TYPE | PRICE |
|--------------------------|---------|
| Non-doorman studios | \$3,126 |
| Non-doorman one bedrooms | \$4,041 |
| Non-doorman two bedrooms | \$5,272 |
| Doorman studios | \$4,261 |
| Doorman one bedrooms | \$5,689 |
| Doorman two bedrooms | \$7,324 |

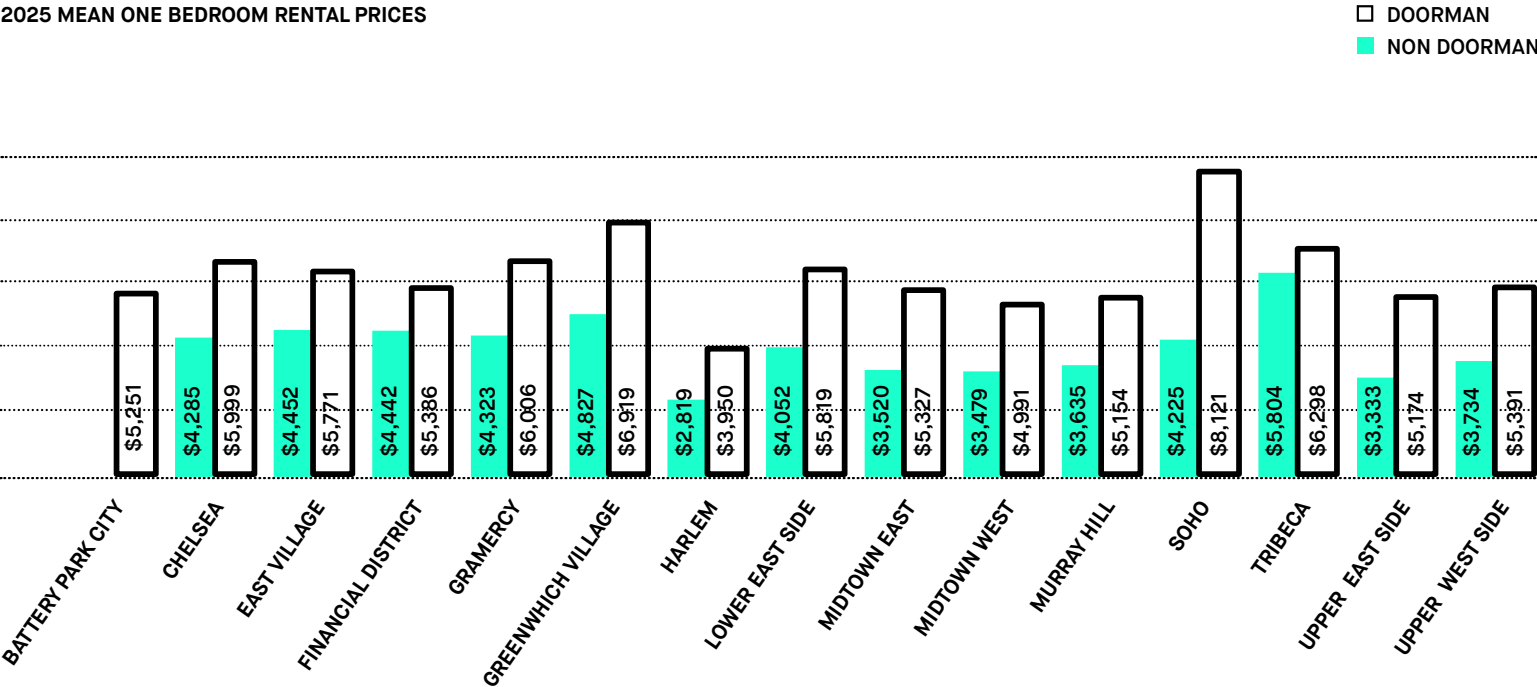
2025 MEAN STUDIO RENTAL PRICES

DOORMAN
NON DOORMAN

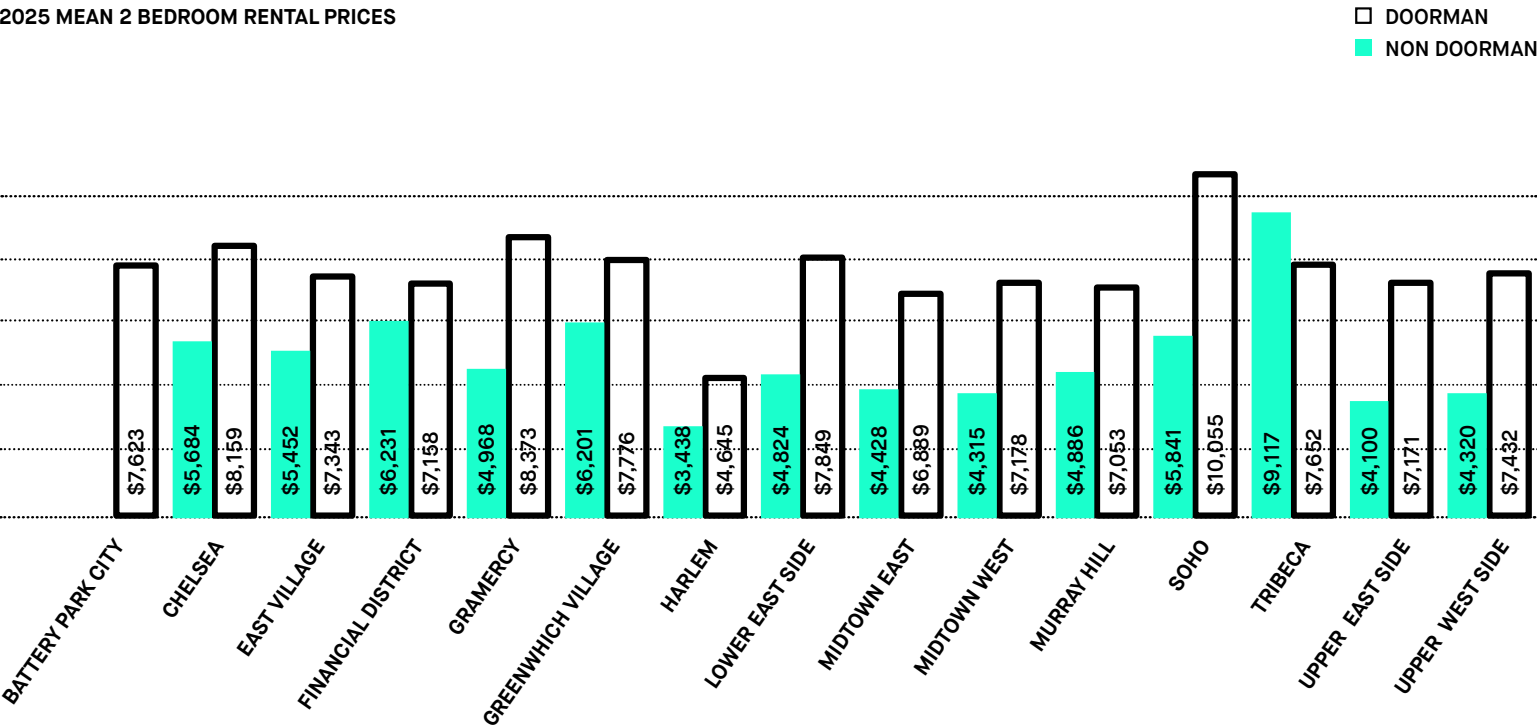


MEAN RENTAL PRICES

2025 MEAN ONE BEDROOM RENTAL PRICES



2025 MEAN 2 BEDROOM RENTAL PRICES



MANHATTAN PRICE TRENDS

PRICE CHANGES

| BATTERY PARK CITY | | Price changes of 2025* | |
|-------------------|--|------------------------|-------------|
| TYPE | | DOORMAN | NON-DOORMAN |
| Studios | | ↑ 4.29% | N/A |
| One bedrooms | | ↑ 4.89% | N/A |
| Two bedrooms | | ↓ 0.64% | N/A |

| CHELSEA | | Price changes of 2025* | |
|--------------|--|------------------------|-------------|
| TYPE | | DOORMAN | NON-DOORMAN |
| Studios | | ↑ 4.02% | ↑ 6.87% |
| One bedrooms | | ↓ 0.49% | ↑ 6.18% |
| Two bedrooms | | ↓ 3.35% | ↑ 5.10% |

*This figure represents the percentage change in the total average pricing from 2024 to 2025 for each unit type.

MANHATTAN PRICE TRENDS

PRICE CHANGES

| EAST VILLAGE | | Price changes of 2025* | |
|--------------|--|------------------------|-------------|
| TYPE | | DOORMAN | NON-DOORMAN |
| Studios | | ↑ 13.25% | ↑ 6.91% |
| One bedrooms | | ↑ 10.27% | ↑ 29.50% |
| Two bedrooms | | ↑ 6.62% | ↑ 22.02% |

| FINANCIAL DISTRICT | | Price changes of 2025* | |
|--------------------|--|------------------------|-------------|
| TYPE | | DOORMAN | NON-DOORMAN |
| Studios | | ↑ 2.84% | ↑ 11.14% |
| One bedrooms | | ↑ 3.23% | ↑ 11.77% |
| Two bedrooms | | ↑ 0.67% | ↑ 6.86% |

*This figure represents the percentage change in the total average pricing from 2024 to 2025 for each unit type.

MANHATTAN PRICE TRENDS

PRICE CHANGES

| GRAMERCY PARK | | Price changes of 2025* | |
|---------------|--|------------------------|-------------|
| TYPE | | DOORMAN | NON-DOORMAN |
| Studios | | ↑ 16.67% | ↑ 8.79% |
| One bedrooms | | ↑ 12.13% | ↑ 12.24% |
| Two bedrooms | | ↑ 15.43% | ↑ 5.31% |

| GREENWICH VILLAGE | | Price changes of 2025* | |
|-------------------|--|------------------------|-------------|
| TYPE | | DOORMAN | NON-DOORMAN |
| Studios | | ↑ 12.97% | ↑ 10.71% |
| One bedrooms | | ↑ 9.40% | ↑ 5.34% |
| Two bedrooms | | ↓ 8.52% | ↑ 1.74% |

*This figure represents the percentage change in the total average pricing from 2024 to 2025 for each unit type.

MANHATTAN PRICE TRENDS

PRICE CHANGES

| HARLEM | | Price changes of 2025* | |
|--------------|--|------------------------|-------------|
| TYPE | | DOORMAN | NON-DOORMAN |
| Studios | | ↑ 7.79% | ↑ 8.09% |
| One bedrooms | | ↑ 6.79% | ↑ 7.72% |
| Two bedrooms | | ↓ 0.94% | ↑ 9.39% |

| LOWER EAST SIDE | | Price changes of 2025* | |
|-----------------|--|------------------------|-------------|
| TYPE | | DOORMAN | NON-DOORMAN |
| Studios | | ↑ 2.43% | ↑ 16.72% |
| One bedrooms | | ↑ 6.43% | ↑ 27.38% |
| Two bedrooms | | ↑ 1.78% | ↑ 19.34% |

*This figure represents the percentage change in the total average pricing from 2024 to 2025 for each unit type.

MANHATTAN PRICE TRENDS

PRICE CHANGES

| MIDTOWN EAST | | Price changes of 2025* | |
|--------------|--|------------------------|-------------|
| TYPE | | DOORMAN | NON-DOORMAN |
| Studios | | ↑ 14.73% | ↑ 6.83% |
| One bedrooms | | ↑ 12.39% | ↑ 7.11% |
| Two bedrooms | | ↑ 3.40% | ↑ 7.56% |

| MIDTOWN WEST | | Price changes of 2025* | |
|--------------|--|------------------------|-------------|
| TYPE | | DOORMAN | NON-DOORMAN |
| Studios | | ↑ 7.47% | ↑ 10.56% |
| One bedrooms | | ↑ 6.66% | ↑ 11.10% |
| Two bedrooms | | ↑ 8.65% | ↑ 9.10% |

*This figure represents the percentage change in the total average pricing from 2024 to 2025 for each unit type.

MANHATTAN PRICE TRENDS

PRICE CHANGES

| MURRAY HILL | | Price changes of 2025* | |
|--------------|--|------------------------|-------------|
| TYPE | | DOORMAN | NON-DOORMAN |
| Studios | | ↑ 15.06% | ↑ 10.43% |
| One bedrooms | | ↑ 10.39% | ↑ 8.66% |
| Two bedrooms | | ↑ 8.98% | ↑ 10.08% |

| SOHO | | Price changes of 2025* | |
|--------------|--|------------------------|-------------|
| TYPE | | DOORMAN | NON-DOORMAN |
| Studios | | ↑ 18.82% | ↑ 0.15% |
| One bedrooms | | ↑ 6.68% | ↑ 2.47% |
| Two bedrooms | | ↑ 7.53% | ↑ 16.98% |

*This figure represents the percentage change in the total average pricing from 2024 to 2025 for each unit type.

MANHATTAN PRICE TRENDS

PRICE CHANGES

| TRIBECA | | Price changes of 2025* | |
|--------------|--|------------------------|-------------|
| TYPE | | DOORMAN | NON-DOORMAN |
| Studios | | ↑ 4.81% | ↓ 8.32% |
| One bedrooms | | ↓ 1.57% | ↓ 11.03% |
| Two bedrooms | | ↓ 3.23% | ↑ 7.09% |

| UPPER EAST SIDE | | Price changes of 2025* | |
|-----------------|--|------------------------|-------------|
| TYPE | | DOORMAN | NON-DOORMAN |
| Studios | | ↑ 10.60% | ↑ 8.17% |
| One bedrooms | | ↑ 6.97% | ↑ 7.93% |
| Two bedrooms | | ↑ 2.19% | ↑ 5.93% |

*This figure represents the percentage change in the total average pricing from 2024 to 2025 for each unit type.

MANHATTAN PRICE TRENDS

PRICE CHANGES

UPPER WEST SIDE

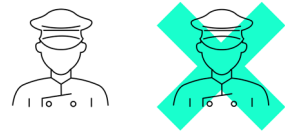
Price changes of 2025*

| TYPE | DOORMAN | NON-DOORMAN |
|--------------|---------|-------------|
| Studios | ↑ 9.60% | ↑ 5.65% |
| One bedrooms | ↑ 8.00% | ↑ 7.31% |
| Two bedrooms | ↑ 2.48% | ↓ 0.11% |

*This figure represents the percentage change in pricing from 2024 to 2025 for each unit type.

MANHATTAN PRICE TRENDS

AVERAGE PRICES



NON-DOORMAN - AVERAGE PRICES OVER THE YEAR

| | | | | | |
|-------------------|---------|-------------------|---------|-----------------|---------|
| BATTERY PARK CITY | - | GREENWICH VILLAGE | \$4,146 | MURRAY HILL | \$4,025 |
| CHELSEA | \$4,051 | HARLEM | \$3,871 | SOHO | \$4,107 |
| EAST VILLAGE | \$4,042 | LOWER EAST SIDE | \$4,030 | TRIBECA | \$4,367 |
| FINACIAL DISTRICT | \$4,106 | MIDTOWN EAST | \$3,981 | UPPER EAST SIDE | \$3,967 |
| GRAMERCY | \$4,056 | MIDTOWN WEST | \$3,976 | UPPER WEST SIDE | \$4,001 |

DOORMAN - AVERAGE PRICES OVER THE YEAR

| | | | | | |
|-------------------|---------|-------------------|---------|-----------------|---------|
| BATTERY PARK CITY | \$5,690 | GREENWICH VILLAGE | \$6,505 | MURRAY HILL | \$5,386 |
| CHELSEA | \$6,245 | HARLEM | \$3,906 | SOHO | \$7,306 |
| EAST VILLAGE | \$5,889 | LOWER EAST SIDE | \$6,004 | TRIBECA | \$6,196 |
| FINACIAL DISTRICT | \$5,523 | MIDTOWN EAST | \$5,384 | UPPER EAST SIDE | \$5,451 |
| GRAMERCY | \$6,272 | MIDTOWN WEST | \$5,367 | UPPER WEST SIDE | \$5,557 |

THE REPORT EXPLAINED

THE MANHATTAN RENTAL MARKET REPORT IS THE ONLY REPORT THAT 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 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 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 at 718.222.0211

Note All market data is collected and compiled by MNS' 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. If you would like to republish this report on the web, please be sure to source it as the "Manhattan Rental Market Report" with a link back to its original location.

[HTTP://WWW.MNS.COM/MANHATTAN_YEAR_END_MARKET_REPORT_2025](http://www.mns.com/manhattan_year_end_market_report_2025)

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