

**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

# MANHATTAN

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%

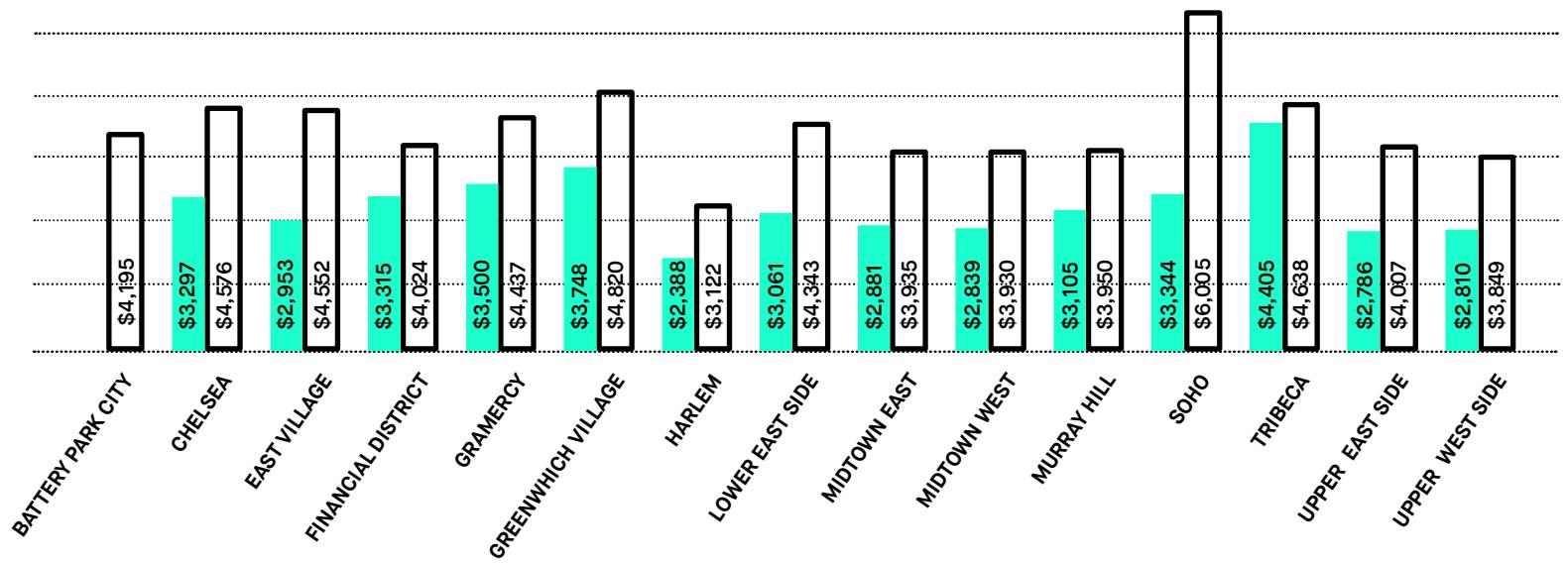
# MEAN RENTAL PRICES

## 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

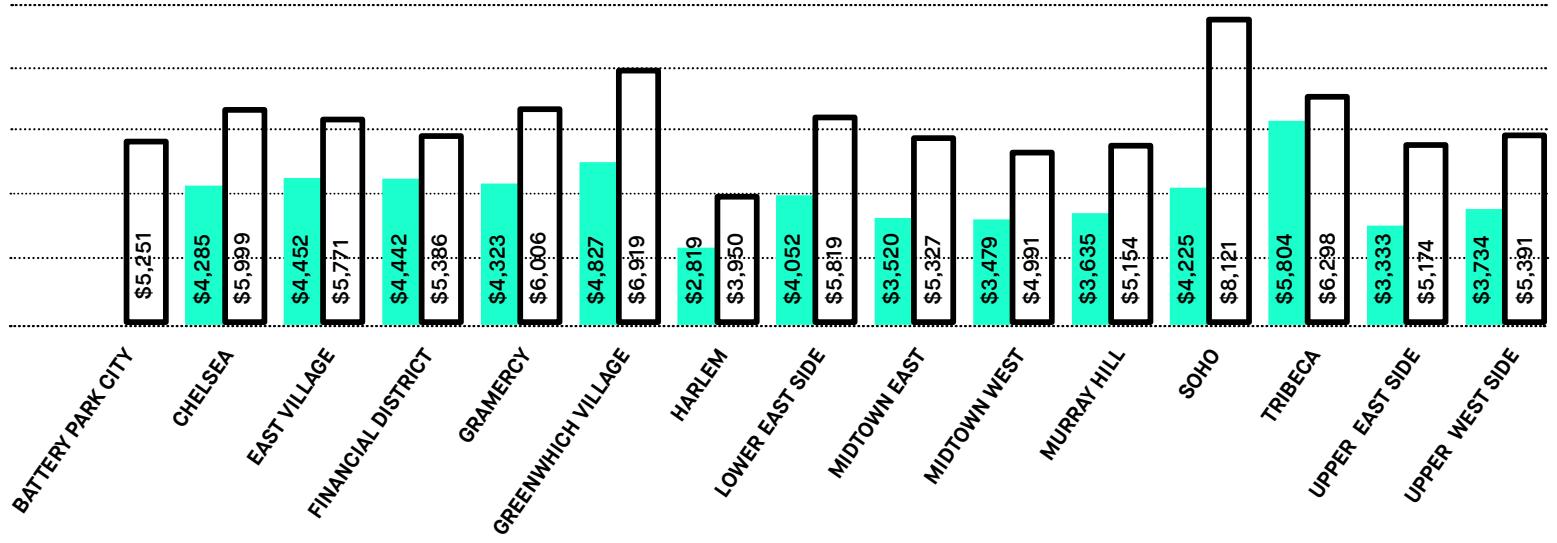
DOORMAN  
 NON DOORMAN



# MEAN RENTAL PRICES

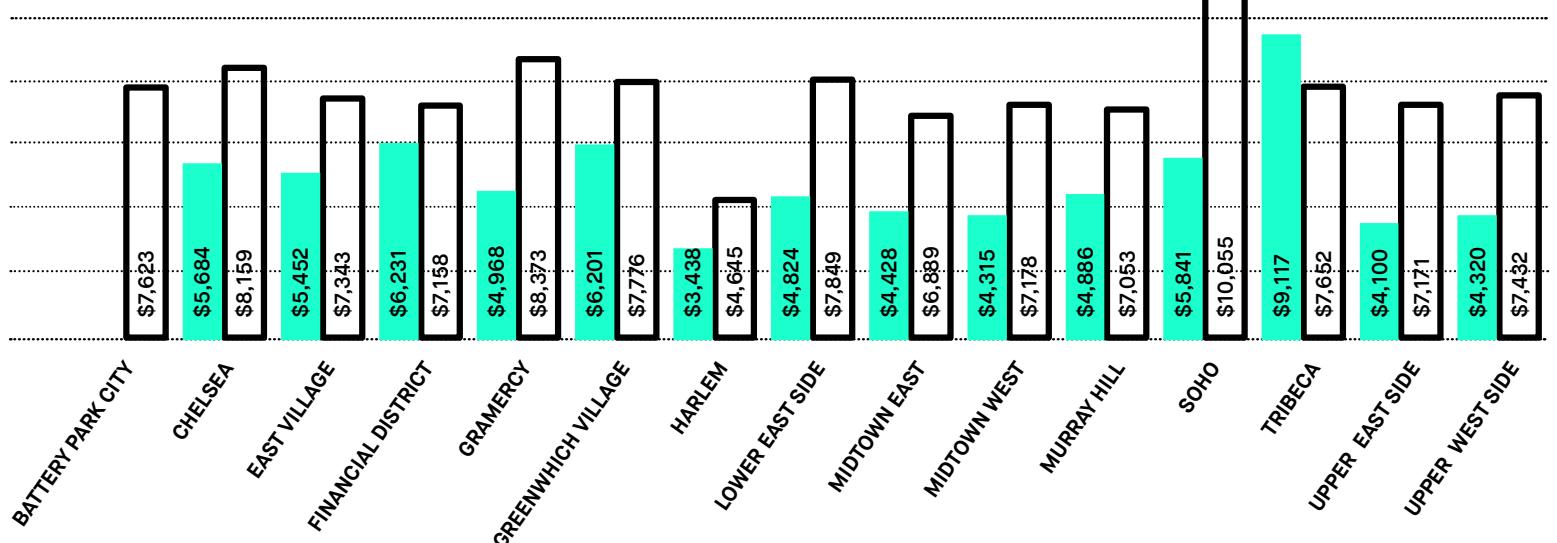
2025 MEAN ONE BEDROOM RENTAL PRICES

□ DOORMAN  
■ NON DOORMAN



2025 MEAN 2 BEDROOM RENTAL PRICES

□ DOORMAN  
■ NON DOORMAN



# 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)

THANK YOU

**WILLIAMSBURG**

40 N 6th St  
Brooklyn, NY 11249