

M.N.S
REAL ESTATE
NYC

MANHATTAN RENTAL MARKET REPORT

APRIL 2026



CONTENTS

- INTRODUCTION 4
- A QUICK LOOK 5
 - NOTABLE PRICE TRENDS 6
 - PRICE DECREASE7
 - PRICE INCREASE 8
- MEAN MANHATTAN RENTAL PRICES.....9
- NEIGHBORHOOD PRICE TRENDS14
 - BATTERY PARK CITY15
 - CHELSEA16
 - EAST VILLAGE.....17
 - FINANCIAL DISTRICT.....18
 - GRAMERCY PARK19
 - GREENWICH VILLAGE.....20
 - HARLEM.....21
 - LOWER EAST SIDE.....22
 - MIDTOWN EAST.....23
 - MIDTOWN WEST.....24
 - MURRAY HILL.....25
 - SOHO.....26
 - TRIBECA.....27
 - UPPER EAST SIDE.....28
 - UPPER WEST SIDE.....29
 - WASHINGTON HEIGHTS/ INWOOD.....30
- THE REPORT EXPLAINED.....31

AVERAGE RENT

THE AVERAGE RENT IN MANHATTAN HAS INCREASED THIS MONTH.

MANHATTAN

↑1.57%
CHANGE

\$5,101
MARCH 2026

\$5,181
APRIL 2026

A QUICK LOOK

MANHATTAN

Over the last month, the average rental price in Manhattan increased by 1.570%, from \$5,101 to \$5,181. The average rental price for a non-doorman studio unit decreased by 1.36%, from \$3,230 to \$3,186. The average rental price for a non-doorman one-bedroom unit increased by 1.46%, from \$4,212 to \$4,274. The average rental price for a non-doorman two-bedroom unit increased by 1.90%, from \$5,469 to \$5,573. The average rental price for a doorman studio unit increased by 4.09%, from \$4,271 to \$4,446. The average rental price for a one-bedroom doorman unit decreased by 0.16%, from \$5,705 to \$5,696. The average rental price for a doorman two-bedroom unit increased by 3.31%, from \$7,304 to \$7,546.

Year-over-year, the average rental price for a non-doorman studio increased by 7.53%, and the average rental price for a doorman studio increased by 8.35%. The average rental price for a non-doorman one-bedroom unit increased by 7.57%, and doorman one-bedroom units saw their average rental price increase by 3.50%. The average rental price for a non-doorman two-bedroom unit increased by 7.44%, while the average rental price for doorman two-bedroom units increased by 4.95%. Overall, the average rental price in Manhattan increased by 5.56% from this time last year.

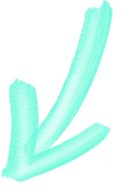
NOTABLE TRENDS

MANHATTAN

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Non-doorman studios	Greenwich Village \$3,902	Washington Heights/ Inwood \$2,332
Non-doorman one bedrooms	TriBeCa \$5,395	Washington Heights/ Inwood \$2,766
Non-doorman two bedrooms	TriBeCa \$9,500	Washington Heights/ Inwood \$3,259

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Doorman studios	SoHo \$6,495	Washington Heights/ Inwood \$3,000
Doorman one bedrooms	SoHo \$7,825	Washington Heights/ Inwood \$3,146
Doorman two bedrooms	Gramercy \$9,031	Washington Heights/ Inwood \$4,801

WHERE PRICES DECREASED



BATTERY PARK CITY

Doorman Studios -0.93%

EAST VILLAGE

Non-Doorman One-Bedroom -4.00%

Doorman One-Bedroom -8.15%

FINANCIAL DISTRICT

Non-Doorman One-Bedroom -0.71%

Doorman Studios -0.32%

Doorman One-Bedroom -3.39%

GRAMERCY

Non-Doorman Studios -5.80%

Doorman Studios -1.47%

GREENWICH VILLAGE

Non-Doorman Studios -0.44%

Non-Doorman One-Bedroom -1.39%

Non-Doorman Two-Bedroom -1.88%

HARLEM

Non-Doorman Studios -1.29%

LOWER EAST SIDE

Non-Doorman Studios -6.04%

Non-Doorman One-Bedroom -3.09%

Doorman Studios -4.43%

Doorman One-Bedroom -4.22%

MIDTOWN EAST

Non-Doorman Studios -2.94%

MIDTOWN WEST

Non-Doorman Studios -0.92%

Doorman One-Bedroom -1.19%

MURRAY HILL

Non-Doorman Studios -2.42%

Non-Doorman One-Bedroom -1.71%

Non-Doorman Two-Bedroom -3.17%

SOHO

Non-Doorman Two-Bedroom -1.18%

UPPER EAST SIDE

Non-Doorman One-Bedroom -2.02%

Non-Doorman Two-Bedroom -3.36%

Doorman Studios -2.81%

Doorman Two-Bedroom -2.82%

UPPER WEST SIDE

Non-Doorman Studios -3.66%

Doorman Studios -2.46%

Doorman One-Bedroom -2.91%

Doorman Two-Bedroom -1.22%

WASHINGTON HEIGHTS / INWOOD

Non-Doorman Studios -4.80%

Doorman One-Bedroom -1.59%

WHERE PRICES INCREASED



BATTERY PARK CITY

Doorman One-Bedroom	0.17%
Doorman Two-Bedroom	3.17%

CHELSEA

Non-Doorman Studios	1.37%
Non-Doorman One-Bedroom	7.26%
Non-Doorman Two-Bedroom	2.40%
Doorman Studios	2.07%
Doorman One-Bedroom	1.93%
Doorman Two-Bedroom	4.87%

EAST VILLAGE

Non-Doorman Studios	8.69%
Non-Doorman Two-Bedroom	3.58%
Doorman Studios	3.07%
Doorman Two-Bedroom	2.30%

FINANCIAL DISTRICT

Non-Doorman Studios	0.00%
Non-Doorman Two-Bedroom	0.45%
Doorman Two-Bedroom	3.42%

GRAMERCY

Non-Doorman One-Bedroom	8.01%
Non-Doorman Two-Bedroom	2.53%
Doorman One-Bedroom	0.10%
Doorman Two-Bedroom	3.24%

GREENWICH VILLAGE

Doorman Studios	2.53%
Doorman One-Bedroom	0.25%
Doorman Two-Bedroom	5.76%

HARLEM

Non-Doorman One-Bedroom	0.41%
Non-Doorman Two-Bedroom	6.13%
Doorman Studios	5.48%
Doorman One-Bedroom	4.13%
Doorman Two-Bedroom	4.66%

LOWER EAST SIDE

Non-Doorman Two-Bedroom	2.37%
Doorman Two-Bedroom	10.05%

MIDTOWN EAST

Non-Doorman One-Bedroom	3.56%
Non-Doorman Two-Bedroom	4.94%
Doorman Studios	4.96%
Doorman One-Bedroom	2.05%
Doorman Two-Bedroom	1.44%

MIDTOWN WEST

Non-Doorman One-Bedroom	1.32%
Non-Doorman Two-Bedroom	3.79%
Doorman Studios	1.63%
Doorman Two-Bedroom	0.15%

MURRAY HILL

Doorman Studios	5.34%
Doorman One-Bedroom	2.54%
Doorman Two-Bedroom	5.21%

SOHO

Non-Doorman Studios	0.26%
Non-Doorman One-Bedroom	2.24%
Doorman Studio	0.00%
Doorman One-Bedroom	3.41%
Doorman Two-Bedroom	0.00%

TRIBECA

Non-Doorman Studios	0.00%
Non-Doorman One-Bedroom	4.84%
Non-Doorman Two-Bedroom	2.72%
Doorman Studios	0.76%
Doorman One-Bedroom	0.87%
Doorman Two-Bedroom	0.96%

UPPER EAST SIDE

Non-Doorman Studios	5.32%
Doorman One-Bedroom	4.29%

UPPER WEST SIDE

Non-Doorman One-Bedroom	3.30%
Non-Doorman Two-Bedroom	7.77%

WASHINGTON HEIGHTS / INWOOD

Non-Doorman One-Bedroom	6.29%
Non-Doorman Two-Bedroom	7.06%
Doorman Studios	1.48%
Doorman Two-Bedroom	11.53%

MANHATTAN AVERAGE PRICE

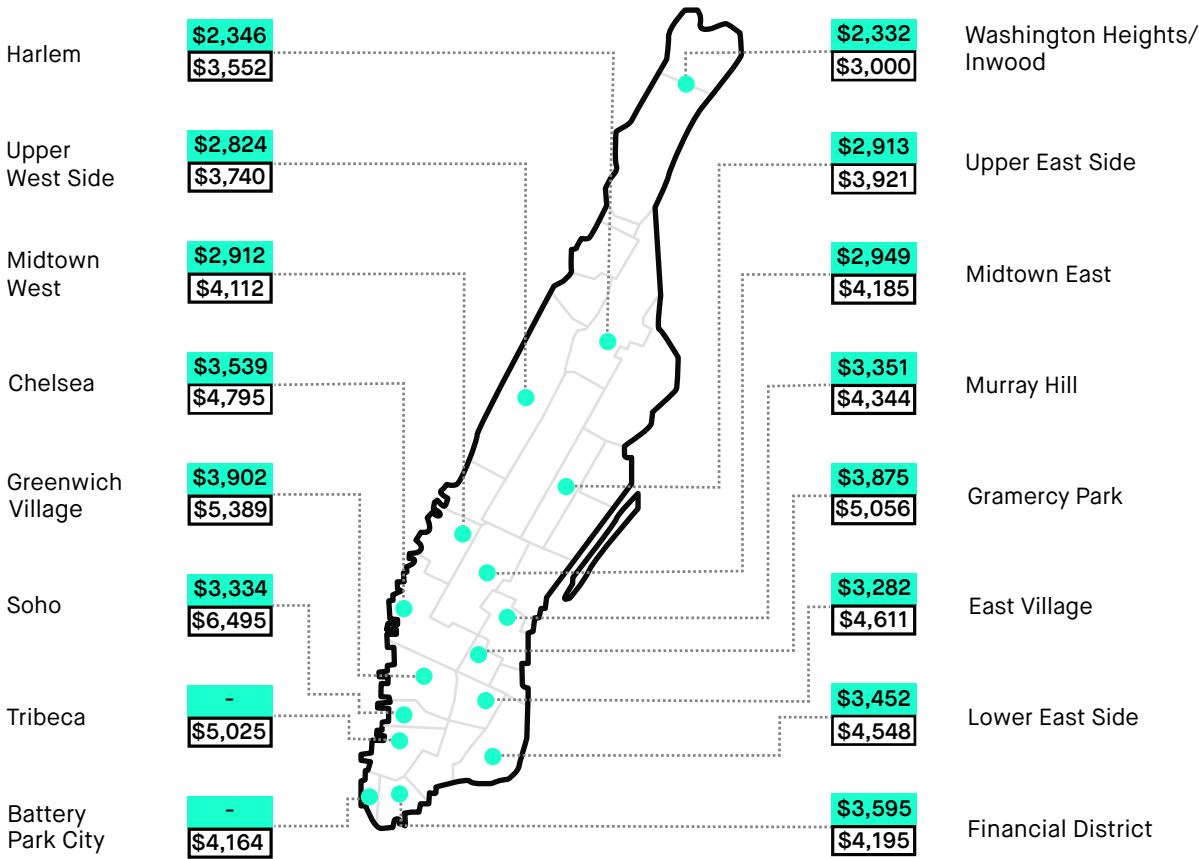
STUDIOS



\$4,446
DOORMAN



\$3,186
NON-DOORMAN



MANHATTAN AVERAGE PRICE

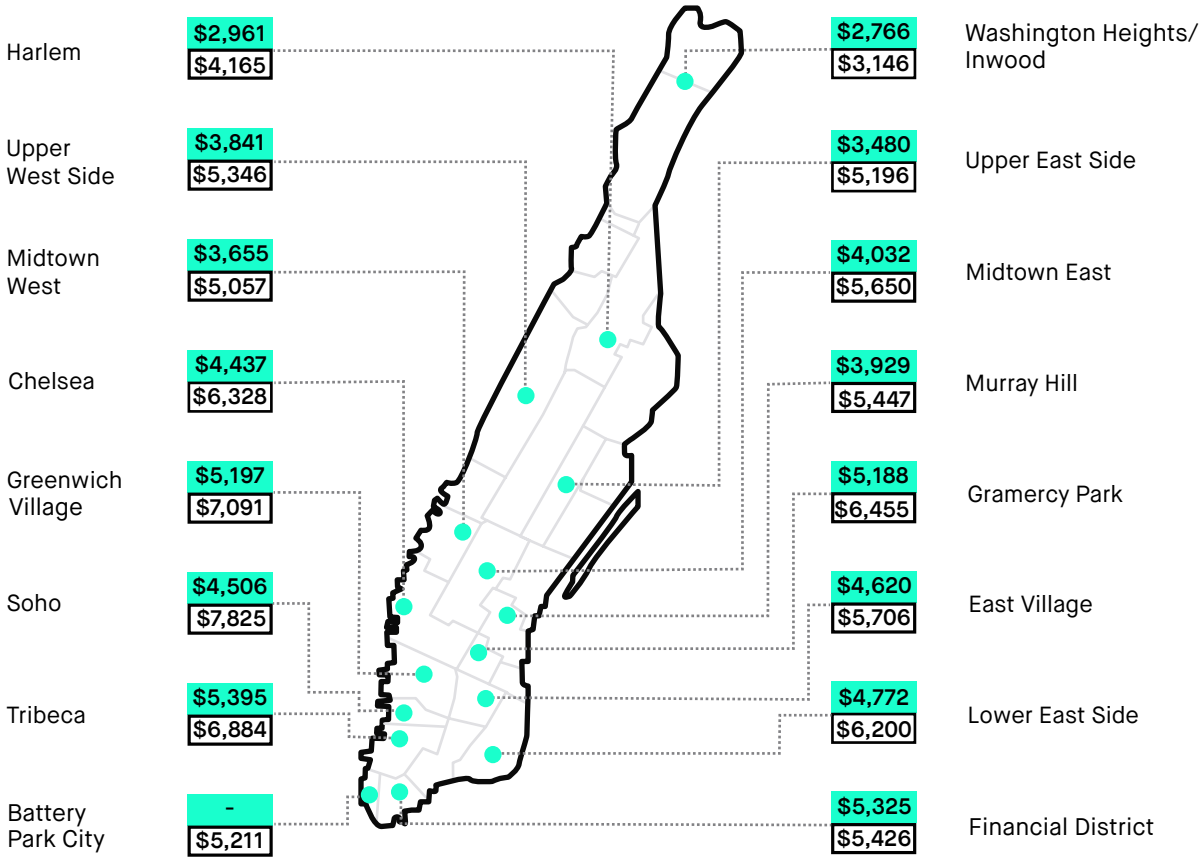
1 BEDROOM



\$5,696
DOORMAN



\$4,274
NON-DOORMAN



MANHATTAN AVERAGE PRICE

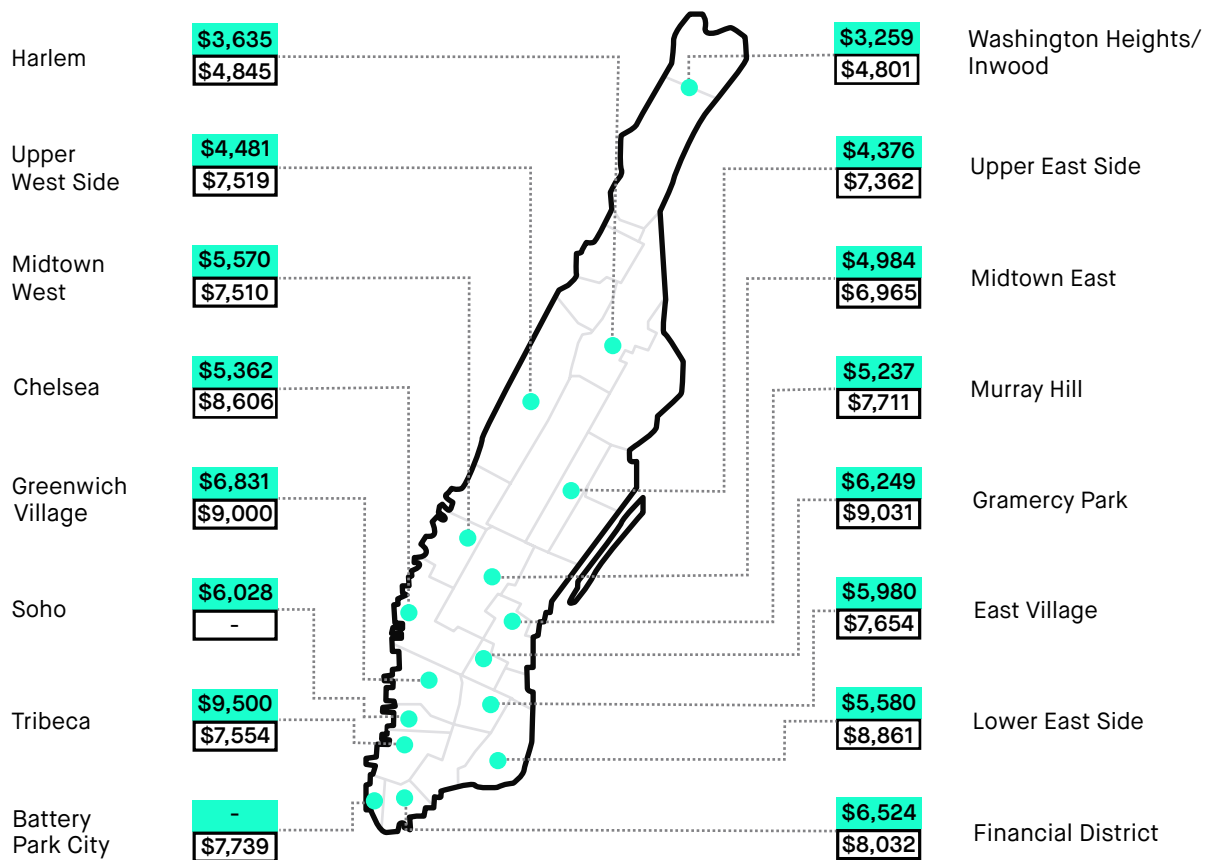
2 BEDROOM



\$7,546
DOORMAN



\$5,573
NON-DOORMAN



A QUICK LOOK

CHANGE BY NEIGHBORHOOD

YEAR OVER YEAR

BATTERY PARK CITY	↑ 5.79%	GREENWICH VILLAGE	↑ 7.37%	MURRAY HILL	↑ 10.32%
CHELSEA	↑ 5.61%	HARLEM	↑ 10.71%	SOHO	↑ 25.77%
EAST VILLAGE	↑ 3.58%	LOWER EAST SIDE	↑ 12.07%	TRIBECA	↑ 1.45%
FINANCIAL DISTRICT	↑ 9.26%	MIDTOWN EAST	↑ 9.56%	UPPER EAST SIDE	↓ 0.49%
GRAMERCY	↑ 21.96%	MIDTOWN WEST	↑ 9.82%	UPPER WEST SIDE	↓ 4.04%

PRICE CHANGES

MANHATTAN RENTS:
APRIL 2025 VS. APRIL 2026

PRICE CHANGES

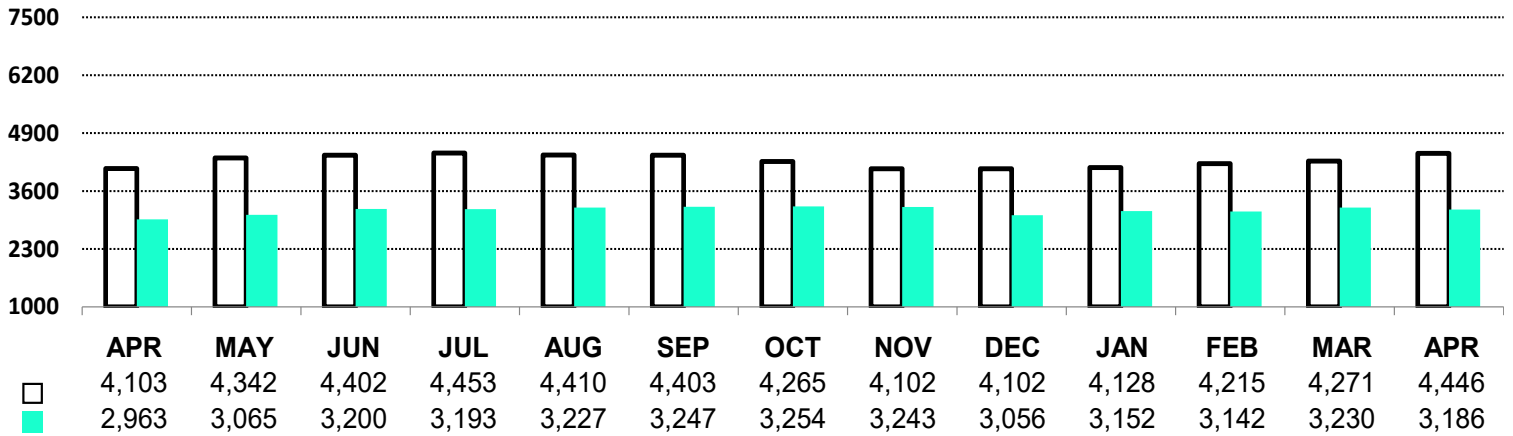
TYPE	APRIL 2025	APRIL 2026	CHANGE
Non-doorman studios	\$2,963	\$3,186	↑ 7.53%
Non-doorman one bedrooms	\$3,973	\$4,274	↑ 7.57%
Non-doorman two bedrooms	\$5,187	\$5,573	↑ 7.44%

TYPE	APRIL 2025	APRIL 2026	CHANGE
Doorman studios	\$4,103	\$4,446	↑ 8.35%
Doorman one bedrooms	\$5,503	\$5,696	↑ 3.50%
Doorman two bedrooms	\$7,190	\$7,546	↑ 4.95%

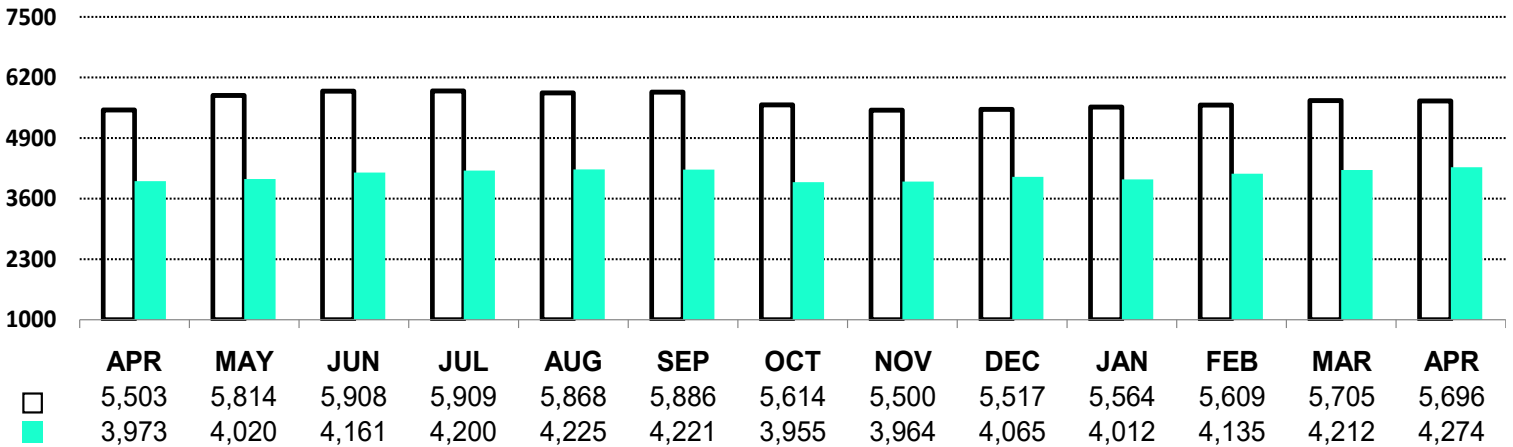
PRICE TRENDS: MANHATTAN

MANHATTAN STUDIO PRICE TRENDS OVER 13 MONTHS

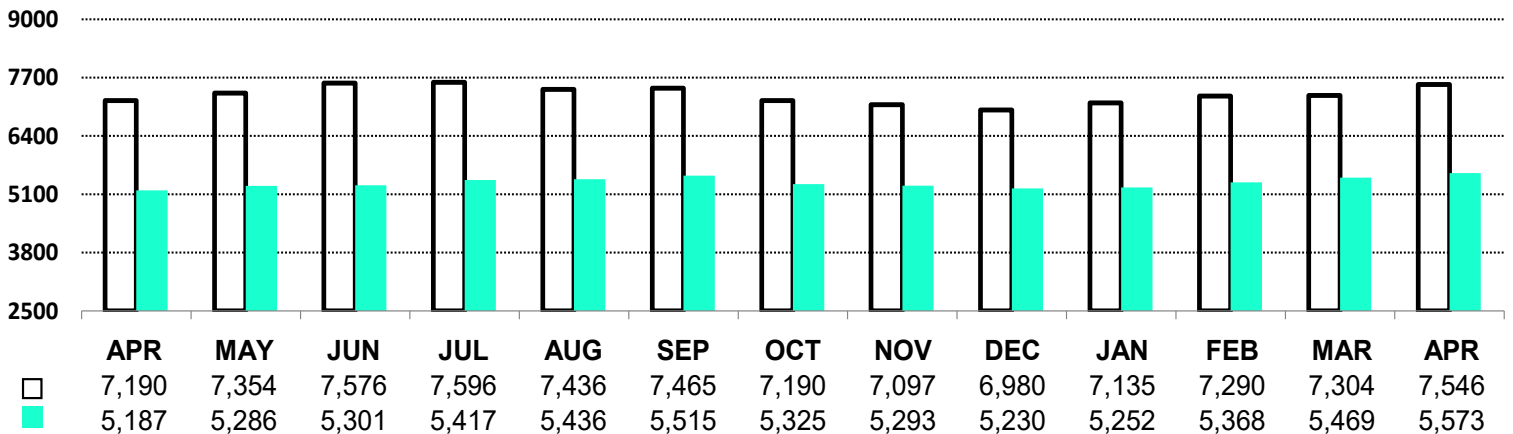
□ DOORMAN
■ NON DOORMAN



MANHATTAN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



MANHATTAN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

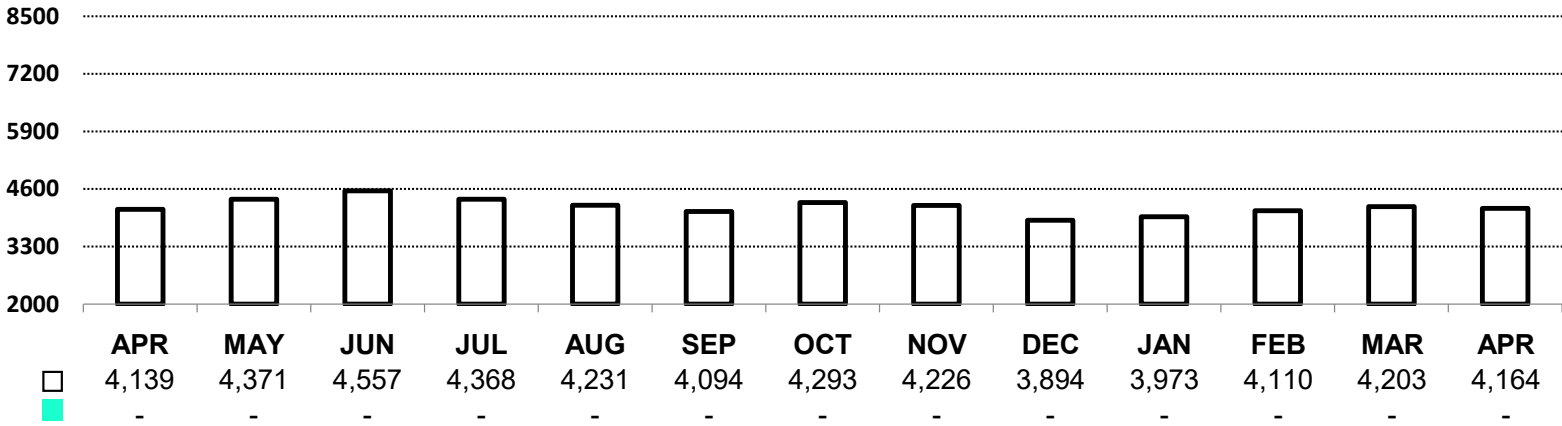


PRICE TRENDS: BATTERY PARK CITY

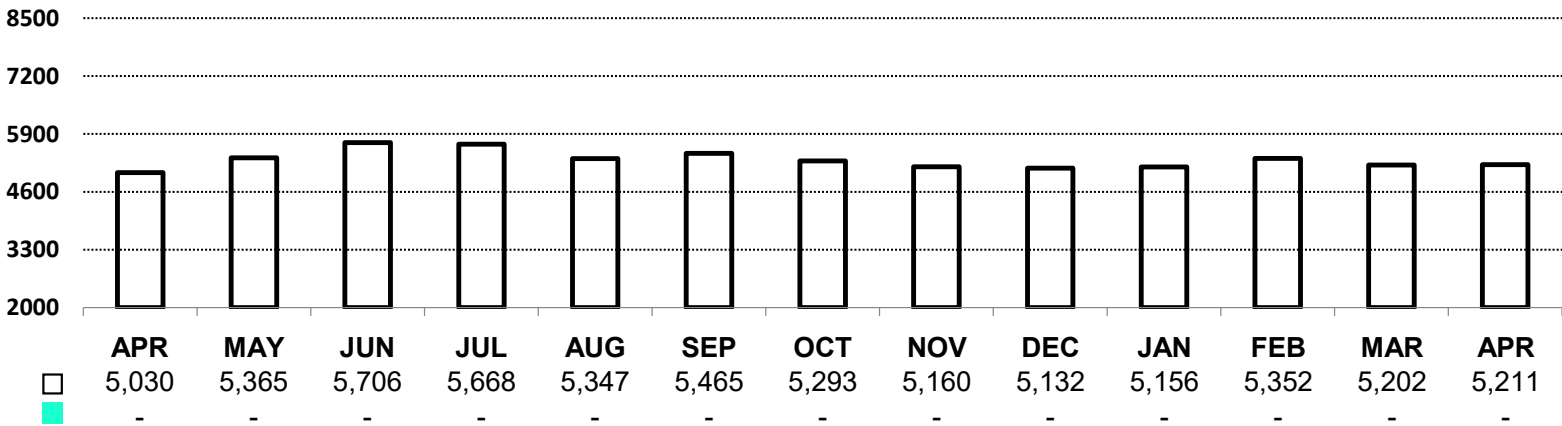
THE AVERAGE RENTAL PRICE IN BATTERY PARK CITY INCREASED BY 1.23%.

BATTERY PARK CITY STUDIO PRICE TRENDS OVER 13 MONTHS

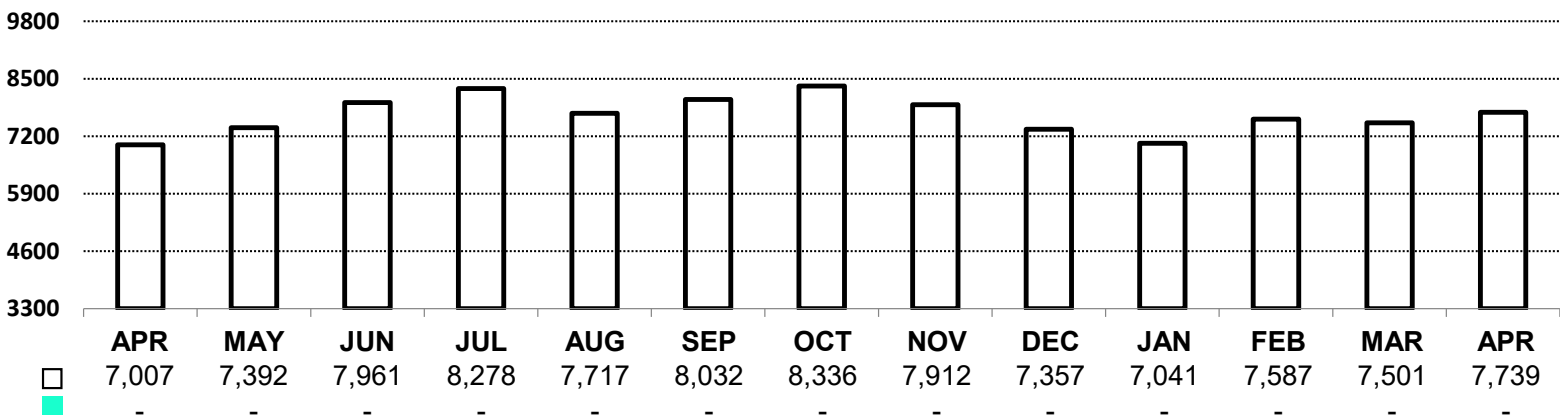
□ DOORMAN
■ NON DOORMAN



BATTERY PARK CITY ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



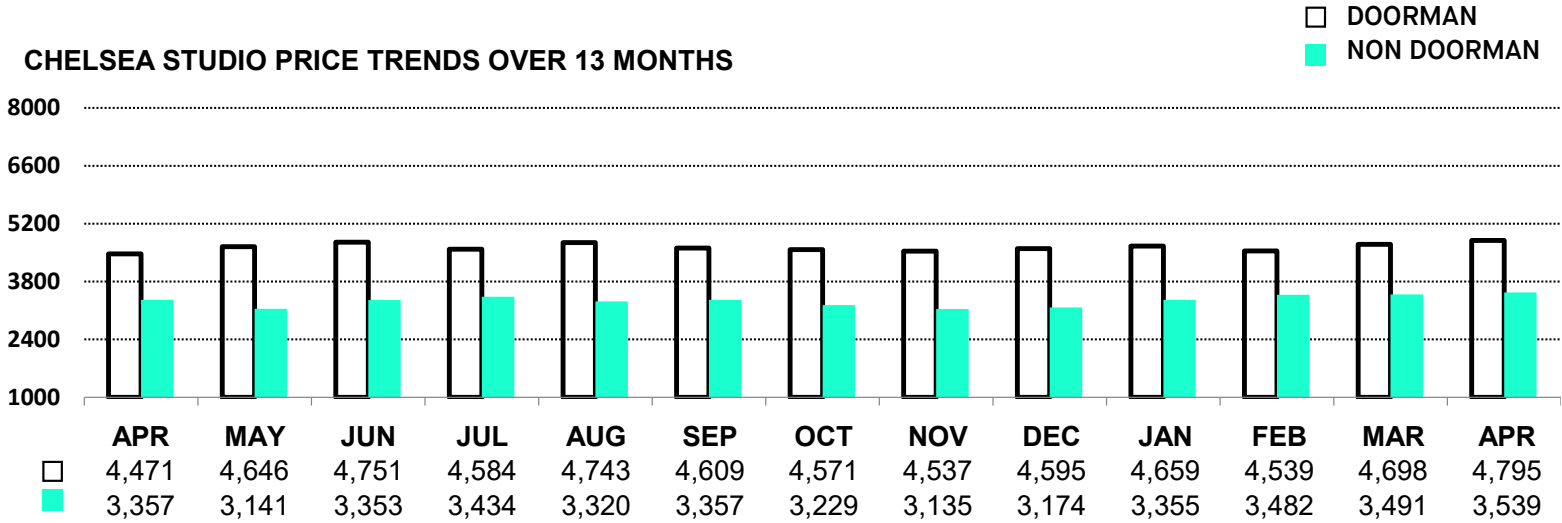
BATTERY PARK CITY TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



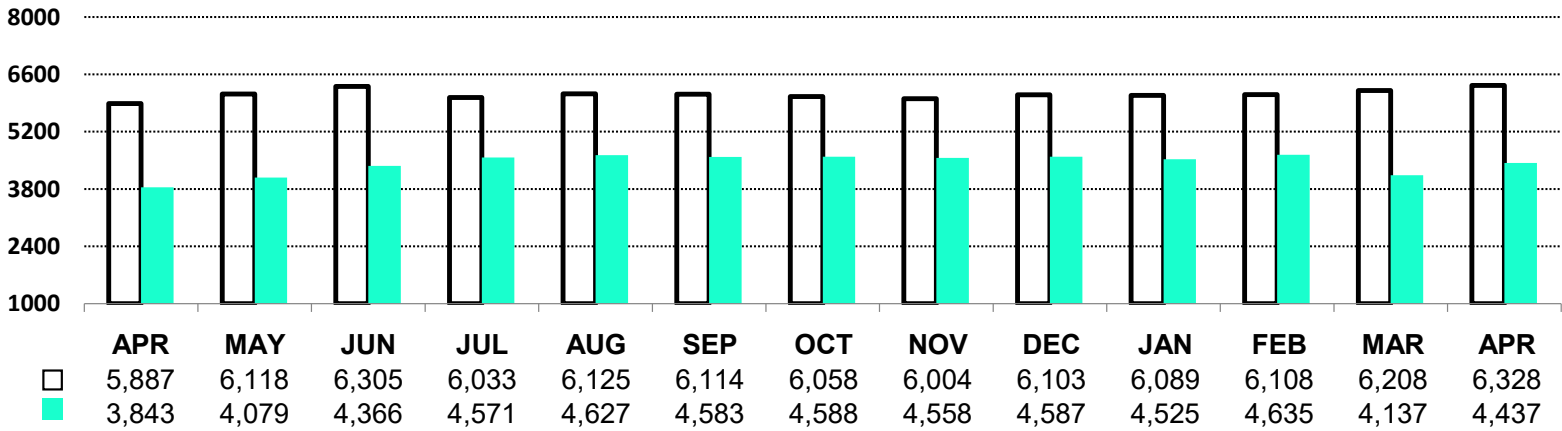
PRICE TRENDS: CHELSEA

MONTH-OVER-MONTH, AVERAGE DOORMAN RENTAL PRICES HAVE INCREASED BY 3.22%, AND NON-DOORMAN RENTS INCREASED BY 3.68%.

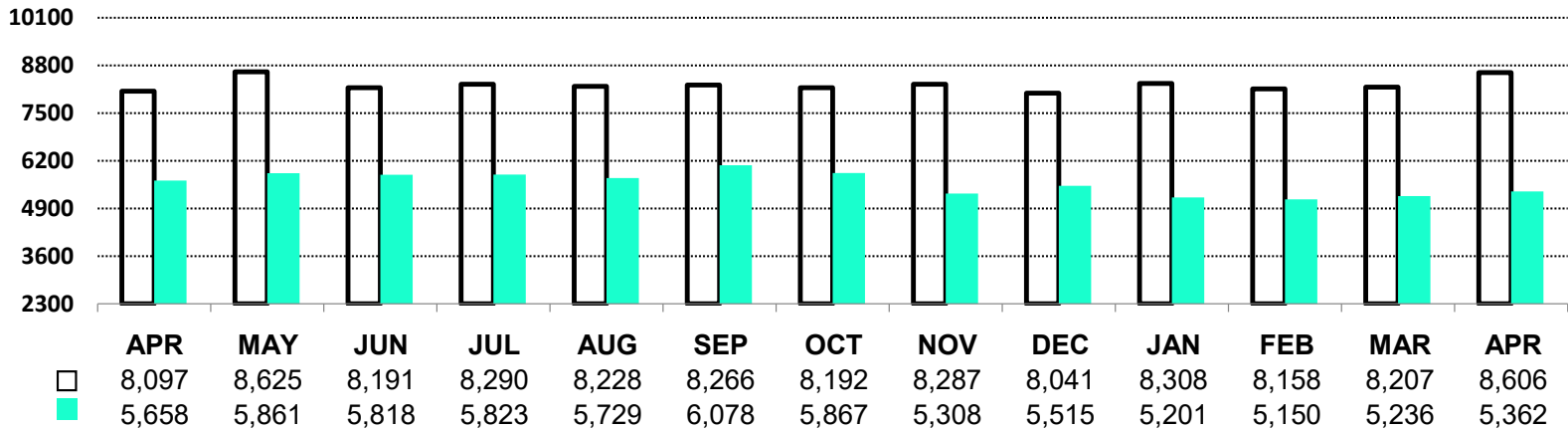
CHELSEA STUDIO PRICE TRENDS OVER 13 MONTHS



CHELSEA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



CHELSEA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

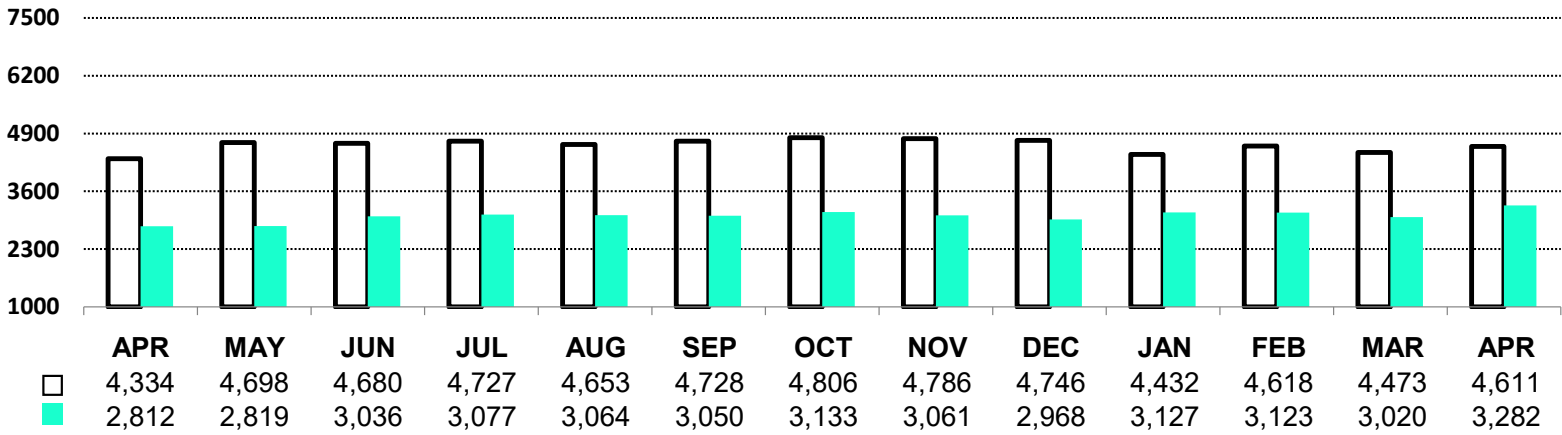


PRICE TRENDS: EAST VILLAGE

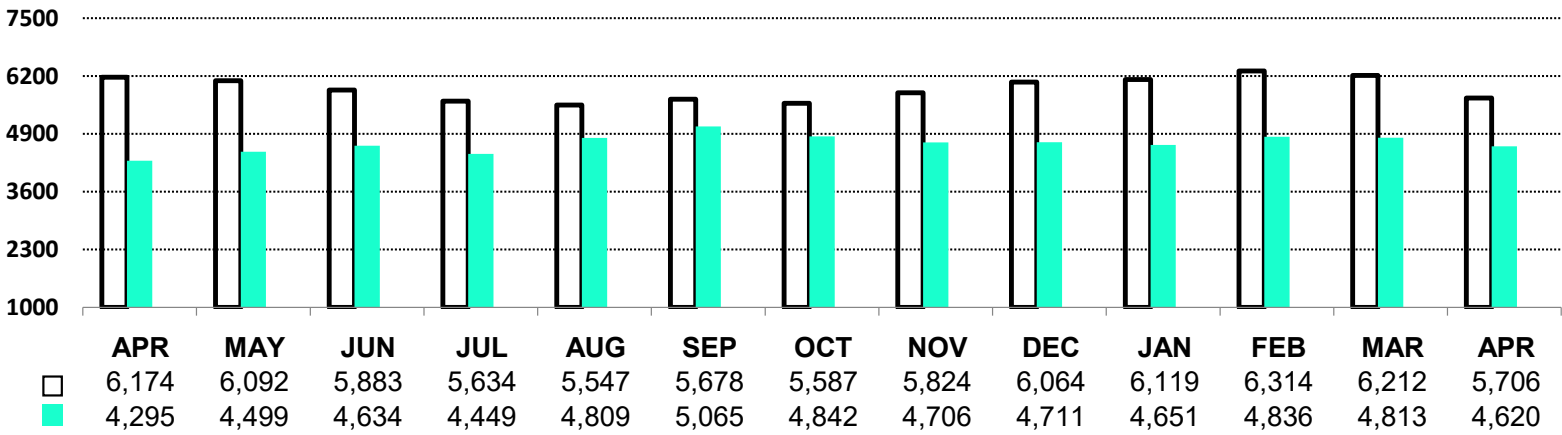
DOORMAN RENTS DECREASED THIS PAST MONTH BY 1.09%,
WHILE NON-DOORMAN RENTS INCREASED BY 2.03%.

EAST VILLAGE STUDIO PRICE TRENDS OVER 13 MONTHS

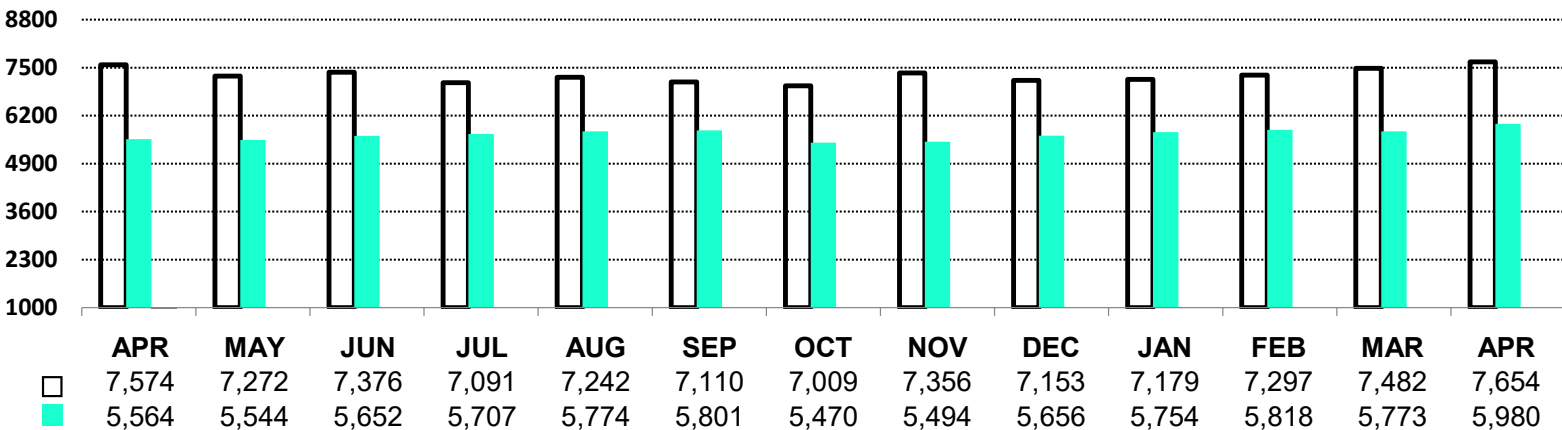
□ DOORMAN
■ NON DOORMAN



EAST VILLAGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



EAST VILLAGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

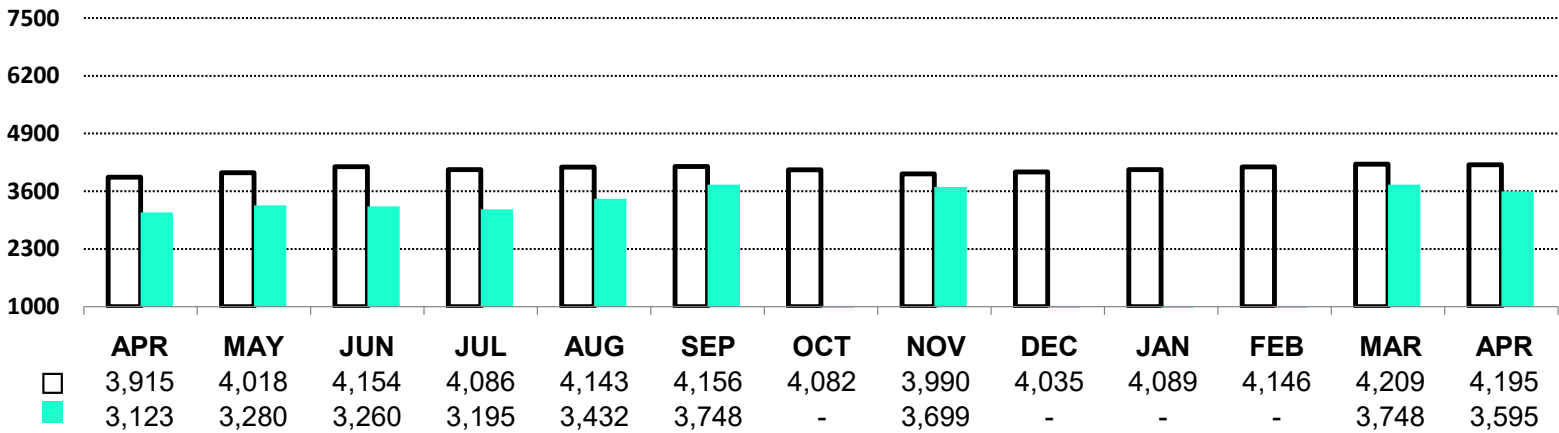


PRICE TRENDS: FINANCIAL DISTRICT

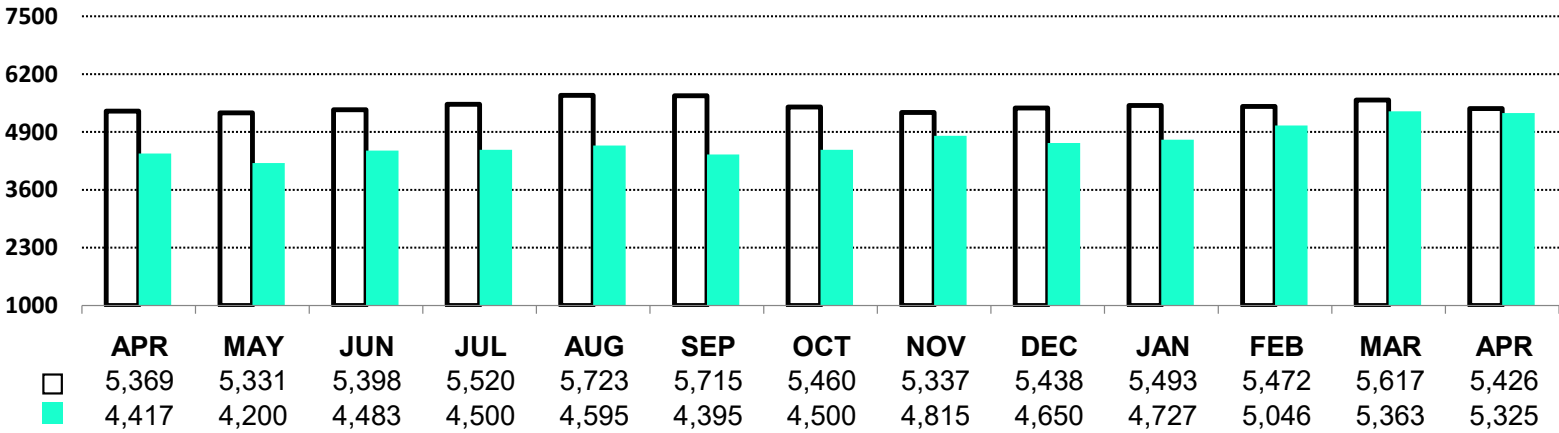
THE AVERAGE RENTAL DOORMAN PRICE SLIGHTLY INCREASED THIS PAST MONTH BY JUST 0.35%, WHILE NON-DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.08%.

FINANCIAL DISTRICT STUDIO PRICE TRENDS OVER 13 MONTHS

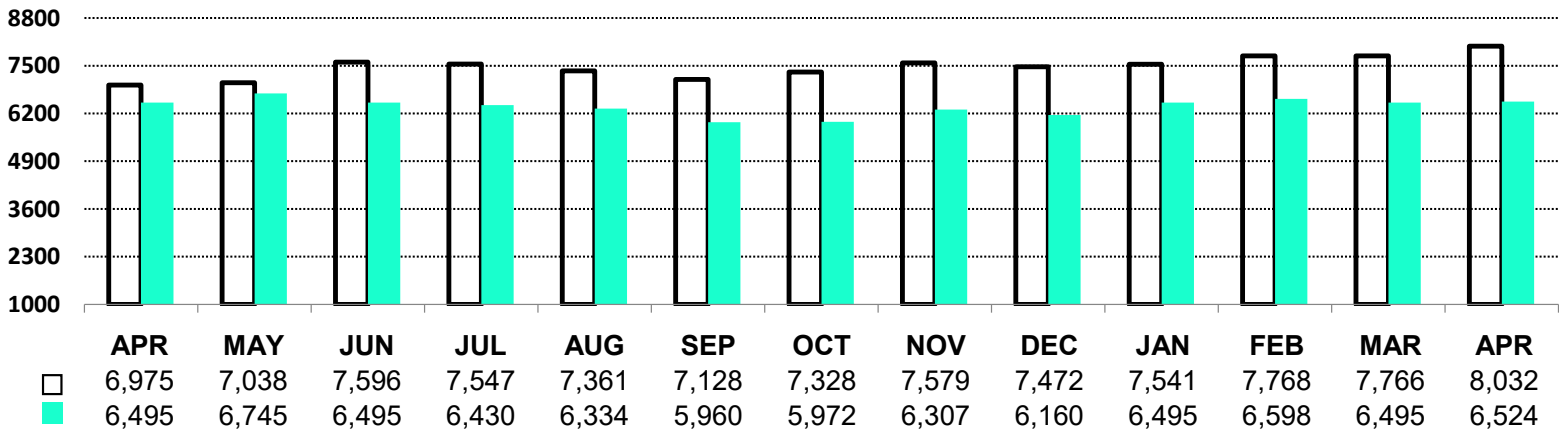
□ DOORMAN
■ NON DOORMAN



FINANCIAL DISTRICT ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



FINANCIAL DISTRICT TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

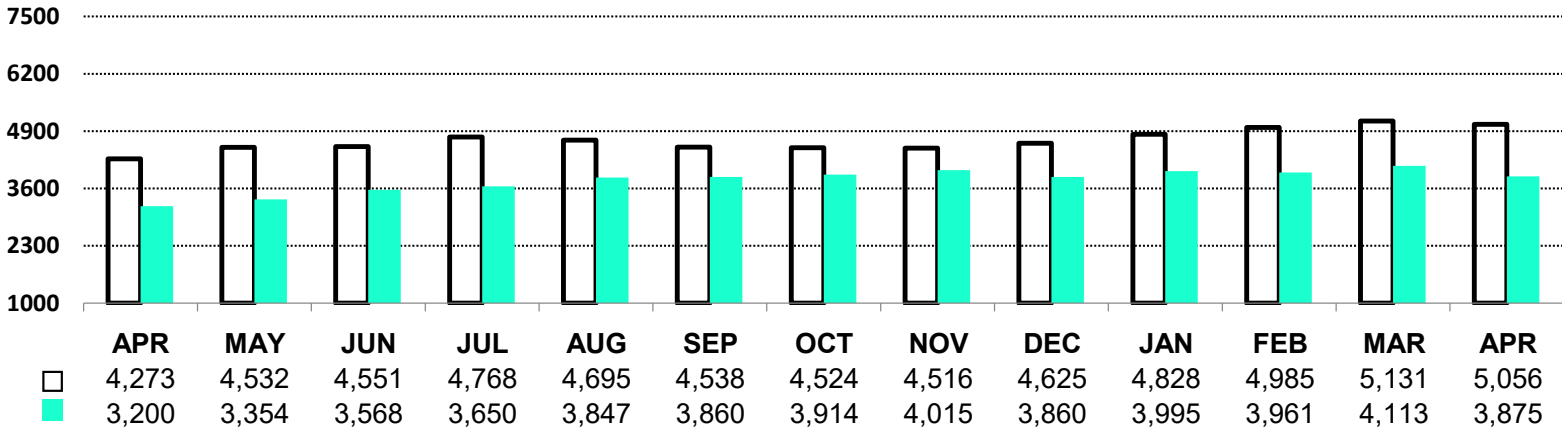


PRICE TRENDS: GRAMERCY PARK

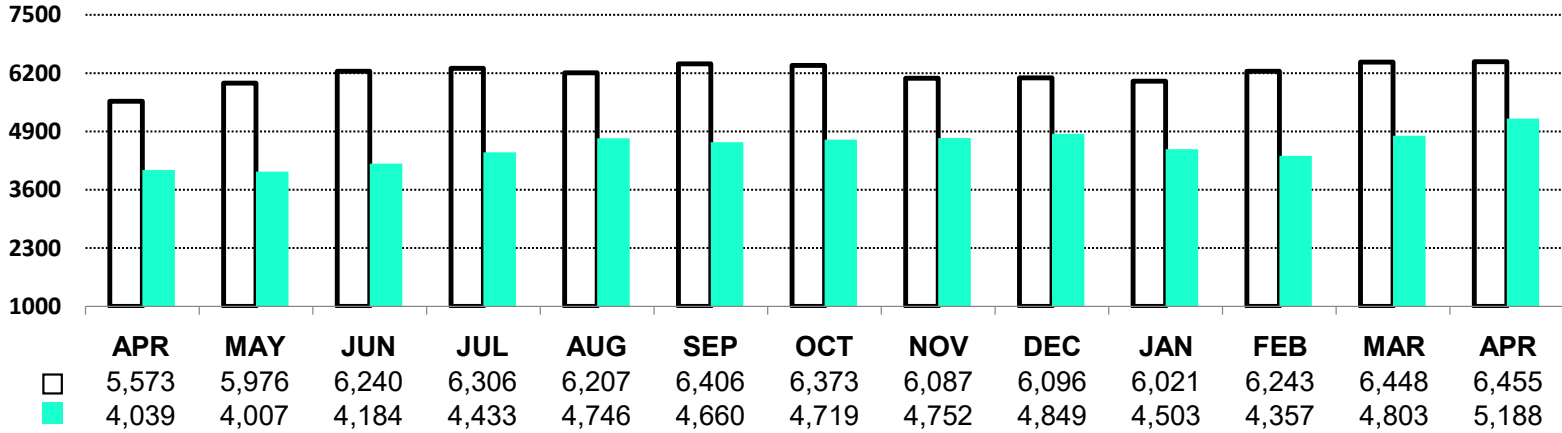
THIS PAST MONTH, THE AVERAGE DOORMAN RENTS INCREASED BY 1.06%, AND NON-DOORMAN RENTS INCREASED BY 2.00%.

GRAMERCY PARK STUDIO PRICE TRENDS OVER 13 MONTHS

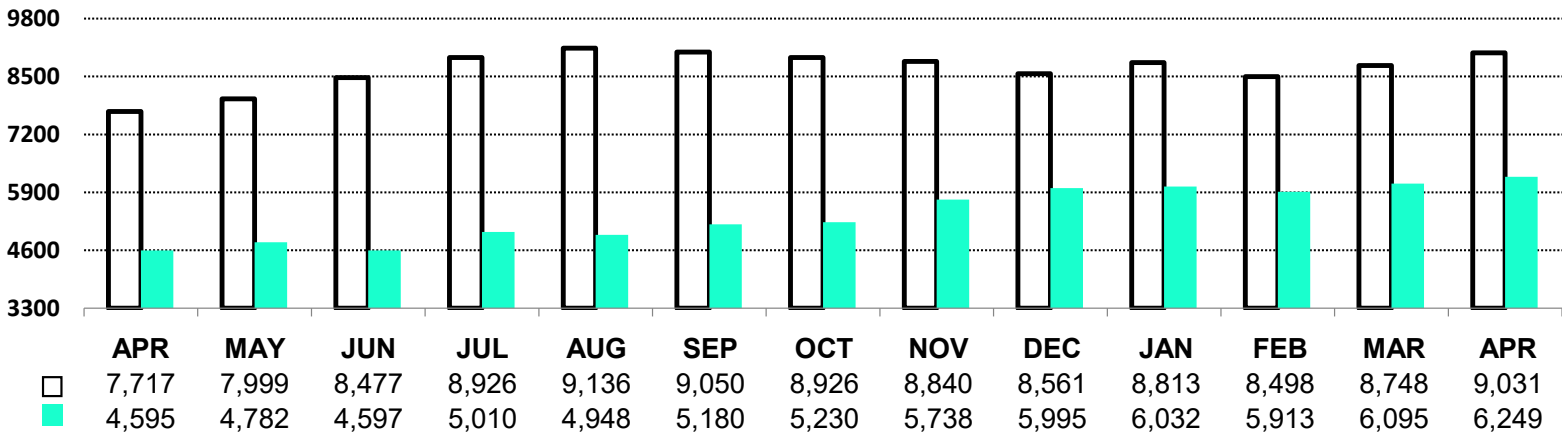
□ DOORMAN
■ NON DOORMAN



GRAMERCY PARK ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



GRAMERCY PARK TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

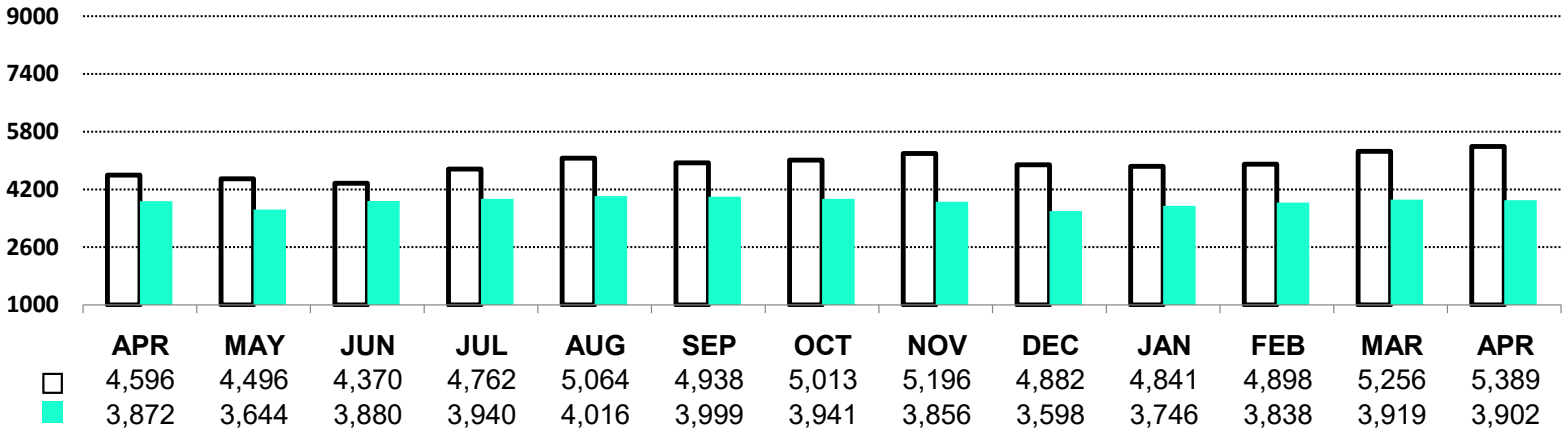


PRICE TRENDS: GREENWICH VILLAGE

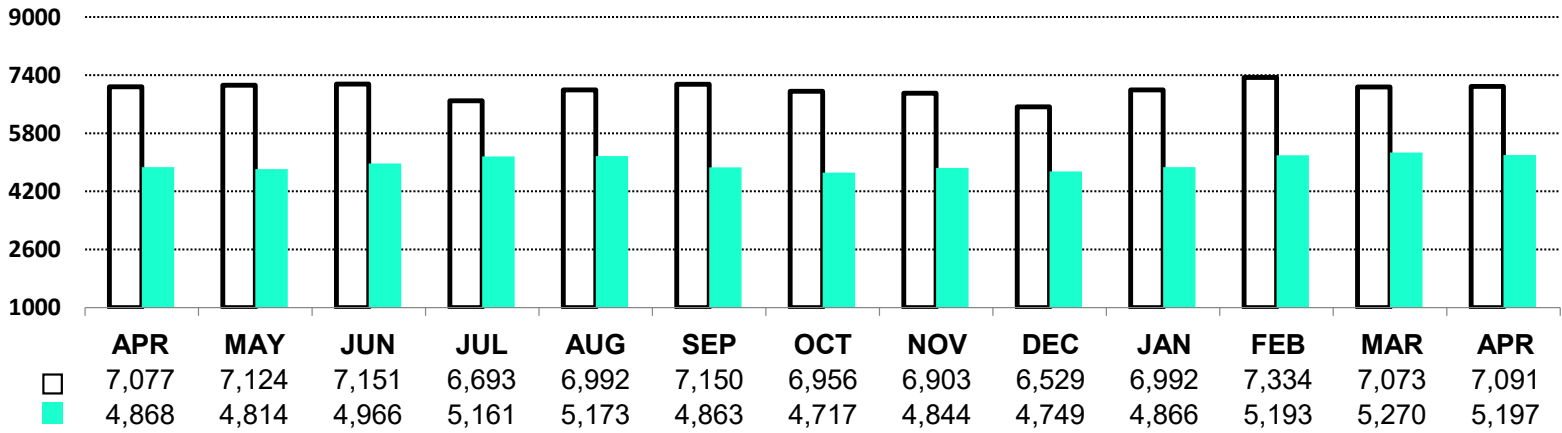
DOORMAN RENTS INCREASED BY 3.08% THIS PAST MONTH,
WHILE NON-DOORMAN RENTS DECREASED BY 1.37%.

GREENWICH VILLAGE STUDIO PRICE TRENDS OVER 13 MONTHS

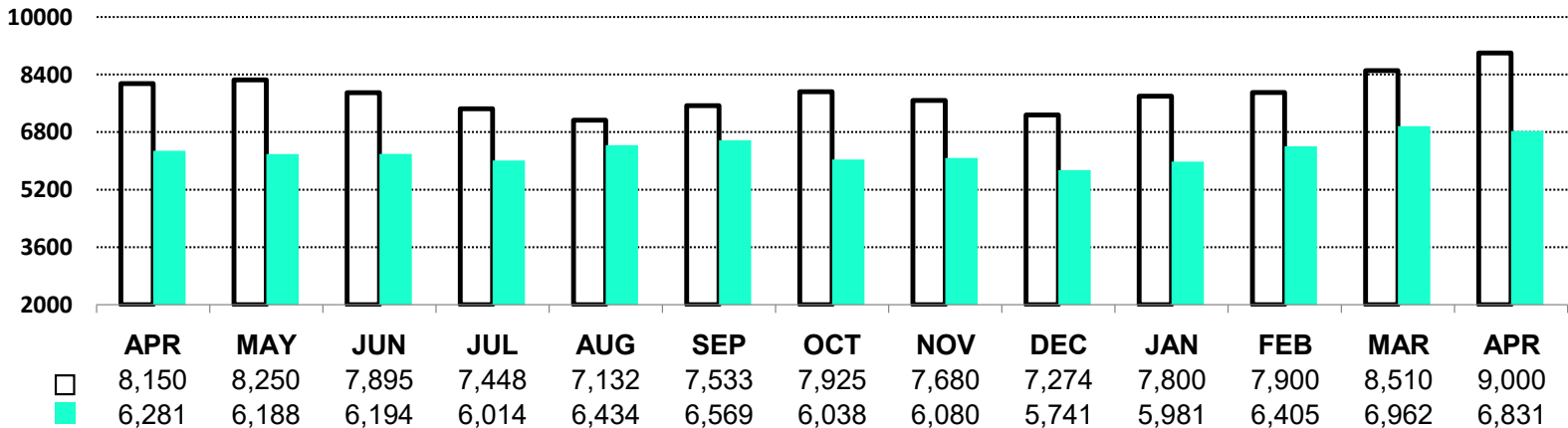
□ DOORMAN
■ NON DOORMAN



GREENWICH VILLAGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



GREENWICH VILLAGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

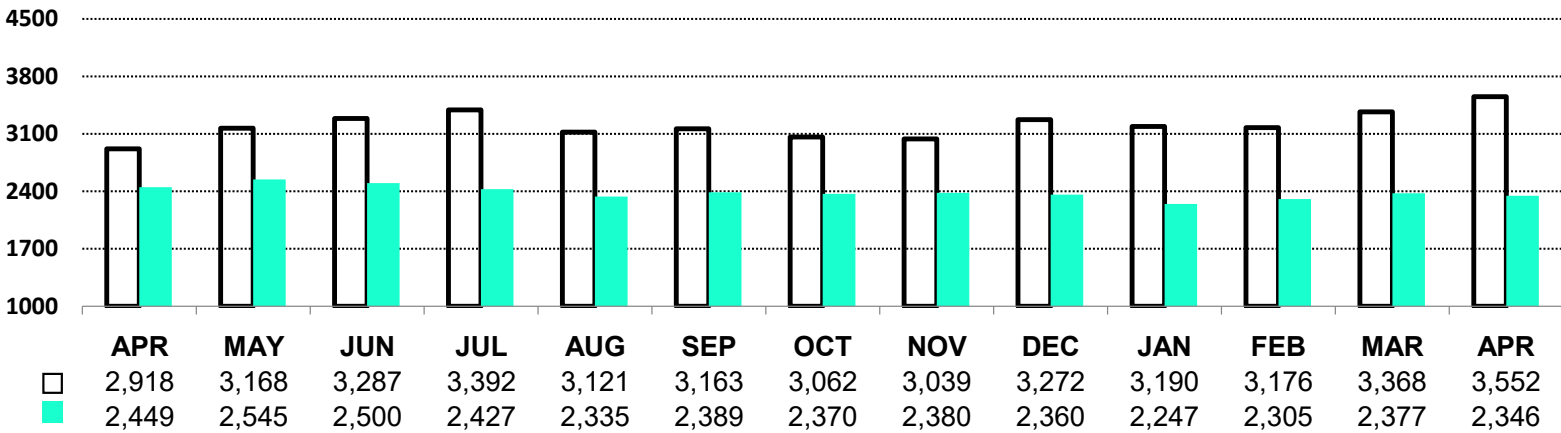


PRICE TRENDS: HARLEM

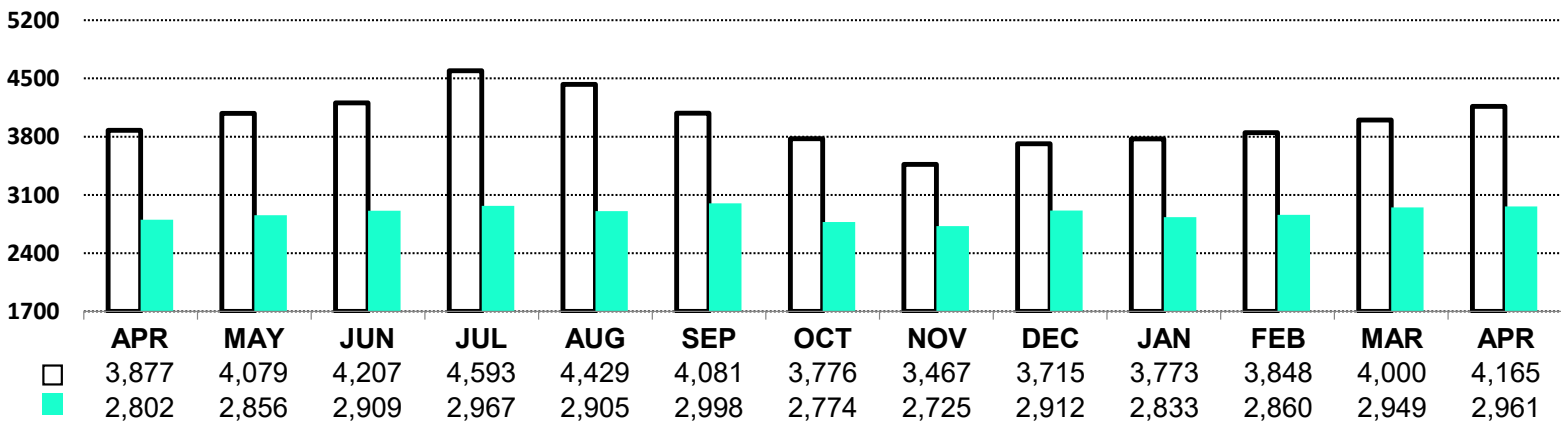
MONTH-OVER-MONTH, DOORMAN RENTS INCREASED BY 4.72%, AND NON-DOORMAN RENTS INCREASED BY 2.19%.

HARLEM STUDIO PRICE TRENDS OVER 13 MONTHS

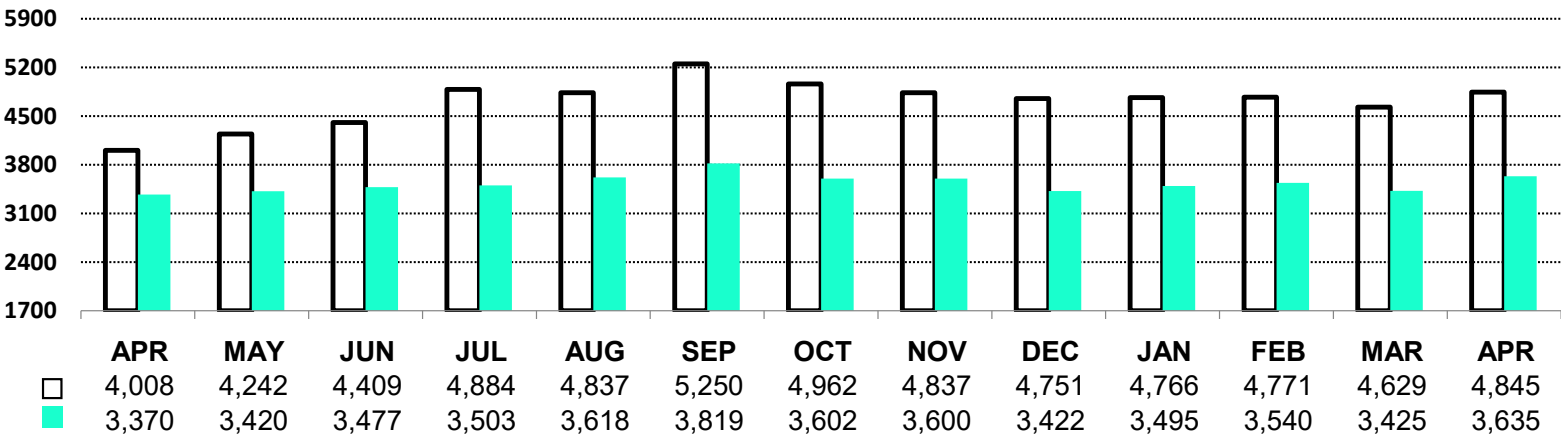
□ DOORMAN
■ NON DOORMAN



HARLEM ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



HARLEM TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

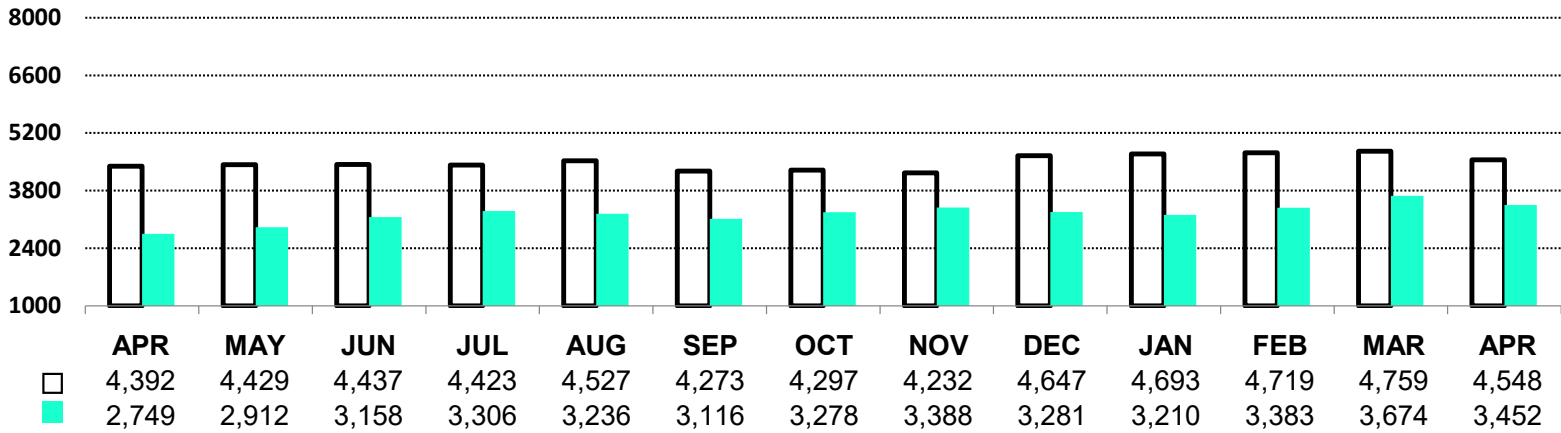


PRICE TRENDS: LOWER EAST SIDE

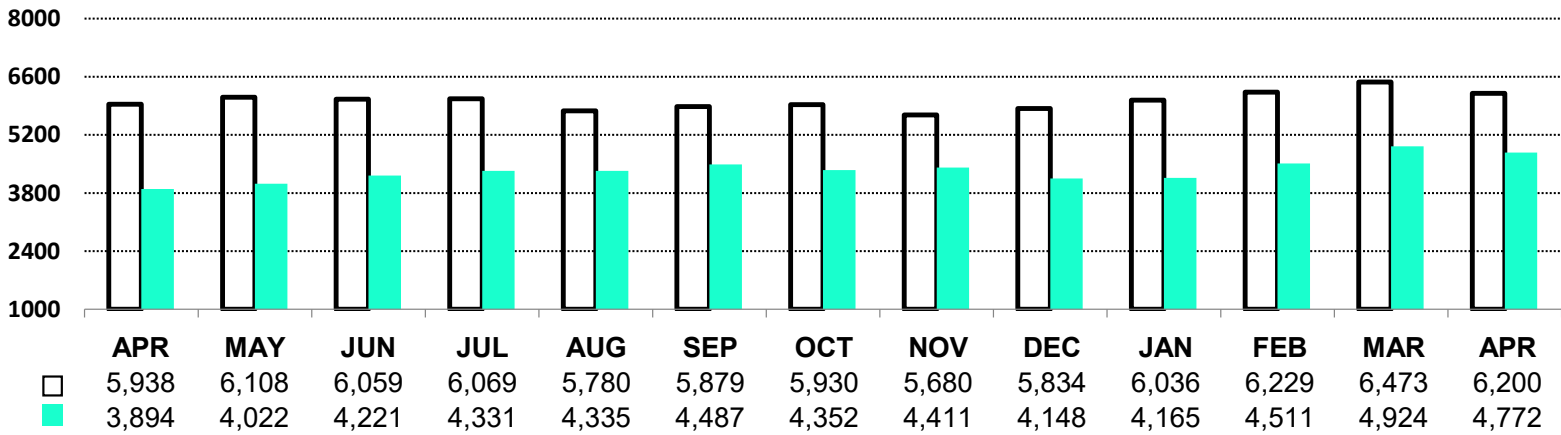
AVERAGE DOORMAN RENTS INCREASED BY 1.69% SINCE LAST MONTH, WHILE NON-DOORMAN RENTS DECREASED BY 1.75%.

LOWER EAST SIDE STUDIO PRICE TRENDS OVER 13 MONTHS

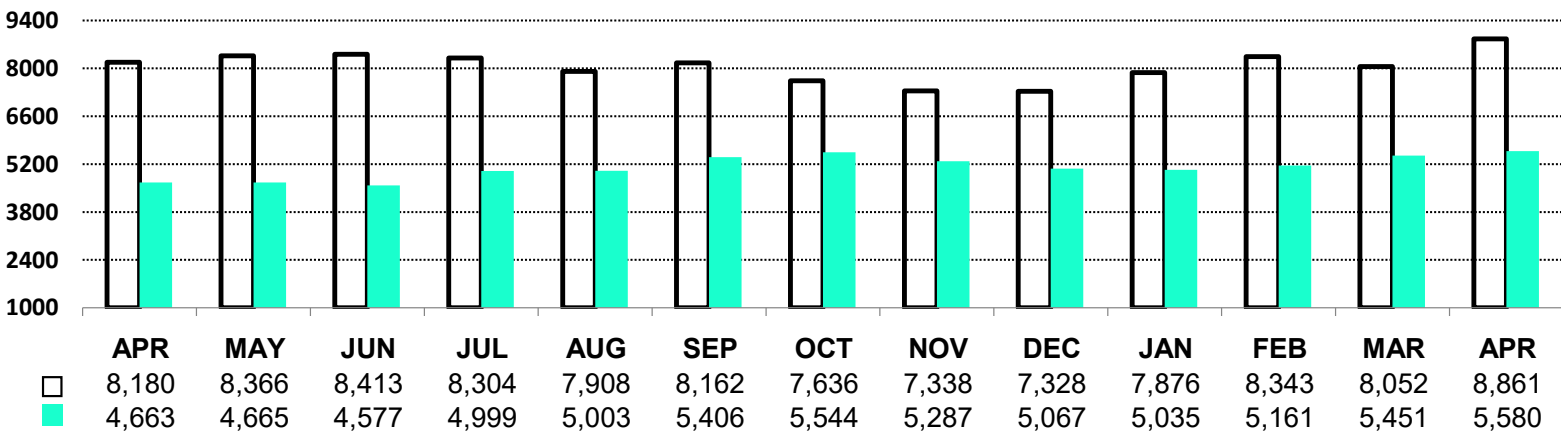
□ DOORMAN
■ NON DOORMAN



LOWER EAST SIDE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



LOWER EAST SIDE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

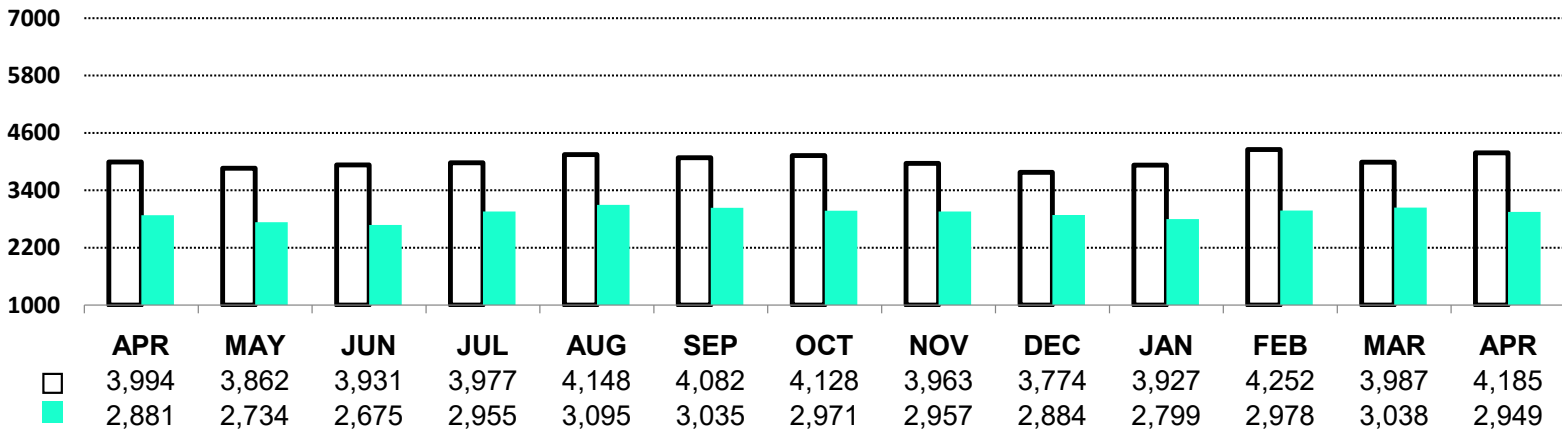


PRICE TRENDS: MIDTOWN EAST

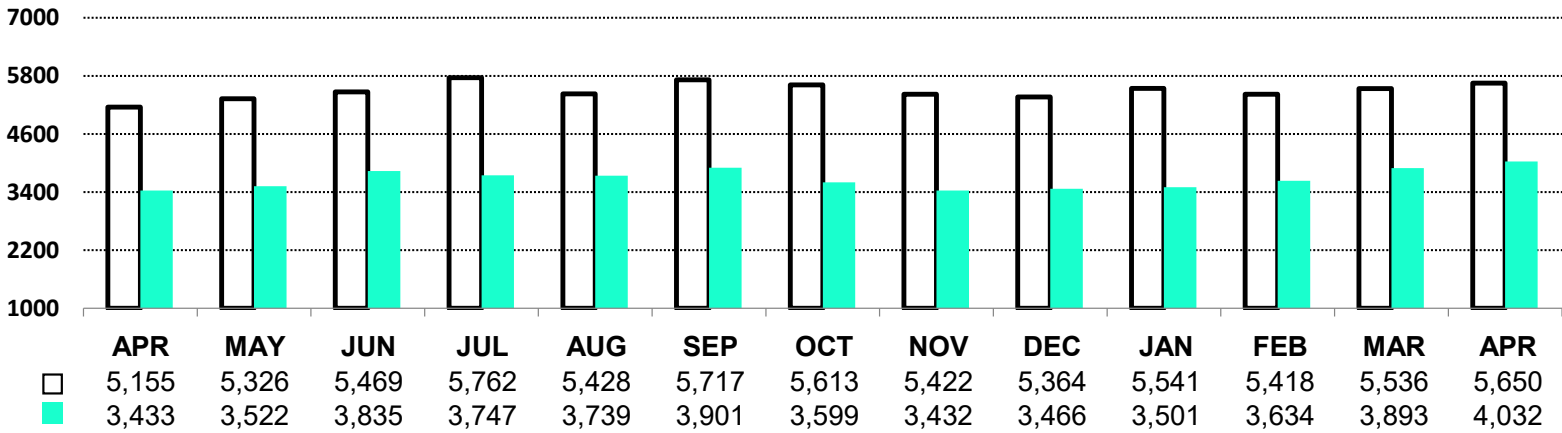
FOR THE MONTH OF APRIL, DOORMAN RENTS INCREASED BY 2.50%, AND NON-DOORMAN RENTS INCREASED BY 2.43%.

MIDTOWN EAST STUDIO PRICE TRENDS OVER 13 MONTHS

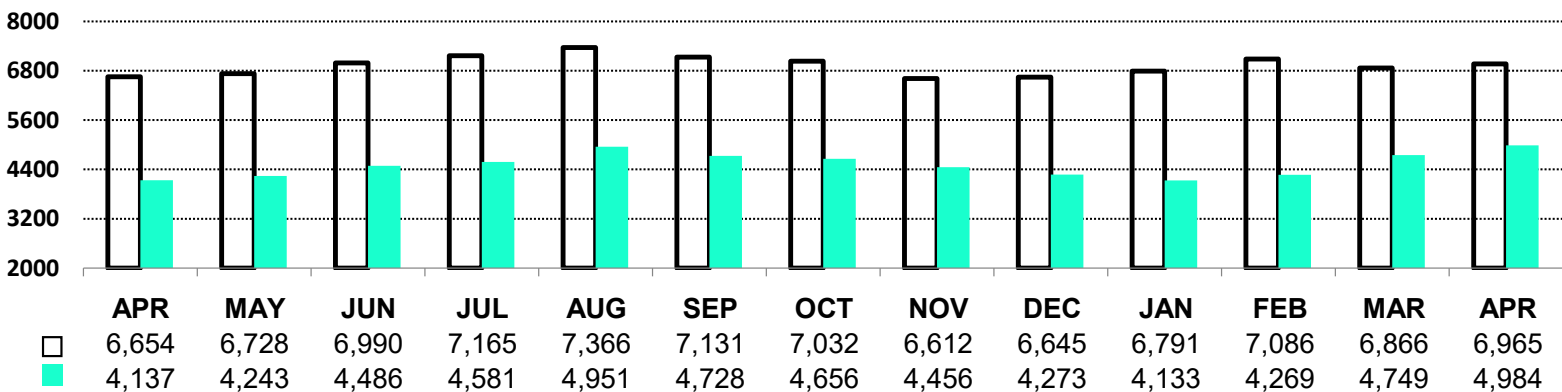
□ DOORMAN
■ NON DOORMAN



MIDTOWN EAST ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



MIDTOWN EAST TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

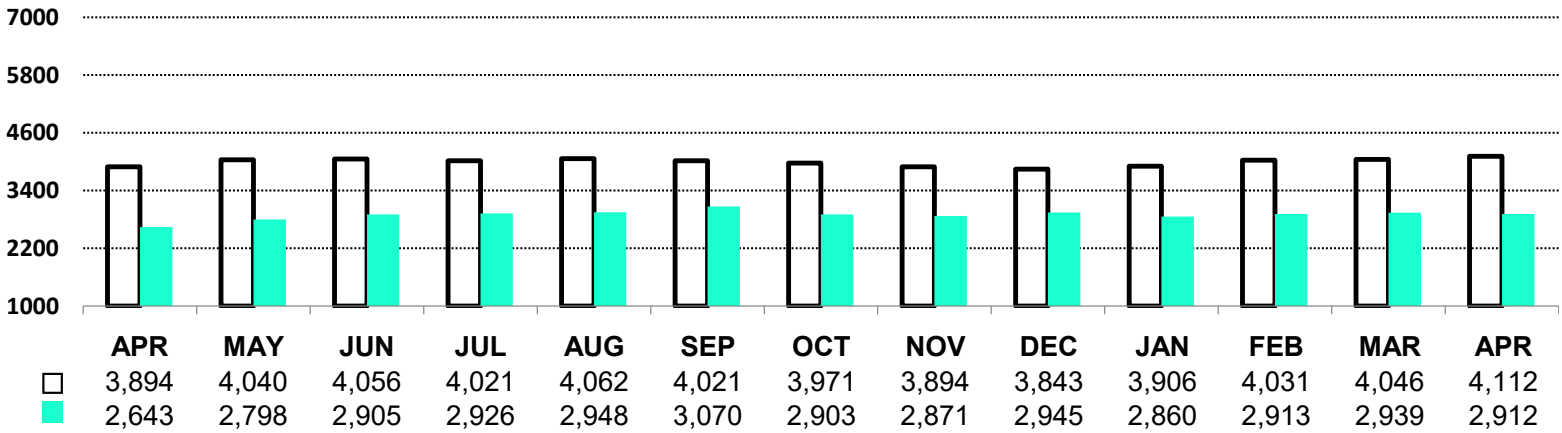


PRICE TRENDS: MIDTOWN WEST

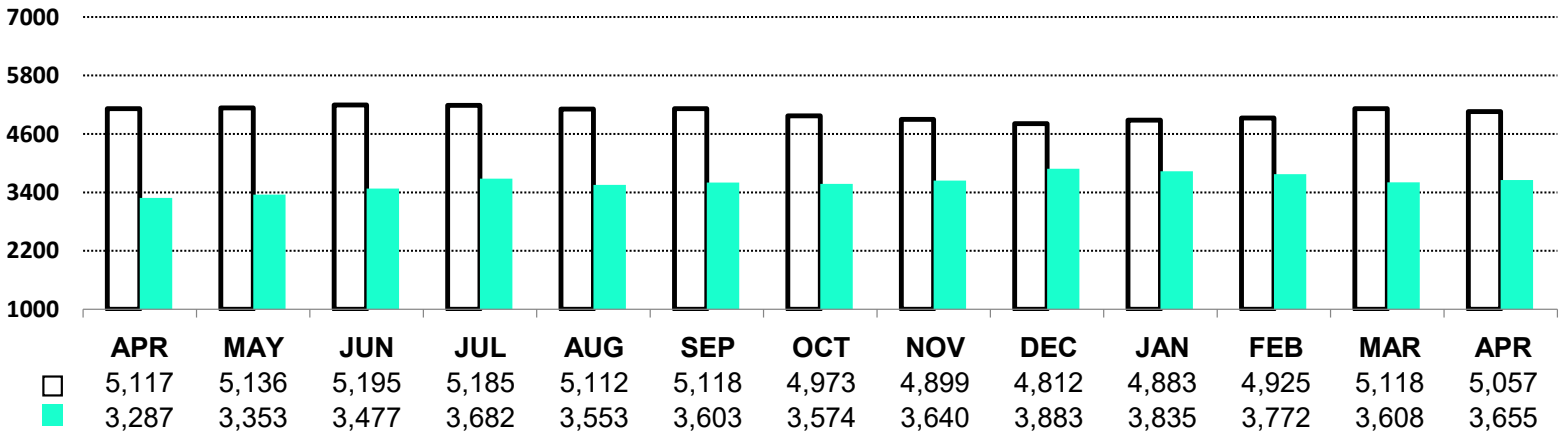
THIS PAST MONTH, THE AVERAGE DOORMAN RENTS SLIGHTLY INCREASED BY JUST 0.10%, AND NON-DOORMAN RENTS INCREASED BY 1.88%.

MIDTOWN WEST STUDIO PRICE TRENDS OVER 13 MONTHS

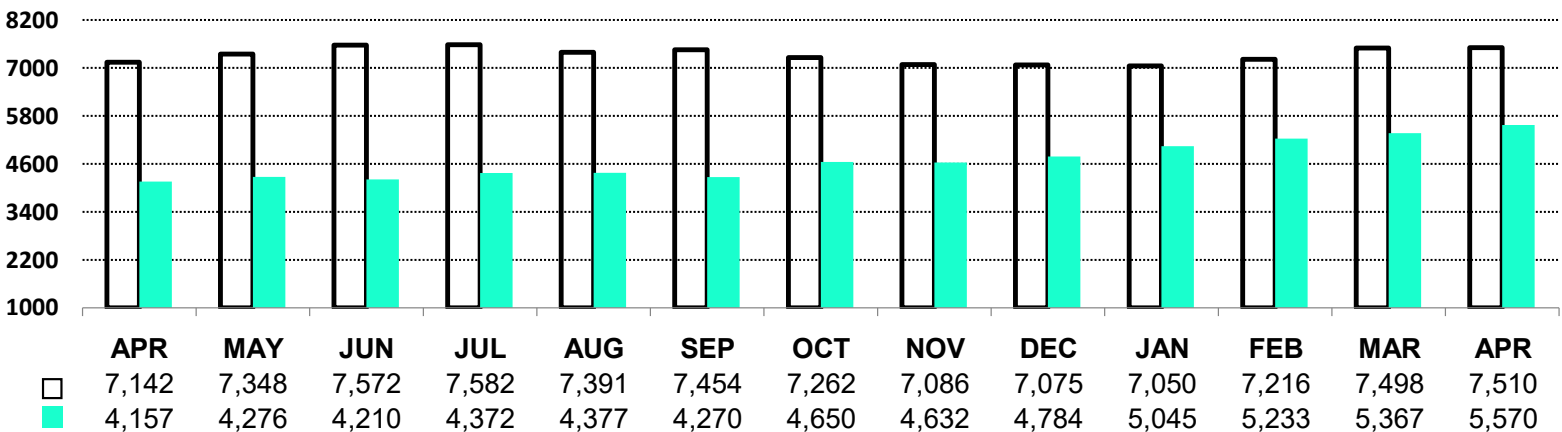
□ DOORMAN
■ NON DOORMAN



MIDTOWN WEST ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



MIDTOWN WEST TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

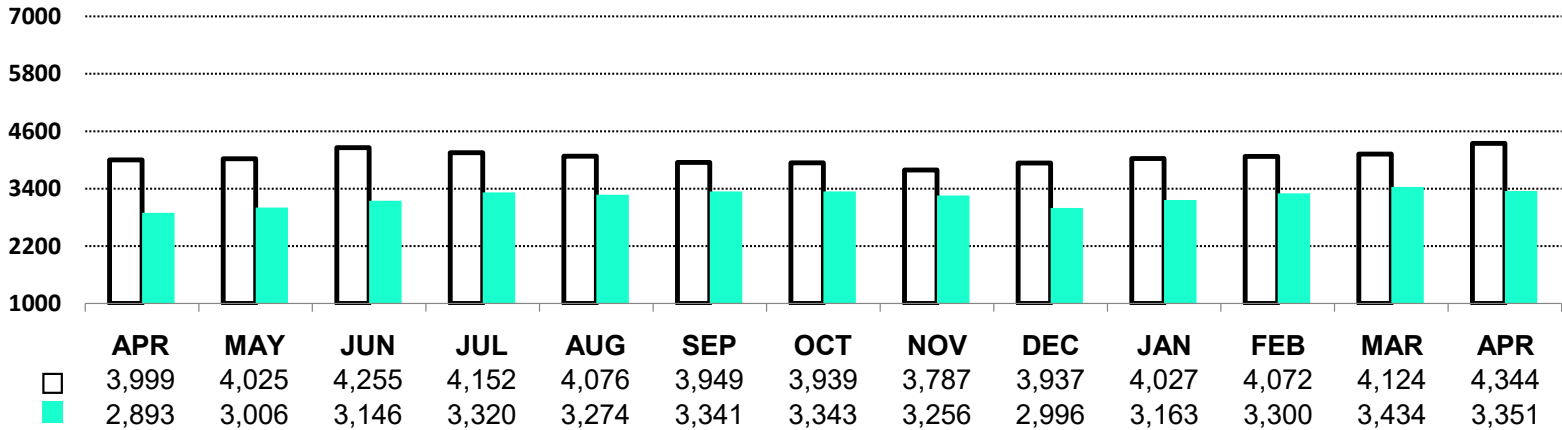


PRICE TRENDS: MURRAY HILL

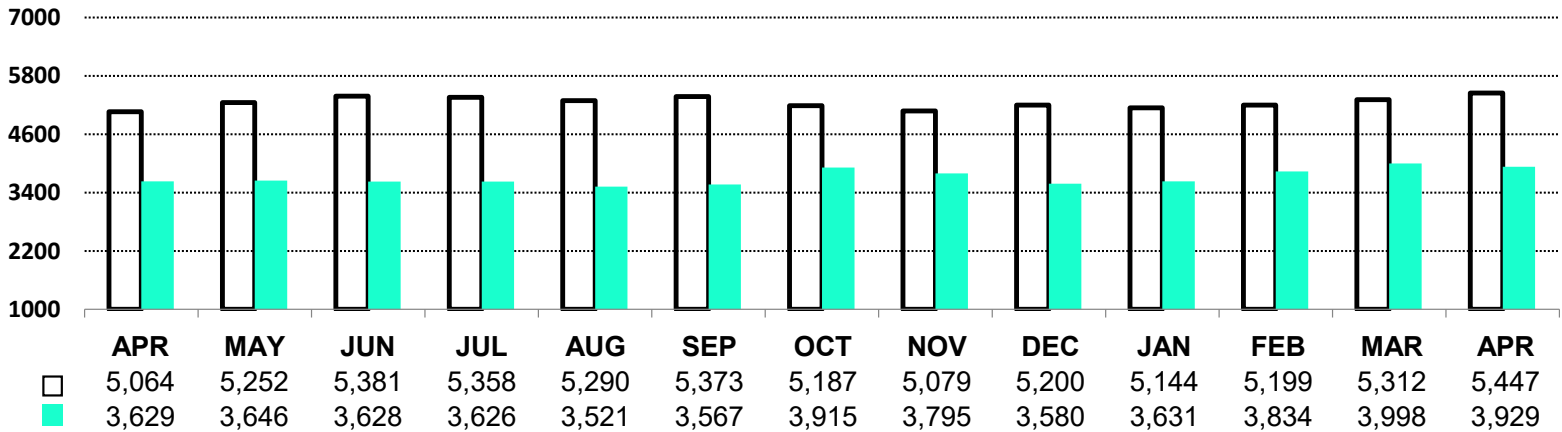
FOR THE MONTH OF APRIL, AVERAGE RENTAL PRICES FOR DOORMAN RENTS INCREASED BY 4.39%, WHILE NON-DOORMAN RENTS DECREASED BY 2.52%.

MURRAY HILL STUDIO PRICE TRENDS OVER 13 MONTHS

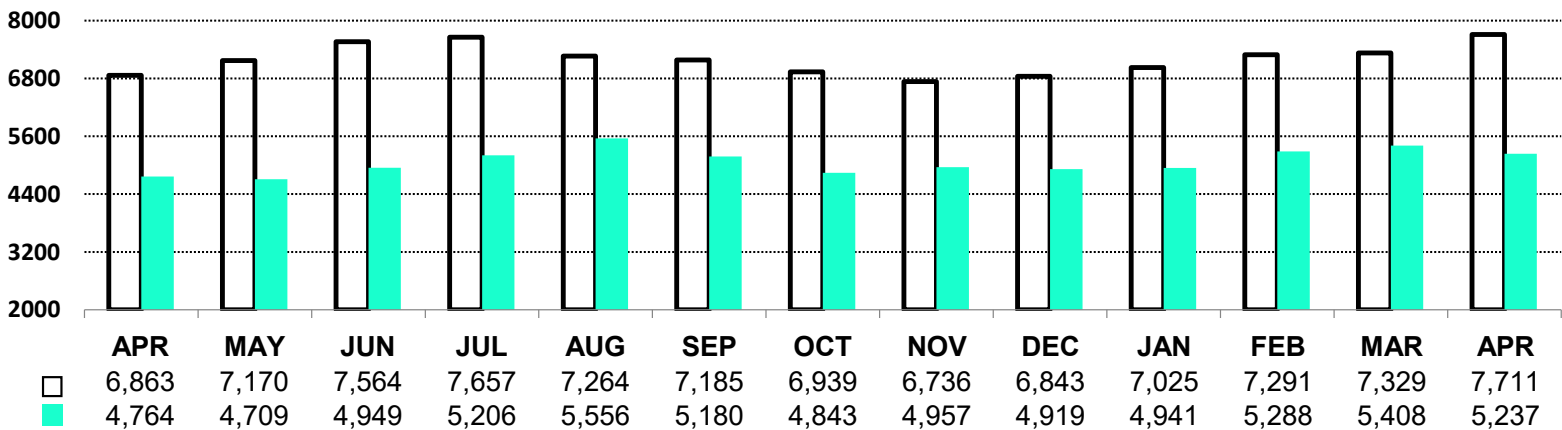
□ DOORMAN
■ NON DOORMAN



MURRAY HILL ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



MURRAY HILL TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

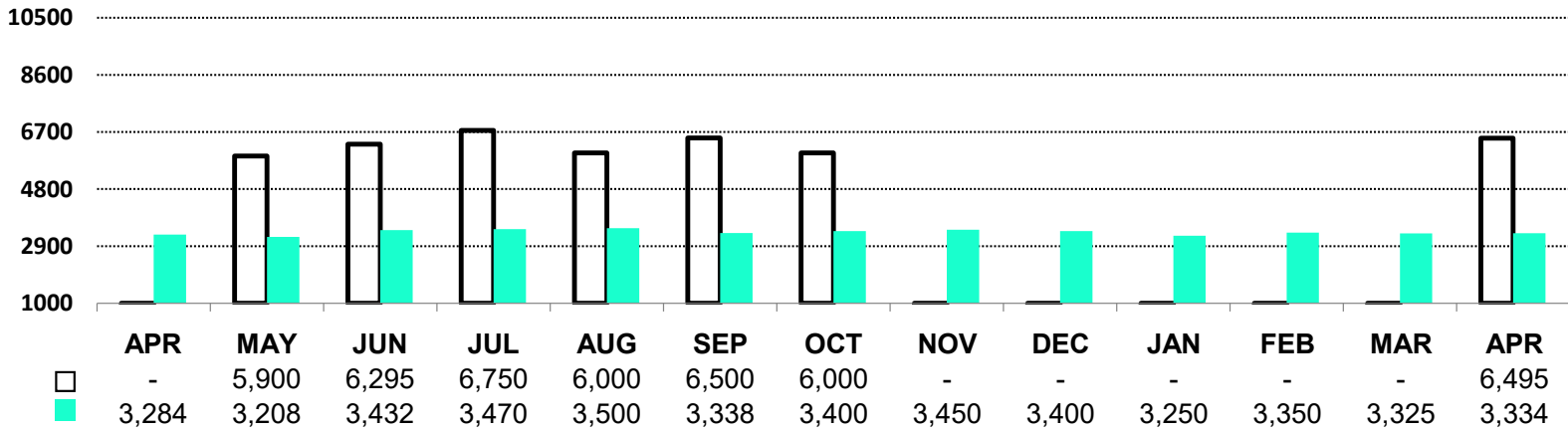


PRICE TRENDS: SOHO

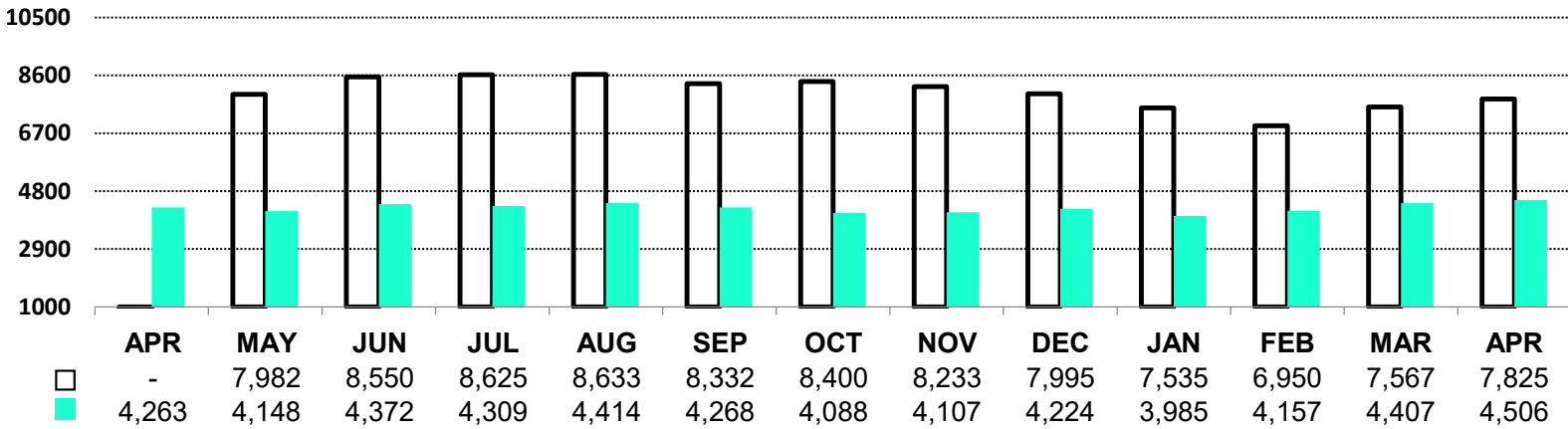
OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT DECREASED BY 5.37%, WHILE NON-DOORMAN RENTS SLIGHTLY INCREASED BY JUST 0.26%.

SOHO STUDIO PRICE TRENDS OVER 13 MONTHS

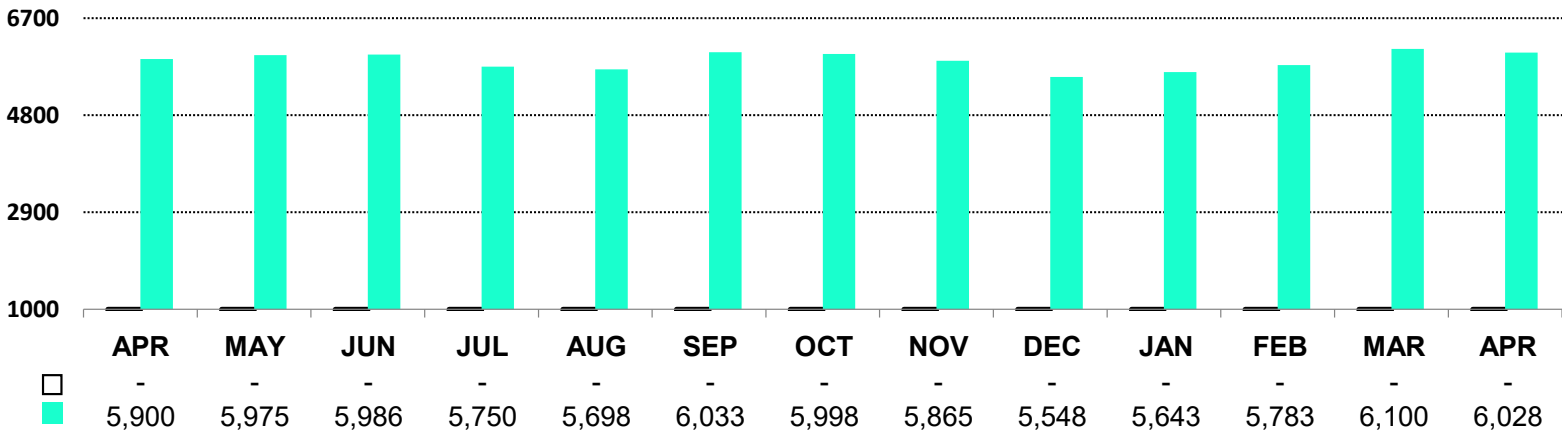
□ DOORMAN
■ NON DOORMAN



SOHO ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



SOHO TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

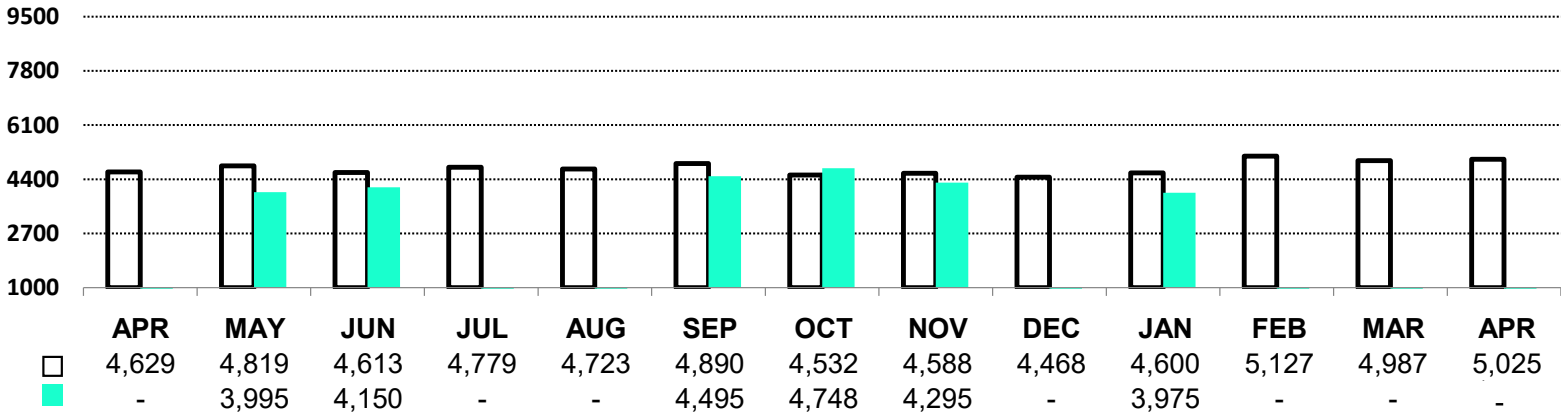


PRICE TRENDS: TRIBECA

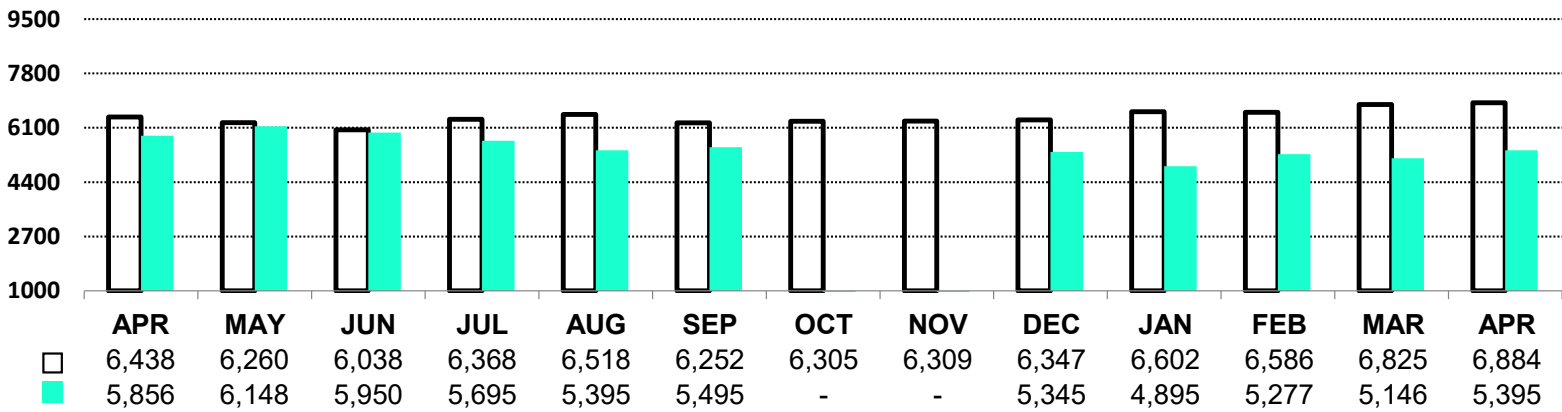
THIS PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT SLIGHTLY INCREASED BY JUST 0.88%, AND NON-DOORMAN RENTS INCREASED BY 3.48%.

TRIBECA STUDIO PRICE TRENDS OVER 13 MONTHS

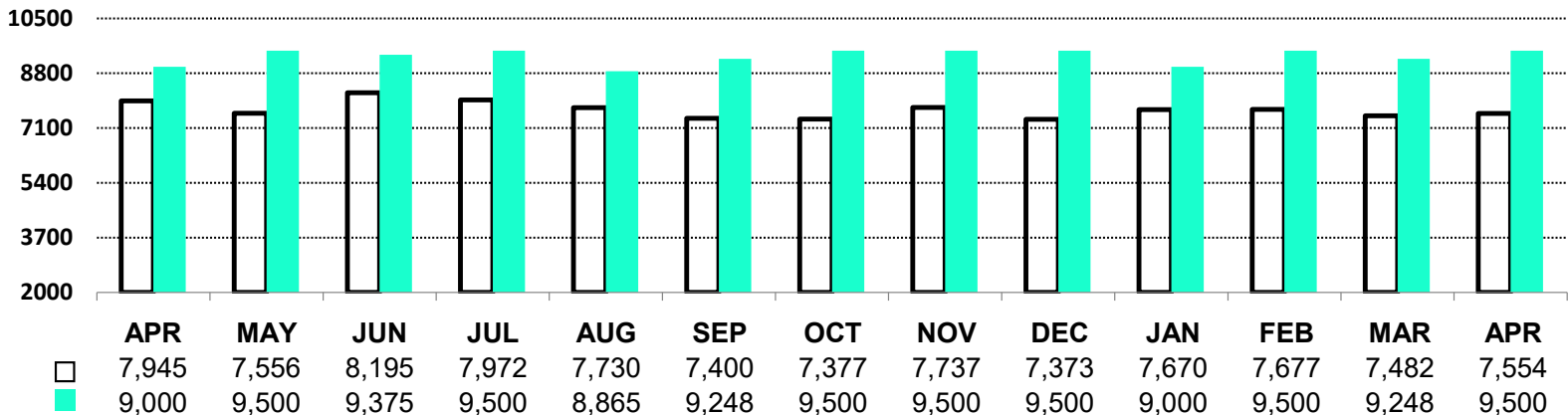
□ DOORMAN
■ NON DOORMAN



TRIBECA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



TRIBECA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

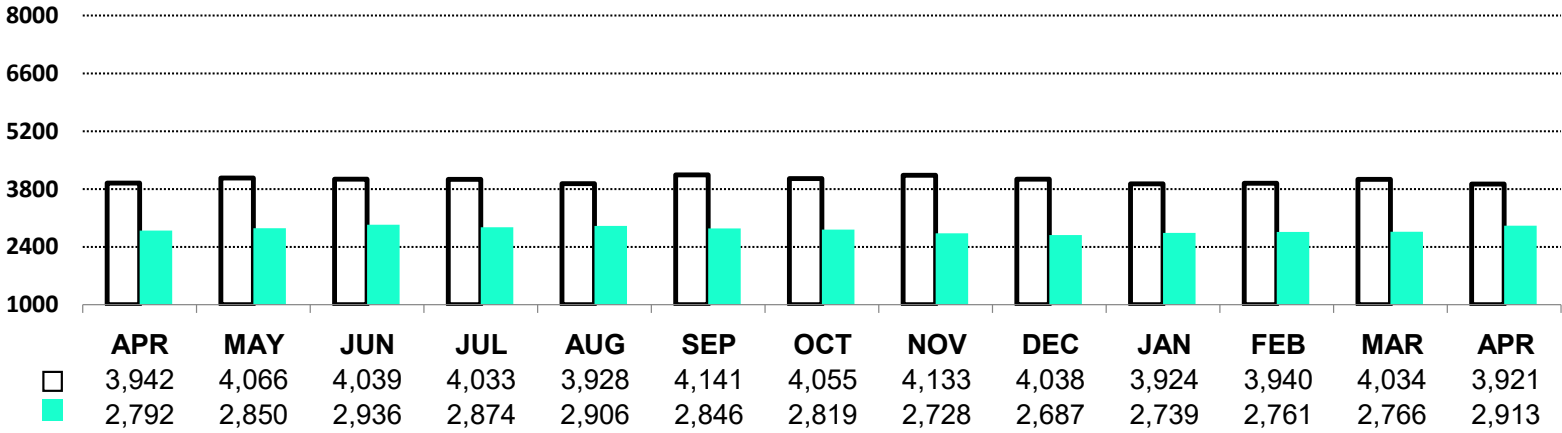


PRICE TRENDS: UPPER EAST SIDE

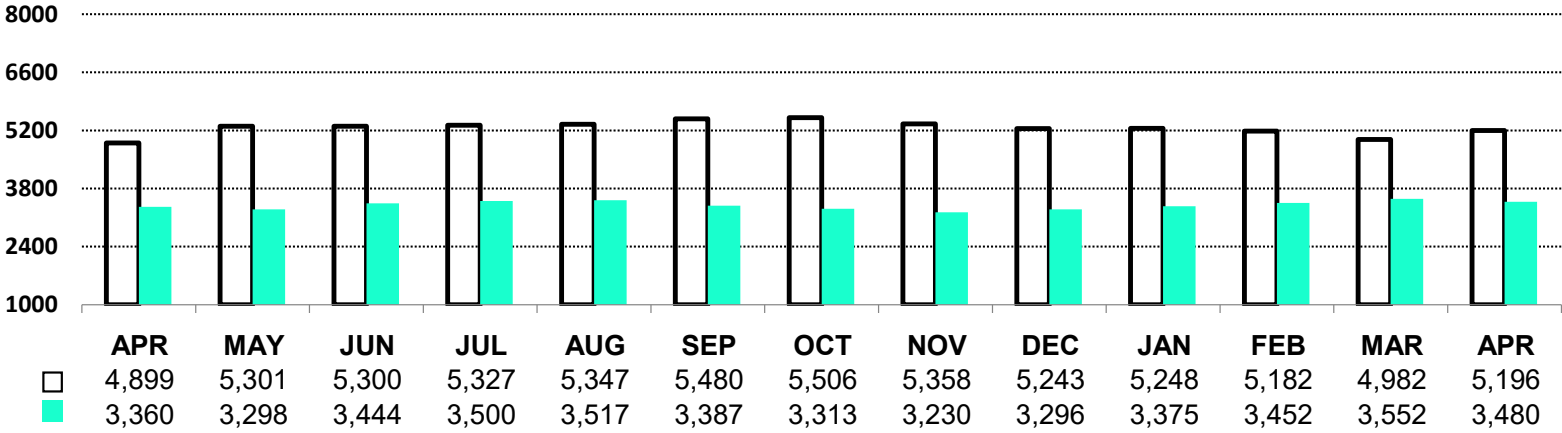
MONTH-OVER-MONTH, AVERAGE DOORMAN RENTAL PRICES HAVE SLIGHTLY DECREASED BY JUST 0.68%, NON-DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.71%.

UPPER EAST SIDE STUDIO PRICE TRENDS OVER 13 MONTHS

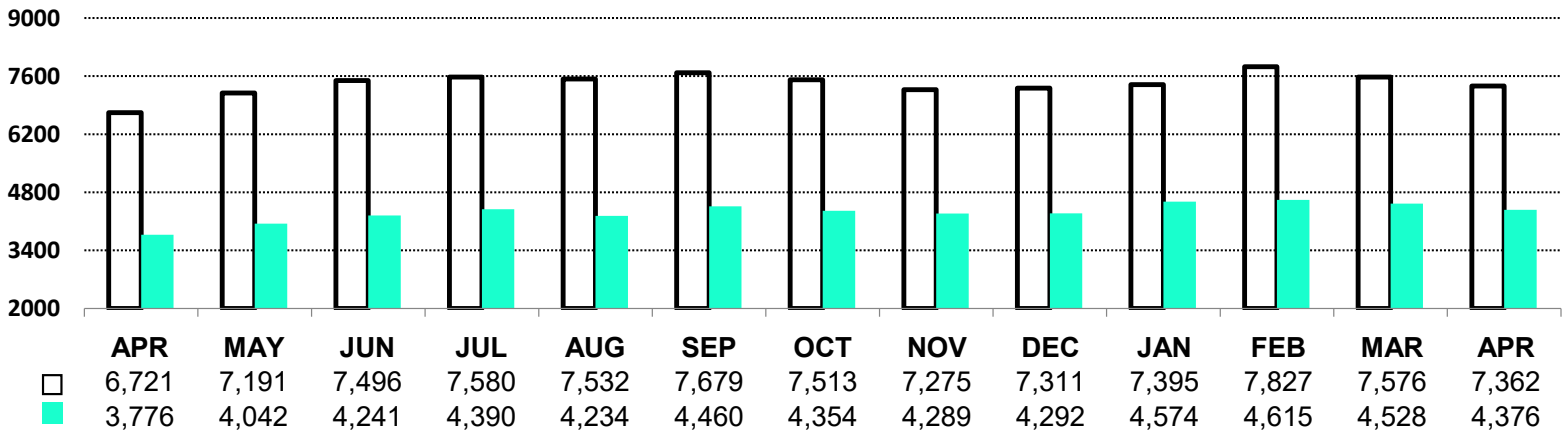
□ DOORMAN
■ NON DOORMAN



UPPER EAST SIDE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



UPPER EAST SIDE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

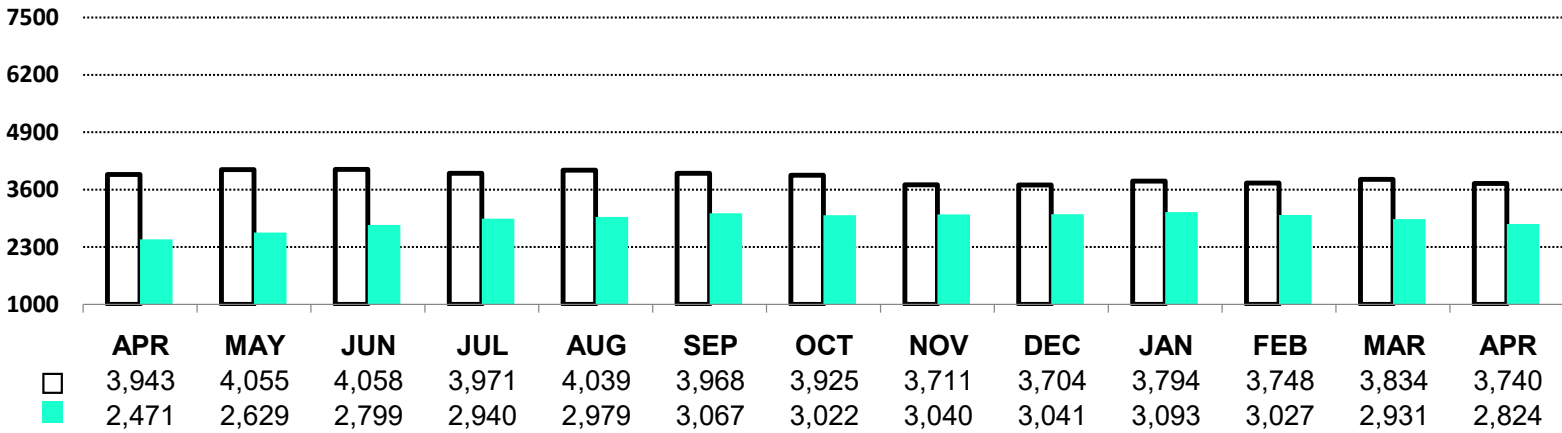


PRICE TRENDS: UPPER WEST SIDE

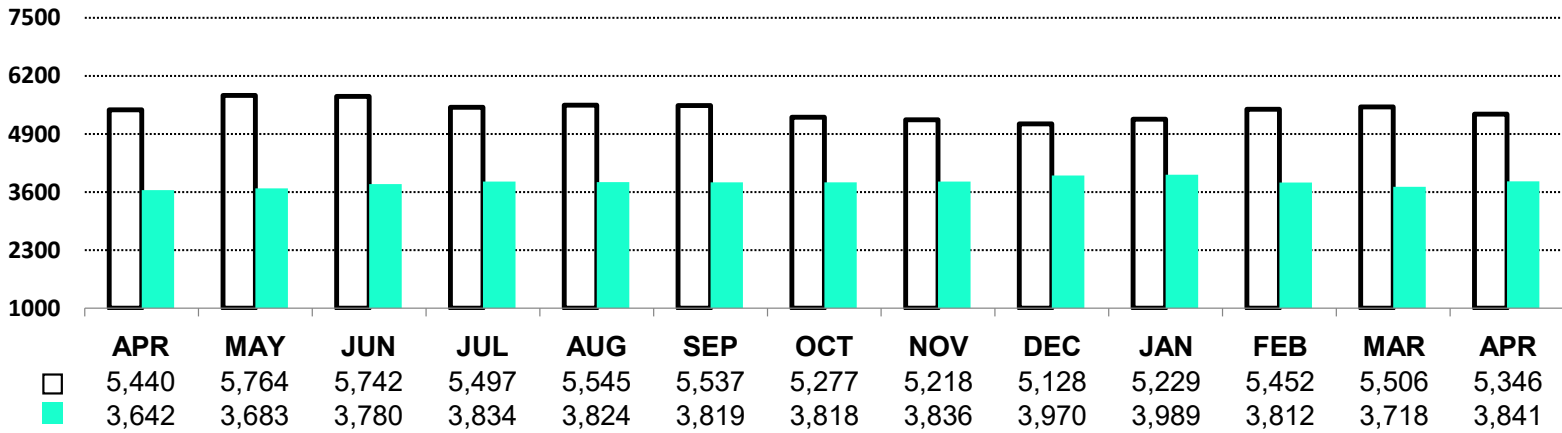
AVERAGE DOORMAN RENTS THIS MONTH HAVE DECREASED BY 2.05%, WHILE NON-DOORMAN RENTS INCREASED BY 3.14%.

UPPER WEST SIDE STUDIO PRICE TRENDS OVER 13 MONTHS

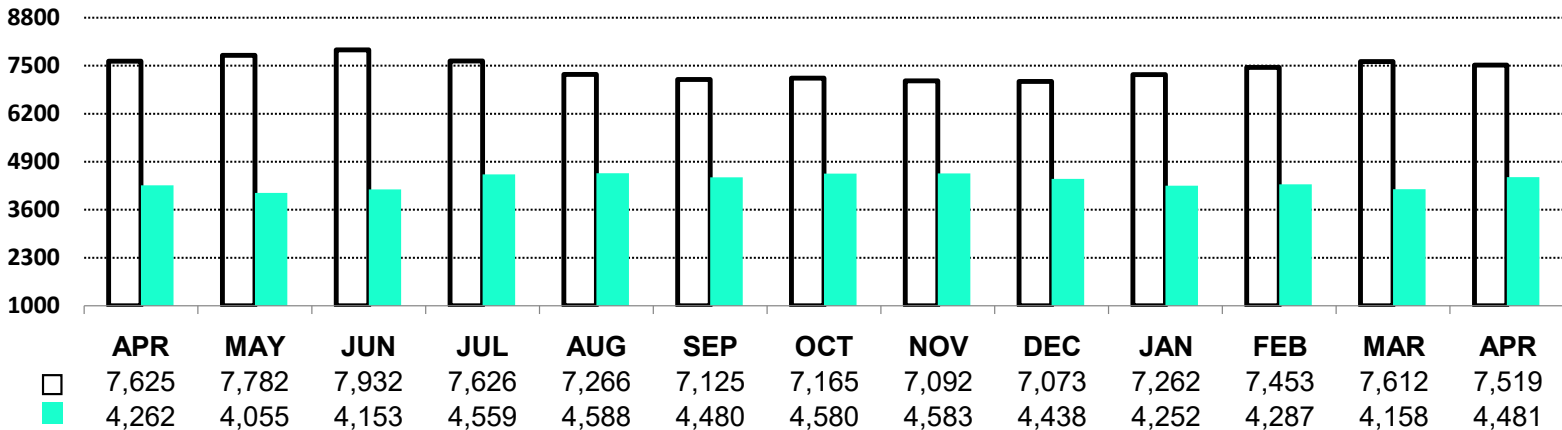
□ DOORMAN
■ NON DOORMAN



UPPER WEST SIDE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



UPPER WEST SIDE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

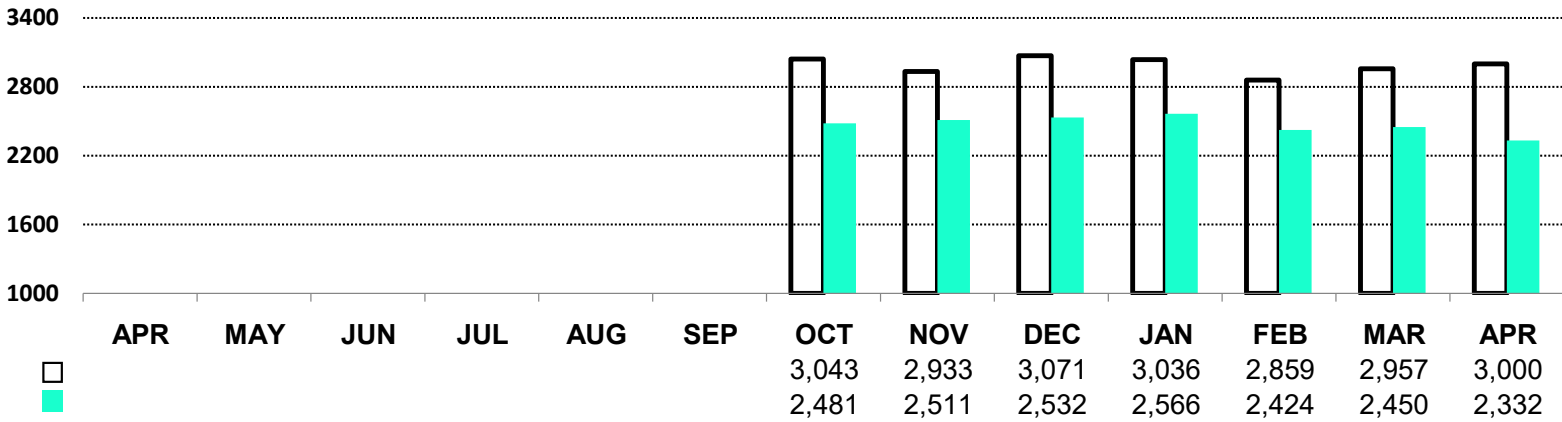


PRICE TRENDS: WASHINGTON HEIGHTS / INWOOD

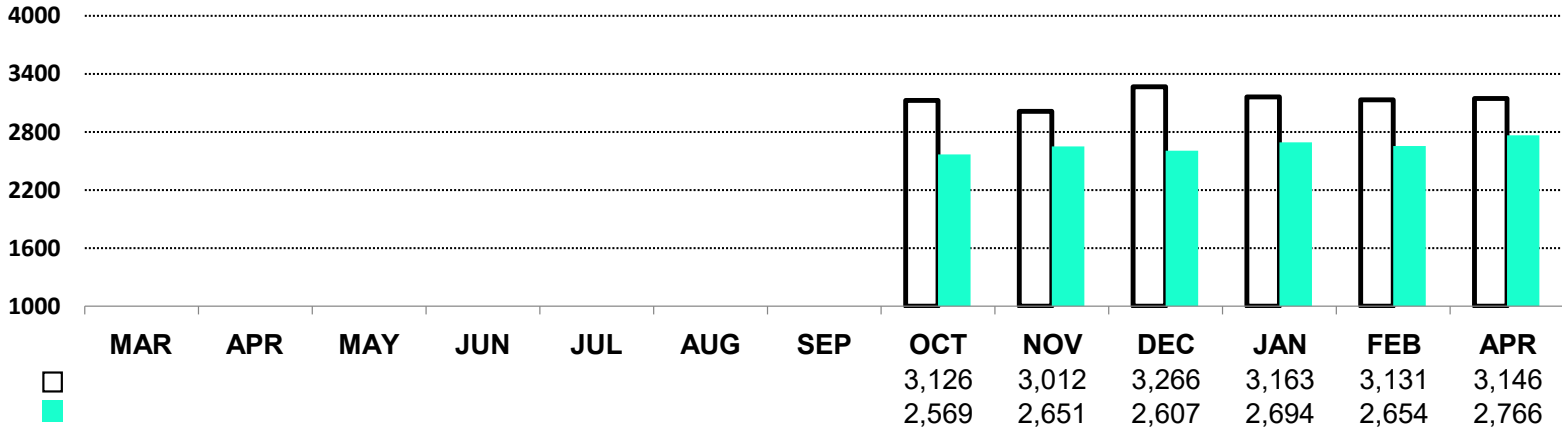
AVERAGE DOORMAN RENTS THIS MONTH HAVE INCREASED BY 4.68%, AND NON-DOORMAN RENTS INCREASED BY 3.22%.

WASHINGTON HEIGHTS / INWOOD STUDIO PRICE TRENDS OVER 13 MONTHS

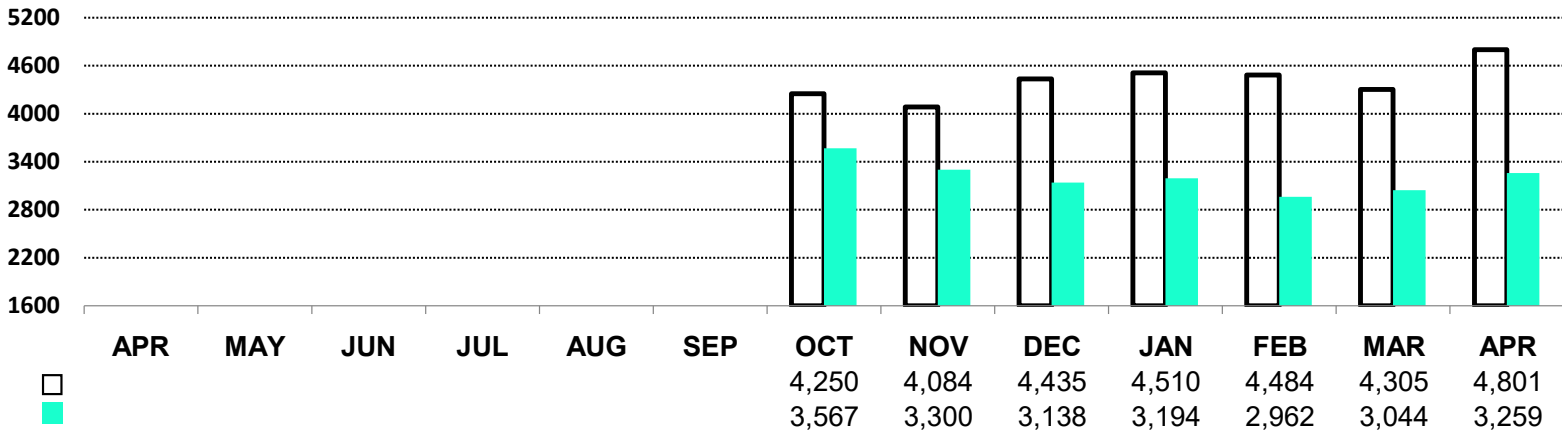
□ DOORMAN
■ NON DOORMAN



WASHINGTON HEIGHTS / INWOOD ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



WASHINGTON HEIGHTS / INWOOD TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



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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