

M.N.S
REAL ESTATE
NYC

MANHATTAN RENTAL MARKET REPORT



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AVERAGE RENT

THE AVERAGE RENT IN MANHATTAN
HAS DECREASED THIS MONTH.

MANHATTAN

↓0.06%
CHANGE

\$5,369
JULY 2026

\$5,366
AUGUST 2026

A QUICK LOOK

MANHATTAN

Over the last month, the average rental price in Manhattan decreased by 0.06%, from \$5,369 to \$5,366. The average rental price for a non-doorman studio unit increased by 0.96%, from \$3,346 to \$3,378. The average rental price for a non-doorman one-bedroom unit increased by 1.53%, from \$4,375 to \$4,442. The average rental price for a non-doorman two-bedroom unit decreased by 0.37%, from \$5,810 to \$5,789. The average rental price for a doorman studio unit increased by 0.67%, from \$4,501 to \$4,531. The average rental price for a one-bedroom doorman unit decreased by 0.50%, from \$6,035 to \$6,005. The average rental price for a doorman two-bedroom unit decreased by 1.12%, from \$7,724 to \$7,637.

Year-over-year, the average rental price for a non-doorman studio increased by 4.68%, and the average rental price for a doorman studio increased by 2.75%. The average rental price for a non-doorman one-bedroom unit increased by 5.13%, and doorman one-bedroom units saw their average rental price increase by 2.34%. The average rental price for a non-doorman two-bedroom unit increased by 6.49%, while the average rental price for doorman two-bedroom units increased by 2.71%. Overall, the average rental price in Manhattan increased by 3.14% from this time last year.

NOTABLE TRENDS

MANHATTAN

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Non-doorman studios	Greenwich Village \$4,175	Washington Heights/ Inwood \$2,557
Non-doorman one bedrooms	TriBeCa \$6,095	Harlem \$3,121
Non-doorman two bedrooms	TriBeCa \$9,295	Washington Heights/ Inwood \$3,520

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Doorman studios	SoHo \$6,773	Washington Heights/ Inwood \$3,183
Doorman one bedrooms	SoHo \$8,774	Washington Heights/ Inwood \$3,348
Doorman two bedrooms	Greenwich Village \$9,248	Washington Heights/ Inwood \$4,925

WHERE PRICES DECREASED



BATTERY PARK CITY

Doorman Studios	-0.05%
Doorman Two-Bedroom	-2.58%

CHELSEA

Non-Doorman One-Bedroom	-4.18%
Non-Doorman Two-Bedroom	-1.31%
Doorman Studios	-0.89%
Doorman Two-Bedroom	-1.66%

EAST VILLAGE

Non-Doorman Two-Bedroom	-6.10%
Doorman Studios	-2.57%

FINANCIAL DISTRICT

Doorman One-Bedroom	-2.79%
Doorman Two-Bedroom	-3.88%

GRAMERCY

Non-Doorman Two-Bedroom	-0.62%
Doorman Two-Bedroom	-3.61%

GREENWICH VILLAGE

Doorman Two-Bedroom	-0.92%
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HARLEM

Non-Doorman Studios	-4.70%
Non-Doorman One-Bedroom	-0.85%
Non-Doorman Two-Bedroom	-3.65%
Doorman One-Bedroom	-6.93%
Doorman Two-Bedroom	-6.31%

LOWER EAST SIDE

Non-Doorman Studios	-6.24%
Doorman One-Bedroom	-0.98%

MIDTOWN EAST

Non-Doorman Studios	-2.25%
Non-Doorman One-Bedroom	-4.39%
Non-Doorman Two-Bedroom	-4.10%
Doorman Studios	-4.89%
Doorman One-Bedroom	-4.46%
Doorman Two-Bedroom	-2.40%

MIDTOWN WEST

Non-Doorman Studios	-3.97%
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MURRAY HILL

Non-Doorman Studios	-0.63%
Non-Doorman One-Bedroom	-1.41%
Non-Doorman Two-Bedroom	-2.52%
Doorman Studios	-2.71%
Doorman One-Bedroom	-1.98%
Doorman Two-Bedroom	-2.44%

SOHO

Non-Doorman Two-Bedroom	-1.05%
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TRIBECA

Non-Doorman Two-Bedroom	-5.15%
Doorman Two-Bedroom	-4.20%

UPPER EAST SIDE

Non-Doorman Studios	-2.45%
Doorman Studios	-1.82%
Doorman One-Bedroom	-2.19%

UPPER WEST SIDE

Doorman Studios	-2.09%
Doorman One-Bedroom	-1.62%
Doorman Two-Bedroom	-1.56%

WASHINGTON HEIGHTS / INWOOD

Doorman One-Bedroom	-0.18%
Doorman Two-Bedroom	-4.01%

WHERE PRICES INCREASED



BATTERY PARK CITY

Doorman One-Bedroom 0.12%

CHELSEA

Non-Doorman Studios 0.57%

Doorman One-Bedroom 1.54%

EAST VILLAGE

Non-Doorman Studios 3.35%

Non-Doorman One-Bedroom 5.46%

Doorman One-Bedroom 1.66%

Doorman Two-Bedroom 1.42%

FINANCIAL DISTRICT

Non-Doorman Studios 8.58%

Non-Doorman One-Bedroom 4.75%

Non-Doorman Two-Bedroom 3.76%

Doorman Studios 1.88%

GRAMERCY

Non-Doorman Studios 4.04%

Non-Doorman One-Bedroom 2.25%

Doorman Studios 1.88%

Doorman One-Bedroom 0.55%

GREENWICH VILLAGE

Non-Doorman Studios 7.37%

Non-Doorman One-Bedroom 0.89%

Non-Doorman Two-Bedroom 0.65%

Doorman Studios 6.06%

Doorman One-Bedroom 0.76%

HARLEM

Doorman Studios 4.30%

LOWER EAST SIDE

Non-Doorman One-Bedroom 0.29%

Non-Doorman Two-Bedroom 1.93%

Doorman Studios 0.37%

Doorman Two-Bedroom 8.48%

MIDTOWN WEST

Non-Doorman One-Bedroom 4.07%

Non-Doorman Two-Bedroom 4.04%

Doorman Studios 1.60%

Doorman One-Bedroom 0.34%

Doorman Two-Bedroom 2.82%

SOHO

Non-Doorman Studios 3.62%

Non-Doorman One-Bedroom 4.49%

Doorman Studio 2.69%

Doorman One-Bedroom 2.02%

Doorman Two-Bedroom 0.00%

TRIBECA

Non-Doorman Studios 0.00%

Non-Doorman One-Bedroom 2.52%

Doorman Studios 2.81%

Doorman One-Bedroom 2.03%

UPPER EAST SIDE

Non-Doorman One-Bedroom 2.90%

Non-Doorman Two-Bedroom 5.30%

Doorman Two-Bedroom 0.95%

UPPER WEST SIDE

Non-Doorman Studios 1.60%

Non-Doorman One-Bedroom 3.33%

Non-Doorman Two-Bedroom 7.66%

WASHINGTON HEIGHTS / INWOOD

Non-Doorman Studios 2.04%

Non-Doorman One-Bedroom 2.30%

Non-Doorman Two-Bedroom 0.90%

Doorman Studios 2.87%

MANHATTAN AVERAGE PRICE

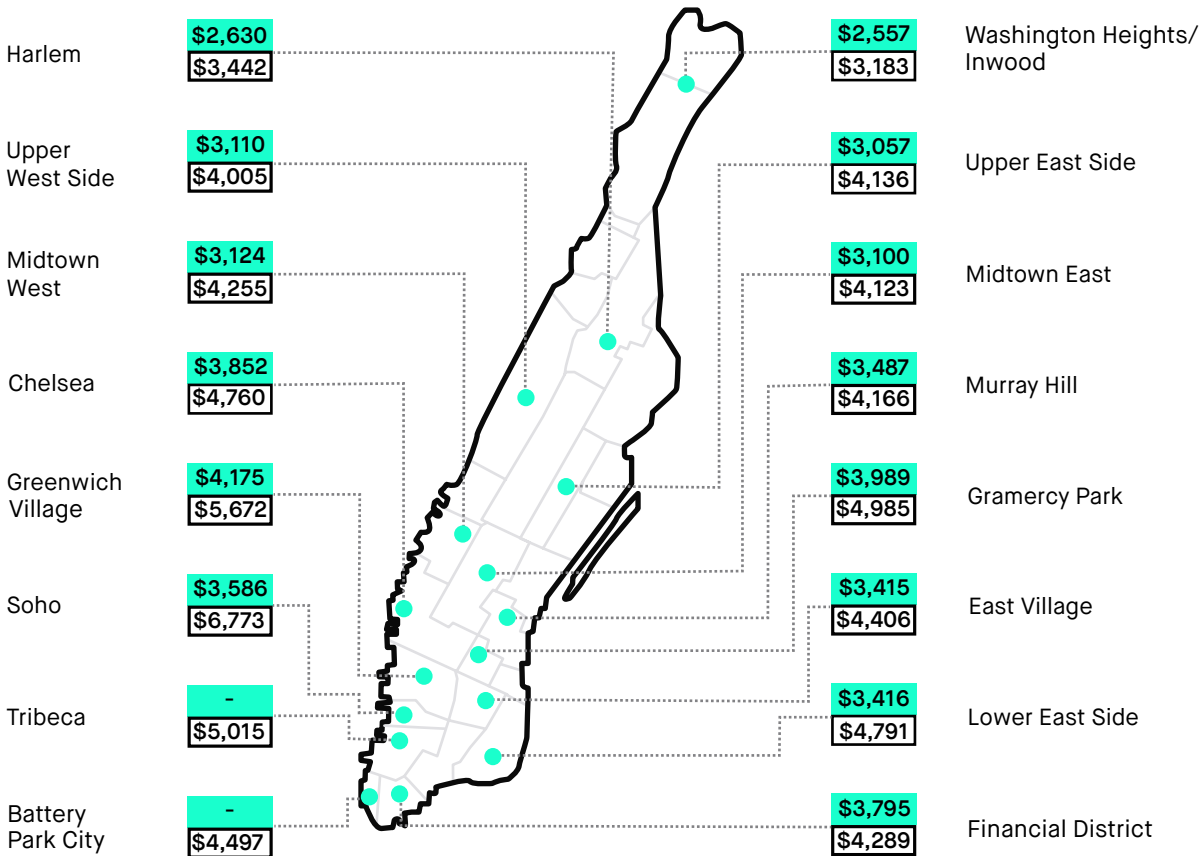
STUDIOS



\$4,531
DOORMAN



\$3,378
NON-DOORMAN



MANHATTAN AVERAGE PRICE

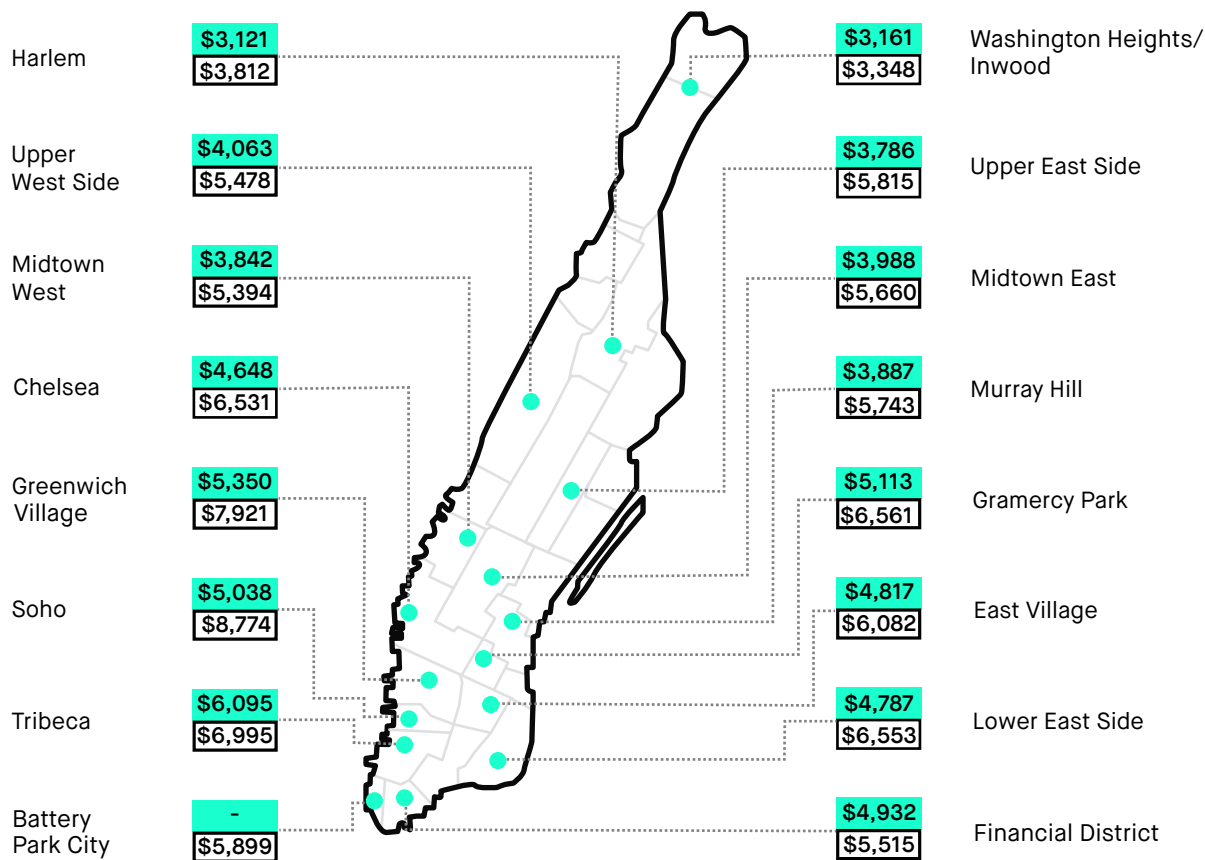
1 BEDROOM



\$6,005
DOORMAN



\$4,442
NON-DOORMAN



MANHATTAN AVERAGE PRICE

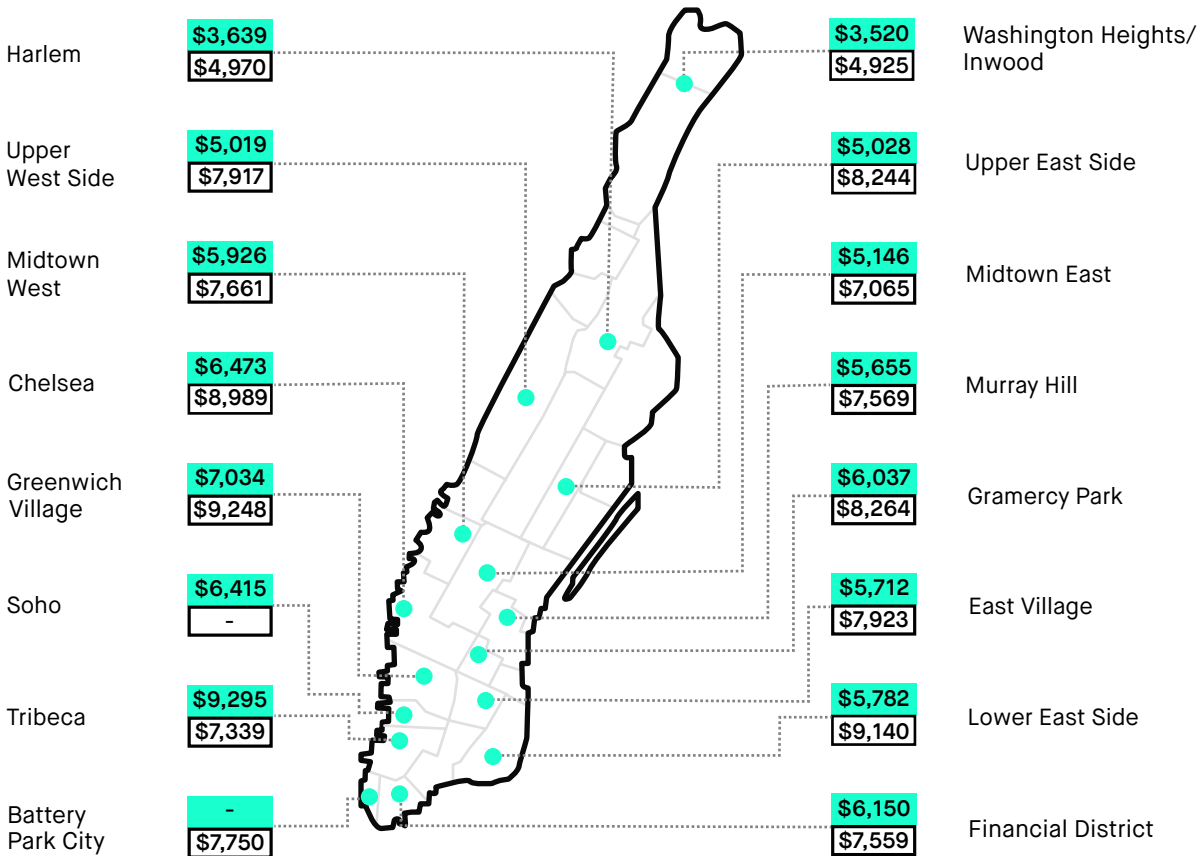
2 BEDROOM



\$7,637
DOORMAN



\$5,789
NON-DOORMAN



YEAR OVER YEAR

BATTERY PARK CITY	↑ 4.92%	GREENWICH VILLAGE	↑ 13.18%	MURRAY HILL	↑ 5.26%
CHELSEA	↑ 7.57%	HARLEM	↑ 1.74%	SOHO	↑ 8.29%
EAST VILLAGE	↑ 4.07%	LOWER EAST SIDE	↑ 11.95%	TRIBECA	↑ 4.54%
FINANCIAL DISTRICT	↑ 2.06%	MIDTOWN EAST	↑ 1.23%	UPPER EAST SIDE	↑ 6.47%
GRAMERCY	↑ 4.08%	MIDTOWN WEST	↑ 10.05%	UPPER WEST SIDE	↓ 3.30%

PRICE CHANGES

MANHATTAN RENTS:
AUGUST 2025 VS. AUGUST 2026

PRICE CHANGES

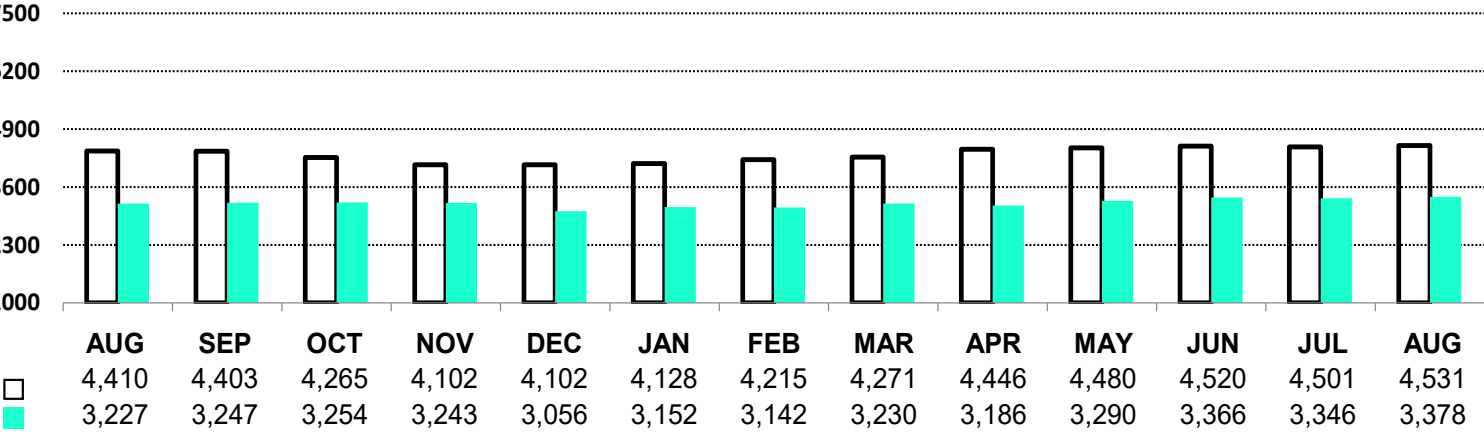
TYPE	AUGUST 2025	AUGUST 2026	CHANGE
Non-doorman studios	\$3,227	\$3,378	↑ 4.68%
Non-doorman one bedrooms	\$4,225	\$4,442	↑ 5.13%
Non-doorman two bedrooms	\$5,436	\$5,789	↑ 6.49%

TYPE	AUGUST 2025	AUGUST 2026	CHANGE
Doorman studios	\$4,410	\$4,531	↑ 2.75%
Doorman one bedrooms	\$5,868	\$6,005	↑ 2.34%
Doorman two bedrooms	\$7,436	\$7,637	↑ 2.71%

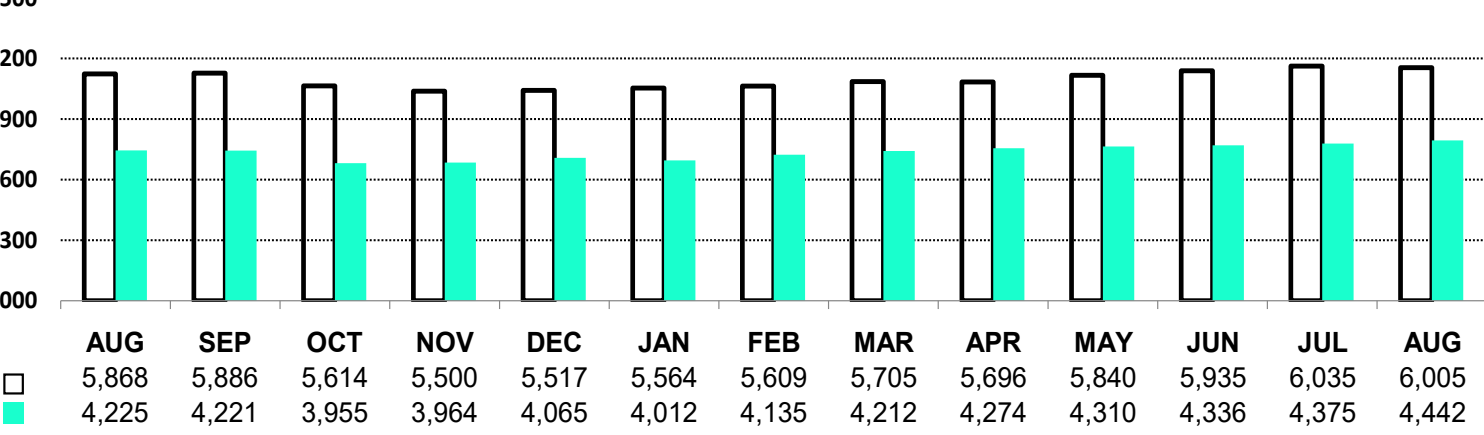
PRICE TRENDS: MANHATTAN

MANHATTAN STUDIO PRICE TRENDS OVER 13 MONTHS

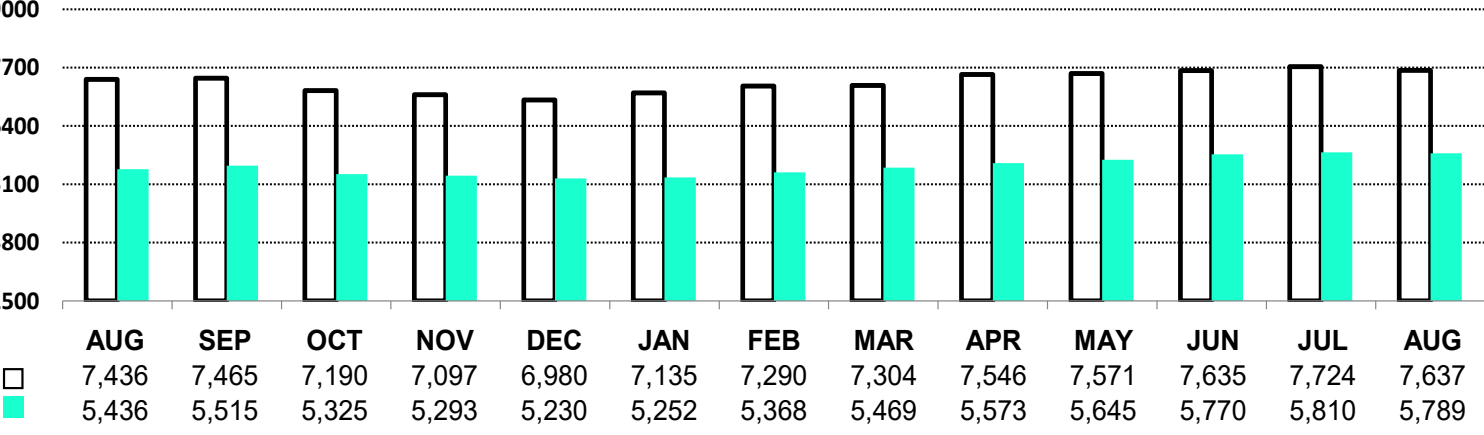
□ DOORMAN
■ NON DOORMAN



MANHATTAN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS

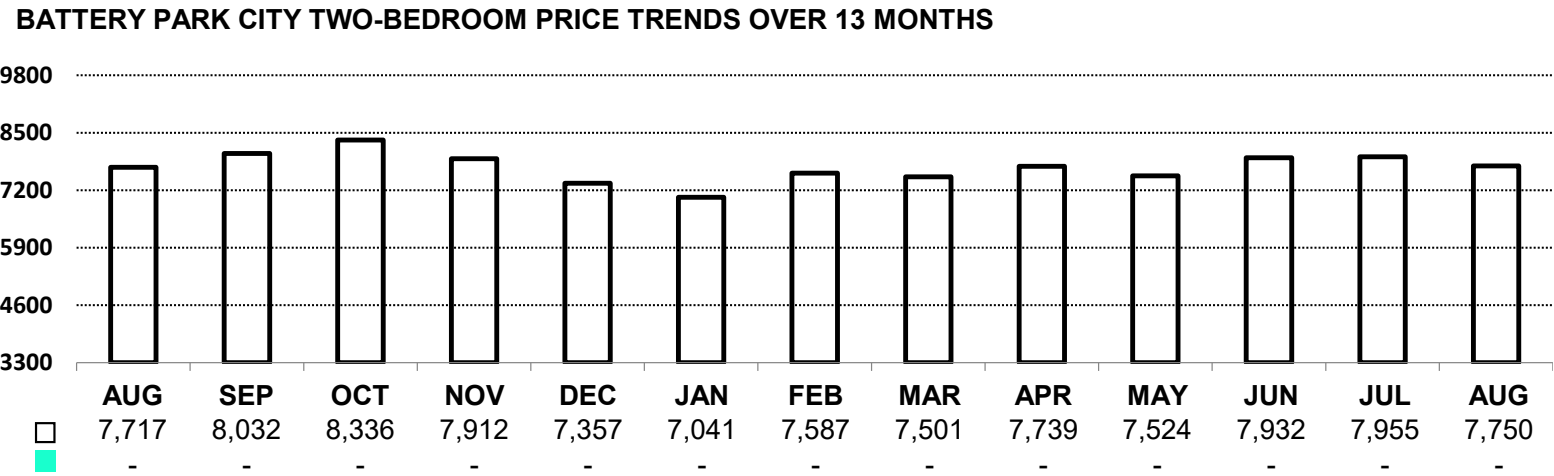
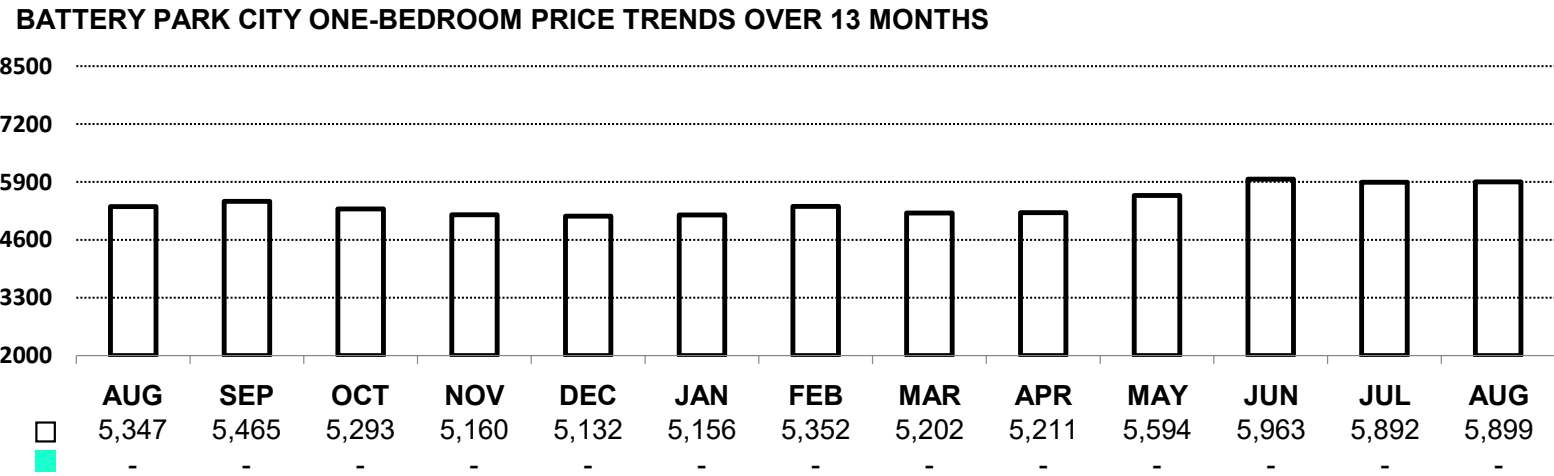
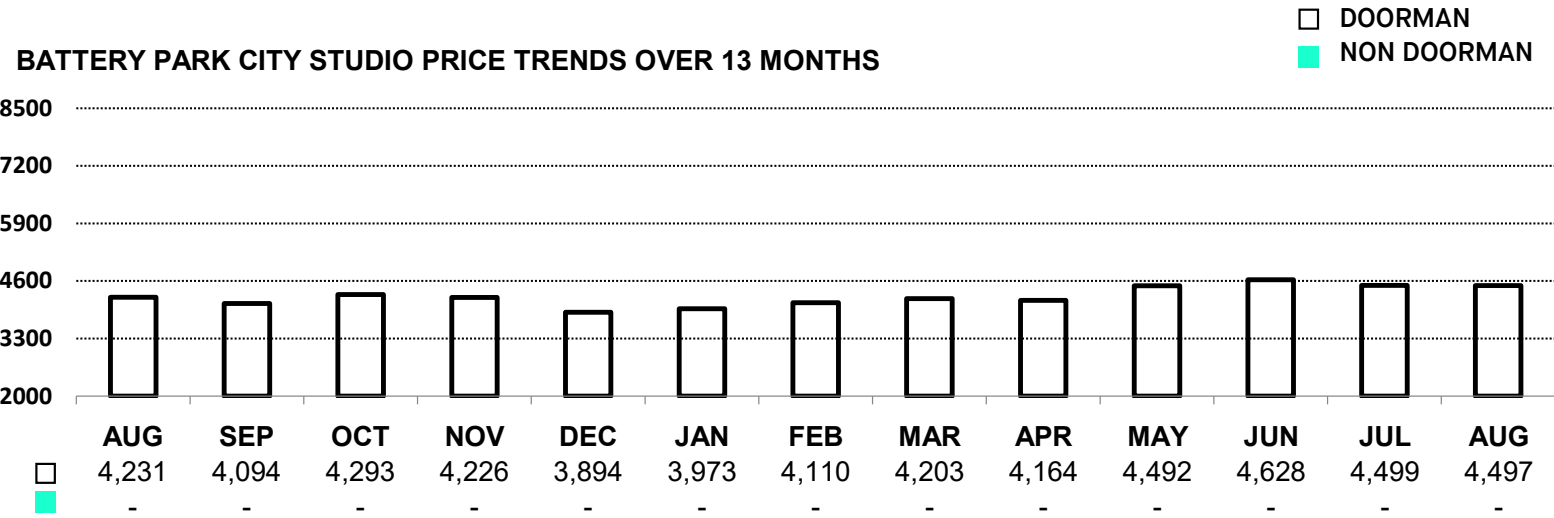


MANHATTAN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



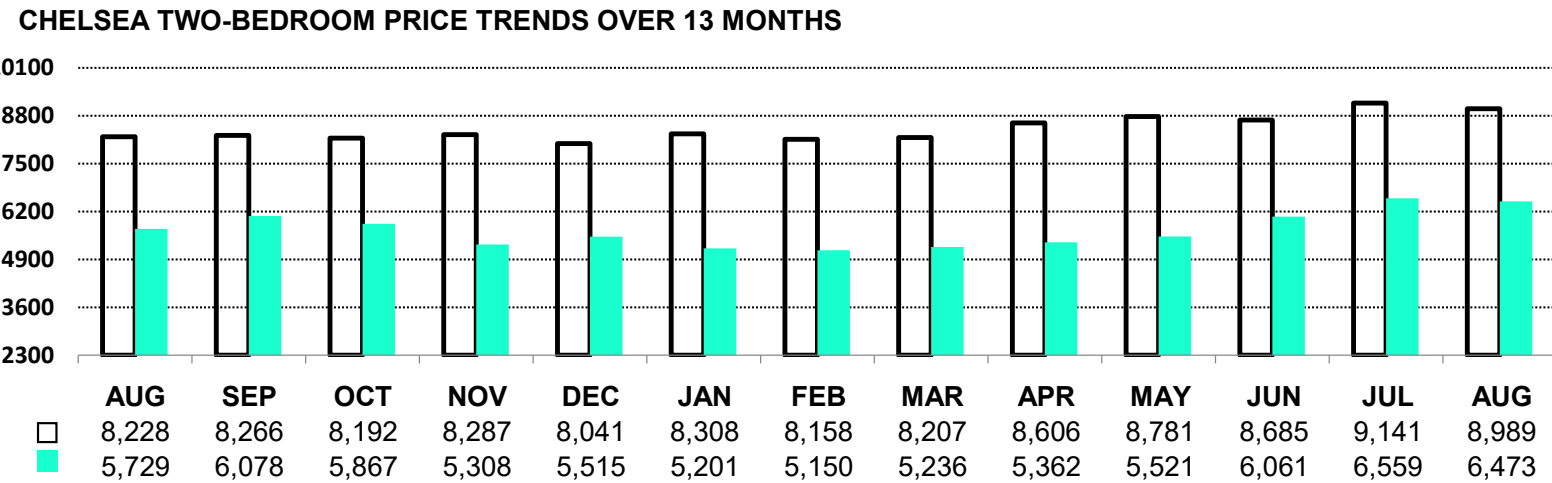
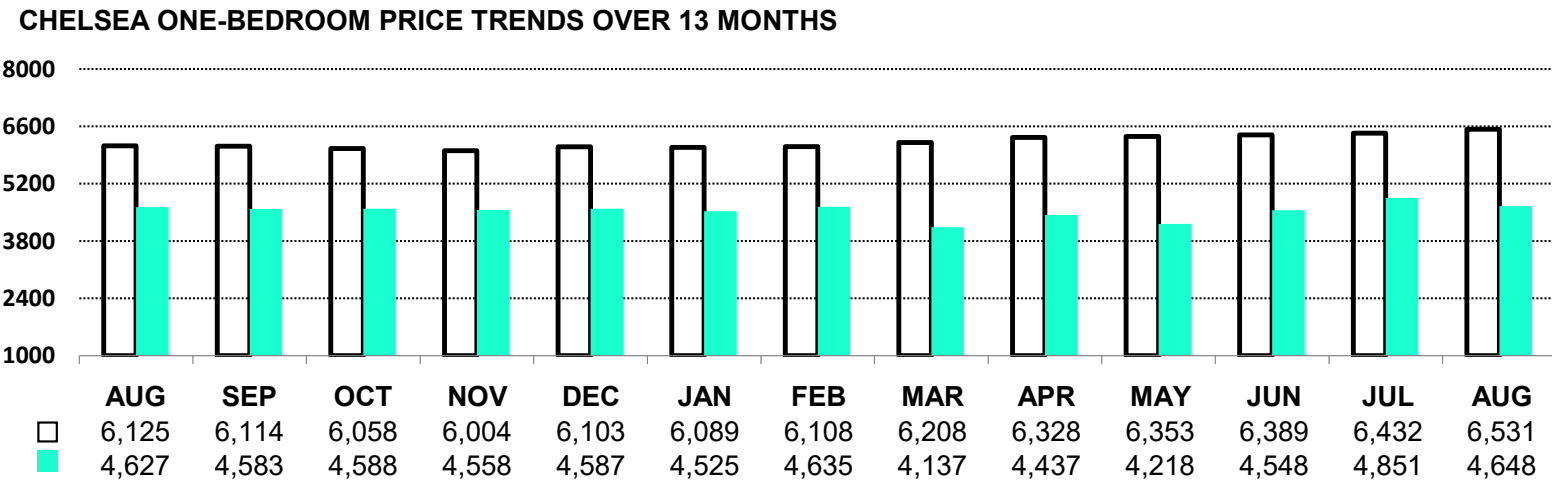
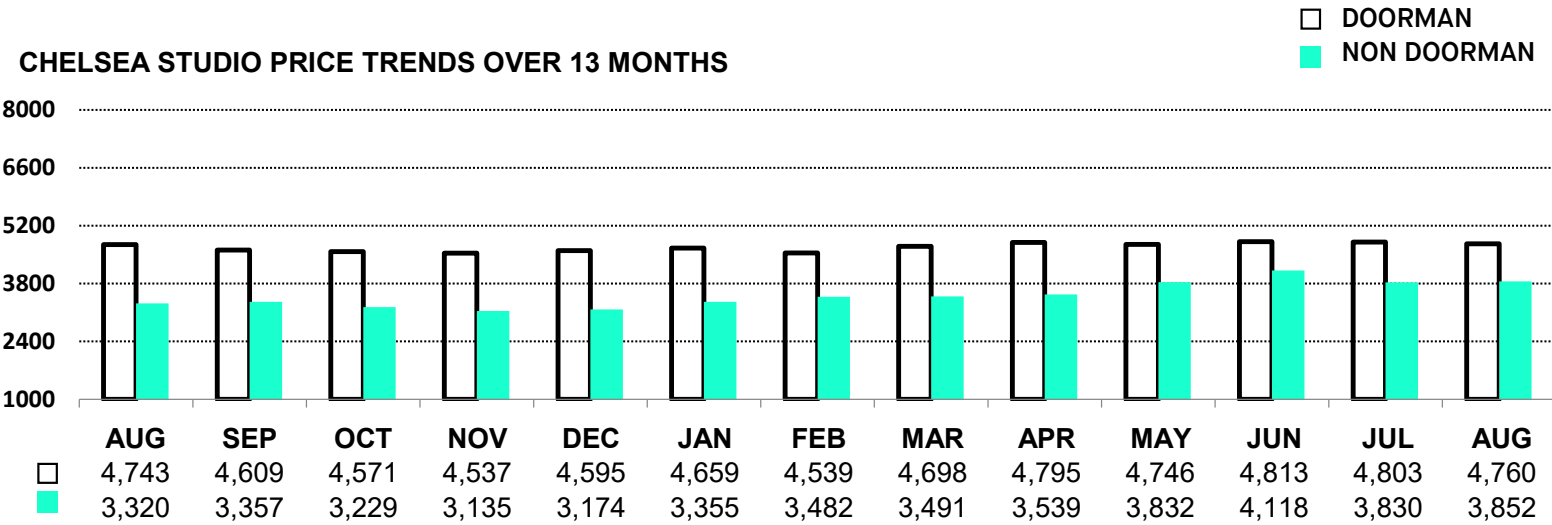
PRICE TRENDS: BATTERY PARK CITY

THE AVERAGE RENTAL PRICE IN BATTERY PARK CITY
DECREASED BY 1.08%.



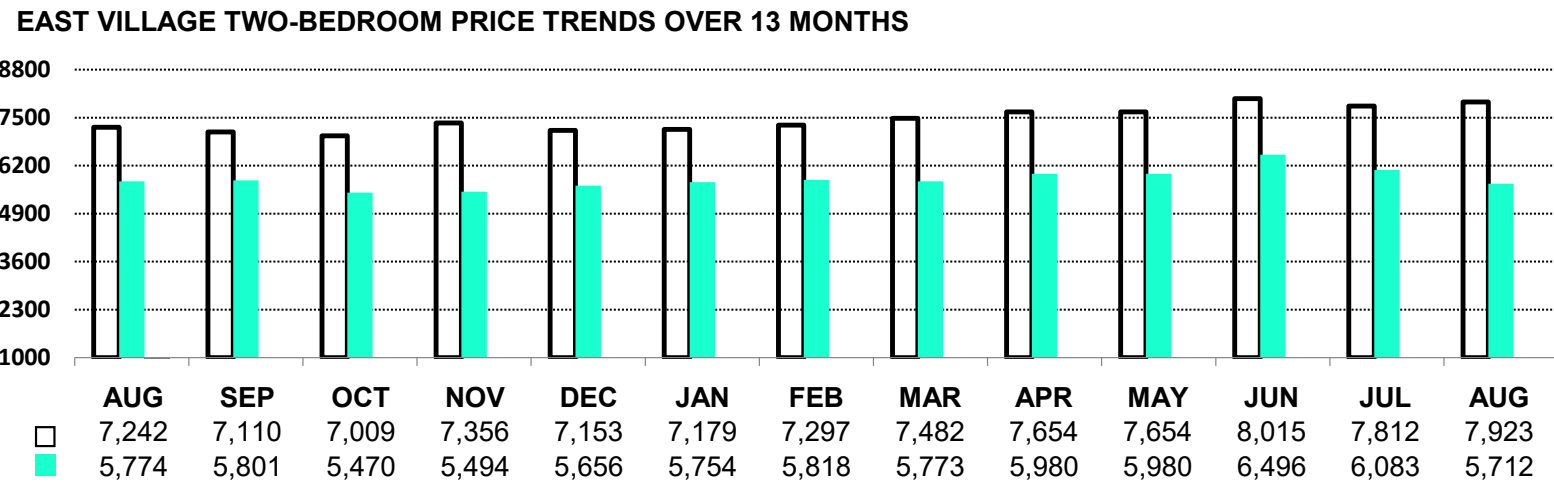
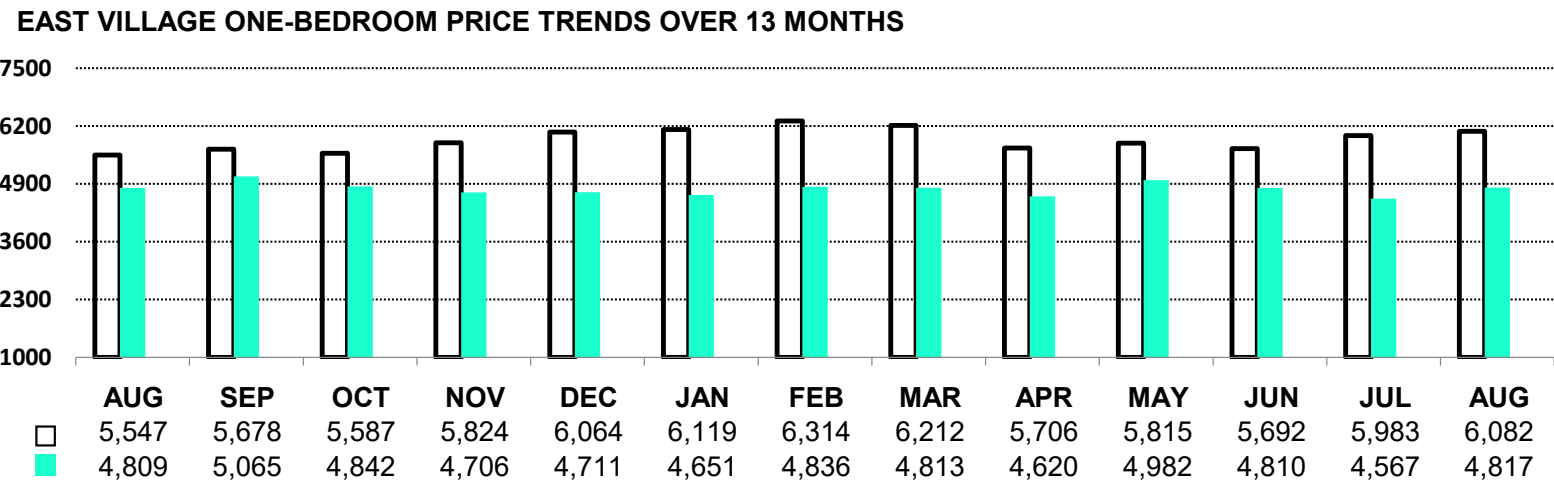
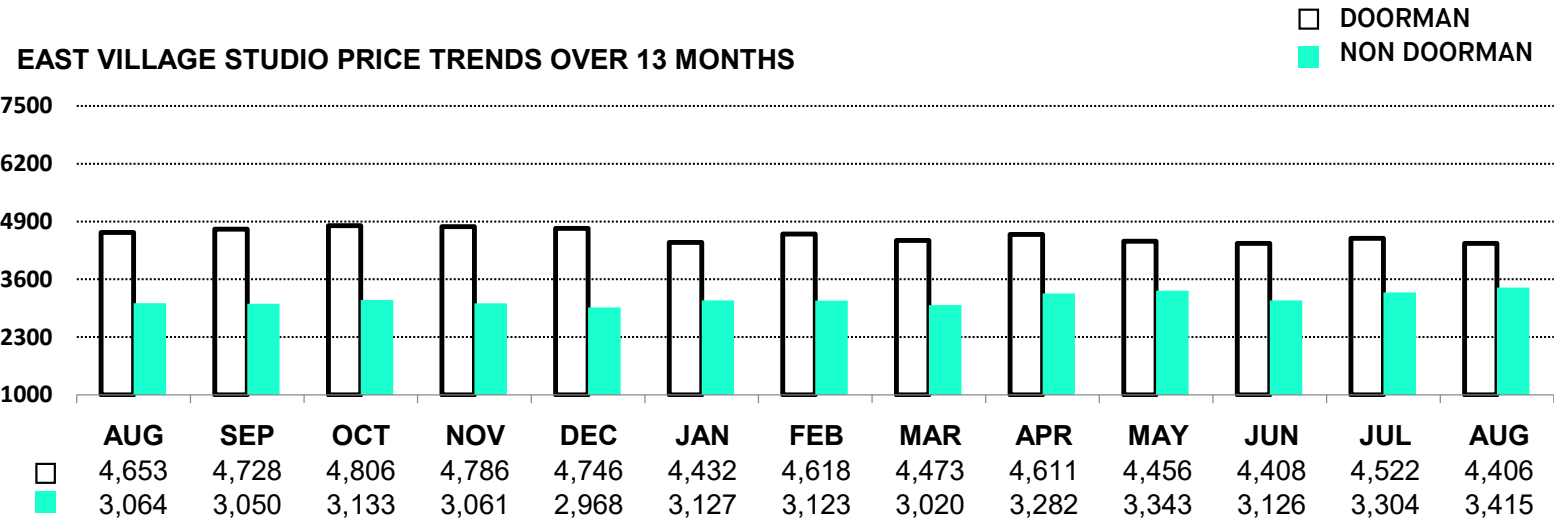
PRICE TRENDS: CHELSEA

MONTH-OVER-MONTH, AVERAGE DOORMAN RENTAL
PRICES HAVE SLIGHTLY DECREASED BY JUST 0.47%,
AND NON-DOORMAN RENTS DECREASED BY 1.75%.



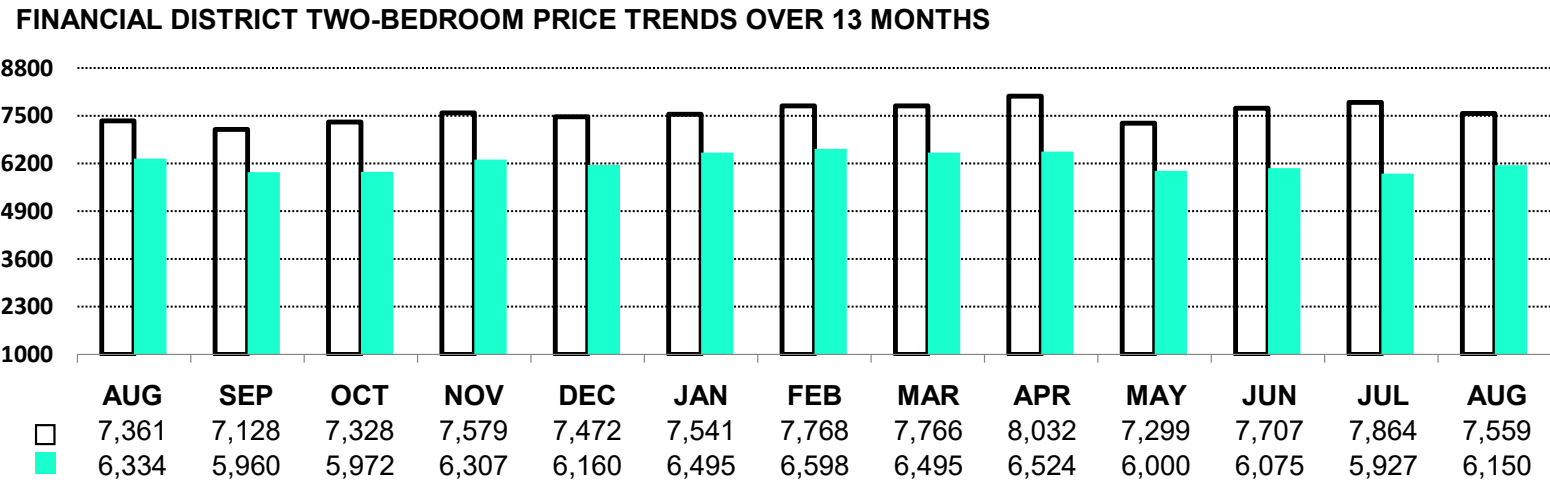
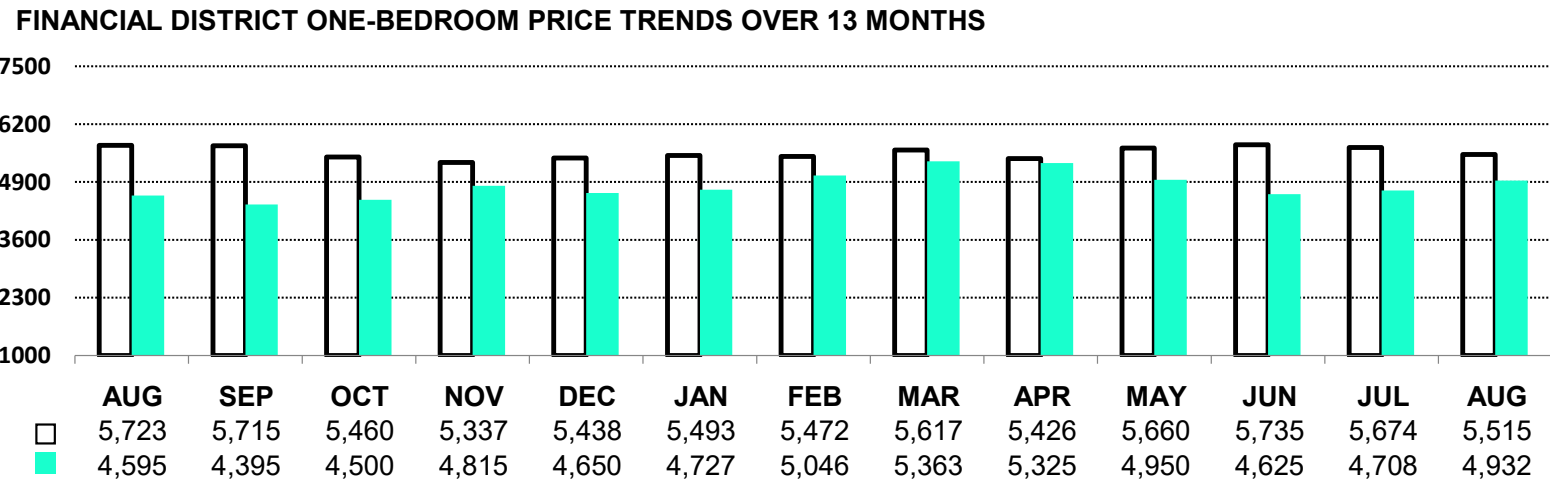
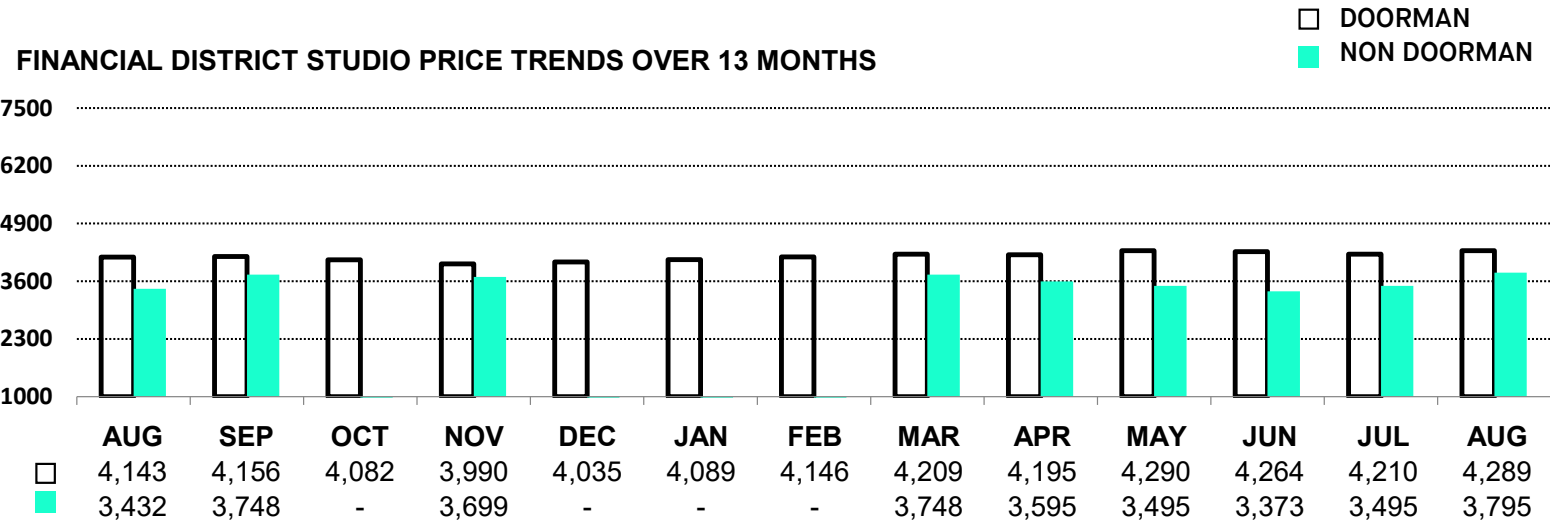
PRICE TRENDS: EAST VILLAGE

DOORMAN RENTS SLIGHTLY INCREASED THIS PAST MONTH BY JUST 0.51%, WHILE NON-DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.07%.



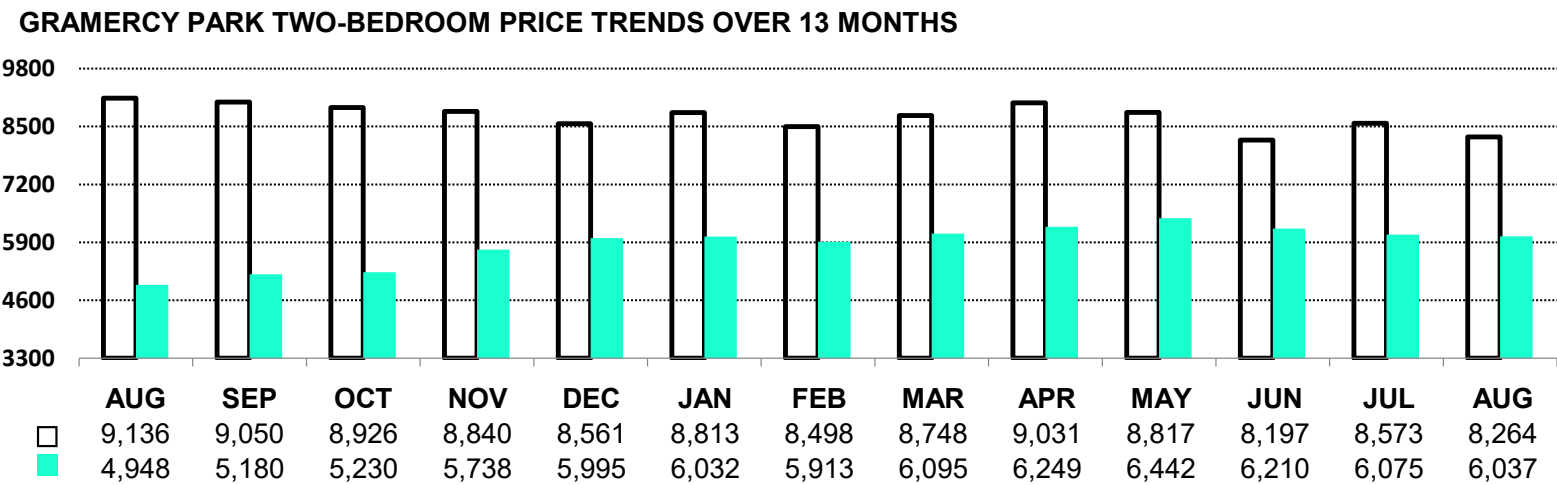
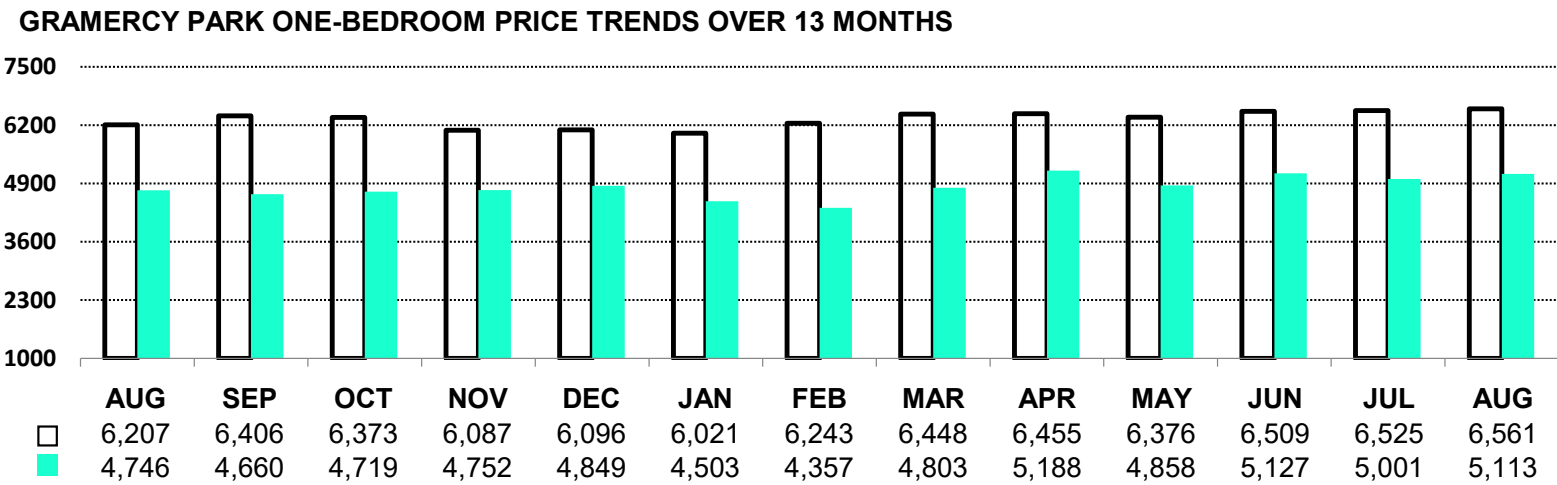
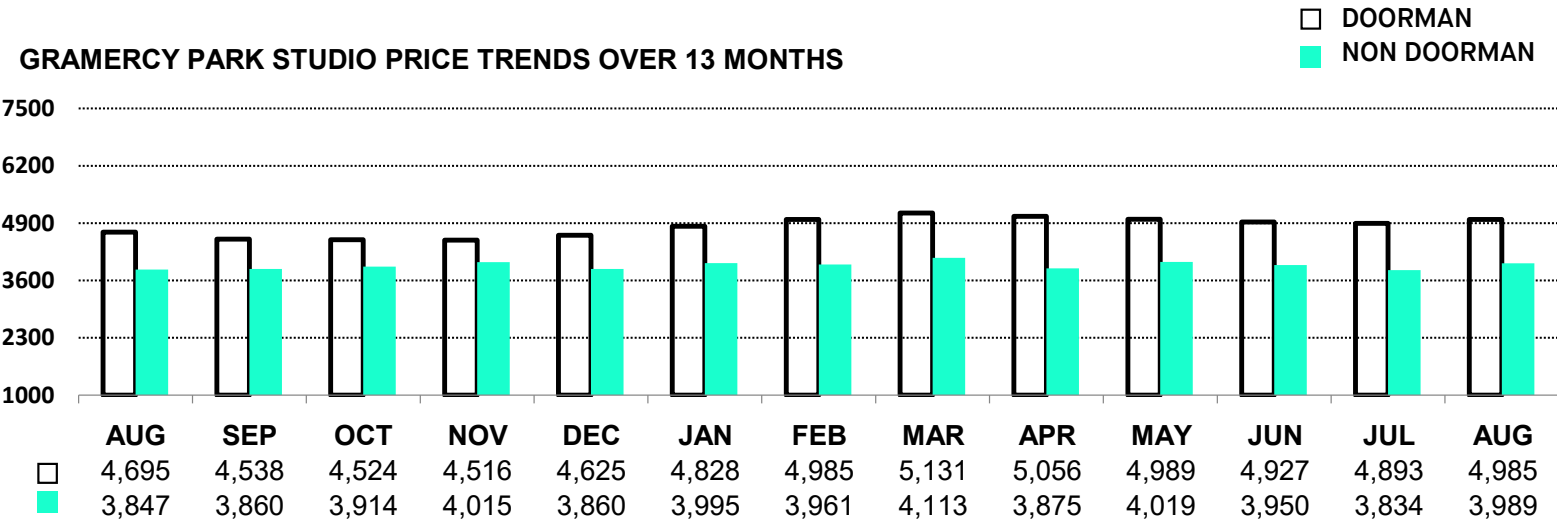
PRICE TRENDS: FINANCIAL DISTRICT

THE AVERAGE RENTAL DOORMAN PRICE DECREASED THIS PAST MONTH BY 2.16%, WHILE NON-DOORMAN RENTS INCREASED BY 5.29%.



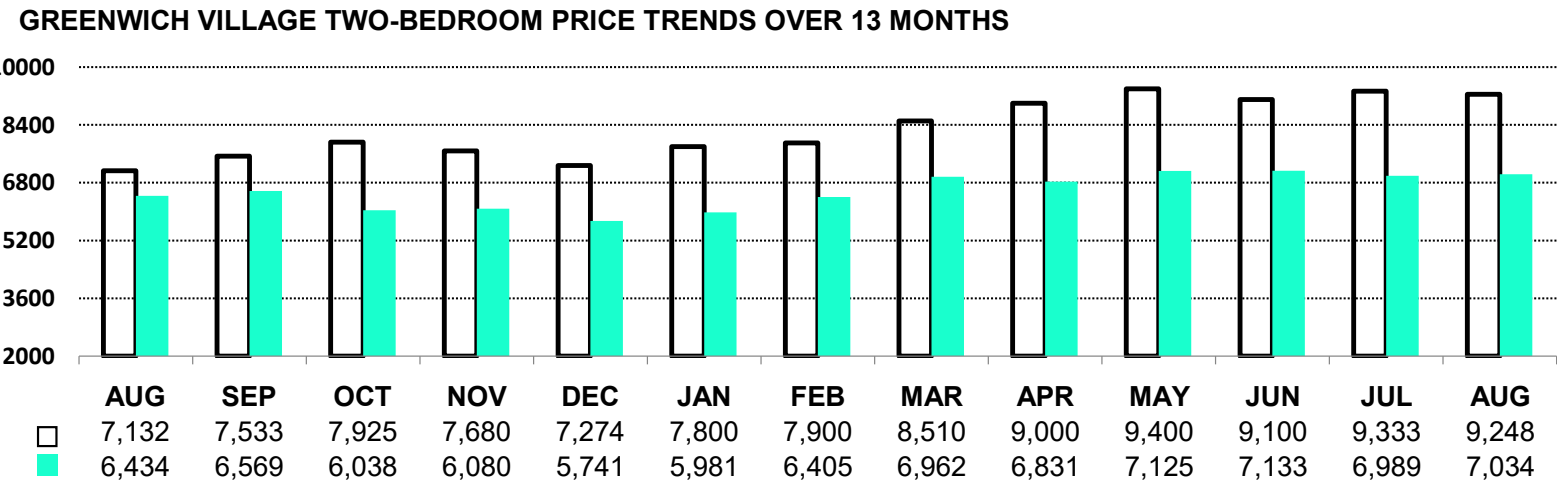
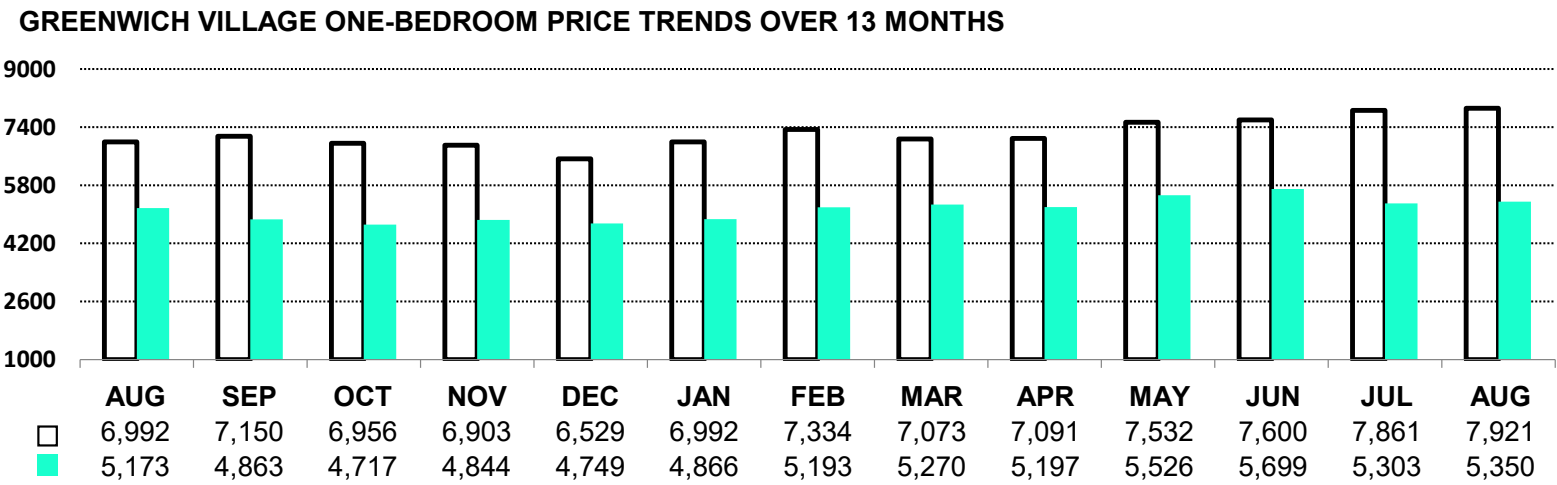
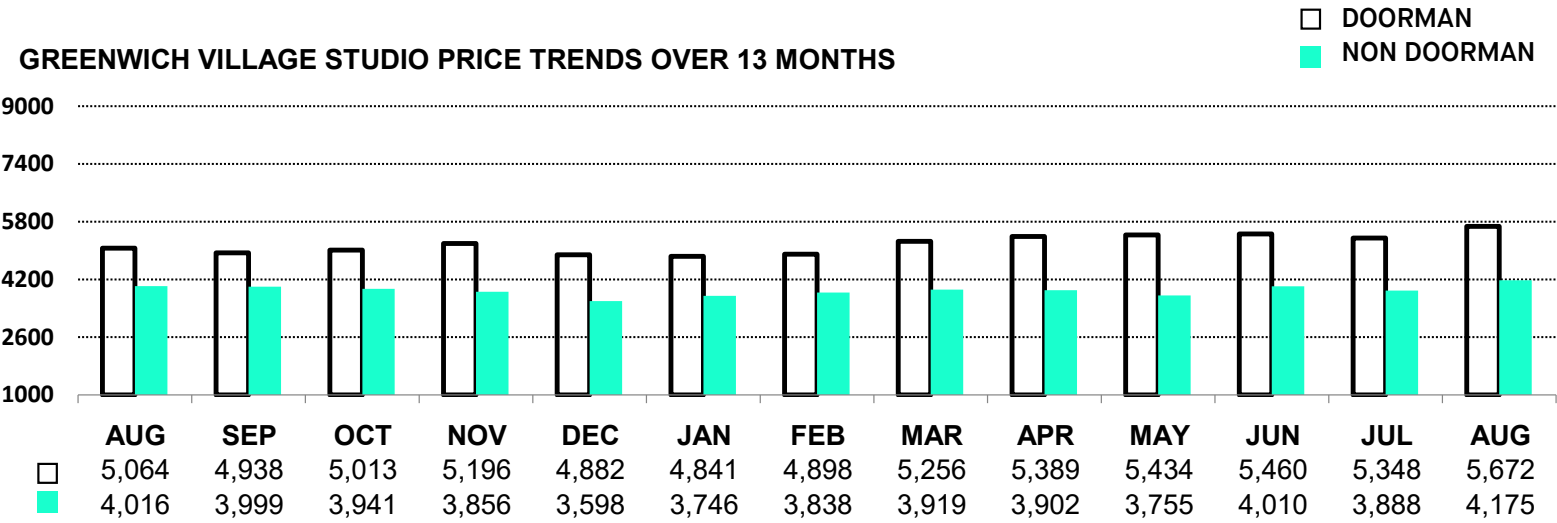
PRICE TRENDS: GRAMERCY PARK

THIS PAST MONTH, THE AVERAGE DOORMAN RENTS
SLIGHTLY DECREASED BY JUST 0.90%, NON-DOORMAN
RENTS INCREASED BY 1.54%.



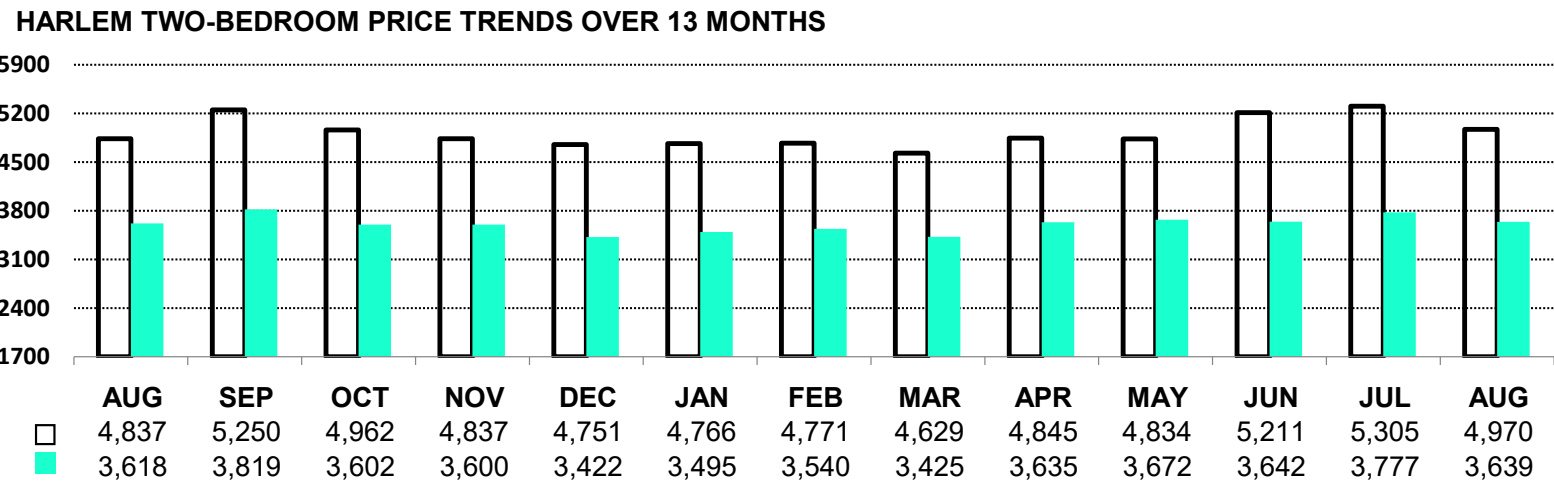
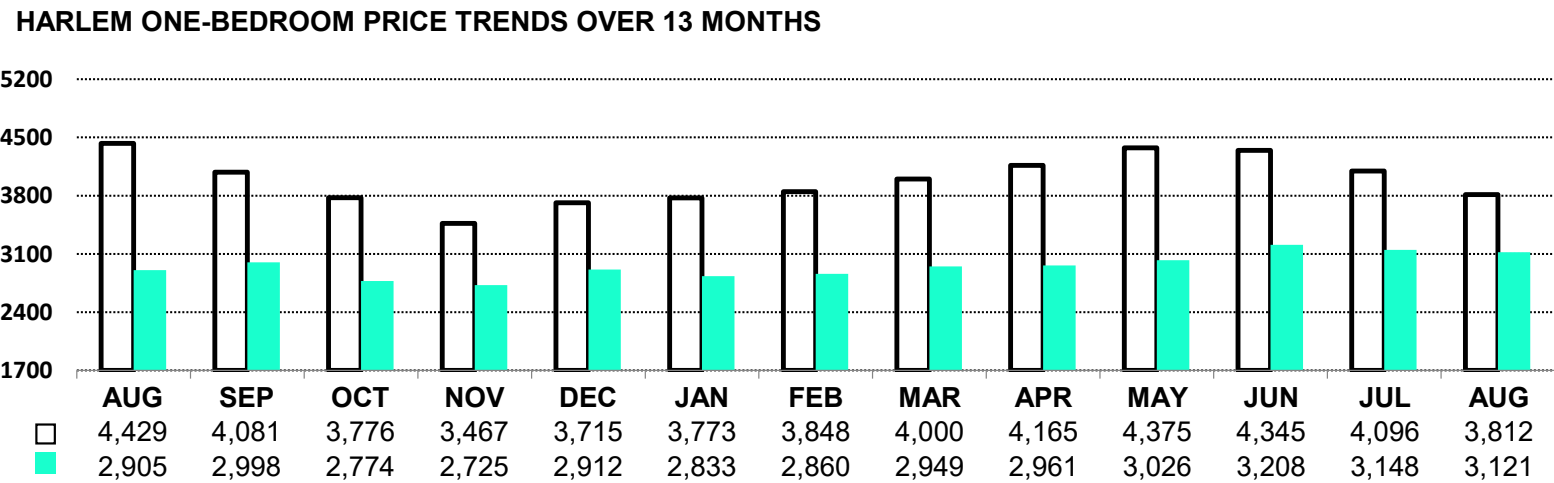
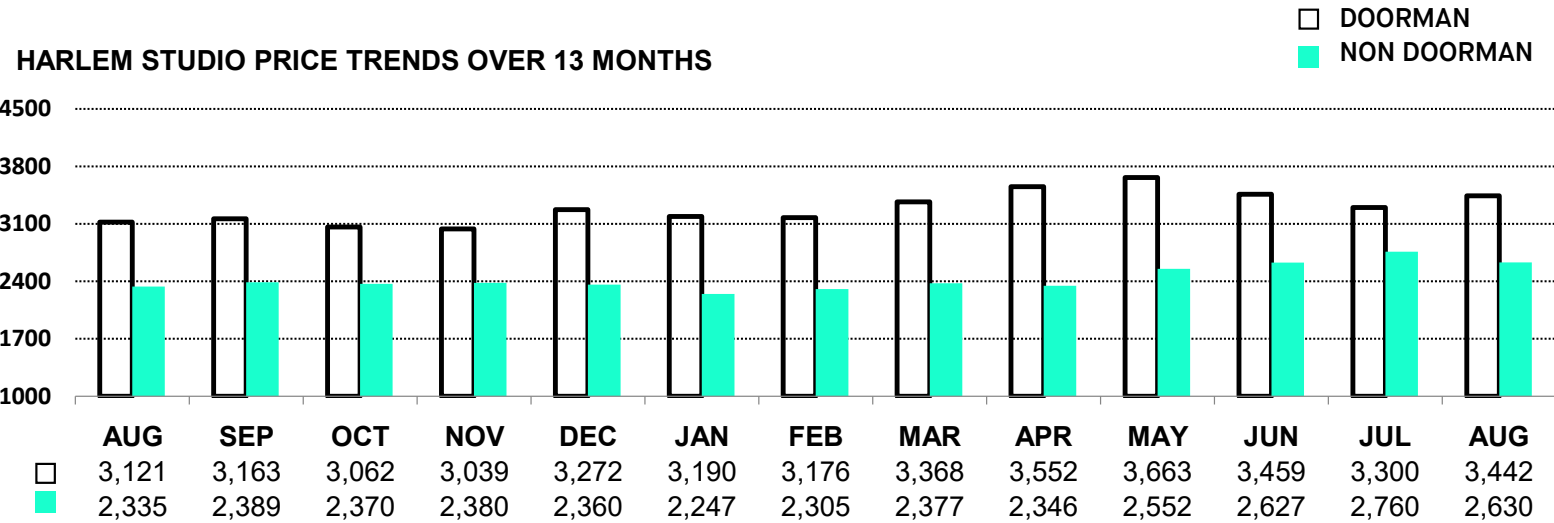
PRICE TRENDS: GREENWICH VILLAGE

DOORMAN RENTS INCREASED BY 1.32% THIS PAST MONTH,
AND NON-DOORMAN RENTS INCREASED BY 2.35%.



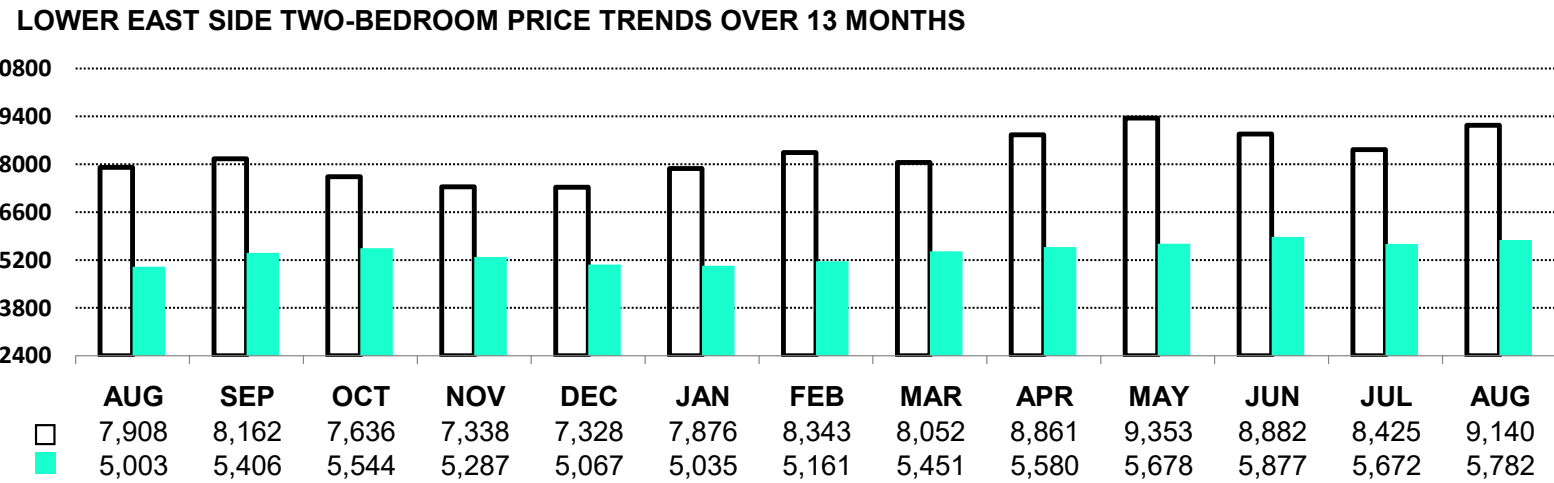
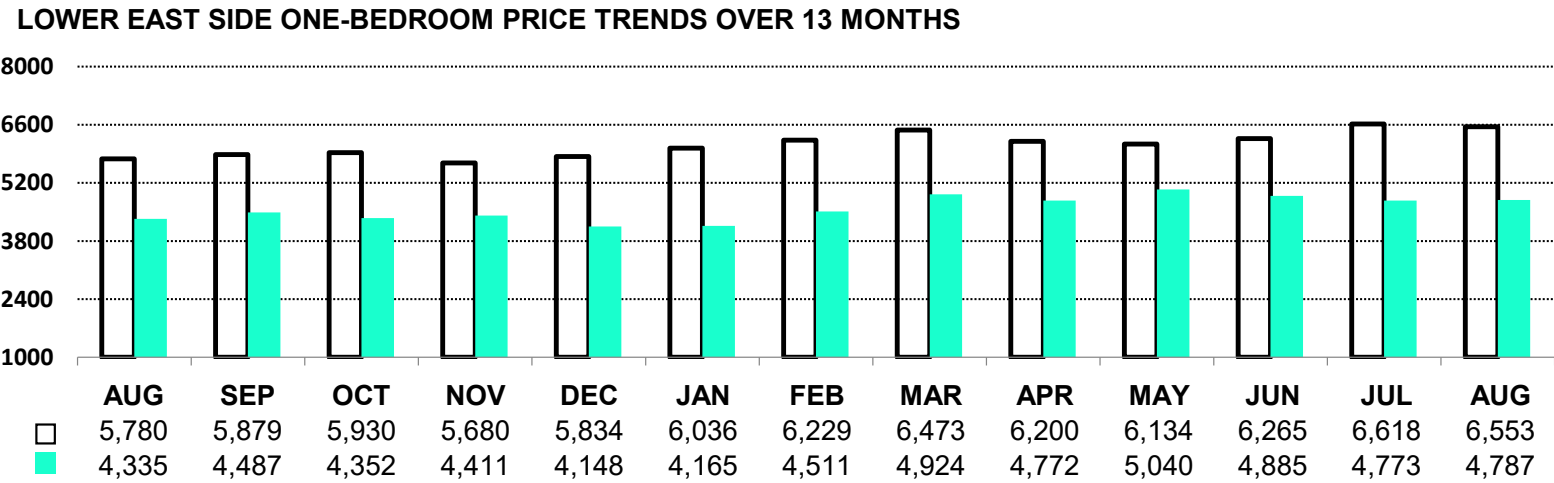
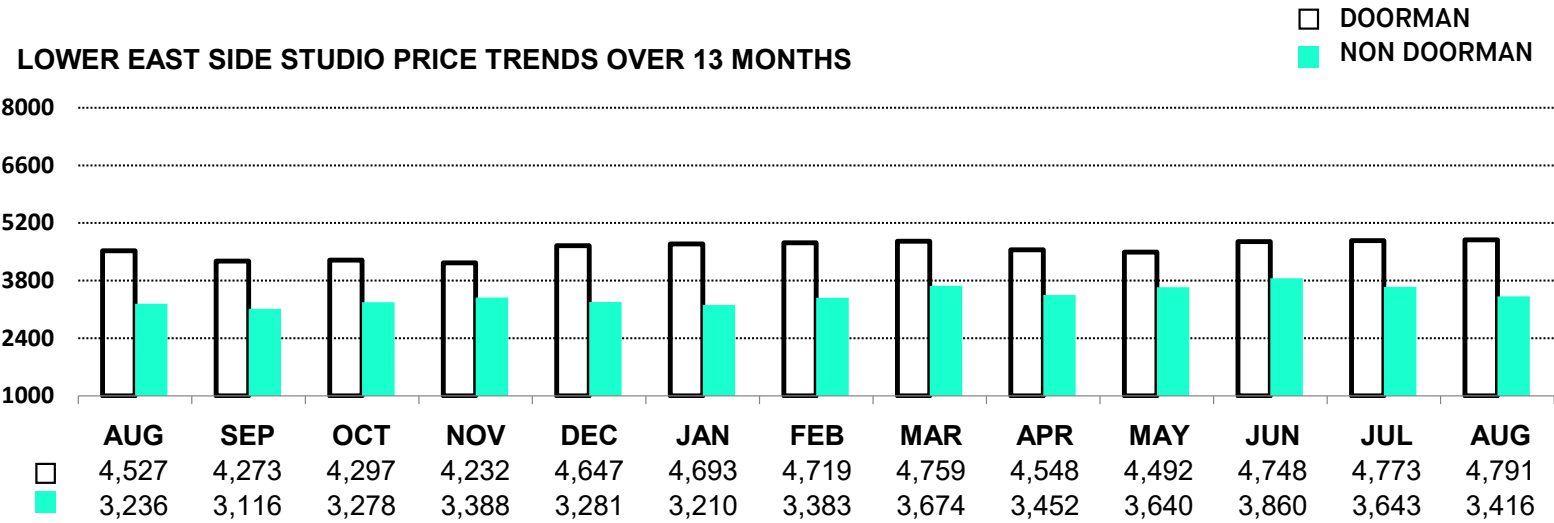
PRICE TRENDS: HARLEM

MONTH-OVER-MONTH, DOORMAN RENTS DECREASED BY 3.75%, AND NON-DOORMAN RENTS DECREASED BY 3.04%.



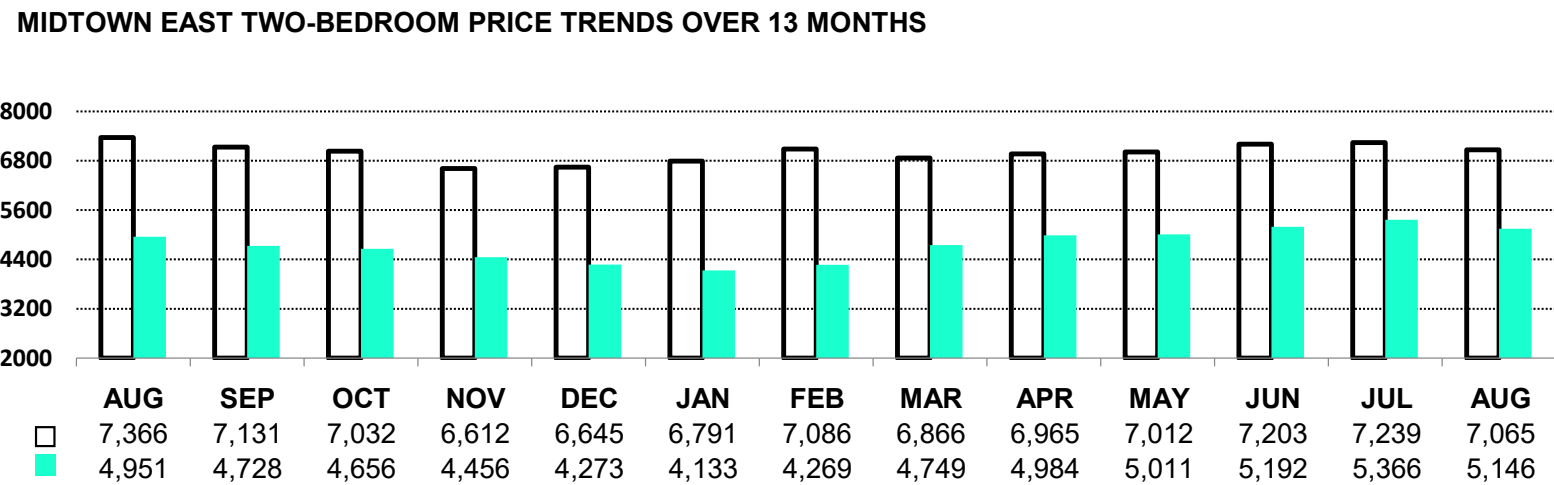
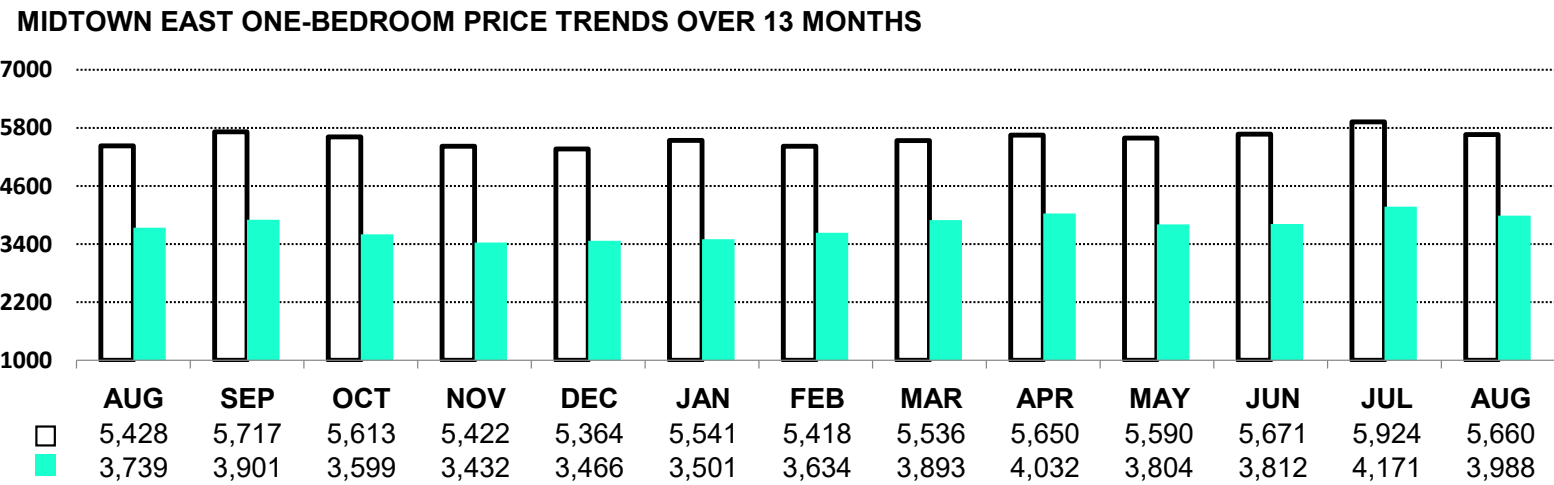
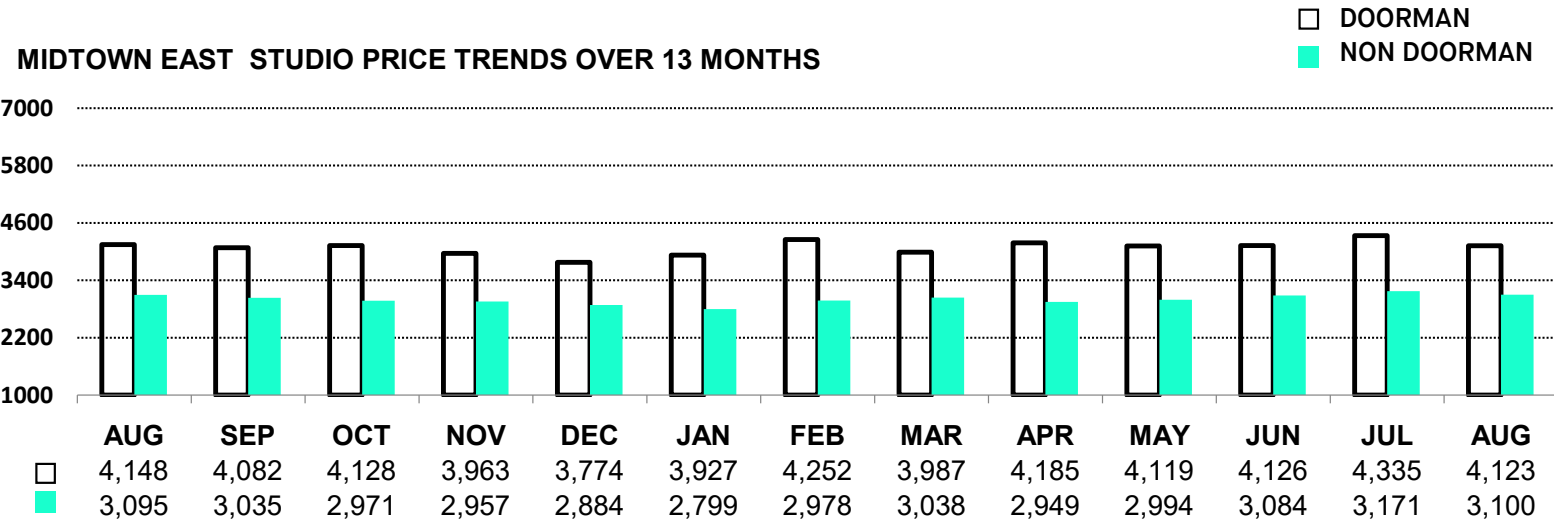
PRICE TRENDS: LOWER EAST SIDE

AVERAGE DOORMAN RENTS INCREASED BY 3.37% SINCE LAST MONTH, WHILE NON-DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.74%.



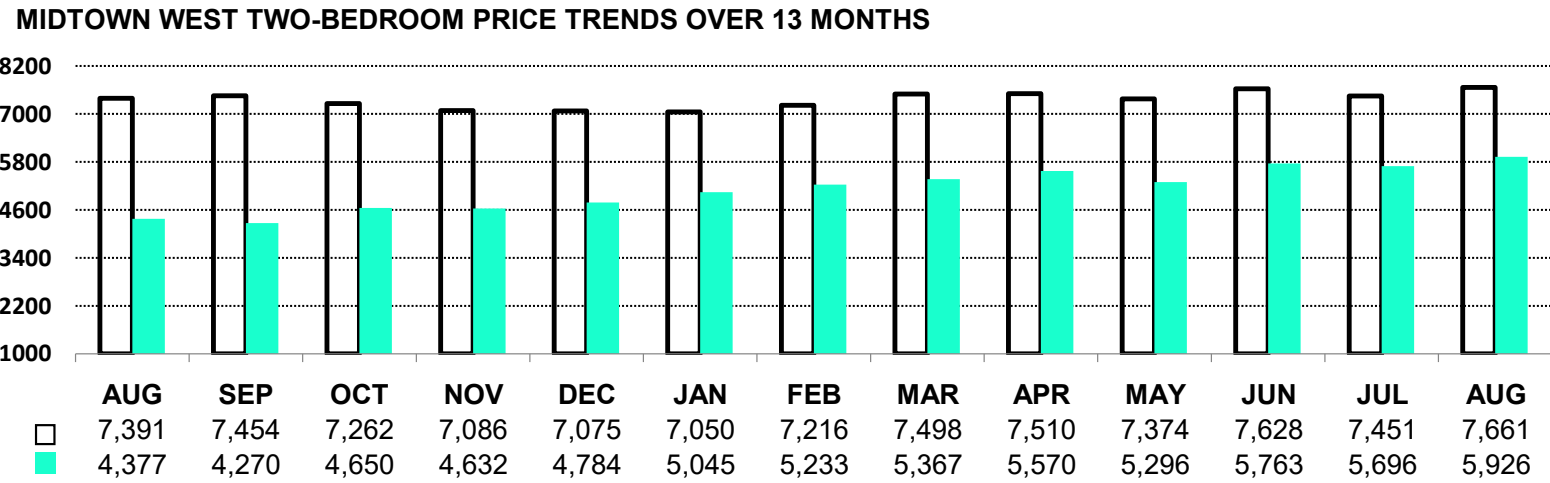
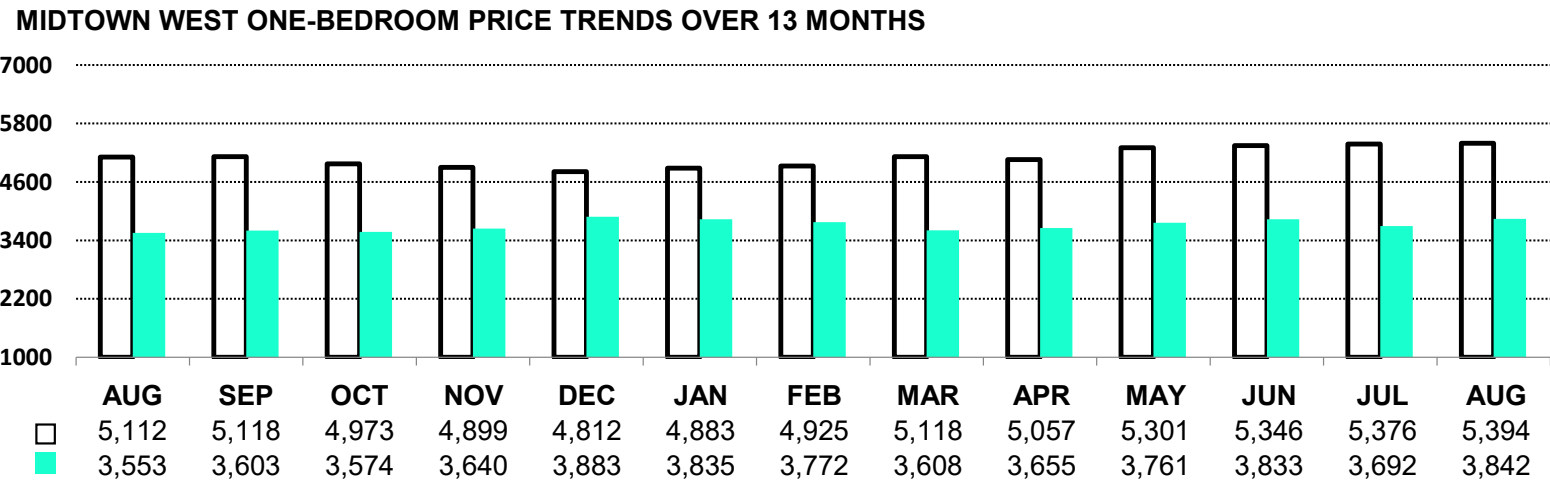
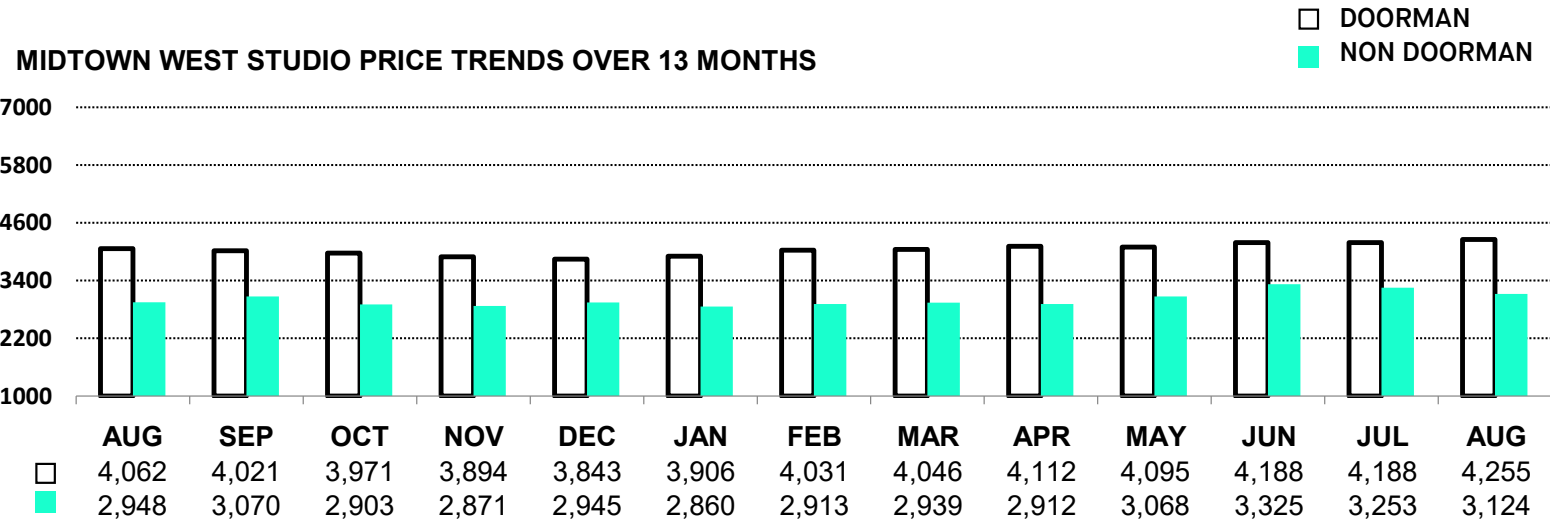
PRICE TRENDS: MIDTOWN EAST

FOR THE MONTH OF AUGUST, DOORMAN RENTS DECREASED BY 3.72%, AND NON-DOORMAN RENTS DECREASED BY 3.74%.



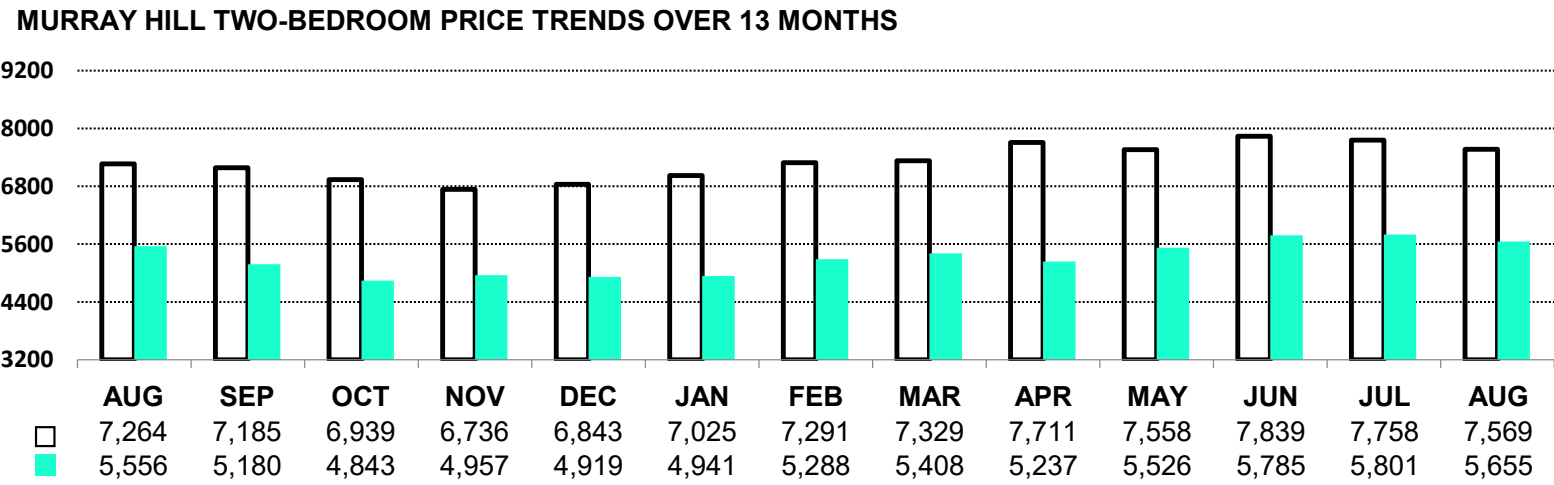
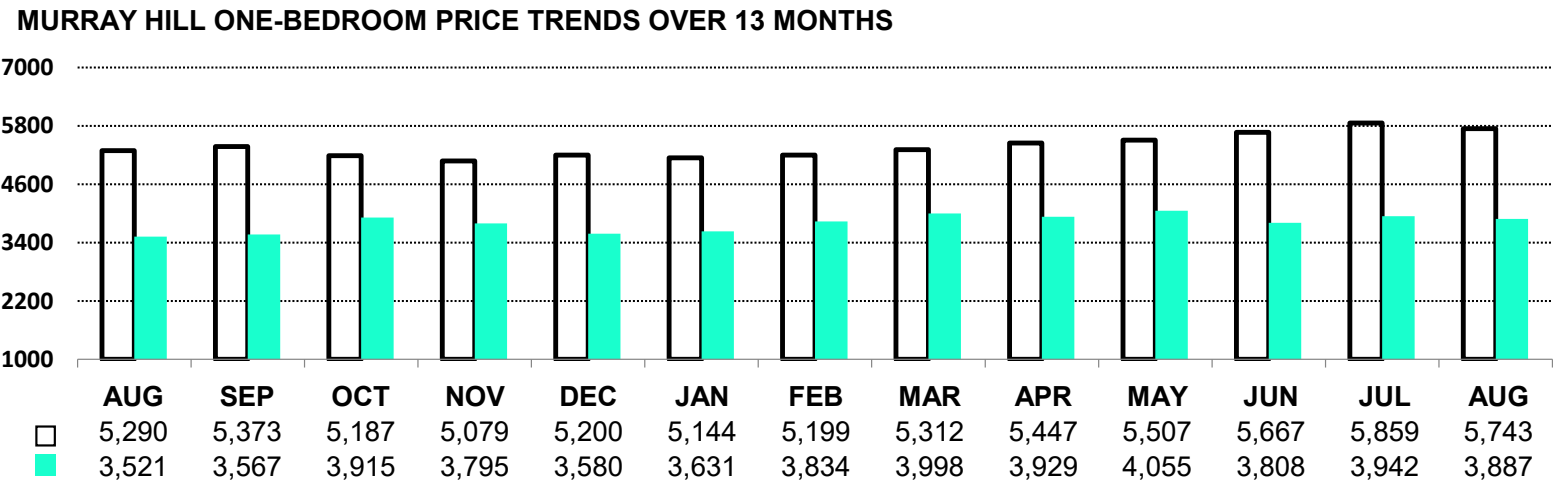
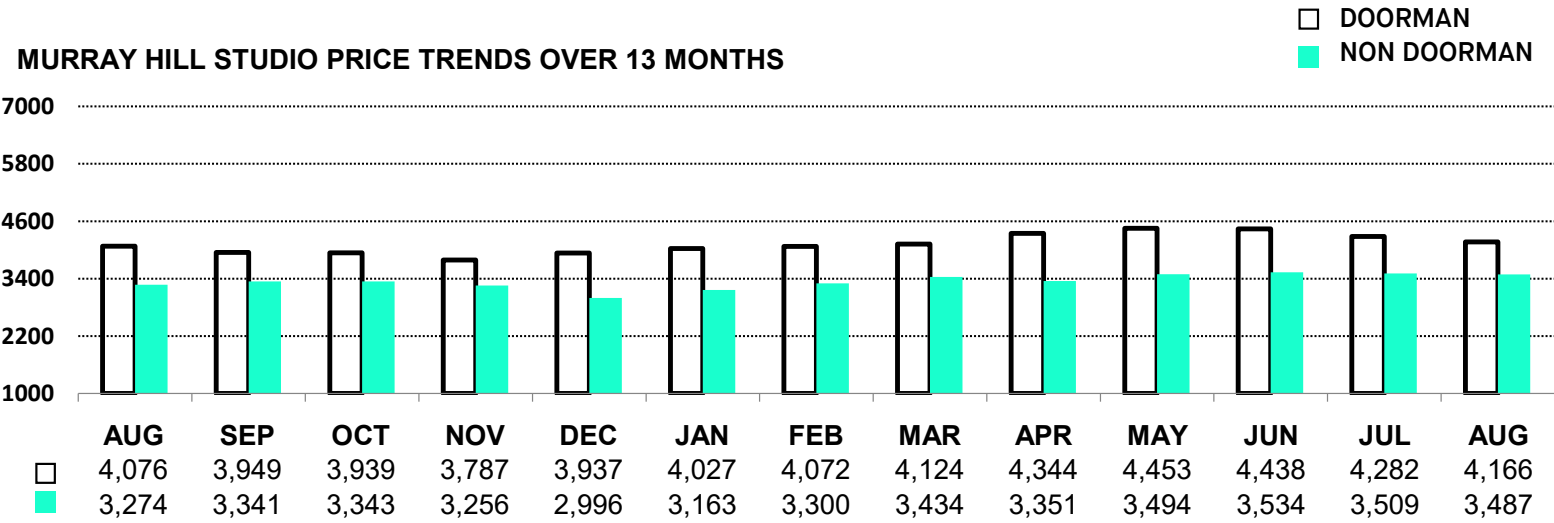
PRICE TRENDS: MIDTOWN WEST

THIS PAST MONTH, THE AVERAGE DOORMAN RENTS INCREASED BY 1.74%, AND NON-DOORMAN RENTS INCREASED BY 1.98%.



PRICE TRENDS: MURRAY HILL

FOR THE MONTH OF AUGUST, AVERAGE RENTAL PRICES FOR DOORMAN RENTS DECREASED BY 2.36%, AND NON-DOORMAN RENTS DECREASED BY 1.68%.

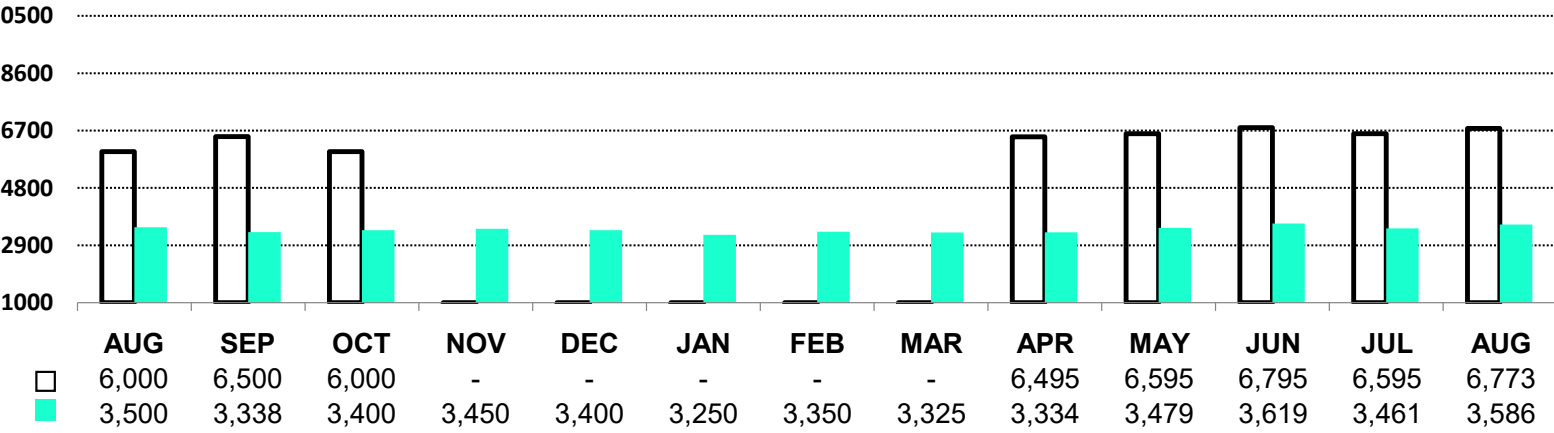


PRICE TRENDS: SOHO

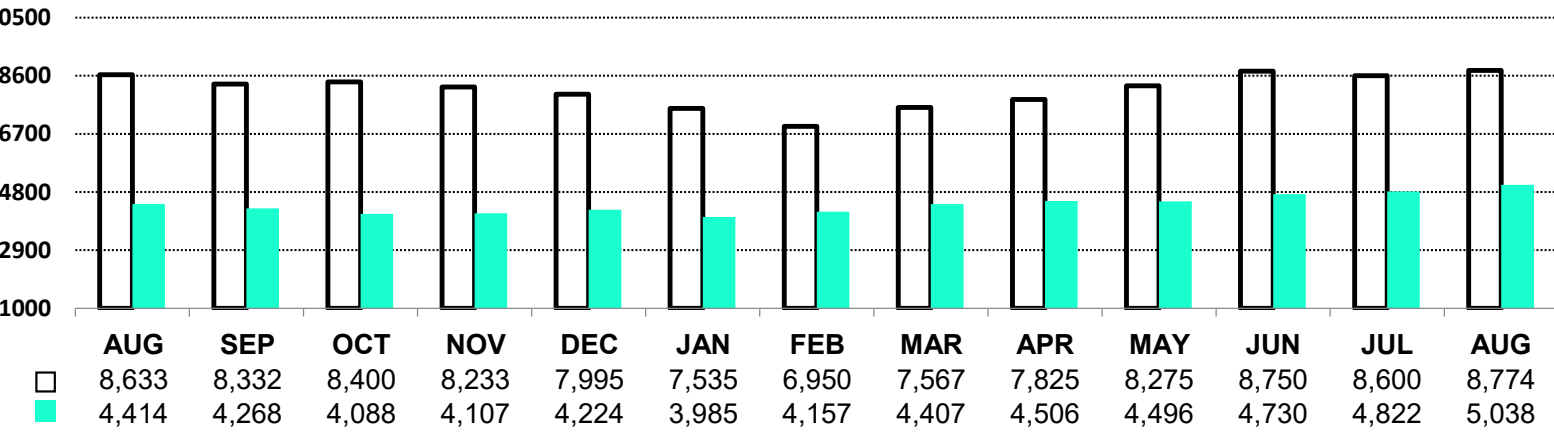
OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT INCREASED BY 2.31%, AND NON-DOORMAN RENTS INCREASED BY 1.85%.

SOHO STUDIO PRICE TRENDS OVER 13 MONTHS

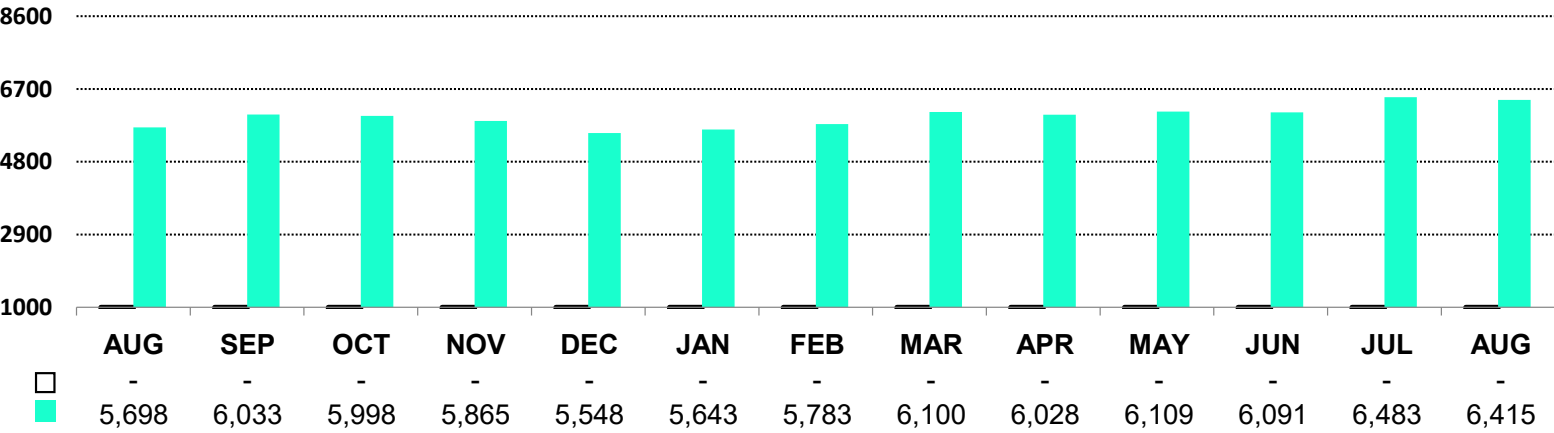
□ DOORMAN
■ NON DOORMAN



SOHO ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS

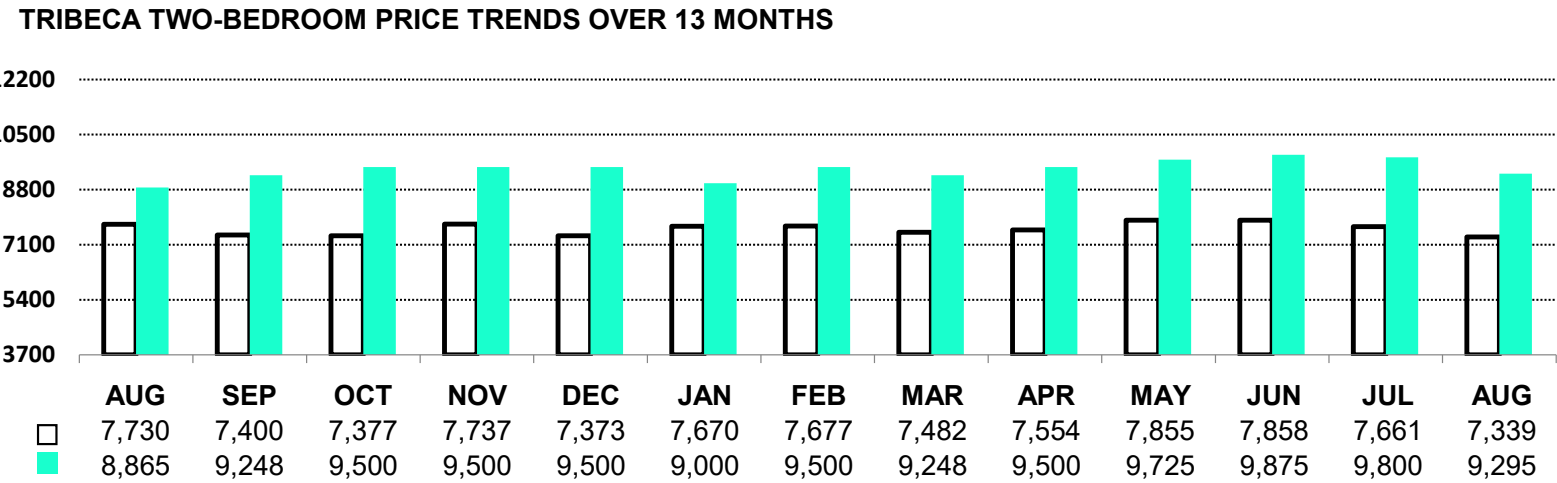
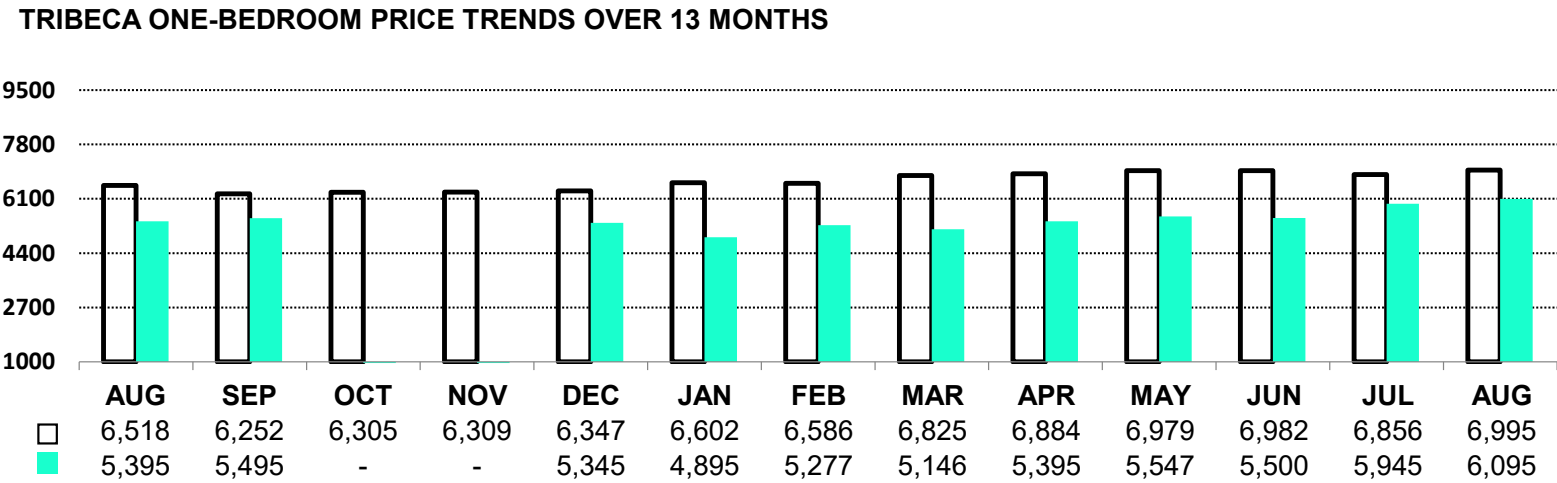
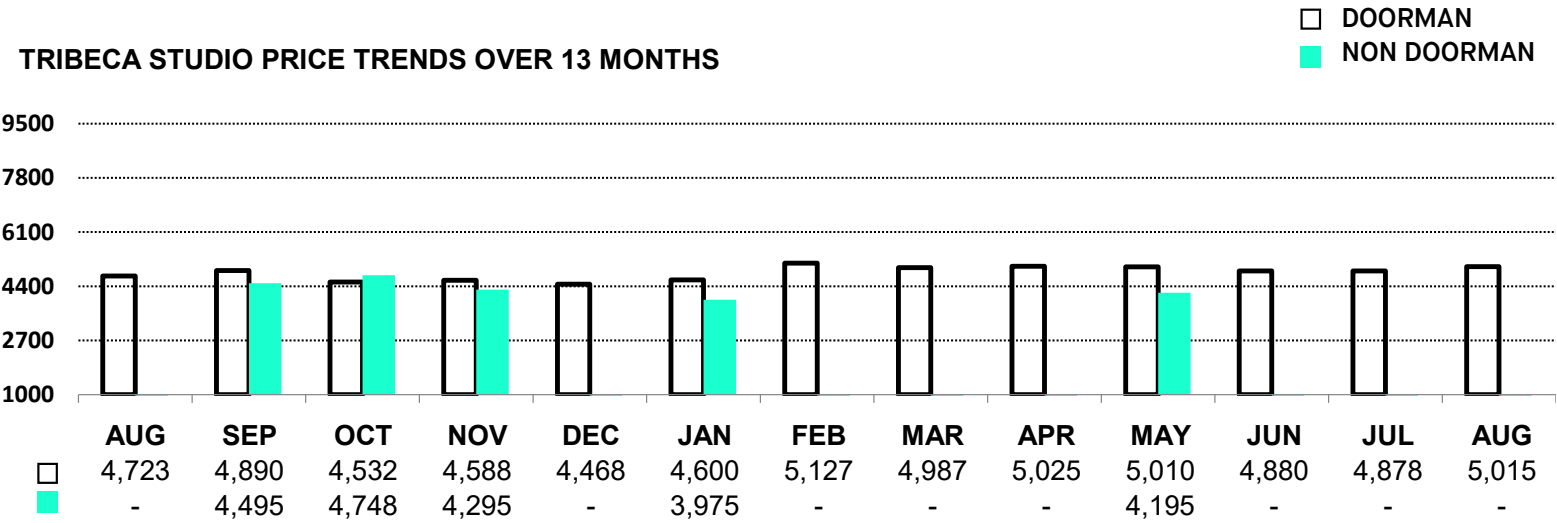


SOHO TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



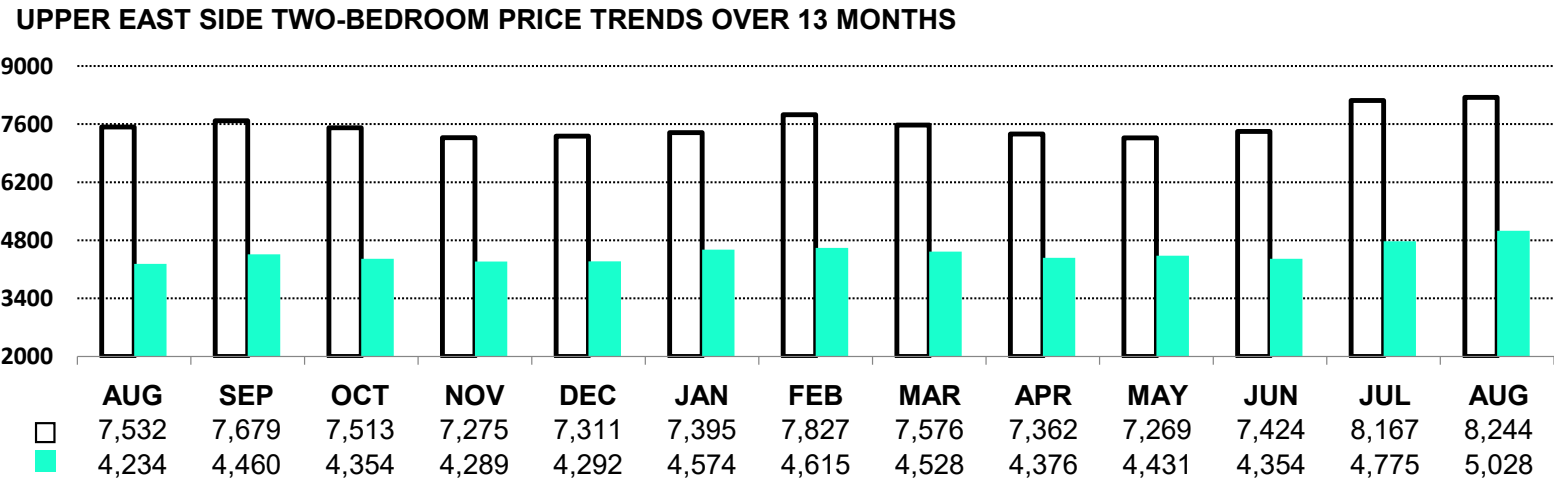
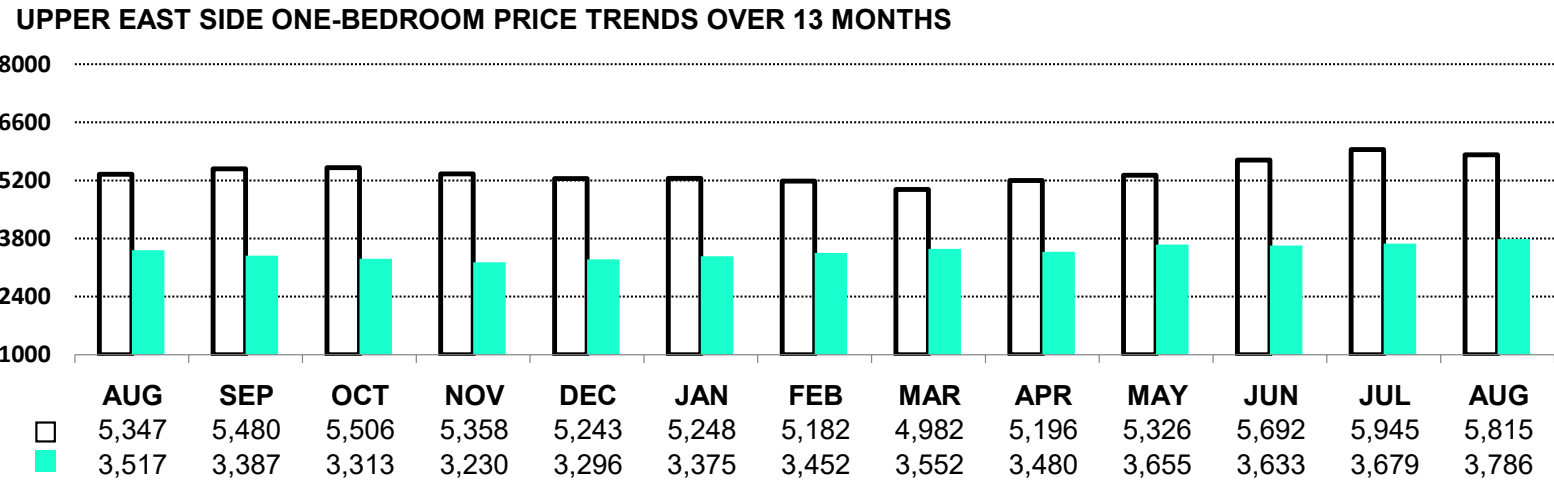
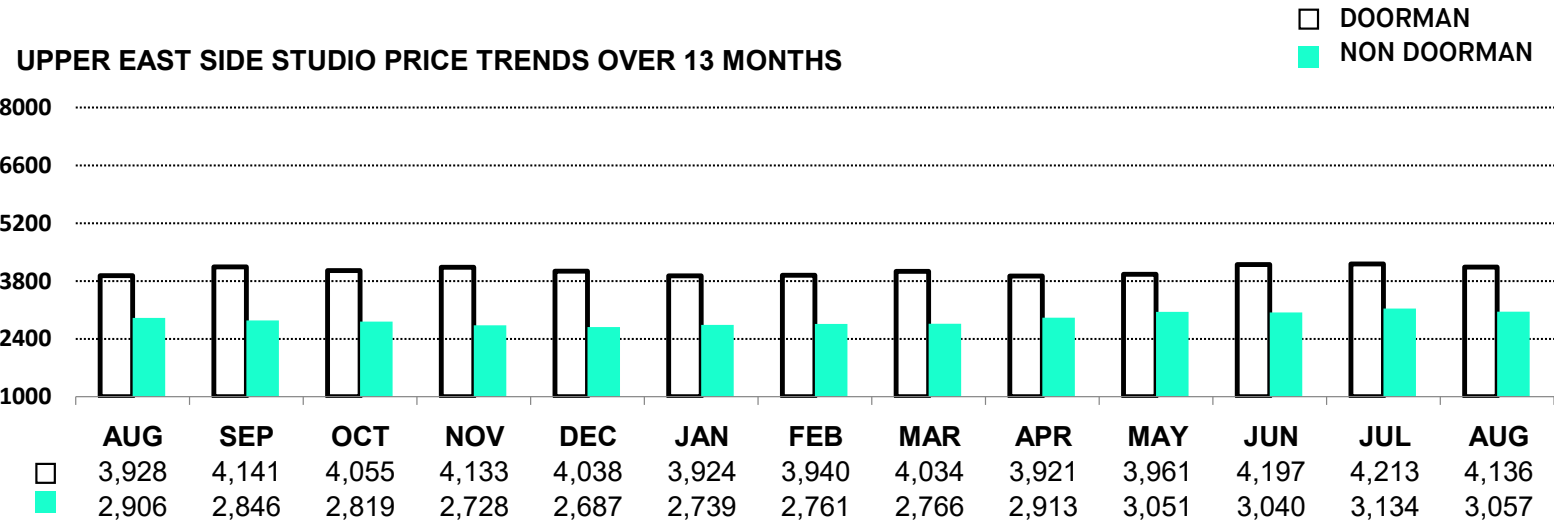
PRICE TRENDS: TRIBECA

THIS PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT SLIGHTLY DECREASED BY JUST 0.23%, AND NON-DOORMAN RENTS DECREASED BY 2.25%.



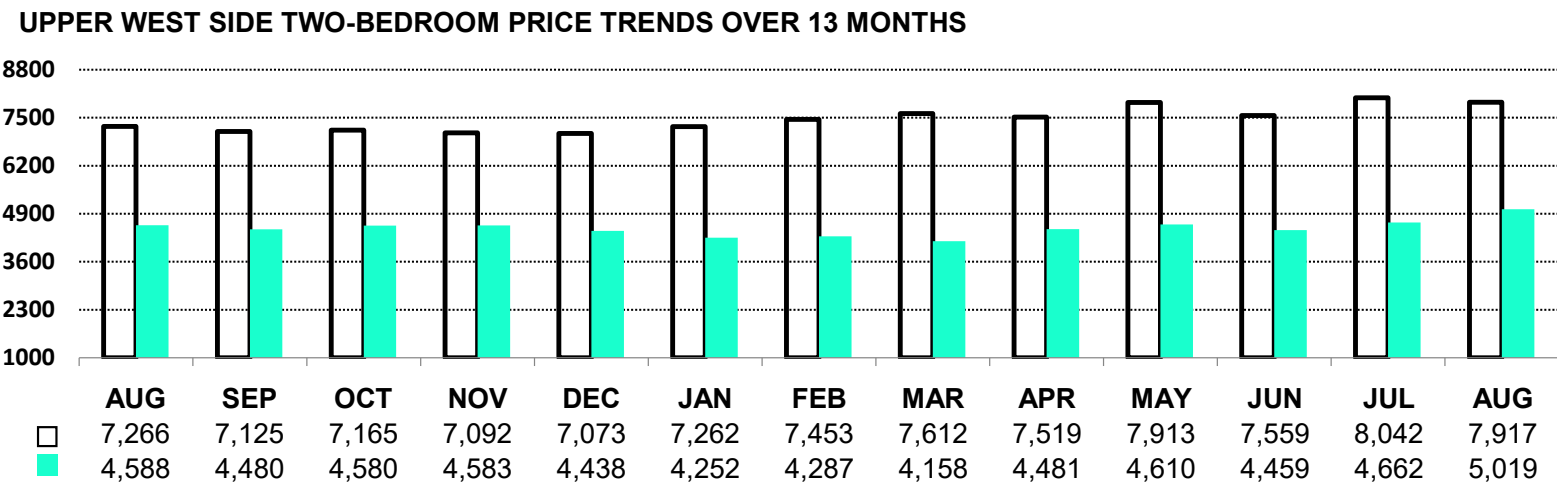
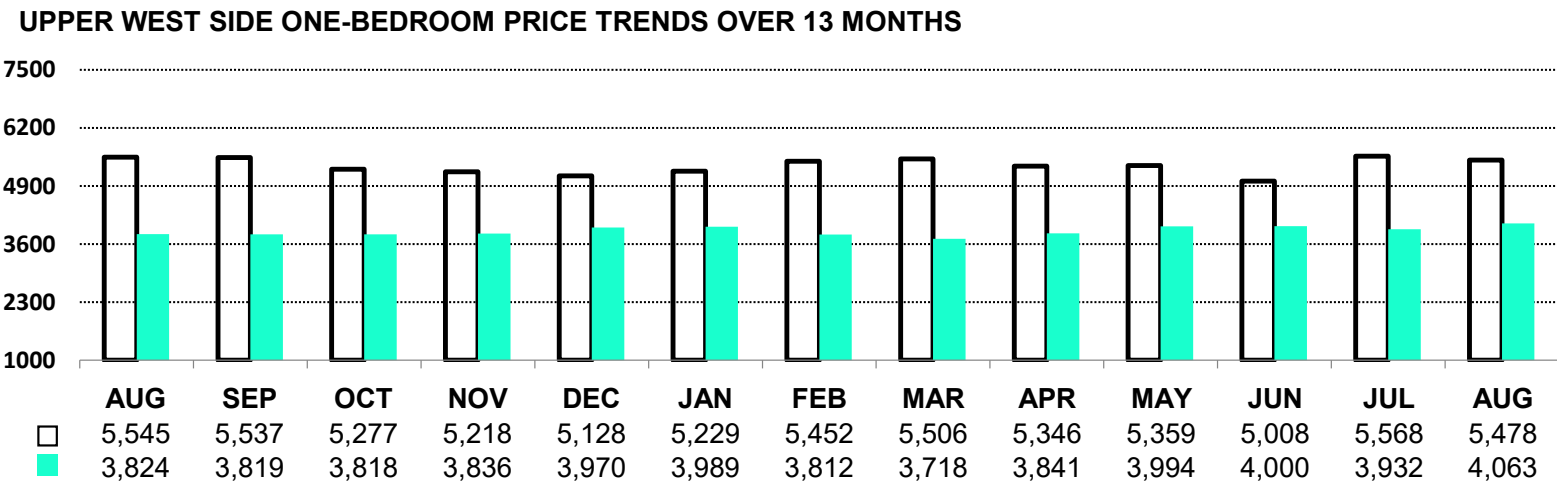
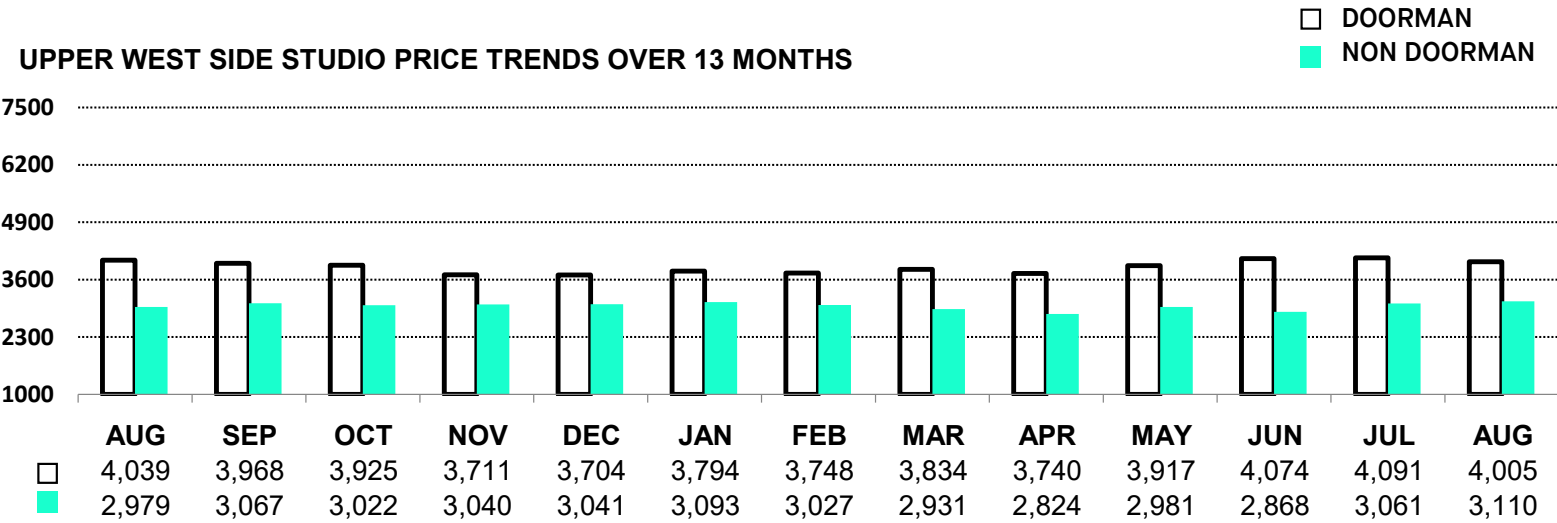
PRICE TRENDS: UPPER EAST SIDE

MONTH-OVER-MONTH, AVERAGE DOORMAN RENTAL PRICES
HAVE SLIGHTLY DECREASED BY JUST 0.70%, NON-DOORMAN
RENTS INCREASED BY 2.44%.



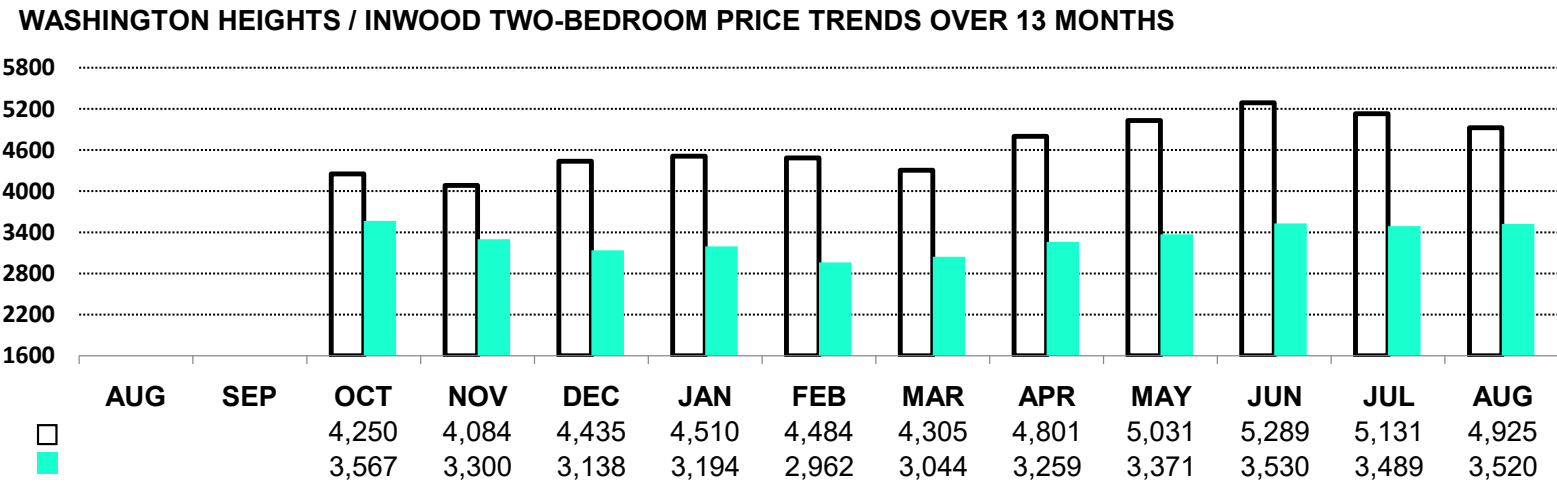
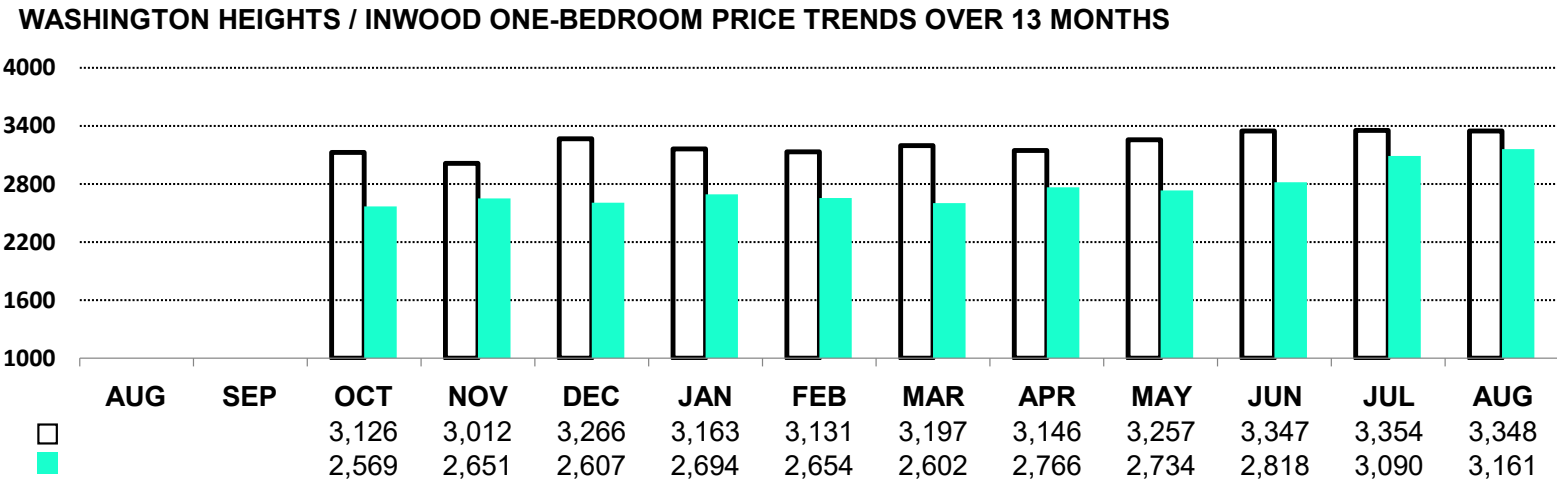
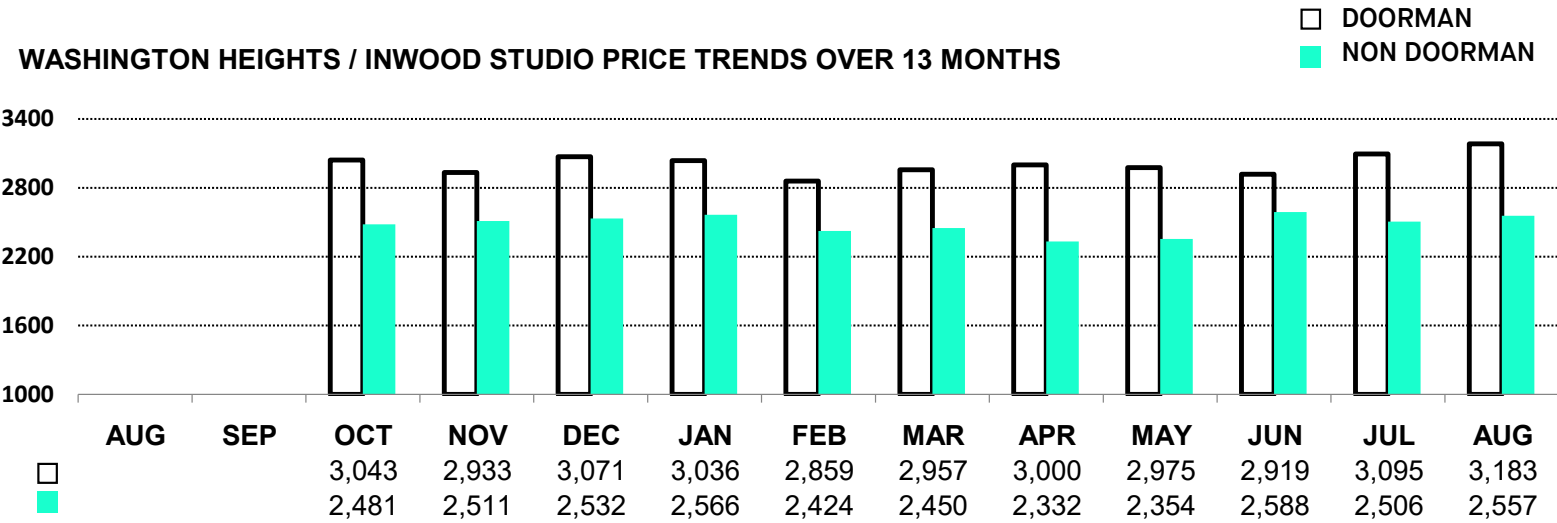
PRICE TRENDS: UPPER WEST SIDE

AVERAGE DOORMAN RENTS THIS MONTH HAVE DECREASED BY 1.70%, WHILE NON-DOORMAN RENTS INCREASED BY 4.61%.



PRICE TRENDS: WASHINGTON HEIGHTS / INWOOD

AVERAGE DOORMAN RENTS THIS MONTH HAVE DECREASED BY 1.06%, WHILE NON-DOORMAN RENTS INCREASED BY 1.69%.



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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THANK YOU

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