

M.N.S
REAL ESTATE
NYC

MANHATTAN RENTAL MARKET REPORT

DECEMBER 2025



CONTENTS

INTRODUCTION	4
A QUICK LOOK	5
NOTABLE PRICE TRENDS	6
PRICE DECREASE	7
PRICE INCREASE	8
MEAN MANHATTAN RENTAL PRICES.....	9
NEIGHBORHOOD PRICE TRENDS	14
BATTERY PARK CITY	15
CHELSEA	16
EAST VILLAGE.....	17
FINANCIAL DISTRICT.....	18
GRAMERCY PARK	19
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 DECREASED THIS MONTH.

MANHATTAN

↓0.29%
CHANGE

\$4,939
NOVEMBER 2025

\$4,925
DECEMBER 2025

A QUICK LOOK

MANHATTAN

Over the last month, the average rental price in Manhattan decreased by 0.29%, from \$4,939 to \$4,925. The average rental price for a non-doorman studio unit decreased by 5.77%, from \$3,243 to \$3,056. The average rental price for a non-doorman one-bedroom unit increased by 2.55%, from \$3,964 to \$4,065. The average rental price for a non-doorman two-bedroom unit decreased by 1.19%, from \$5,293 to \$5,230. The average rental price for a doorman studio unit remained the same at \$4,102. The average rental price for a one-bedroom doorman unit increased by 0.30%, from \$5,500 to \$5,517. The average rental price for a doorman two-bedroom unit decreased by 1.65%, from \$7,097 to \$6,980.

Year-over-year, the average rental price for a non-doorman studio increased by 6.25%, and the average rental price for a doorman studio increased by 5.23%. The average rental price for a non-doorman one-bedroom unit increased by 17.80%, and doorman one-bedroom units saw their average rental price increase by 5.62%. The average rental price for a non-doorman two-bedroom unit increased by 7.74%, while the average rental price for doorman two-bedroom units decreased by 2.83%. Overall, the average rental price in Manhattan increased by 4.61% from this time last year.

NOTABLE TRENDS

MANHATTAN

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Non-doorman studios	Gramercy \$3,860	Harlem \$2,360
Non-doorman one bedrooms	TriBeCa \$5,345	Washington Heights/ Inwood \$2,607
Non-doorman two bedrooms	TriBeCa \$9,500	Washington Heights/ Inwood \$3,138

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Doorman studios	Greenwich Village \$4,882	Washington Heights/ Inwood \$3,071
Doorman one bedrooms	SoHo \$7,995	Washington Heights/ Inwood \$3,266
Doorman two bedrooms	Gramercy \$8,561	Washington Heights/ Inwood \$4,435

WHERE PRICES DECREASED



BATTERY PARK CITY

Doorman Studios	-7.84%
Doorman One-Bedroom	-0.54%
Doorman Two-Bedroom	-7.01%

CHELSEA

Doorman Two-Bedroom	-2.96%
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EAST VILLAGE

Non-Doorman Studios	-3.05%
Doorman Studios	-0.83%
Doorman Two-Bedroom	-2.76%

FINANCIAL DISTRICT

Non-Doorman One-Bedroom	-3.43%
Non-Doorman Two-Bedroom	-2.33%
Doorman Two-Bedroom	-1.41%

GRAMERCY

Non-Doorman Studios	-3.87%
Doorman Two-Bedroom	-3.15%

GREENWICH VILLAGE

Non-Doorman Studios	-6.69%
Non-Doorman One-Bedroom	-1.96%
Non-Doorman Two-Bedroom	-5.58%
Doorman Studios	-6.05%
Doorman One-Bedroom	-5.41%
Doorman Two-Bedroom	-5.29%

HARLEM

Non-Doorman Studios	-0.85%
Non-Doorman Two-Bedroom	-4.94%
Doorman Two-Bedroom	-1.78%

LOWER EAST SIDE

Non-Doorman Studios	-3.15%
Non-Doorman One-Bedroom	-5.97%
Non-Doorman Two-Bedroom	-4.16%
Doorman Two-Bedroom	-0.14%

MIDTOWN EAST

Non-Doorman Studios	-2.47%
Non-Doorman Two-Bedroom	-4.10%
Doorman Studios	-4.77%
Doorman One-Bedroom	-1.07%

MIDTOWN WEST

Doorman Studios	-1.30%
Doorman One-Bedroom	-1.77%
Doorman Two-Bedroom	-0.15%

MURRAY HILL

Non-Doorman Studios	-7.98%
Non-Doorman One-Bedroom	-5.66%
Non-Doorman Two-Bedroom	-0.77%

SOHO

Non-Doorman Studios	-1.45%
Non-Doorman Two-Bedroom	-5.41%
Doorman One-Bedroom	-2.89%

TRIBECA

Doorman Studios	-2.61%
Doorman Two-Bedroom	-4.70%

UPPER EAST SIDE

Non-Doorman Studios	-1.50%
Doorman Studios	-2.30%
Doorman One-Bedroom	-2.14%

UPPER WEST SIDE

Non-Doorman Two-Bedroom	-3.16%
Doorman Studios	-0.18%
Doorman One-Bedroom	-1.73%
Doorman Two-Bedroom	-0.27%

WASHINGTON HEIGHTS / INWOOD

Non-Doorman One-Bedroom	-1.67%
Non-Doorman Two-Bedroom	-4.90%

WHERE PRICES INCREASED



CHELSEA	
Non-Doorman Studios	1.25%
Non-Doorman One-Bedroom	0.64%
Non-Doorman Two-Bedroom	3.89%
Doorman Studios	1.28%
Doorman One-Bedroom	1.65%

EAST VILLAGE	
Non-Doorman One-Bedroom	0.11%
Non-Doorman Two-Bedroom	2.96%
Doorman One-Bedroom	4.13%

FINANCIAL DISTRICT	
Doorman Studios	1.12%
Doorman One-Bedroom	1.89%

GRAMERCY	
Non-Doorman One-Bedroom	2.04%
Non-Doorman Two-Bedroom	4.48%
Doorman Studios	2.40%
Doorman One-Bedroom	0.15%

HARLEM	
Non-Doorman One-Bedroom	6.84%
Doorman Studios	7.67%
Doorman One-Bedroom	7.15%

LOWER EAST SIDE	
Doorman Studios	9.80%
Doorman One-Bedroom	2.71%

MIDTOWN EAST	
Non-Doorman One-Bedroom	0.99%
Doorman Two-Bedroom	0.51%

MIDTOWN WEST	
Non-Doorman Studios	2.59%
Non-Doorman One-Bedroom	6.69%
Non-Doorman Two-Bedroom	3.28%

MURRAY HILL	
Doorman Studios	3.96%
Doorman One-Bedroom	2.38%
Doorman Two-Bedroom	1.59%

SOHO	
Non-Doorman One-Bedroom	2.85%

TRIBECA	
Doorman One-Bedroom	0.60%

UPPER EAST SIDE	
Non-Doorman One-Bedroom	2.05%
Non-Doorman Two-Bedroom	0.08%
Doorman Two-Bedroom	0.49%

UPPER WEST SIDE	
Non-Doorman Studios	0.03%
Non-Doorman One-Bedroom	3.51%

WASHINGTON HEIGHTS / INWOOD	
Non-Doorman Studios	0.86%
Doorman Studios	4.71%
Doorman One-Bedroom	8.42%
Doorman Two-Bedroom	8.60%

MANHATTAN AVERAGE PRICE

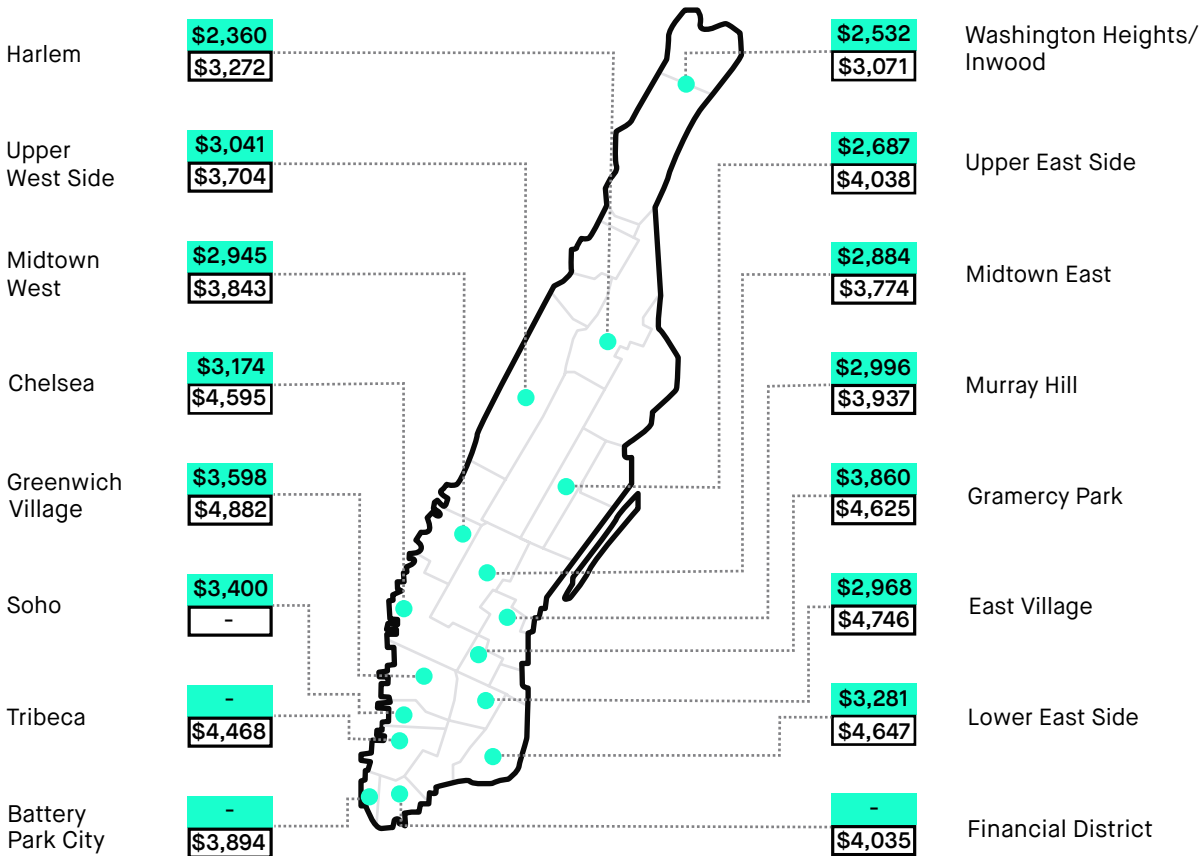
STUDIOS



\$4,102
DOORMAN



\$3,056
NON-DOORMAN



MANHATTAN AVERAGE PRICE

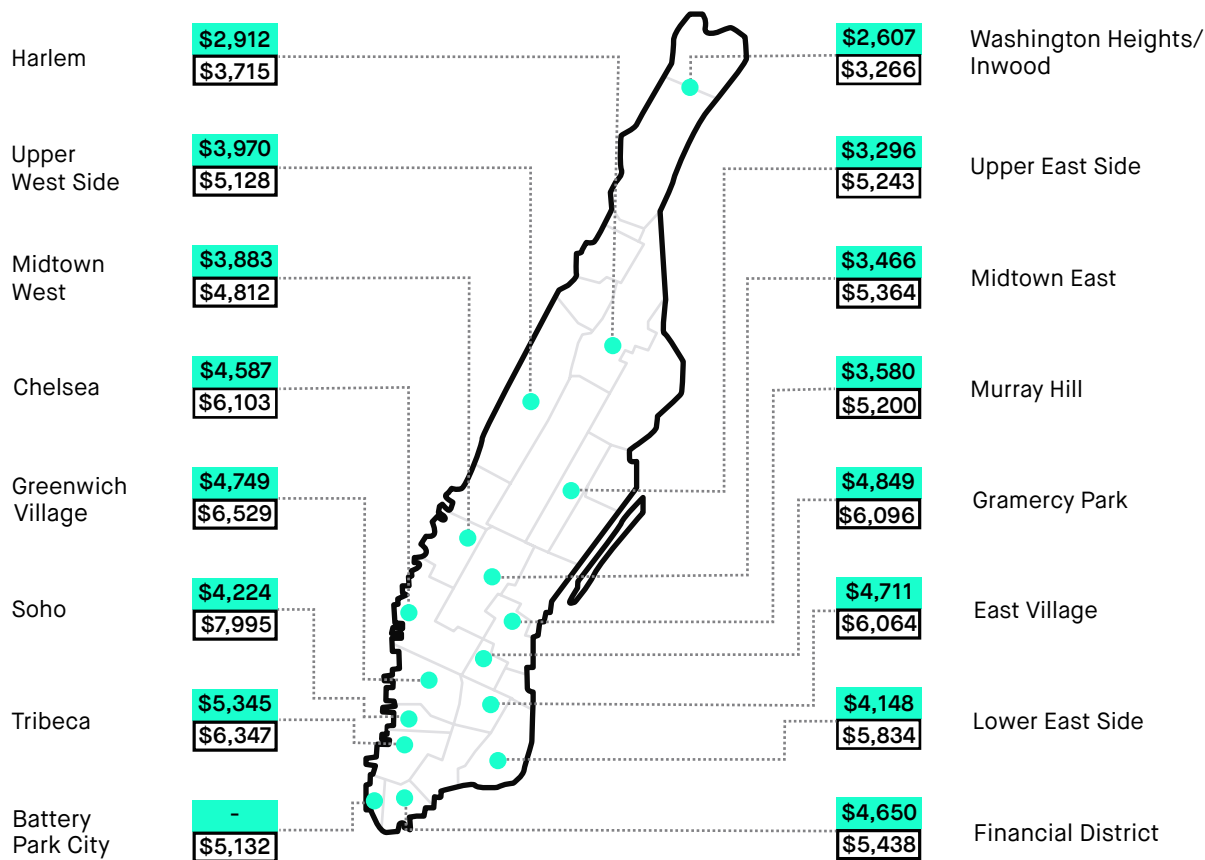
1 BEDROOM



\$5,517
DOORMAN



\$4,065
NON-DOORMAN



MANHATTAN AVERAGE PRICE

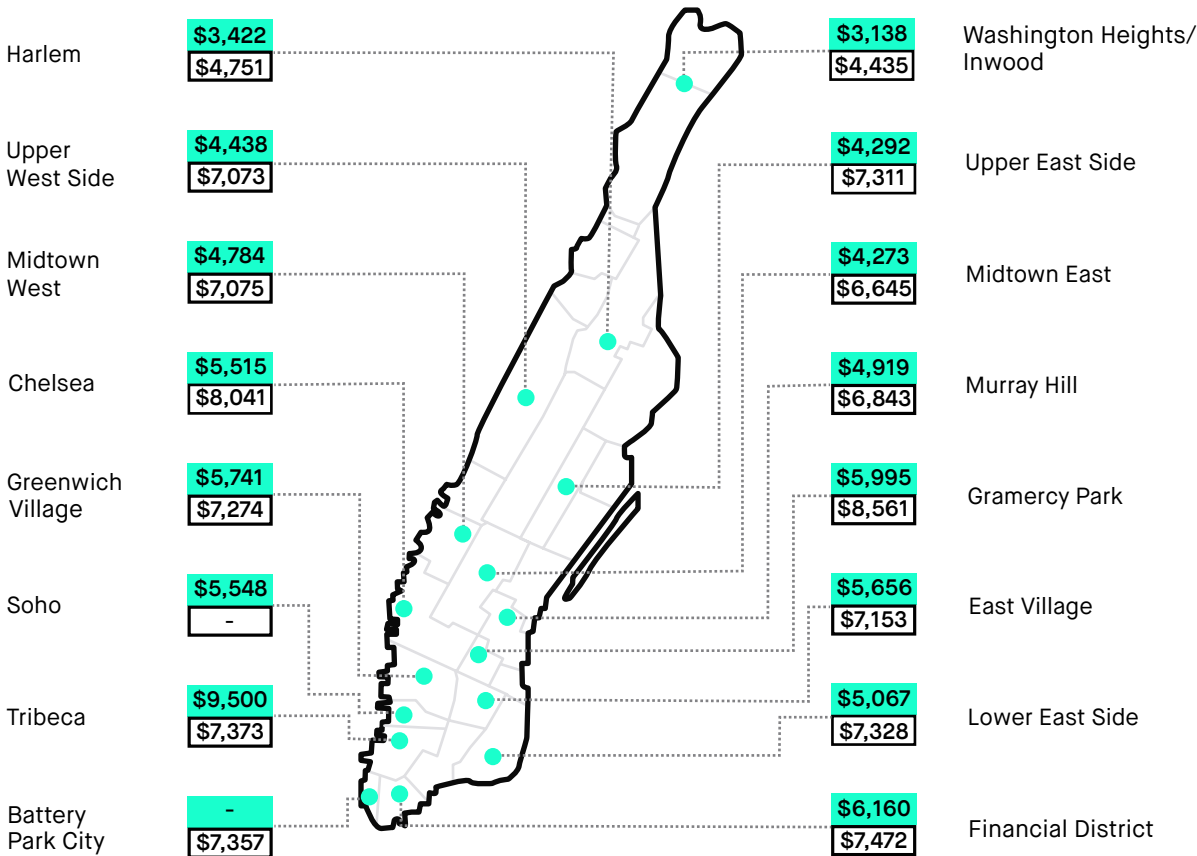
2 BEDROOM



\$6,980
DOORMAN



\$5,230
NON-DOORMAN



YEAR OVER YEAR

BATTERY PARK CITY	↑ 4.40%	GREENWICH VILLAGE	↓ 0.03%	MURRAY HILL	↑ 12.38%
CHELSEA	↑ 2.97%	HARLEM	↑ 8.20%	SOHO	↓ 10.69%
EAST VILLAGE	↑ 13.08%	LOWER EAST SIDE	↑ 18.10%	TRIBECA	↑ 7.00%
FINANCIAL DISTRICT	↑ 15.90%	MIDTOWN EAST	↑ 3.93%	UPPER EAST SIDE	↑ 3.42%
GRAMERCY	↑ 23.97%	MIDTOWN WEST	↑ 13.20%	UPPER WEST SIDE	↓ 0.48%

PRICE CHANGES

MANHATTAN RENTS:
DECEMBER 2024 VS. DECEMBER 2025

PRICE CHANGES

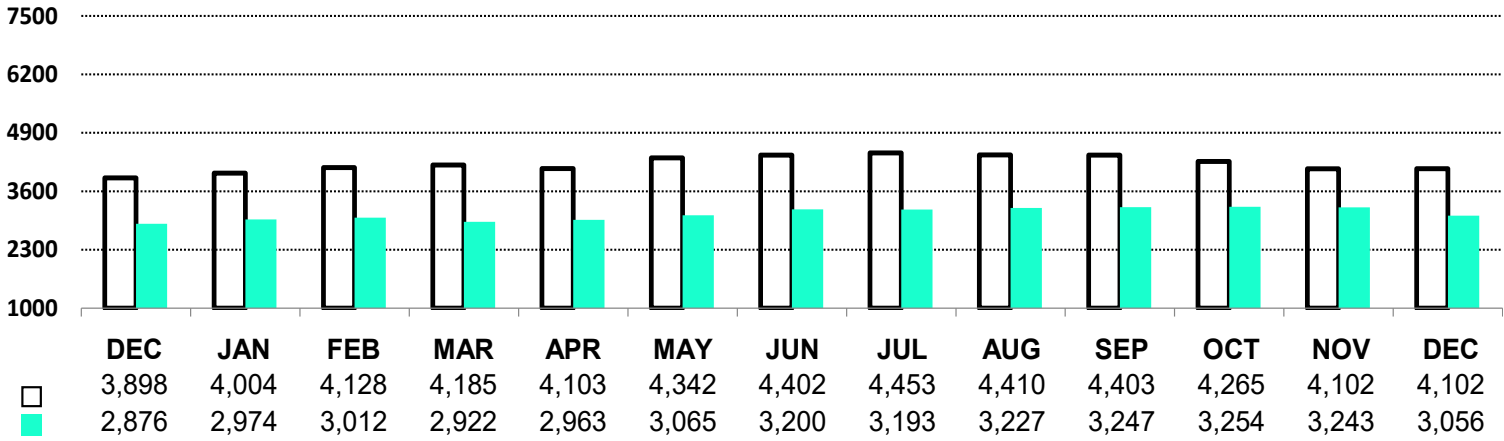
TYPE	DECEMBER 2024	DECEMBER 2025	CHANGE
Non-doorman studios	\$2,876	\$3,056	↑ 6.25%
Non-doorman one bedrooms	\$3,451	\$4,065	↑ 17.80%
Non-doorman two bedrooms	\$4,854	\$5,230	↑ 7.74%

TYPE	DECEMBER 2024	DECEMBER 2025	CHANGE
Doorman studios	\$3,898	\$4,102	↑ 5.23%
Doorman one bedrooms	\$5,223	\$5,517	↑ 5.62%
Doorman two bedrooms	\$7,183	\$6,980	↓ 2.83%

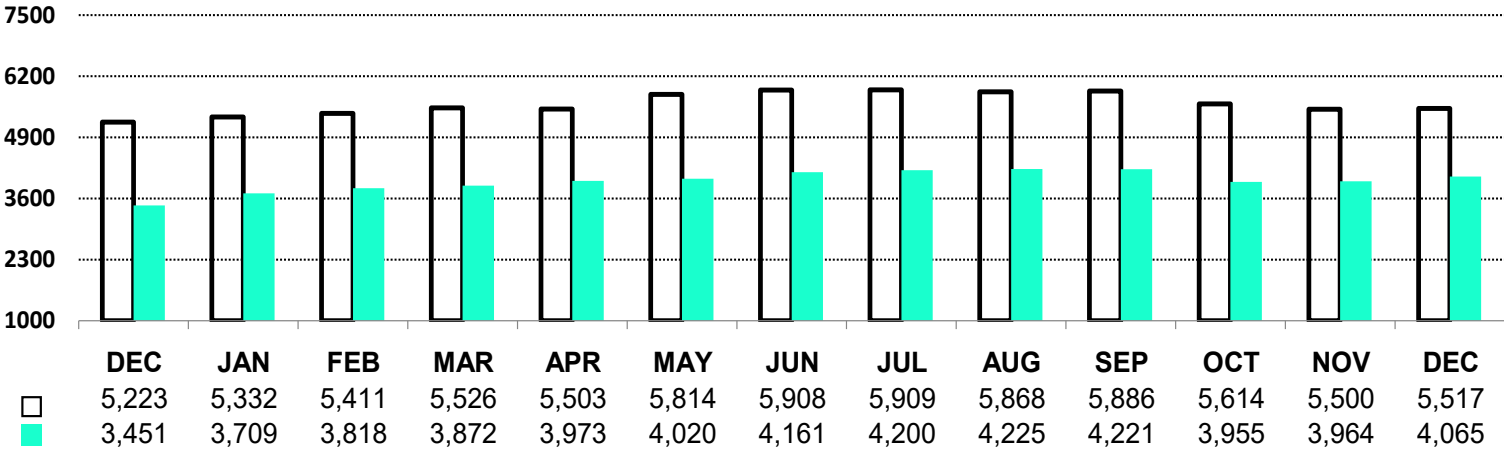
PRICE TRENDS: MANHATTAN

MANHATTAN STUDIO PRICE TRENDS OVER 13 MONTHS

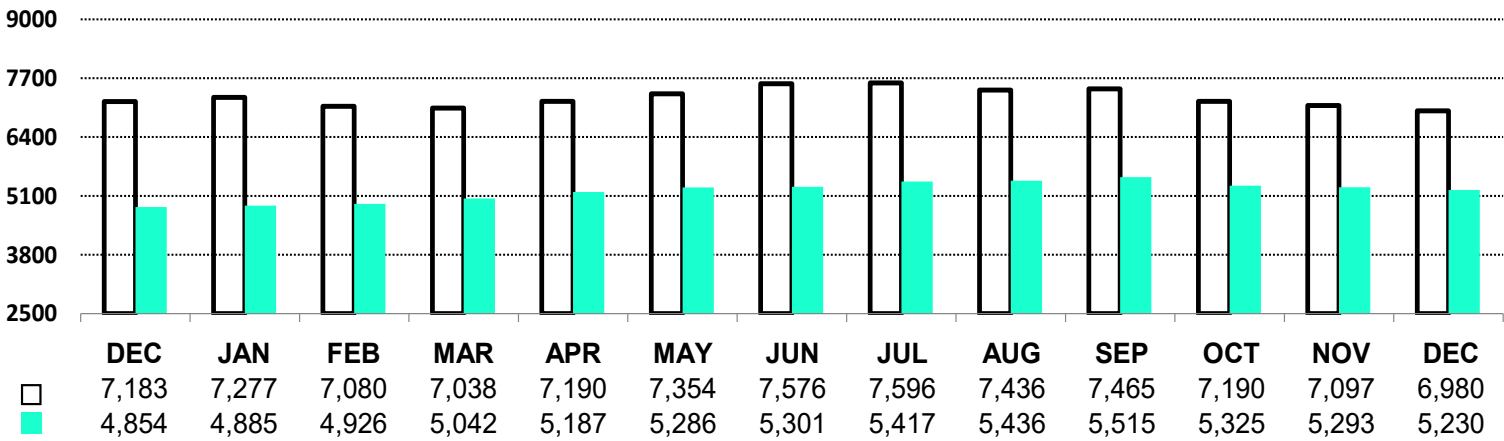
□ DOORMAN
■ NON DOORMAN



MANHATTAN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS

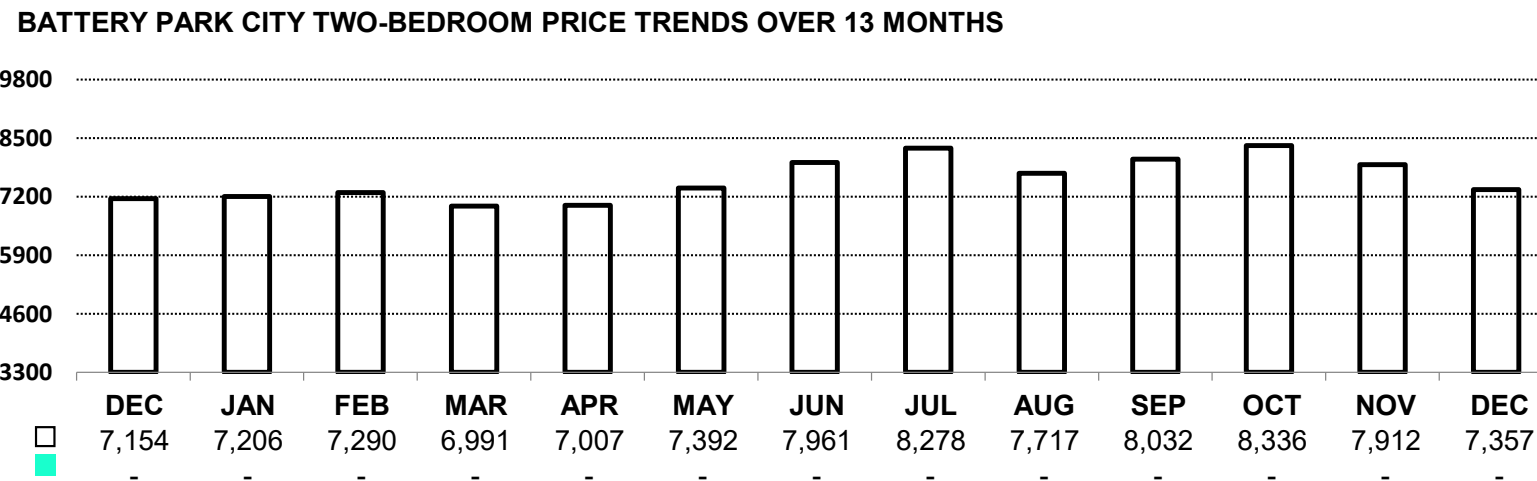
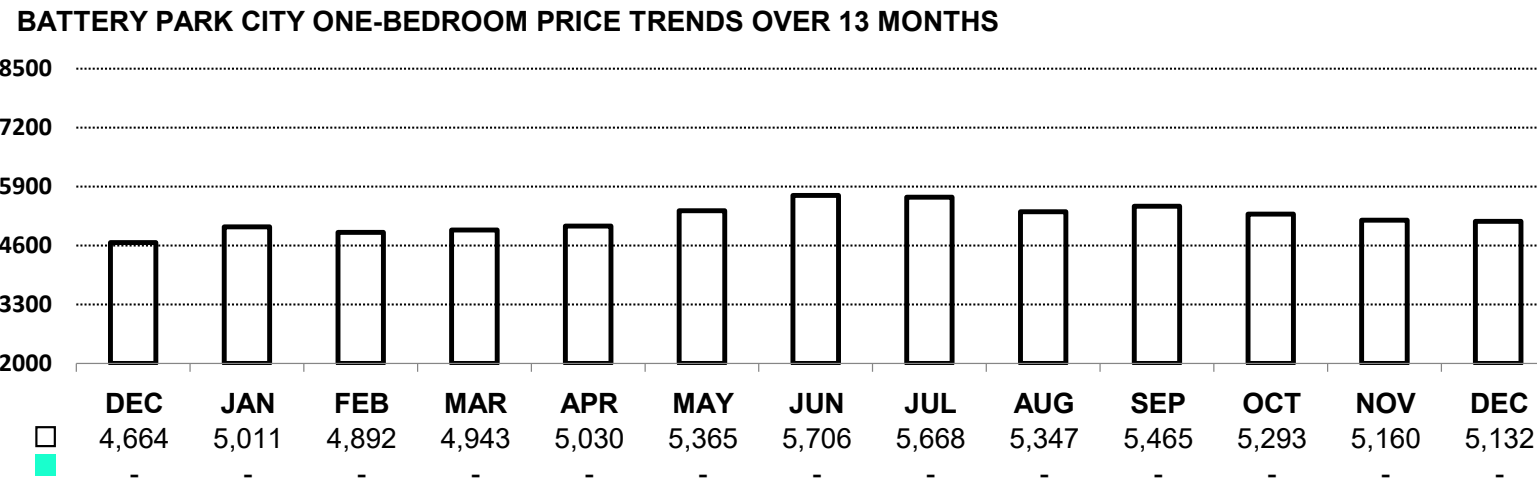
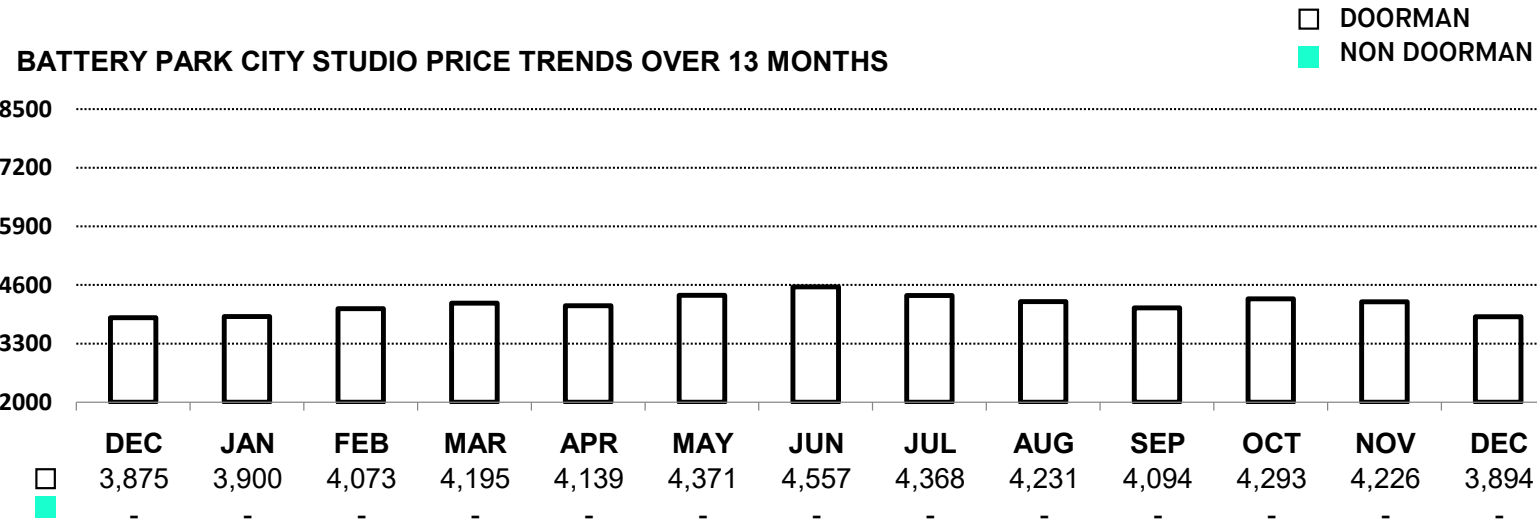


MANHATTAN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



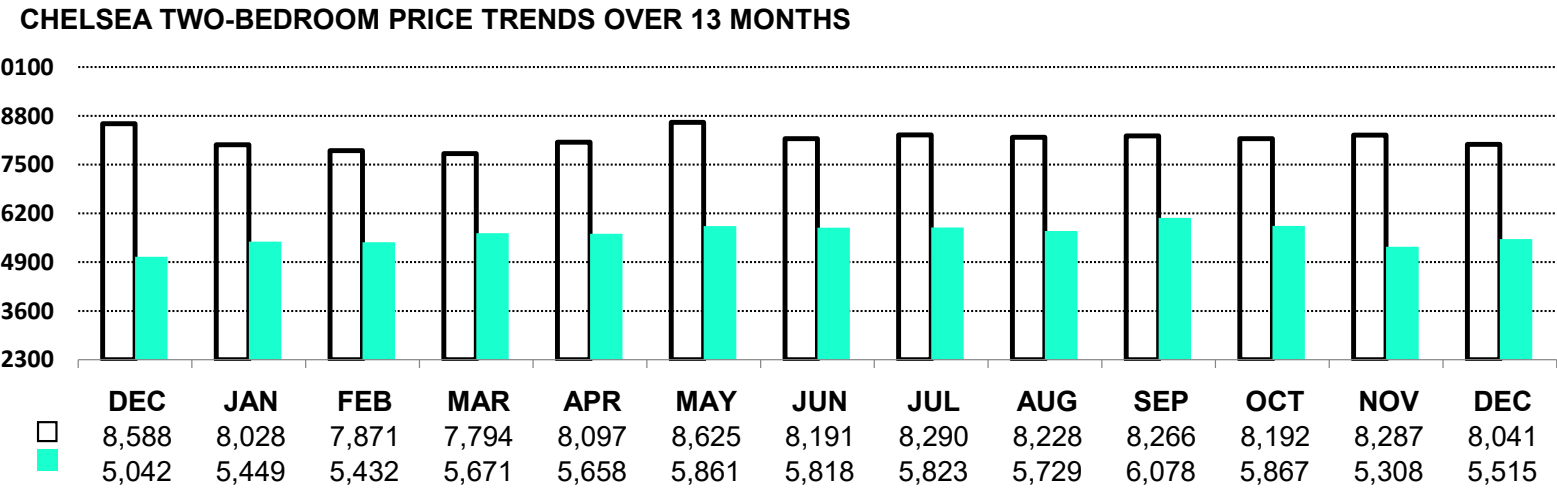
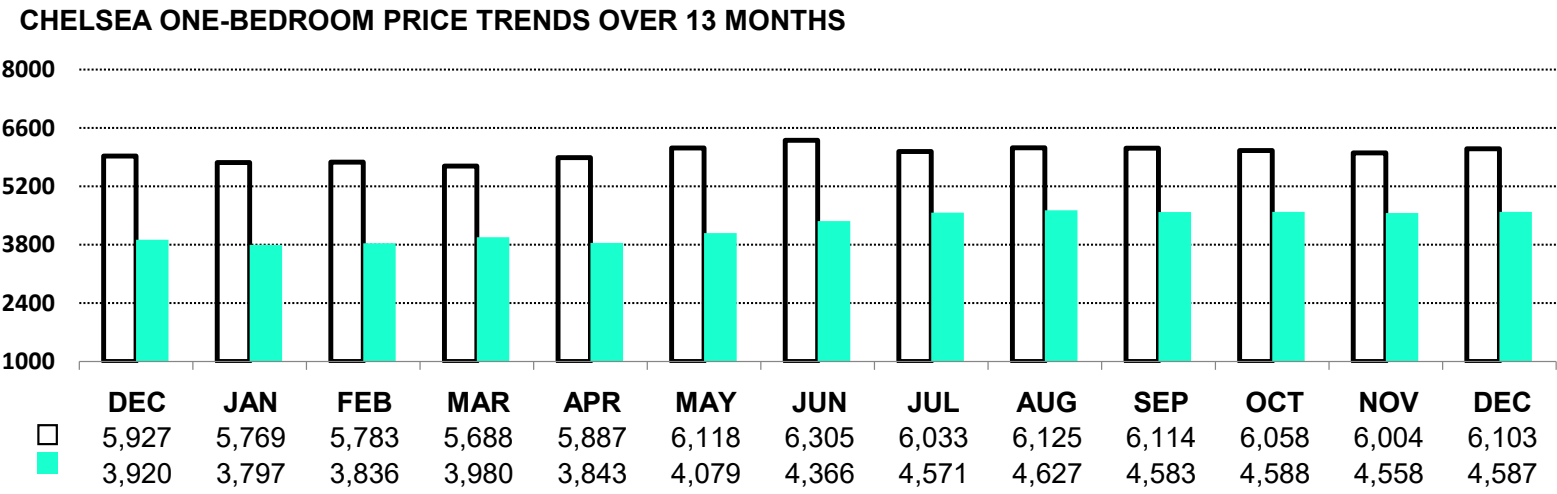
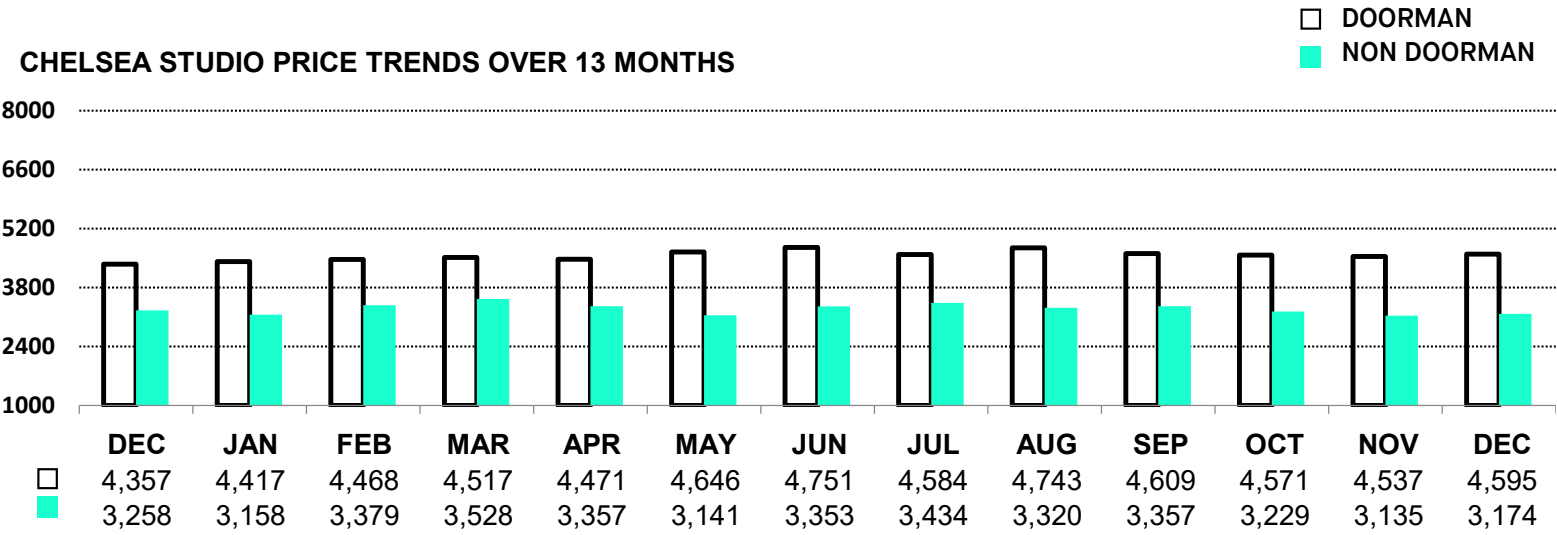
PRICE TRENDS: BATTERY PARK CITY

THE AVERAGE RENTAL PRICE IN BATTERY PARK CITY
DECREASED BY 5.29%.



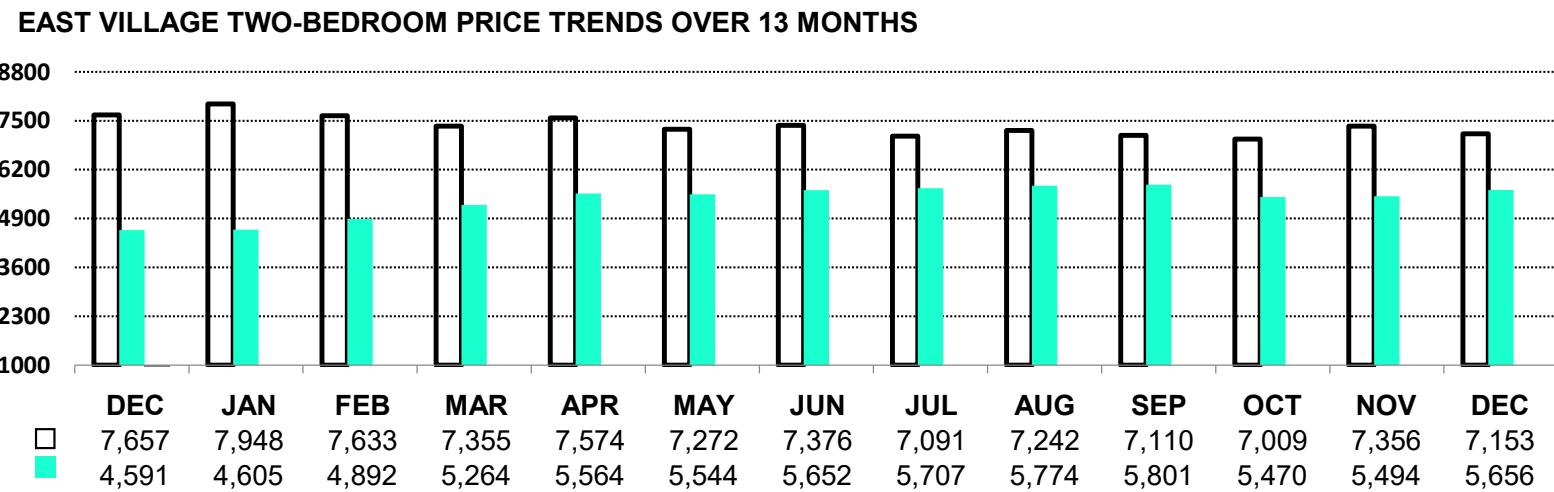
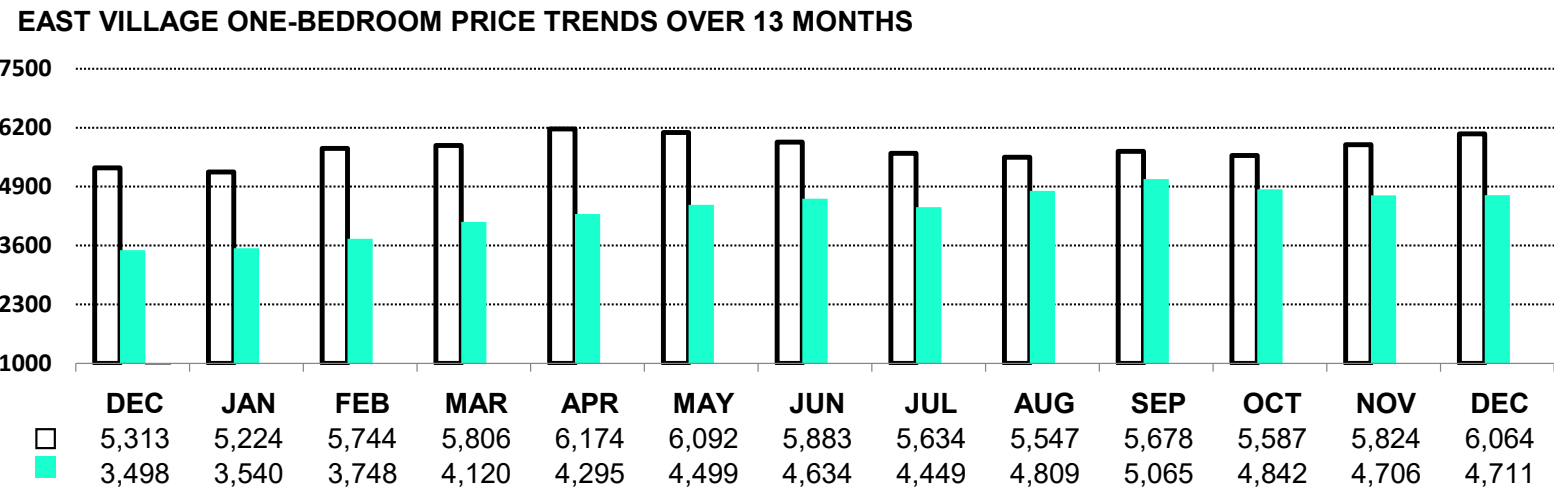
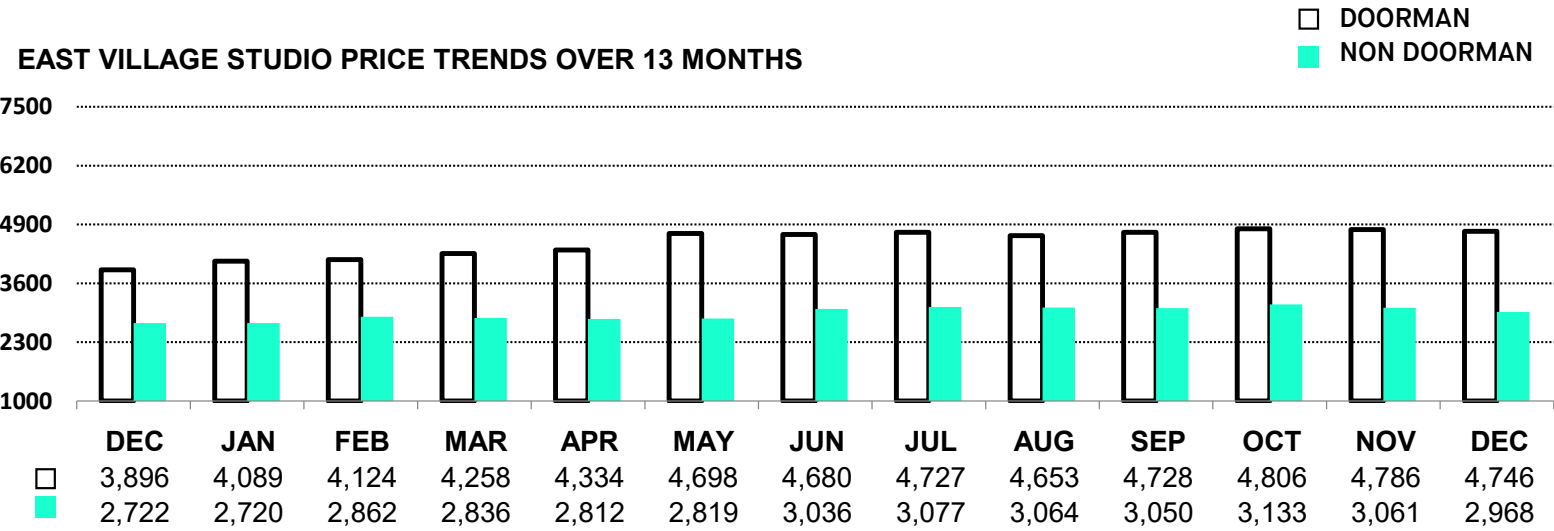
PRICE TRENDS: CHELSEA

MONTH-OVER-MONTH, AVERAGE DOORMAN RENTAL
PRICES HAVE SLIGHTLY DECREASED BY JUST 0.47%,
WHILE NON-DOORMAN RENTS INCREASED BY 2.11%.



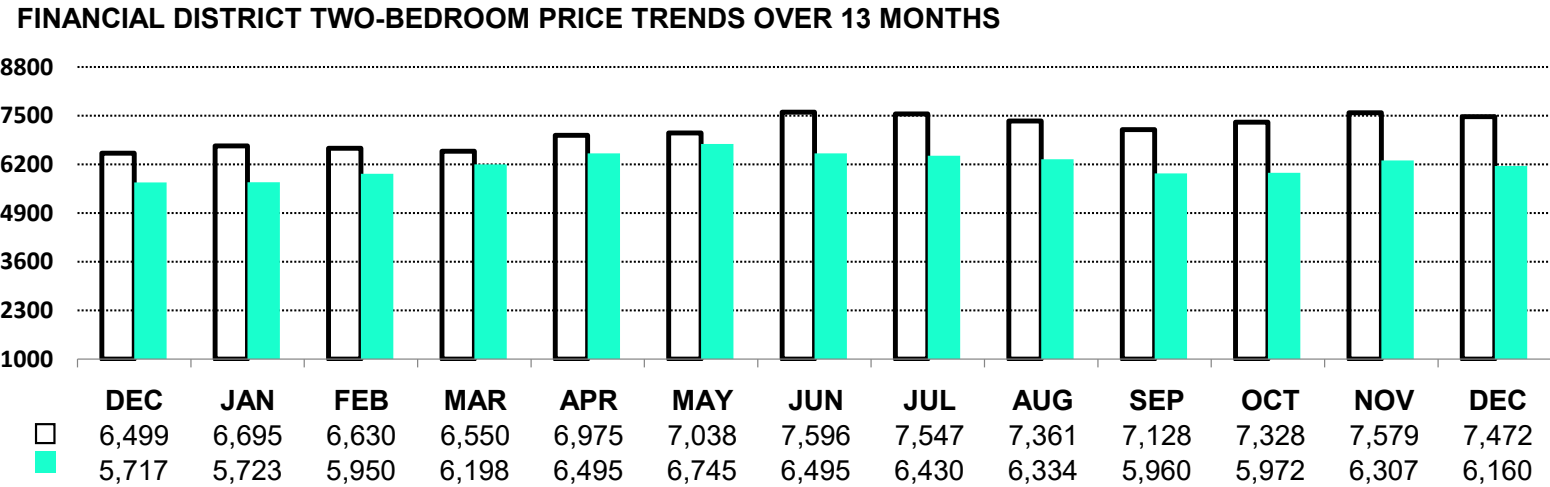
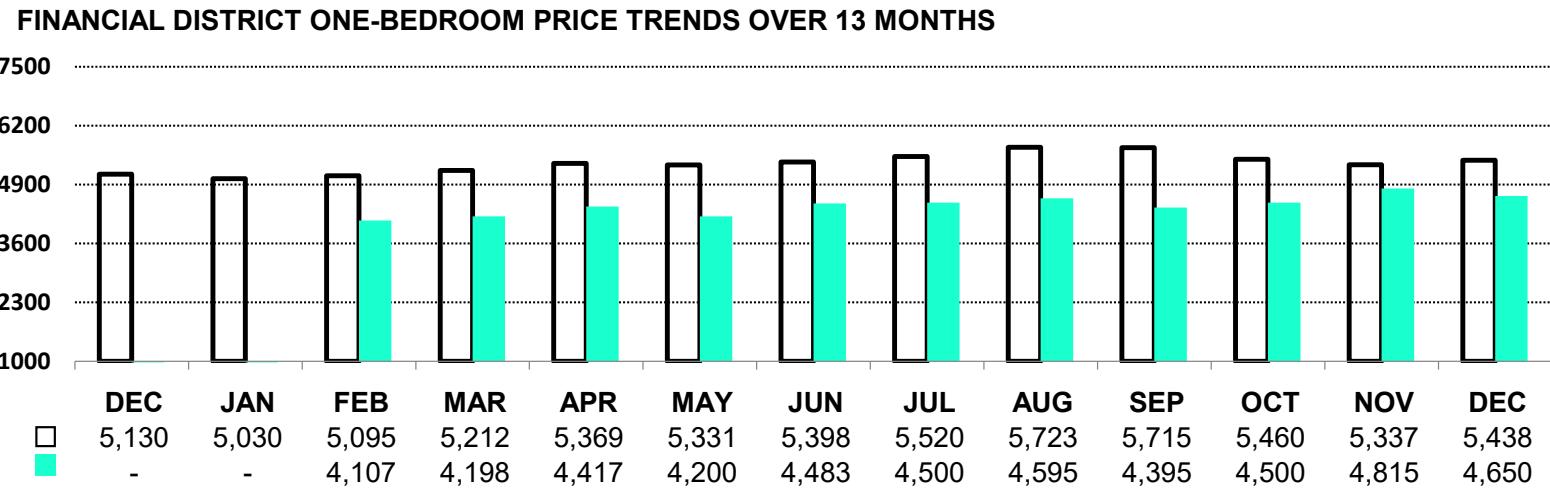
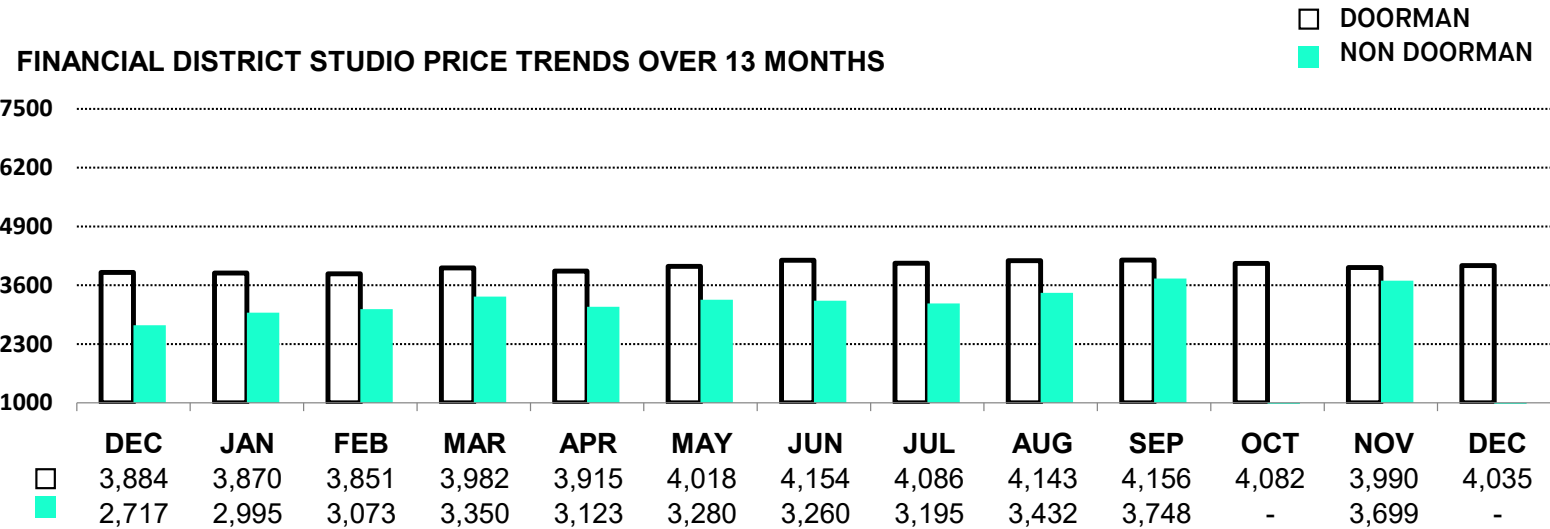
PRICE TRENDS: EAST VILLAGE

DOORMAN RENTS SLIGHTLY DECREASED THIS PAST MONTH BY JUST 0.01%, WHILE NON-DOORMAN RENTS SLIGHTLY INCREASED BY JUST 0.56%.



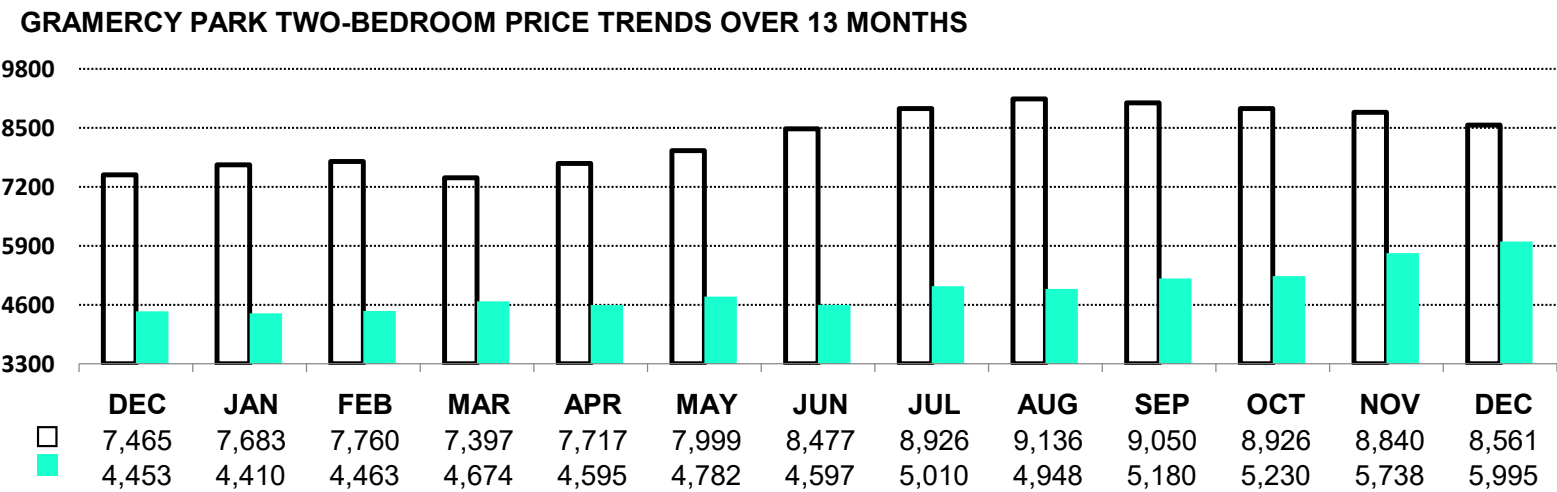
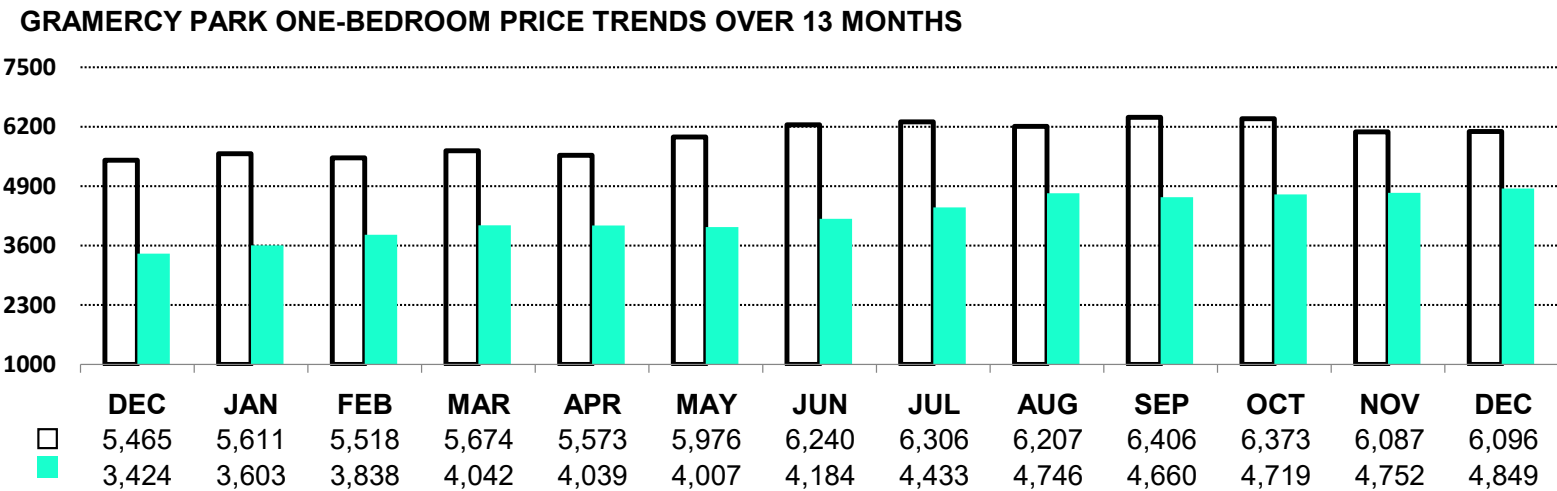
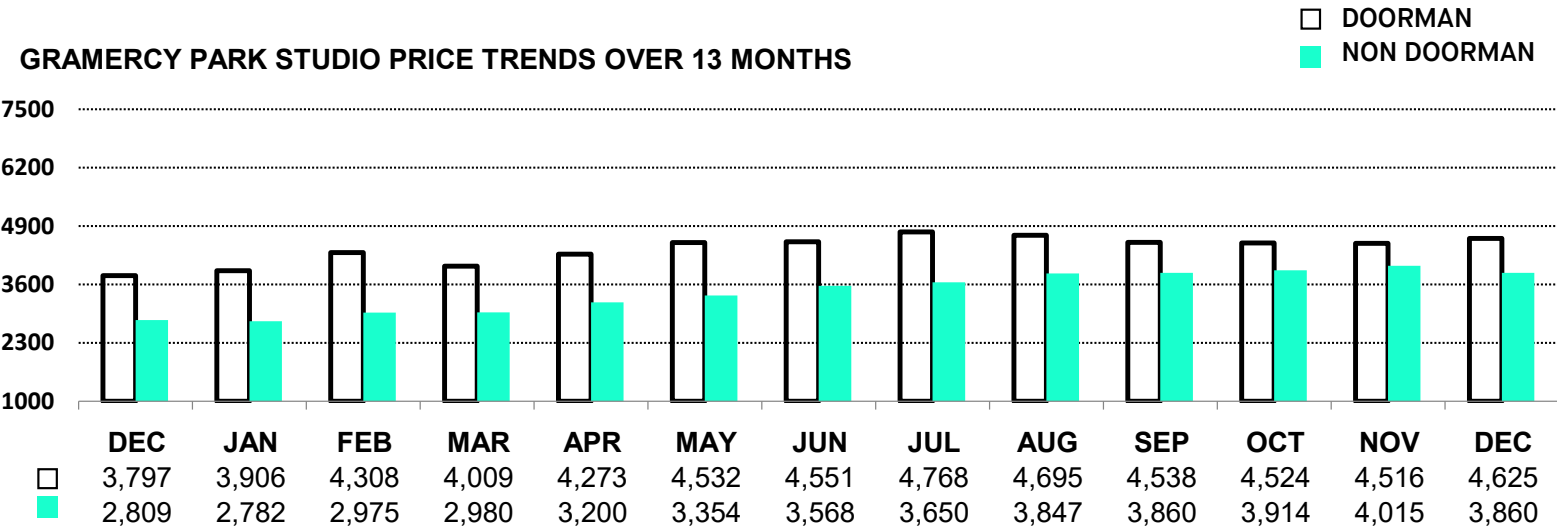
PRICE TRENDS: FINANCIAL DISTRICT

THE AVERAGE RENTAL DOORMAN PRICE SLIGHTLY INCREASED THIS PAST MONTH BY JUST 0.23%, AND NON-DOORMAN RENTS INCREASED BY 9.41%.



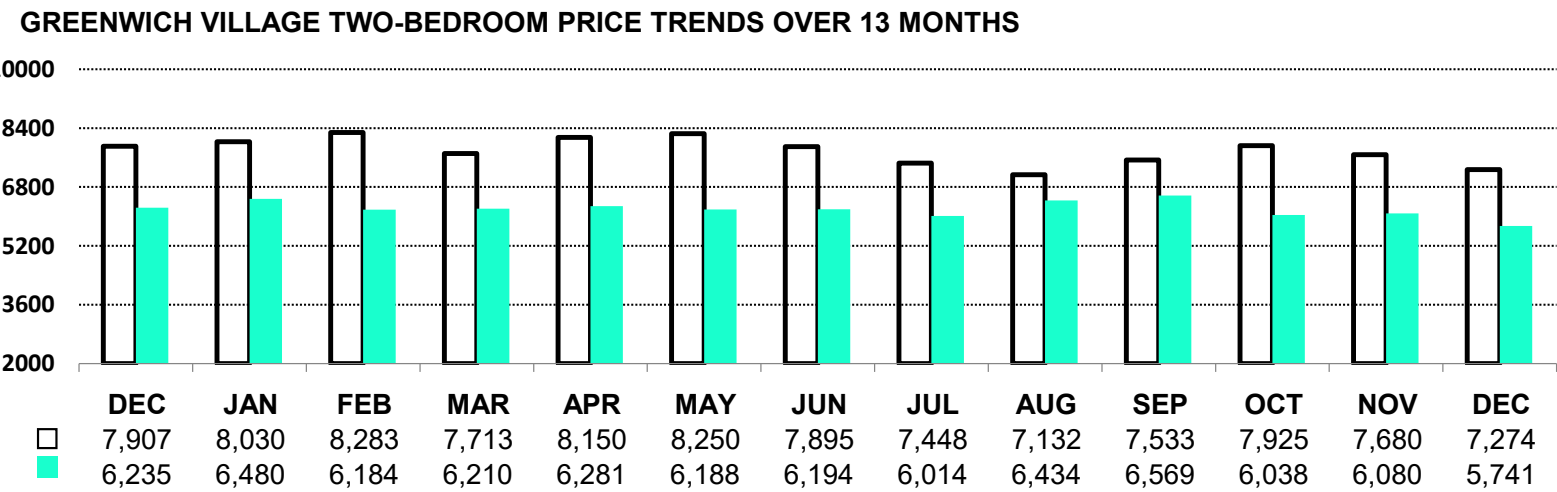
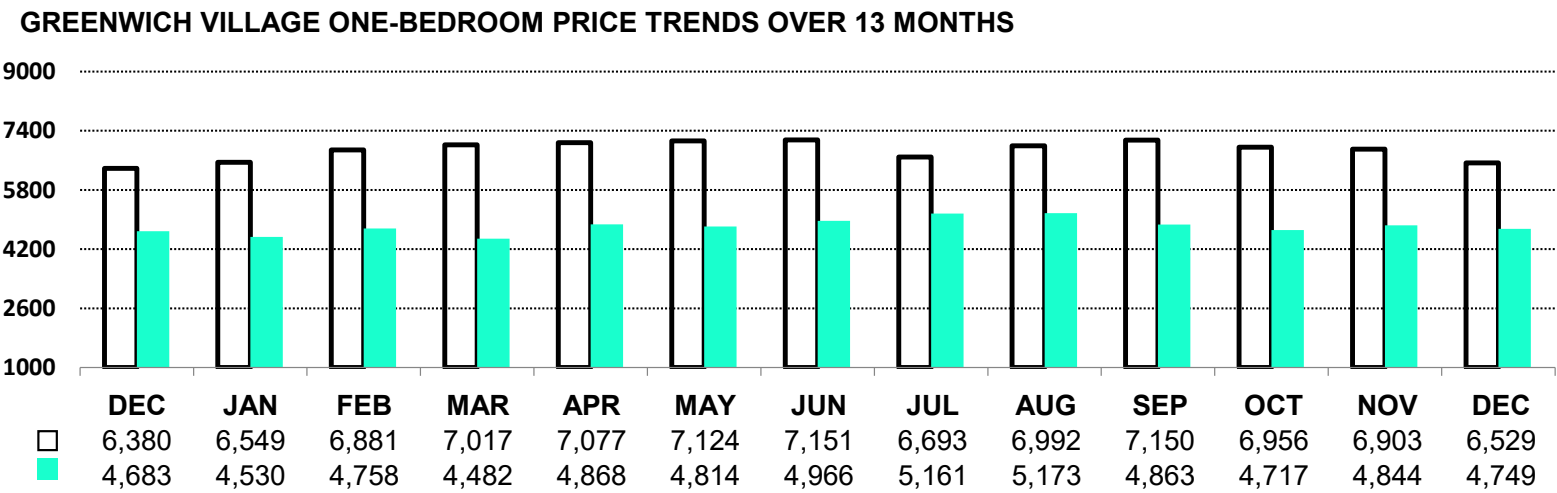
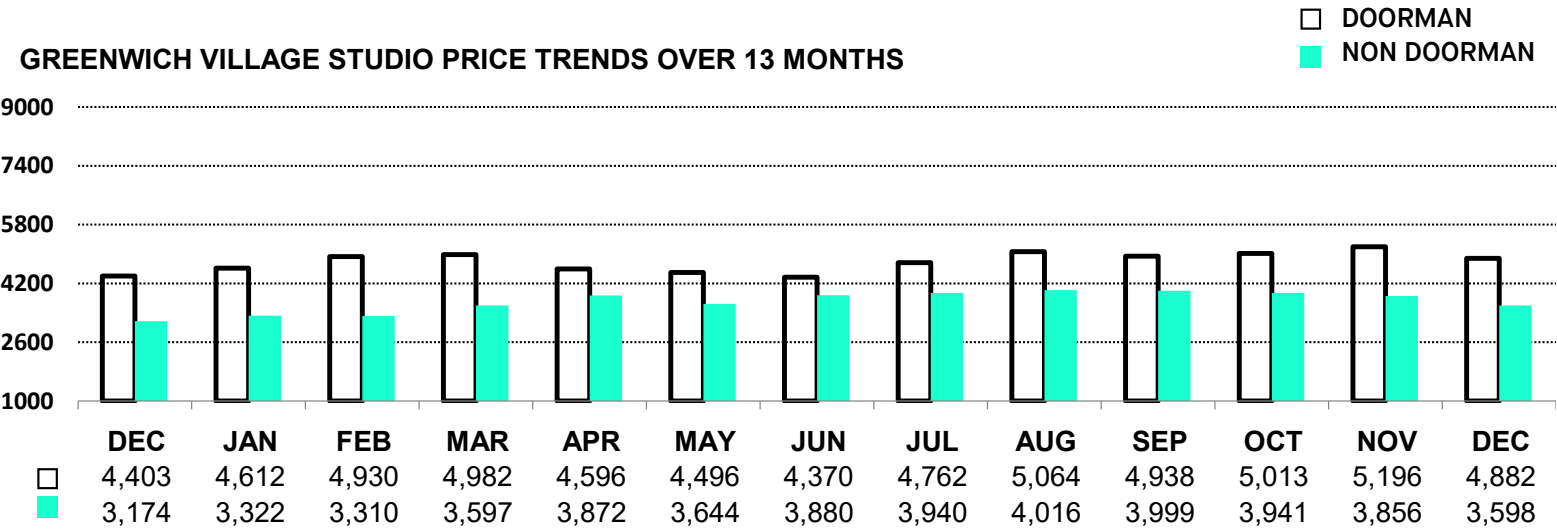
PRICE TRENDS: GRAMERCY PARK

THIS PAST MONTH, THE AVERAGE DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.83%, WHILE NON-DOORMAN RENTS INCREASED BY 1.37%.



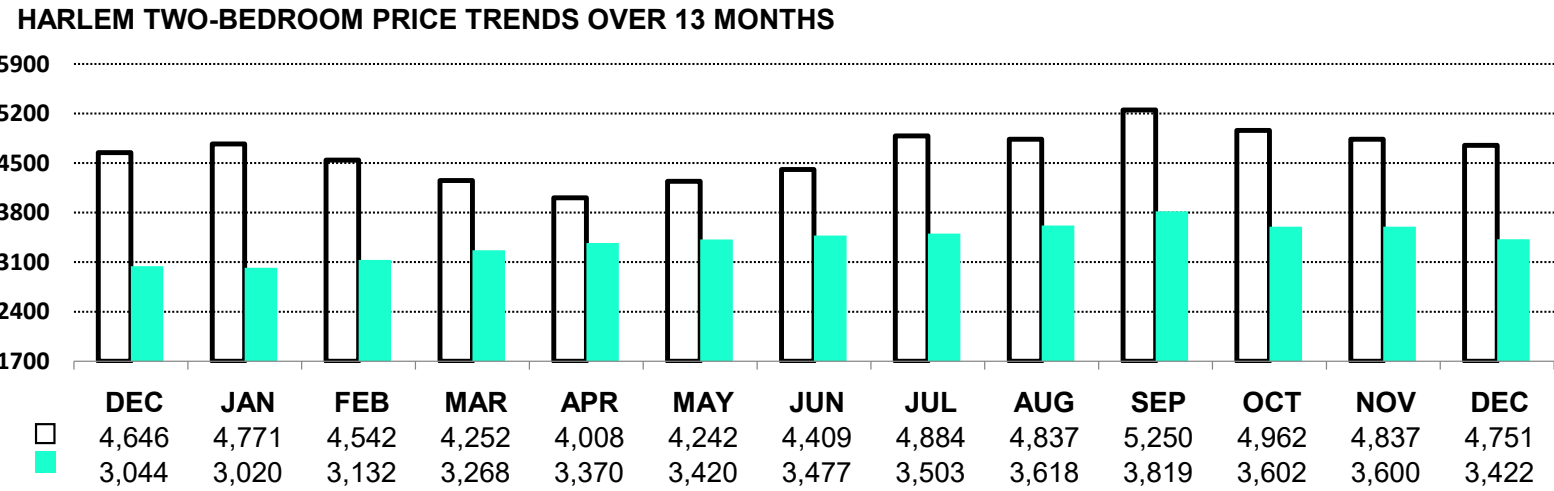
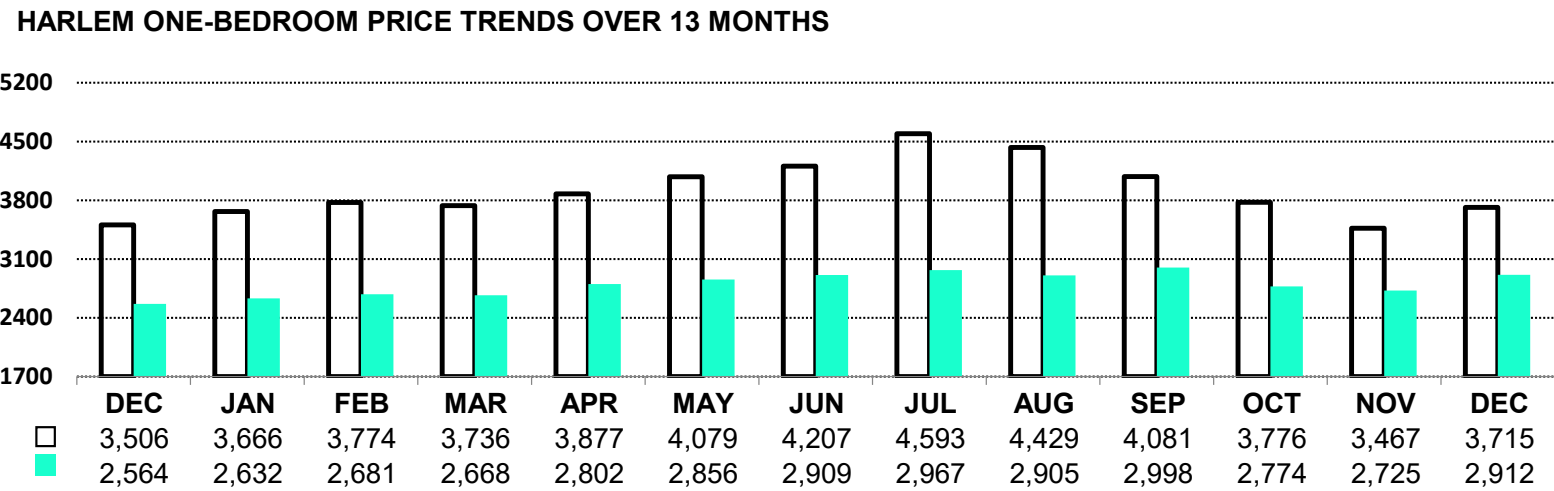
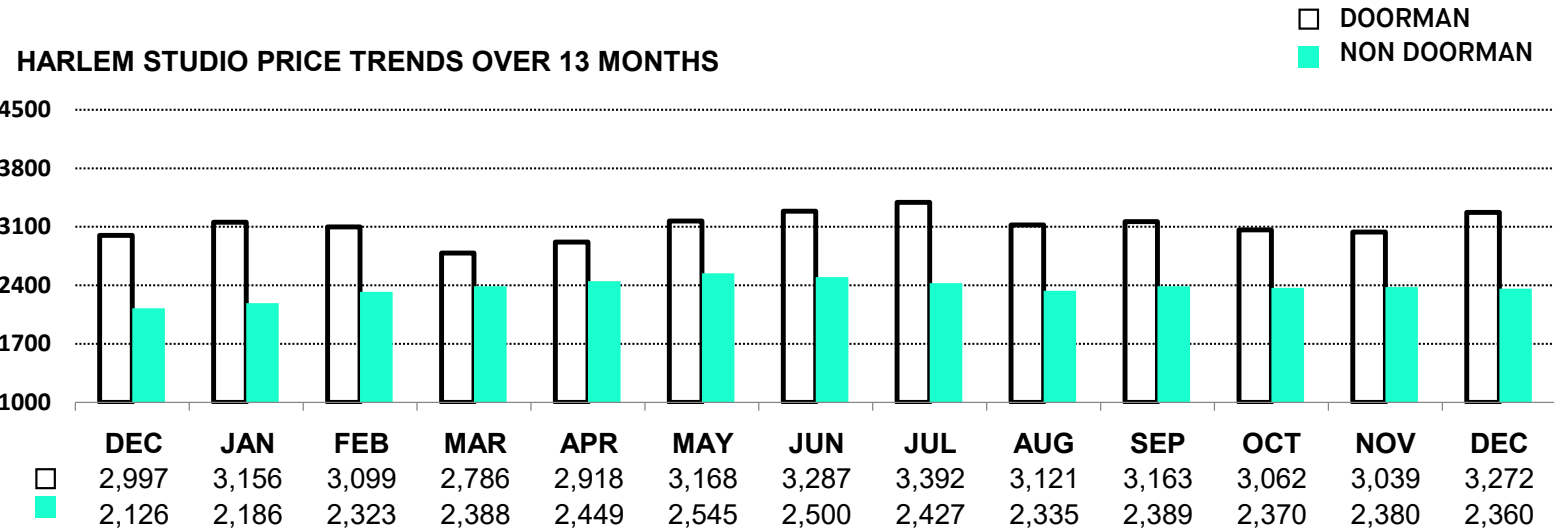
PRICE TRENDS: GREENWICH VILLAGE

DOORMAN RENTS DECREASED BY 5.53% THIS PAST MONTH,
AND NON-DOORMAN RENTS DECREASED BY 4.68%.



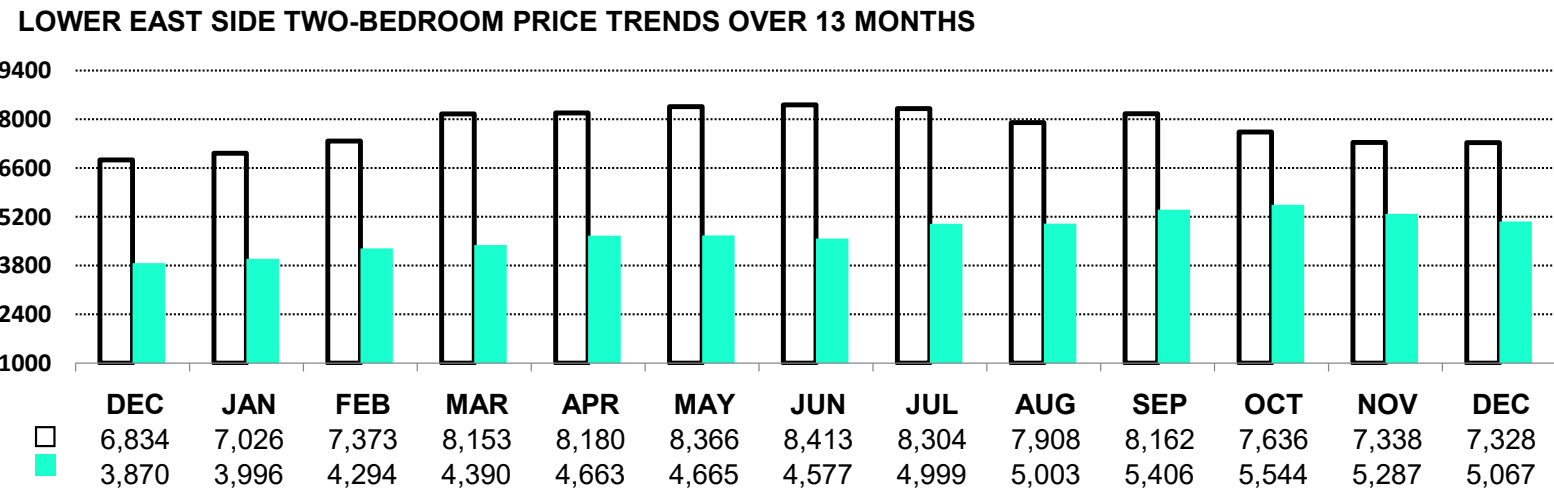
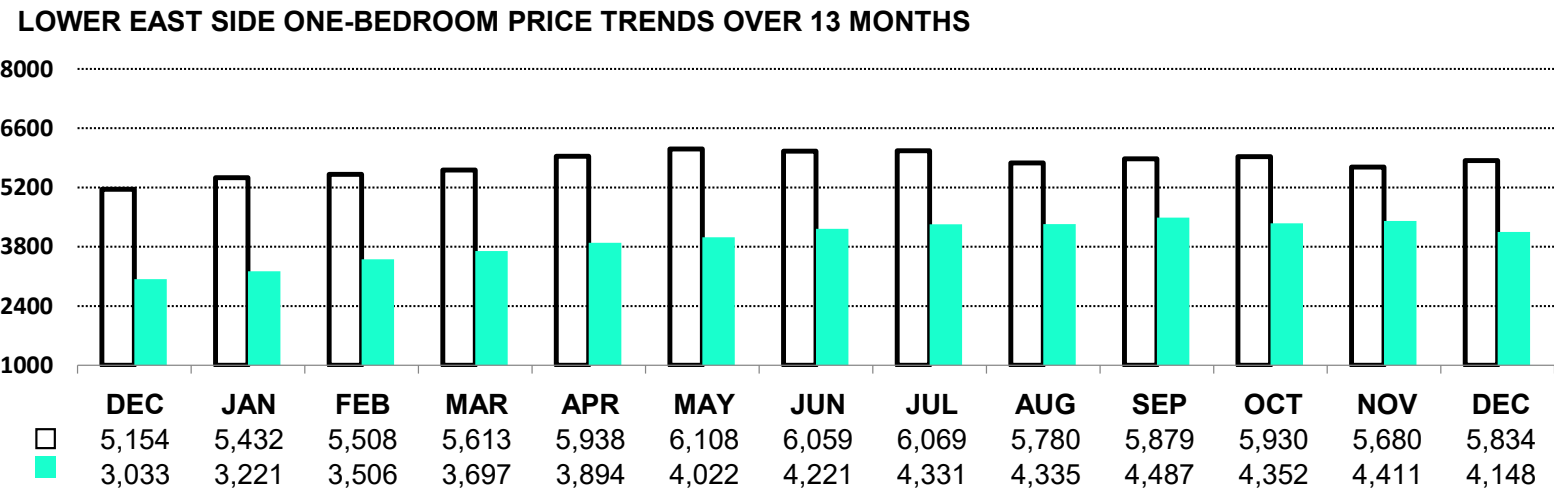
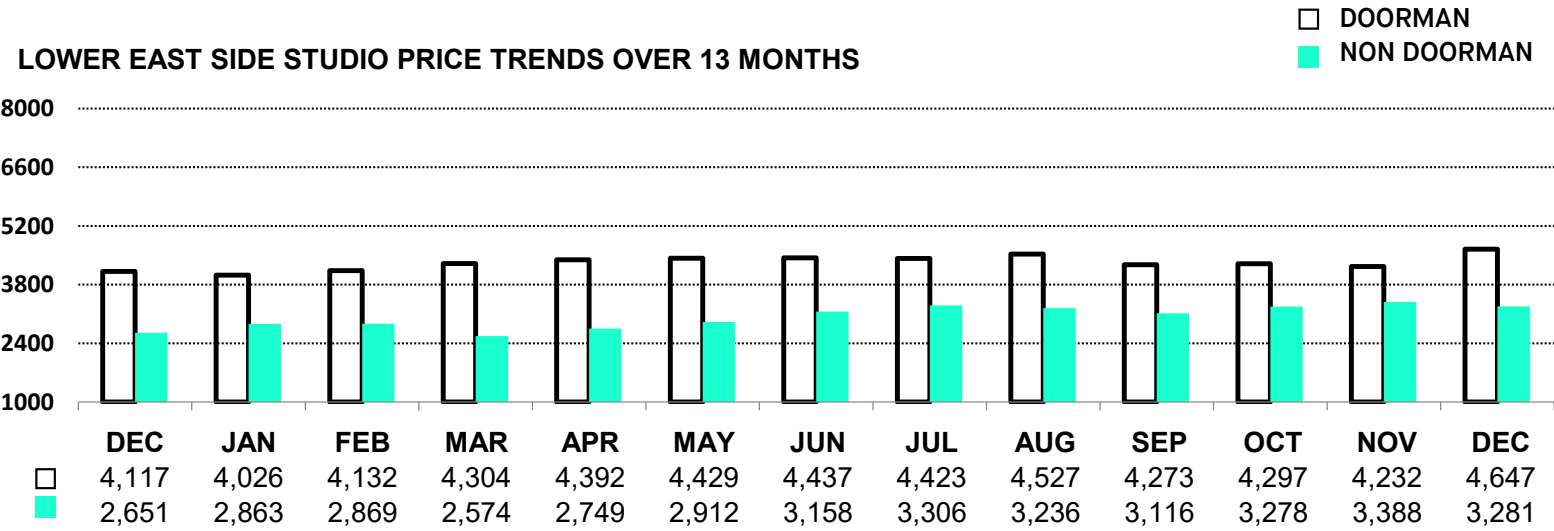
PRICE TRENDS: HARLEM

MONTH-OVER-MONTH, DOORMAN RENTS INCREASED BY 3.49%, WHILE NON-DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.14%.



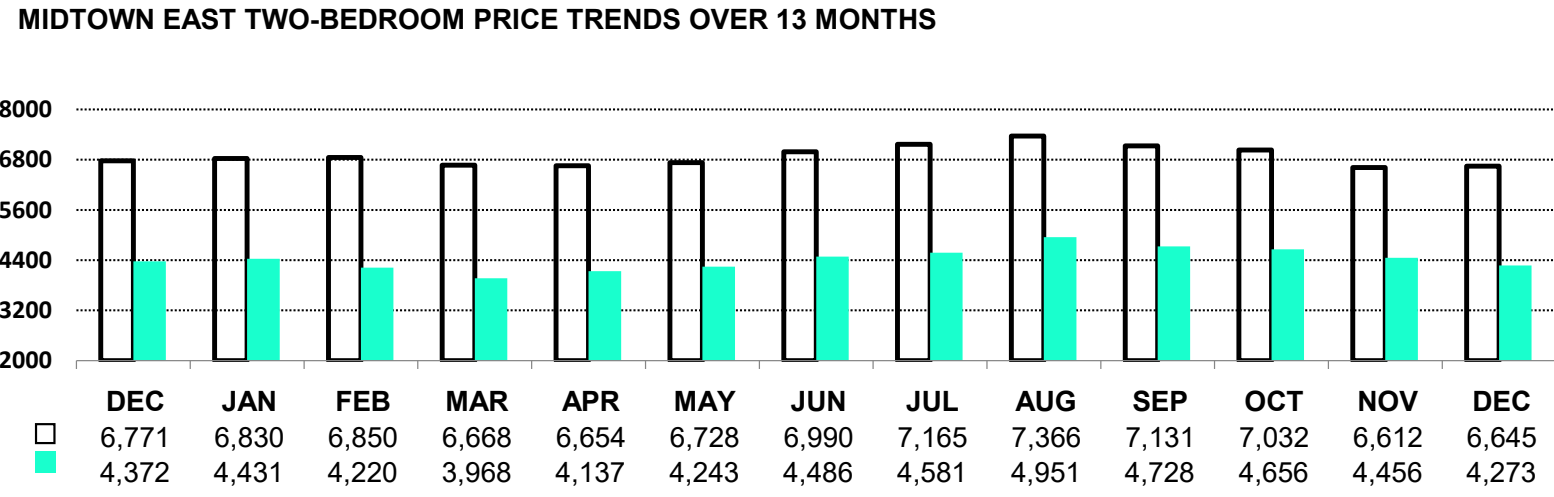
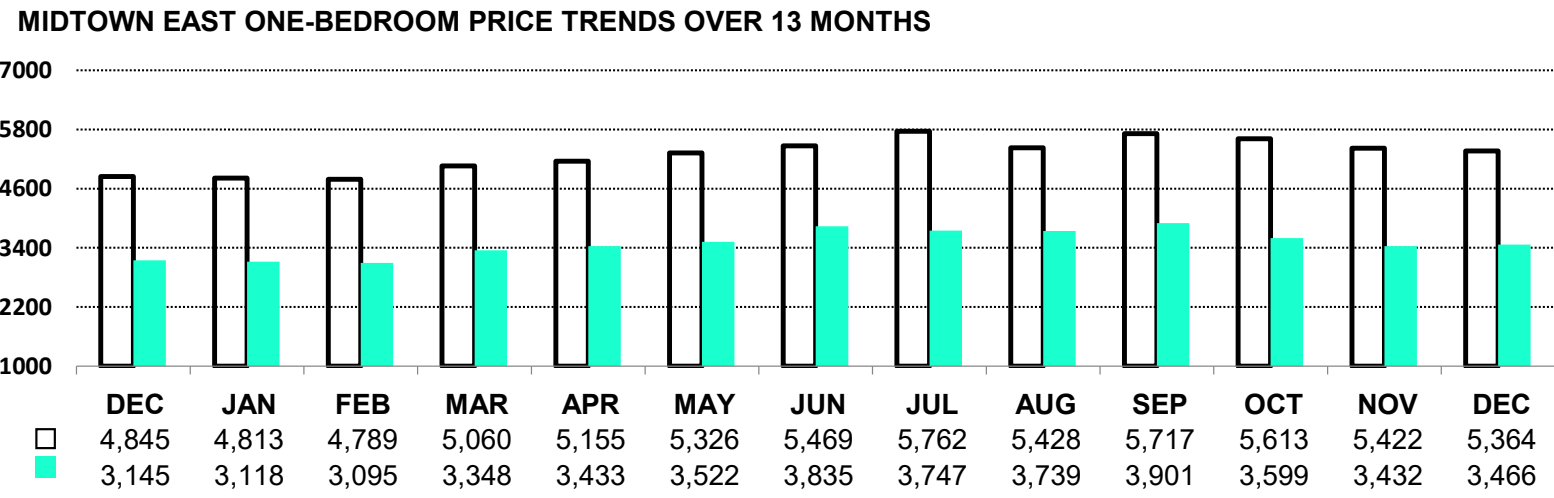
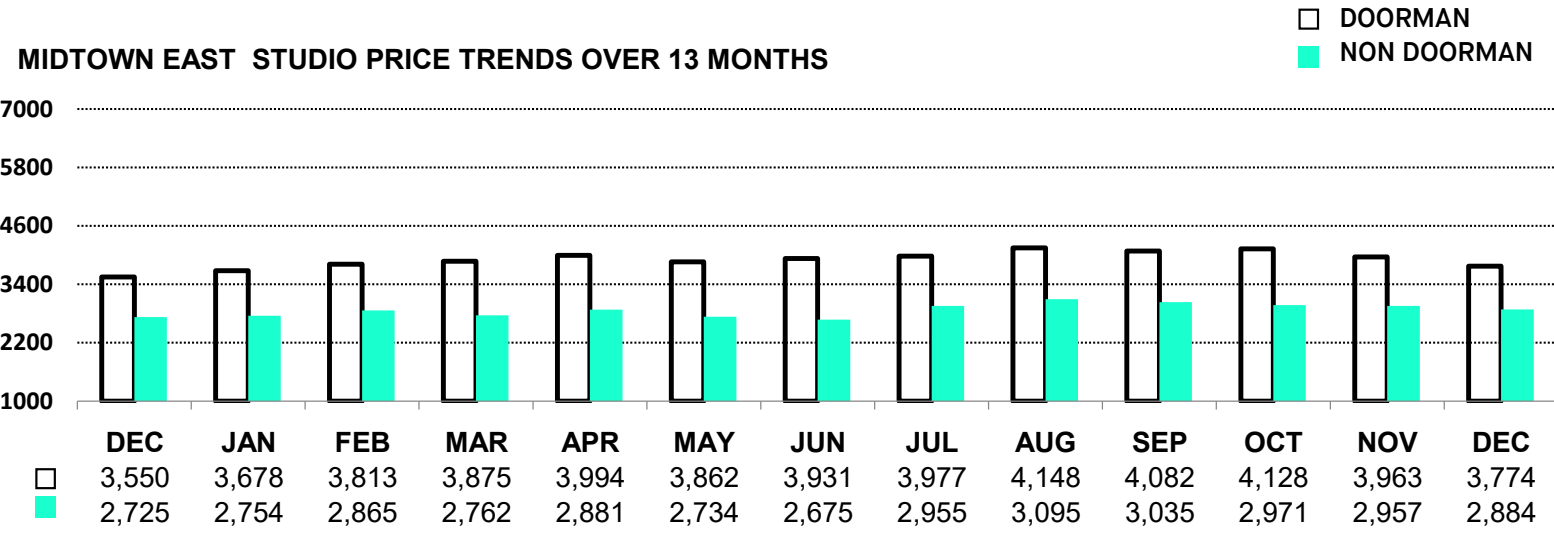
PRICE TRENDS: LOWER EAST SIDE

AVERAGE DOORMAN RENTS INCREASED BY 3.23% SINCE LAST MONTH, WHILE NON-DOORMAN RENTS DECREASED BY 4.51%.



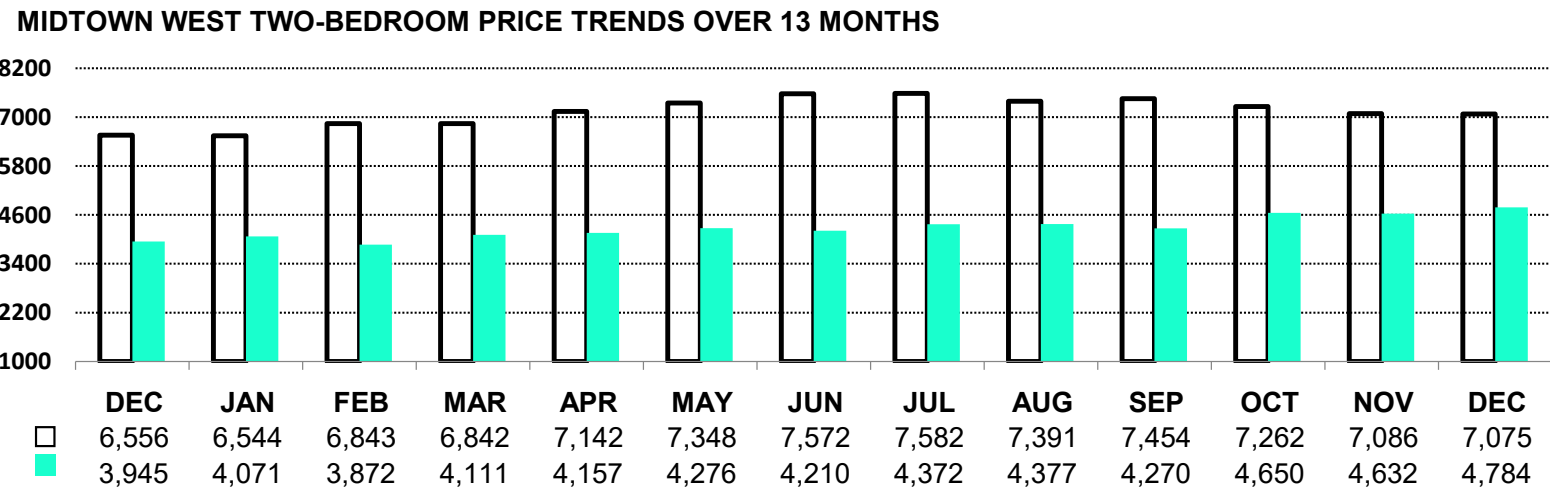
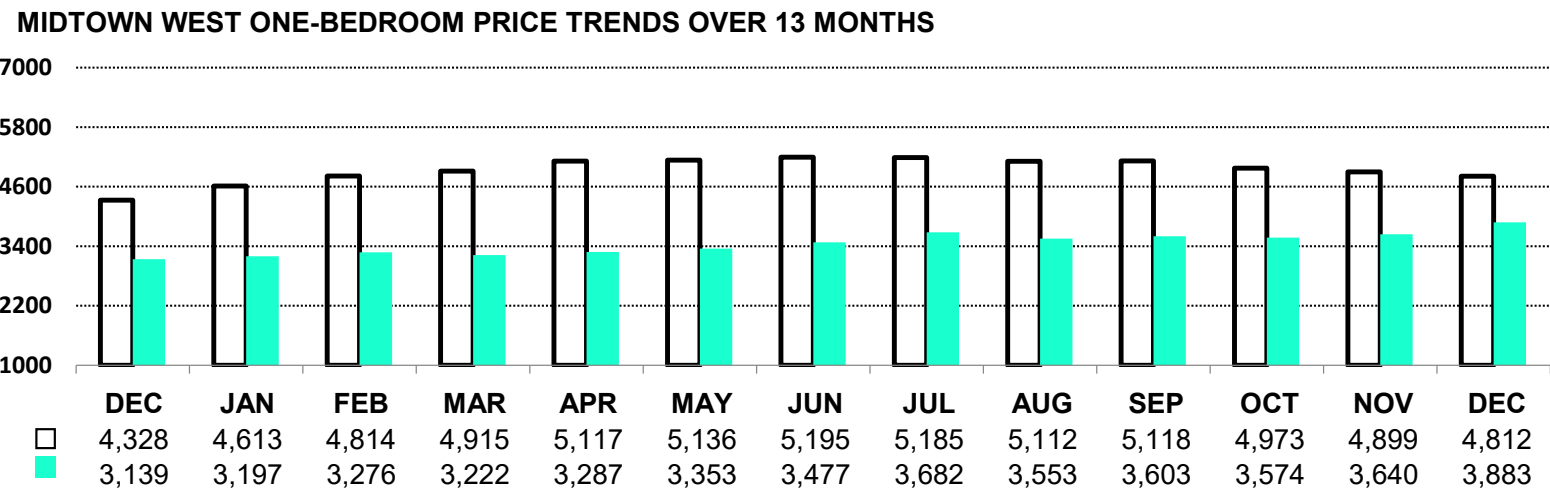
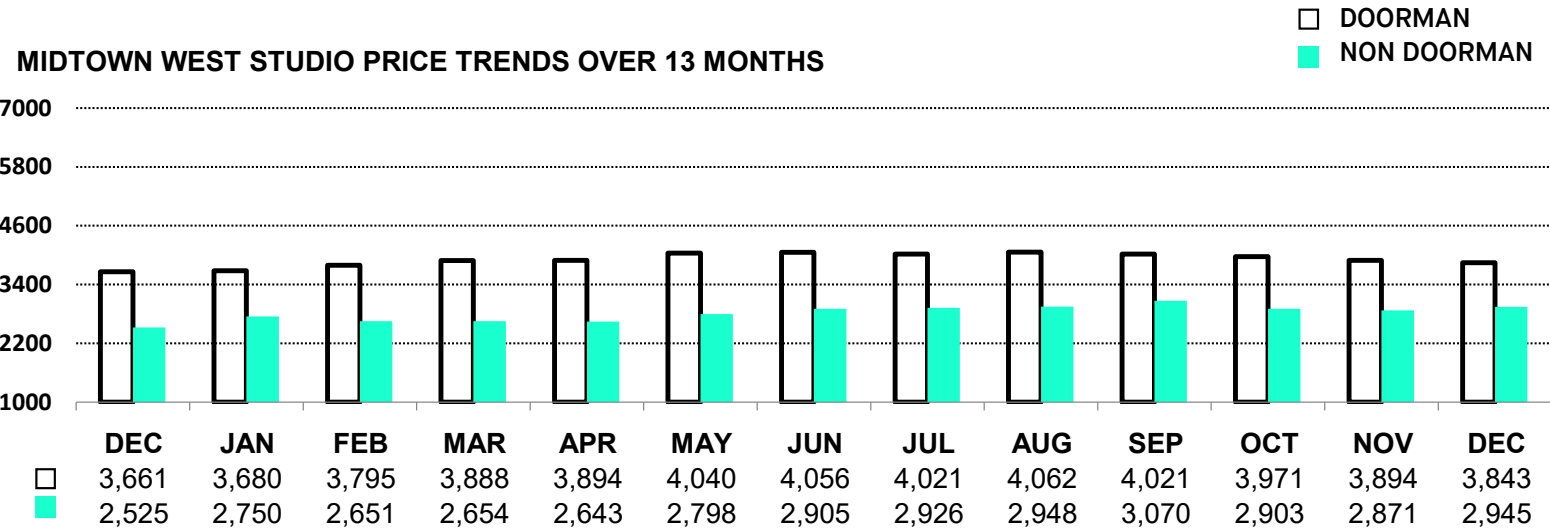
PRICE TRENDS: MIDTOWN EAST

FOR THE MONTH OF DECEMBER, DOORMAN RENTS
DECREASED BY 1.33%, AND NON-DOORMAN RENTS
DECREASED BY 2.04%.



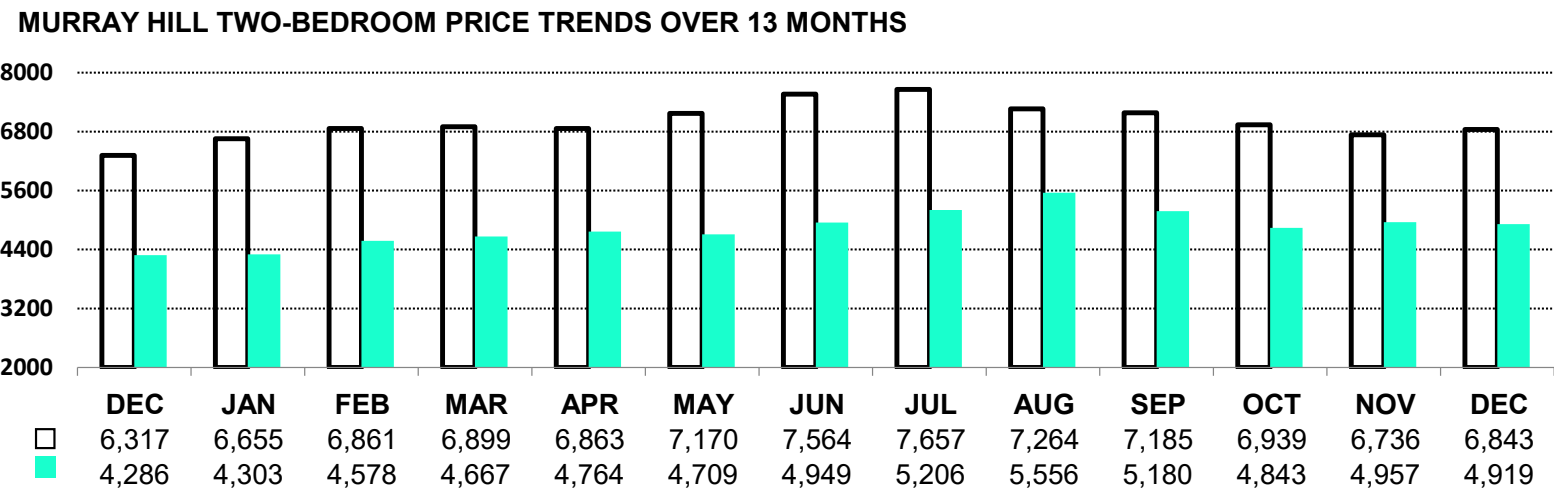
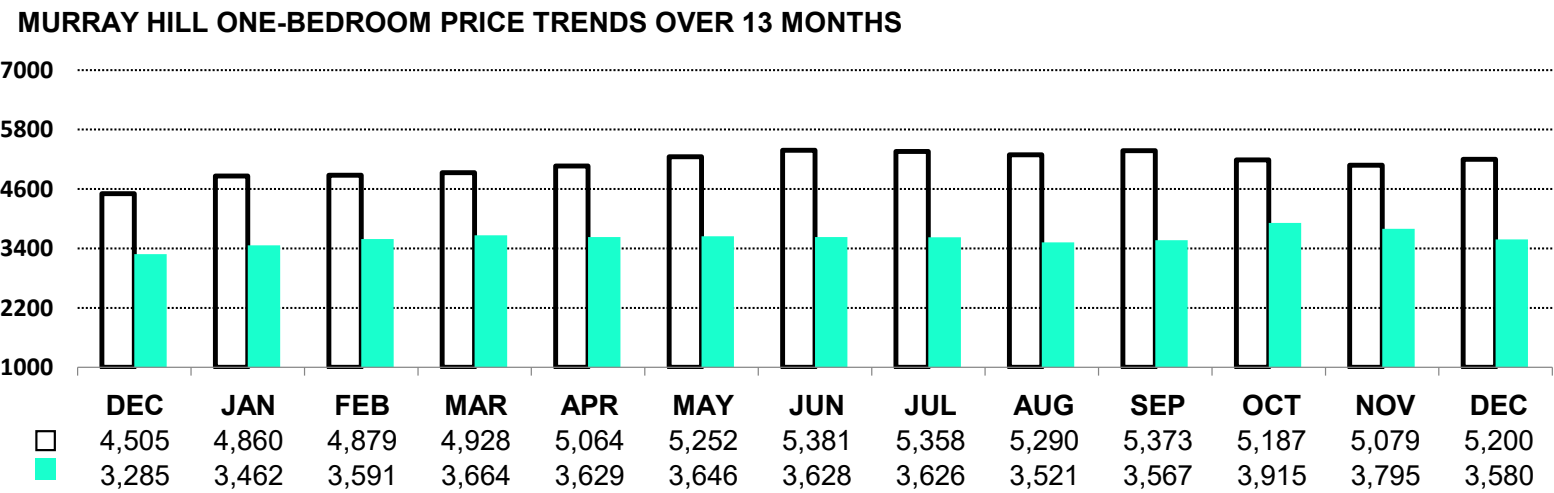
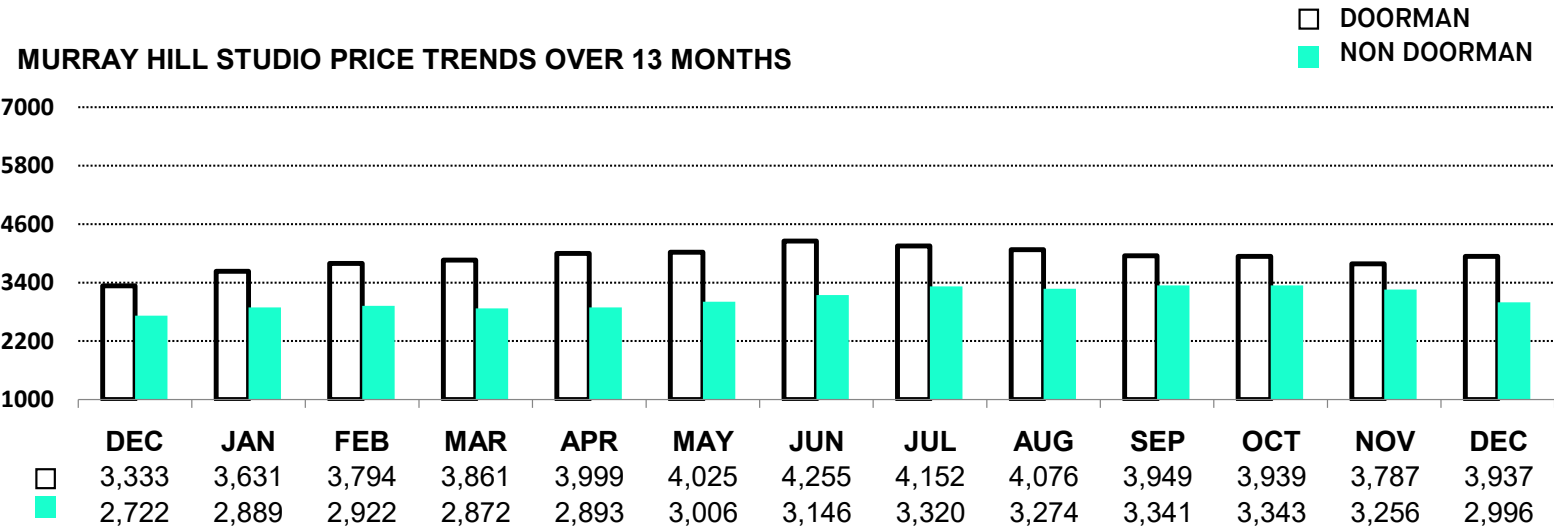
PRICE TRENDS: MIDTOWN WEST

THIS PAST MONTH, THE AVERAGE DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.93%, WHILE NON-DOORMAN RENTS INCREASED BY 4.21%.



PRICE TRENDS: MURRAY HILL

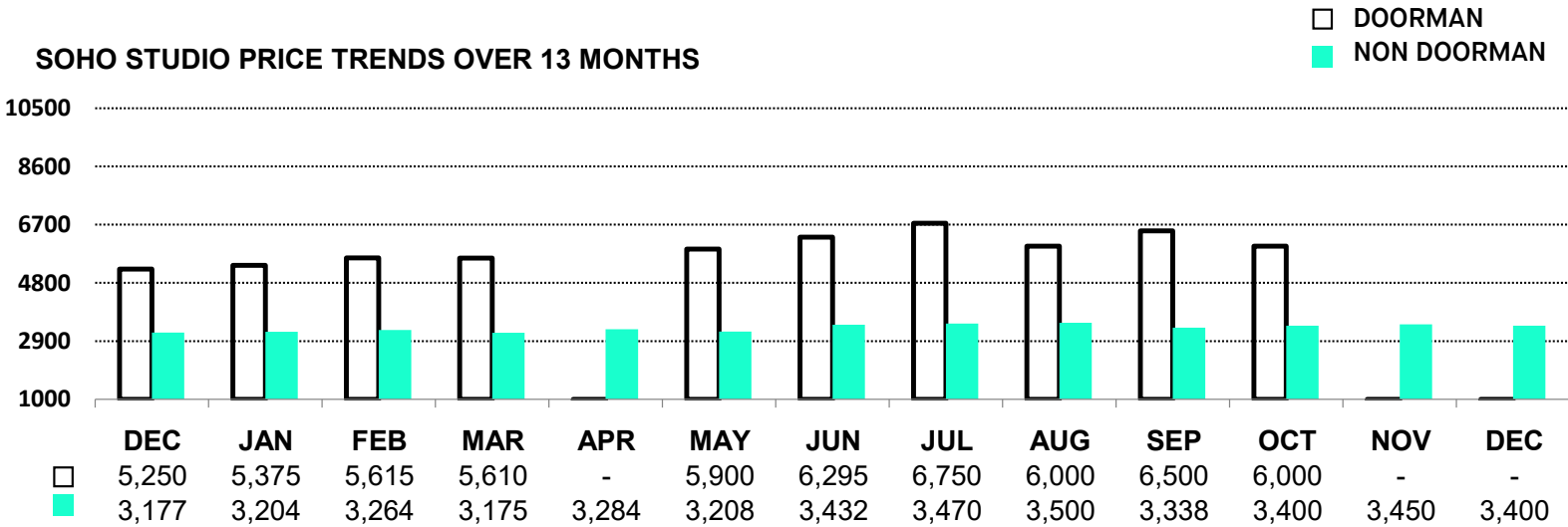
FOR THE MONTH OF DECEMBER, AVERAGE RENTAL PRICES FOR DOORMAN RENTS INCREASED BY 2.42%, WHILE NON-DOORMAN RENTS DECREASED BY 4.27%.



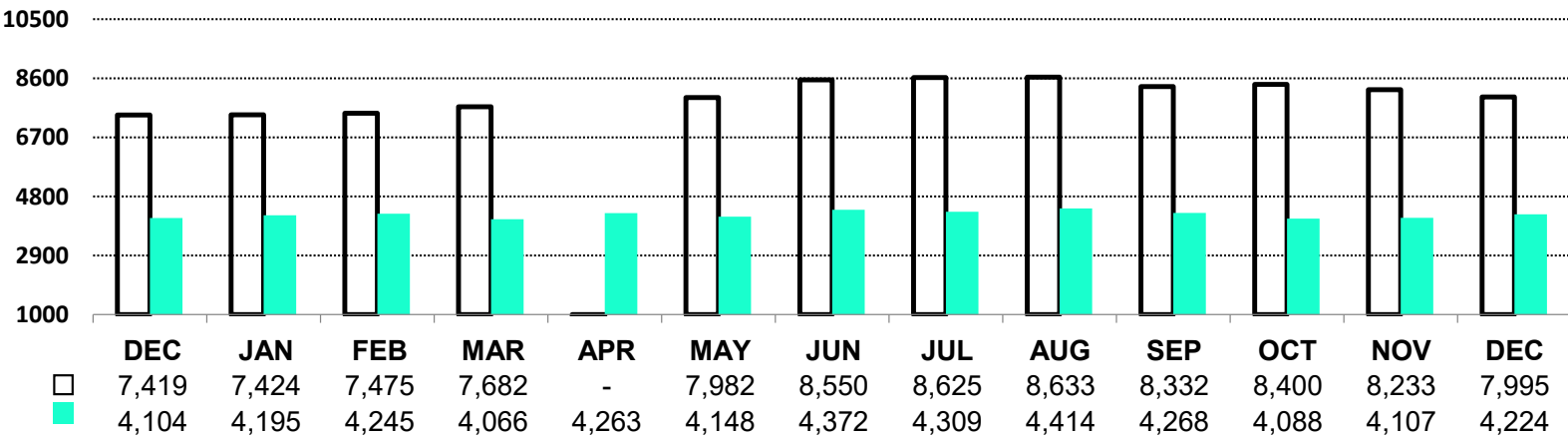
PRICE TRENDS: SOHO

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT DECREASED BY 2.89%, AND NON-DOORMAN RENTS DECREASED BY 1.87%.

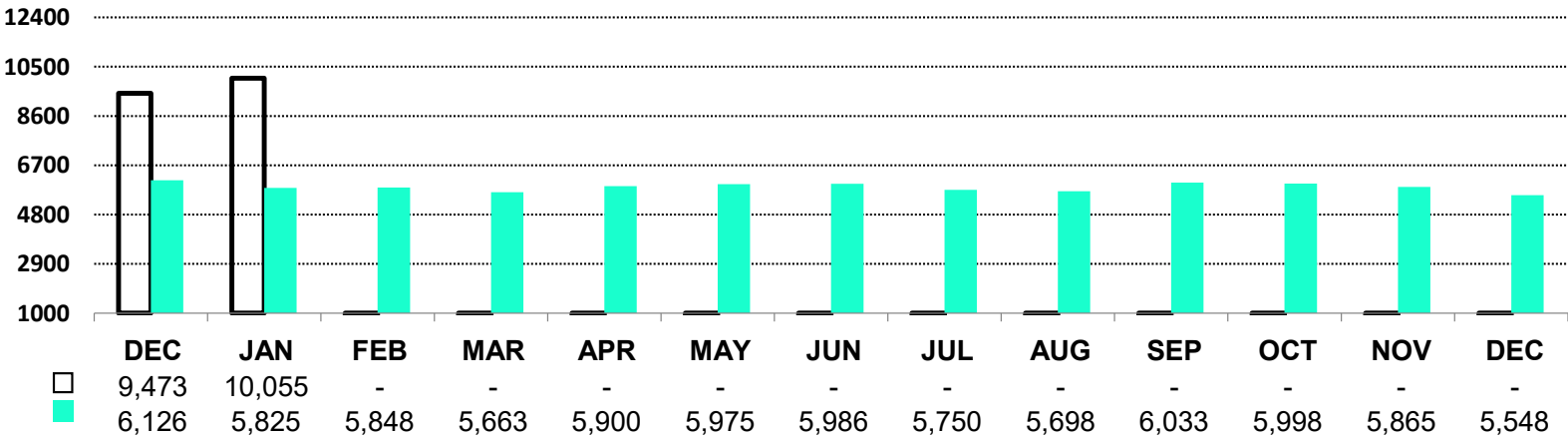
SOHO STUDIO PRICE TRENDS OVER 13 MONTHS



SOHO ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS

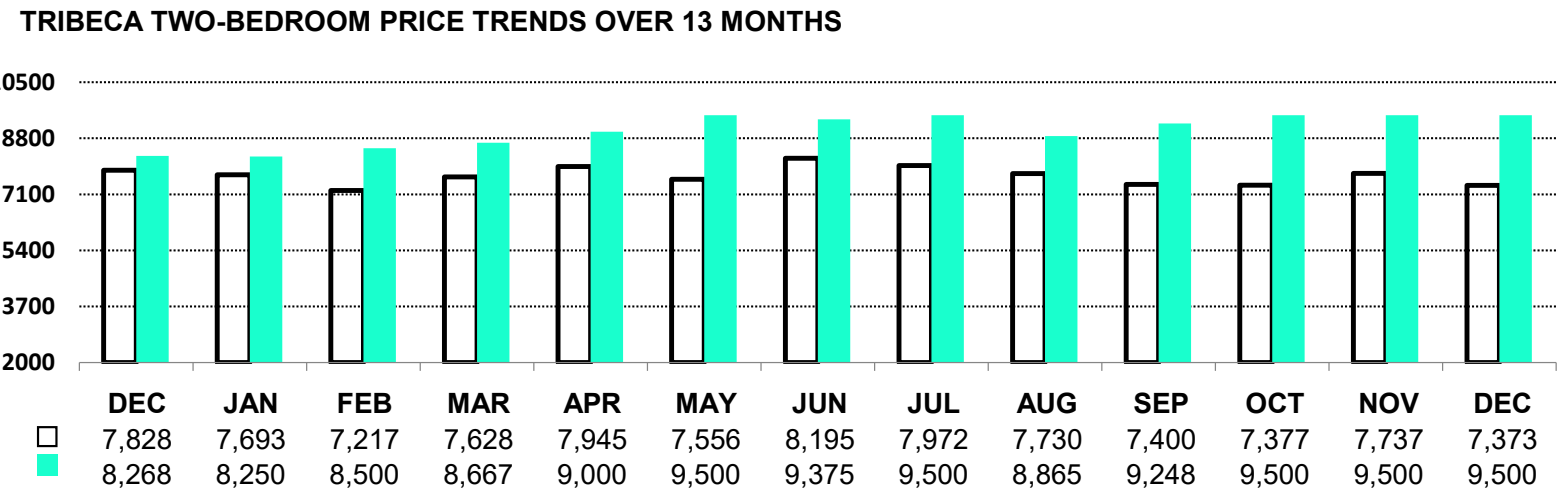
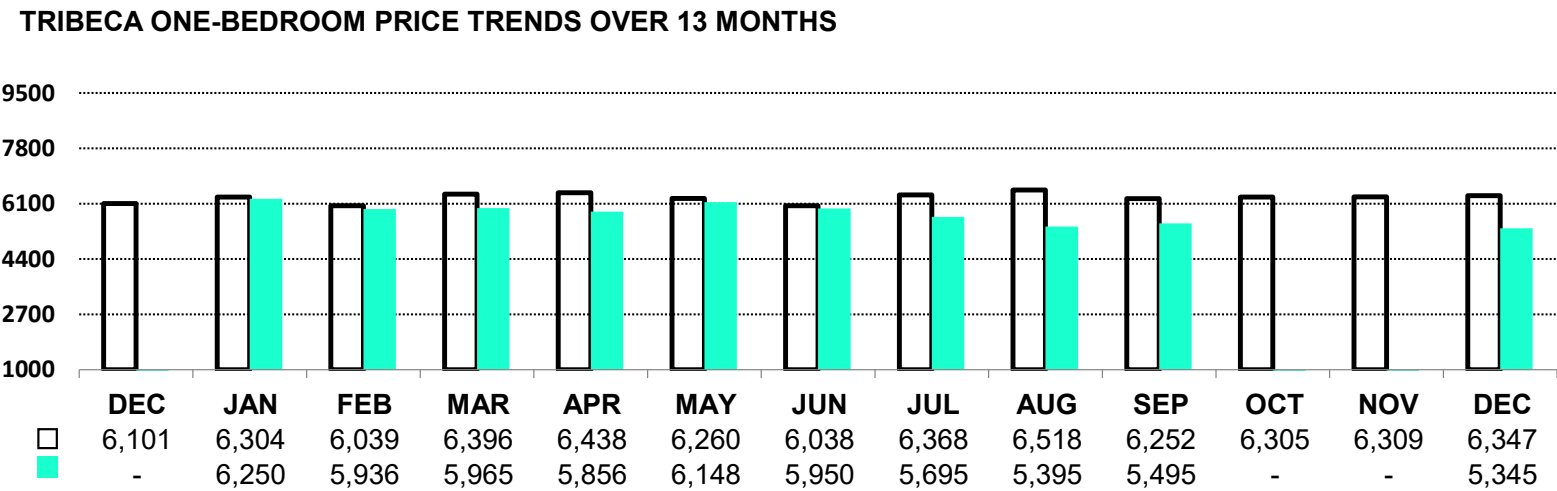
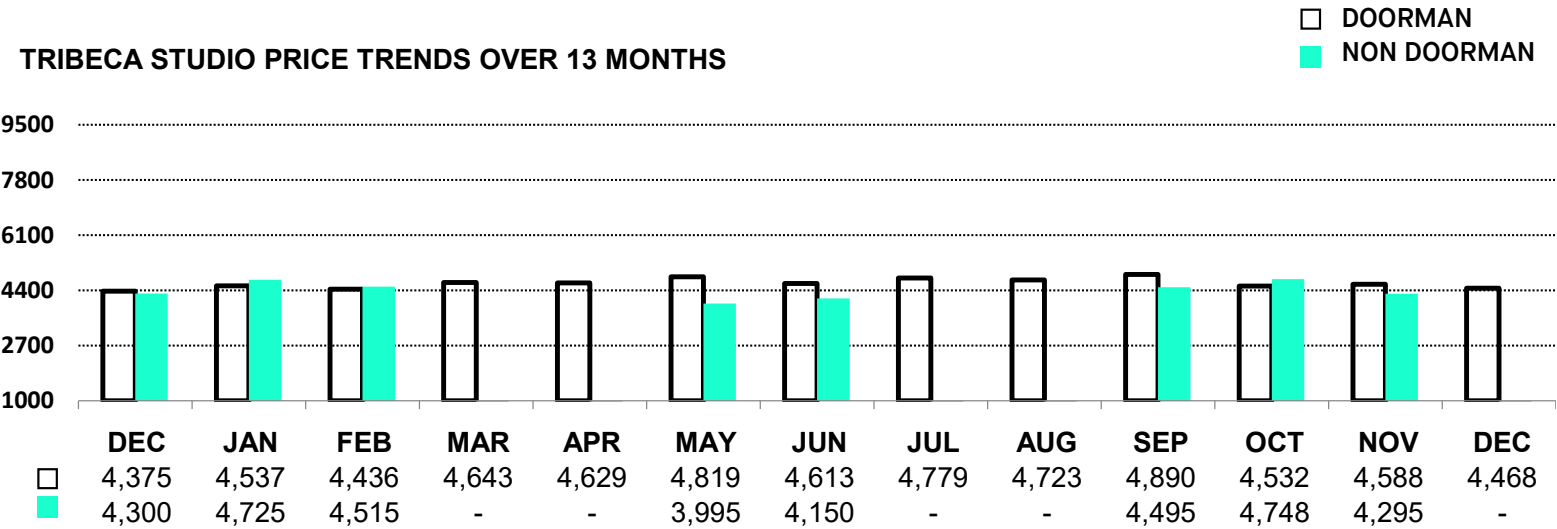


SOHO TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



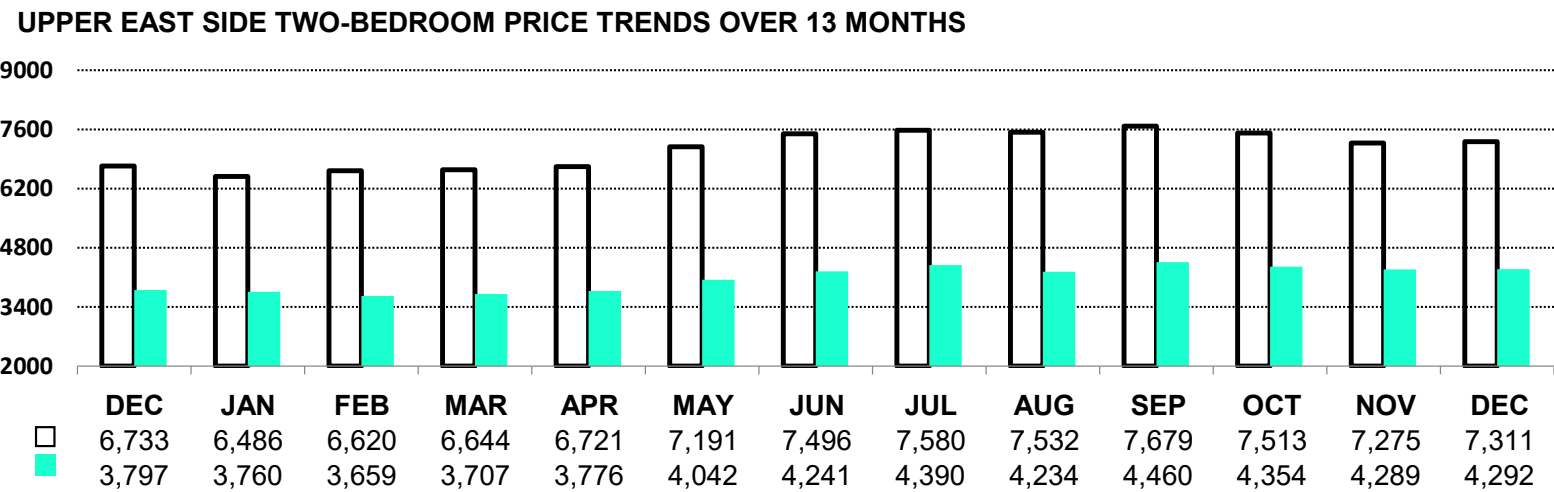
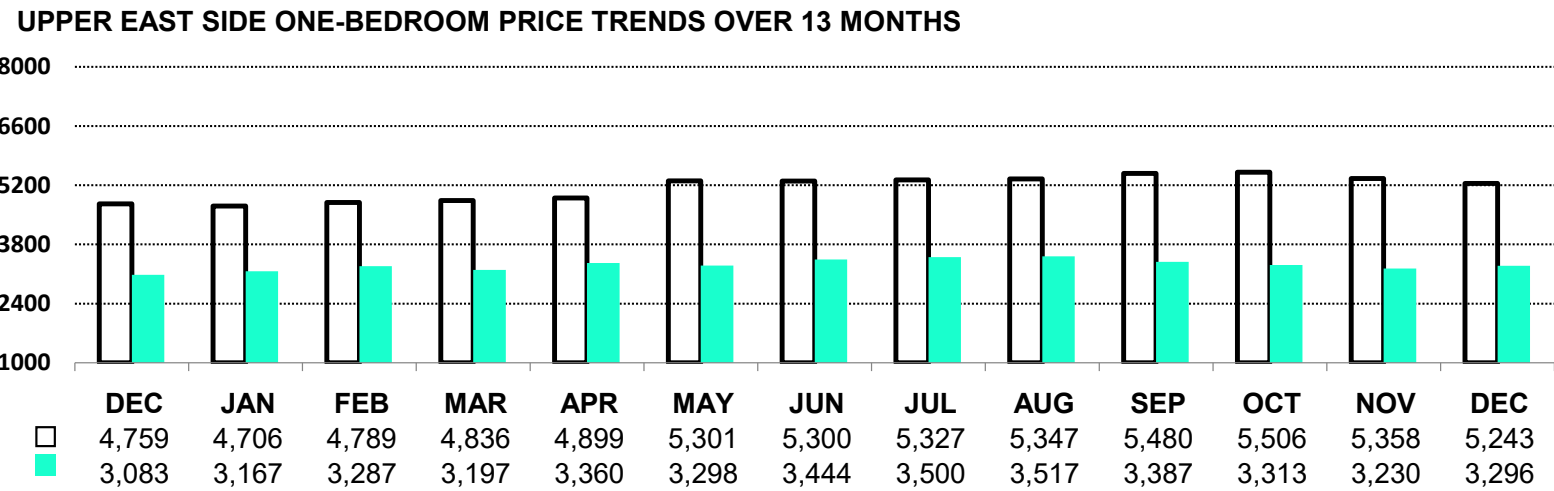
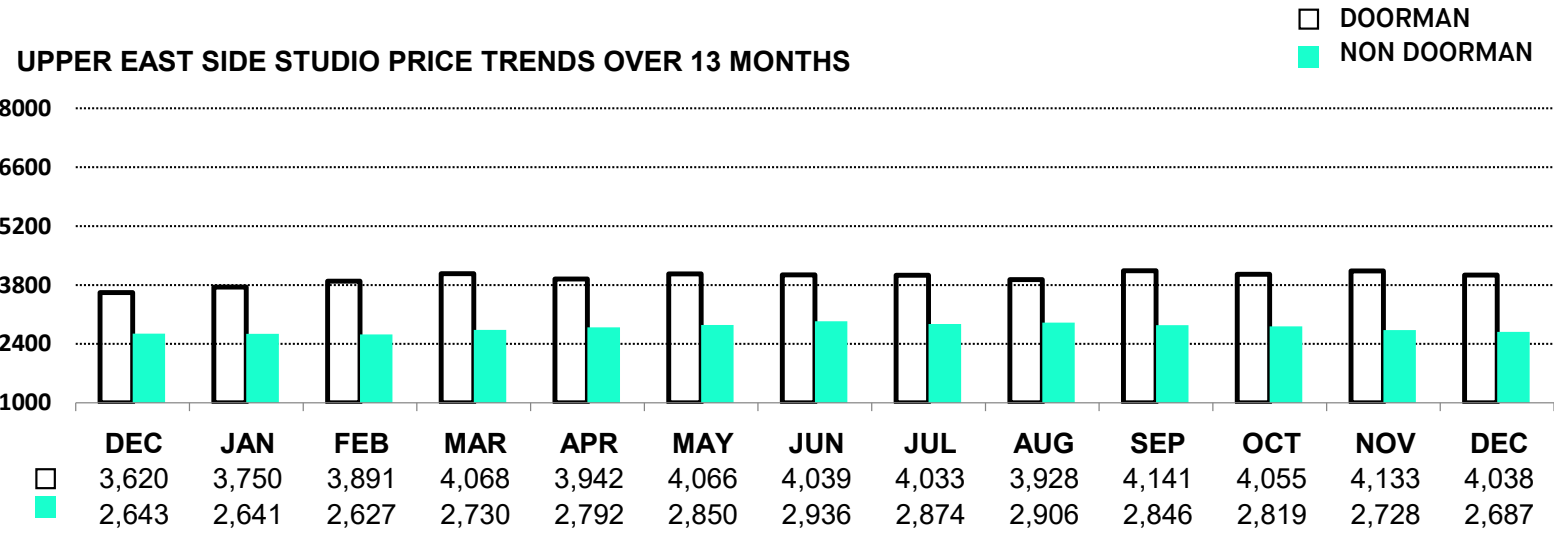
PRICE TRENDS: TRIBECA

THIS PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT DECREASED BY 2.39%, WHILE NON-DOORMAN RENTS INCREASED BY 7.61%.



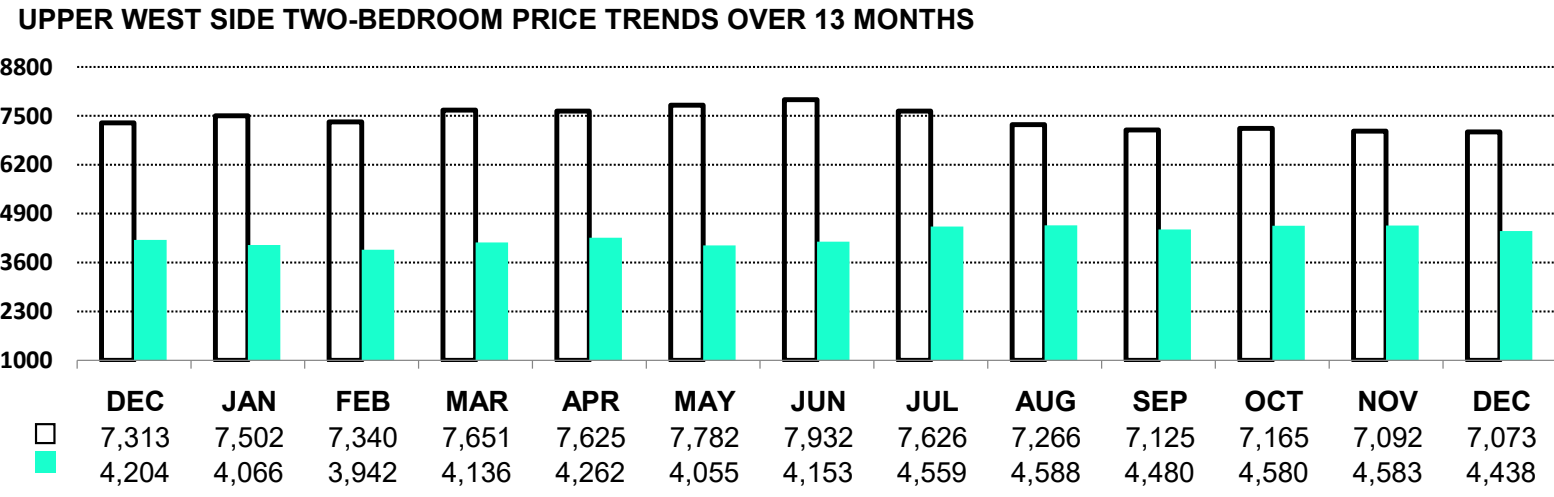
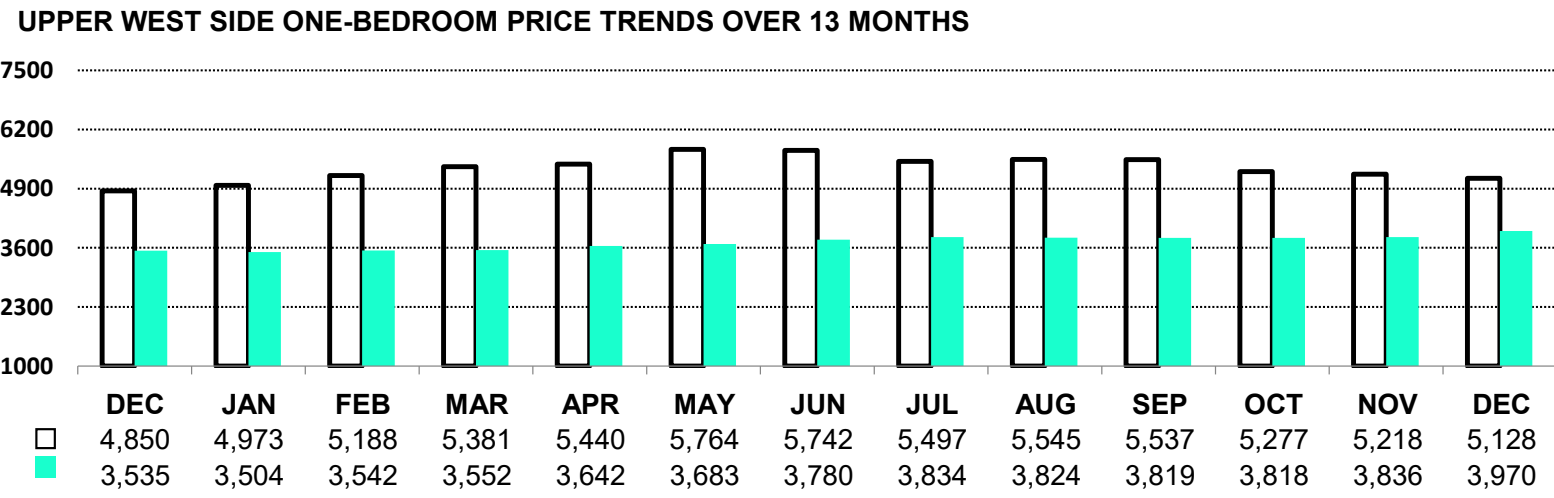
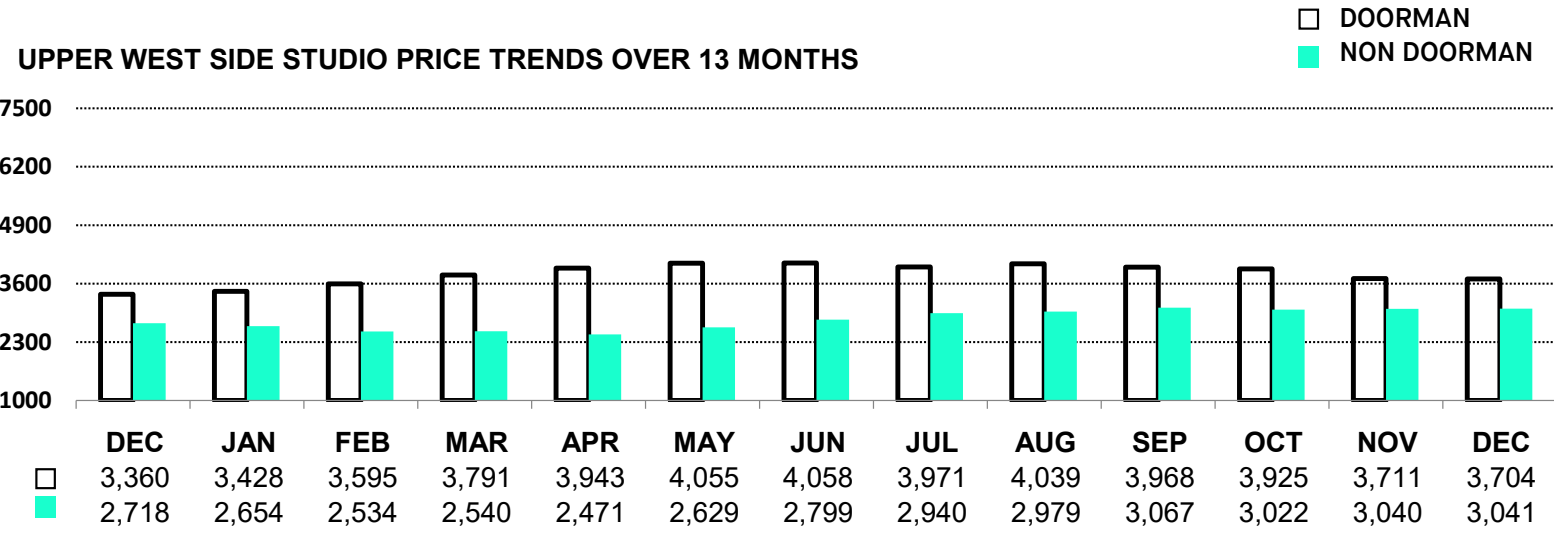
PRICE TRENDS: UPPER EAST SIDE

MONTH-OVER-MONTH, AVERAGE DOORMAN RENTAL PRICES
HAVE DECREASED BY 1.04%, WHILE NON-DOORMAN RENTS
SLIGHTLY INCREASED BY JUST 0.28%.



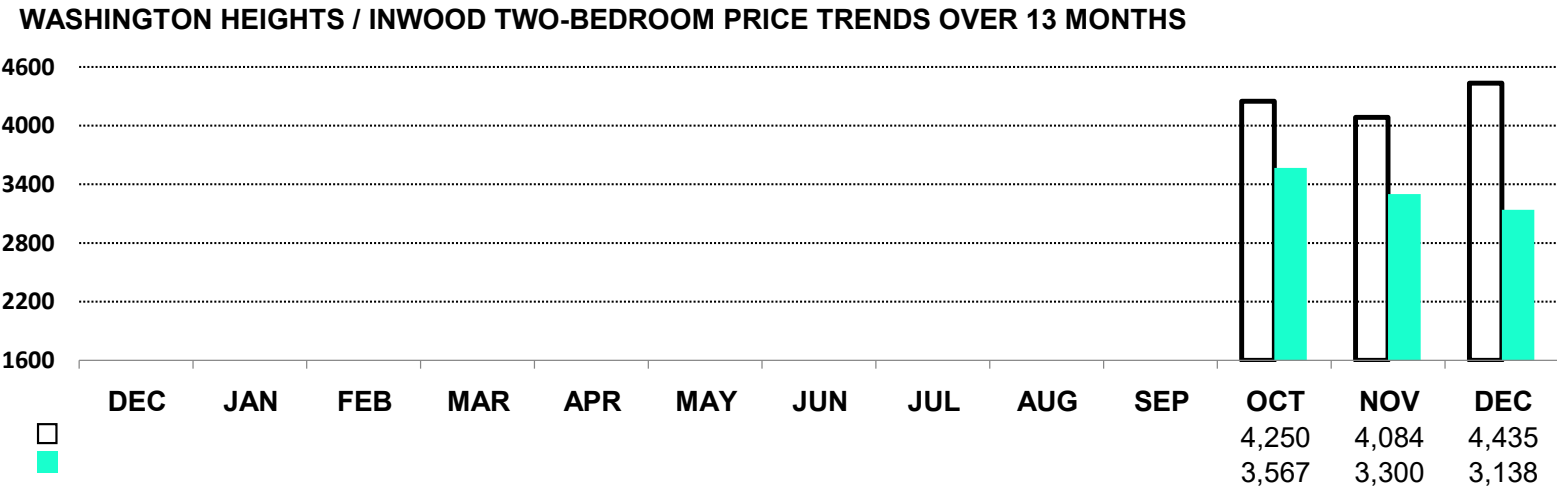
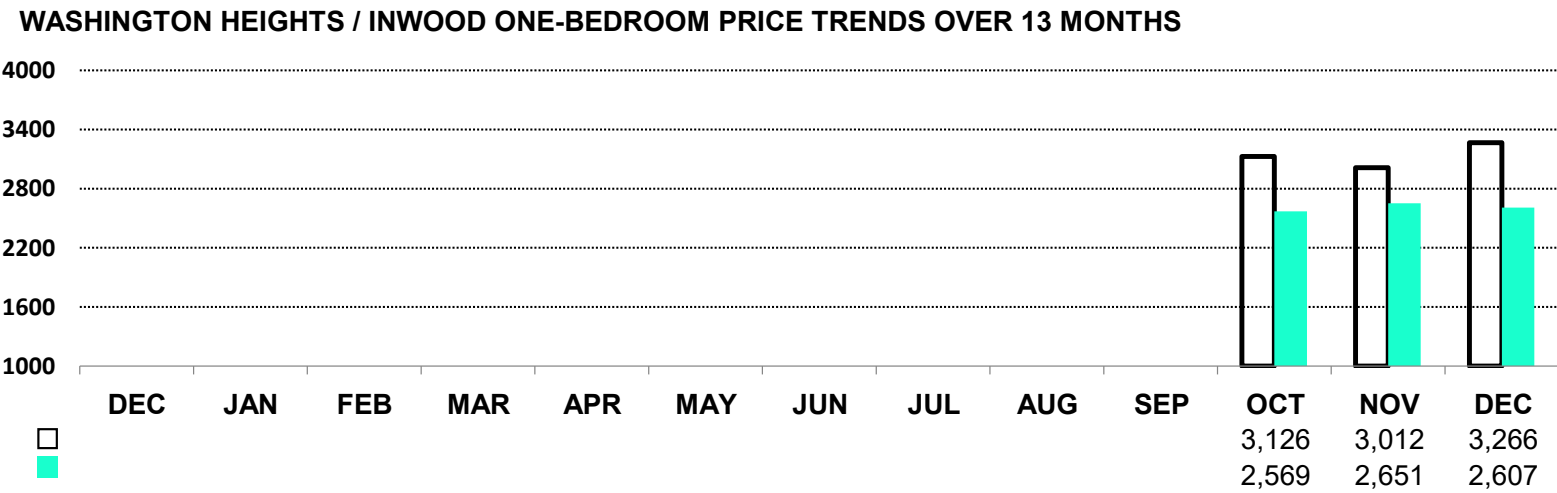
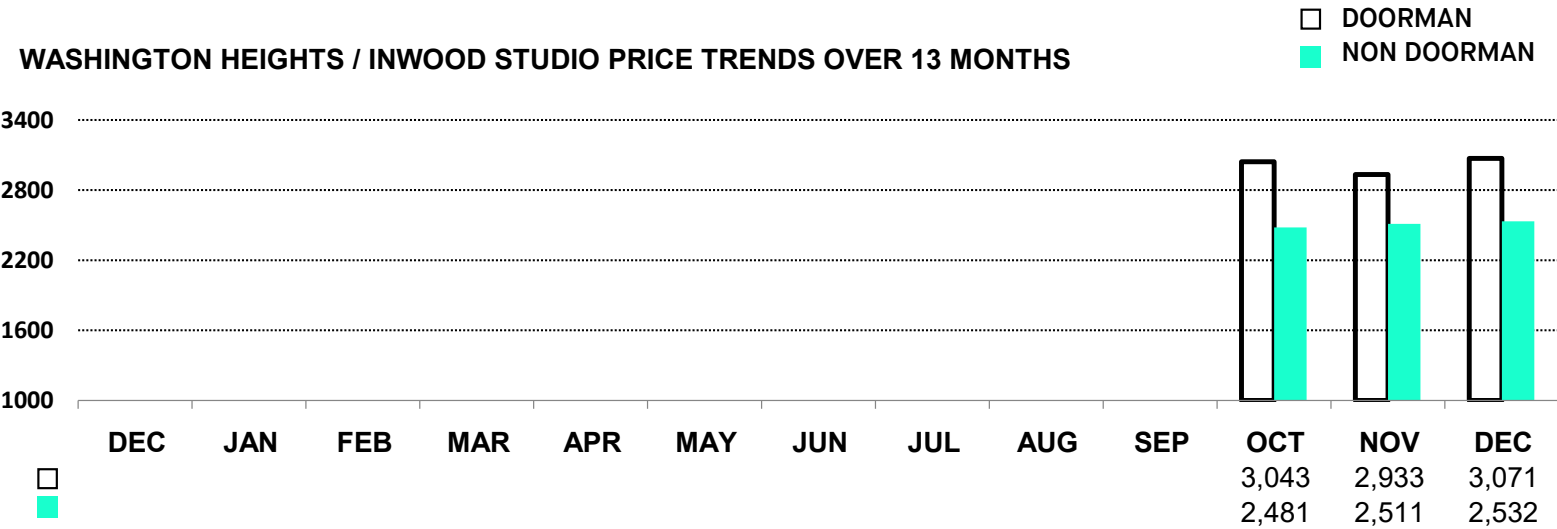
PRICE TRENDS: UPPER WEST SIDE

AVERAGE DOORMAN RENTS THIS MONTH HAVE SLIGHTLY DECREASED BY JUST 0.72%, AND NON-DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.09%.



PRICE TRENDS: WASHINGTON HEIGHTS / INWOOD

AVERAGE DOORMAN RENTS THIS MONTH HAVE INCREASED BY 7.41%, WHILE NON-DOORMAN RENTS DECREASED BY 2.18%.



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 February 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

WILLIAMSBURG
40 N 6th St
Brooklyn, NY 11249