

M.N.S
REAL ESTATE
NYC

MANHATTAN RENTAL MARKET REPORT

JULY 2026



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AVERAGE RENT

THE AVERAGE RENT IN MANHATTAN
HAS INCREASED THIS MONTH.

MANHATTAN

↑0.66%
CHANGE

\$5,334
JUNE 2026

\$5,369
JULY 2026

A QUICK LOOK

MANHATTAN

Over the last month, the average rental price in Manhattan increased by 0.66%, from \$5,334 to \$5,369. The average rental price for a non-doorman studio unit decreased by 0.58%, from \$3,366 to \$3,346. The average rental price for a non-doorman one-bedroom unit increased by 0.90%, from \$4,336 to \$4,375. The average rental price for a non-doorman two-bedroom unit increased by 0.70%, from \$5,770 to \$5,810. The average rental price for a doorman studio unit decreased by 0.41%, from \$4,520 to \$4,501. The average rental price for a one-bedroom doorman unit increased by 1.69%, from \$5,935 to \$6,035. The average rental price for a doorman two-bedroom unit increased by 1.16%, from \$7,635 to \$7,724.

Year-over-year, the average rental price for a non-doorman studio increased by 4.80%, and the average rental price for a doorman studio increased by 1.09%. The average rental price for a non-doorman one-bedroom unit increased by 4.17%, and doorman one-bedroom units saw their average rental price increase by 2.13%. The average rental price for a non-doorman two-bedroom unit increased by 7.26%, while the average rental price for doorman two-bedroom units increased by 1.68%. Overall, the average rental price in Manhattan increased by 2.38% from this time last year.

NOTABLE TRENDS

MANHATTAN

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Non-doorman studios	Greenwich Village \$3,888	Washington Heights/ Inwood \$2,506
Non-doorman one bedrooms	TriBeCa \$5,945	Washington Heights/ Inwood \$3,090
Non-doorman two bedrooms	TriBeCa \$9,800	Washington Heights/ Inwood \$3,489

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Doorman studios	SoHo \$6,595	Washington Heights/ Inwood \$3,095
Doorman one bedrooms	SoHo \$8,600	Washington Heights/ Inwood \$3,354
Doorman two bedrooms	Greenwich Village \$9,333	Washington Heights/ Inwood \$5,131

WHERE PRICES DECREASED



BATTERY PARK CITY

Doorman Studios	-2.79%
Doorman One-Bedroom	-1.20%

CHELSEA

Non-Doorman Studios	-6.99%
Doorman Studios	-0.20%

EAST VILLAGE

Non-Doorman One-Bedroom	-5.05%
Non-Doorman Two-Bedroom	-6.36%
Doorman Two-Bedroom	-2.53%

FINANCIAL DISTRICT

Non-Doorman Two-Bedroom	-2.44%
Doorman Studios	-1.27%
Doorman One-Bedroom	-1.07%

GRAMERCY

Non-Doorman Studios	-2.94%
Non-Doorman One-Bedroom	-2.47%
Non-Doorman Two-Bedroom	-2.17%
Doorman Studios	-0.70%

GREENWICH VILLAGE

Non-Doorman Studios	-3.05%
Non-Doorman One-Bedroom	-6.95%
Non-Doorman Two-Bedroom	-2.02%
Doorman Studios	-2.06%

HARLEM

Non-Doorman One-Bedroom	-1.87%
Doorman Studios	-4.60%
Doorman One-Bedroom	-5.73%

LOWER EAST SIDE

Non-Doorman Studios	-5.61%
Non-Doorman One-Bedroom	-2.29%
Non-Doorman Two-Bedroom	-3.48%
Doorman Two-Bedroom	-5.15%

MIDTOWN WEST

Non-Doorman Studios	-2.16%
Non-Doorman One-Bedroom	-3.67%
Non-Doorman Two-Bedroom	-1.16%
Doorman Studios	-0.01%
Doorman Two-Bedroom	-2.32%

MURRAY HILL

Non-Doorman Studios	-0.71%
Doorman Studios	-3.50%
Doorman Two-Bedroom	-1.03%

SOHO

Non-Doorman Studios	-4.37%
Doorman One-Bedroom	-1.71%

TRIBECA

Non-Doorman Two-Bedroom	-0.76%
Doorman Studios	-0.03%
Doorman One-Bedroom	-1.80%
Doorman Two-Bedroom	-2.51%

UPPER WEST SIDE

Non-Doorman One-Bedroom	-1.70%
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WASHINGTON HEIGHTS / INWOOD

Non-Doorman Studios	-3.19%
Non-Doorman Two-Bedroom	-1.17%
Doorman Two-Bedroom	-3.00%

WHERE PRICES INCREASED



BATTERY PARK CITY	
Doorman Two-Bedroom	0.28%

CHELSEA	
Non-Doorman One-Bedroom	6.65%
Non-Doorman Two-Bedroom	8.22%
Doorman One-Bedroom	0.67%
Doorman Two-Bedroom	5.25%

EAST VILLAGE	
Non-Doorman Studios	5.69%
Doorman Studios	2.58%
Doorman One-Bedroom	5.11%

FINANCIAL DISTRICT	
Non-Doorman Studios	3.62%
Non-Doorman One-Bedroom	1.79%
Doorman Two-Bedroom	2.03%

GRAMERCY	
Doorman One-Bedroom	0.25%
Doorman Two-Bedroom	4.58%

GREENWICH VILLAGE	
Doorman One-Bedroom	3.43%
Doorman Two-Bedroom	2.56%

HARLEM	
Non-Doorman Studios	5.08%
Non-Doorman Two-Bedroom	3.70%
Doorman Two-Bedroom	1.81%

LOWER EAST SIDE	
Doorman Studios	0.52%
Doorman One-Bedroom	5.63%

MIDTOWN EAST	
Non-Doorman Studios	2.81%
Non-Doorman One-Bedroom	9.43%
Non-Doorman Two-Bedroom	3.35%
Doorman Studios	5.07%
Doorman One-Bedroom	4.47%
Doorman Two-Bedroom	0.50%

MIDTOWN WEST	
Doorman One-Bedroom	0.56%

MURRAY HILL	
Non-Doorman One-Bedroom	3.53%
Non-Doorman Two-Bedroom	0.27%
Doorman One-Bedroom	3.39%

SOHO	
Non-Doorman One-Bedroom	1.95%
Non-Doorman Two-Bedroom	6.44%
Doorman Studio	0.00%
Doorman Two-Bedroom	0.00%

TRIBECA	
Non-Doorman Studios	0.00%
Non-Doorman One-Bedroom	8.09%

UPPER EAST SIDE	
Non-Doorman Studios	3.09%
Non-Doorman One-Bedroom	1.28%
Non-Doorman Two-Bedroom	9.67%
Doorman Studios	0.38%
Doorman One-Bedroom	4.44%
Doorman Two-Bedroom	10.01%

UPPER WEST SIDE	
Non-Doorman Studios	6.74%
Non-Doorman Two-Bedroom	4.55%
Doorman Studios	0.42%
Doorman One-Bedroom	11.18%
Doorman Two-Bedroom	6.39%

WASHINGTON HEIGHTS / INWOOD	
Non-Doorman One-Bedroom	9.65%
Doorman Studios	6.01%
Doorman One-Bedroom	0.21%

MANHATTAN AVERAGE PRICE

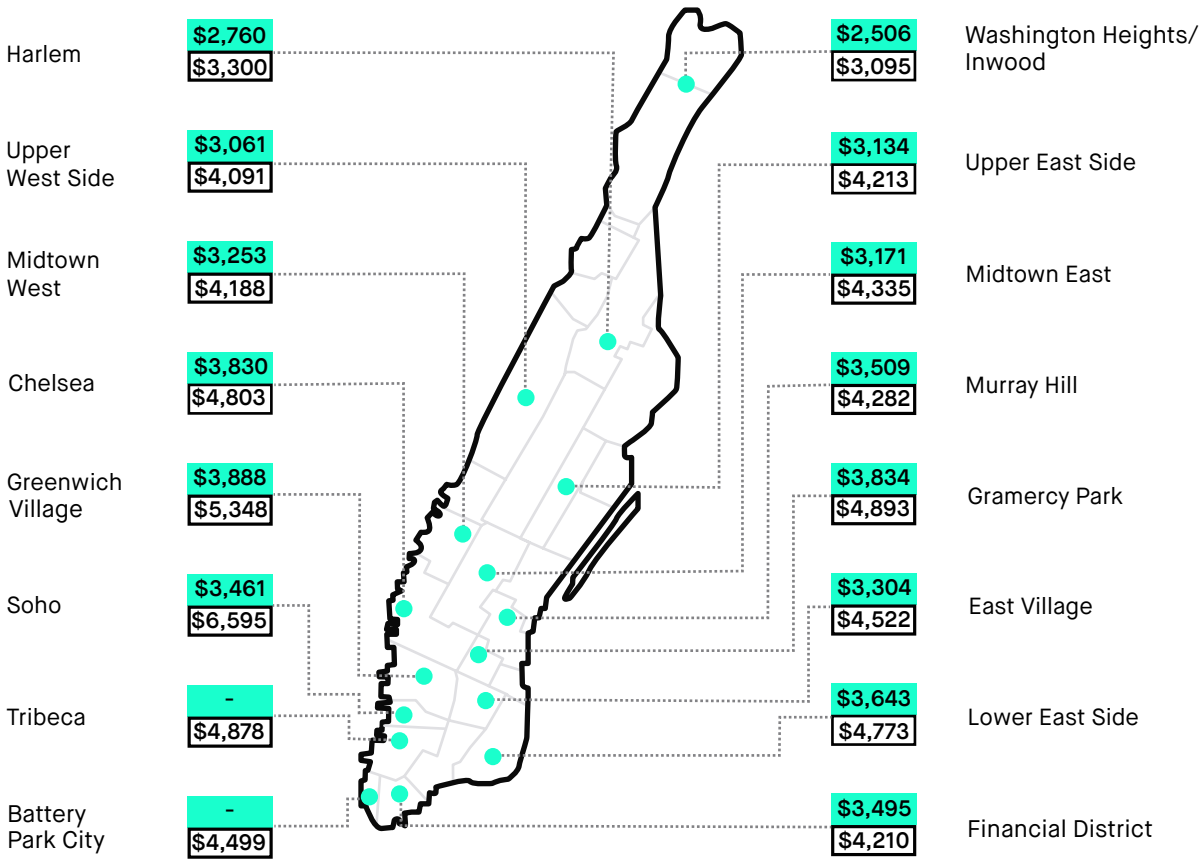
STUDIOS



\$4,501
DOORMAN



\$3,346
NON-DOORMAN



MANHATTAN AVERAGE PRICE

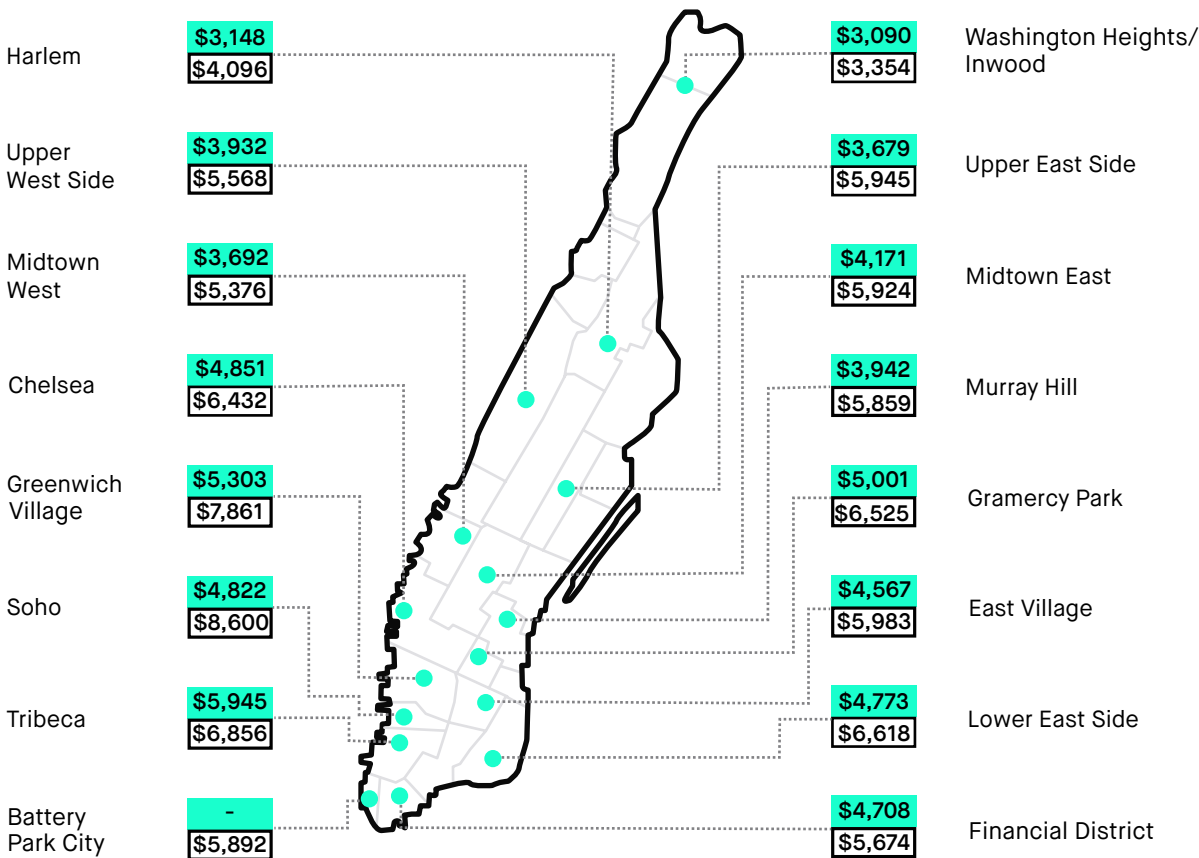
1 BEDROOM



\$6,035
DOORMAN



\$4,375
NON-DOORMAN



MANHATTAN AVERAGE PRICE

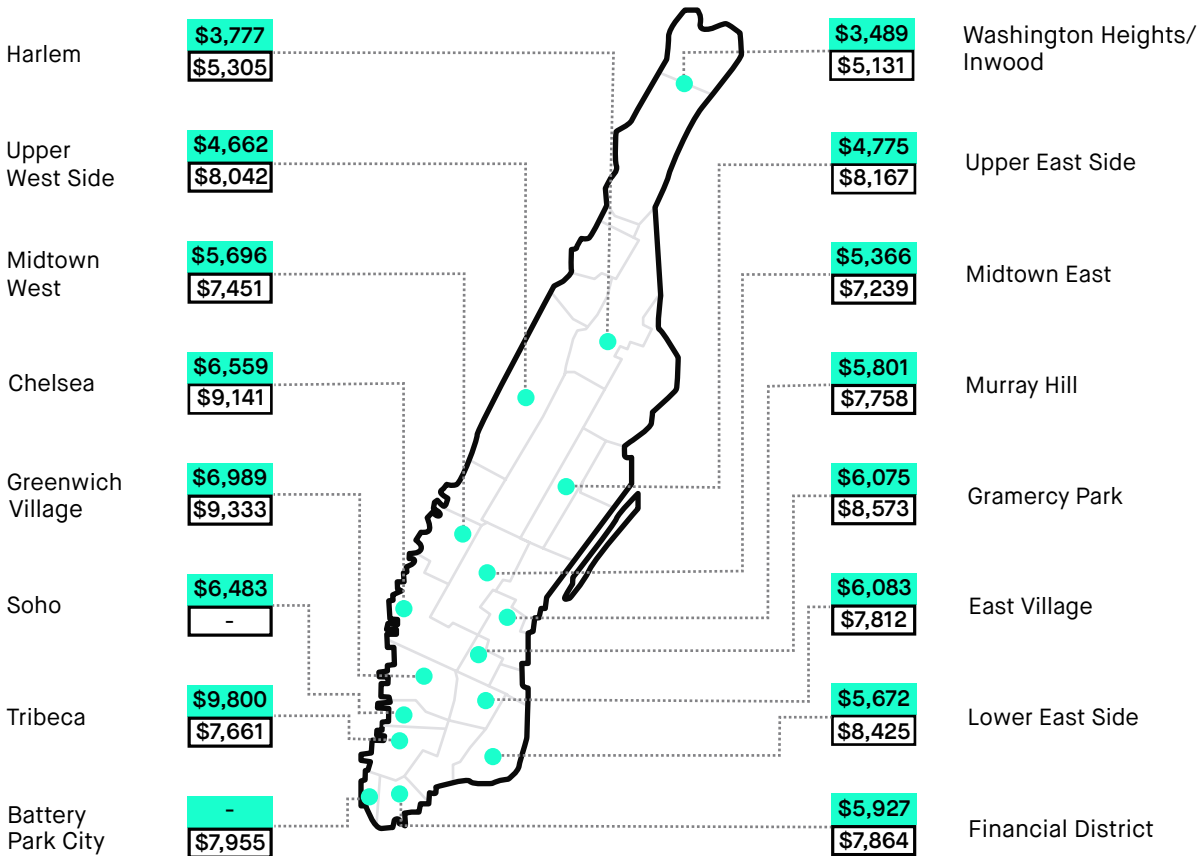
2 BEDROOM



\$7,724
DOORMAN



\$5,810
NON-DOORMAN



A QUICK LOOK

CHANGE BY NEIGHBORHOOD

YEAR OVER YEAR

BATTERY PARK CITY	↑ 0.17%	GREENWICH VILLAGE	↑ 13.83%	MURRAY HILL	↑ 6.25%
CHELSEA	↑ 8.80%	HARLEM	↑ 2.85%	SOHO	↑ 3.66%
EAST VILLAGE	↑ 5.17%	LOWER EAST SIDE	↑ 7.87%	TRIBECA	↑ 2.41%
FINANCIAL DISTRICT	↑ 1.92%	MIDTOWN EAST	↑ 7.17%	UPPER EAST SIDE	↑ 5.22%
GRAMERCY	↑ 5.46%	MIDTOWN WEST	↑ 6.80%	UPPER WEST SIDE	↓ 4.59%

PRICE CHANGES

MANHATTAN RENTS:
JULY 2025 VS. JULY 2026

PRICE CHANGES

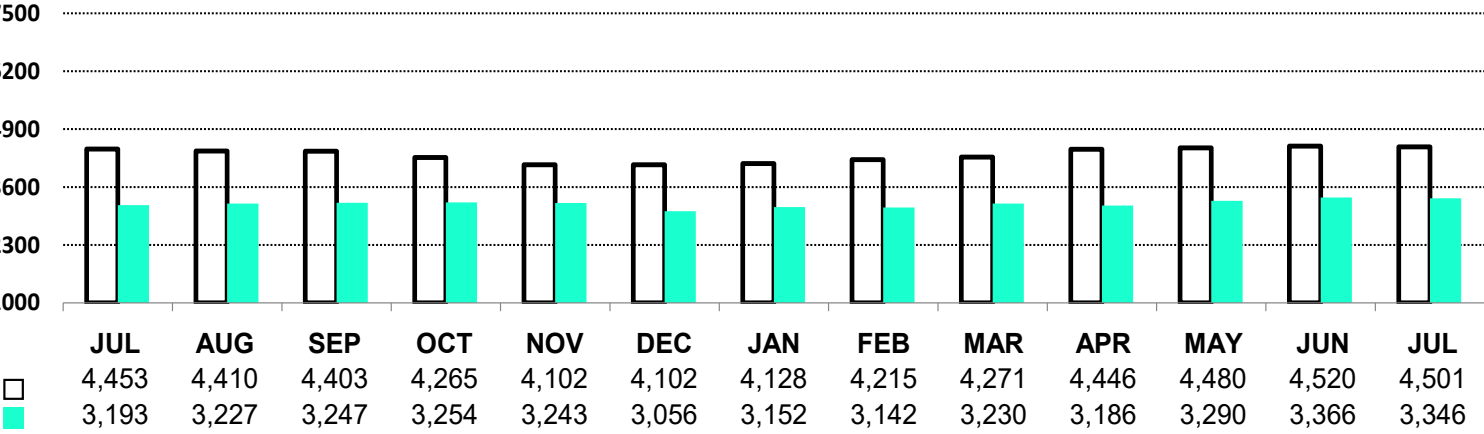
TYPE	JULY 2025	JULY 2026	CHANGE
Non-doorman studios	\$3,193	\$3,346	↑ 4.80%
Non-doorman one bedrooms	\$4,200	\$4,375	↑ 4.17%
Non-doorman two bedrooms	\$5,417	\$5,810	↑ 7.26%

TYPE	JULY 2025	JULY 2026	CHANGE
Doorman studios	\$4,453	\$4,501	↑ 1.09%
Doorman one bedrooms	\$5,909	\$6,035	↑ 2.13%
Doorman two bedrooms	\$7,596	\$7,724	↑ 1.68%

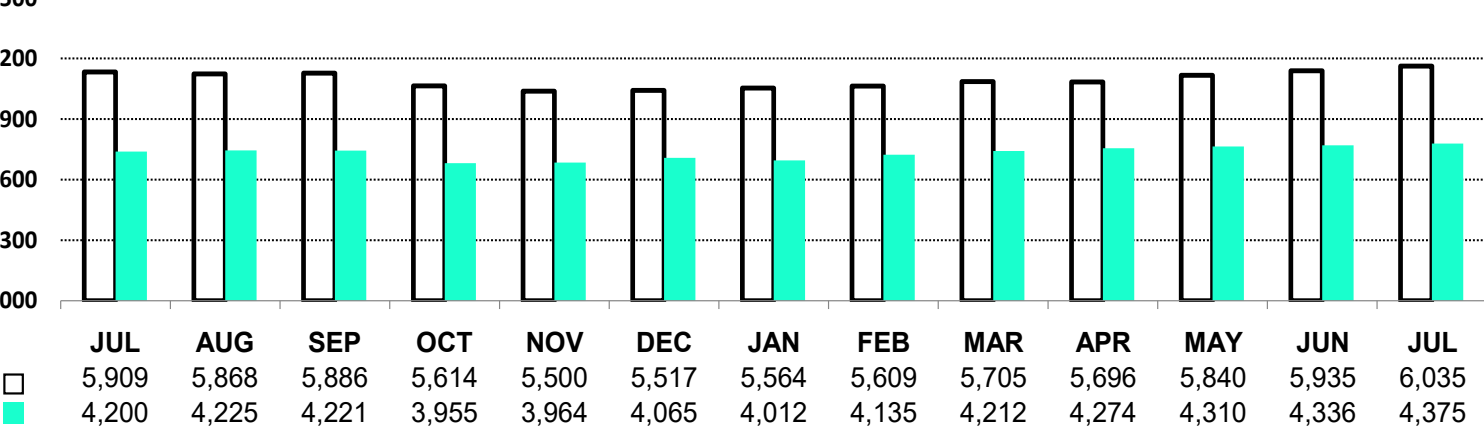
PRICE TRENDS: MANHATTAN

MANHATTAN STUDIO PRICE TRENDS OVER 13 MONTHS

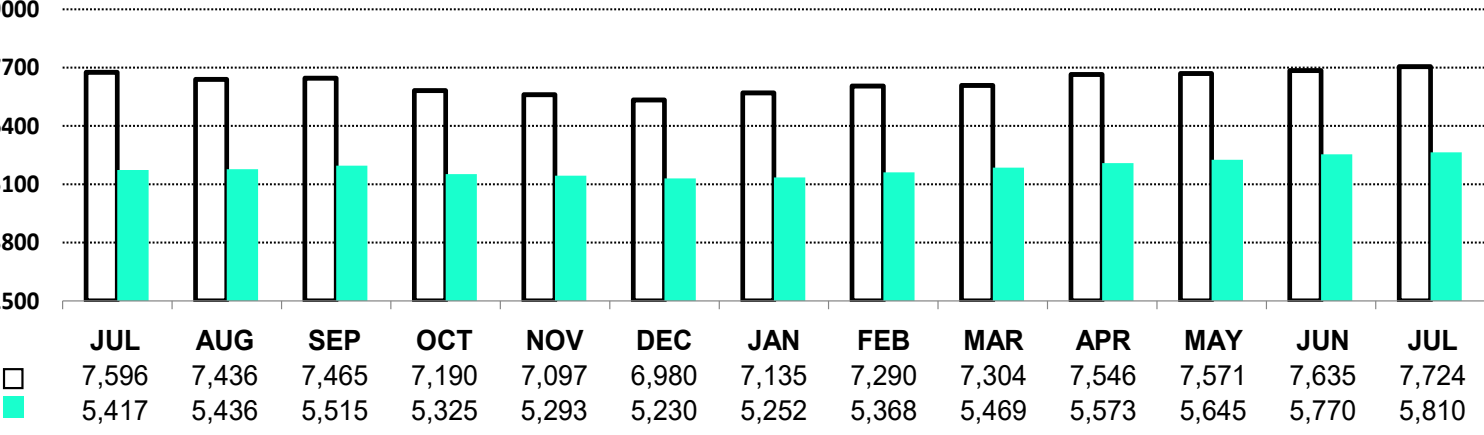
□ DOORMAN
■ NON DOORMAN



MANHATTAN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS

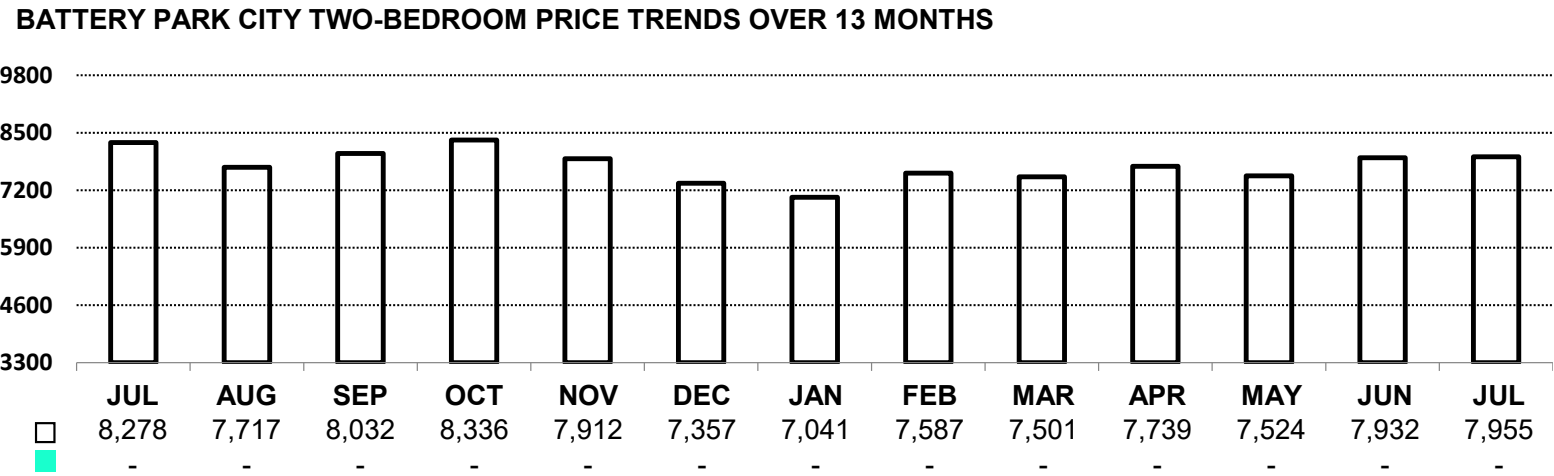
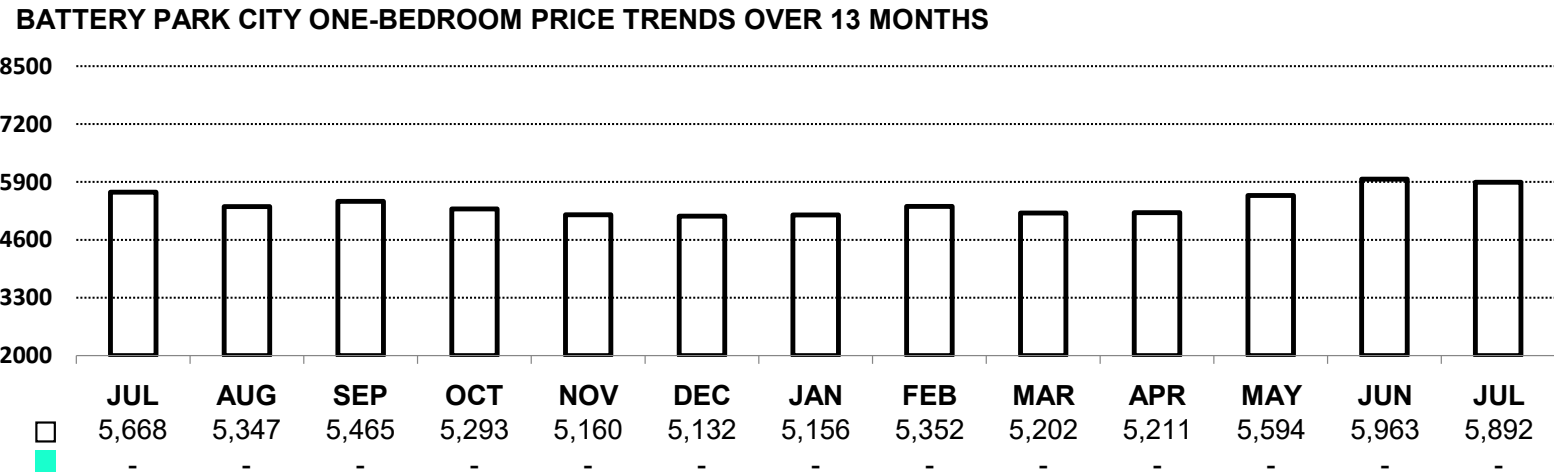
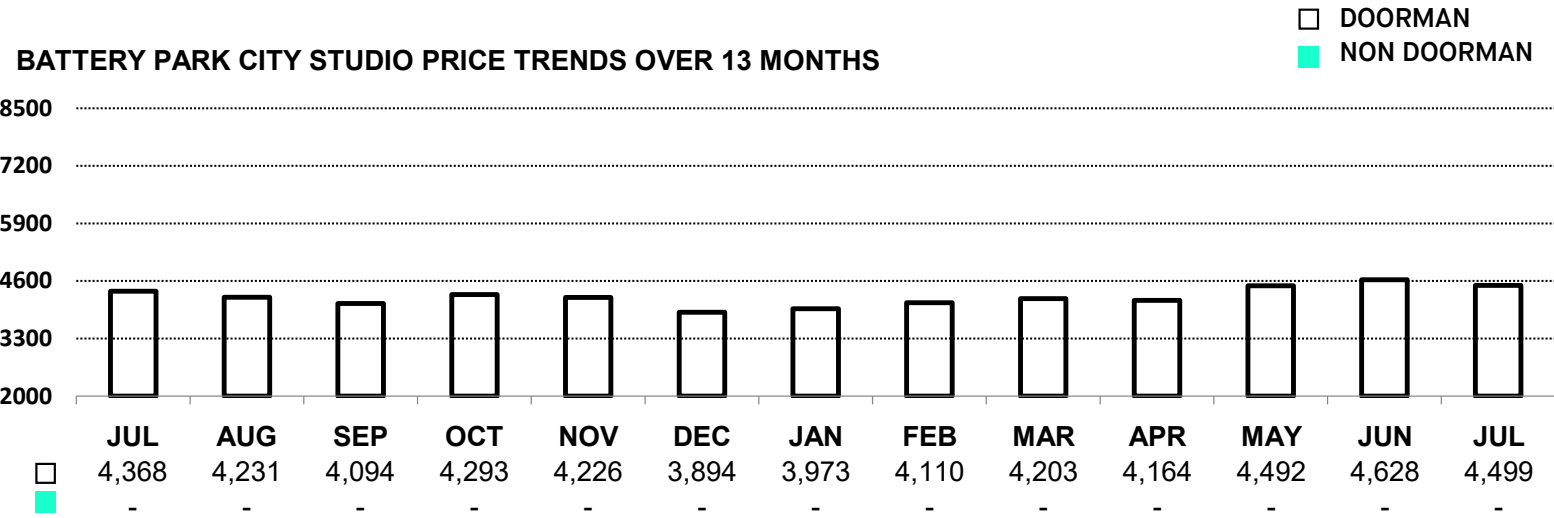


MANHATTAN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



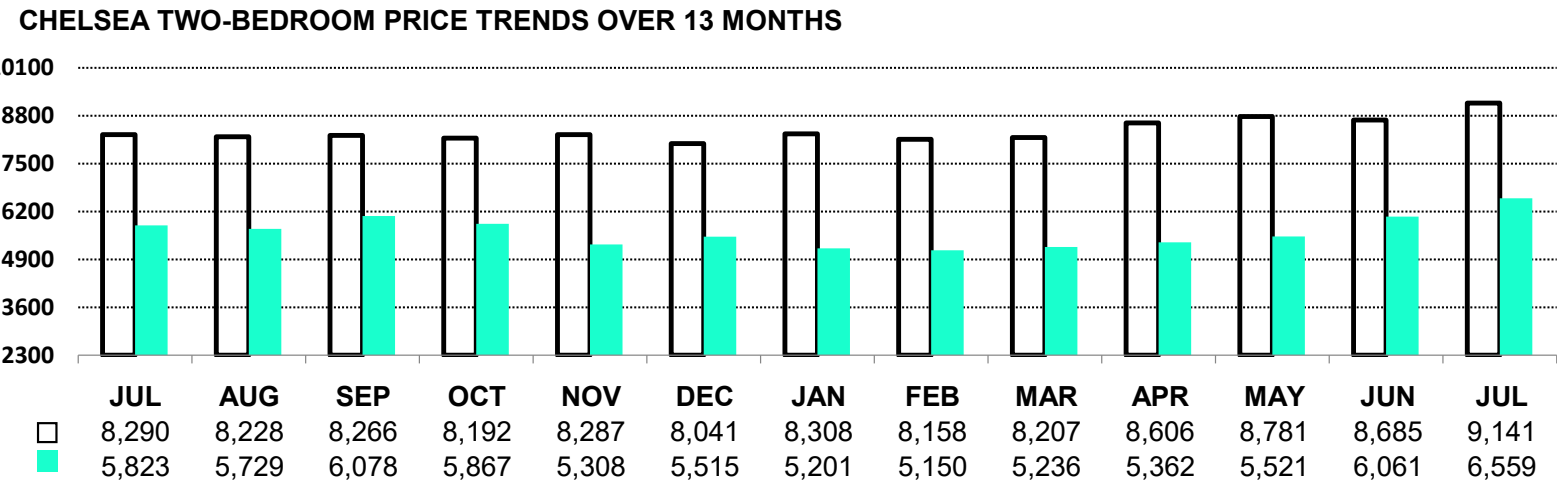
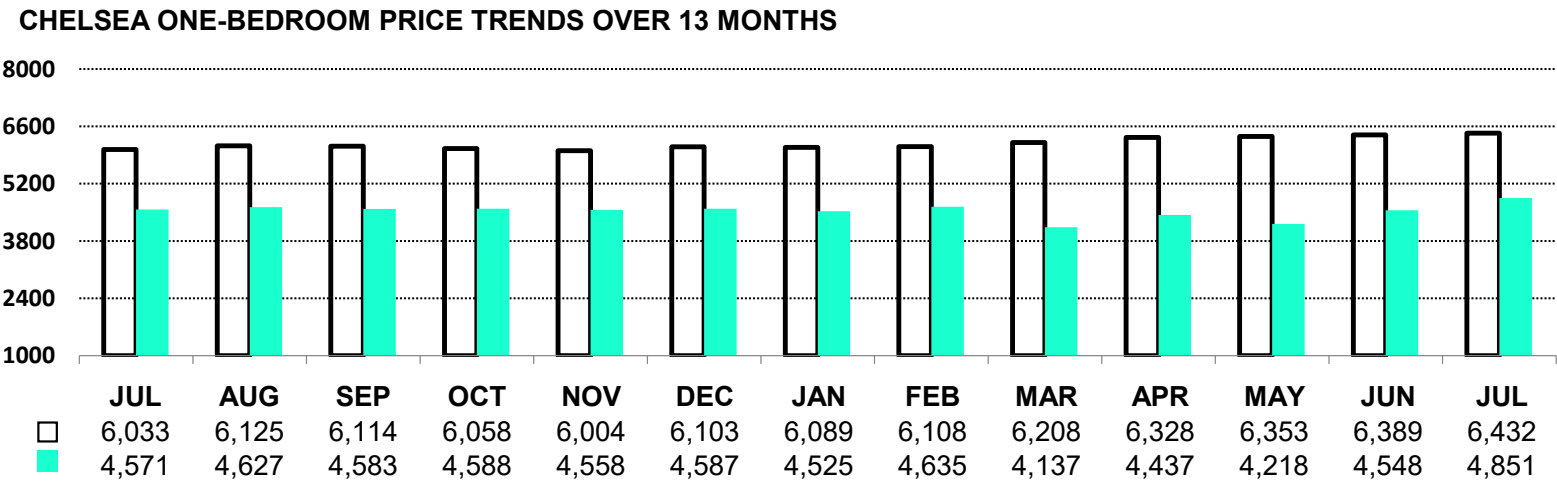
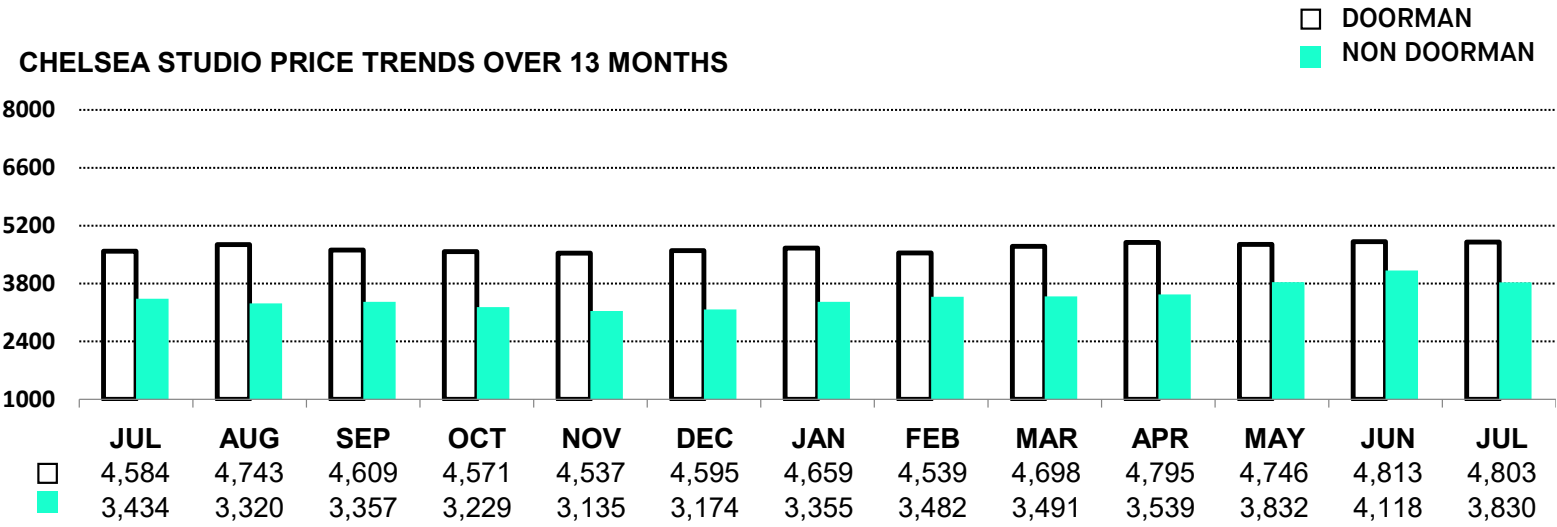
PRICE TRENDS: BATTERY PARK CITY

THE AVERAGE RENTAL PRICE IN BATTERY PARK CITY SLIGHTLY
DECREASED BY JUST 0.97%.



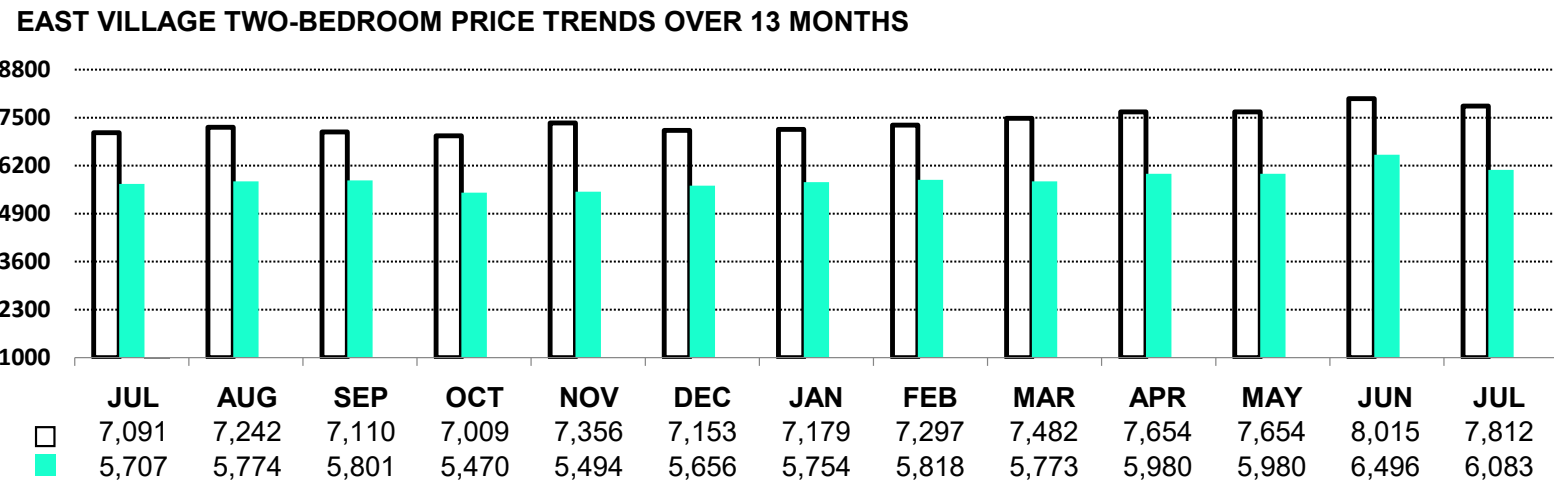
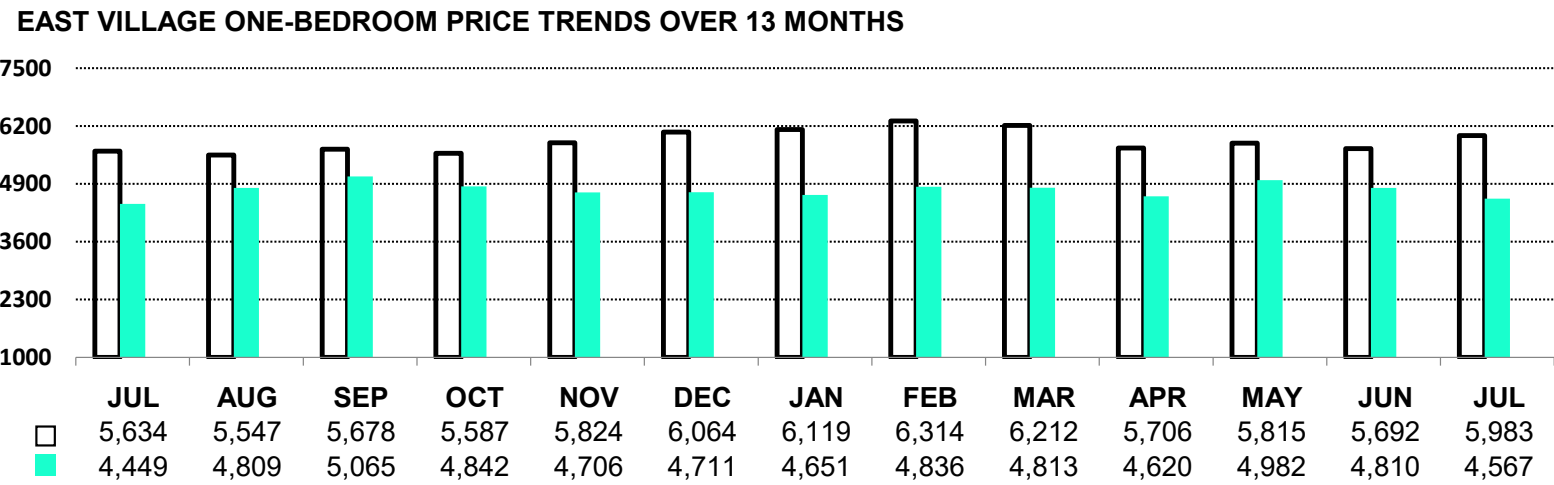
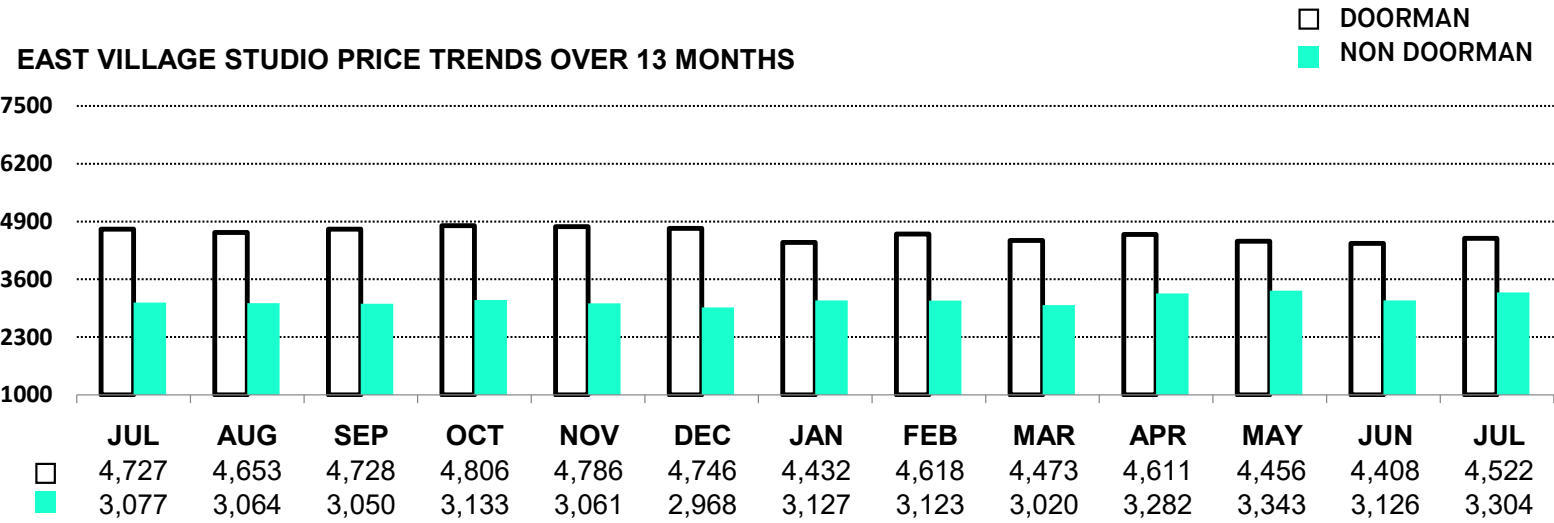
PRICE TRENDS: CHELSEA

MONTH-OVER-MONTH, AVERAGE DOORMAN RENTAL PRICES
HAVE INCREASED BY 2.46%, AND NON-DOORMAN RENTS
INCREASED BY 3.48%.



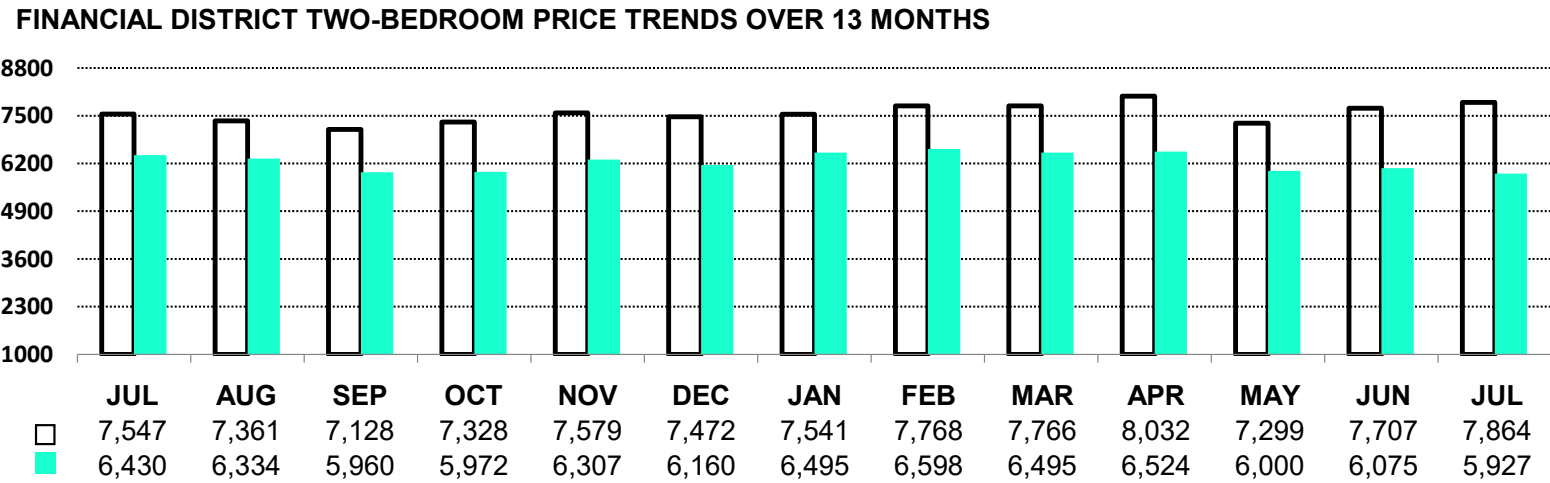
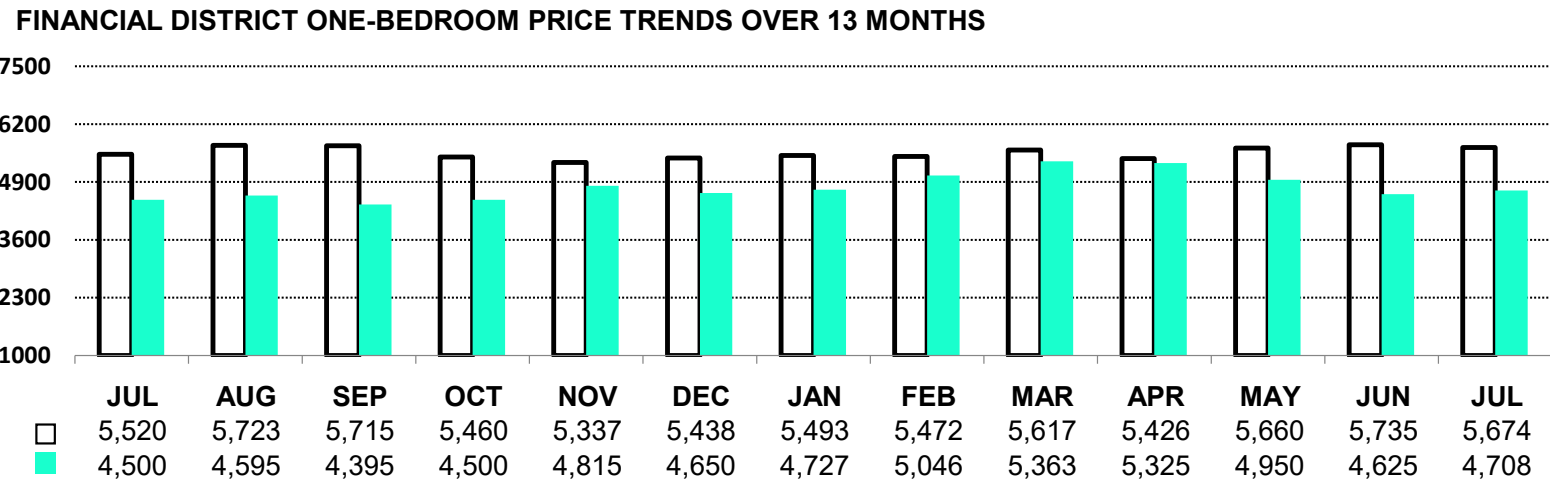
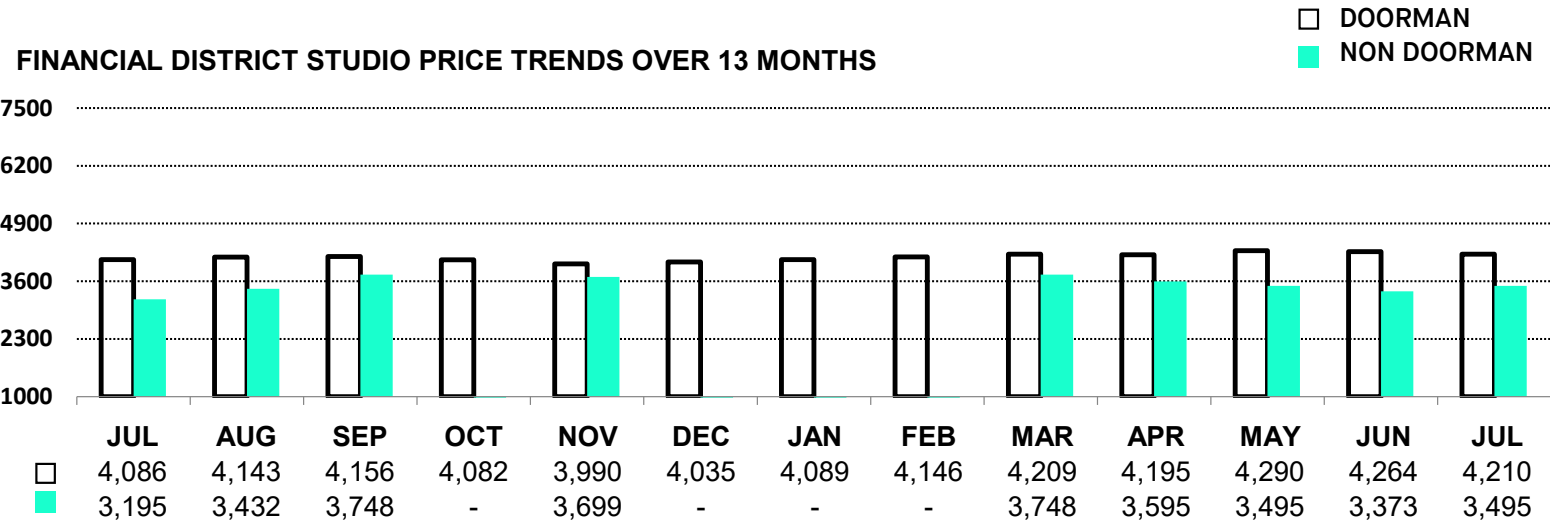
PRICE TRENDS: EAST VILLAGE

DOORMAN RENTS INCREASED THIS PAST MONTH BY 1.12%,
WHILE NON-DOORMAN RENTS DECREASED BY 3.32%.



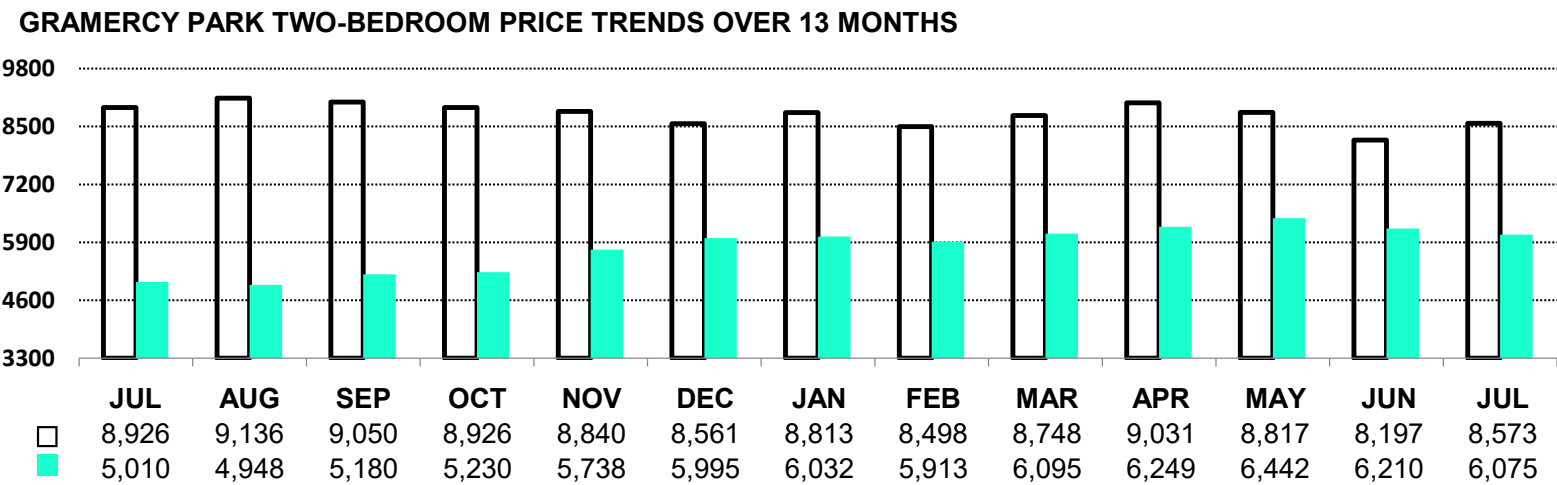
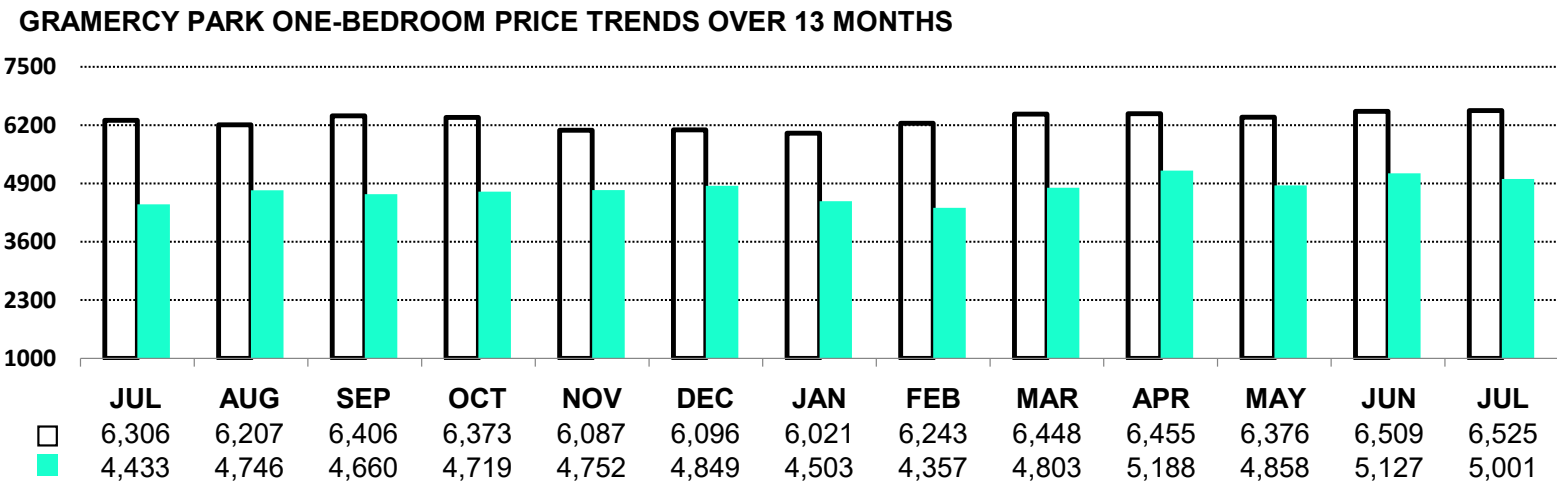
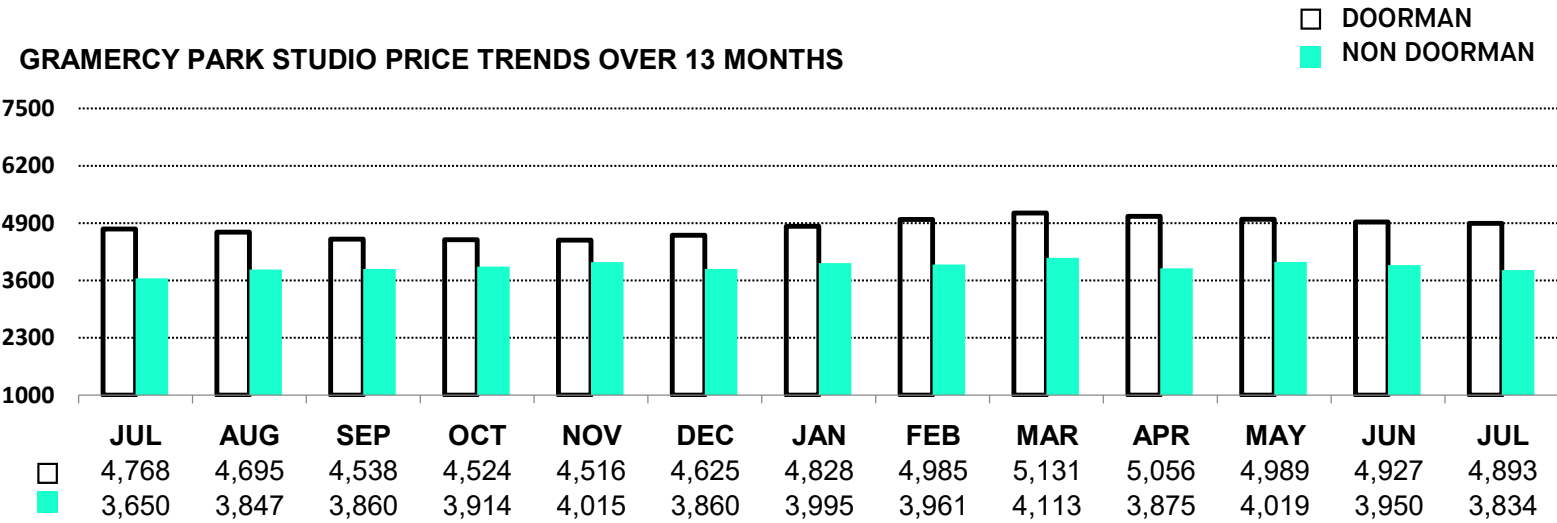
PRICE TRENDS: FINANCIAL DISTRICT

THE AVERAGE RENTAL DOORMAN PRICE SLIGHTLY INCREASED THIS PAST MONTH BY JUST 0.23%, AND NON-DOORMAN RENTS SLIGHTLY INCREASED BY JUST 0.41%.



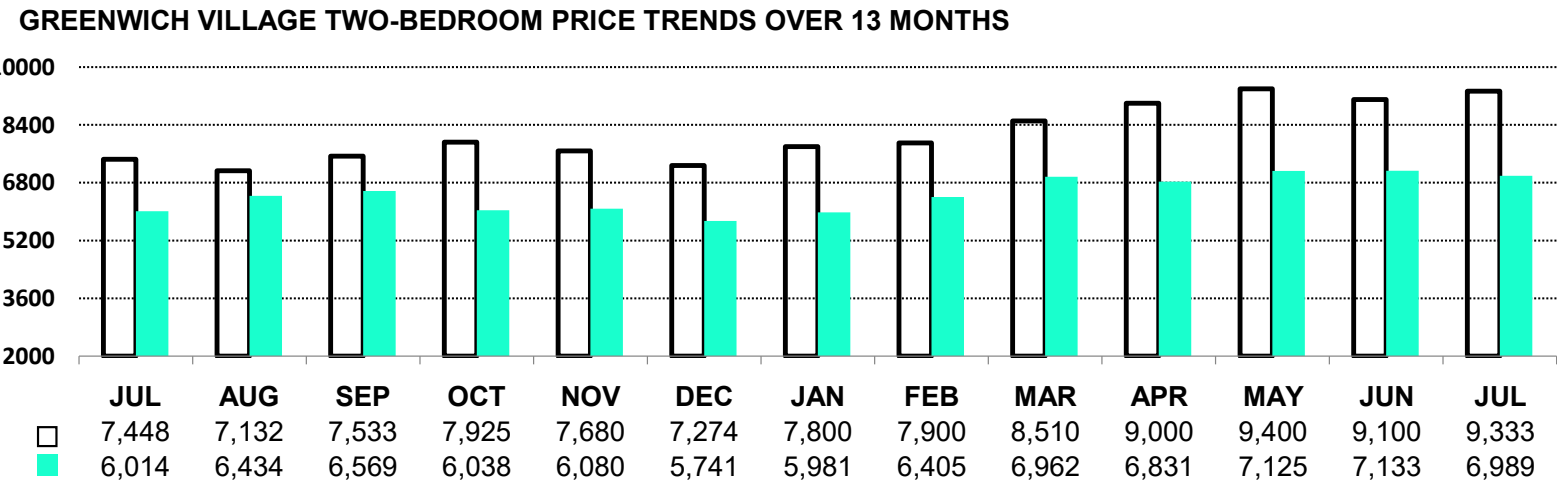
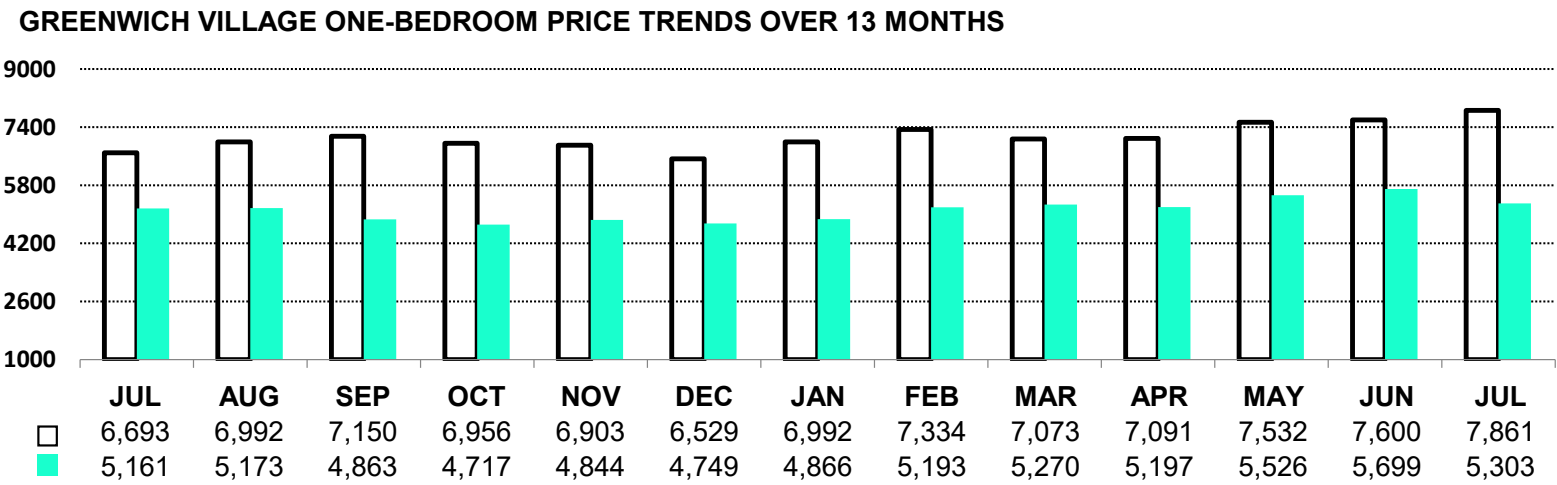
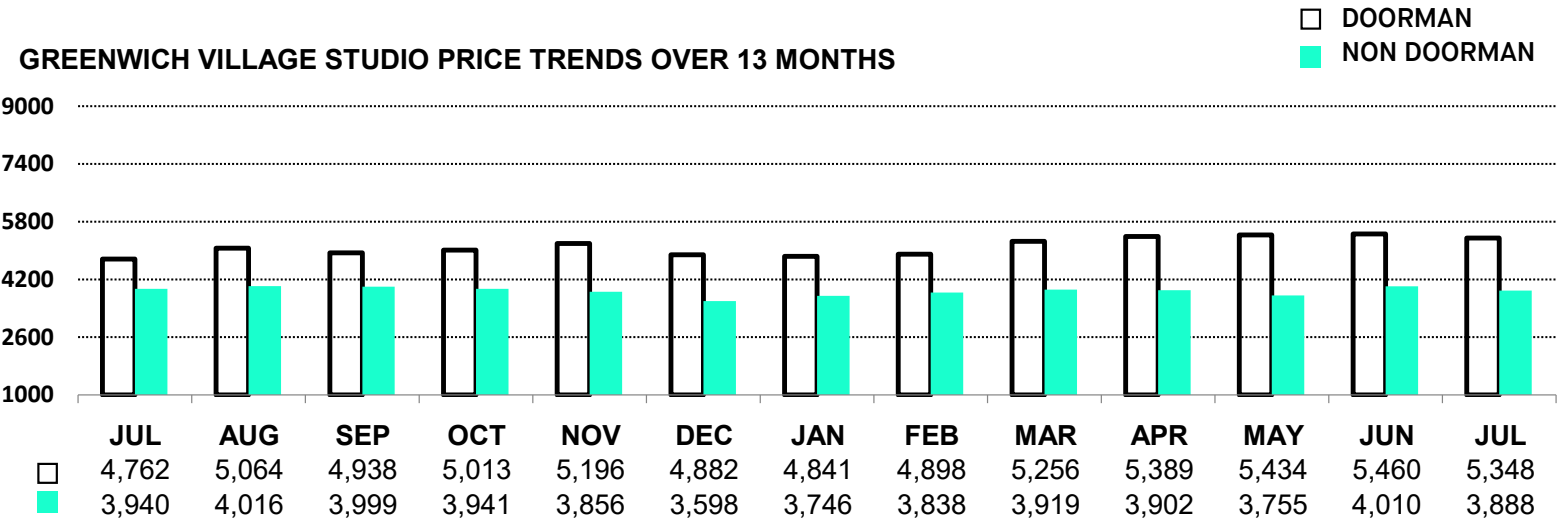
PRICE TRENDS: GRAMERCY PARK

THIS PAST MONTH, THE AVERAGE DOORMAN RENTS INCREASED BY 1.82%, NON-DOORMAN RENTS DECREASED BY 2.47%.



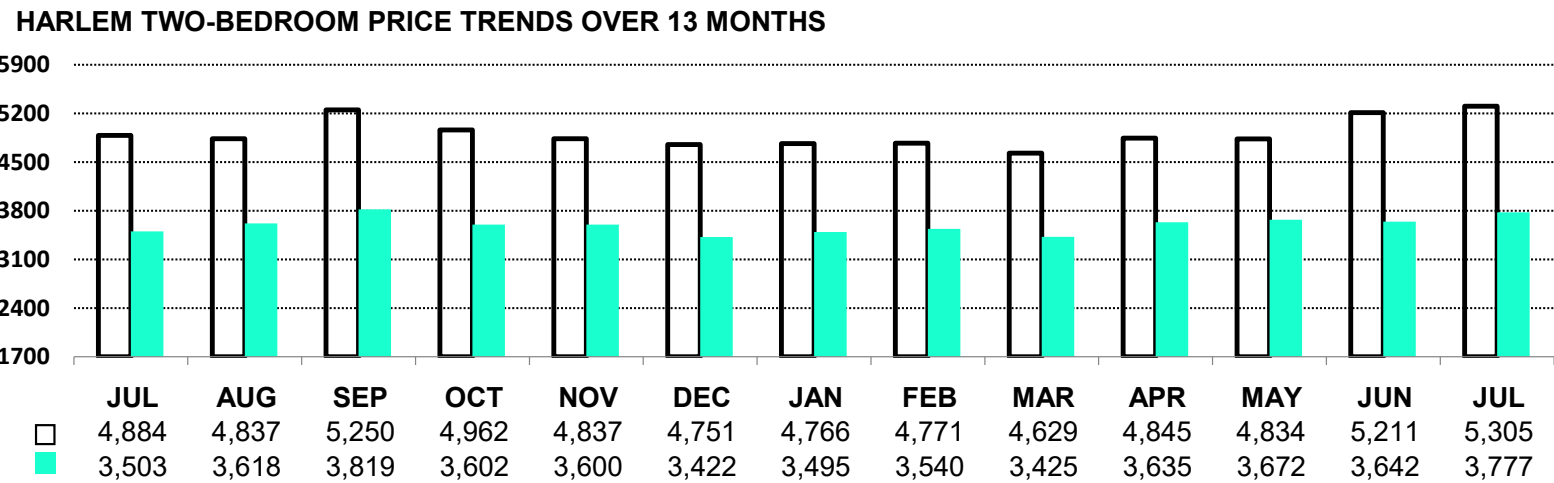
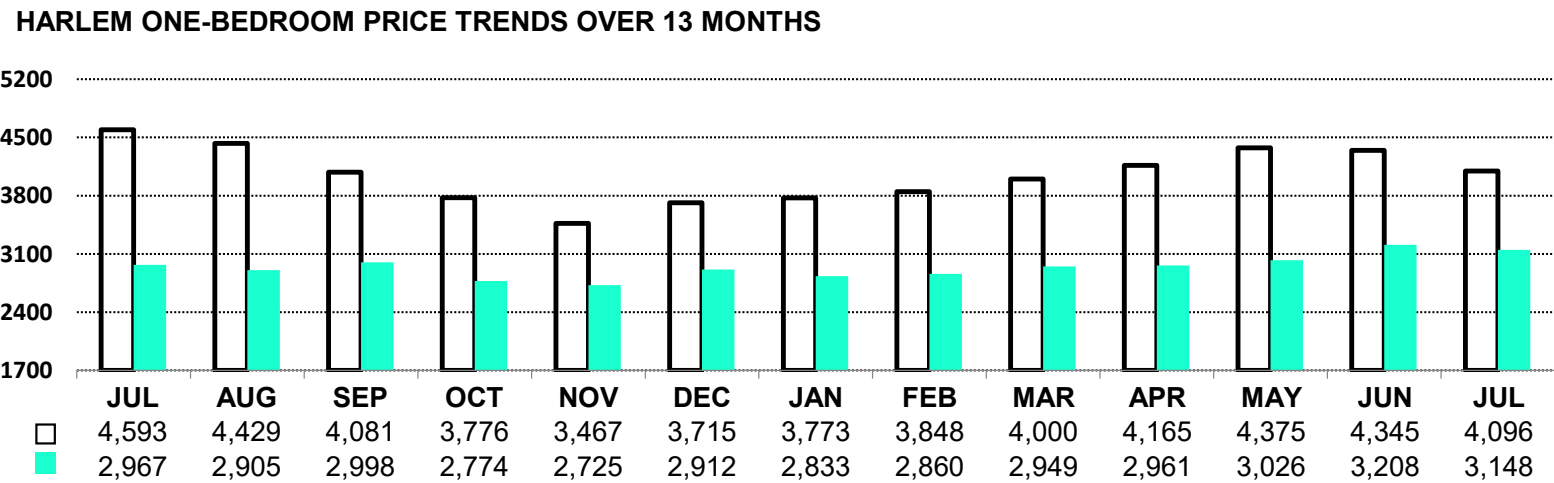
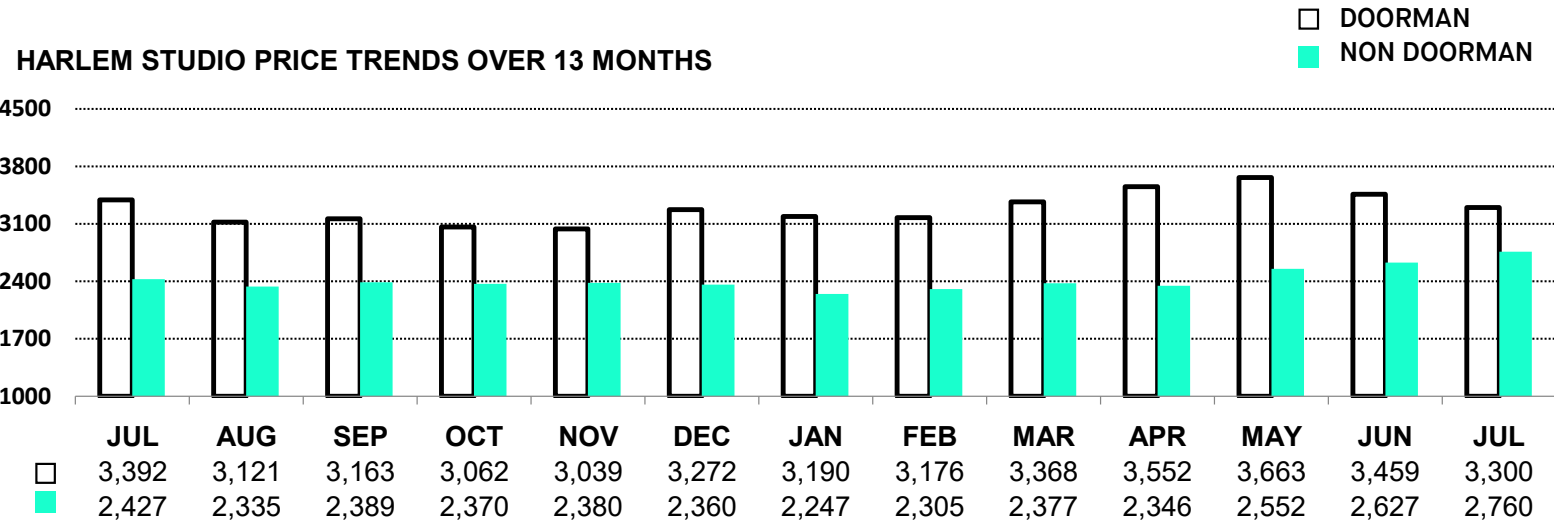
PRICE TRENDS: GREENWICH VILLAGE

DOORMAN RENTS INCREASED BY 1.72% THIS PAST MONTH,
WHILE NON-DOORMAN RENTS DECREASED BY 3.94%.



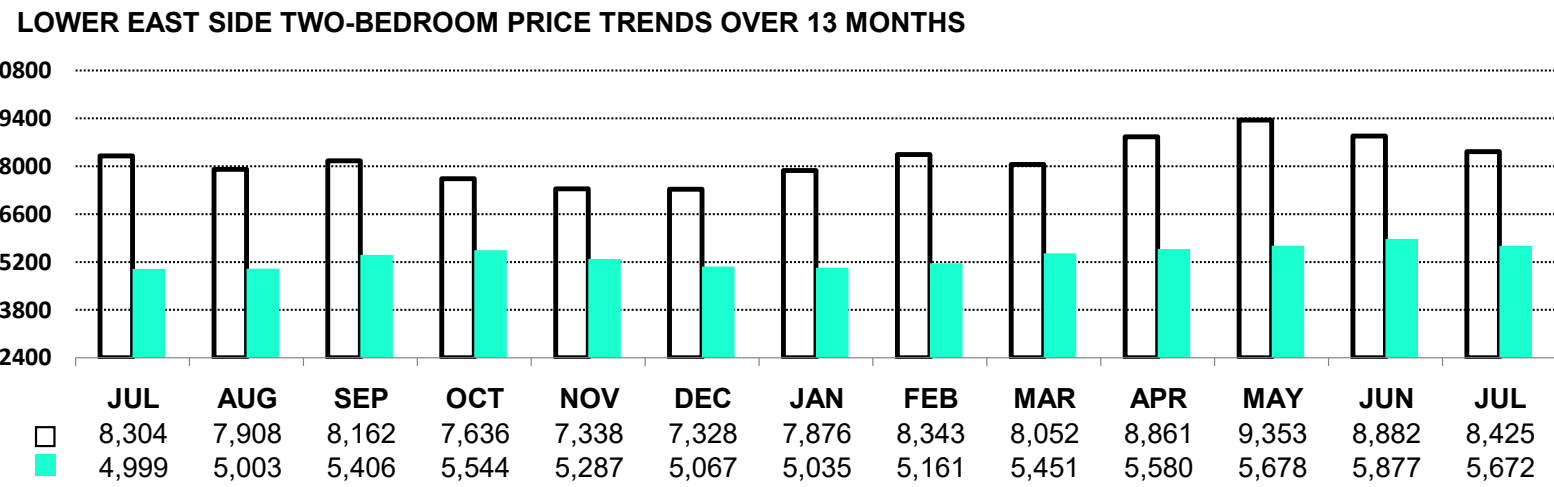
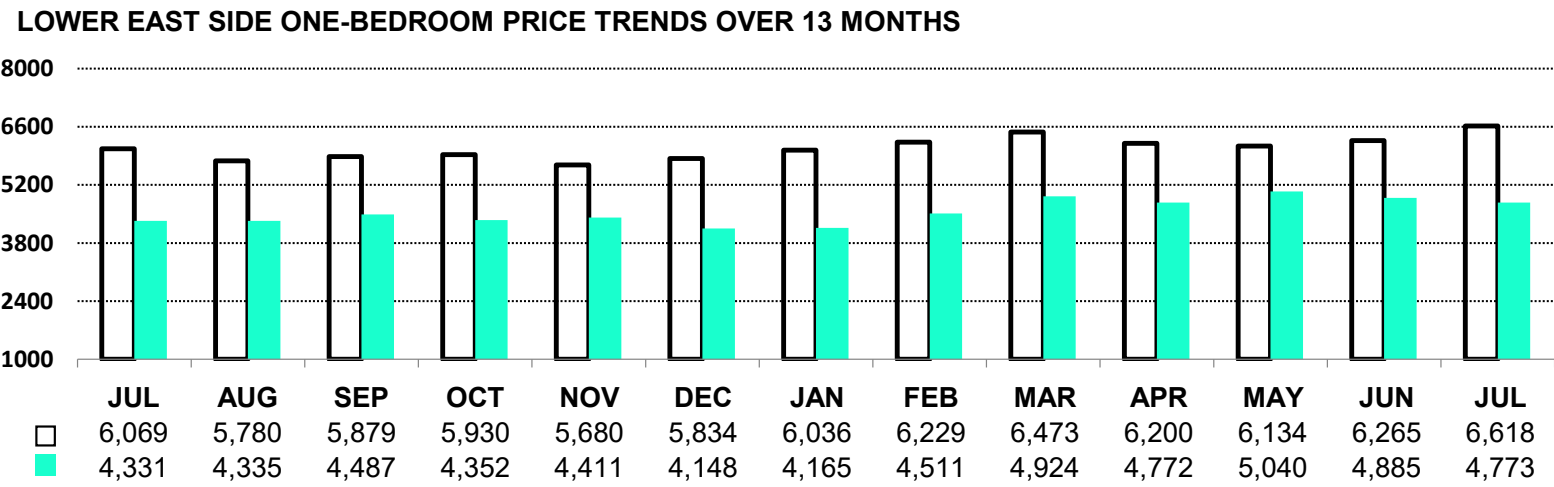
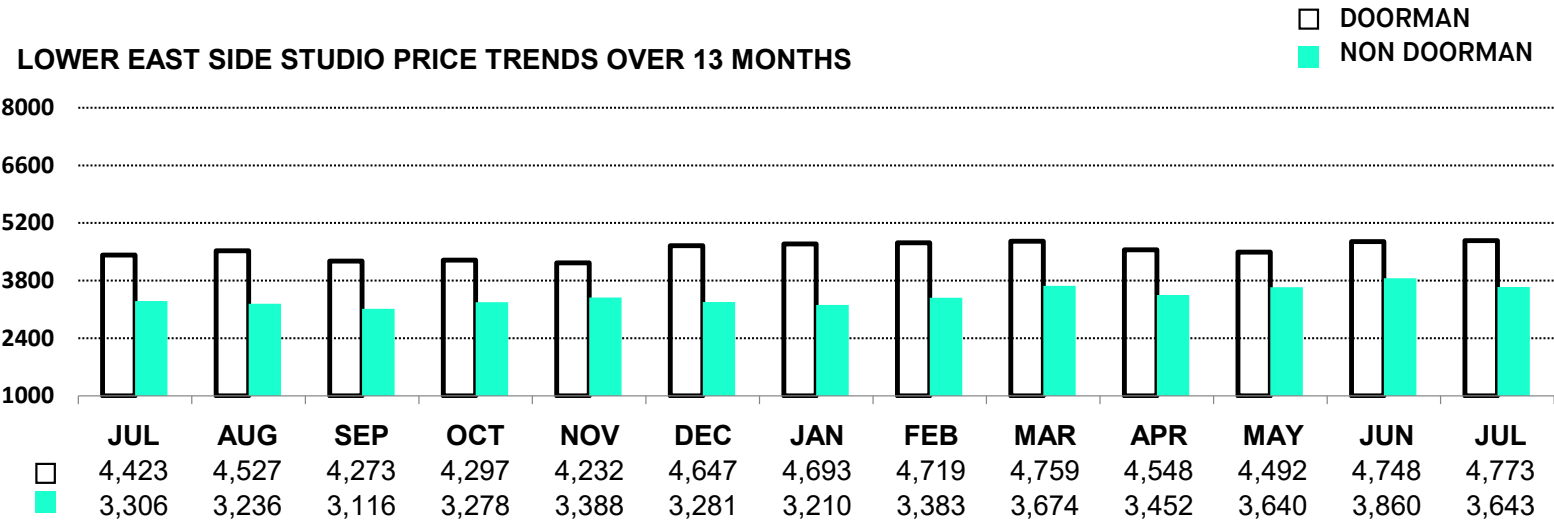
PRICE TRENDS: HARLEM

MONTH-OVER-MONTH, DOORMAN RENTS DECREASED BY 2.41%, WHILE NON-DOORMAN RENTS INCREASED BY 2.19%.



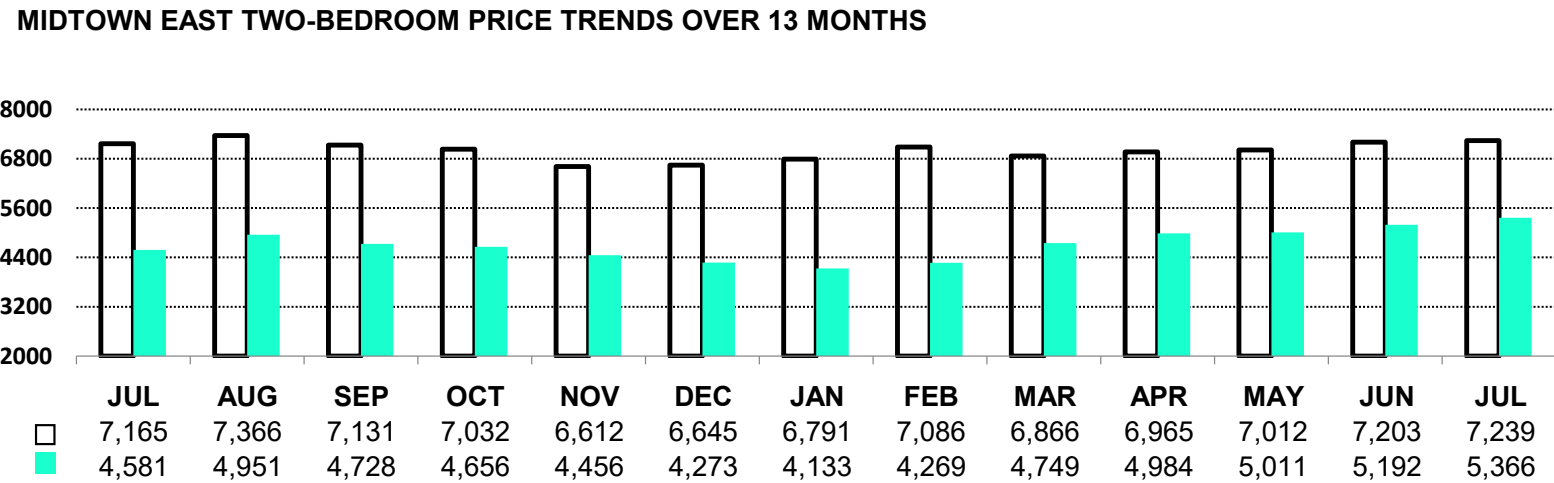
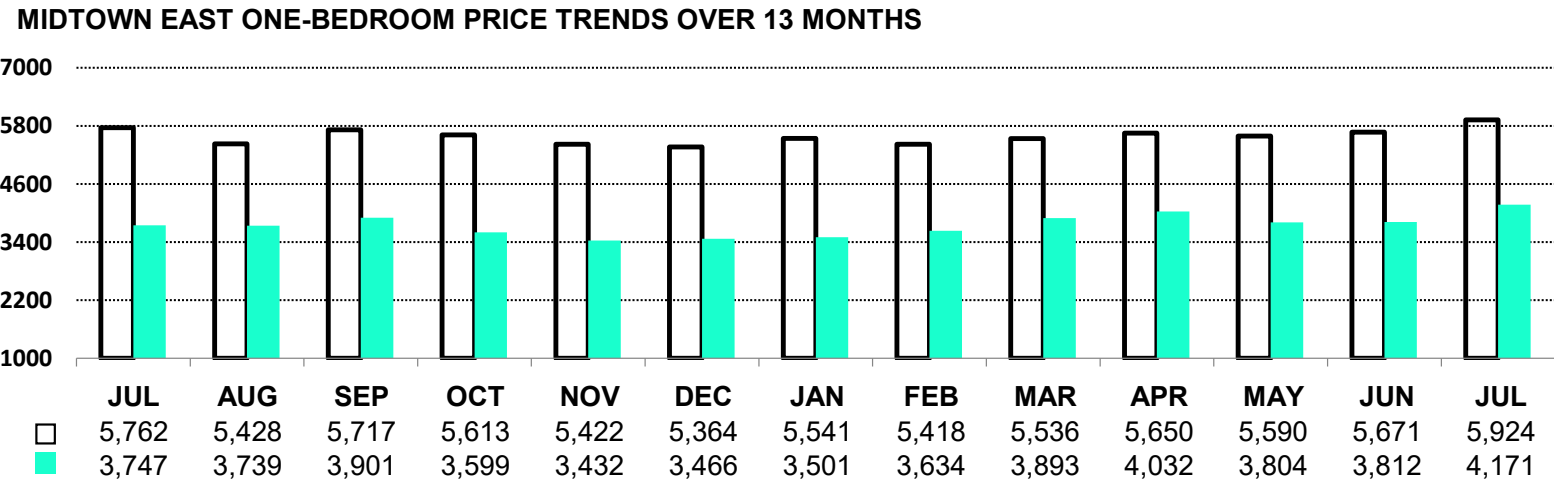
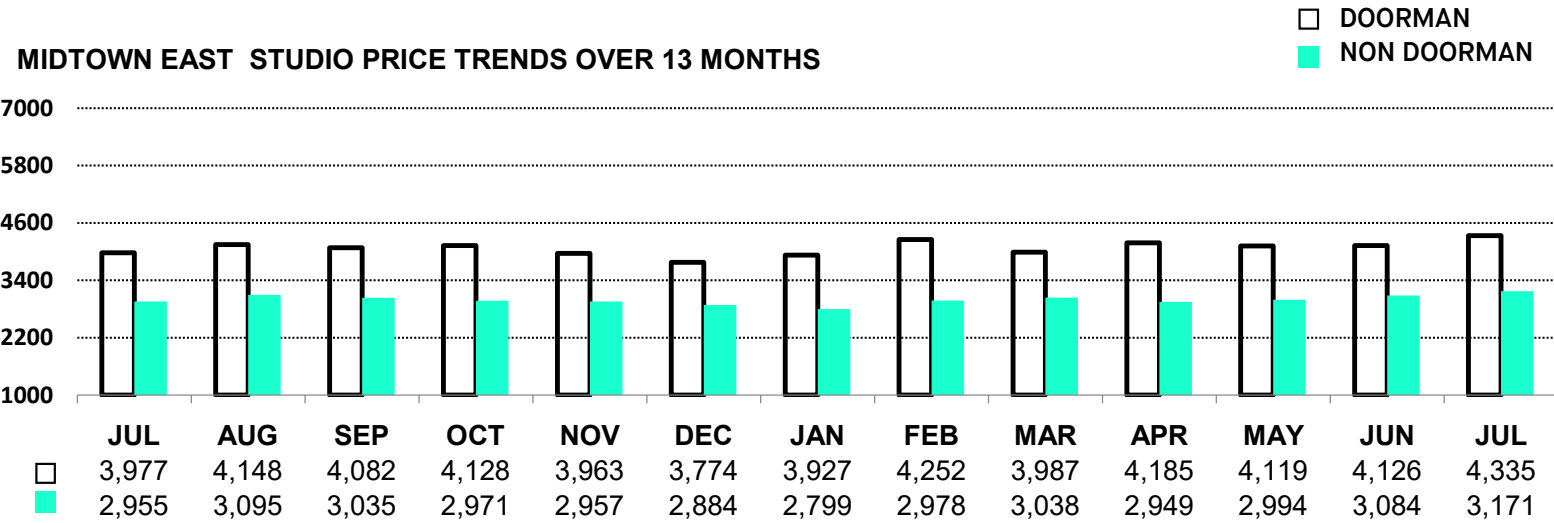
PRICE TRENDS: LOWER EAST SIDE

AVERAGE DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.40% SINCE LAST MONTH, AND NON-DOORMAN RENTS DECREASED BY 3.64%.



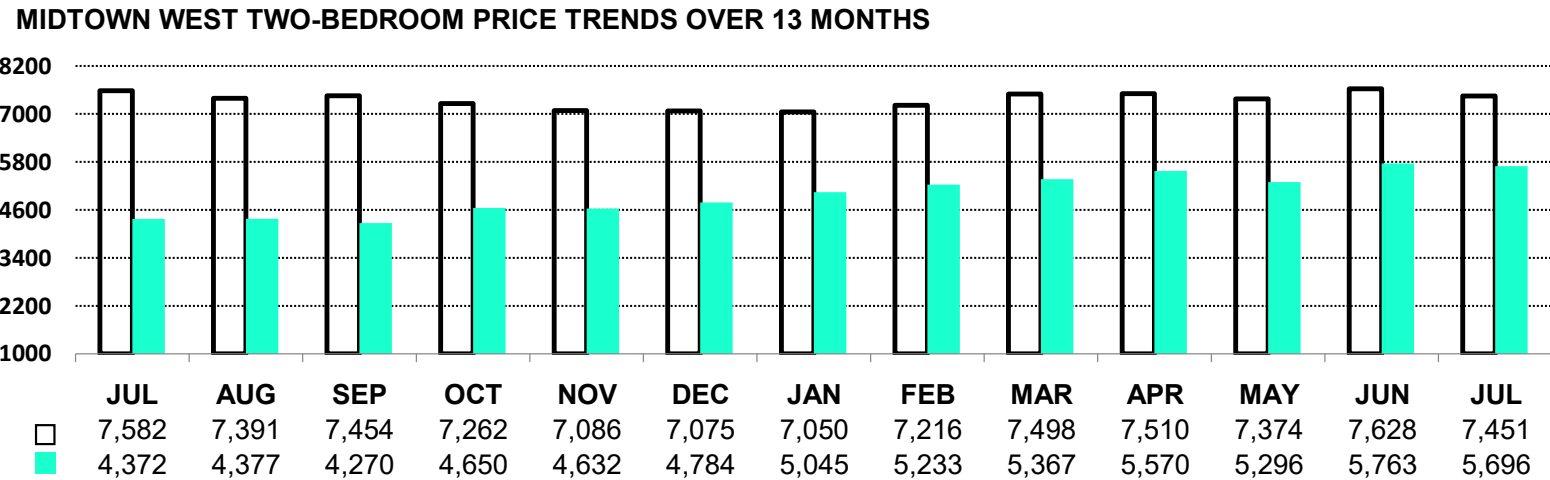
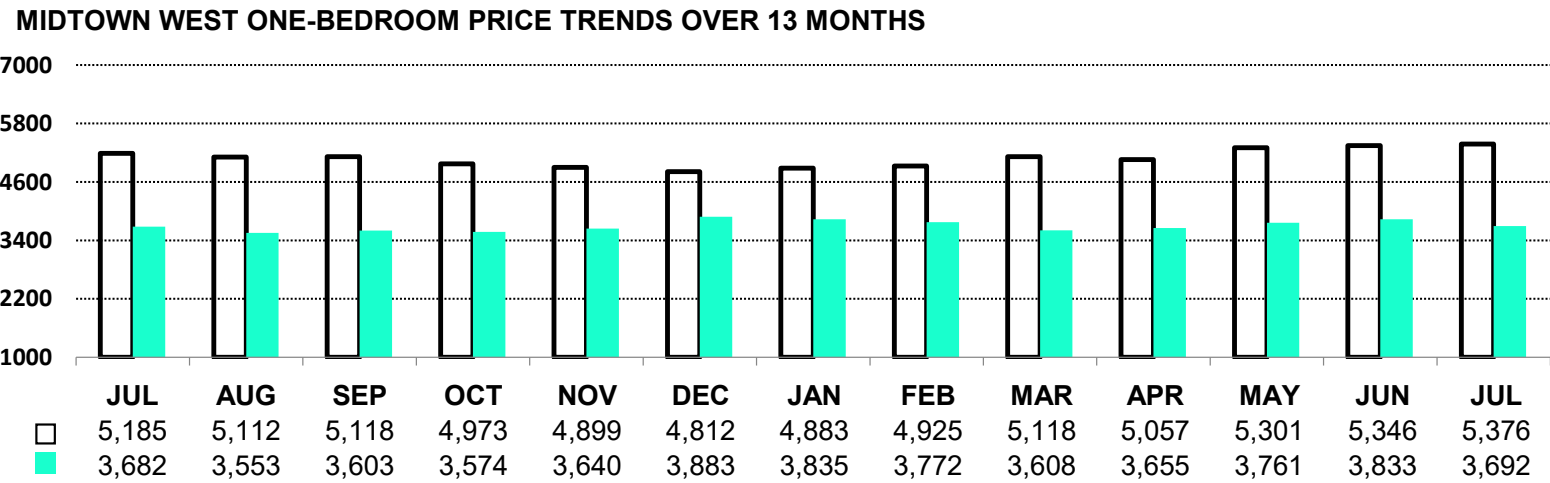
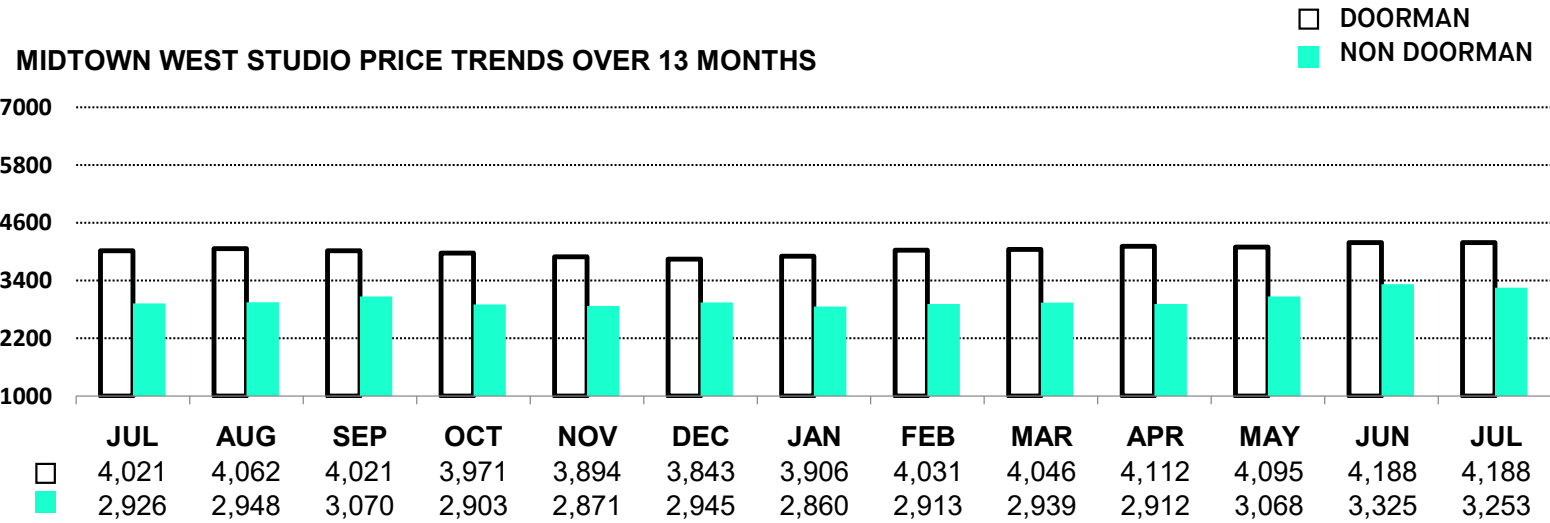
PRICE TRENDS: MIDTOWN EAST

FOR THE MONTH OF JULY, DOORMAN RENTS INCREASED BY 2.93%, AND NON-DOORMAN RENTS INCREASED BY 5.13%.



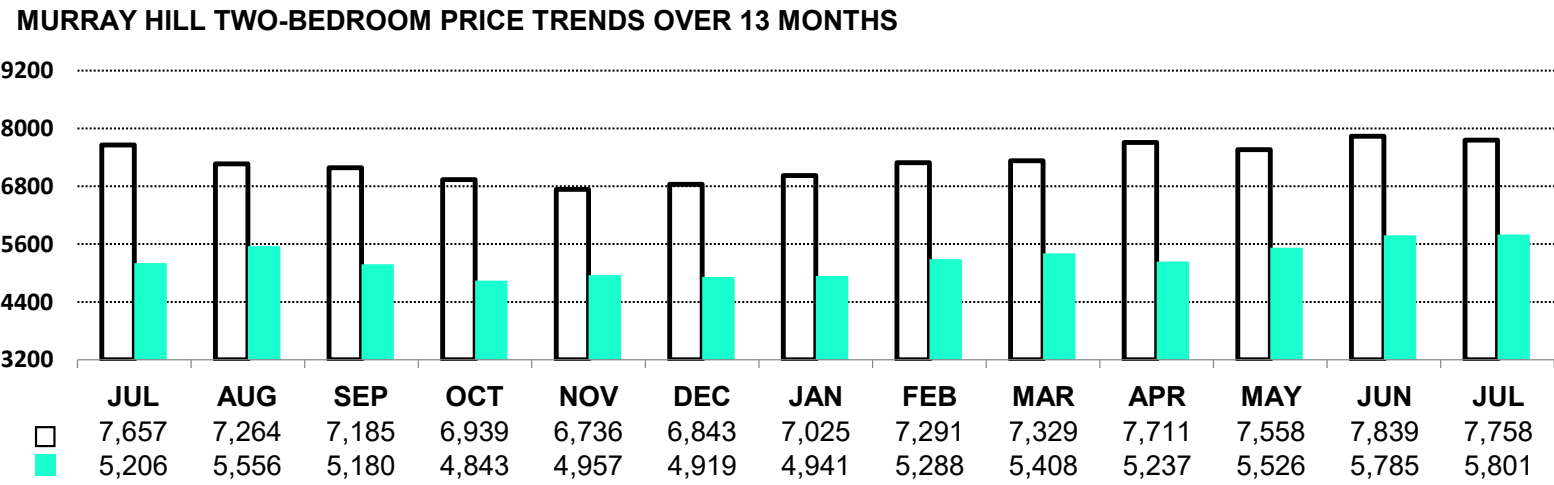
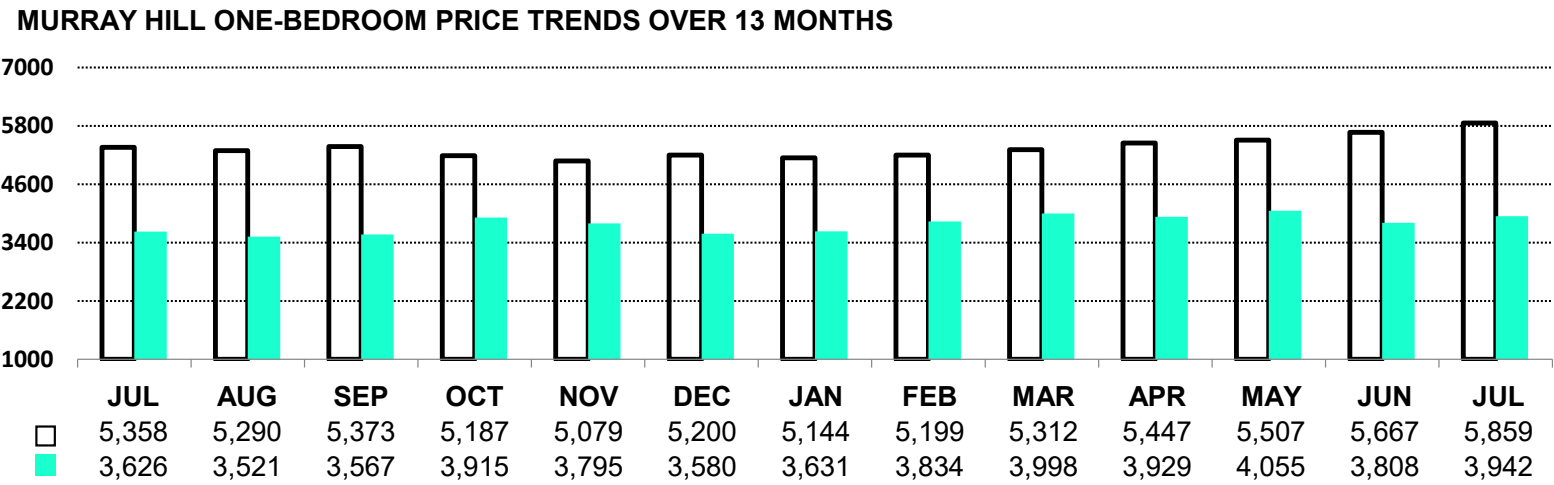
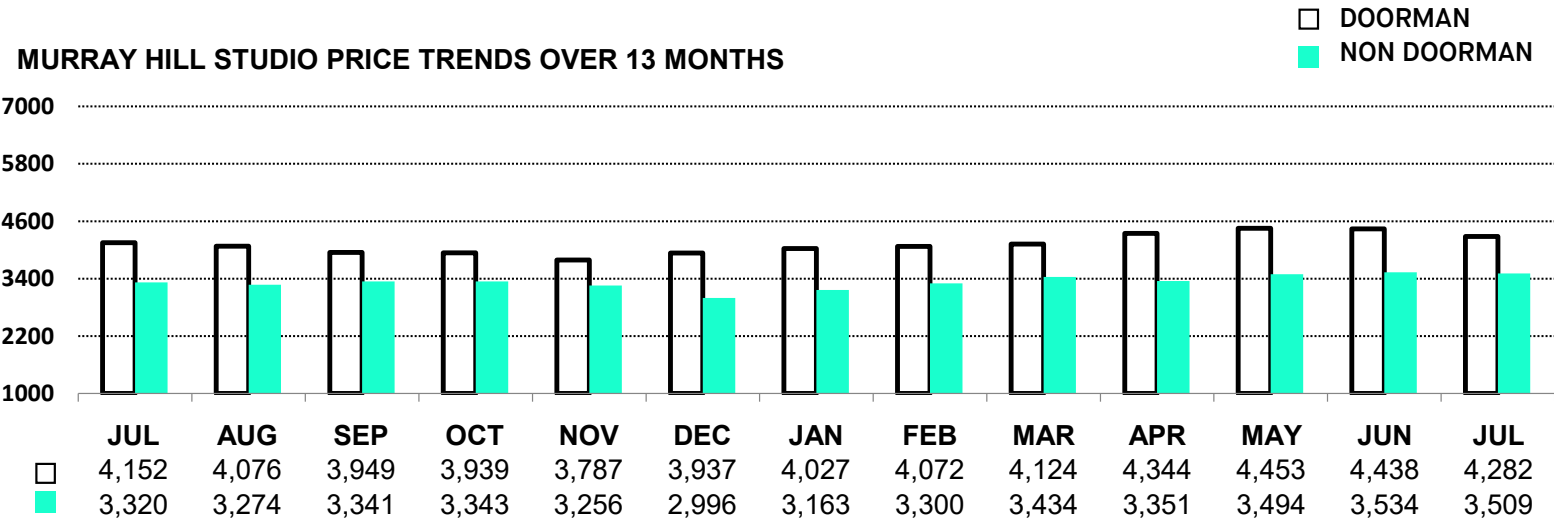
PRICE TRENDS: MIDTOWN WEST

THIS PAST MONTH, THE AVERAGE DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.86%, AND NON-DOORMAN RENTS DECREASED BY 2.16%.



PRICE TRENDS: MURRAY HILL

FOR THE MONTH OF JULY, AVERAGE RENTAL PRICES FOR DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.25%, WHILE NON-DOORMAN RENTS SLIGHTLY INCREASED BY JUST 0.95%.

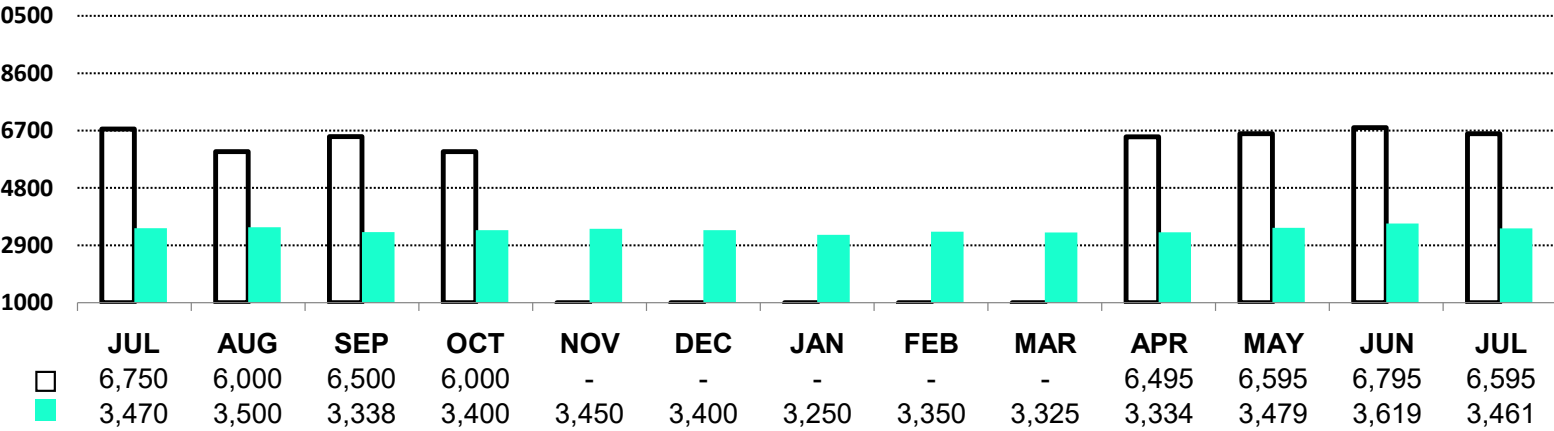


PRICE TRENDS: SOHO

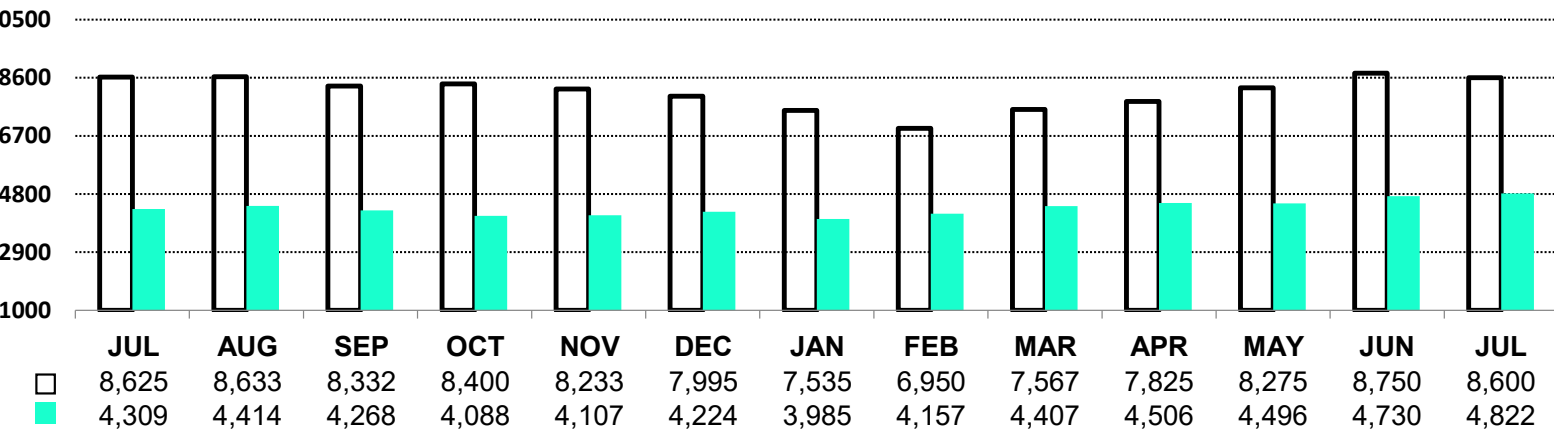
OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT DECREASED BY 2.25%, WHILE NON-DOORMAN RENTS INCREASED BY 2.26%.

SOHO STUDIO PRICE TRENDS OVER 13 MONTHS

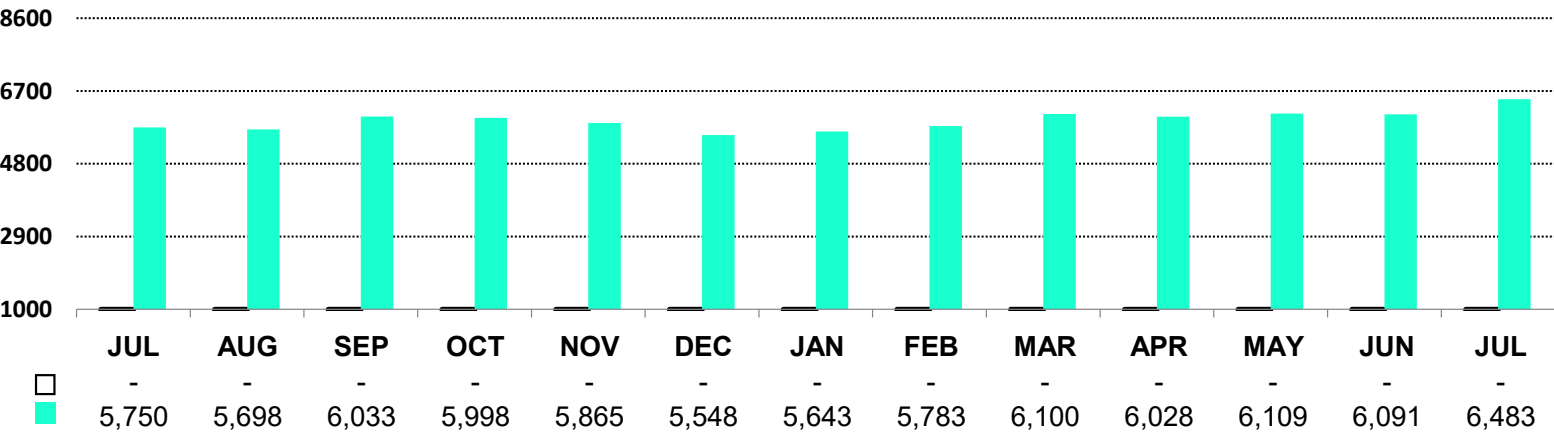
□ DOORMAN
■ NON DOORMAN



SOHO ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS

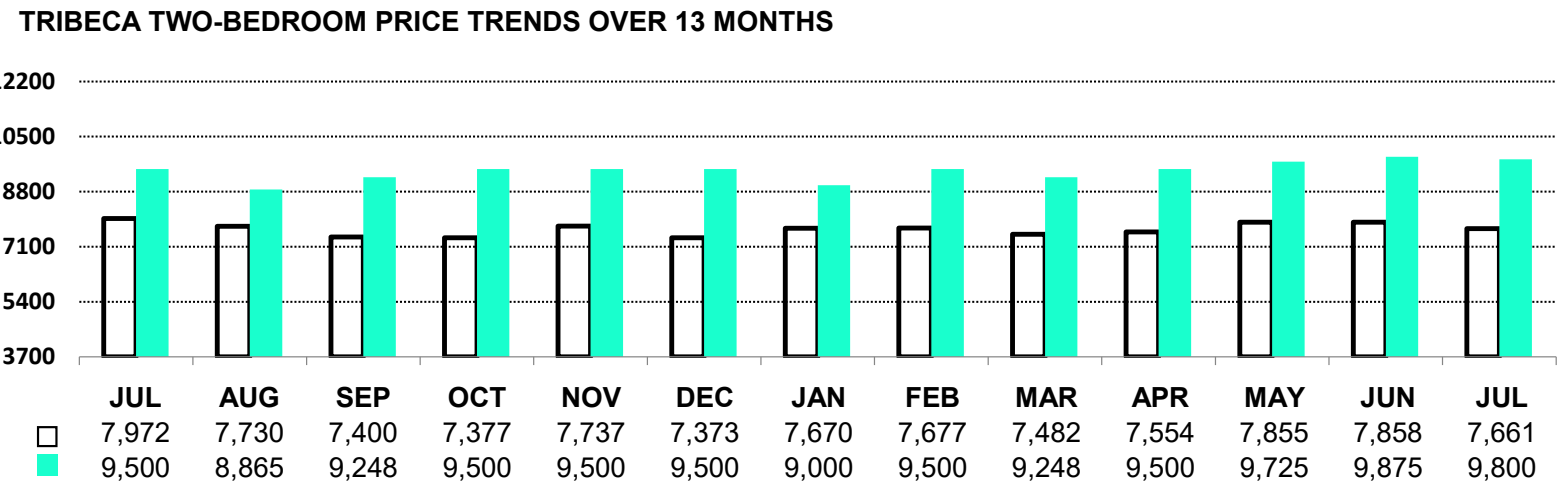
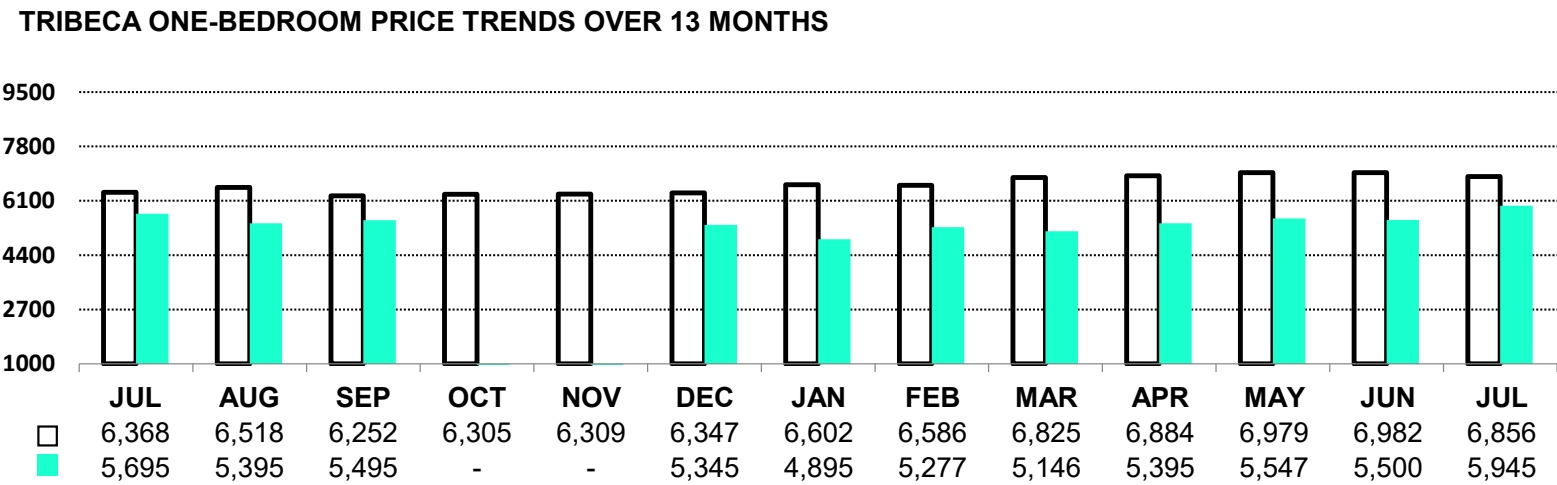
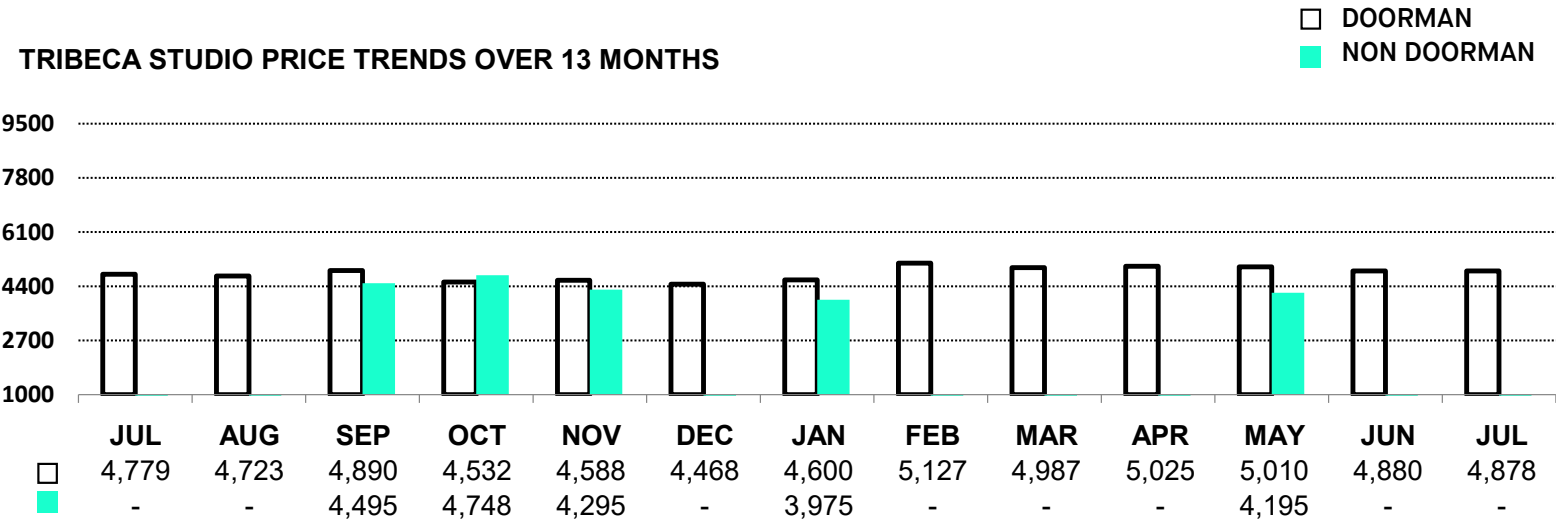


SOHO TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



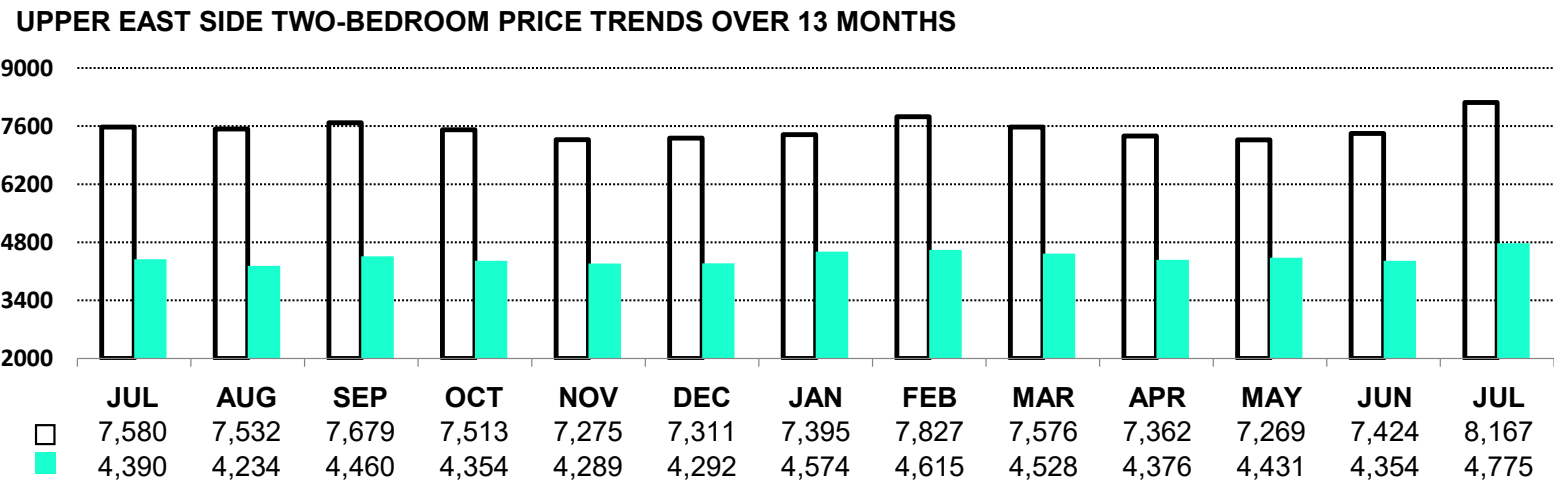
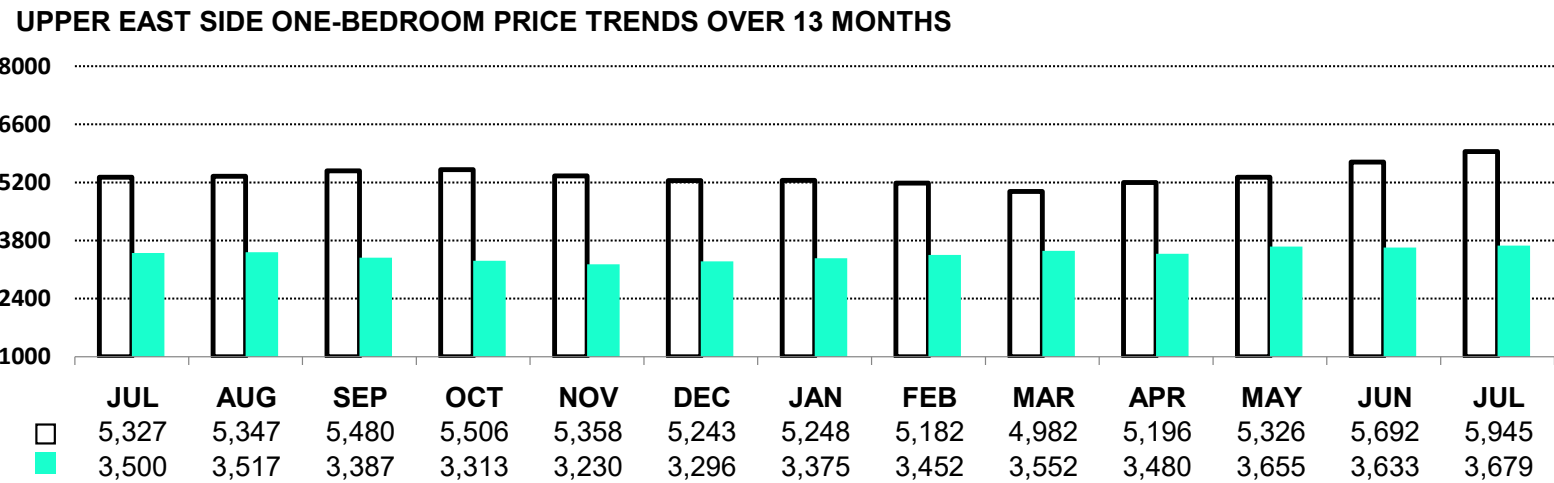
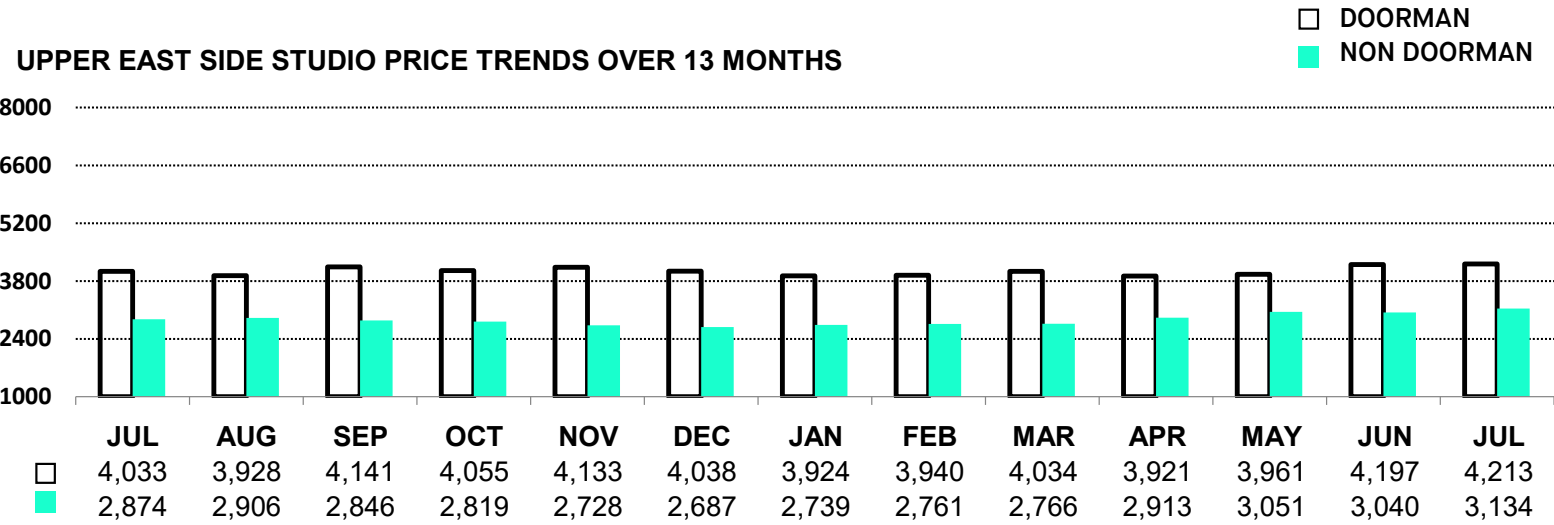
PRICE TRENDS: TRIBECA

THIS PAST MONTH, THE AVERAGE RENTAL PRICE
FOR A DOORMAN UNIT DECREASED BY 1.65%,
WHILE NON-DOORMAN RENTS INCREASED BY 2.41%.



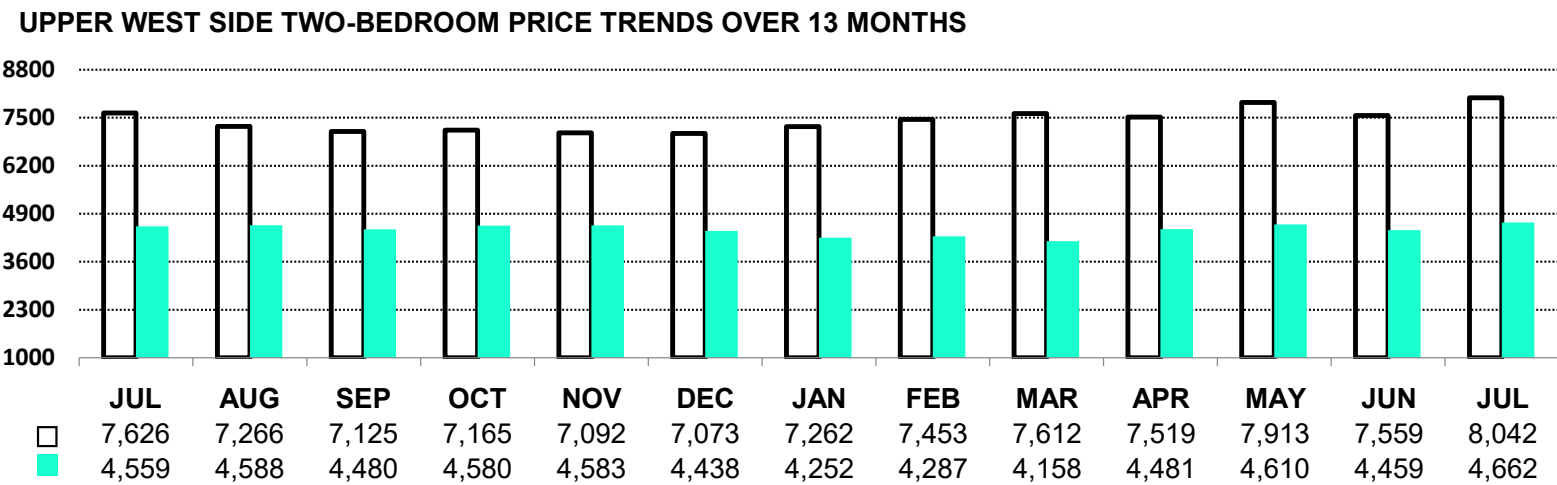
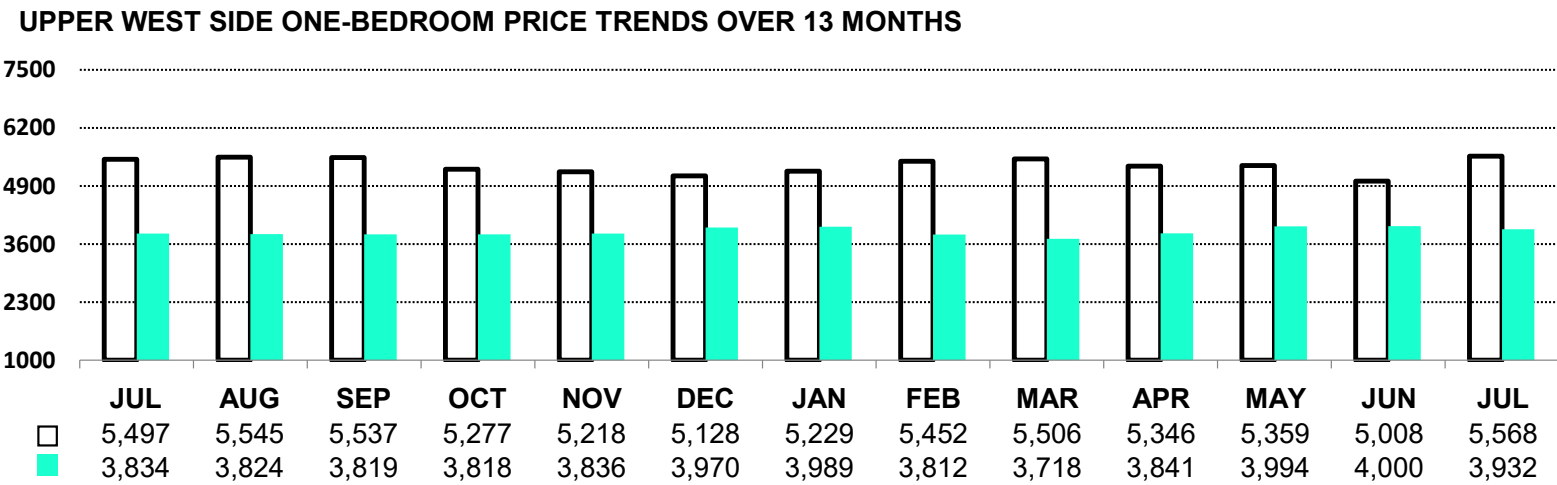
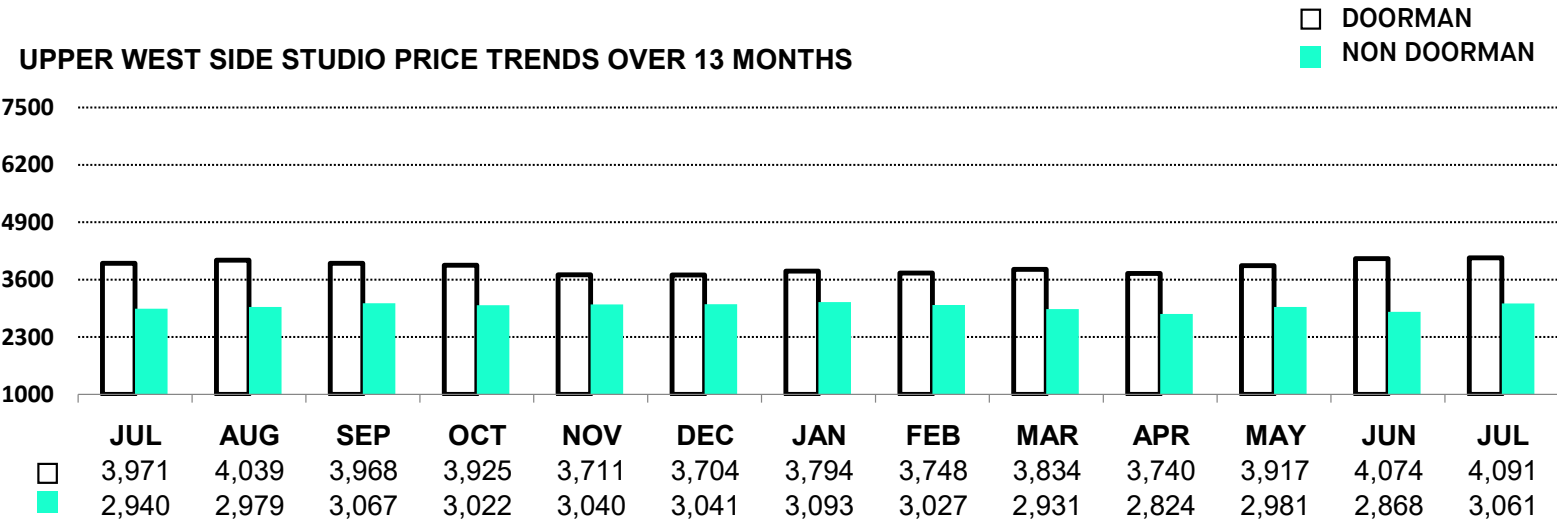
PRICE TRENDS: UPPER EAST SIDE

MONTH-OVER-MONTH, AVERAGE DOORMAN RENTAL
PRICES HAVE INCREASED BY 5.85%, NON-DOORMAN
RENTS INCREASED BY 5.08%.



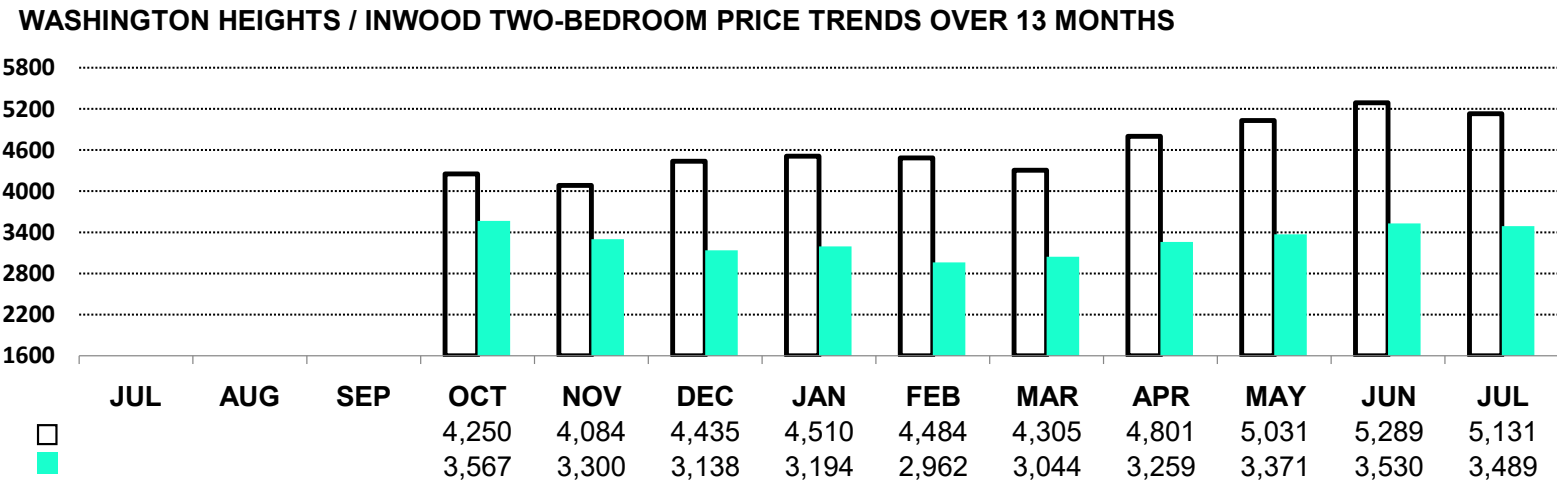
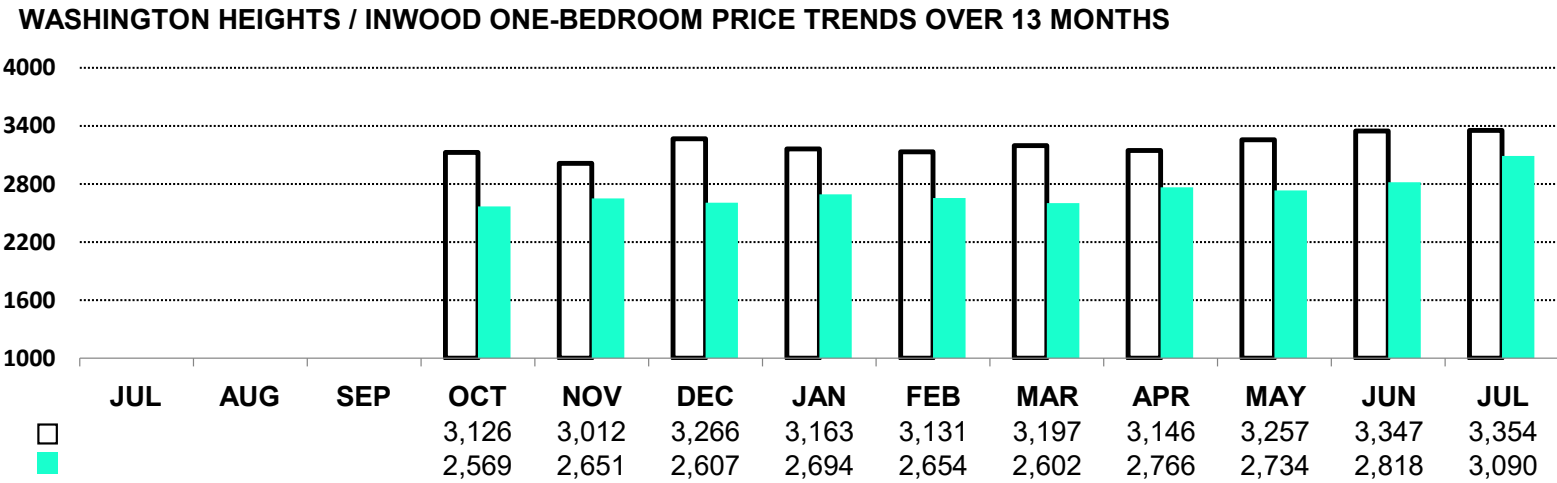
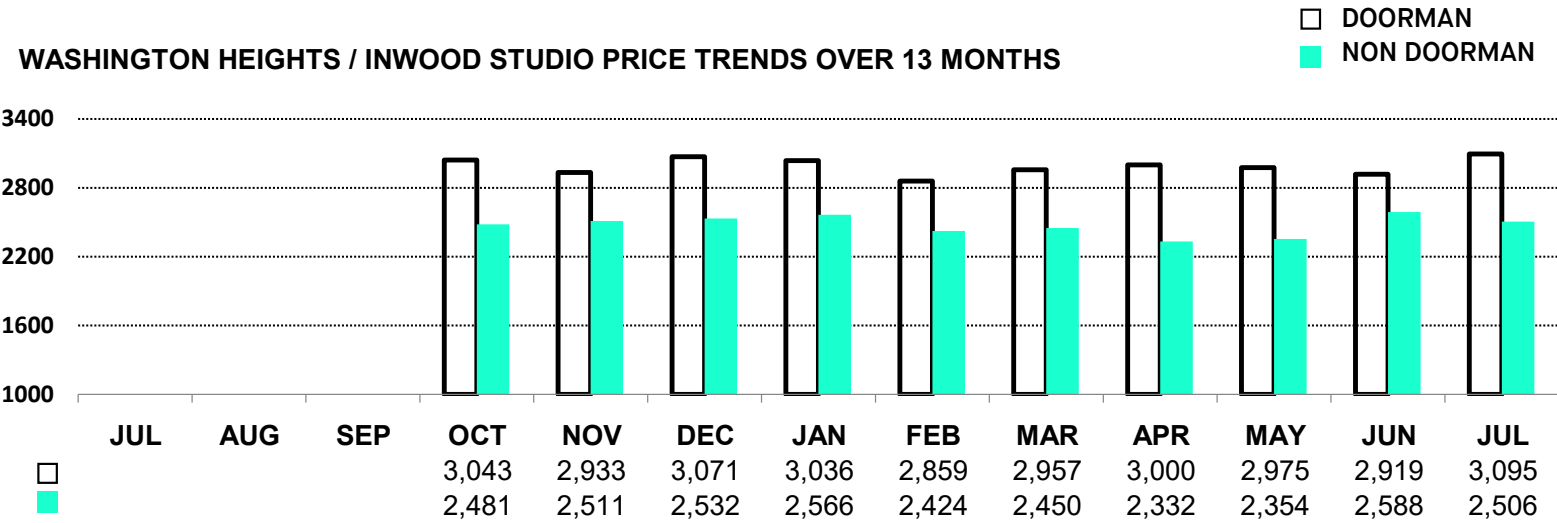
PRICE TRENDS: UPPER WEST SIDE

AVERAGE DOORMAN RENTS THIS MONTH HAVE INCREASED BY 6.38%, AND NON-DOORMAN RENTS INCREASED BY 2.90%.



PRICE TRENDS: WASHINGTON HEIGHTS / INWOOD

AVERAGE DOORMAN RENTS THIS MONTH HAVE SLIGHTLY INCREASED BY JUST 0.21%, AND NON-DOORMAN RENTS INCREASED BY 1.66%.



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

WILLIAMSBURG
40 N 6th St
Brooklyn, NY 11249