

M.N.S
REAL ESTATE
NYC

MANHATTAN RENTAL MARKET REPORT

JUNE 2025



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AVERAGE RENT

THE AVERAGE RENT IN MANHATTAN
HAS INCREASED THIS MONTH.

MANHATTAN

↑2.39%
CHANGE

\$5,047
MAY 2025

\$5,167
JUNE 2025

A QUICK LOOK

MANHATTAN

Over the last month, the average rental price in Manhattan increased by 2.39%, from \$5,047 to \$5,167. The average rental price for a non-doorman studio unit increased by 4.40%, from \$3,065 to \$3,200. The average rental price for a non-doorman one-bedroom unit increased by 3.50%, from \$4,020 to \$4,161. The average rental price for a non-doorman two-bedroom unit increased by 0.28%, from \$5,286 to \$5,301. The average rental price for a doorman studio unit increased by 1.39%, from \$4,342 to \$4,402. The average rental price for a one-bedroom doorman unit increased by 1.62%, from \$5,814 to \$5,908. The average rental price for a doorman two-bedroom unit increased by 3.02%, from \$7,354 to \$7,576.

Year-over-year, the average rental price for a non-doorman studio increased by 4.71%, and the average rental price for a doorman studio increased by 10.08%. The average rental price for a non-doorman one-bedroom unit increased by 9.32%, and doorman one-bedroom units saw their average rental price increase by 7.17%. The average rental price for a non-doorman two-bedroom unit increased by 7.63%, while the average rental price for doorman two-bedroom units increased by 1.73%. Overall, the average rental price in Manhattan increased by 5.67% from this time last year.

NOTABLE TRENDS

MANHATTAN

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Non-doorman studios	TriBeCa \$4,150	Harlem \$2,500
Non-doorman one bedrooms	TriBeCa \$5,950	Harlem \$2,909
Non-doorman two bedrooms	TriBeCa \$9,375	Harlem \$3,477

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Doorman studios	SoHo \$6,295	Harlem \$3,287
Doorman one bedrooms	SoHo \$8,550	Harlem \$4,207
Doorman two bedrooms	Gramercy \$8,477	Harlem \$4,409

WHERE PRICES DECREASED



CHELSEA
Non-Doorman Two-Bedroom -0.7%
Doorman Two-Bedroom -5.0%

EAST VILLAGE
Doorman Studios -0.4%
Doorman One-Bedroom -3.4%

FINANCIAL DISTRICT
Non-Doorman Studios -0.6%
Non-Doorman Two-Bedroom -3.7%

GRAMERCY
Non-Doorman Two-Bedroom -3.9%

GREENWICH VILLAGE
Doorman Studios -2.8%
Doorman Two-Bedroom -4.3%

HARLEM
Non-Doorman Studios -1.8%

LOWER EAST SIDE
Non-Doorman Two-Bedroom -1.9%
Doorman One-Bedroom -0.8%

MIDTOWN EAST
Non-Doorman Studios -2.2%

MIDTOWN WEST
Non-Doorman Two-Bedroom -1.5%

MURRAY HILL
Non-Doorman One-Bedroom -0.5%

TRIBECA
Non-Doorman One-Bedroom -3.2%

Non-Doorman Two-Bedroom -1.3%
Doorman Studios -4.3%
Doorman One-Bedroom -3.6%

UPPER EAST SIDE
Doorman Studios -0.7%

UPPER WEST SIDE
Doorman One-Bedroom -0.4%

WHERE PRICES INCREASED



BATTERY PARK CITY

Doorman Studios	4.3%
Doorman One-Bedroom	6.4%
Doorman Two-Bedroom	7.7%

CHELSEA

Non-Doorman Studios	6.7%
Non-Doorman One-Bedroom	7.0%
Doorman Studios	2.3%
Doorman One-Bedroom	3.1%

EAST VILLAGE

Non-Doorman Studios	7.7%
Non-Doorman One-Bedroom	3.0%
Non-Doorman Two-Bedroom	2.0%
Doorman Two-Bedroom	1.4%

FINANCIAL DISTRICT

Non-Doorman One-Bedroom	6.7%
Doorman Studios	3.4%
Doorman One-Bedroom	1.3%
Doorman Two-Bedroom	7.9%

GRAMERCY

Non-Doorman Studios	6.4%
Non-Doorman One-Bedroom	4.4%
Doorman Studios	0.4%
Doorman One-Bedroom	4.4%
Doorman Two-Bedroom	6.0%

GREENWICH VILLAGE

Non-Doorman Studios	6.5%
Non-Doorman One-Bedroom	3.2%

Non-Doorman Two-Bedroom	0.1%
Doorman One-Bedroom	0.4%

HARLEM

Non-Doorman One-Bedroom	1.8%
Non-Doorman Two-Bedroom	1.7%
Doorman Studios	3.8%
Doorman One-Bedroom	3.1%
Doorman Two-Bedroom	3.9%

LOWER EAST SIDE

Non-Doorman Studios	8.4%
Non-Doorman One-Bedroom	5.0%
Doorman Studios	0.2%
Doorman Two-Bedroom	0.6%

MIDTOWN EAST

Non-Doorman One-Bedroom	8.9%
Non-Doorman Two-Bedroom	5.7%
Doorman Studios	1.8%
Doorman One-Bedroom	2.7%
Doorman Two-Bedroom	3.9%

MIDTOWN WEST

Non-Doorman Studios	3.8%
Non-Doorman One-Bedroom	3.7%
Doorman Studios	0.4%
Doorman One-Bedroom	1.2%
Doorman Two-Bedroom	3.0%

MURRAY HILL

Non-Doorman Studios	4.6%
Non-Doorman Two-Bedroom	5.1%

Doorman Studios	5.7%
Doorman One-Bedroom	2.5%
Doorman Two-Bedroom	5.5%

SOHO

Non-Doorman Studios	7.0%
Non-Doorman One-Bedroom	5.4%
Non-Doorman Two-Bedroom	0.2%
Doorman Studio	0.0%
Doorman One-Bedroom	0.0%
Doorman Two-Bedroom	0.0%

TRIBECA

Non-Doorman Studios	0.0%
Doorman Two-Bedroom	8.5%

UPPER EAST SIDE

Non-Doorman Studios	3.0%
Non-Doorman One-Bedroom	4.4%
Non-Doorman Two-Bedroom	4.9%
Doorman One-Bedroom	0.0%
Doorman Two-Bedroom	4.2%

UPPER WEST SIDE

Non-Doorman Studios	6.5%
Non-Doorman One-Bedroom	2.6%
Non-Doorman Two-Bedroom	2.4%
Doorman Studios	0.1%
Doorman Two-Bedroom	1.9%

MANHATTAN AVERAGE PRICE

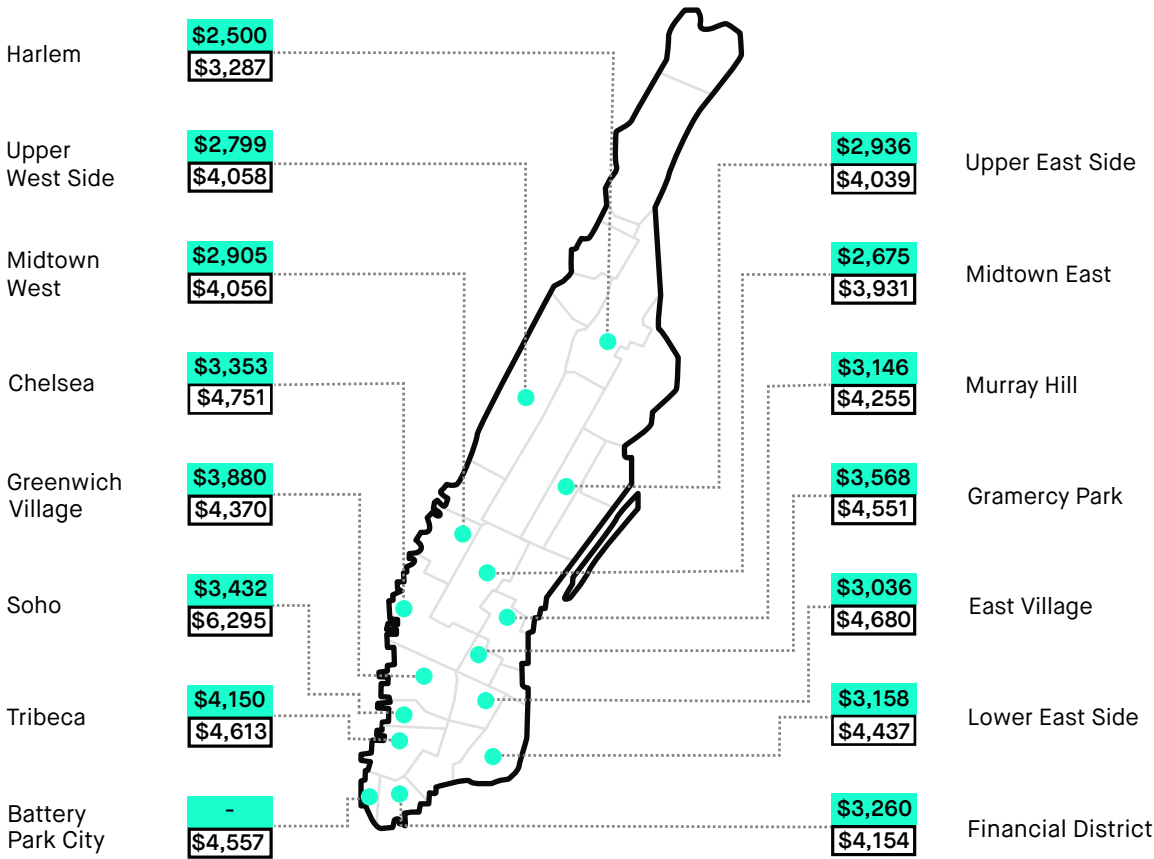
STUDIOS



\$4,402
DOORMAN



\$3,200
NON-DOORMAN



MANHATTAN AVERAGE PRICE

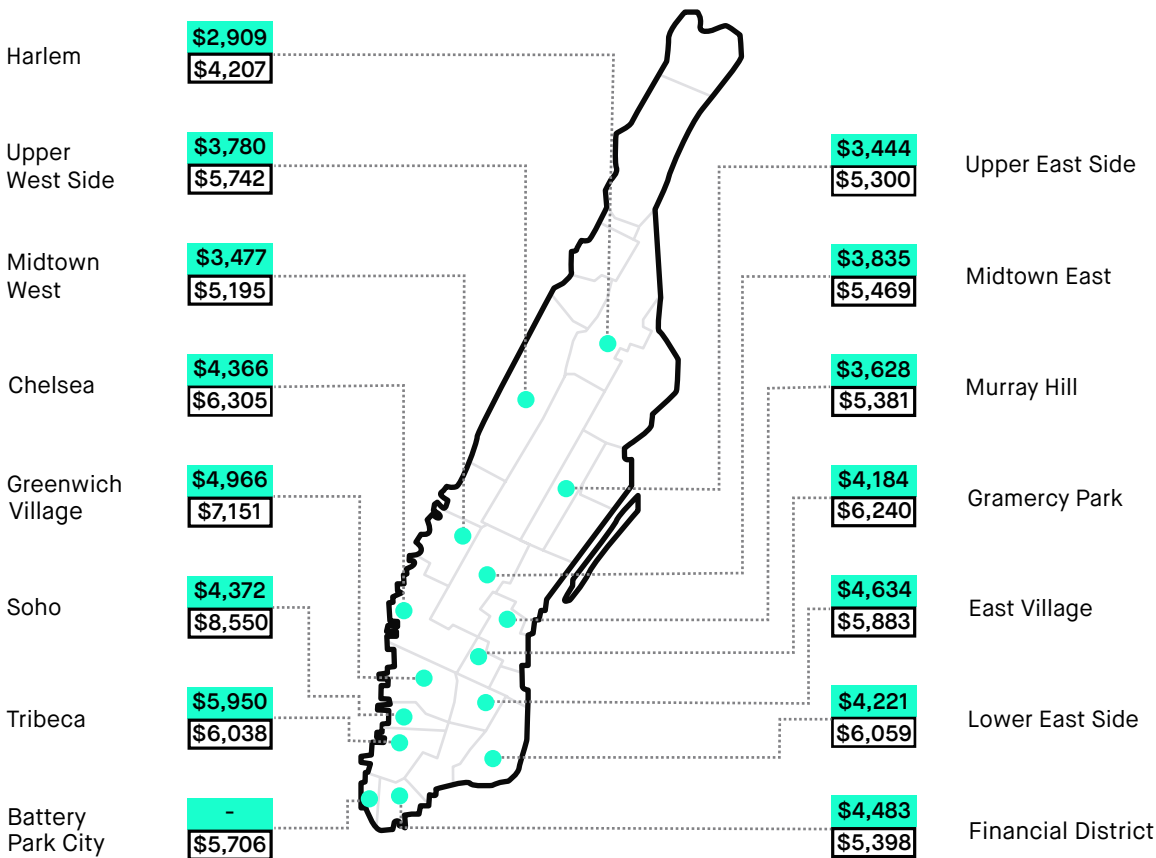
1 BEDROOM



\$5,908
DOORMAN



\$4,161
NON-DOORMAN



MANHATTAN AVERAGE PRICE

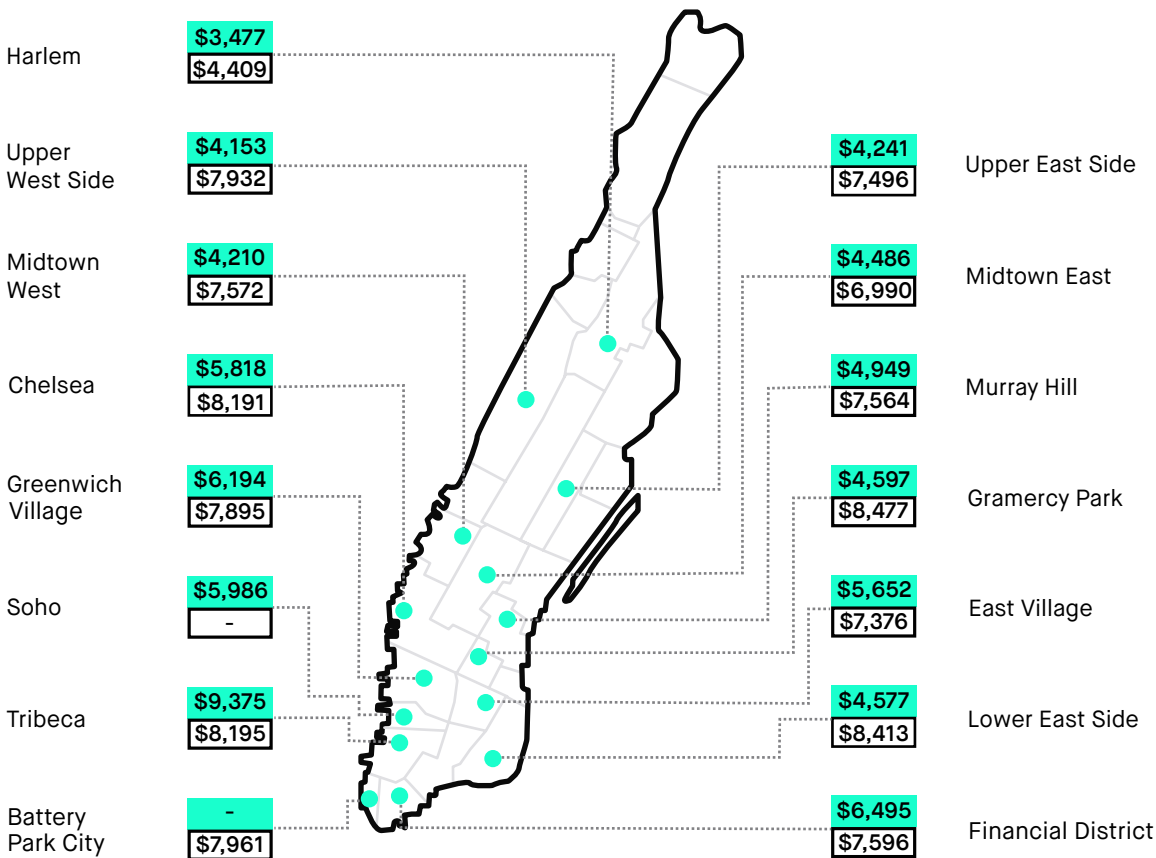
2 BEDROOM



\$7,576
DOORMAN



\$5,301
NON-DOORMAN



YEAR OVER YEAR

BATTERY PARK CITY	↑ 3.8%	GREENWICH VILLAGE	↑ 1.2%	MURRAY HILL	↑ 12.2%
CHELSEA	↑ 2.4%	HARLEM	↑ 7.5%	SOHO	↓ 1.3%
EAST VILLAGE	↑ 18.0%	LOWER EAST SIDE	↑ 9.2%	TRIBECA	↓ 2.7%
FINANCIAL DISTRICT	↑ 4.9%	MIDTOWN EAST	↑ 7.2%	UPPER EAST SIDE	↑ 4.6%
GRAMERCY	↑ 10.7%	MIDTOWN WEST	↑ 10.3%	UPPER WEST SIDE	↑ 6.3%

PRICE CHANGES

MANHATTAN RENTS:
JUNE 2024 VS. JUNE 2025

PRICE CHANGES

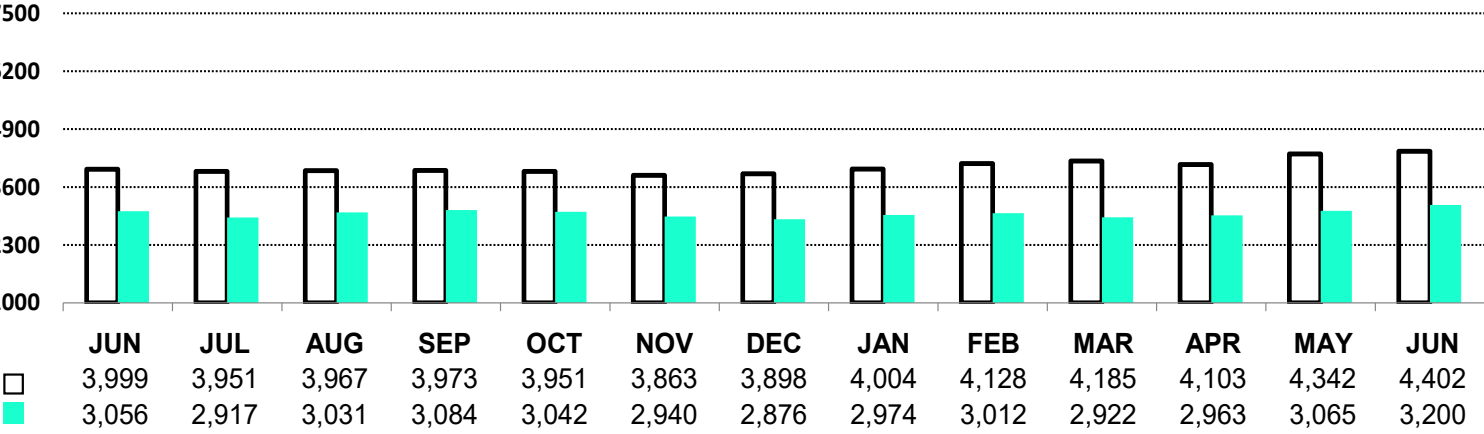
TYPE	JUNE 2024	JUNE 2025	CHANGE
Non-doorman studios	\$3,056	\$3,200	↑ 4.71%
Non-doorman one bedrooms	\$3,806	\$4,161	↑ 9.32%
Non-doorman two bedrooms	\$4,925	\$5,301	↑ 7.63%

TYPE	JUNE 2024	JUNE 2025	CHANGE
Doorman studios	\$3,999	\$4,402	↑ 10.08%
Doorman one bedrooms	\$5,513	\$5,908	↑ 7.17%
Doorman two bedrooms	\$7,447	\$7,576	↑ 1.73%

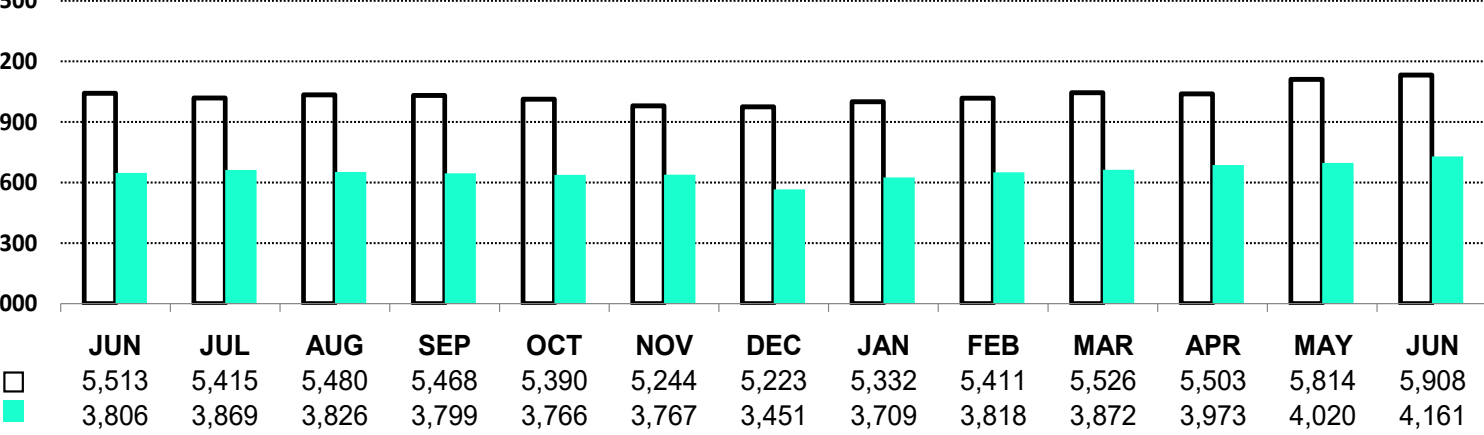
PRICE TRENDS: MANHATTAN

MANHATTAN STUDIO PRICE TRENDS OVER 13 MONTHS

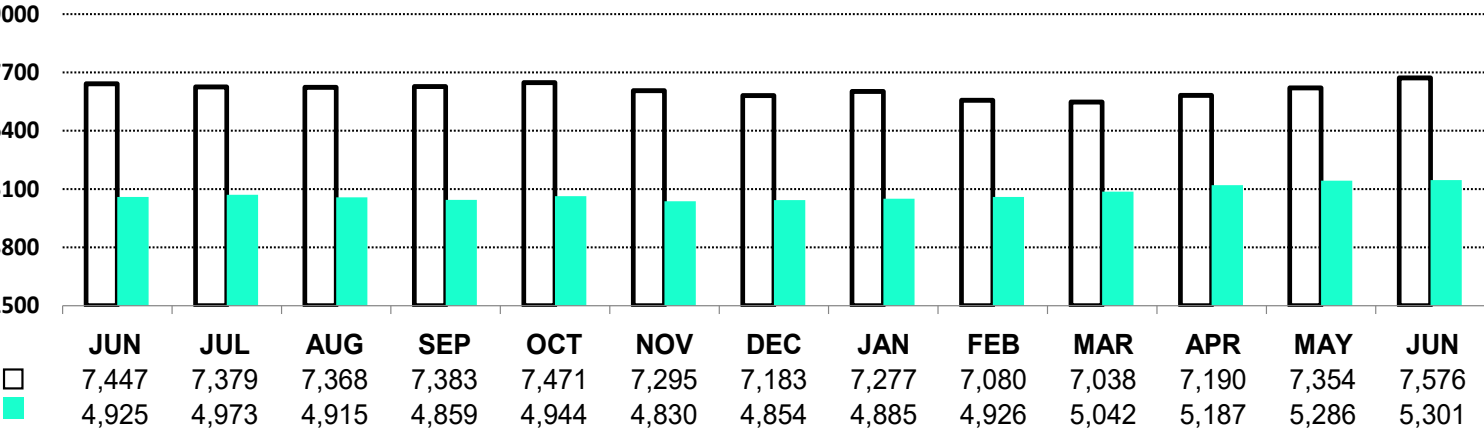
□ DOORMAN
■ NON DOORMAN



MANHATTAN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS

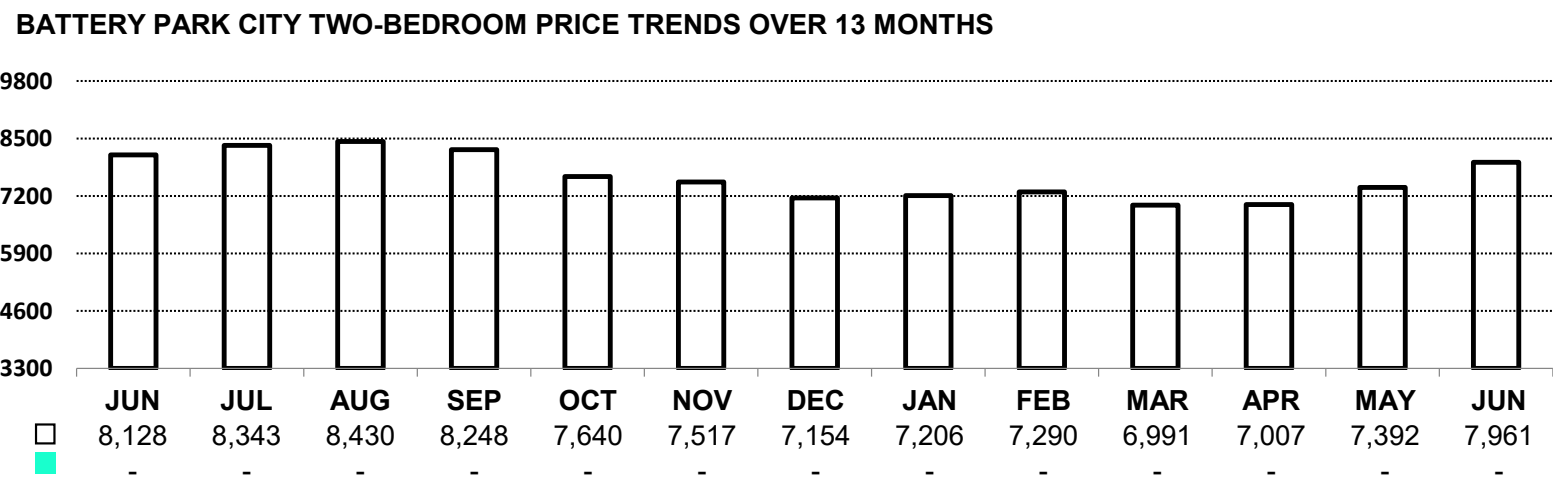
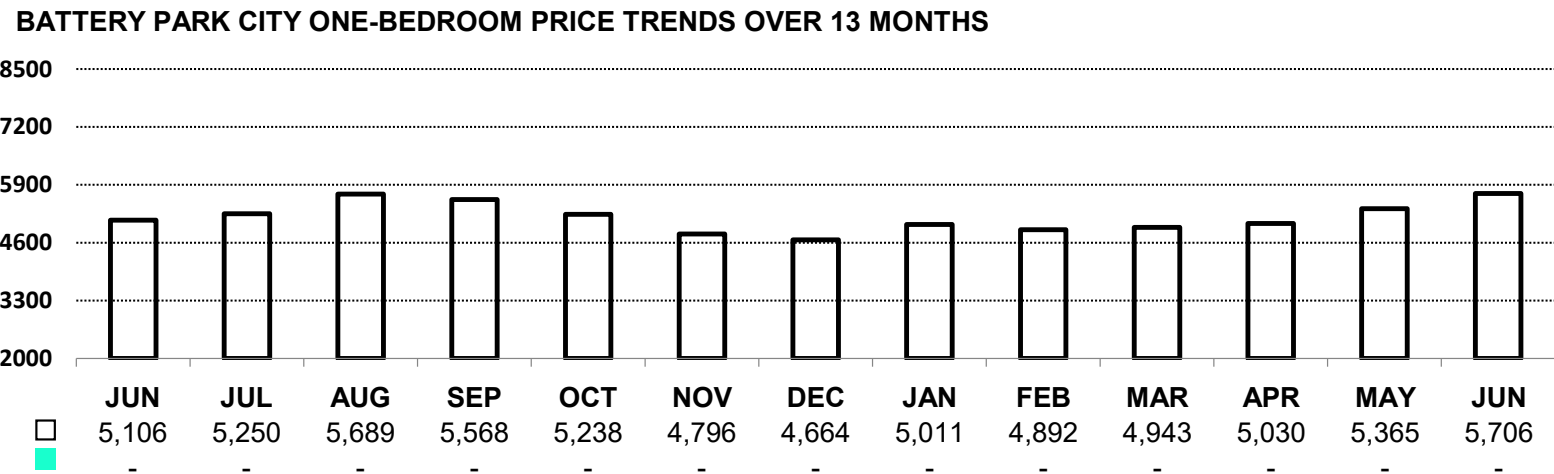
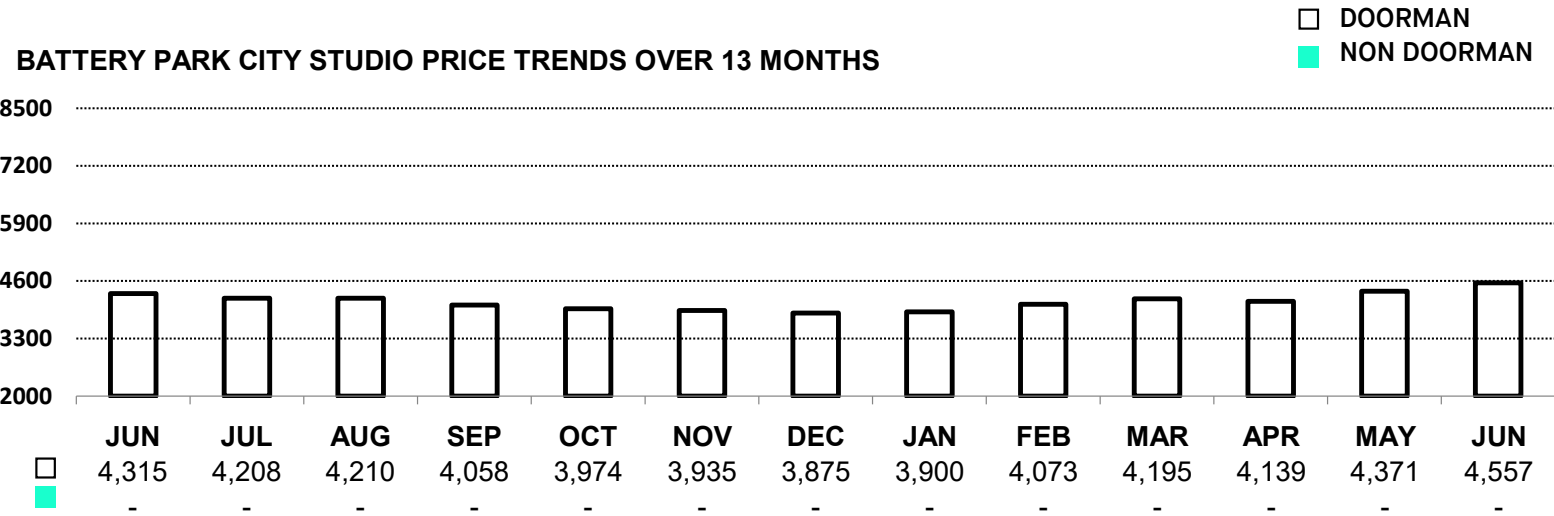


MANHATTAN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



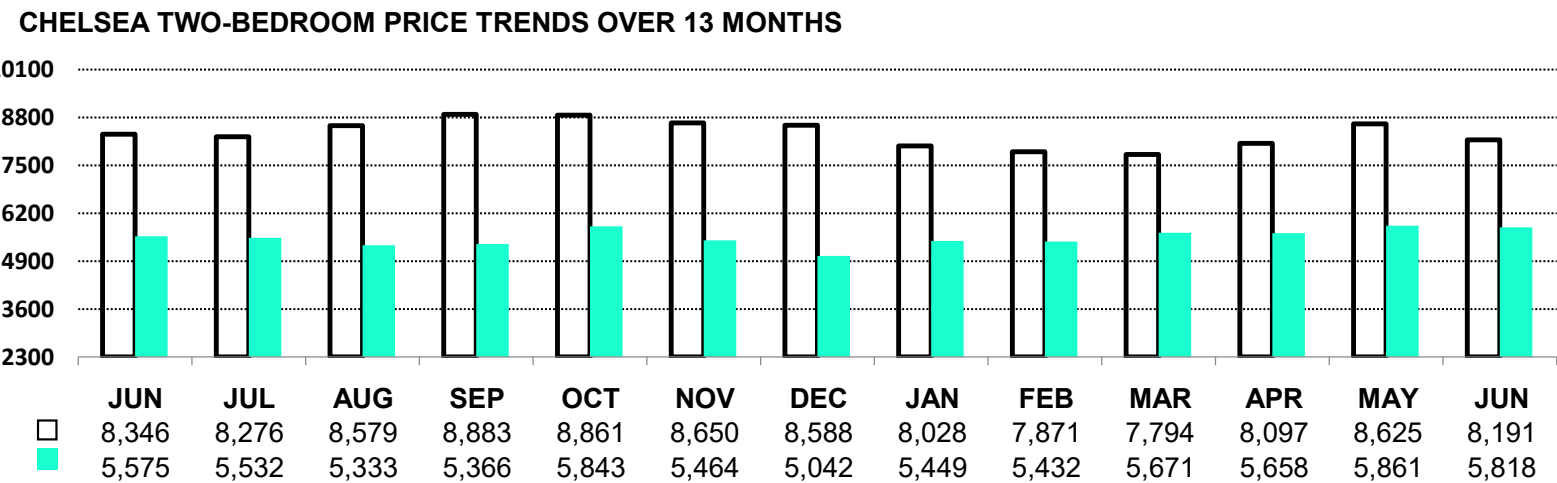
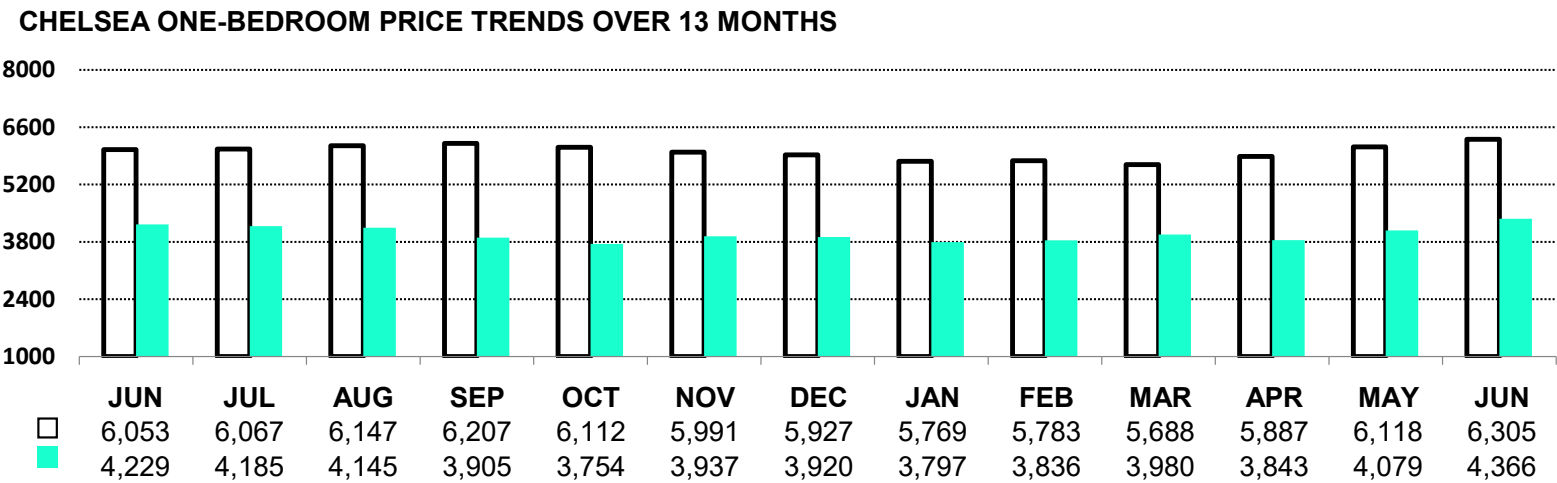
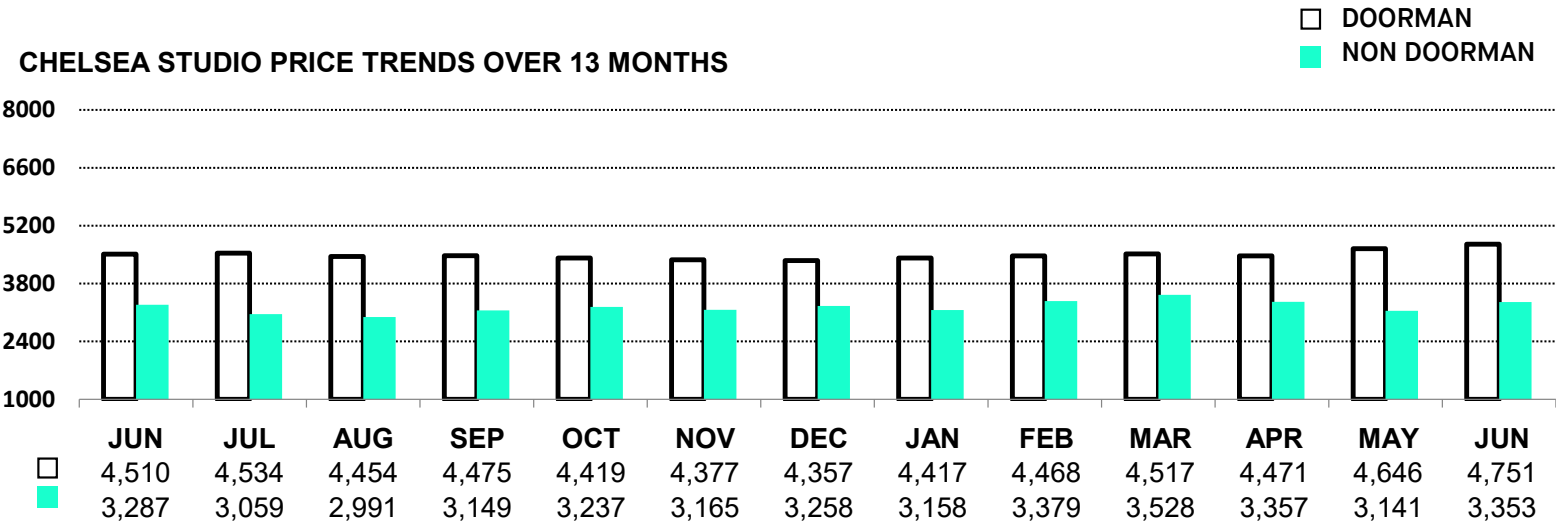
PRICE TRENDS: BATTERY PARK CITY

THE AVERAGE RENTAL PRICE IN BATTERY PARK CITY
INCREASED BY 6.40%.



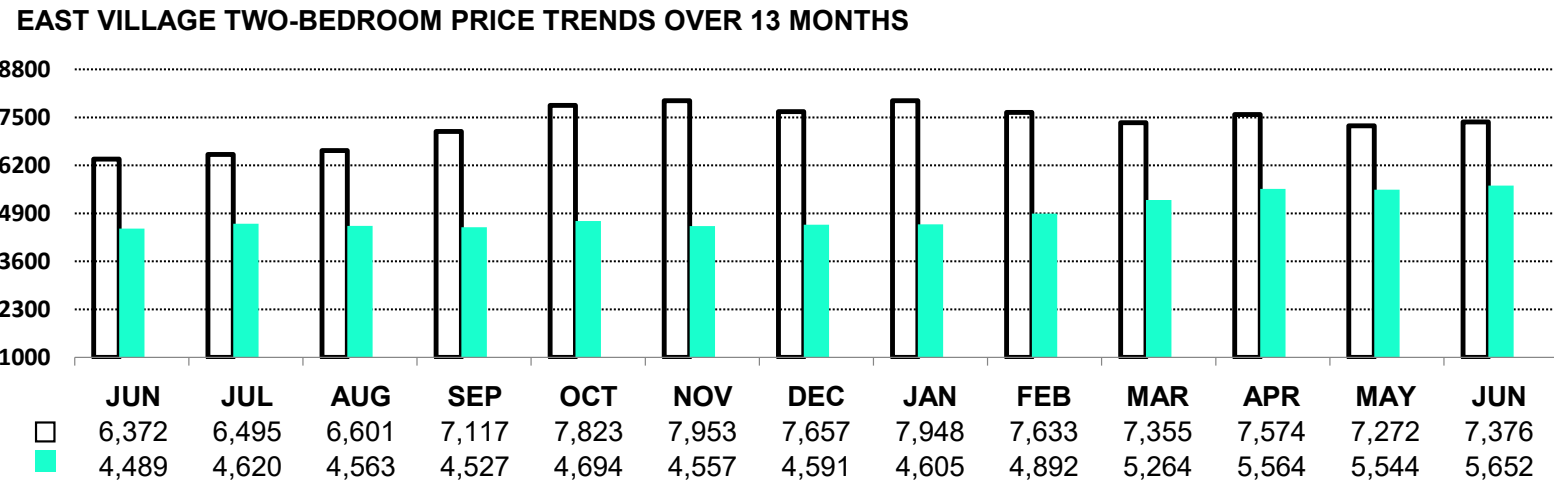
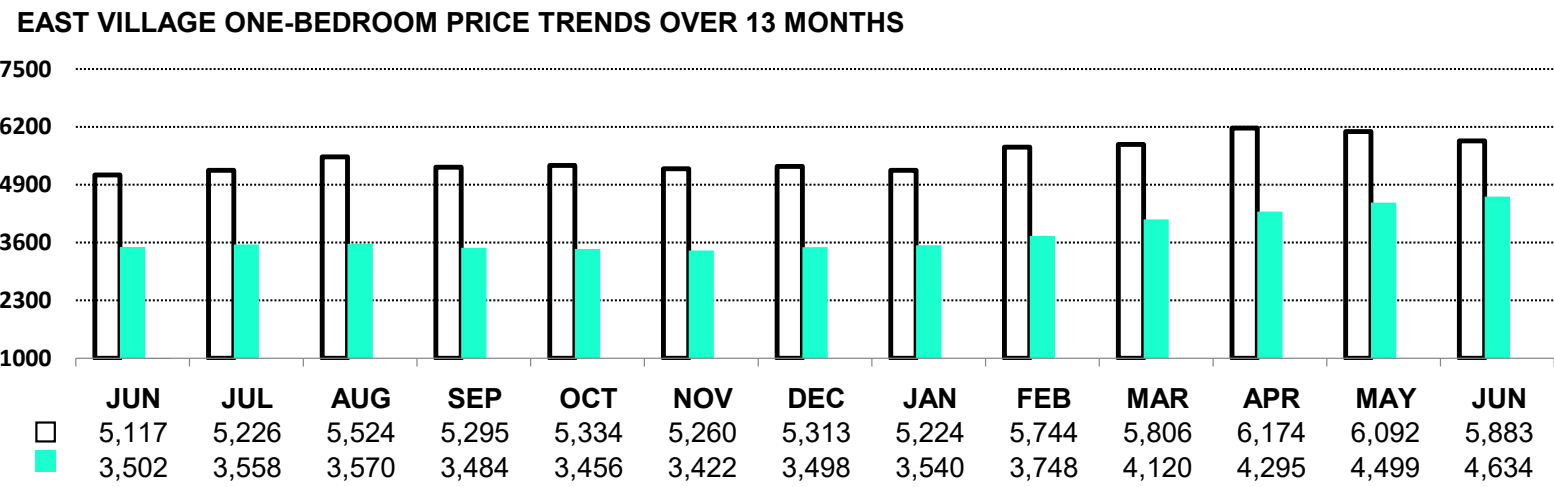
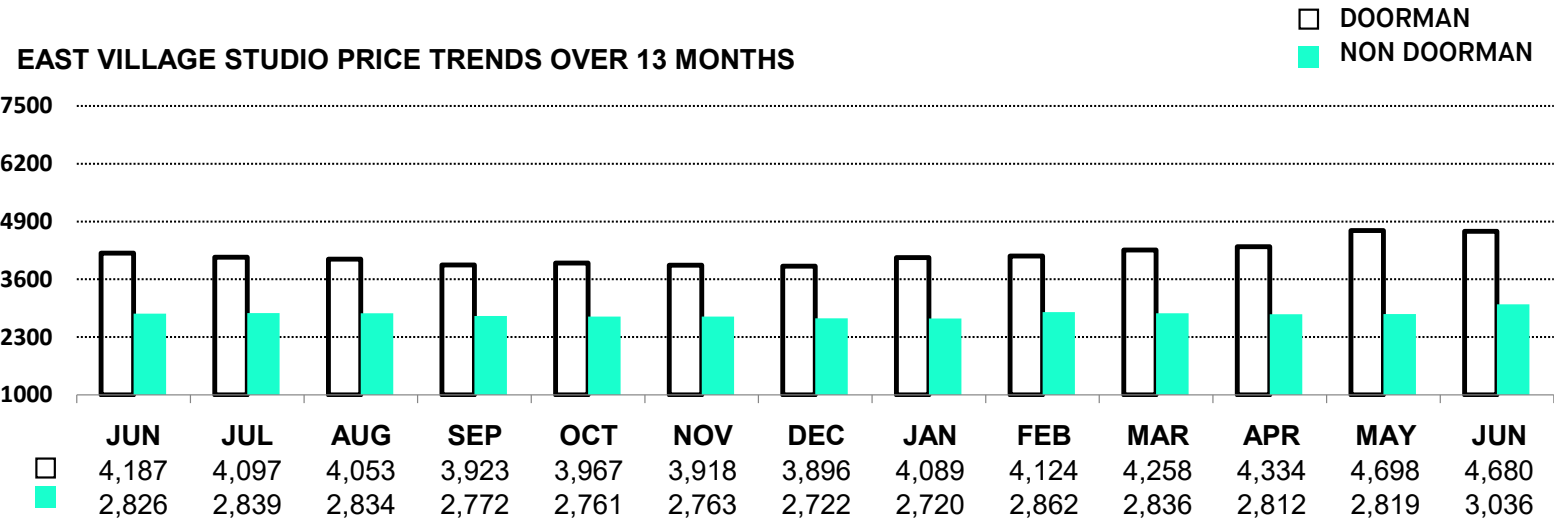
PRICE TRENDS: CHELSEA

MONTH-OVER-MONTH, AVERAGE DOORMAN RENTAL
PRICES HAVE SLIGHTLY DECREASED BY JUST 0.73%,
WHILE NON-DOORMAN RENTS INCREASED BY 3.49%.



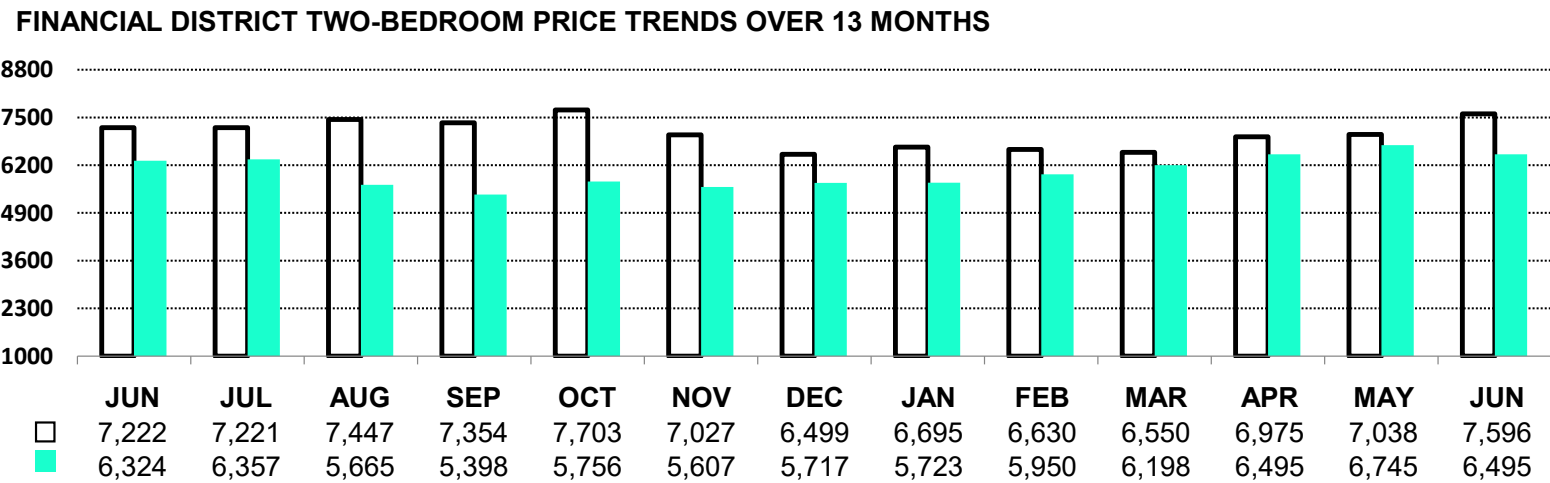
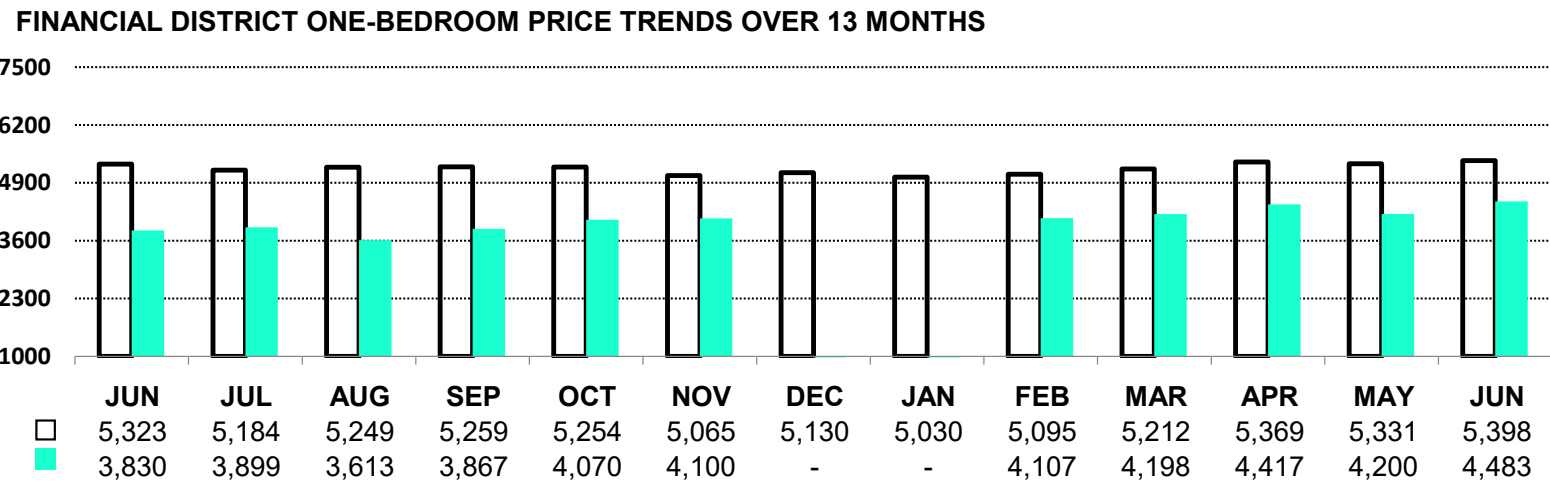
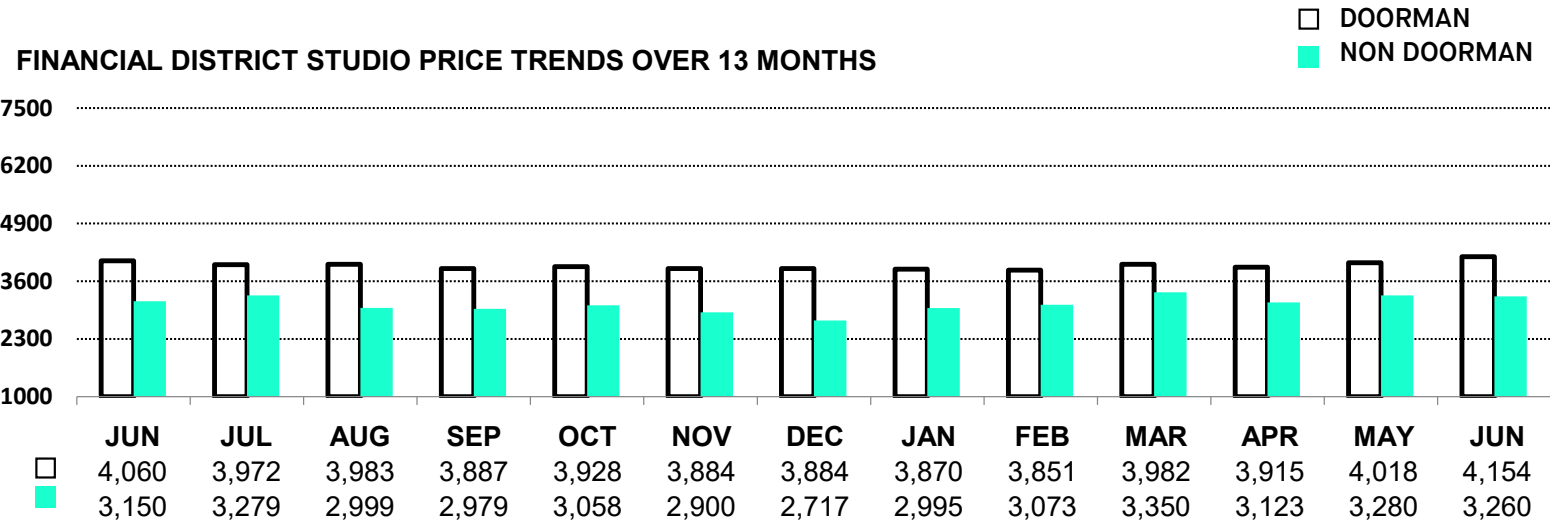
PRICE TRENDS: EAST VILLAGE

DOORMAN RENTS SLIGHTLY DECREASED THIS PAST MONTH BY JUST 0.68%, WHILE NON-DOORMAN RENTS INCREASED BY 3.58%.



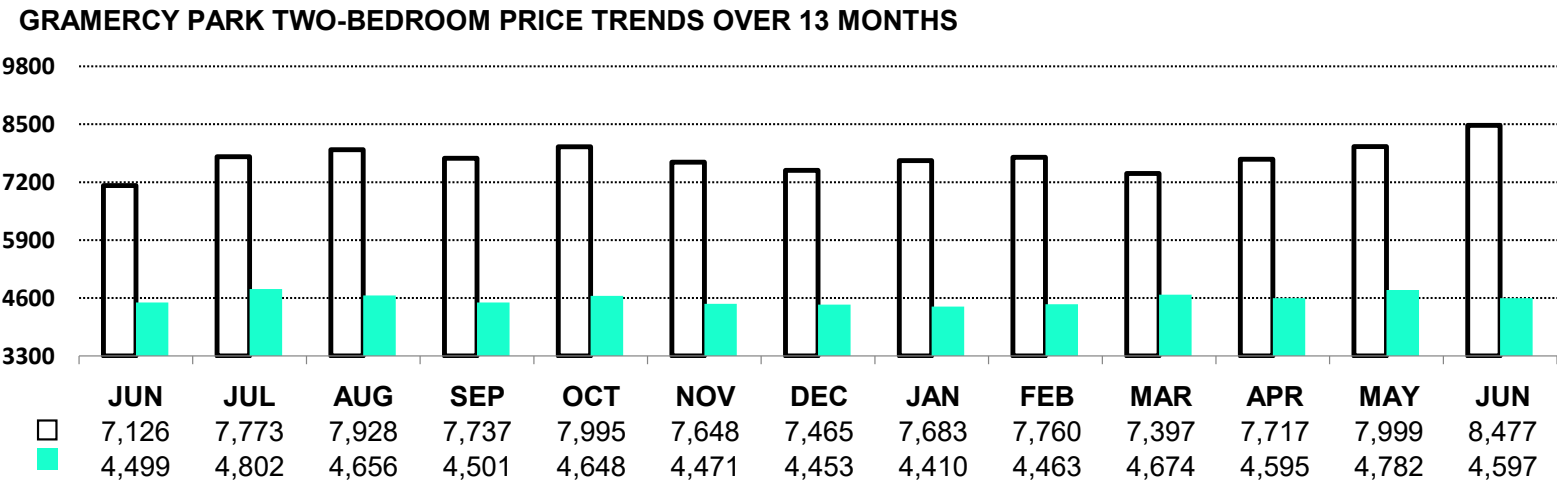
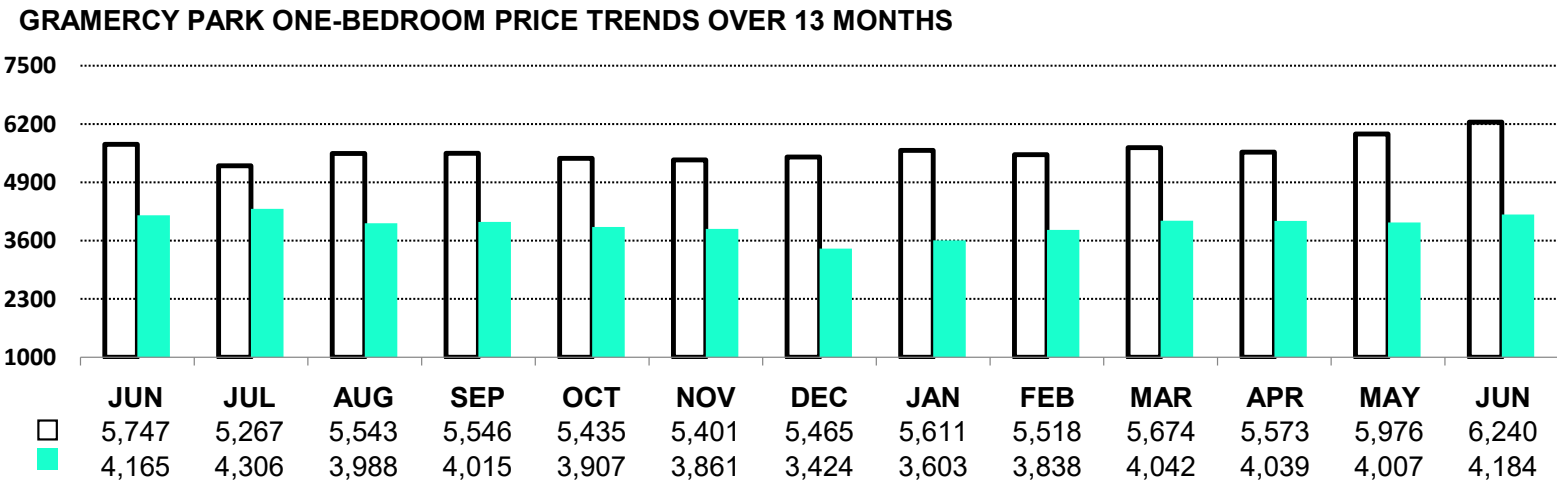
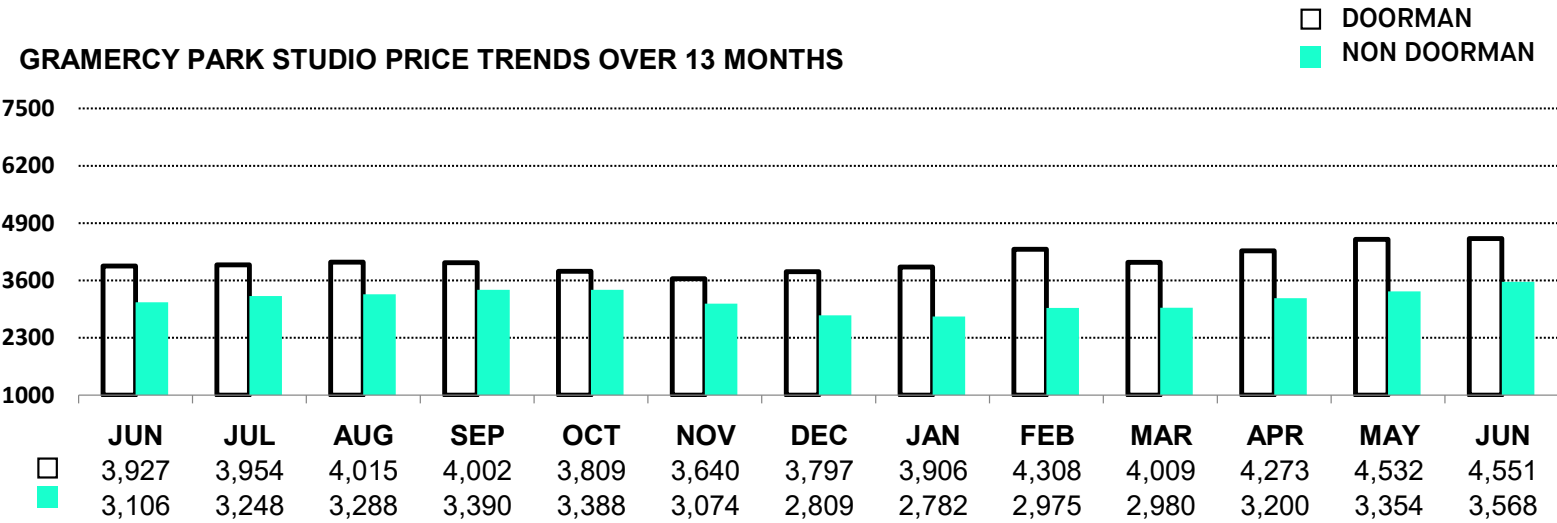
PRICE TRENDS: FINANCIAL DISTRICT

THE AVERAGE RENTAL DOORMAN PRICE INCREASED THIS PAST MONTH BY 4.64%, AND NON-DOORMAN RENTS SLIGHTLY INCREASED BY JUST 0.09%.



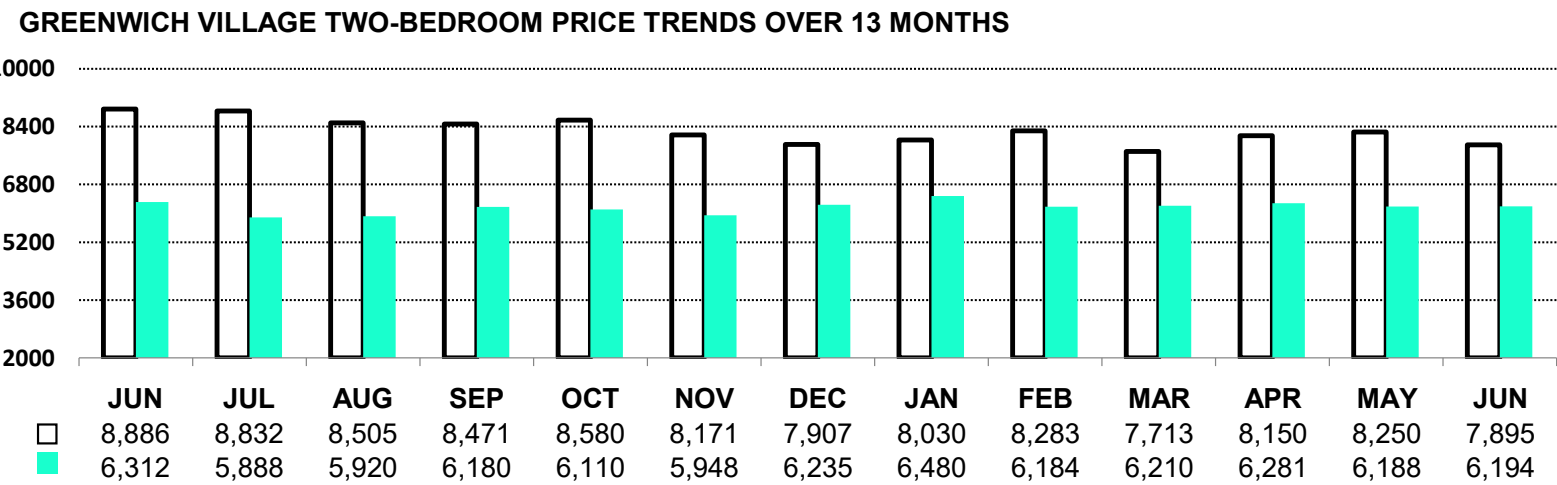
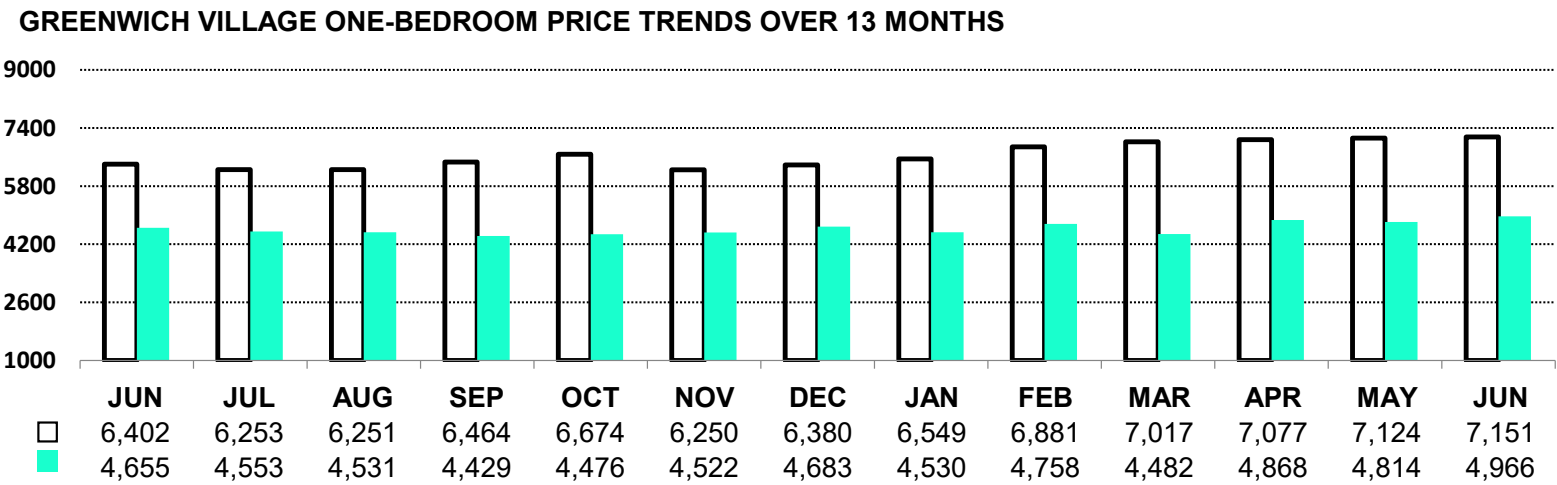
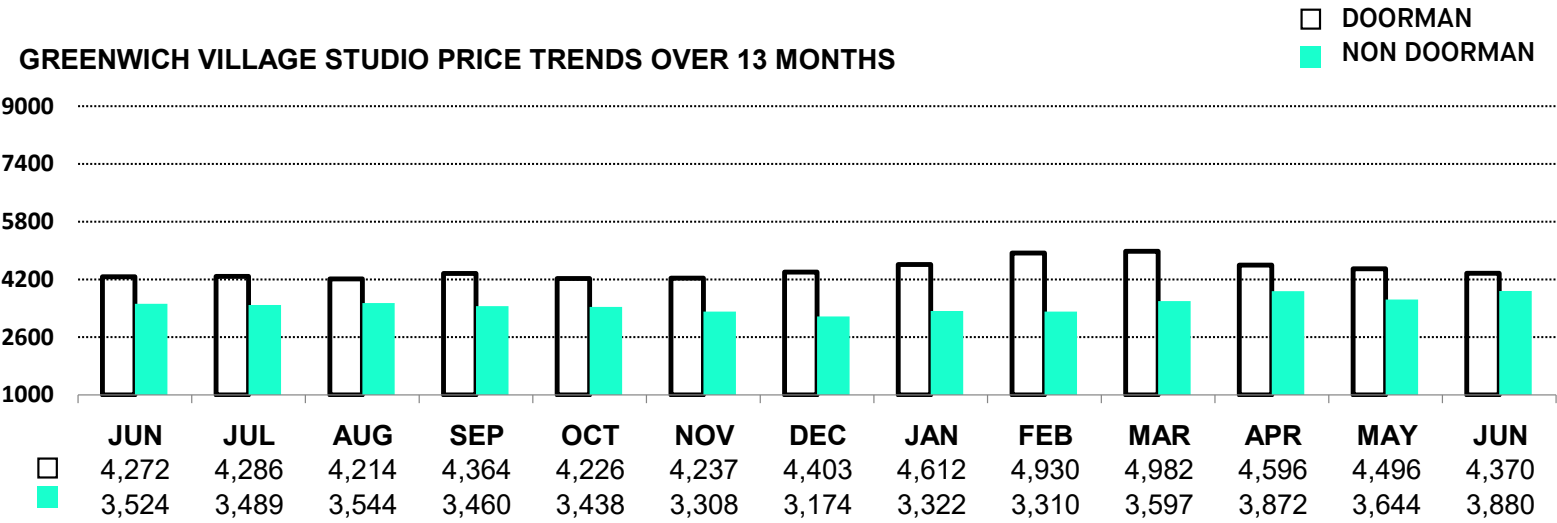
PRICE TRENDS: GRAMERCY PARK

THIS PAST MONTH, THE AVERAGE DOORMAN RENTS INCREASED BY 4.12%, AND NON-DOORMAN RENTS INCREASED BY 1.70%.



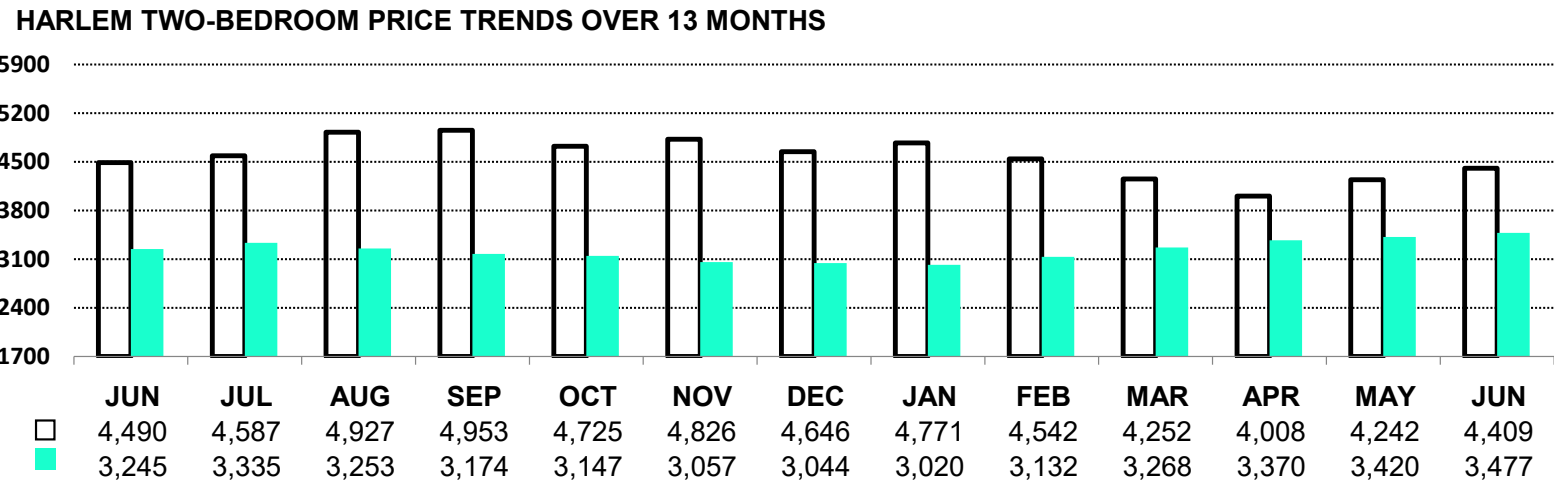
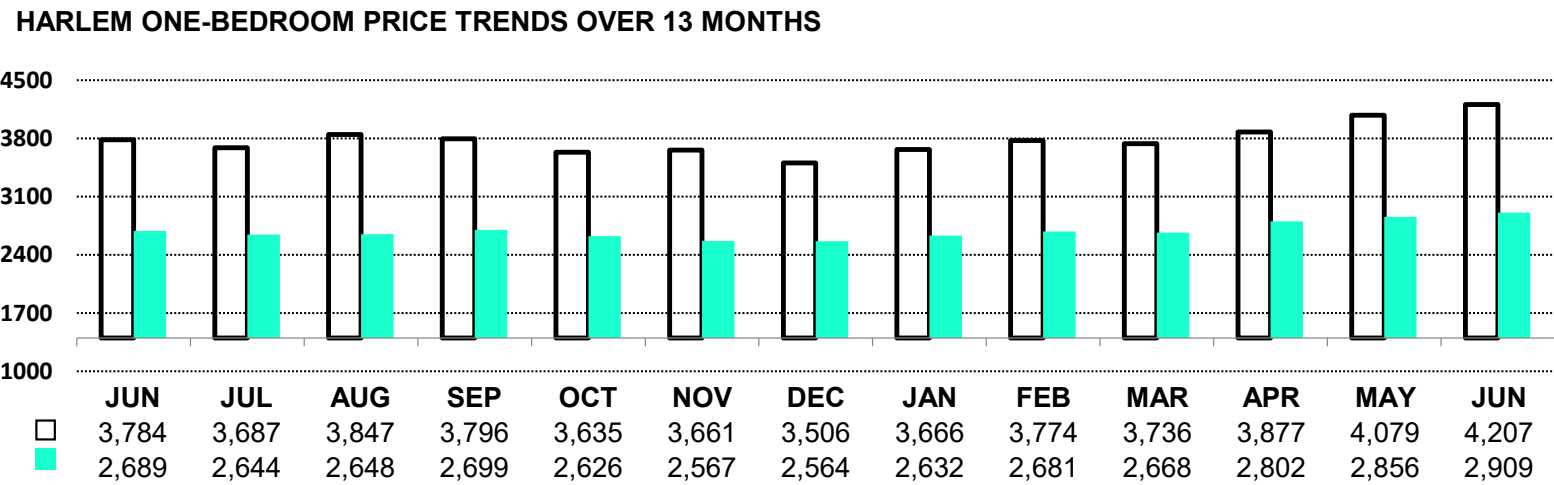
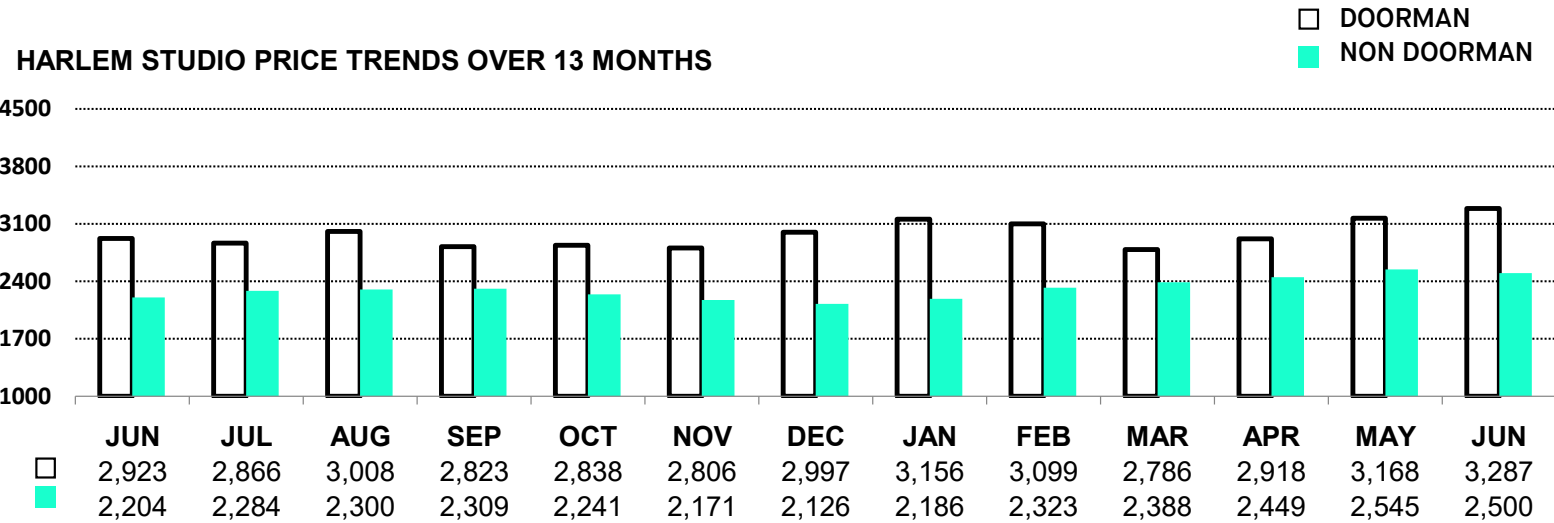
PRICE TRENDS: GREENWICH VILLAGE

DOORMAN RENTS DECREASED BY 2.29% THIS PAST MONTH,
WHILE NON-DOORMAN RENTS INCREASED BY 2.69%.



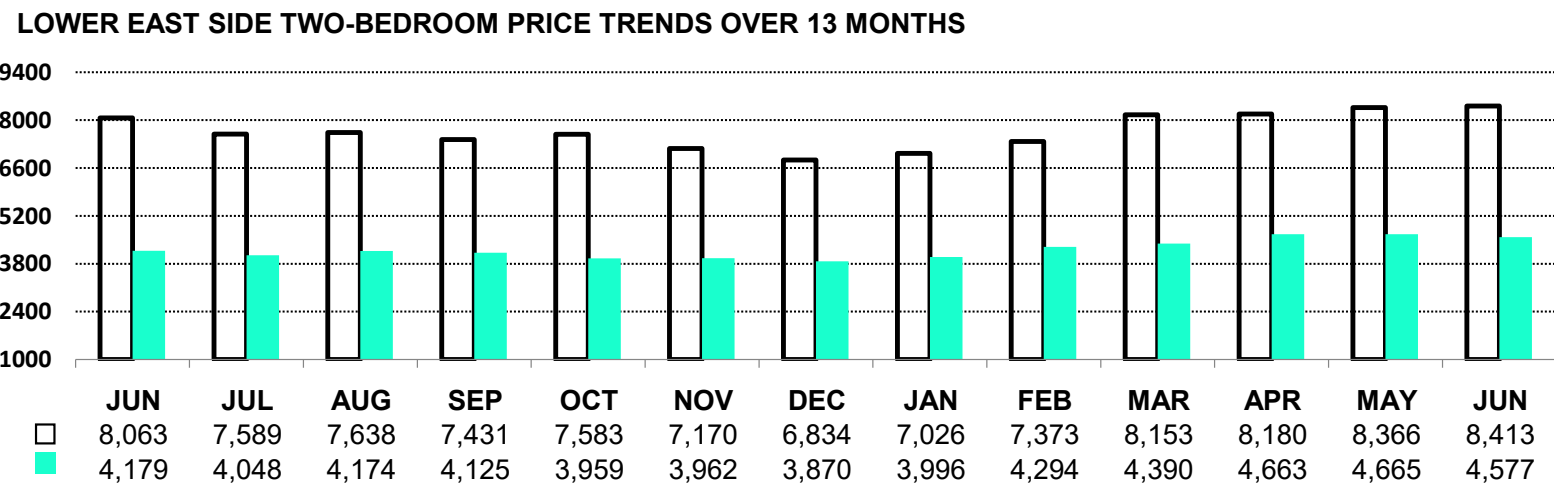
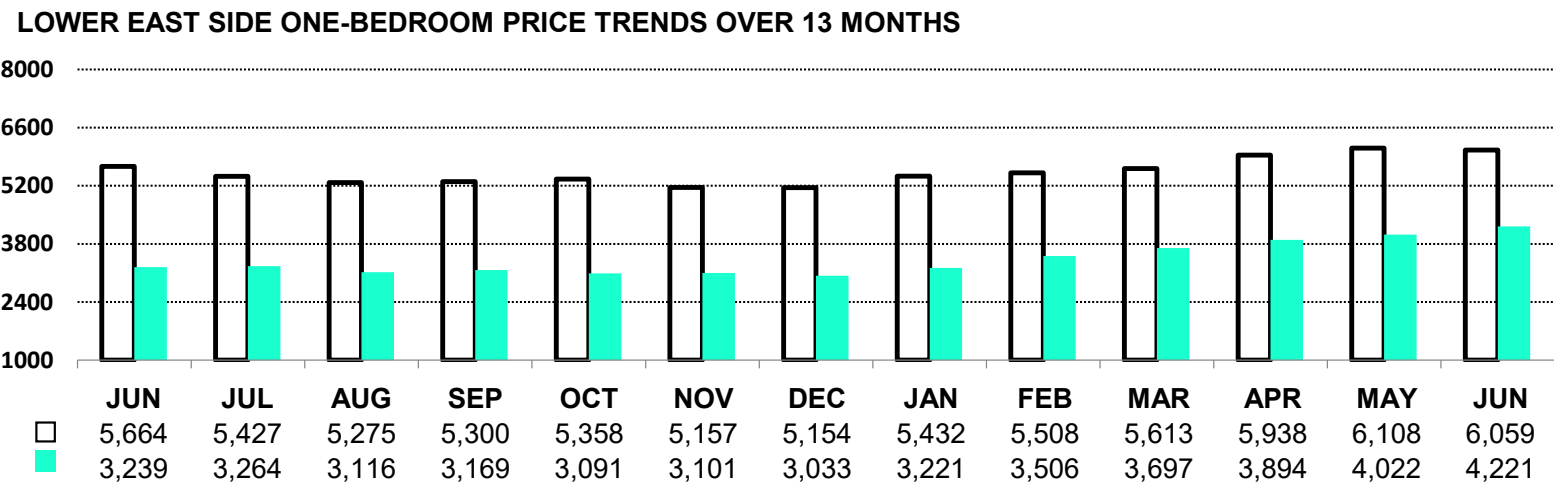
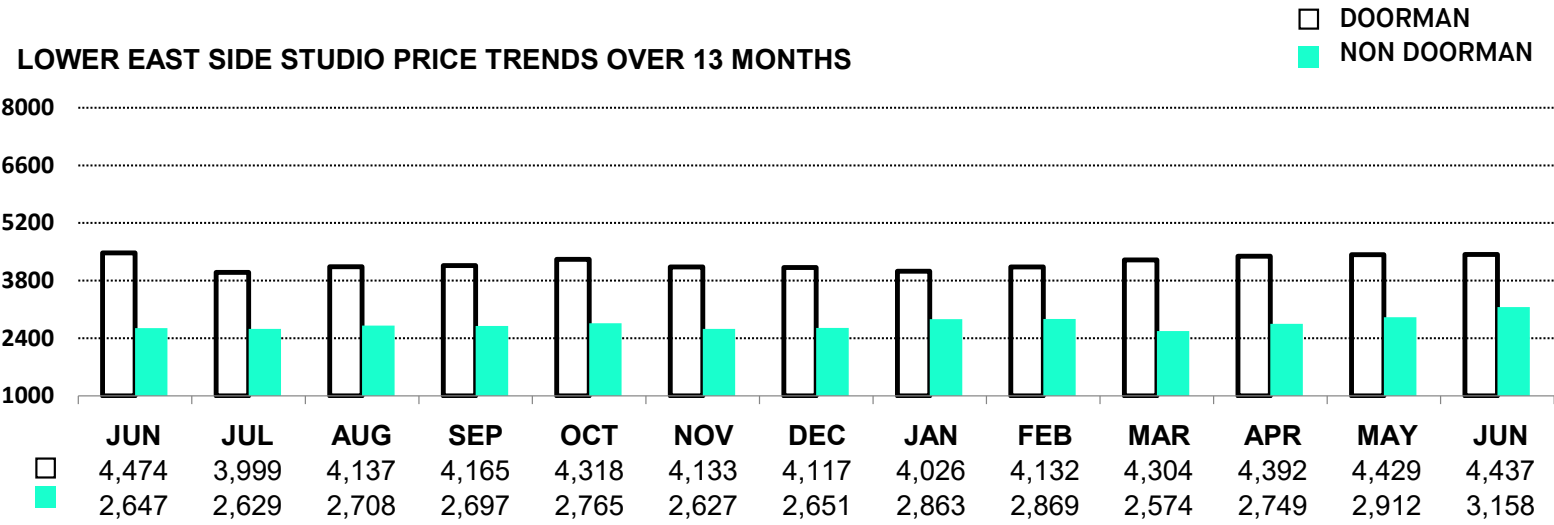
PRICE TRENDS: HARLEM

MONTH-OVER-MONTH, DOORMAN RENTS INCREASED BY 3.60%, AND NON-DOORMAN RENTS SLIGHTLY INCREASED BY JUST 0.73%.



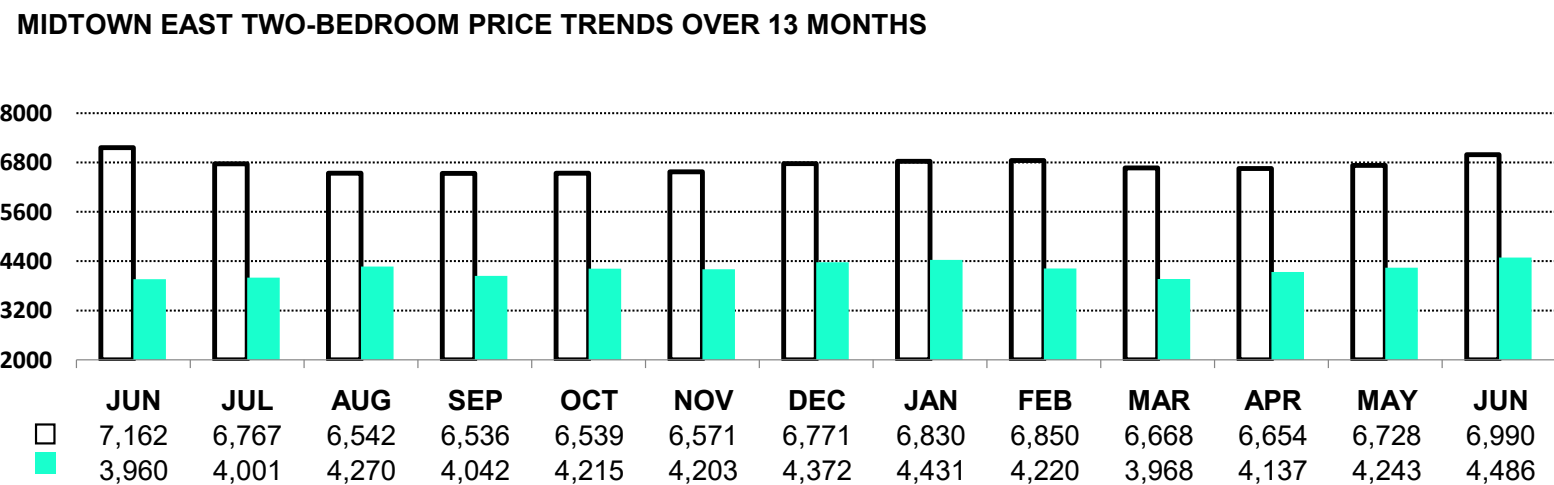
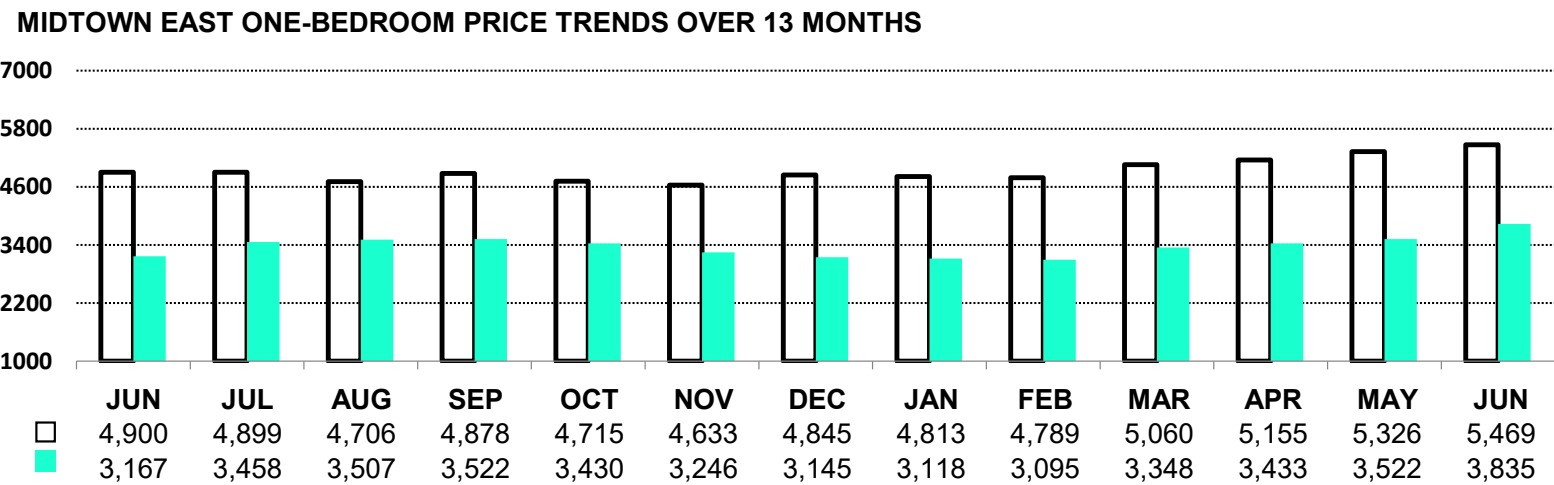
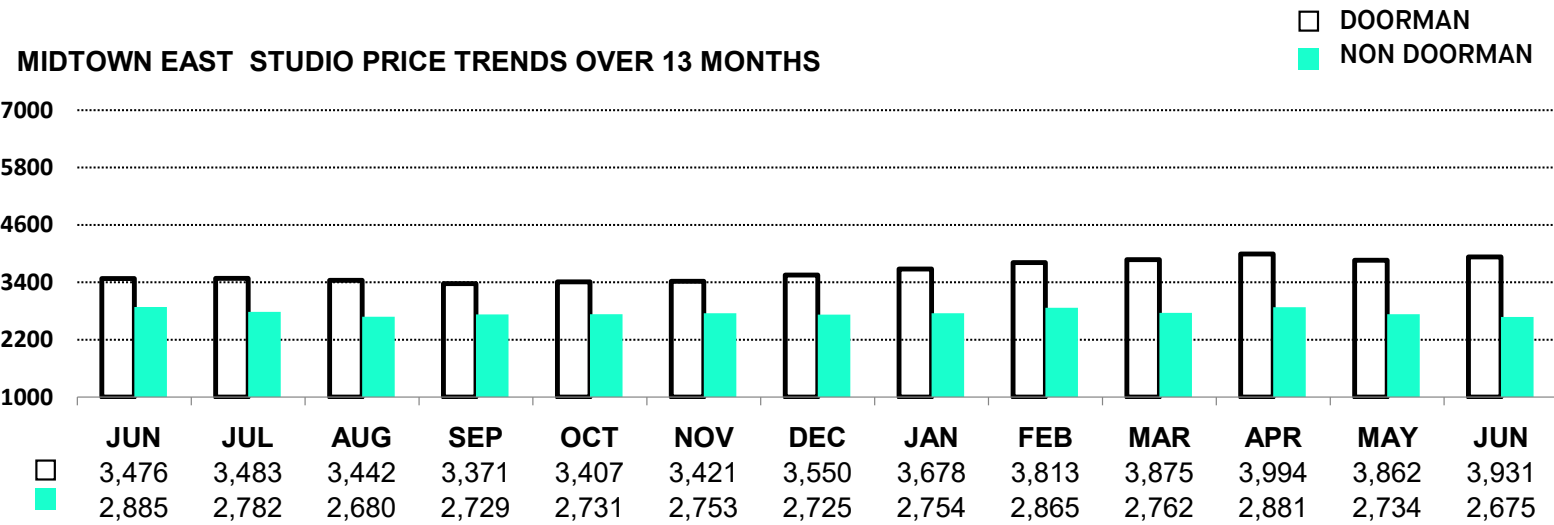
PRICE TRENDS: LOWER EAST SIDE

AVERAGE DOORMAN RENTS SLIGHTLY INCREASED BY JUST 0.04% SINCE LAST MONTH, AND NON-DOORMAN RENTS INCREASED BY 3.08%.



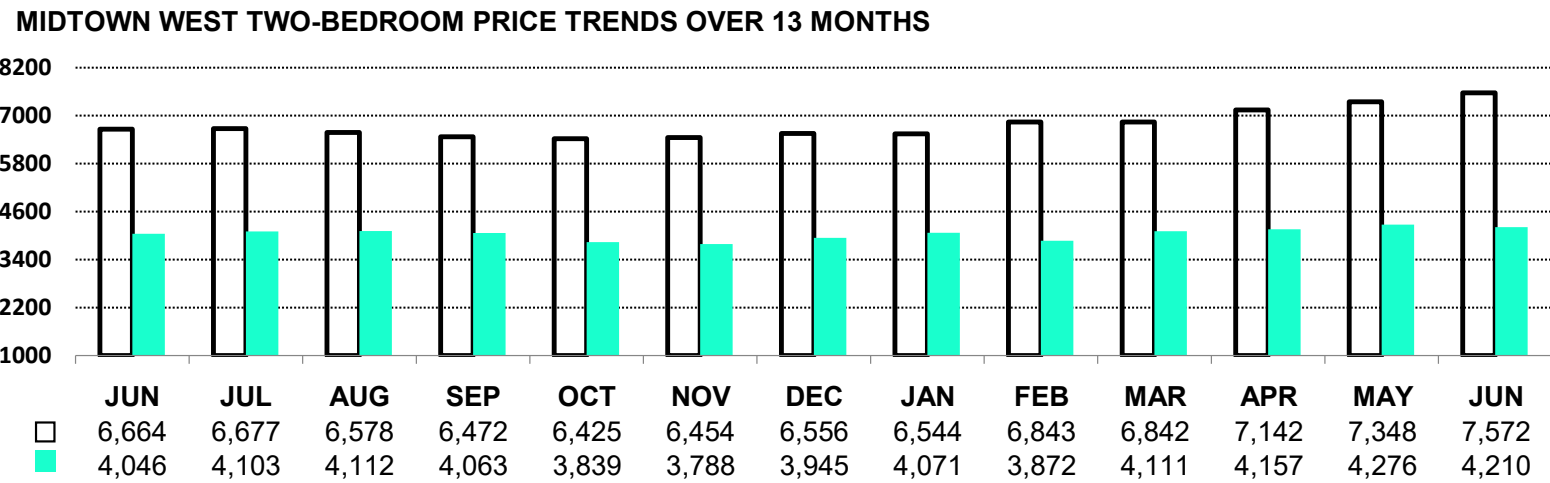
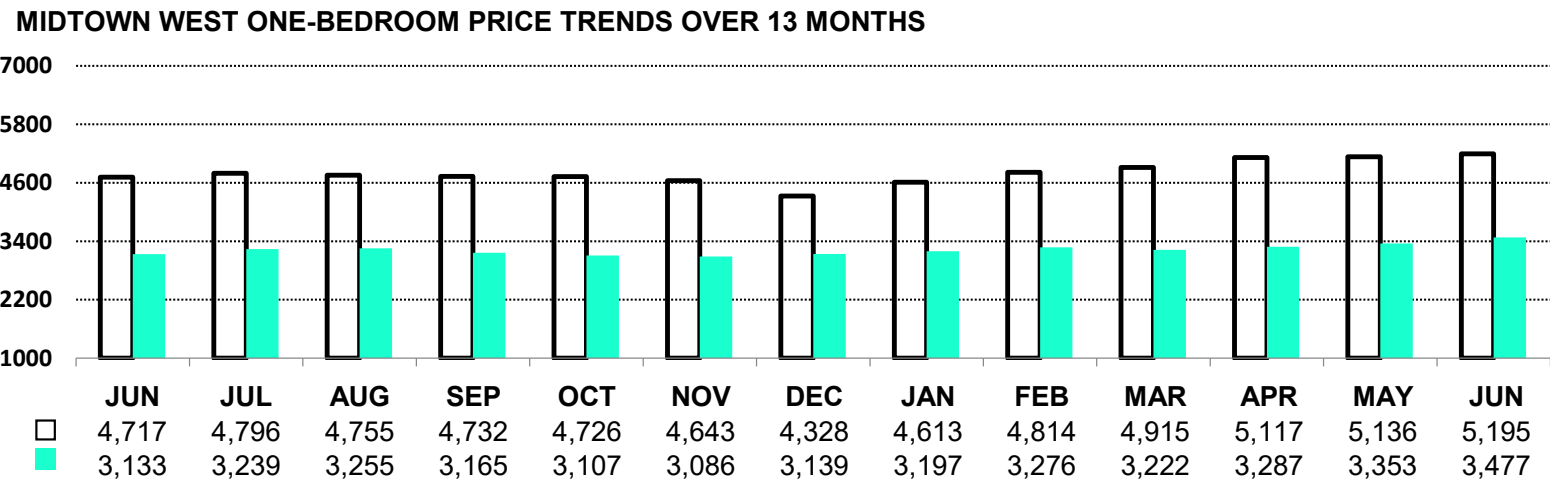
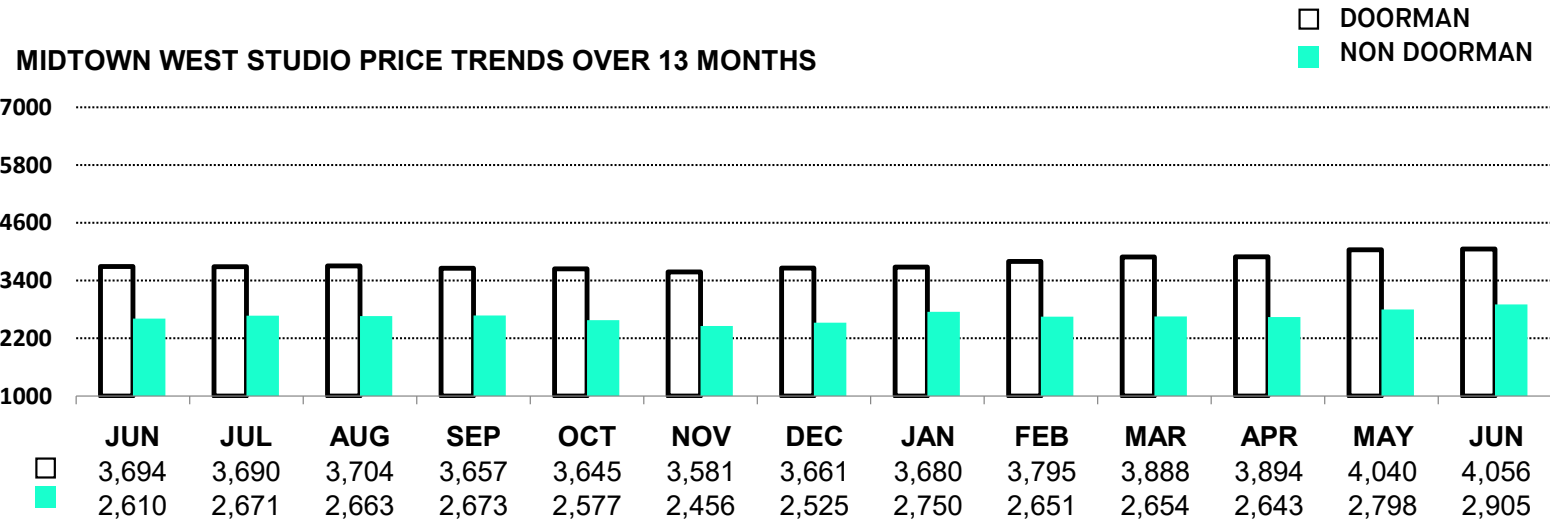
PRICE TRENDS: MIDTOWN EAST

FOR THE MONTH OF JUNE, DOORMAN RENTS INCREASED BY 2.97%, AND NON-DOORMAN RENTS INCREASED BY 4.75%.



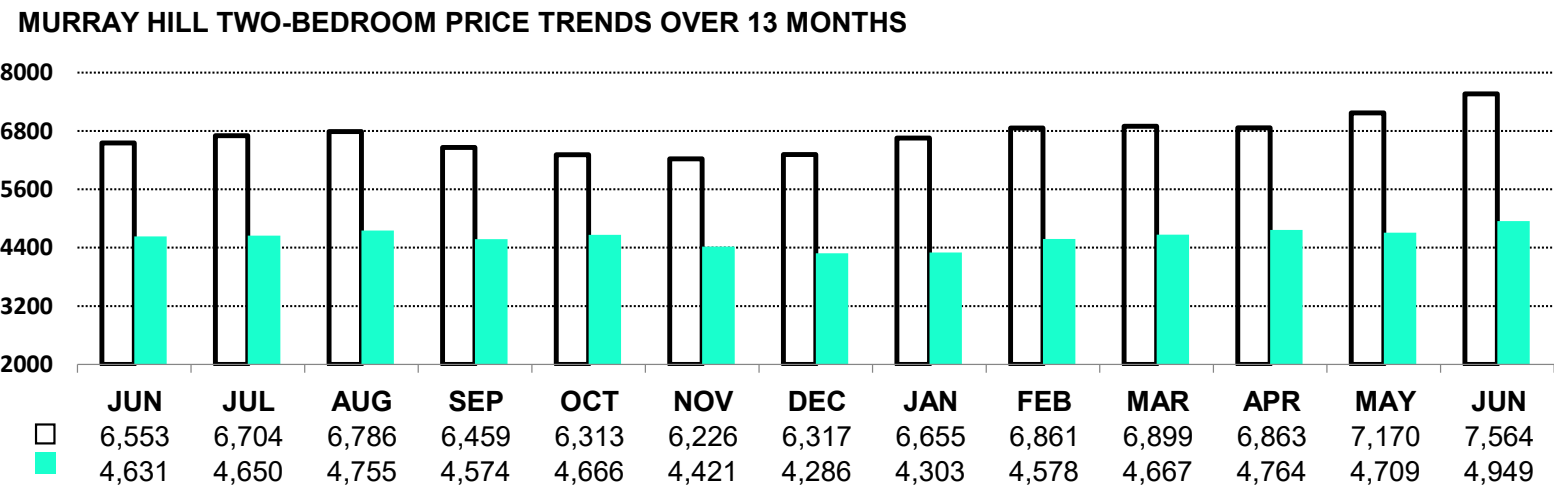
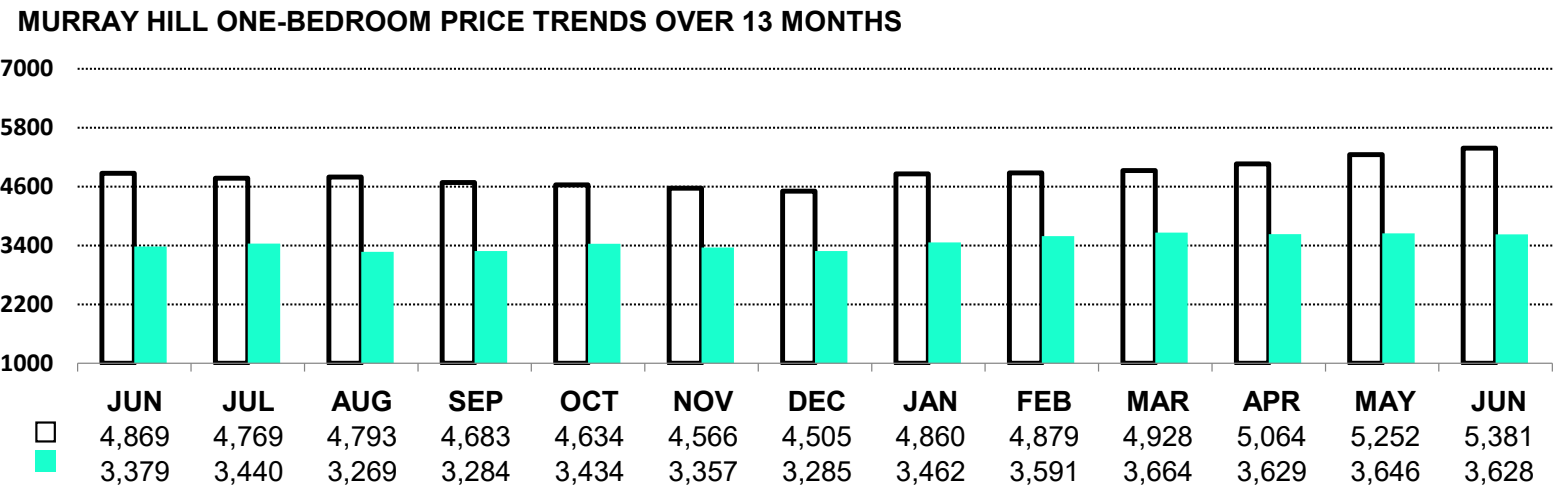
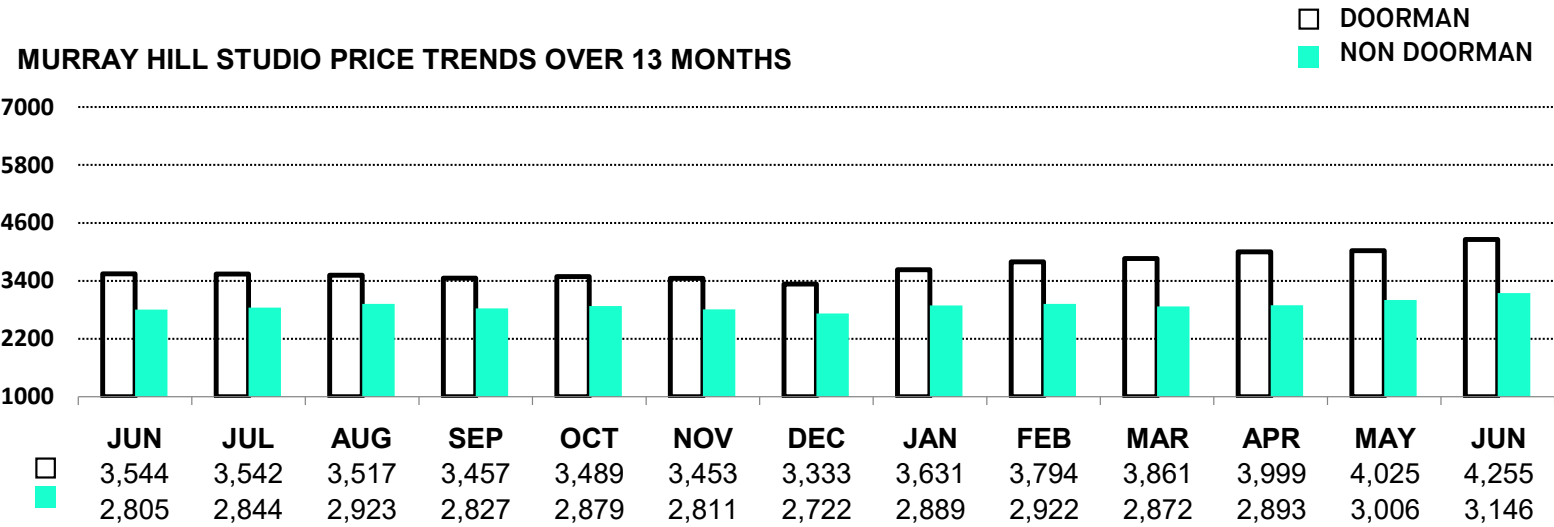
PRICE TRENDS: MIDTOWN WEST

THIS PAST MONTH, THE AVERAGE DOORMAN RENTS INCREASED BY 1.81%, AND NON-DOORMAN RENTS INCREASED BY 1.58%.



PRICE TRENDS: MURRAY HILL

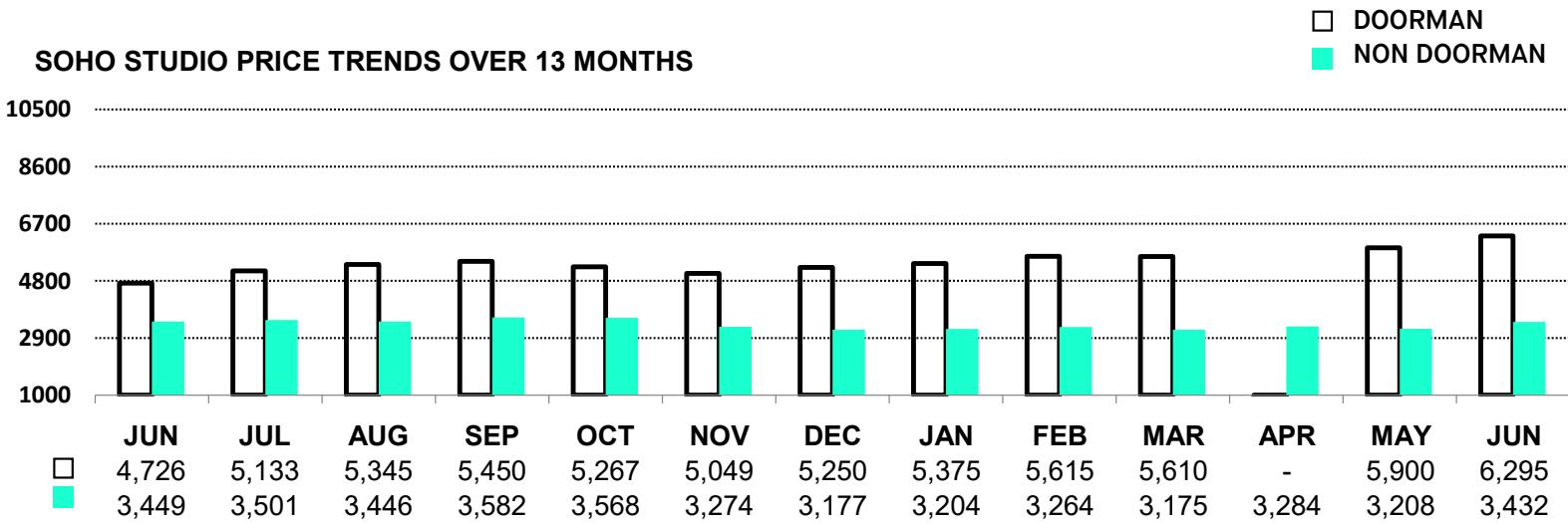
FOR THE MONTH OF JUNE, AVERAGE RENTAL PRICES FOR DOORMAN RENTS INCREASED BY 4.58%, AND NON-DOORMAN RENTS INCREASED BY 3.18%.



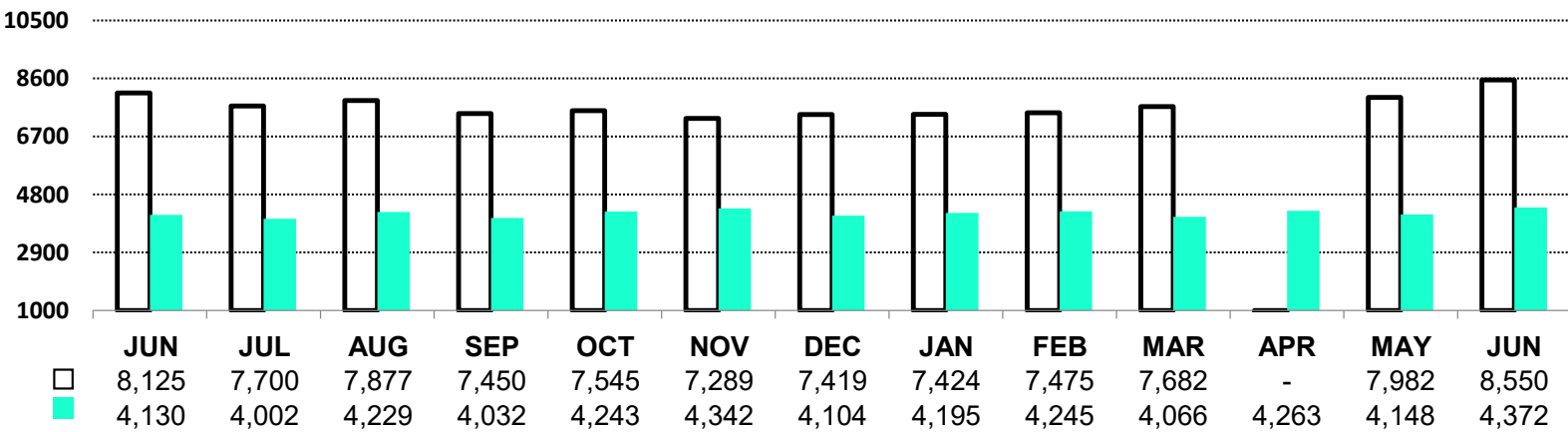
PRICE TRENDS: SOHO

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE FOR A
NON-DOORMAN RENTS INCREASED BY 3.44%.

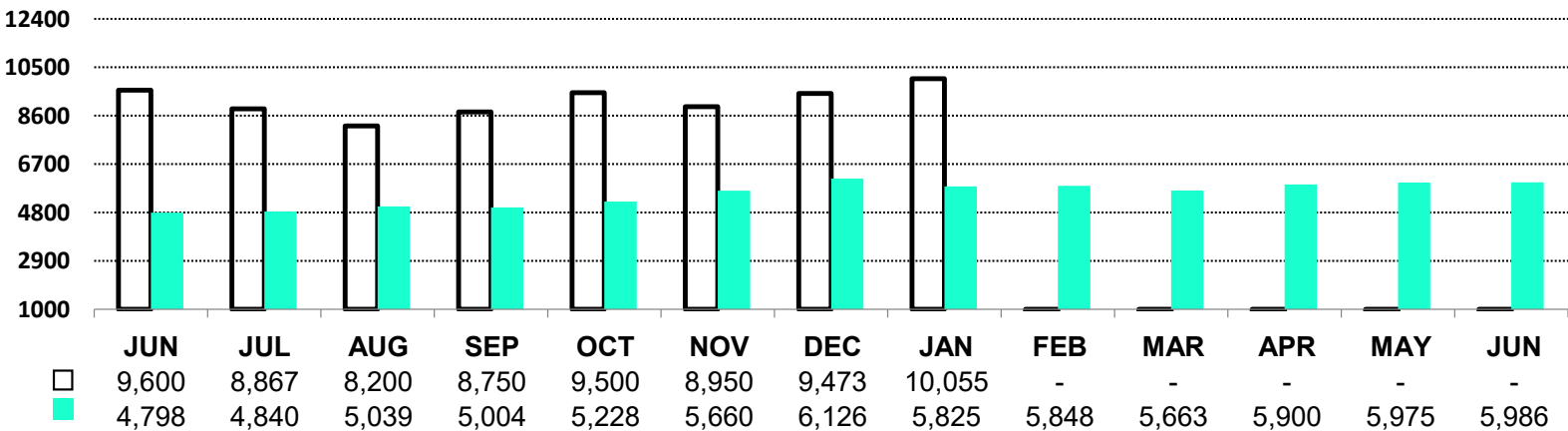
SOHO STUDIO PRICE TRENDS OVER 13 MONTHS



SOHO ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS

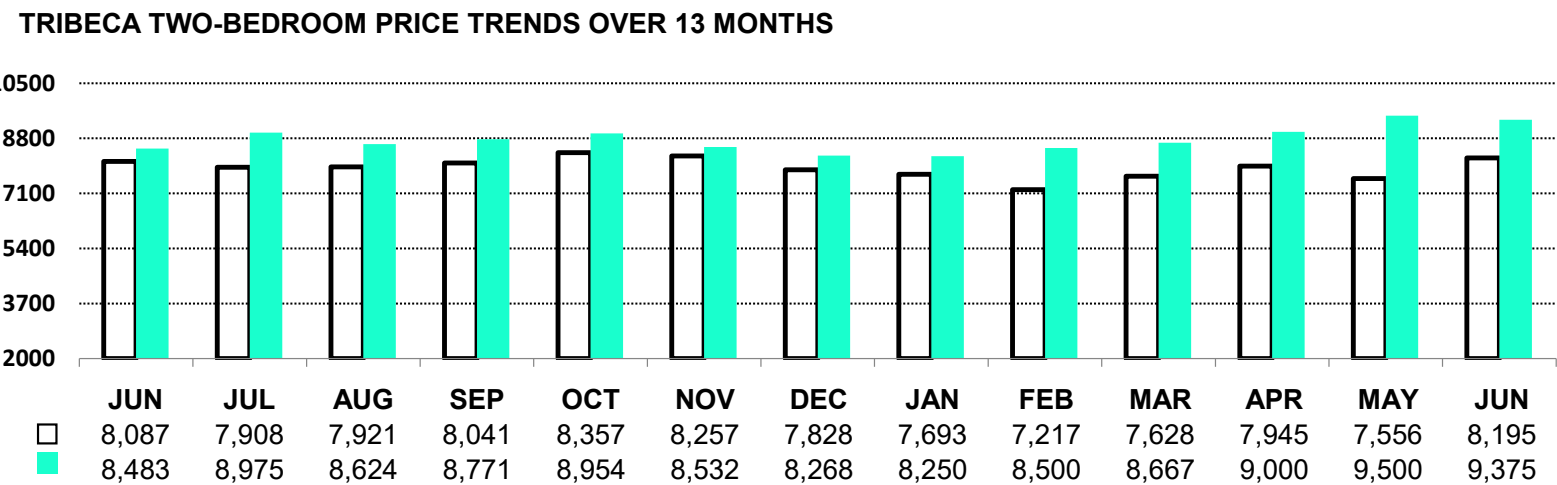
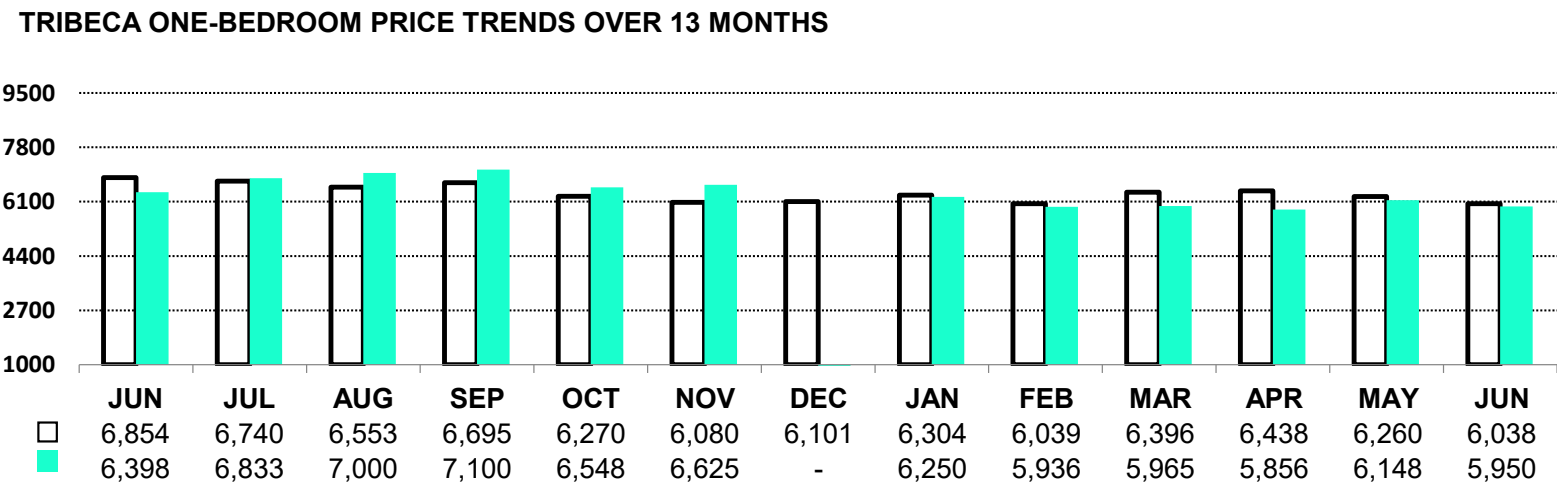
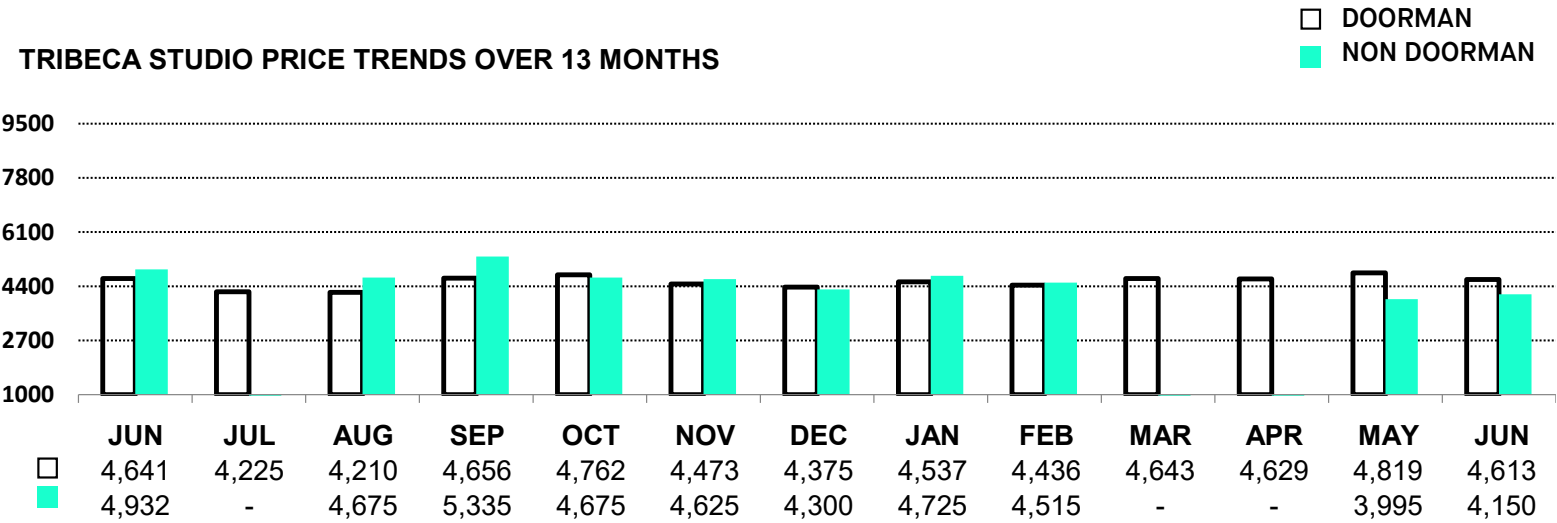


SOHO TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



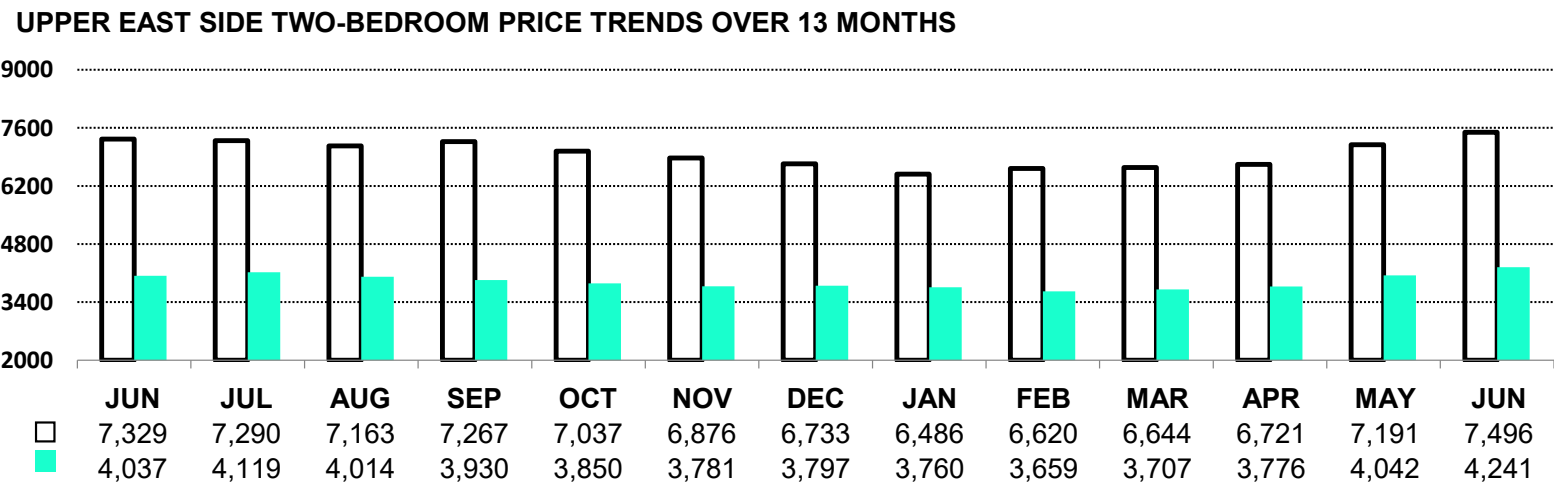
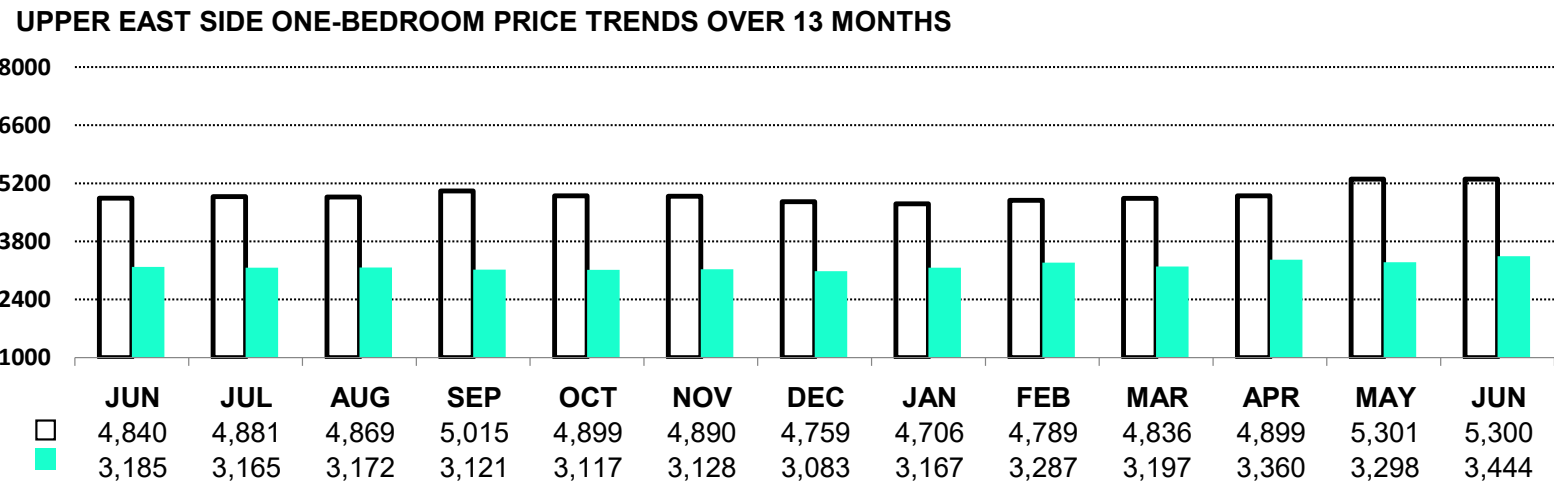
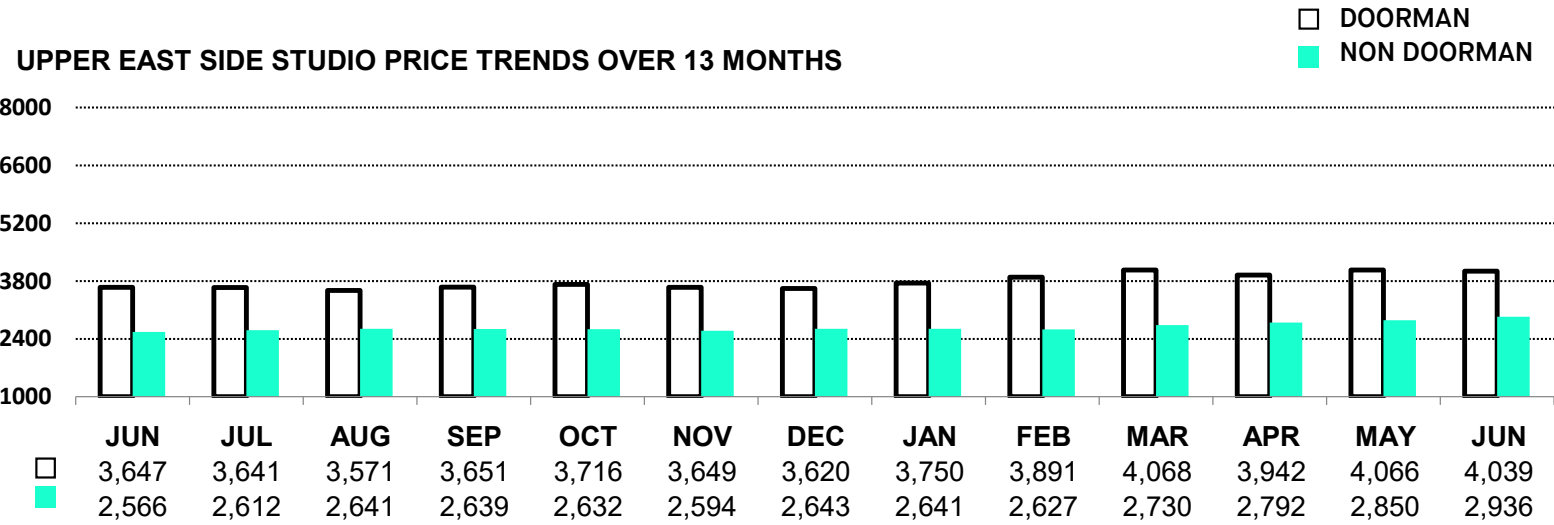
PRICE TRENDS: TRIBECA

THIS PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT INCREASED BY 1.13%, WHILE NON-DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.86%.



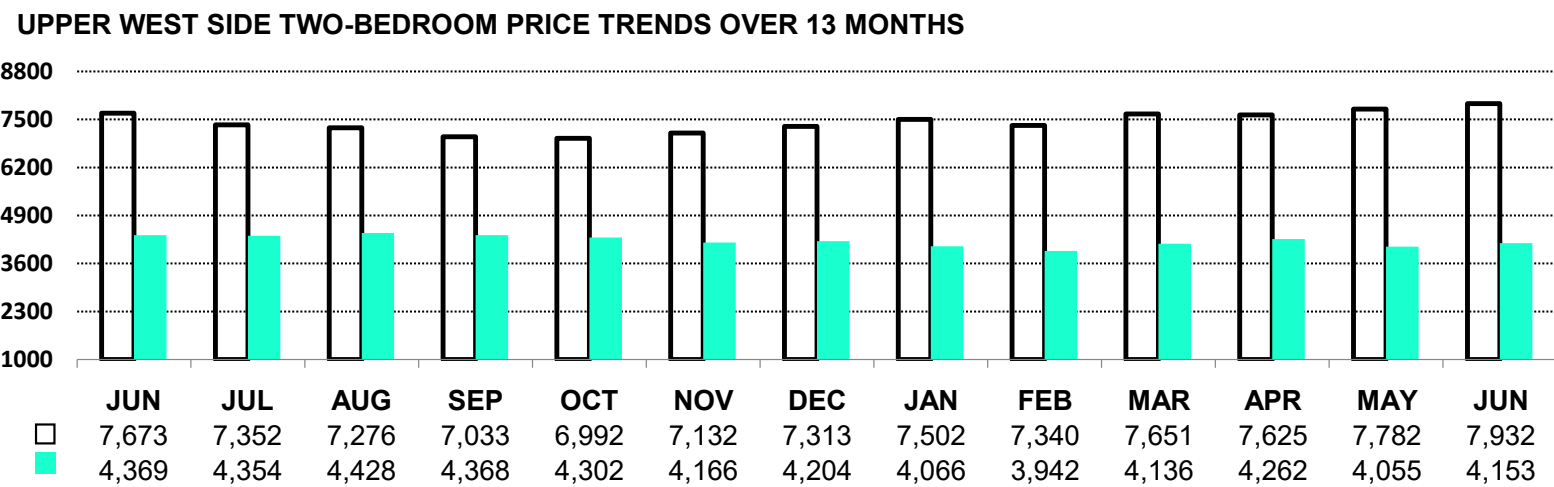
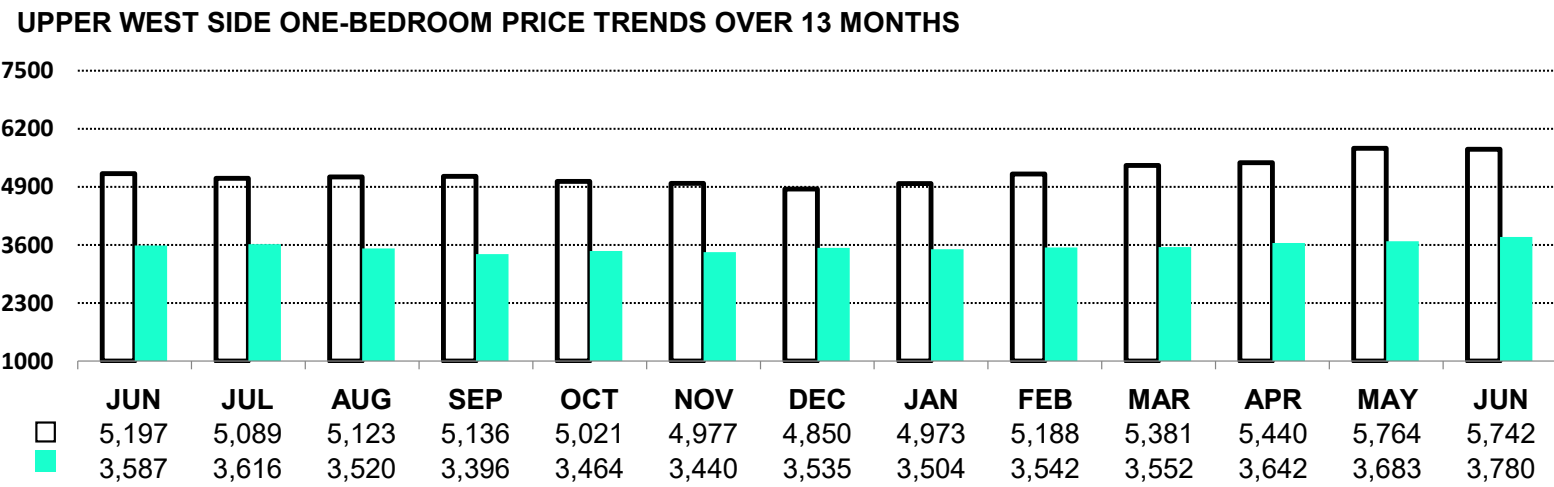
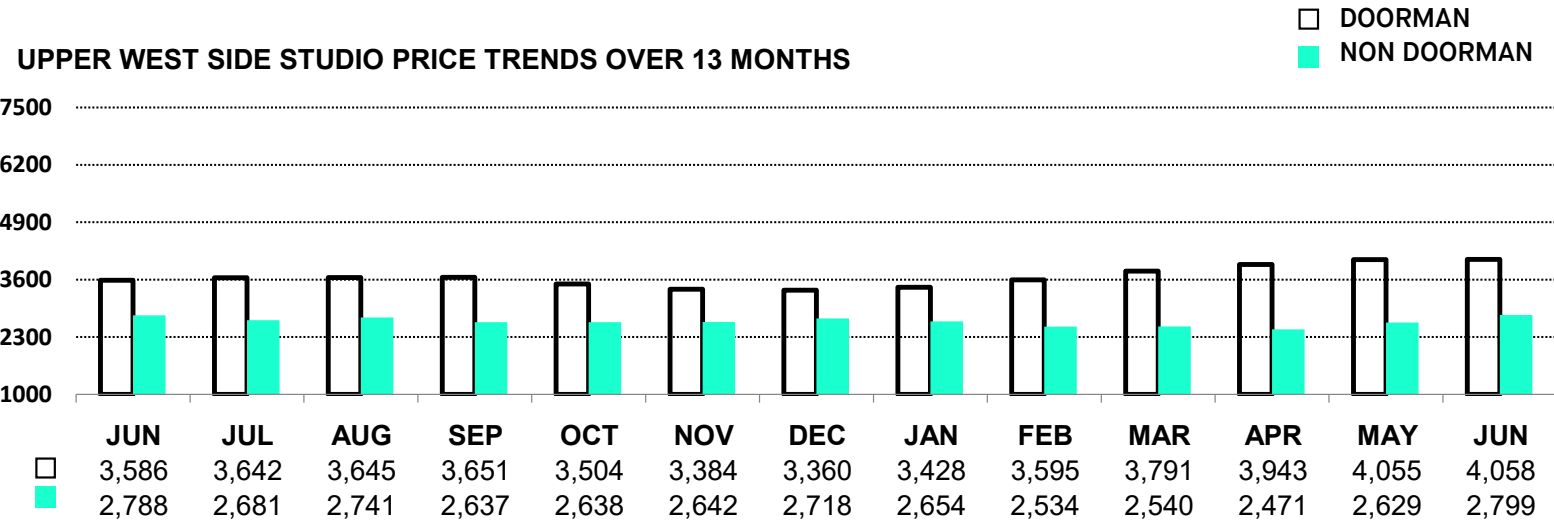
PRICE TRENDS: UPPER EAST SIDE

MONTH-OVER-MONTH, AVERAGE DOORMAN RENTAL PRICES
HAVE INCREASED BY 1.67%, AND NON-DOORMAN RENTS
INCREASED BY 4.23%.



PRICE TRENDS: UPPER WEST SIDE

AVERAGE DOORMAN RENTS THIS MONTH HAVE SLIGHTLY INCREASED BY JUST 0.75%, AND NON-DOORMAN RENTS INCREASED BY 3.52%.



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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WILLIAMSBURG
40 N 6th St
Brooklyn, NY 11249