

**M.N.S**  
REAL ESTATE  
NYC

# MANHATTAN RENTAL MARKET REPORT

MARCH 2026



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# AVERAGE RENT

THE AVERAGE RENT IN MANHATTAN HAS INCREASED THIS MONTH.

# MANHATTAN

**↑0.86%**  
CHANGE

**\$5,057**  
FEBRUARY 2026

**\$5,101**  
MARCH 2026

# A QUICK LOOK

## MANHATTAN

Over the last month, the average rental price in Manhattan increased by 0.86%, from \$5,057 to \$5,101. The average rental price for a non-doorman studio unit increased by 2.81%, from \$3,142 to \$3,230. The average rental price for a non-doorman one-bedroom unit increased by 1.87%, from \$4,135 to \$4,212. The average rental price for a non-doorman two-bedroom unit increased by 1.89%, from \$5,368 to \$5,469. The average rental price for a doorman studio unit increased by 1.33%, from \$4,215 to \$4,271. The average rental price for a one-bedroom doorman unit increased by 1.71%, from \$5,609 to \$5,705. The average rental price for a doorman two-bedroom unit increased by 0.19%, from \$7,290 to \$7,304.

Year-over-year, the average rental price for a non-doorman studio increased by 10.55%, and the average rental price for a doorman studio increased by 2.05%. The average rental price for a non-doorman one-bedroom unit increased by 8.79%, and doorman one-bedroom units saw their average rental price increase by 3.23%. The average rental price for a non-doorman two-bedroom unit increased by 8.47%, while the average rental price for doorman two-bedroom units increased by 3.78%. Overall, the average rental price in Manhattan increased by 4.72% from this time last year.

# NOTABLE TRENDS

# MANHATTAN

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Non-doorman studios	Gramercy \$4,113	Harlem \$2,377
Non-doorman one bedrooms	Financial District \$5,363	Washington Heights/ Inwood \$2,602
Non-doorman two bedrooms	TriBeCa \$9,248	Washington Heights/ Inwood \$3,044

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Doorman studios	Greenwich Village \$5,256	Washington Heights/ Inwood \$2,957
Doorman one bedrooms	SoHo \$7,567	Washington Heights/ Inwood \$3,197
Doorman two bedrooms	Gramercy \$8,748	Washington Heights/ Inwood \$4,305

# WHERE PRICES DECREASED



## BATTERY PARK CITY

Doorman One-Bedroom	-2.80%
Doorman Two-Bedroom	-1.13%

## CHELSEA

Non-Doorman One-Bedroom	-10.74%
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## EAST VILLAGE

Non-Doorman Studios	-3.30%
Non-Doorman One-Bedroom	-0.47%
Non-Doorman Two-Bedroom	-0.77%
Doorman Studios	-3.13%
Doorman One-Bedroom	-1.61%

## FINANCIAL DISTRICT

Non-Doorman Two-Bedroom	-1.56%
Doorman Two-Bedroom	-0.03%

## GREENWICH VILLAGE

Doorman One-Bedroom	-3.56%
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## HARLEM

Non-Doorman Two-Bedroom	-3.25%
Doorman Two-Bedroom	-2.98%

## LOWER EAST SIDE

Doorman Two-Bedroom	-3.49%
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## MIDTOWN EAST

Doorman Studios	-6.24%
Doorman Two-Bedroom	-3.10%

## MIDTOWN WEST

Non-Doorman One-Bedroom	-4.36%
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## SOHO

Non-Doorman Studios	-0.75%
---------------------	--------

## TRIBECA

Non-Doorman One-Bedroom	-2.48%
Non-Doorman Two-Bedroom	-2.66%
Doorman Studios	-2.73%
Doorman Two-Bedroom	-2.54%

## UPPER EAST SIDE

Non-Doorman Two-Bedroom	-1.89%
Doorman One-Bedroom	-3.86%
Doorman Two-Bedroom	-3.21%

## UPPER WEST SIDE

Non-Doorman Studios	-3.17%
Non-Doorman One-Bedroom	-2.48%
Non-Doorman Two-Bedroom	-3.01%

## WASHINGTON HEIGHTS / INWOOD

Non-Doorman One-Bedroom	-1.96%
Doorman Two-Bedroom	-4.00%

# WHERE PRICES INCREASED



## BATTERY PARK CITY

Doorman Studios 2.26%

## CHELSEA

Non-Doorman Studios 0.27%  
Non-Doorman Two-Bedroom 1.67%  
Doorman Studios 3.51%  
Doorman One-Bedroom 1.63%  
Doorman Two-Bedroom 0.60%

## EAST VILLAGE

Doorman Two-Bedroom 2.54%

## FINANCIAL DISTRICT

Non-Doorman Studios 0.00%  
Non-Doorman One-Bedroom 6.28%  
Doorman Studios 1.51%  
Doorman One-Bedroom 2.65%

## GRAMERCY

Non-Doorman Studios 3.83%  
Non-Doorman One-Bedroom 10.24%  
Non-Doorman Two-Bedroom 3.08%  
Doorman Studios 2.92%  
Doorman One-Bedroom 3.29%  
Doorman Two-Bedroom 2.94%

## GREENWICH VILLAGE

Non-Doorman Studios 2.10%  
Non-Doorman One-Bedroom 1.49%  
Non-Doorman Two-Bedroom 8.70%  
Doorman Studios 7.31%  
Doorman Two-Bedroom 7.72%

## HARLEM

Non-Doorman Studios 3.11%  
Non-Doorman One-Bedroom 3.11%  
Doorman Studios 6.04%  
Doorman One-Bedroom 3.95%

## LOWER EAST SIDE

Non-Doorman Studios 8.61%  
Non-Doorman One-Bedroom 9.15%  
Non-Doorman Two-Bedroom 5.63%  
Doorman Studios 0.84%  
Doorman One-Bedroom 3.92%

## MIDTOWN EAST

Non-Doorman Studios 2.02%  
Non-Doorman One-Bedroom 7.14%  
Non-Doorman Two-Bedroom 11.23%  
Doorman One-Bedroom 2.18%

## MIDTOWN WEST

Non-Doorman Studios 0.89%  
Non-Doorman Two-Bedroom 2.57%  
Doorman Studios 0.36%  
Doorman One-Bedroom 3.92%  
Doorman Two-Bedroom 3.91%

## MURRAY HILL

Non-Doorman Studios 4.07%  
Non-Doorman One-Bedroom 4.28%  
Non-Doorman Two-Bedroom 2.27%  
Doorman Studios 1.27%  
Doorman One-Bedroom 2.18%  
Doorman Two-Bedroom 0.51%

## SOHO

Non-Doorman One-Bedroom 6.01%  
Non-Doorman Two-Bedroom 5.48%  
Doorman Studio 0.00%  
Doorman One-Bedroom 8.87%  
Doorman Two-Bedroom 0.00%

## TRIBECA

Non-Doorman Studios 0.00%  
Doorman One-Bedroom 3.63%

## UPPER EAST SIDE

Non-Doorman Studios 0.18%  
Non-Doorman One-Bedroom 2.91%  
Doorman Studios 2.37%

## UPPER WEST SIDE

Doorman Studios 2.28%  
Doorman One-Bedroom 0.99%  
Doorman Two-Bedroom 2.13%

## WASHINGTON HEIGHTS / INWOOD

Non-Doorman Studios 1.04%  
Non-Doorman Two-Bedroom 2.79%  
Doorman Studios 3.40%  
Doorman One-Bedroom 2.09%

# MANHATTAN AVERAGE PRICE

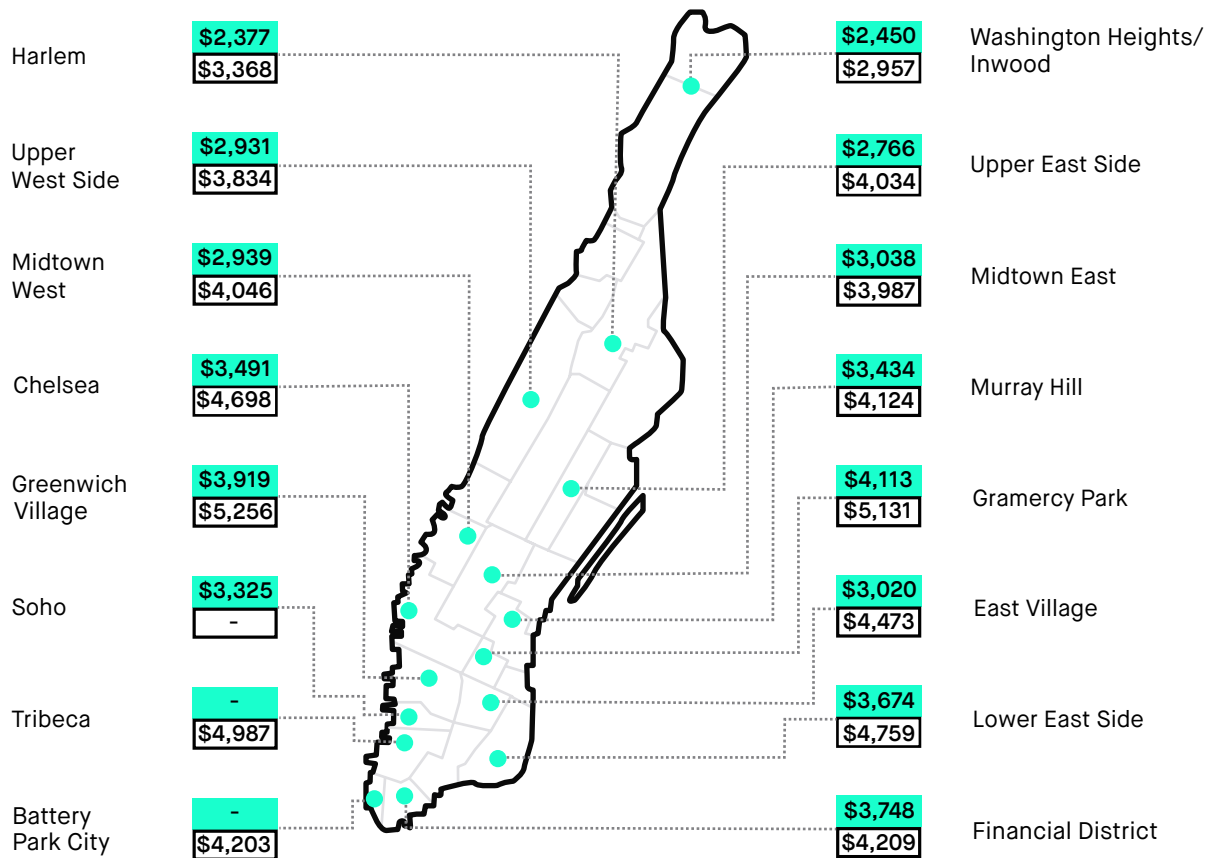
## STUDIOS



**\$4,271**  
**DOORMAN**



**\$3,230**  
**NON-DOORMAN**



# MANHATTAN AVERAGE PRICE

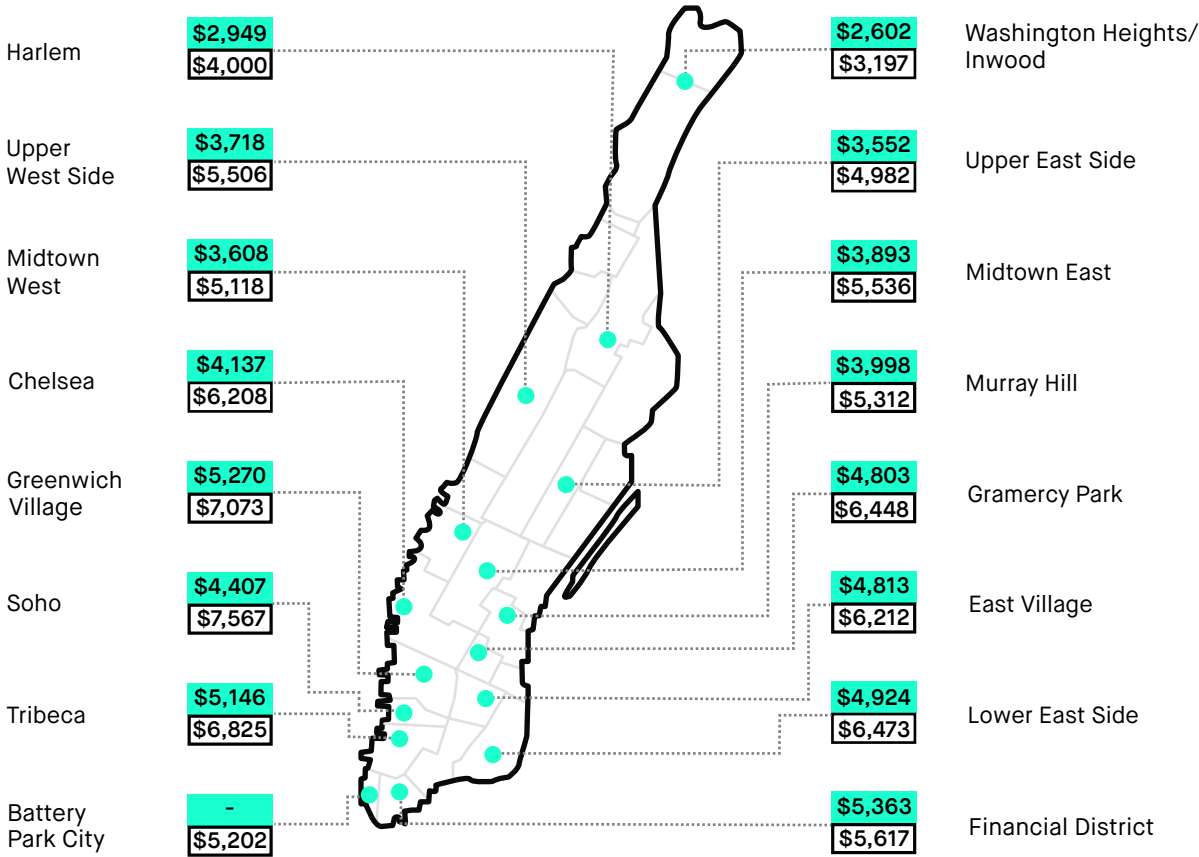
## 1 BEDROOM



**\$5,705**  
**DOORMAN**



**\$4,212**  
**NON-DOORMAN**



# MANHATTAN AVERAGE PRICE

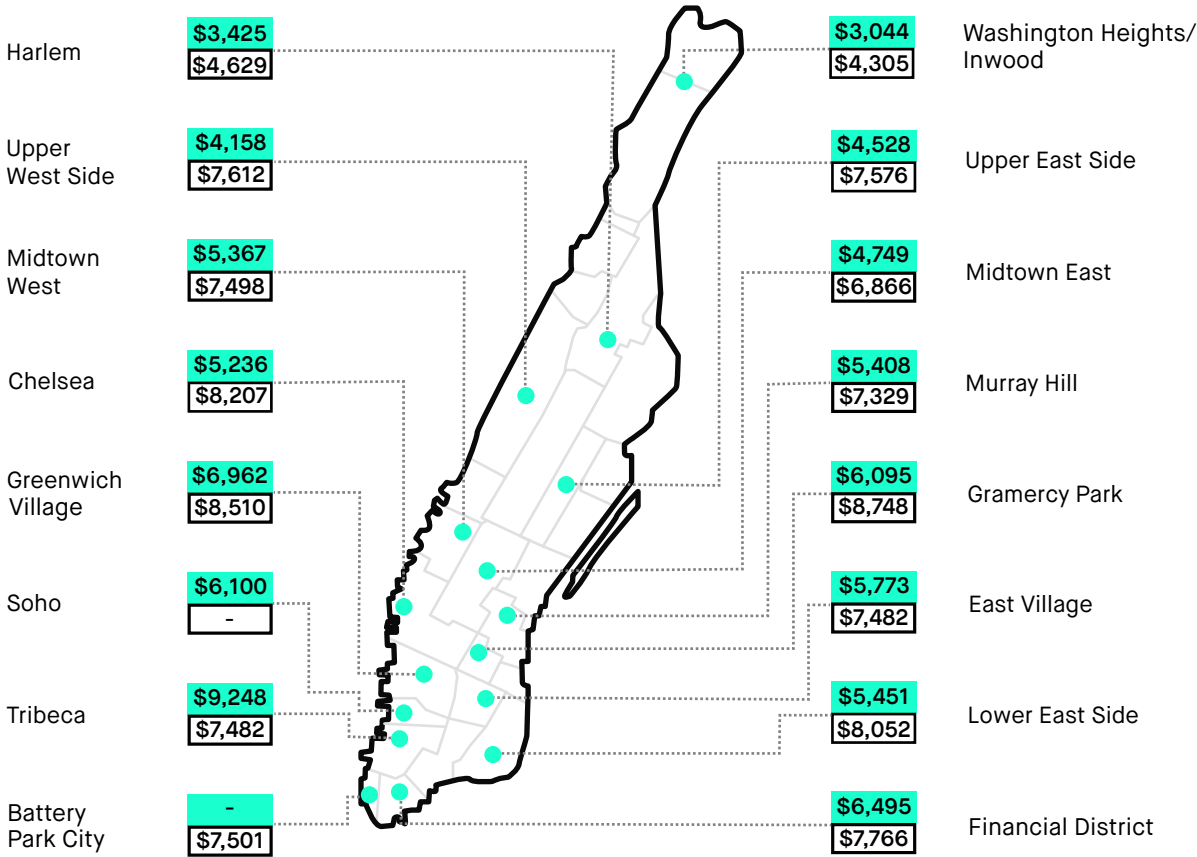
## 2 BEDROOM



**\$7,304**  
**DOORMAN**



**\$5,469**  
**NON-DOORMAN**



# A QUICK LOOK

CHANGE BY NEIGHBORHOOD

## YEAR OVER YEAR

<b>BATTERY PARK CITY</b>	↑ 4.82%	<b>GREENWICH VILLAGE</b>	↑ 8.79%	<b>MURRAY HILL</b>	↑ 10.10%
<b>CHELSEA</b>	↑ 2.56%	<b>HARLEM</b>	↑ 8.63%	<b>SOHO</b>	↑ 2.11%
<b>EAST VILLAGE</b>	↑ 7.21%	<b>LOWER EAST SIDE</b>	↑ 16.02%	<b>TRIBECA</b>	↑ 1.17%
<b>FINANCIAL DISTRICT</b>	↑ 12.57%	<b>MIDTOWN EAST</b>	↑ 9.30%	<b>UPPER EAST SIDE</b>	↑ 1.43%
<b>GRAMERCY</b>	↑ 22.80%	<b>MIDTOWN WEST</b>	↑ 11.48%	<b>UPPER WEST SIDE</b>	↓ 2.89%

# PRICE CHANGES

MANHATTAN RENTS:  
MARCH 2025 VS. MARCH 2026

# PRICE CHANGES

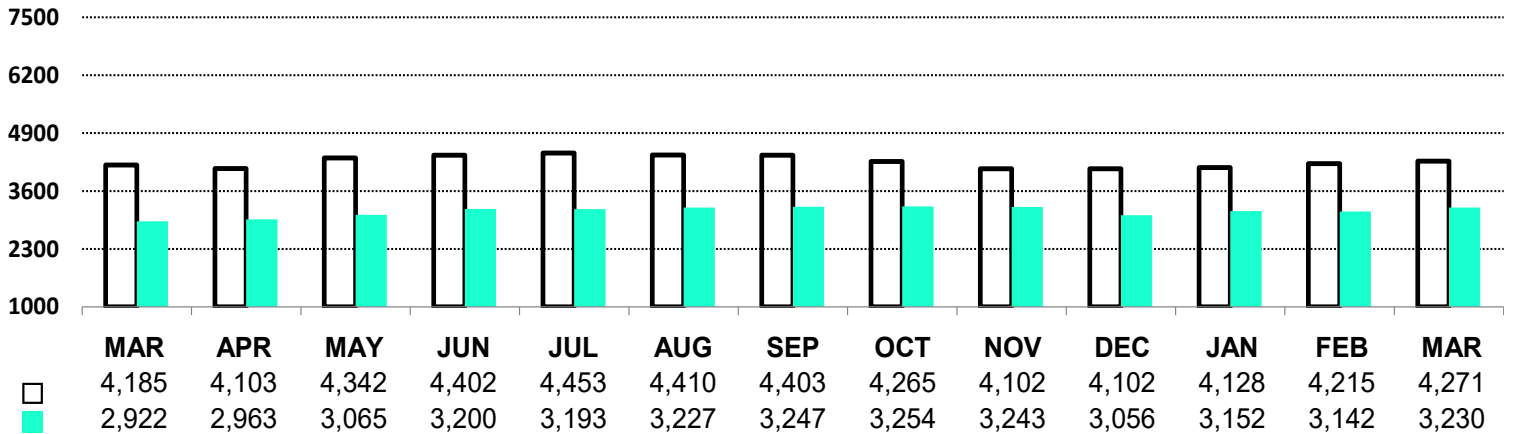
TYPE	MARCH 2025	MARCH 2026	CHANGE
Non-doorman studios	\$2,922	\$3,230	↑ 10.55%
Non-doorman one bedrooms	\$3,872	\$4,212	↑ 8.79%
Non-doorman two bedrooms	\$5,042	\$5,469	↑ 8.47%

TYPE	MARCH 2025	MARCH 2026	CHANGE
Doorman studios	\$4,185	\$4,271	↑ 2.05%
Doorman one bedrooms	\$5,526	\$5,705	↑ 3.23%
Doorman two bedrooms	\$7,038	\$7,304	↑ 3.78%

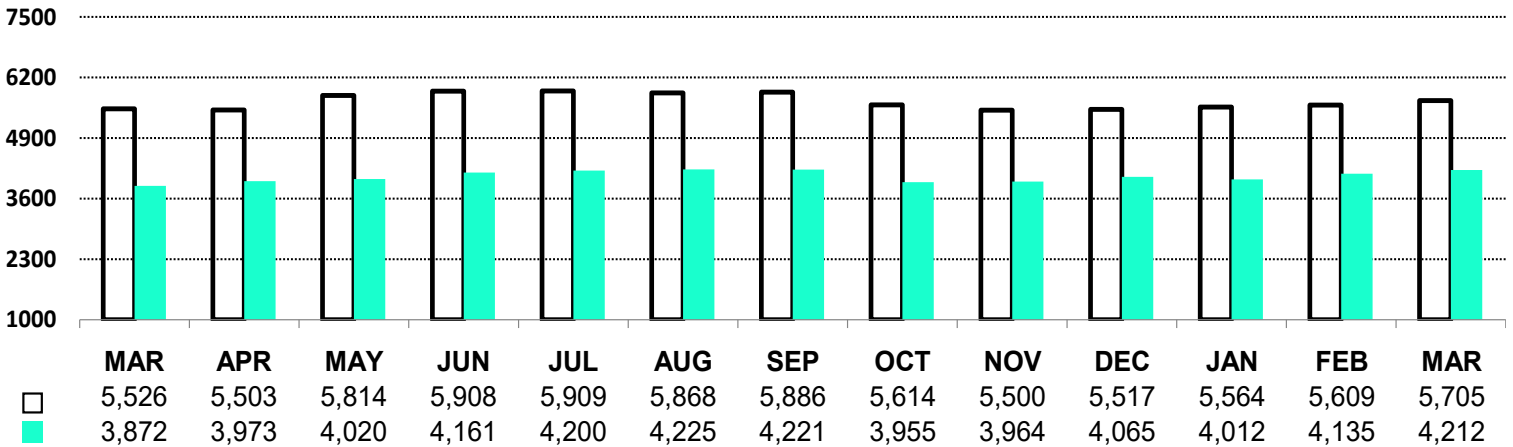
# PRICE TRENDS: MANHATTAN

## MANHATTAN STUDIO PRICE TRENDS OVER 13 MONTHS

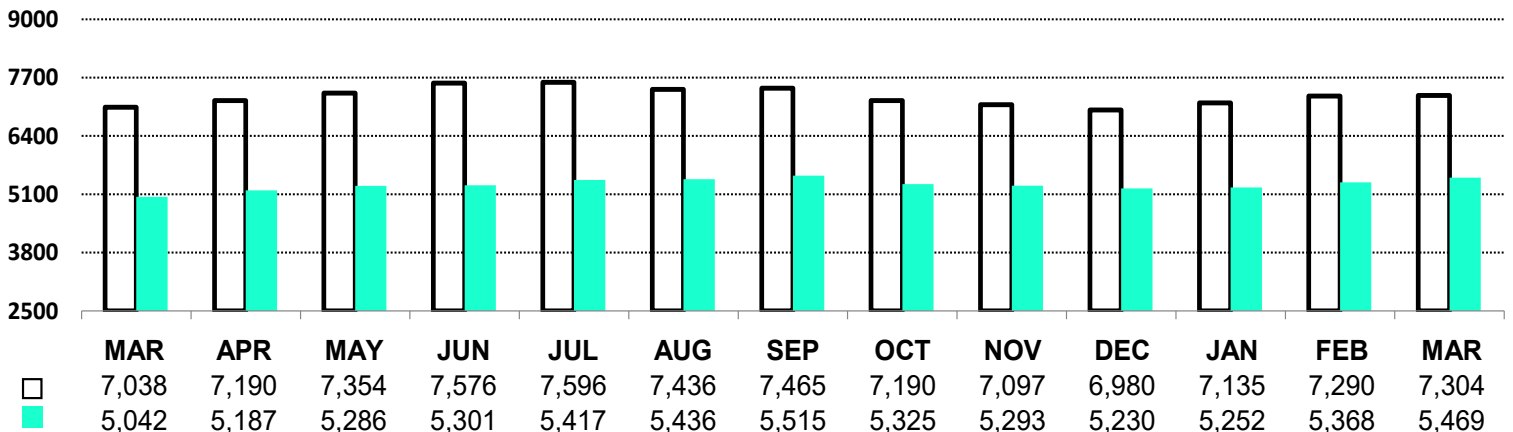
□ DOORMAN  
■ NON DOORMAN



## MANHATTAN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



## MANHATTAN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

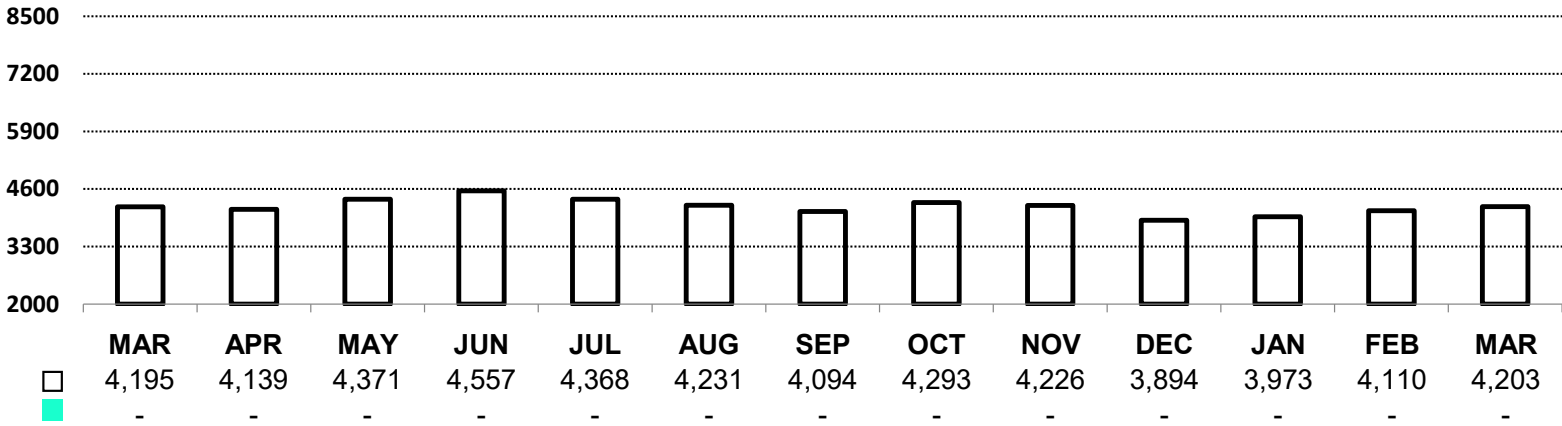


# PRICE TRENDS: BATTERY PARK CITY

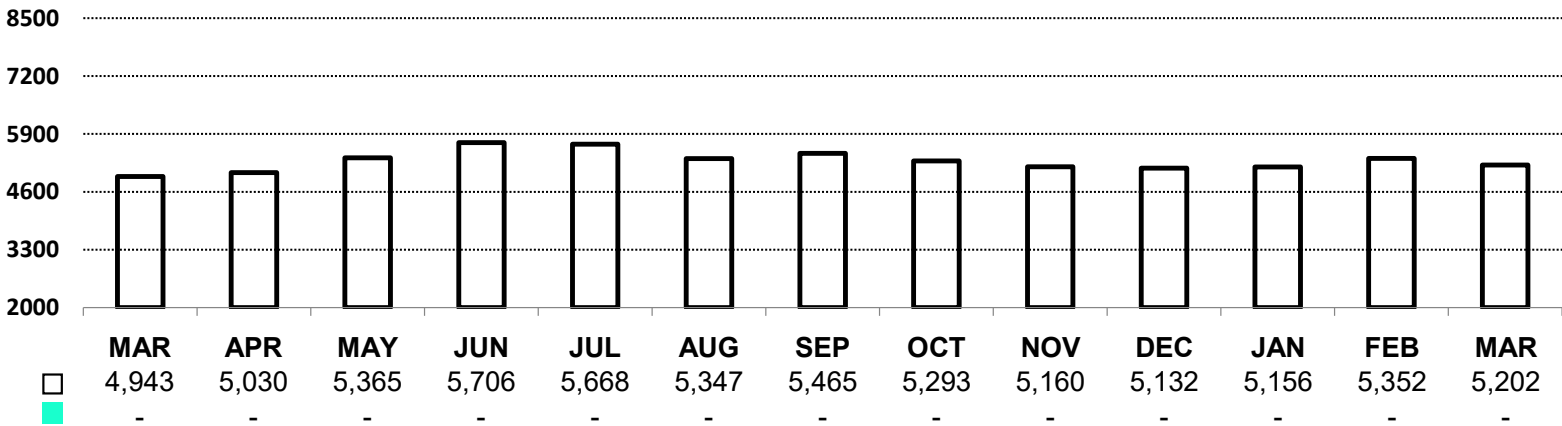
THE AVERAGE RENTAL PRICE IN BATTERY PARK CITY SLIGHTLY DECREASED BY JUST 0.83%.

## BATTERY PARK CITY STUDIO PRICE TRENDS OVER 13 MONTHS

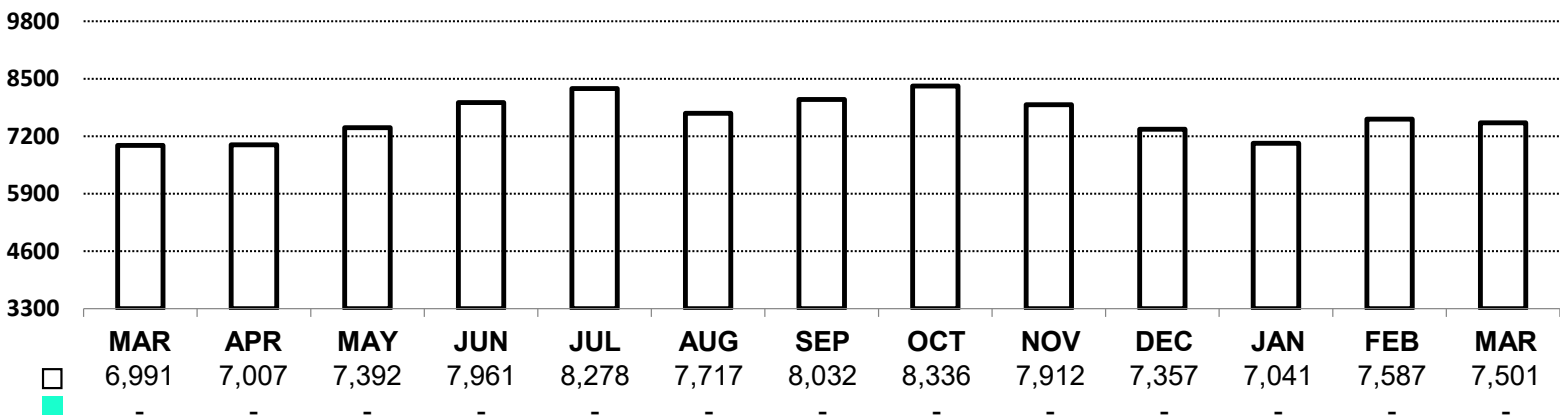
□ DOORMAN  
■ NON DOORMAN



## BATTERY PARK CITY ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



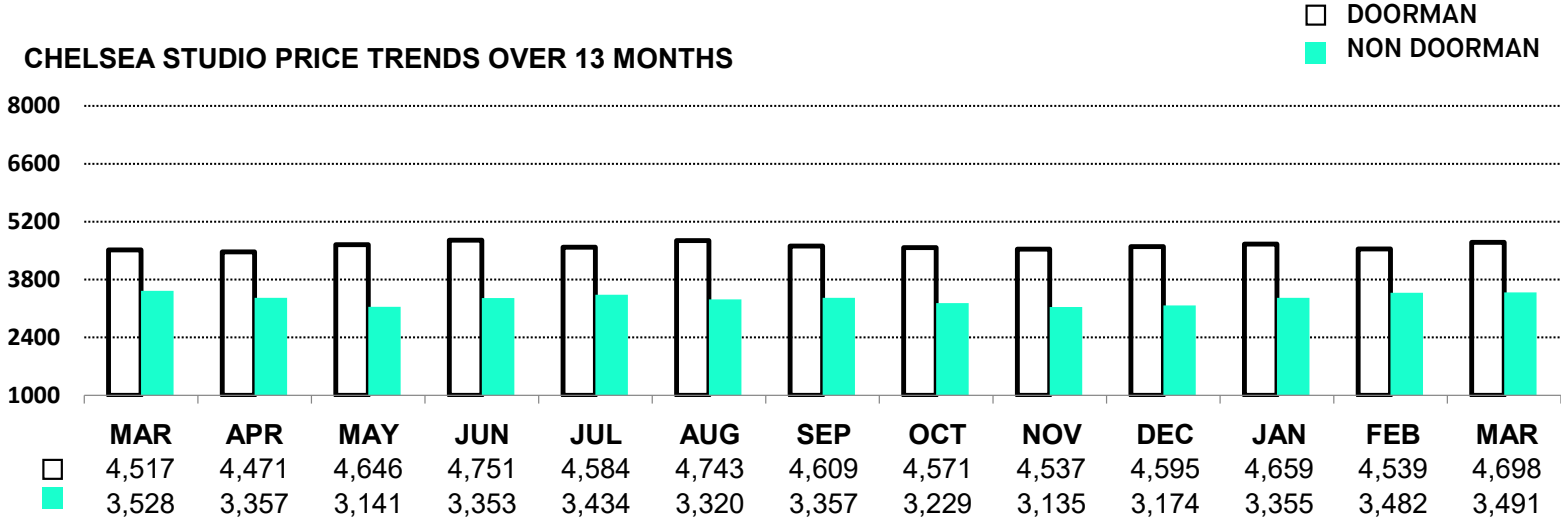
## BATTERY PARK CITY TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



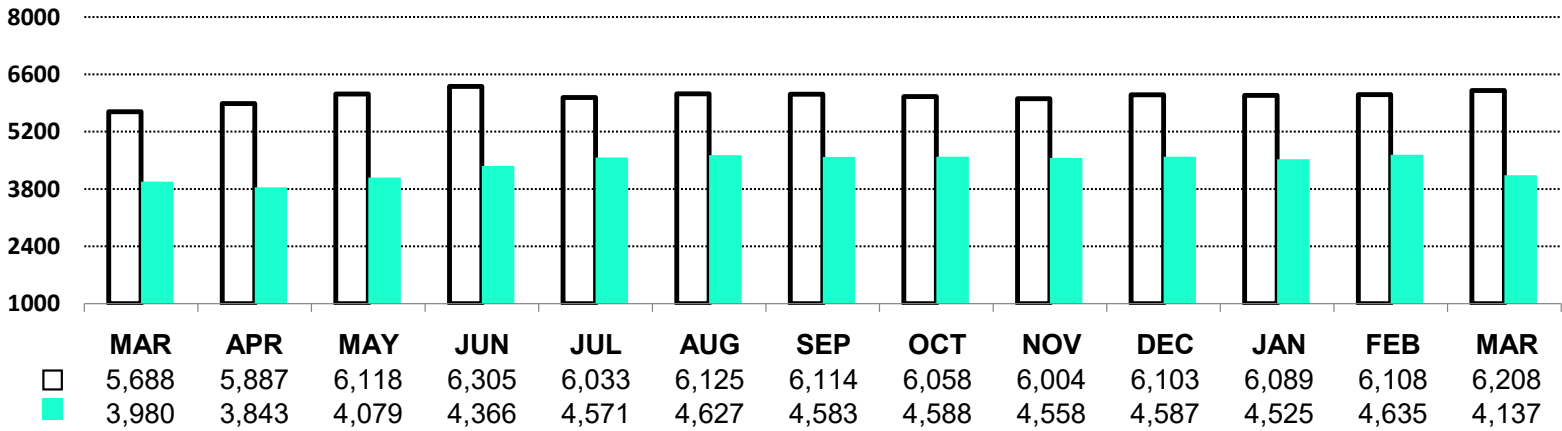
# PRICE TRENDS: CHELSEA

MONTH-OVER-MONTH, AVERAGE DOORMAN RENTAL PRICES HAVE INCREASED BY 1.64%, WHILE NON-DOORMAN RENTS DECREASED BY 3.02%.

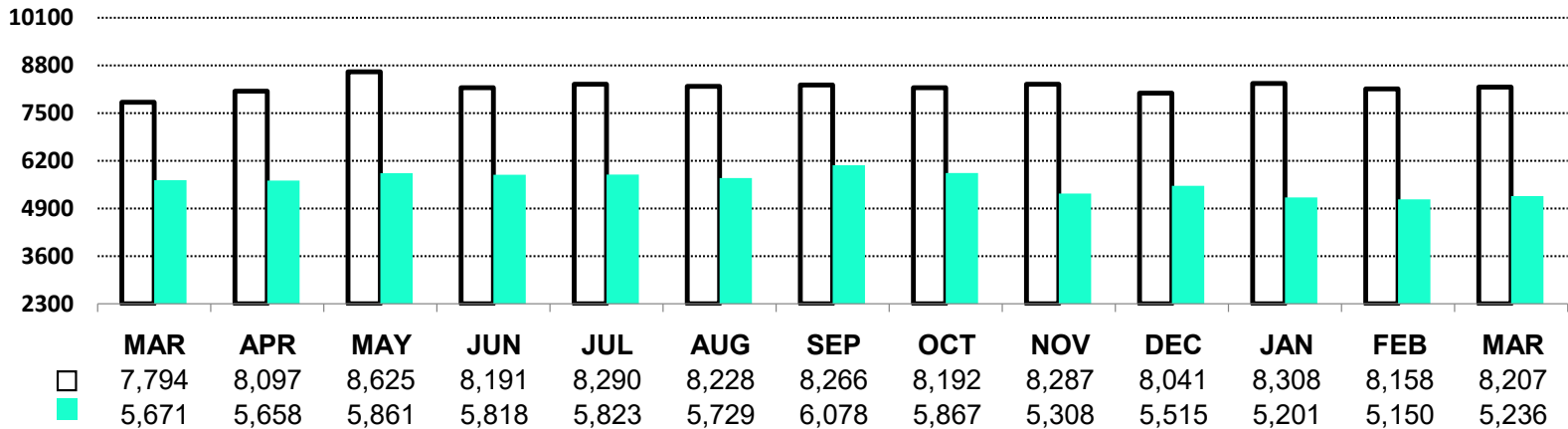
## CHELSEA STUDIO PRICE TRENDS OVER 13 MONTHS



## CHELSEA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



## CHELSEA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

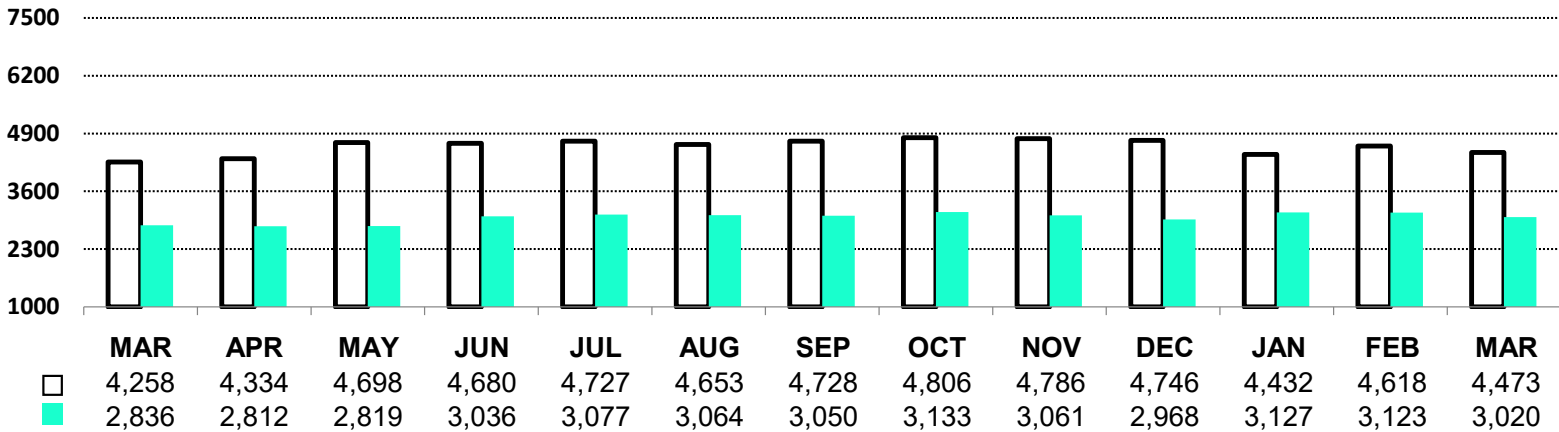


# PRICE TRENDS: EAST VILLAGE

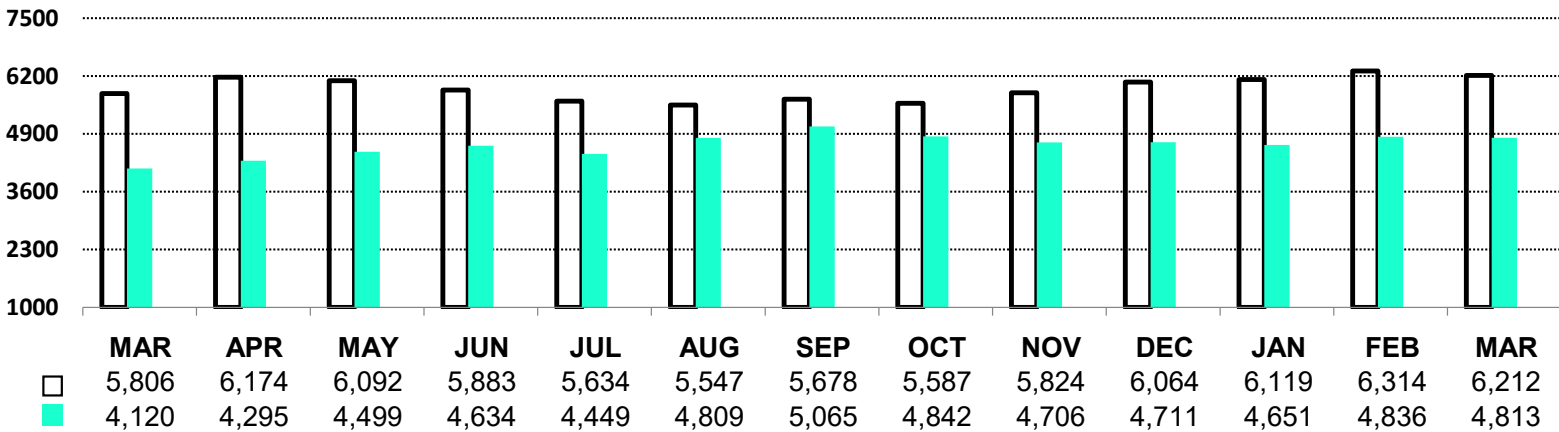
DOORMAN RENTS SLIGHTLY DECREASED THIS PAST MONTH BY JUST 0.34%, AND NON-DOORMAN RENTS DECREASED BY 1.23%.

## EAST VILLAGE STUDIO PRICE TRENDS OVER 13 MONTHS

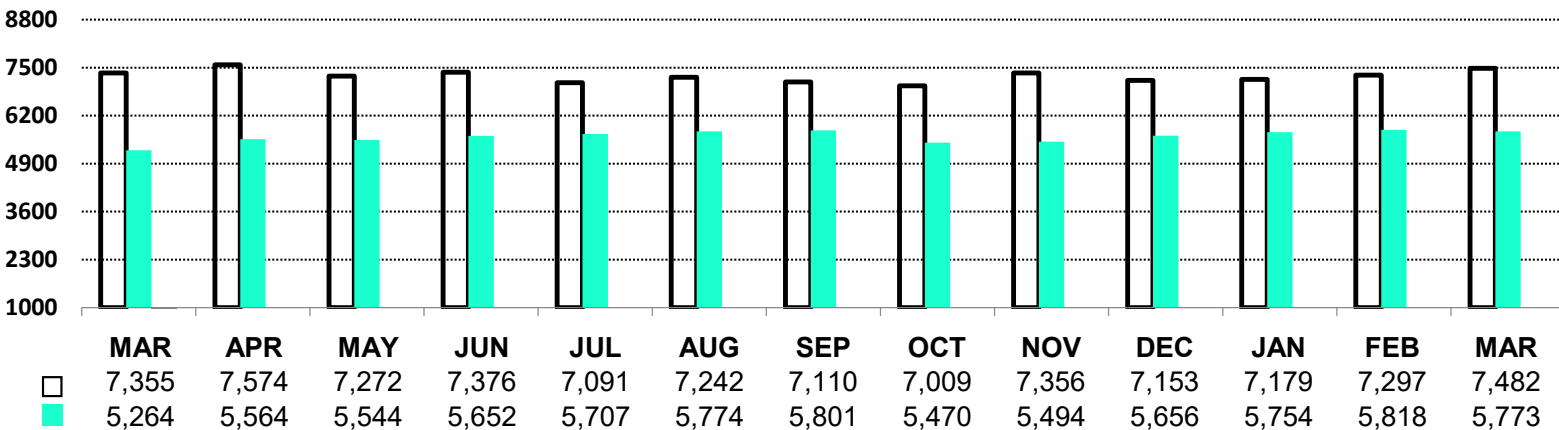
□ DOORMAN  
■ NON DOORMAN



## EAST VILLAGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



## EAST VILLAGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

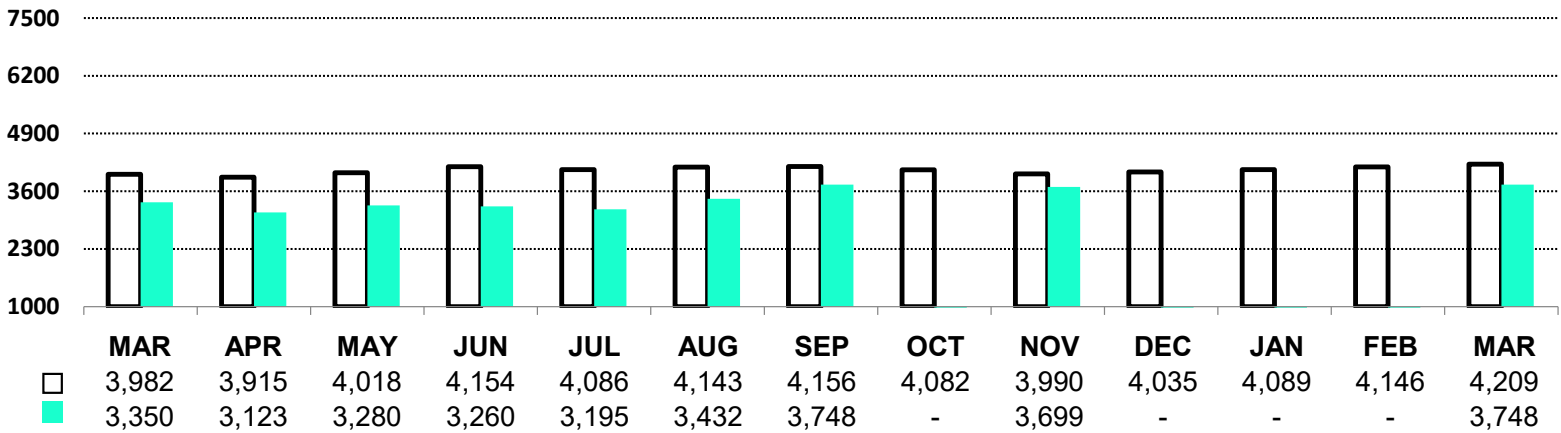


# PRICE TRENDS: FINANCIAL DISTRICT

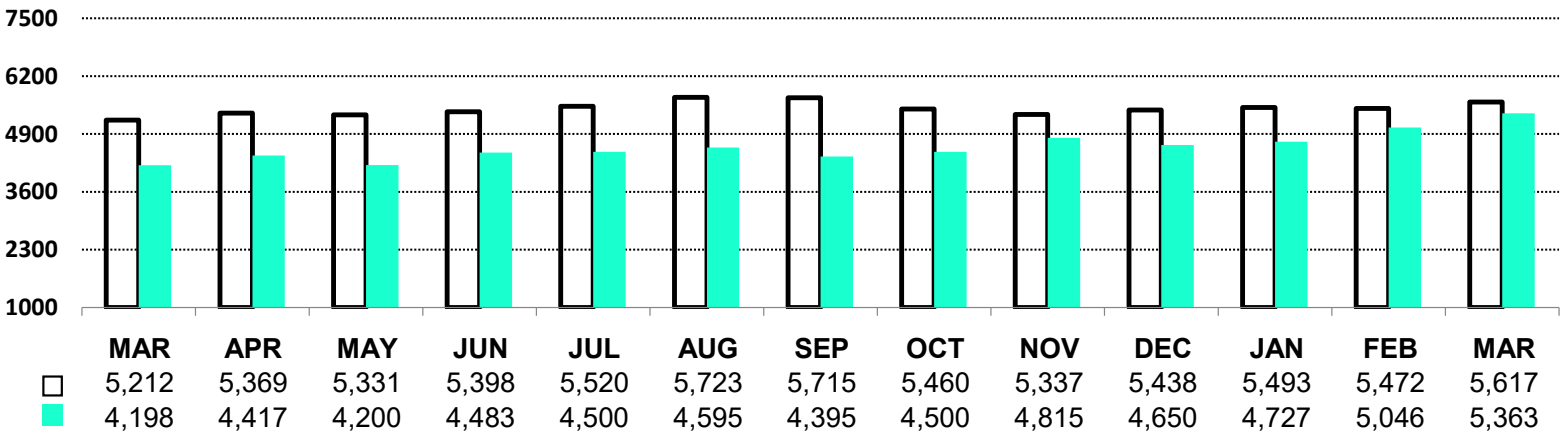
THE AVERAGE RENTAL DOORMAN PRICE INCREASED THIS PAST MONTH BY 1.18%, AND NON-DOORMAN RENTS INCREASED BY 1.84%.

## FINANCIAL DISTRICT STUDIO PRICE TRENDS OVER 13 MONTHS

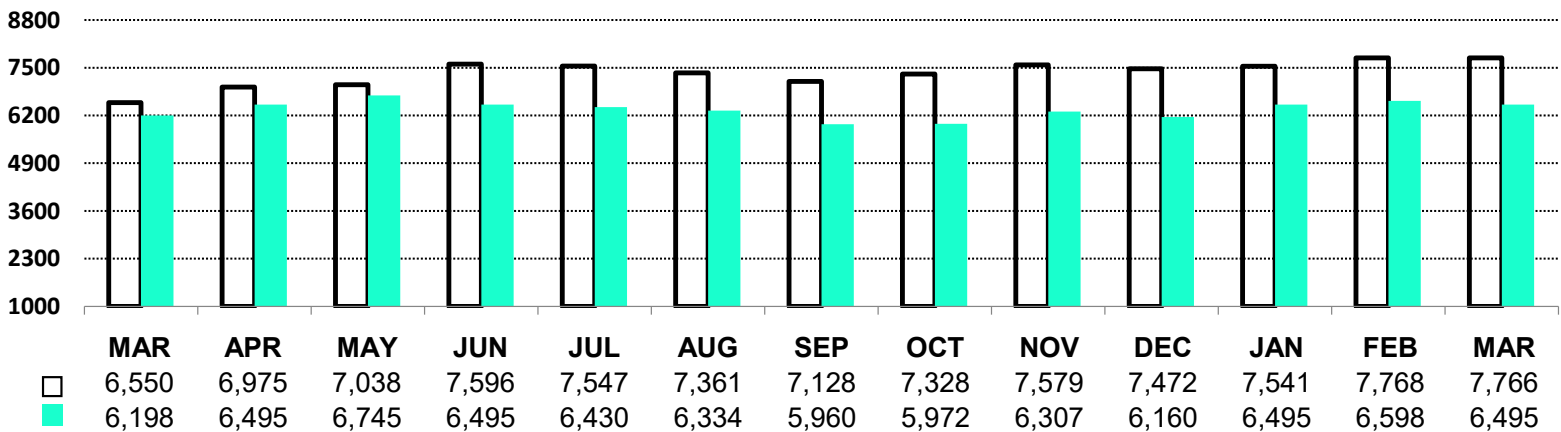
□ DOORMAN  
■ NON DOORMAN



## FINANCIAL DISTRICT ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



## FINANCIAL DISTRICT TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

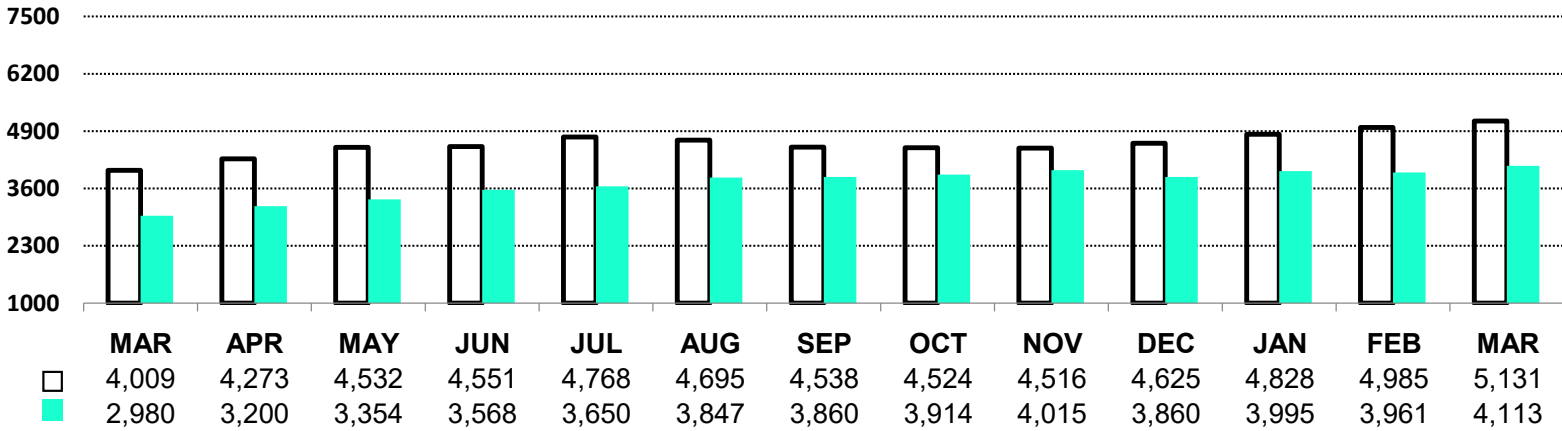


# PRICE TRENDS: GRAMERCY PARK

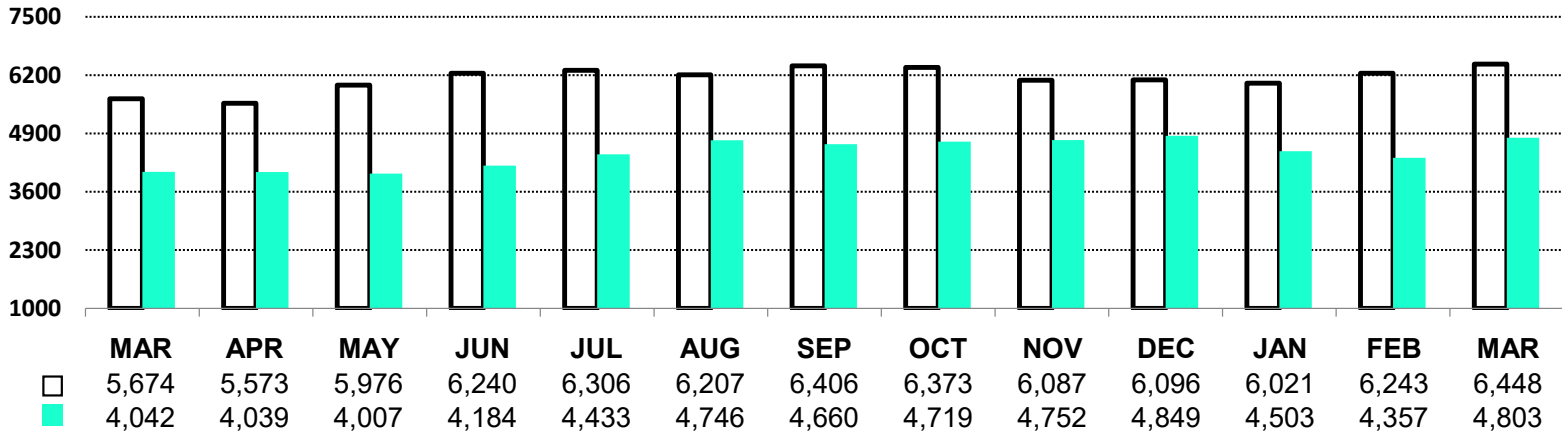
THIS PAST MONTH, THE AVERAGE DOORMAN RENTS INCREASED BY 3.05%, AND NON-DOORMAN RENTS INCREASED BY 5.48%.

## GRAMERCY PARK STUDIO PRICE TRENDS OVER 13 MONTHS

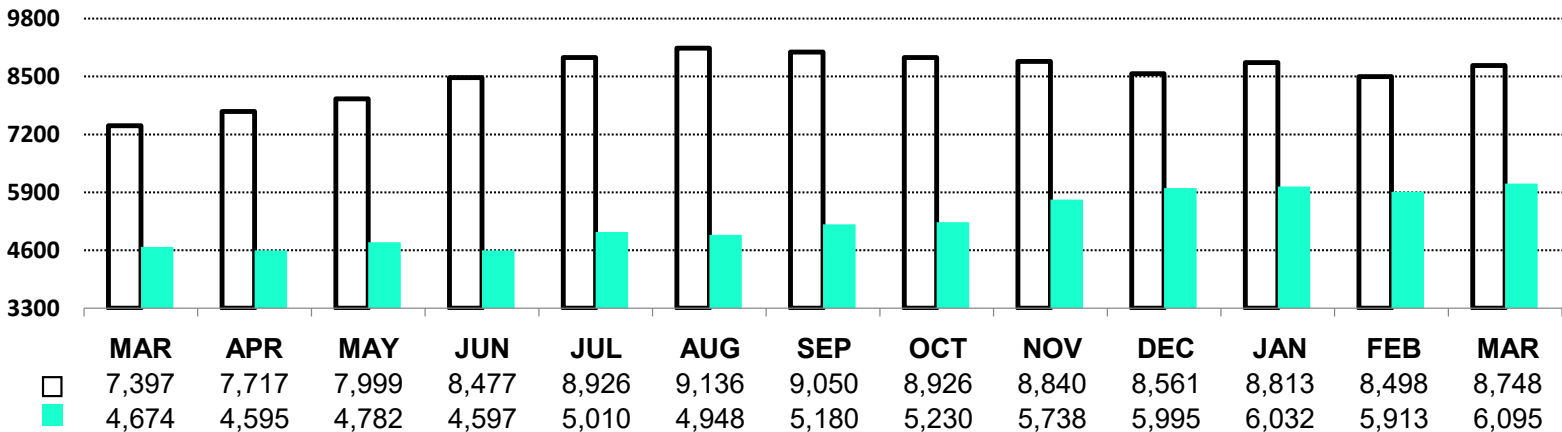
□ DOORMAN  
■ NON DOORMAN



## GRAMERCY PARK ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



## GRAMERCY PARK TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

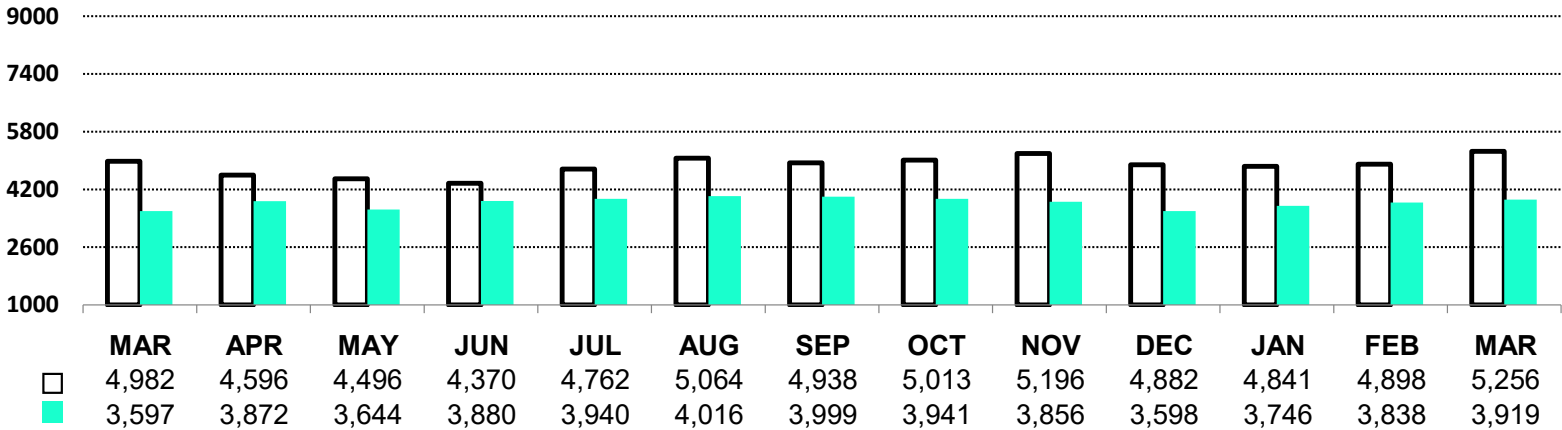


# PRICE TRENDS: GREENWICH VILLAGE

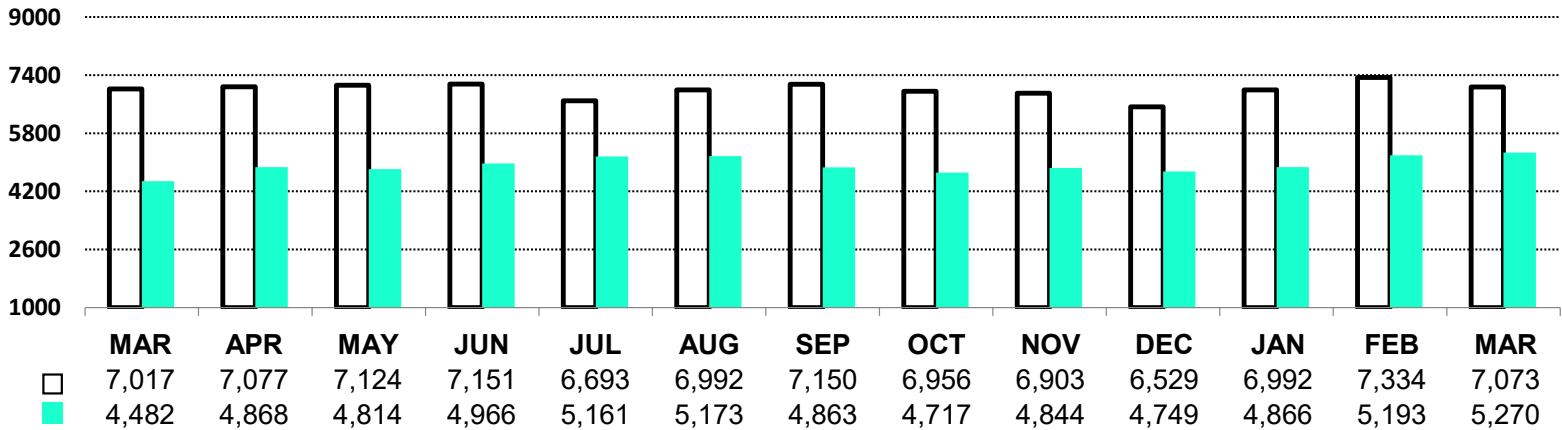
DOORMAN RENTS INCREASED BY 3.51% THIS PAST MONTH,  
AND NON-DOORMAN RENTS INCREASED BY 4.64%.

## GREENWICH VILLAGE STUDIO PRICE TRENDS OVER 13 MONTHS

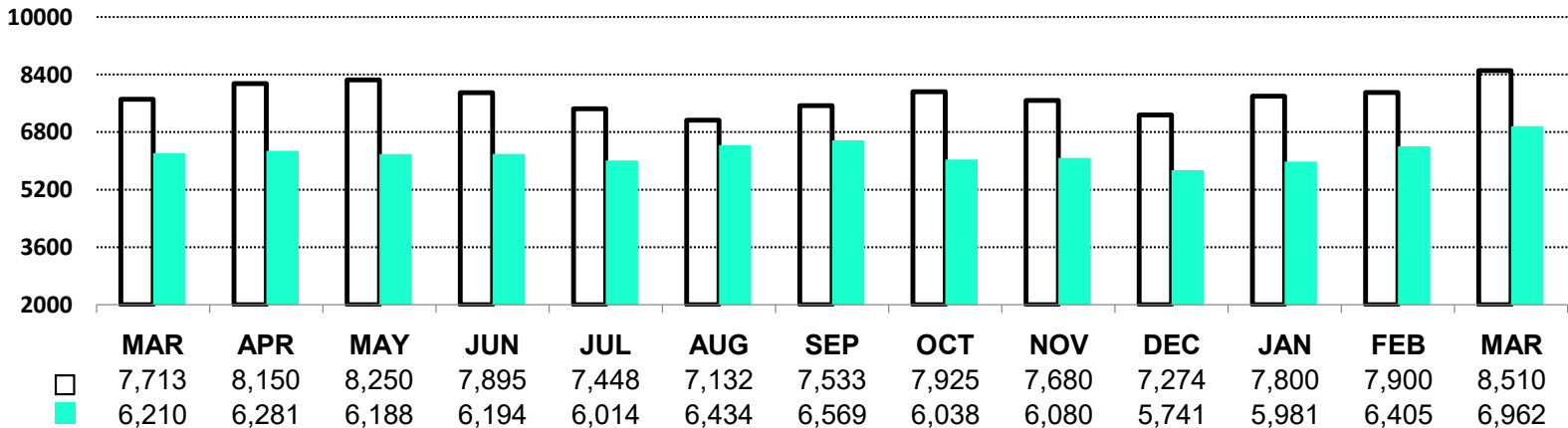
□ DOORMAN  
■ NON DOORMAN



## GREENWICH VILLAGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



## GREENWICH VILLAGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

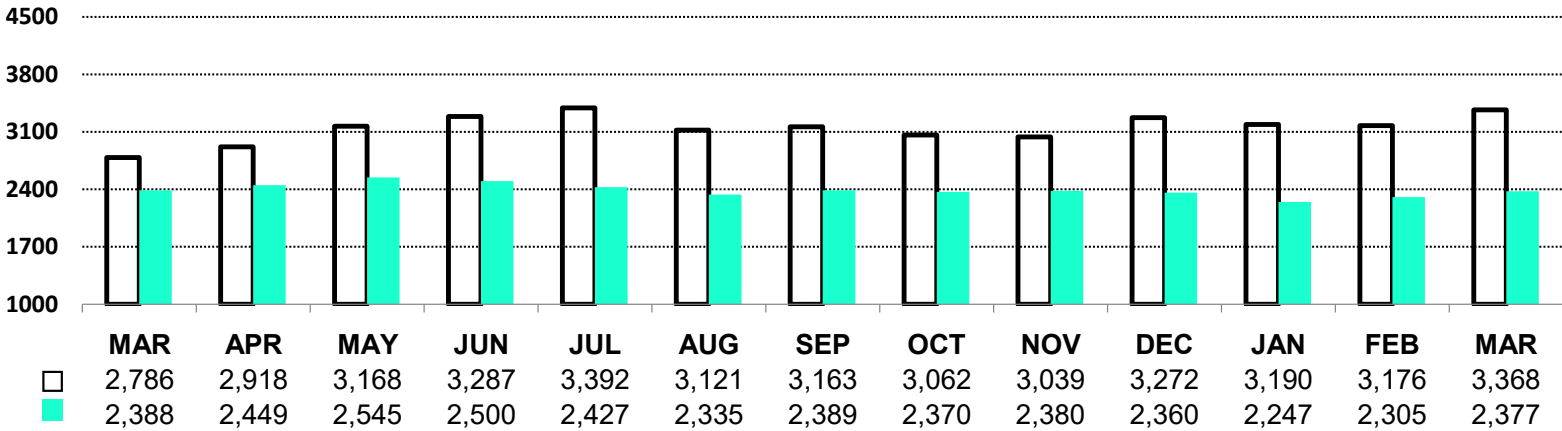


# PRICE TRENDS: HARLEM

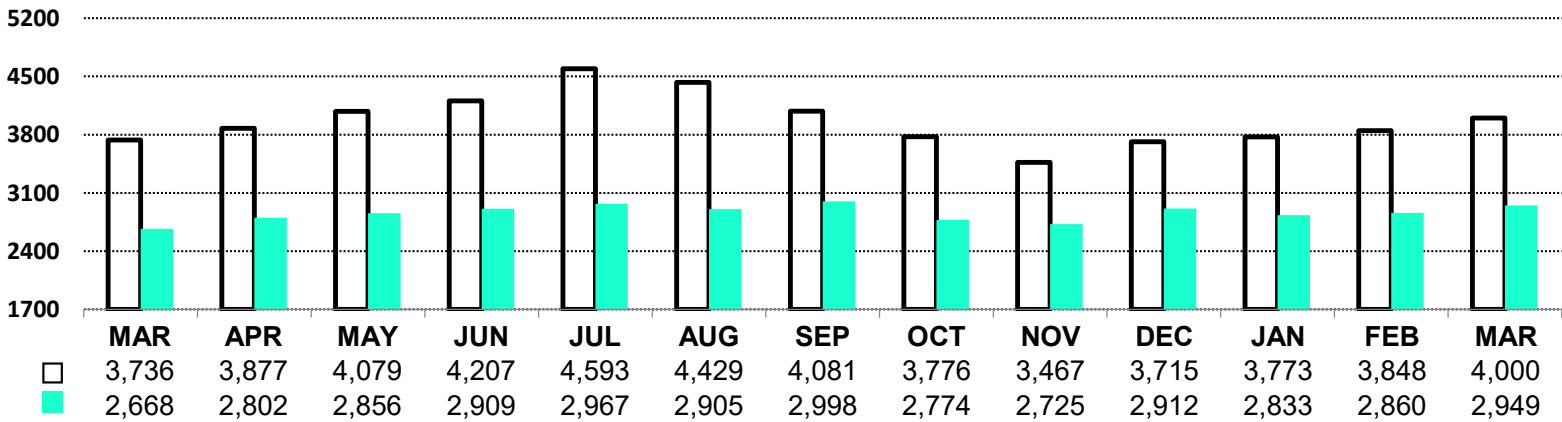
MONTH-OVER-MONTH, DOORMAN RENTS INCREASED BY 1.71%, AND NON-DOORMAN RENTS SLIGHTLY INCREASED BY JUST 0.52%.

## HARLEM STUDIO PRICE TRENDS OVER 13 MONTHS

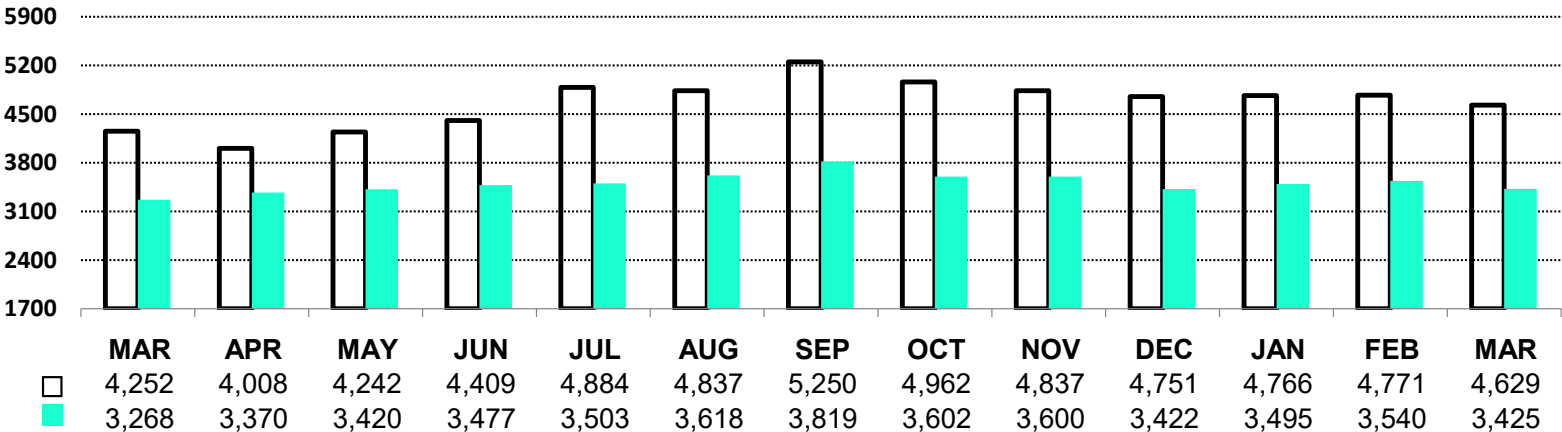
□ DOORMAN  
■ NON DOORMAN



## HARLEM ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



## HARLEM TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

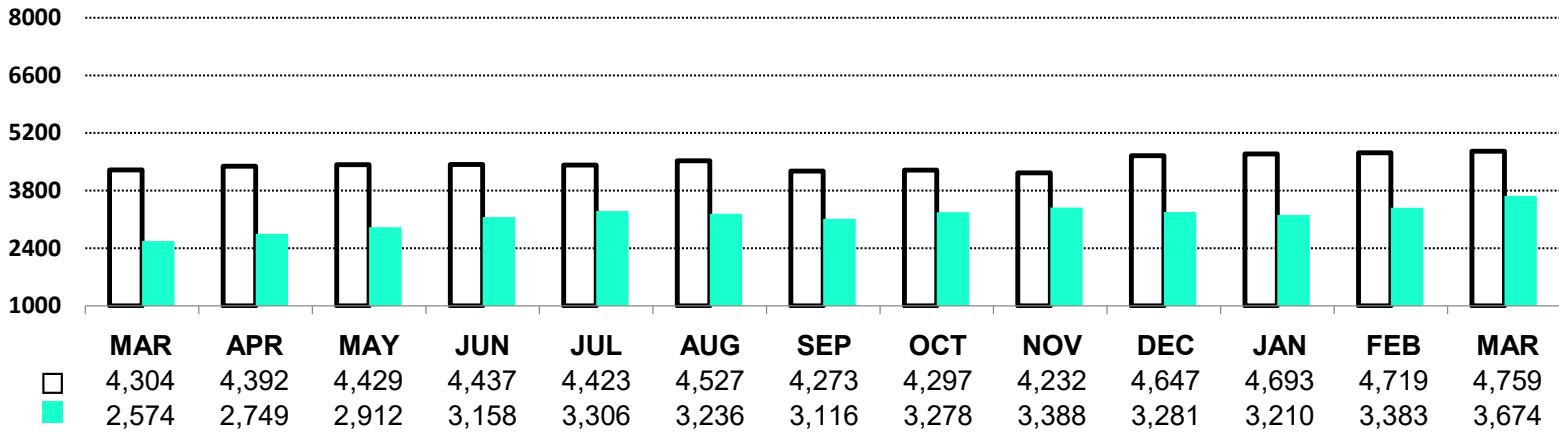


# PRICE TRENDS: LOWER EAST SIDE

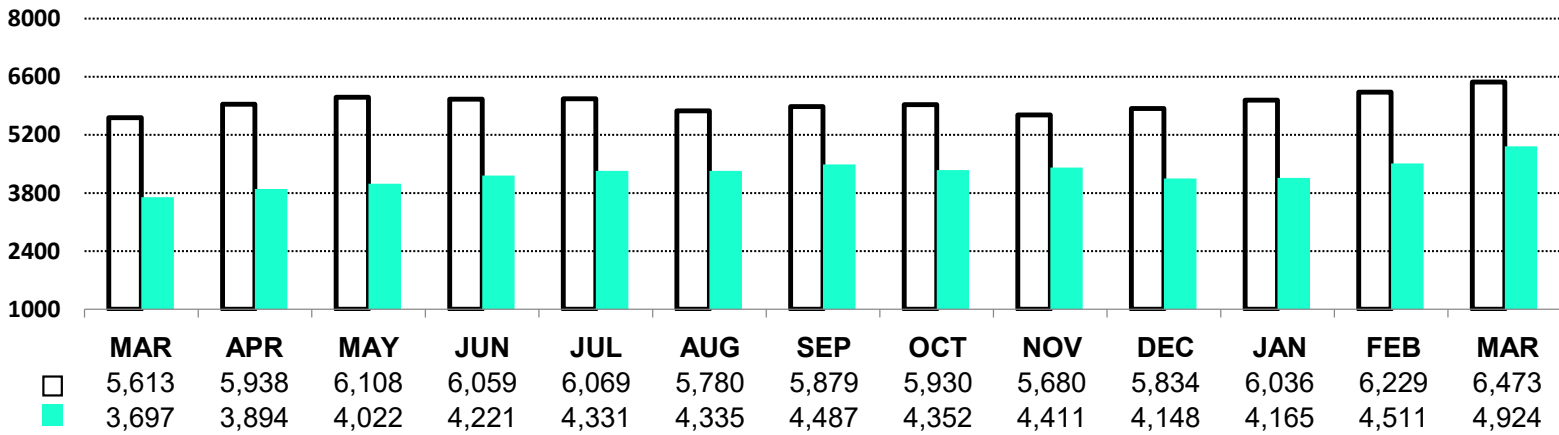
AVERAGE DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.04% SINCE LAST MONTH, WHILE NON-DOORMAN RENTS INCREASED BY 7.62%.

## LOWER EAST SIDE STUDIO PRICE TRENDS OVER 13 MONTHS

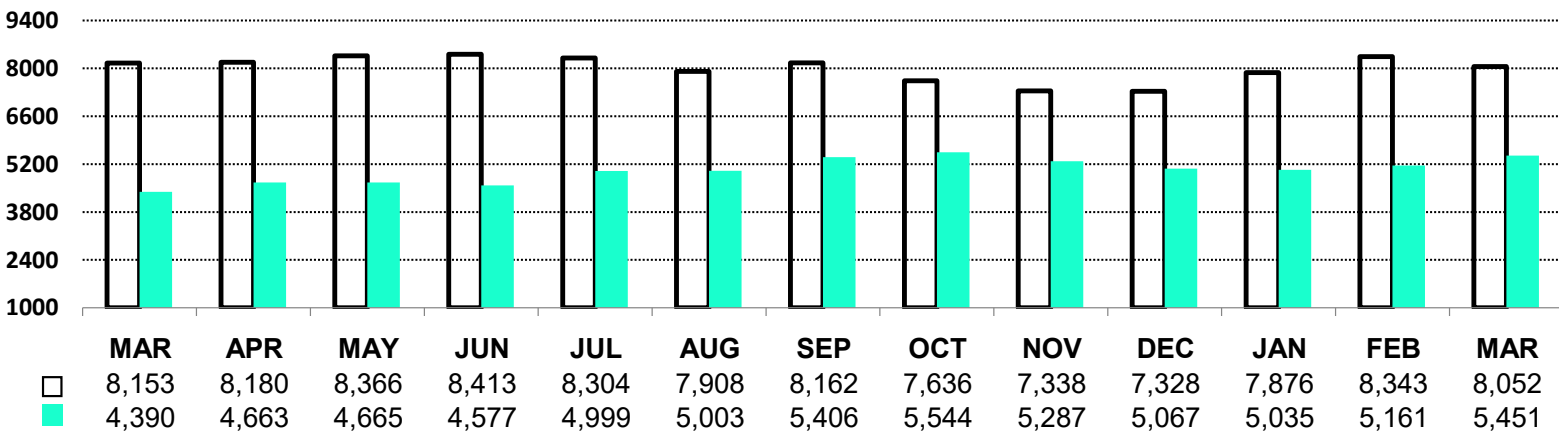
□ DOORMAN  
■ NON DOORMAN



## LOWER EAST SIDE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



## LOWER EAST SIDE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

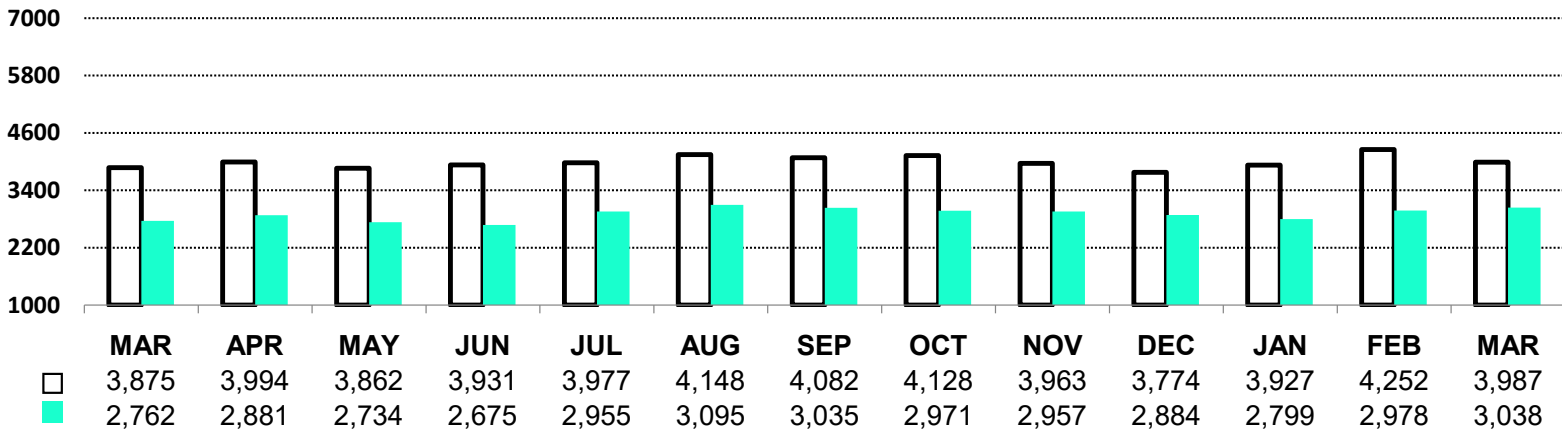


# PRICE TRENDS: MIDTOWN EAST

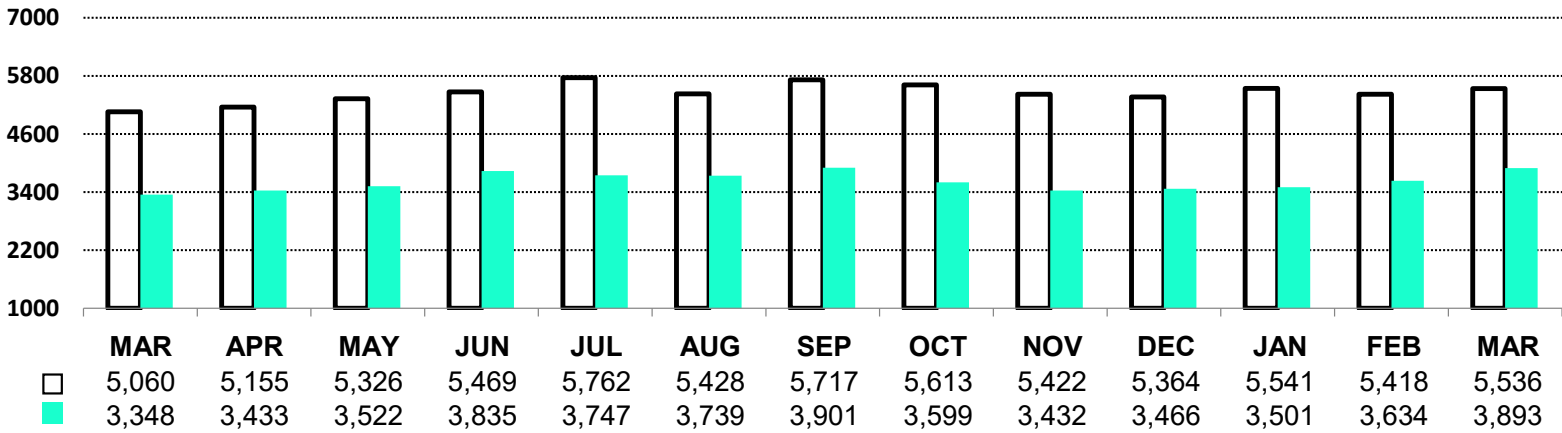
FOR THE MONTH OF MARCH, DOORMAN RENTS DECREASED BY 2.19%, WHILE NON-DOORMAN RENTS INCREASED BY 7.34%.

## MIDTOWN EAST STUDIO PRICE TRENDS OVER 13 MONTHS

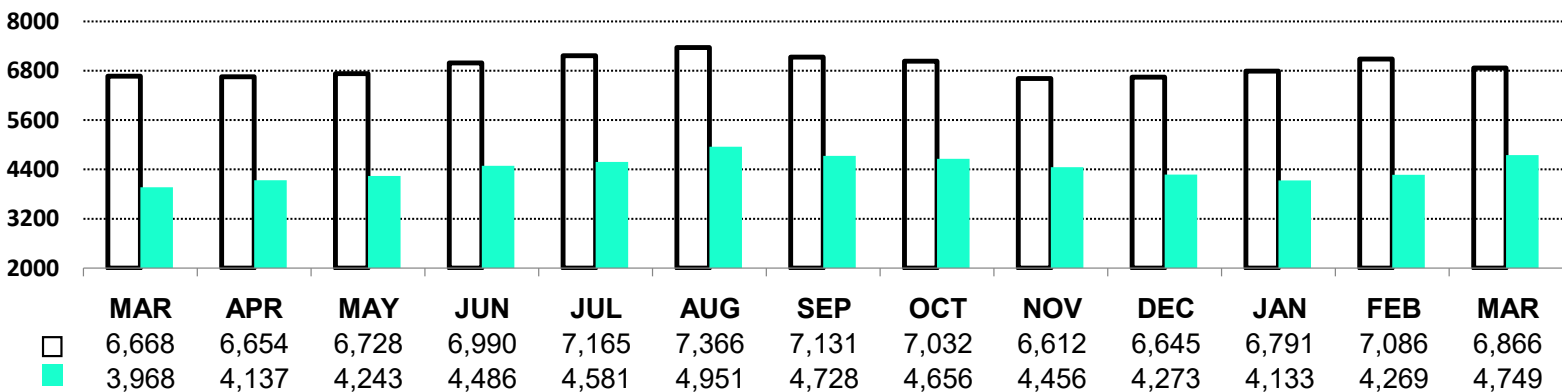
□ DOORMAN  
■ NON DOORMAN



## MIDTOWN EAST ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



## MIDTOWN EAST TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

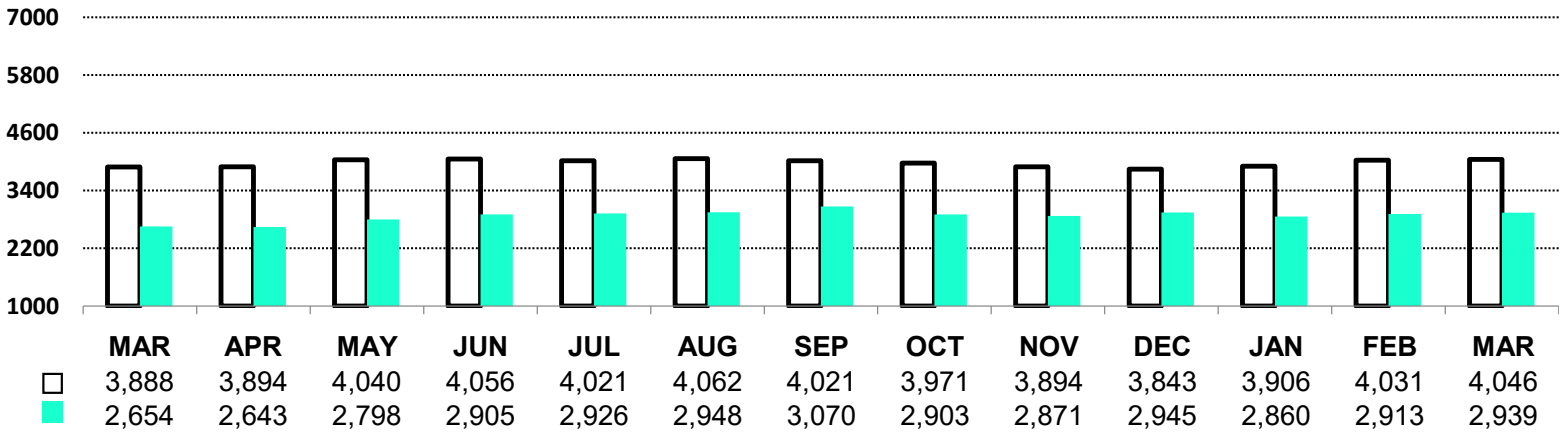


# PRICE TRENDS: MIDTOWN WEST

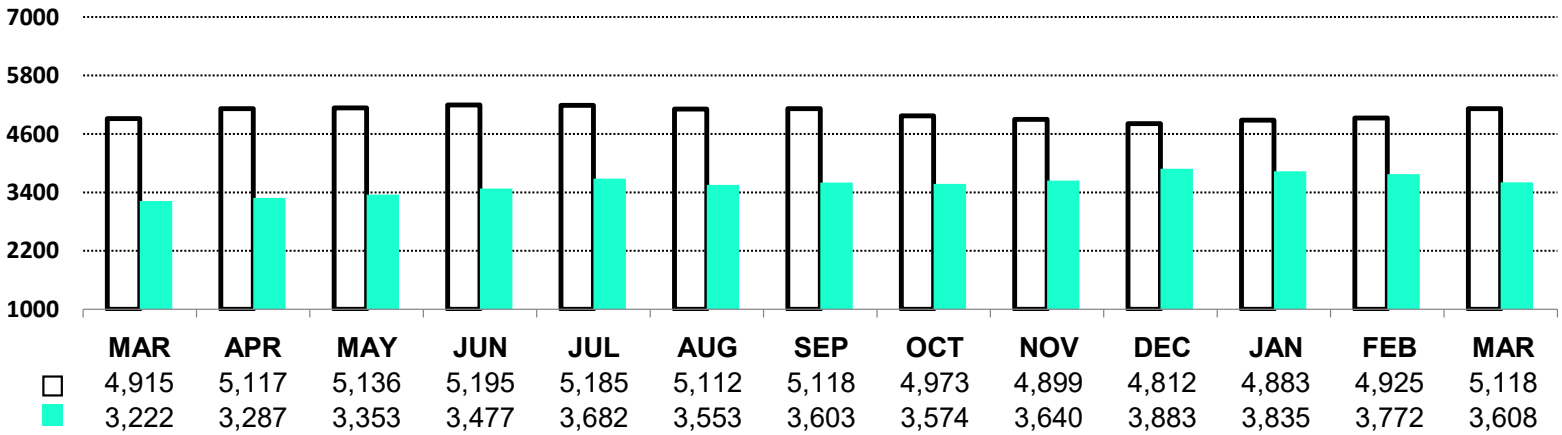
THIS PAST MONTH, THE AVERAGE DOORMAN RENTS INCREASED BY 3.03%, WHILE NON-DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.04%.

## MIDTOWN WEST STUDIO PRICE TRENDS OVER 13 MONTHS

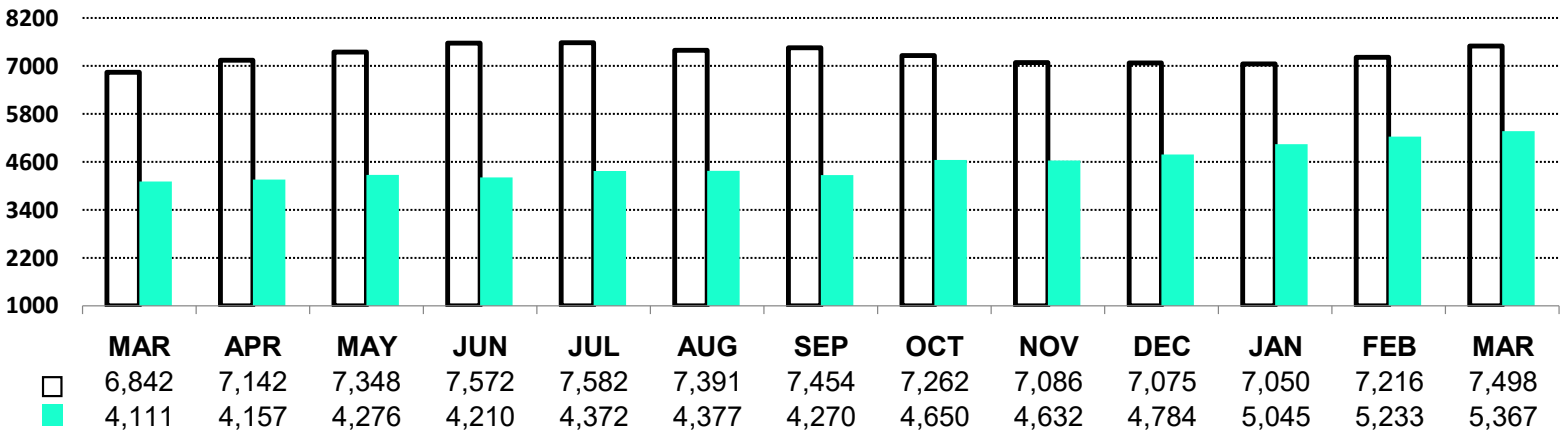
□ DOORMAN  
■ NON DOORMAN



## MIDTOWN WEST ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



## MIDTOWN WEST TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

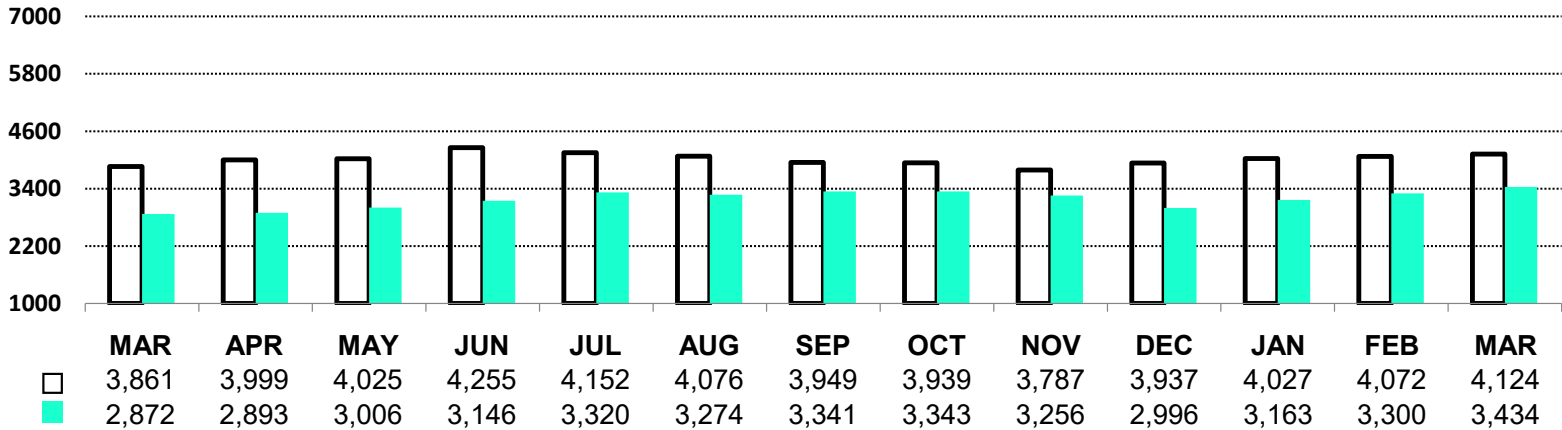


# PRICE TRENDS: MURRAY HILL

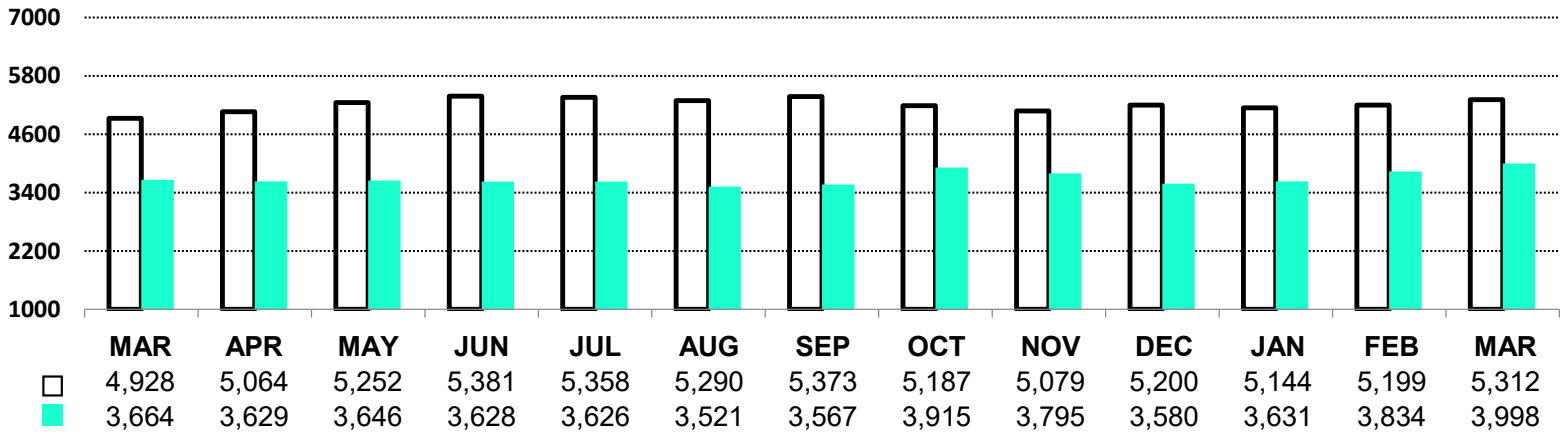
FOR THE MONTH OF MARCH, AVERAGE RENTAL PRICES FOR DOORMAN RENTS INCREASED BY 1.23%, AND NON-DOORMAN RENTS INCREASED BY 3.37%.

## MURRAY HILL STUDIO PRICE TRENDS OVER 13 MONTHS

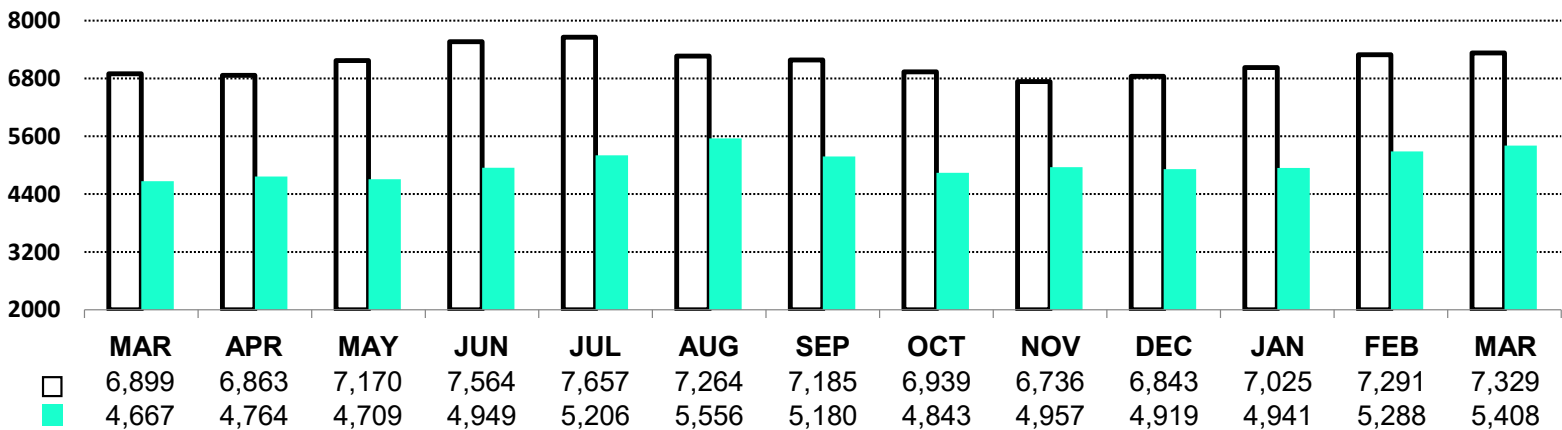
□ DOORMAN  
■ NON DOORMAN



## MURRAY HILL ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



## MURRAY HILL TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

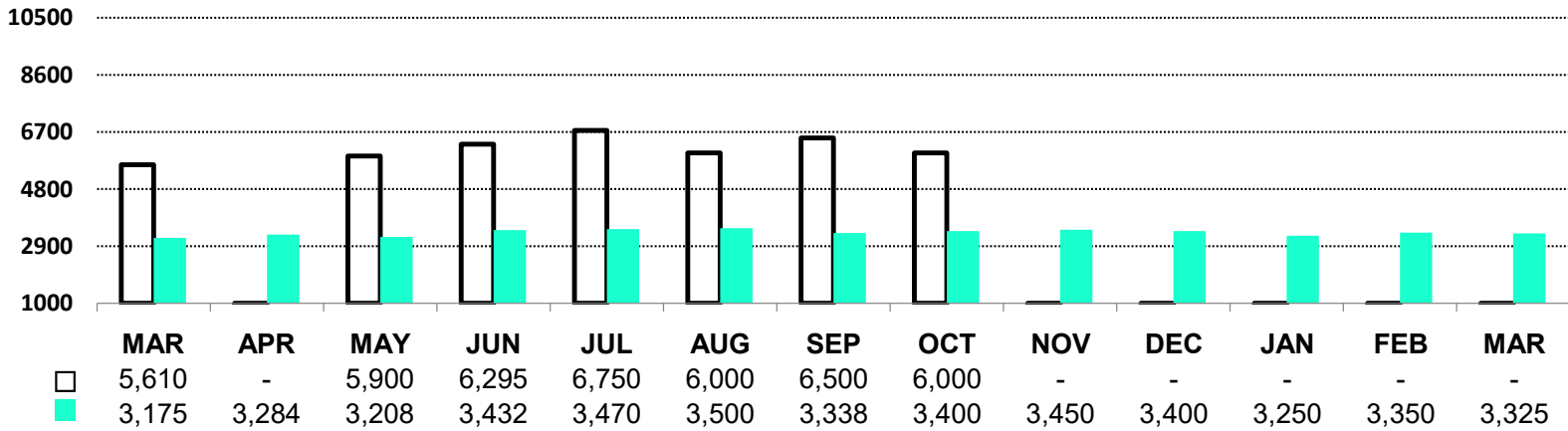


# PRICE TRENDS: SOHO

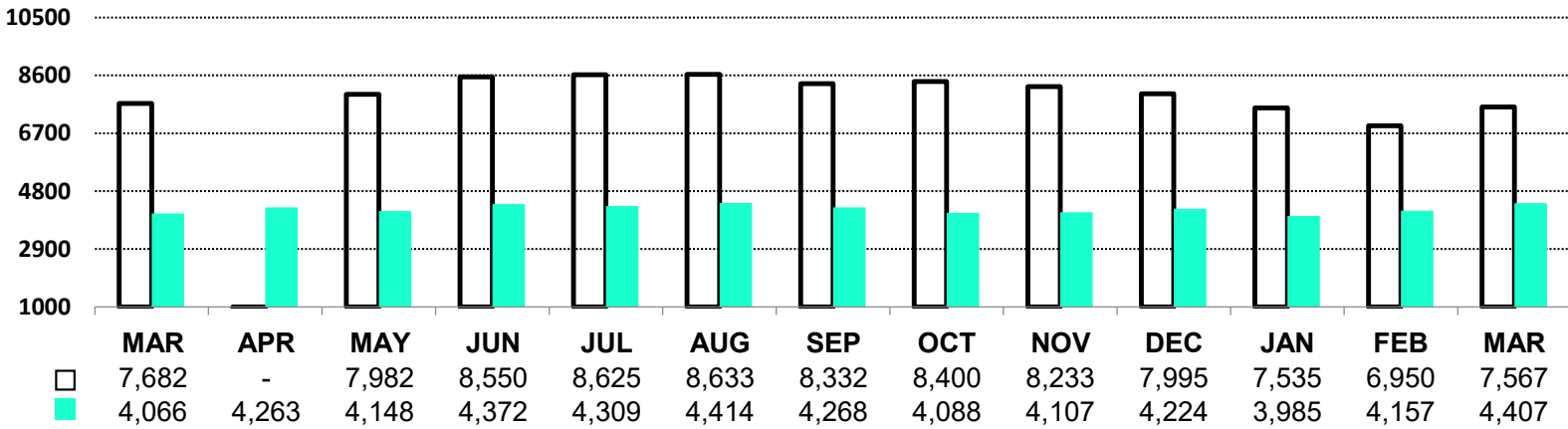
OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT INCREASED BY 8.87%, AND NON-DOORMAN RENTS INCREASED BY 4.08%.

## SOHO STUDIO PRICE TRENDS OVER 13 MONTHS

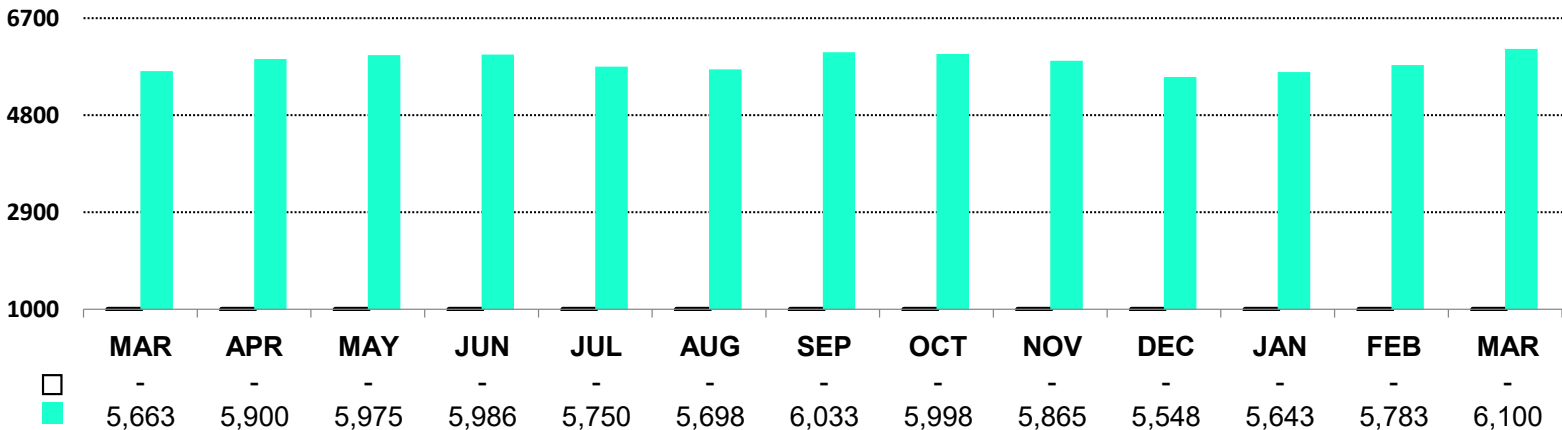
□ DOORMAN  
■ NON DOORMAN



## SOHO ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



## SOHO TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

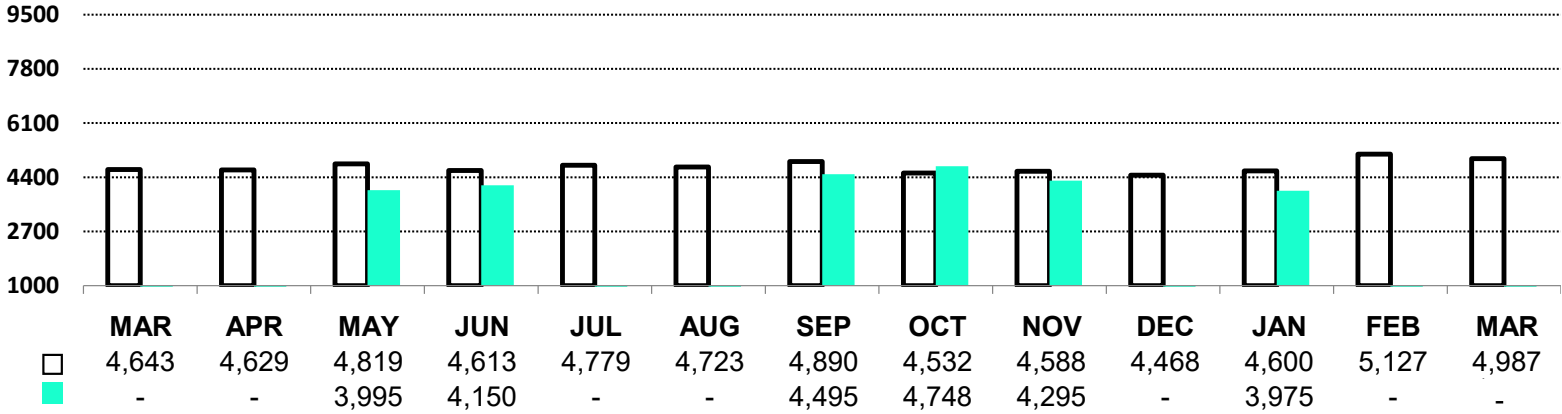


# PRICE TRENDS: TRIBECA

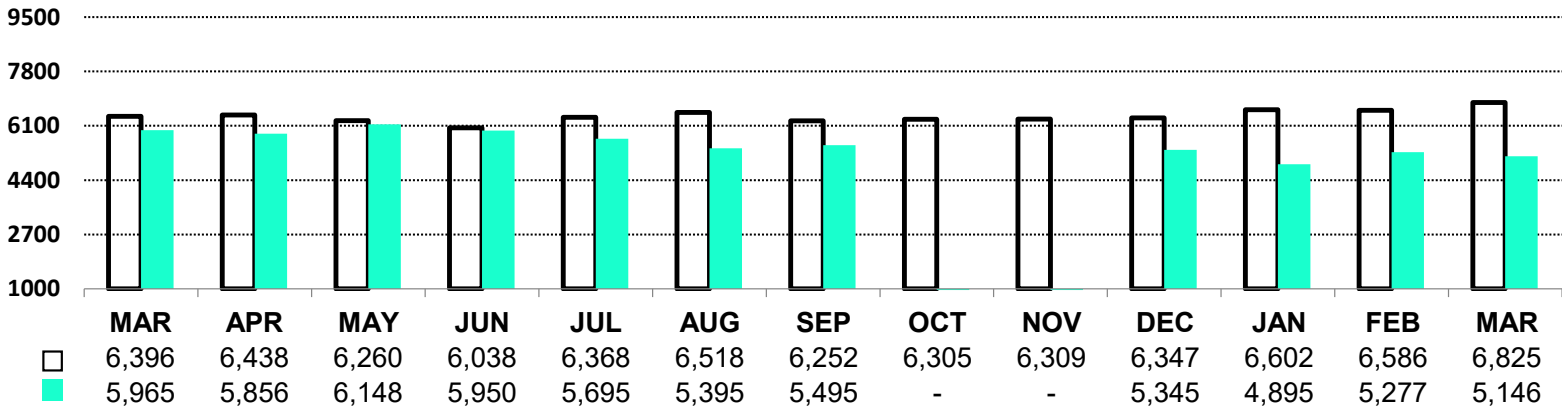
THIS PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT SLIGHTLY DECREASED BY JUST 0.49%, AND NON-DOORMAN RENTS DECREASED BY 2.60%.

### TRIBECA STUDIO PRICE TRENDS OVER 13 MONTHS

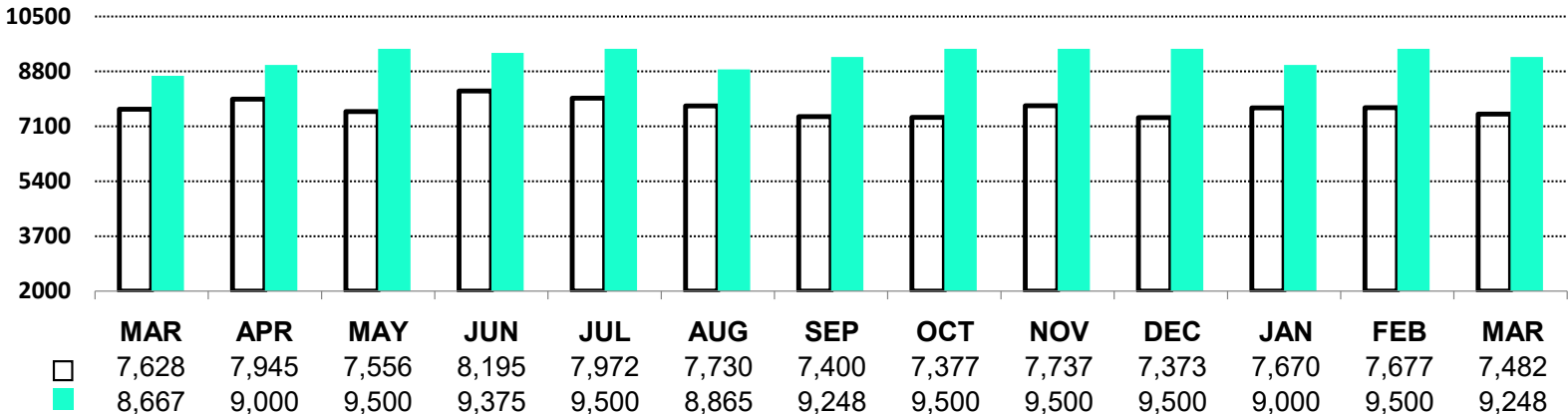
□ DOORMAN  
■ NON DOORMAN



### TRIBECA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



### TRIBECA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

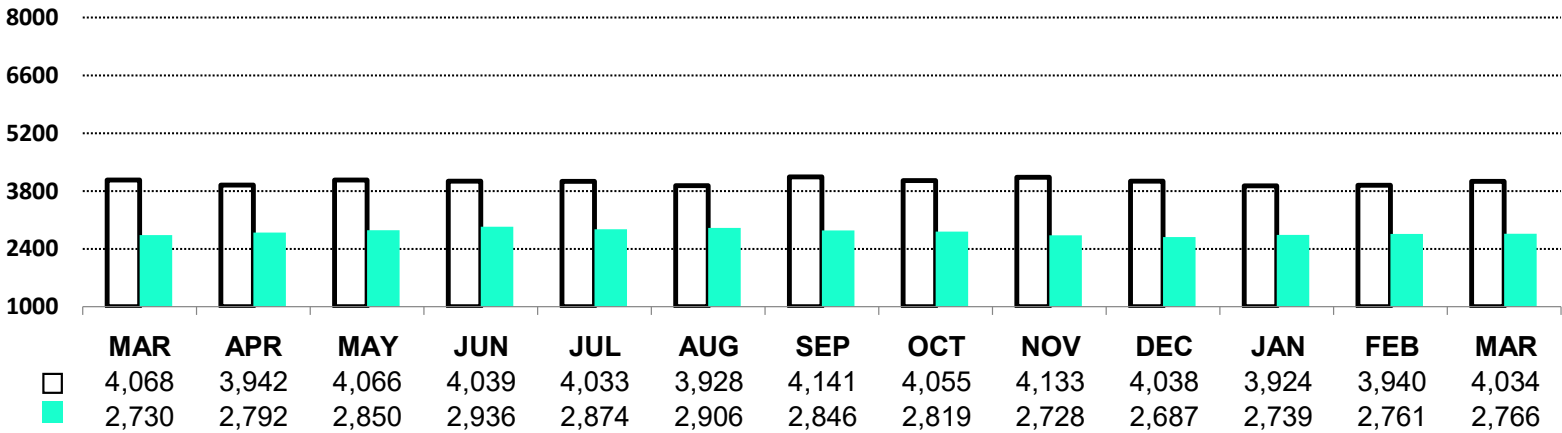


# PRICE TRENDS: UPPER EAST SIDE

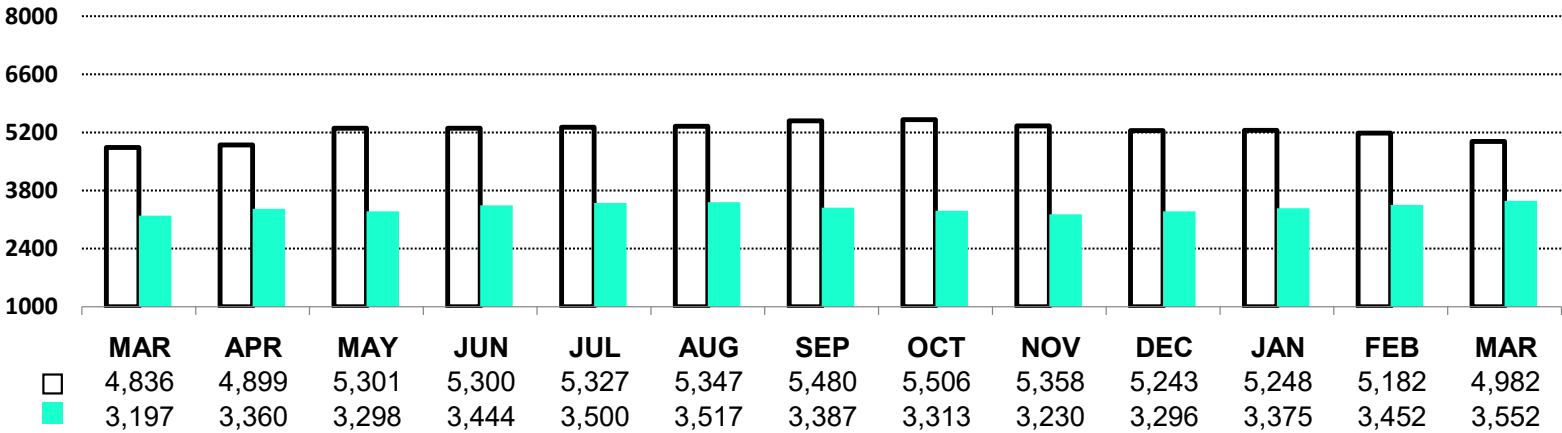
MONTH-OVER-MONTH, AVERAGE DOORMAN RENTAL PRICES HAVE DECREASED BY 2.11%, WHILE NON-DOORMAN RENTS SLIGHTLY INCREASED BY JUST 0.17%.

## UPPER EAST SIDE STUDIO PRICE TRENDS OVER 13 MONTHS

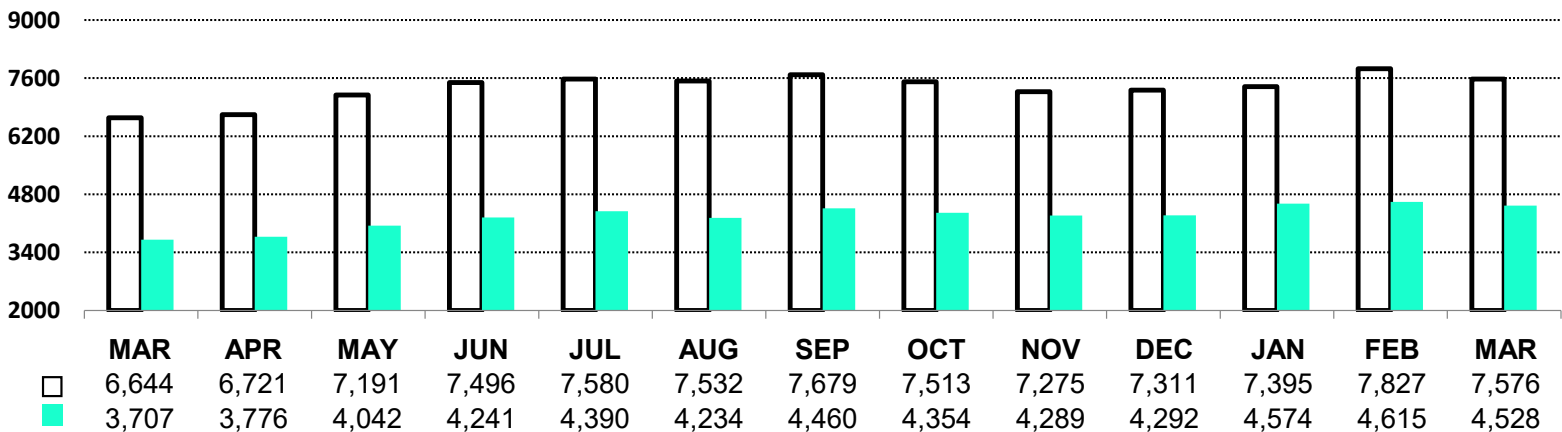
□ DOORMAN  
■ NON DOORMAN



## UPPER EAST SIDE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



## UPPER EAST SIDE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

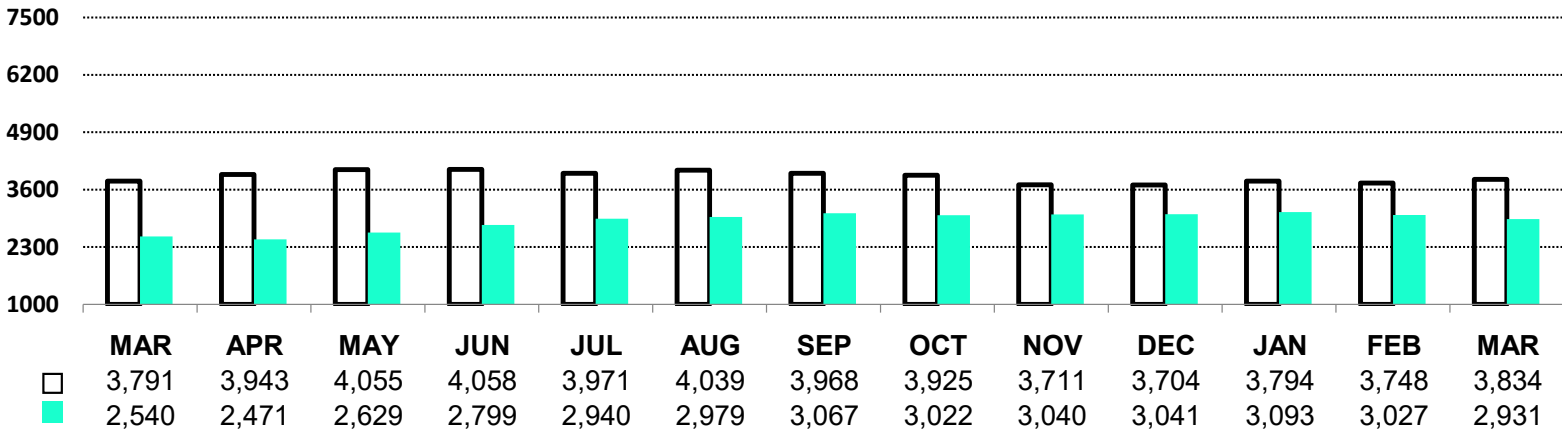


# PRICE TRENDS: UPPER WEST SIDE

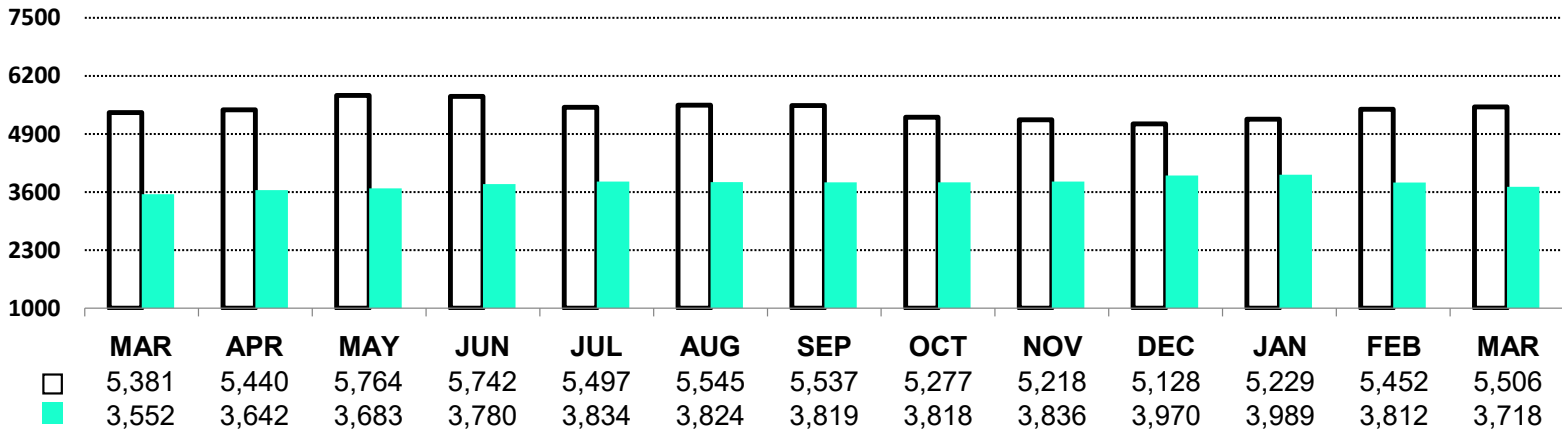
AVERAGE DOORMAN RENTS THIS MONTH HAVE INCREASED BY 1.79%, WHILE NON-DOORMAN RENTS DECREASED BY 2.86%.

## UPPER WEST SIDE STUDIO PRICE TRENDS OVER 13 MONTHS

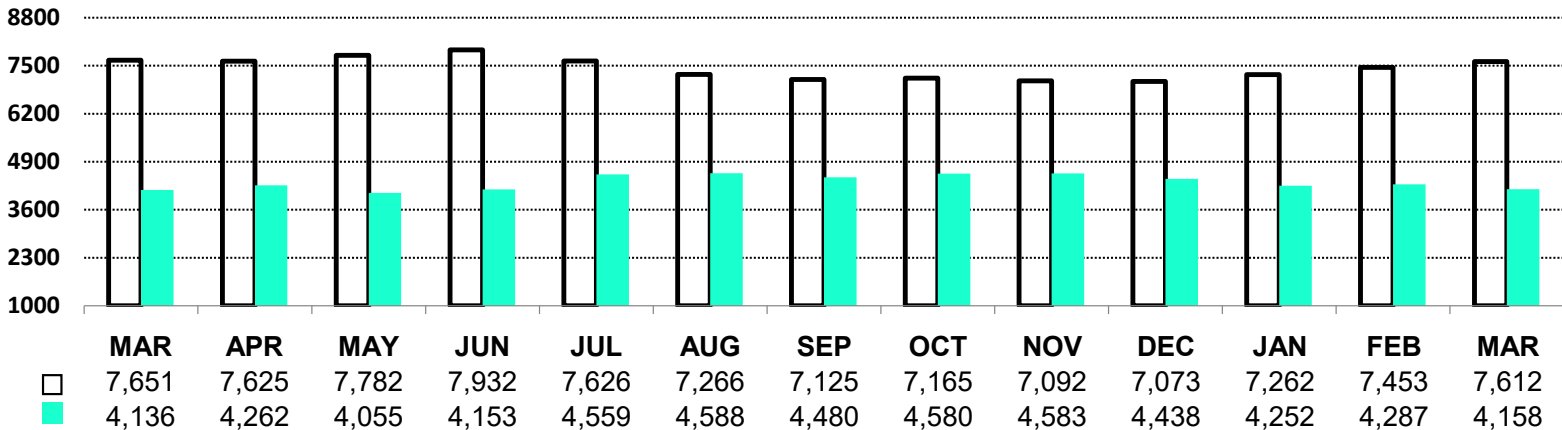
□ DOORMAN  
■ NON DOORMAN



## UPPER WEST SIDE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



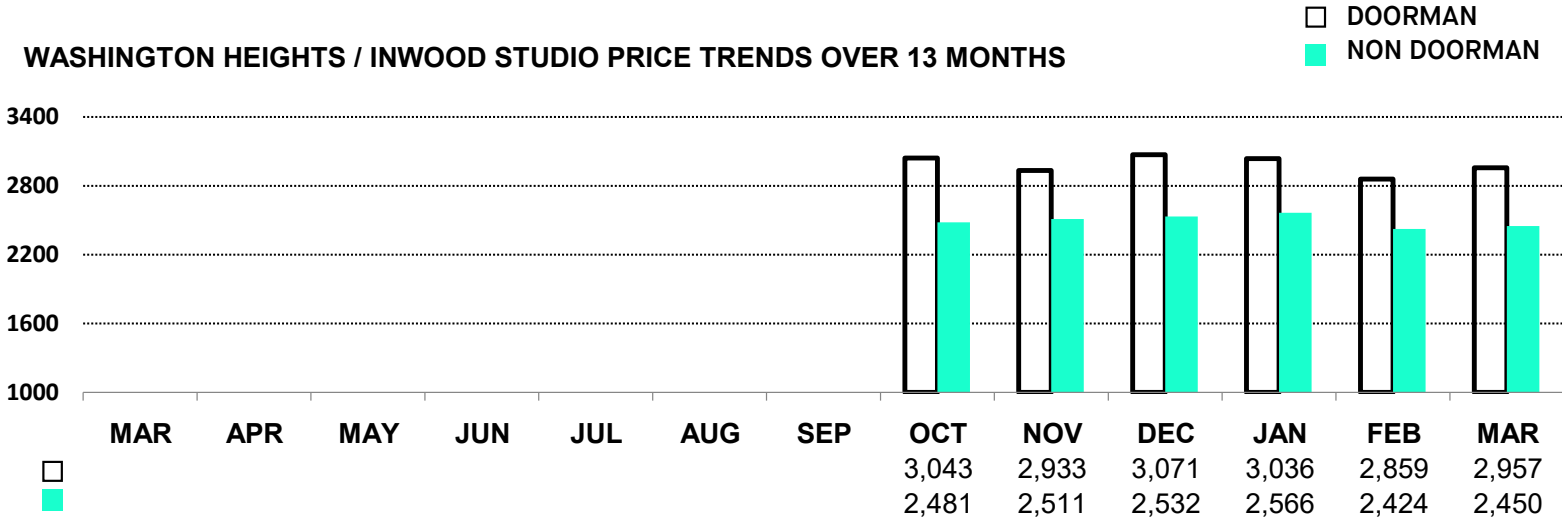
## UPPER WEST SIDE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



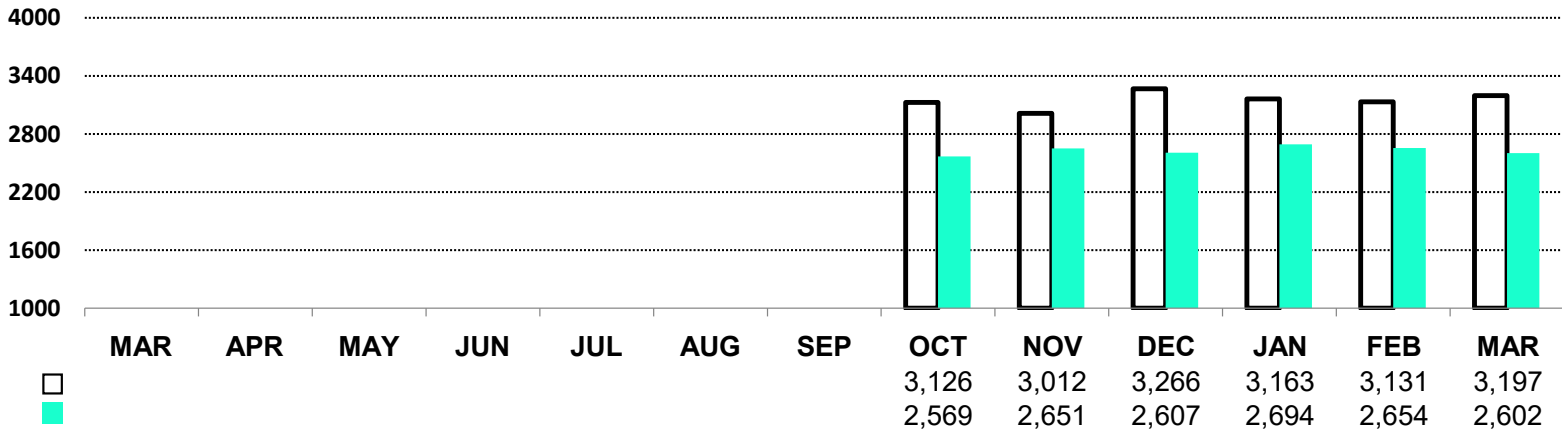
# PRICE TRENDS: WASHINGTON HEIGHTS / INWOOD

AVERAGE DOORMAN RENTS THIS MONTH HAVE SLIGHTLY DECREASED BY JUST 0.16%, WHILE NON-DOORMAN RENTS SLIGHTLY INCREASED BY JUST 0.69%.

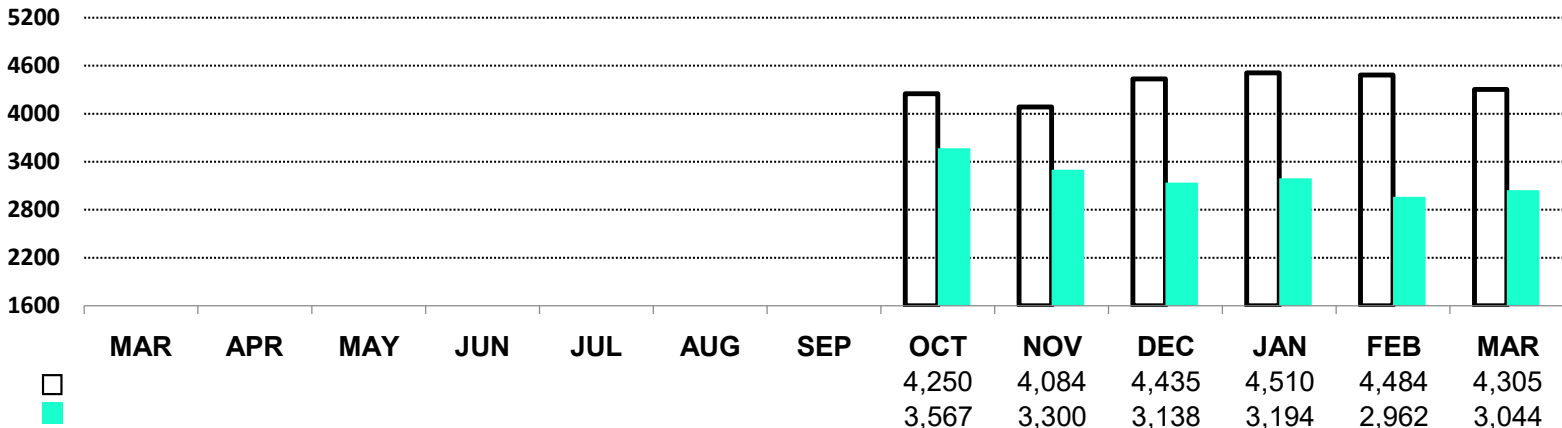
WASHINGTON HEIGHTS / INWOOD STUDIO PRICE TRENDS OVER 13 MONTHS



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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