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INTRODUCTION

Prices in Manhattan increased by 0.55% or \$21.69, from \$3,948.76 to \$3,970.45.



A QUICK LOOK

Prices in Manhattan increased by 0.55% or \$21.69, from \$3,948.76 to \$3,970.45. Studio non doorman prices decreased by 1.9% or \$49, from \$2,575 to \$2,526. Studio doorman prices increased by 1.0% or \$31, from \$3,040 to \$3,072. One bedroom non doorman prices increased by 2.5% or \$80, from \$3,249 to \$3,329. One bedroom doorman prices increased by 0.2% or \$7, from \$4,182 to \$4,190. Two bedroom non doorman prices decreased by 0.8% or \$36, from \$4,274 to \$4,238. Two bedroom doorman prices increased by 1.2% or \$71, from \$6,127 to \$6,198. Over the last year, studio non doorman and doorman prices have increased by 1.1% and decreased by 2.1%, respectively. One bedroom non doorman and doorman prices have increased by 0.7% and decreased by 4.0%, respectively. Two bedroom non doorman and doorman prices have decreased by 0.8% and 4.5%, respectively.

This month, overall price changes were relatively stable. Studio prices decreased by 0.3% on average, one bedroom prices increased by 1.2%, and two bedroom prices increased by 0.3%. These are dollar changes of -\$9, +\$44, and +\$17. Inventory increased by 6.3% this month, or 656 units, from 10,377 units to 11,033 units. 53.1% of these units were non doorman units and 46.9% of these units were doorman units. Some neighborhoods split nearly evenly between non doorman and doorman units include Chelsea (45% and 55%), Gramercy (53% and 47%), and the Upper West Side (49% and 51%). Neighborhoods that are composed of way more non doorman units than doorman units include the East Village (89% and 11%), Greenwich Village (72% and 28%), Harlem (75% and 25%), Lower East Side (85% and 15%), and SoHo (90% and 10%). Some neighborhoods have way more doorman units than non doorman units, such as The Financial District (92% to 8%), Midtown East (73% to 27%), and TriBeCa (71% to 29%).

A noteworthy development this month is the fact that TriBeCa has the largest non doorman changes of any neighborhood, in every unit size. For example, the largest studio non doorman price change occurred in TriBeCa, where prices dropped by 14.3%. The largest one bedroom non doorman price change occurred there as well, where prices increased by 5.2%. Lastly, the largest two bedroom non doorman price change occurred in TriBeCa, where prices decreased by 6.6%. These are dollar changes of -\$639, \$247, and \$506. Part of the reason for this change is extremely low inventory levels. TriBeCa only consisted of 154 units last month, and this decreased by 7 units or 4.5% to May, when inventory was only 147 units. Additionally, only 29% of that inventory is in the non doorman market, while 71% of the inventory is in doorman buildings. This makes the pool even smaller and subject to larger percentage swings. Popular in TriBeCa's non doorman sector this month was Independence Plaza at 80 North Moore Street, and 111 Worth Street, a 19 story, 331 unit, 2003 development.

A similar change happened in the largest doorman price changes this month. Two of the three changes were in the same neighborhood. East Village studio and one bedroom non doorman prices were the biggest changes of their respective sizes, with prices decreasing by 4.1% and 5.2%, or \$141 and \$237, respectively. The East Village does not have low inventory levels like TriBeCa does, however. This month, there were 735 units on the market, up 68 units or 10.2% from 667 units in April. However, 89% of that inventory is non doorman and only 11% is doorman, so while there were 651 non doorman units on the market this month, there were only 84 doorman units. This low doorman inventory explains why prices decreased more than any other neighborhood this month. Additionally, low priced units at buildings like 85 East 10th Street contributed to the decreases.

This month, Harlem produced the least expensive units in every respect: the least expensive studio, one, and two bedroom non doorman unit and the least expensive studio, one, and two bedroom doorman unit. The least expensive non doorman units were priced as follows: \$1,888 (studio), \$2,256 (one bedroom), and \$2,799 (two bedroom). The least expensive doorman units were priced as follows: \$2,554 (studio), \$3,079 (one bedroom), and \$4,188 (two bedroom). Harlem is home to many new developments both commercially and residentially, such as 6W126 which was built in 2016 and contains 29 units, and Aurum, which was built the year before and contains 115 units. Harlem is also getting a Whole Foods on 125th Street, which is currently under construction. The trend of Harlem rentals prices being the lowest of any Manhattan neighborhood may not persist as more and more people move there.

It is the persisting trends and changes that can be observed over the months that make this rental market an exciting one to study, and neighborhoods like Harlem are certainly the ones that have the most potential. Last month, inventory in Harlem was 846 units and this month, there were 911 units on the market. Between April and May of last year, inventory increased from 542 units to 683 units. The growth has been evident so far and there are exciting things to come as new commercial developments persist.

A QUICK LOOK

Notable Trends: Manhattan Highs and Lows (Average Prices)

Type	Most Expensive	Least Expensive
Non-Doorman Studios	TriBeCa \$3,832	Harlem \$1,888
Non-Doorman One Bedrooms	TriBeCa \$4,959	Harlem \$2,256
Non-Doorman Two Bedrooms	TriBeCa \$7,173	Harlem \$2,799
Type	Most Expensive	Least Expensive
Doorman Studios	SoHo \$4,283	Harlem \$2,554
Doorman One Bedrooms	SoHo \$5,433	Harlem \$3,079
Doorman Two Bedrooms	SoHo \$8,449	Harlem \$4,188

Where Prices Decreased (monthly)

- ↓ **Chelsea**
 Non-Doorman Studios -0.3%
 Non-Doorman Two-Bedroom -2.0%
 Doorman Studios -0.01%
 Doorman One-Bedroom -1.1%
 Doorman Two-Bedroom -1.5%
- ↓ **East Village**
 Doorman Studios -4.1%
 Doorman One-Bedroom -5.2%
- ↓ **Financial District**
 Non-Doorman Studios -0.8%
- ↓ **Gramercy**
 Doorman One-Bedroom -3.5%
- ↓ **Greenwich Village**
 Non-Doorman Studios -2.4%
 Non-Doorman Two-Bedroom -2.3%
 Doorman One-Bedroom -3.5%
 Doorman Two-Bedroom -1.2%
- ↓ **Harlem**
 Doorman One-Bedroom -1.3%
 Doorman Two-Bedroom -0.5%
- ↓ **Lower East Side**
 Non-Doorman Studios -3.3%
 Non-Doorman Two-Bedroom -0.9%
- ↓ **Midtown East**
 Non-Doorman Two-Bedroom -3.8%
- ↓ **Midtown West**
 Non-Doorman Studios -0.7%
 Doorman One-Bedroom -0.7%
- ↓ **Murray Hill**
 Non-Doorman Studios -1.7%
 Non-Doorman Two-Bedroom -1.7%
- ↓ **SoHo**
 Doorman Studios -0.4%
- ↓ **Tribeca**
 Non-Doorman Studios -14.3%
 Doorman Two-Bedroom -6.6%
- ↓ **Upper East Side**
 Doorman Two-Bedroom -0.1%
- ↓ **Upper West Side**
 Non-Doorman Two-Bedroom -1.2%

A QUICK LOOK

Where Prices Increased (monthly)

↑ Battery Park City

Doorman Studios 1.8%
Doorman One-Bedroom 2.1%
Doorman Two-Bedroom 3.4%

↑ Chelsea

Non-Doorman One-Bedroom 3.5%

↑ East Village

Non-Doorman Studios 2.1%
Non-Doorman One-Bedroom 1.9%
Non-Doorman Two-Bedroom 0.02%
Doorman Two-Bedroom 2.1%

↑ Financial District

Non-Doorman One-Bedroom 5.2%
Non-Doorman Two-Bedroom 1.5%
Doorman Studios 1.8%
Doorman One-Bedroom 2.3%
Doorman Two-Bedroom 3.3%

↑ Gramercy

Non-Doorman Studios 0.5%
Non-Doorman One-Bedroom 1.3%
Non-Doorman Two-Bedroom 2.0%
Doorman Studios 0.6%
Doorman Two-Bedroom 0.0%

↑ Greenwich Village

Non-Doorman One-Bedroom 1.9%
Doorman Studios 2.1%

↑ Harlem

Non-Doorman Studios 1.8%
Non-Doorman One-Bedroom 2.7%
Non-Doorman Two-Bedroom 1.6%
Doorman Studios 3.7%

↑ Lower East Side

Non-Doorman One-Bedroom 2.6%
Doorman Studios 0.9%
Doorman One-Bedroom 3.5%
Doorman Two-Bedroom 2.3%

↑ Midtown East

Non-Doorman Studios 2.5%
Non-Doorman One-Bedroom 2.5%
Doorman Studios 1.0%
Doorman One-Bedroom 0.4%
Doorman Two-Bedroom 2.0%

↑ Midtown West

Non-Doorman One-Bedroom 1.0%
Non-Doorman Two-Bedroom 1.9%
Doorman Studios 1.7%
Doorman Two-Bedroom 1.7%

↑ Murray Hill

Non-Doorman One-Bedroom 1.5%
Doorman Studios 2.9%
Doorman One-Bedroom 1.1%
Doorman Two-Bedroom 0.1%

↑ SoHo

Non-Doorman Studios 0.1%
Non-Doorman One-Bedroom 0.1%
Non-Doorman Two-Bedroom 3.0%
Doorman One-Bedroom 2.7%
Doorman Two-Bedroom 2.9%

↑ Tribeca

Non-Doorman One-Bedroom 5.2%
Non-Doorman Two-Bedroom 7.9%
Doorman Studios 1.9%
Doorman One-Bedroom 3.9%

Upper East Side

↑ Non-Doorman Studios 1.2% Non-Doorman One-Bedroom 3.1%
Non-Doorman Two-Bedroom 2.8%
Doorman Studios 1.8% Doorman One-Bedroom 2.2%

Upper West Side

↑ Non-Doorman Studios 0.4% Non-Doorman One-Bedroom 0.3%
Doorman Studios 1.8% Doorman One-Bedroom 0.2% Doorman Two-Bedroom 1.8%

A QUICK LOOK STUDIOS

■ Doorman ■ Non-Doorman

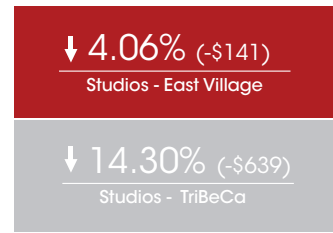
Average Unit Prices By Neighborhood



Average Price Manhattan Studios



Greatest Changes Since April



Days on Market High



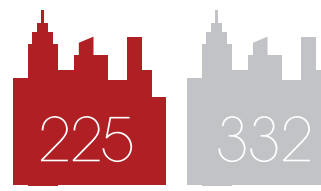
East Village Financial District

Days on Market Low



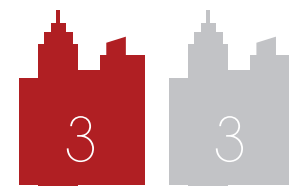
SoHo Soho Upper East Side

Market Inventory High



Midtown East Upper East Side

Market Inventory Low

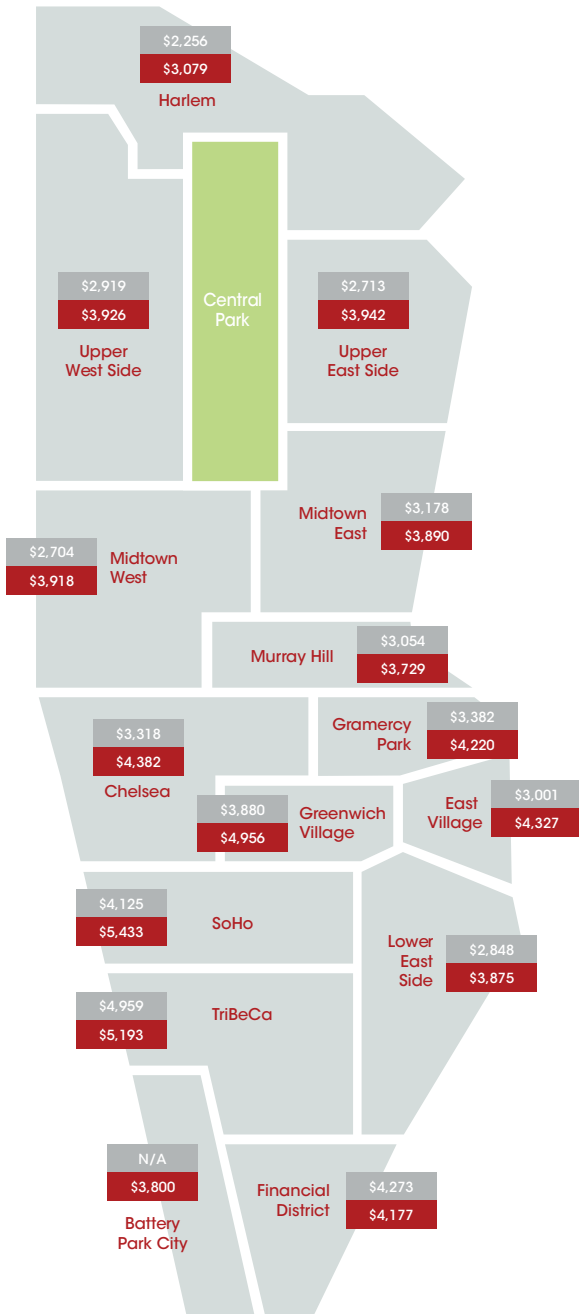


SoHo TriBeCa

A QUICK LOOK 1 BEDS

■ Doorman ■ Non-Doorman

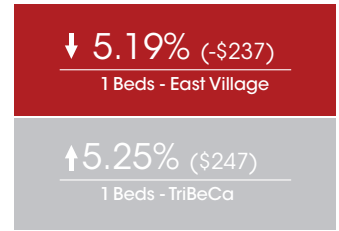
Average Unit Prices By Neighborhood



Average Price Manhattan 1 Beds



Greatest Changes Since April



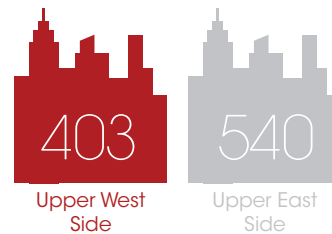
Days on Market High



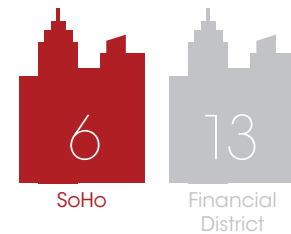
Days on Market Low



Market Inventory High



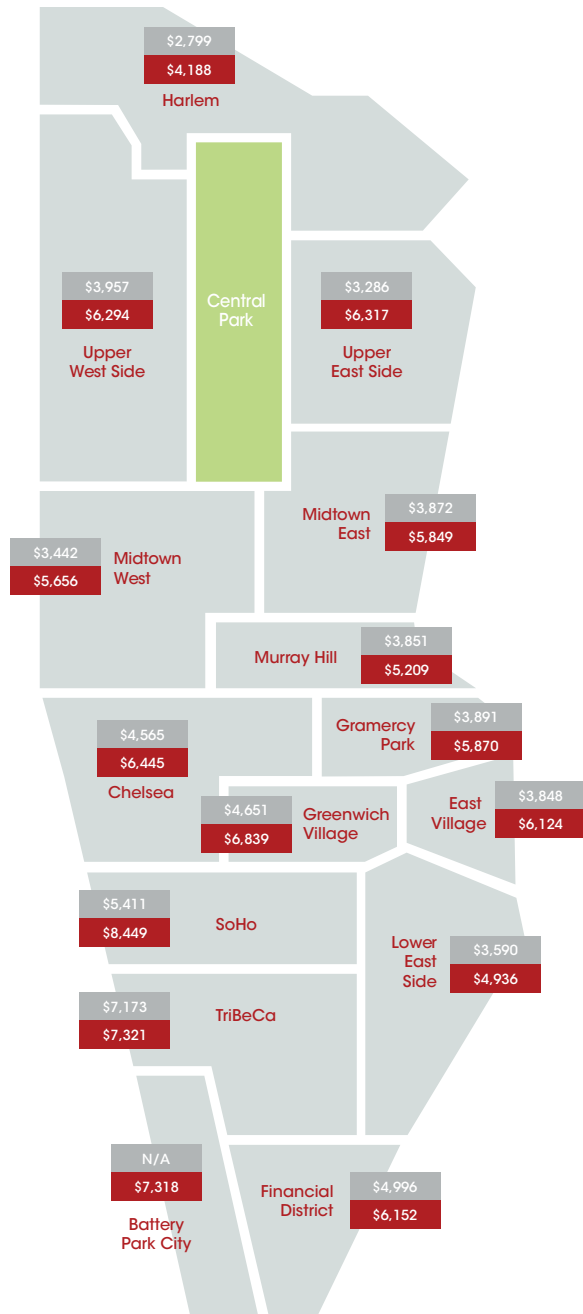
Market Inventory Low



A QUICK LOOK 2 BEDS

■ Doorman ■ Non-Doorman

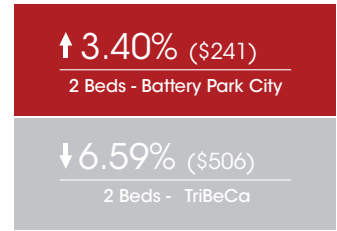
Average Unit Prices By Neighborhood



Average Price Manhattan 2 Beds



Greatest Changes Since April



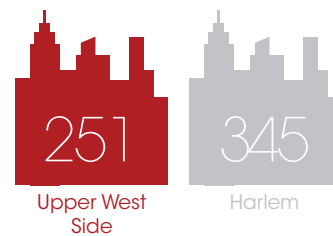
Days on Market High



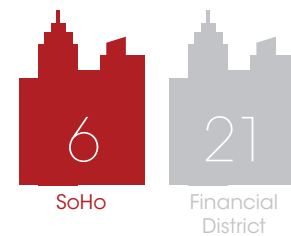
Days on Market Low



Market Inventory High

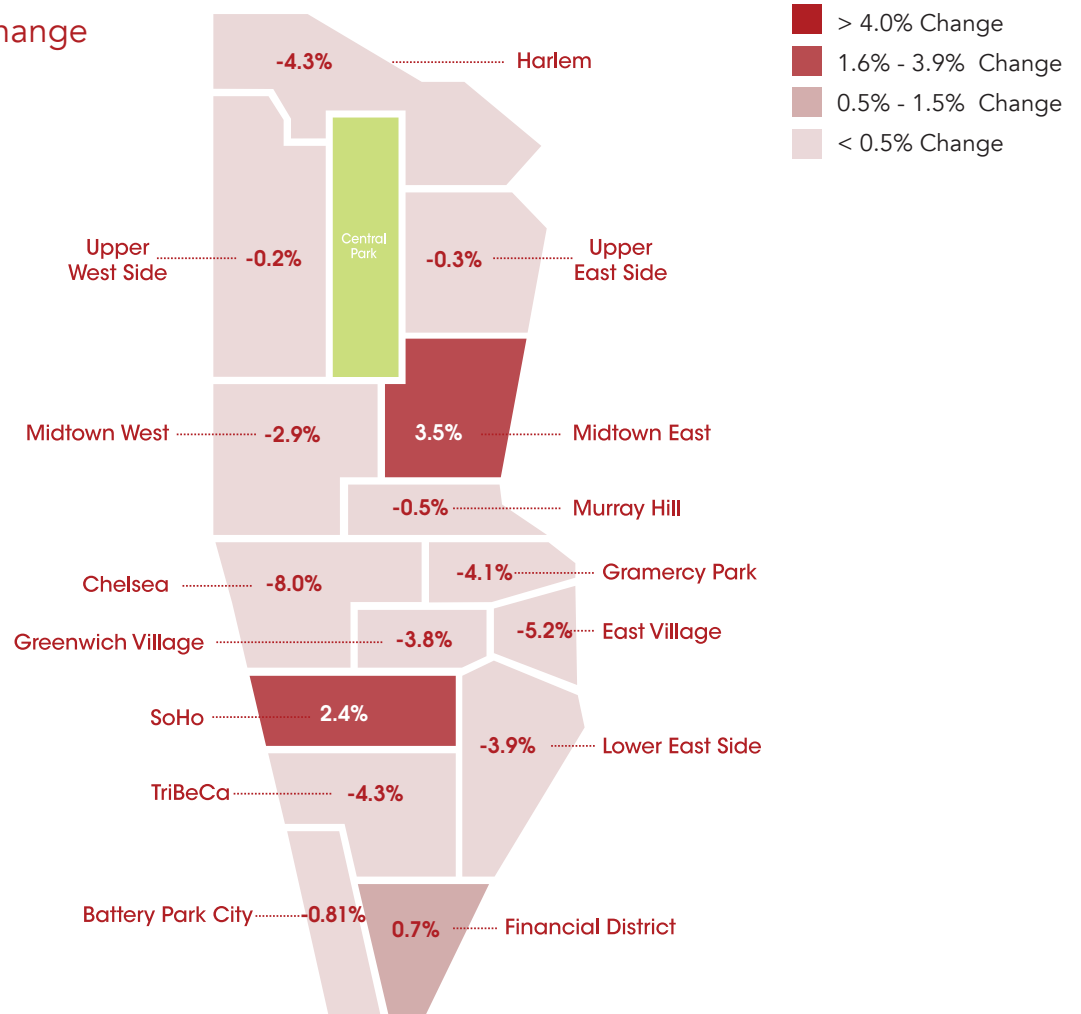


Market Inventory Low



A QUICK LOOK

Year Over Year Price Change By Neighborhood

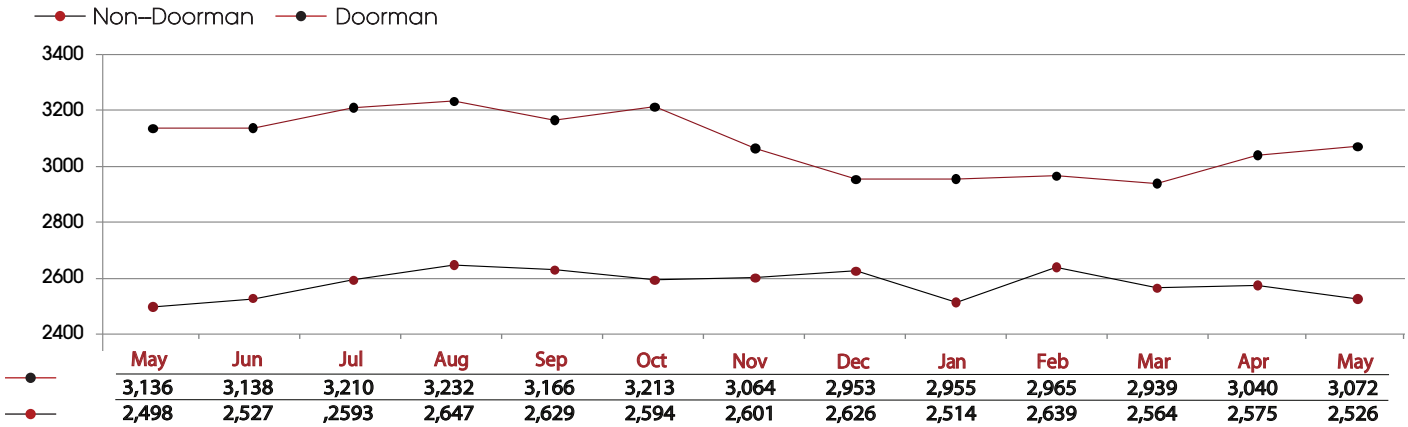


Year Over Year Price Change Manhattan Rents: May 2016 vs. May 2017

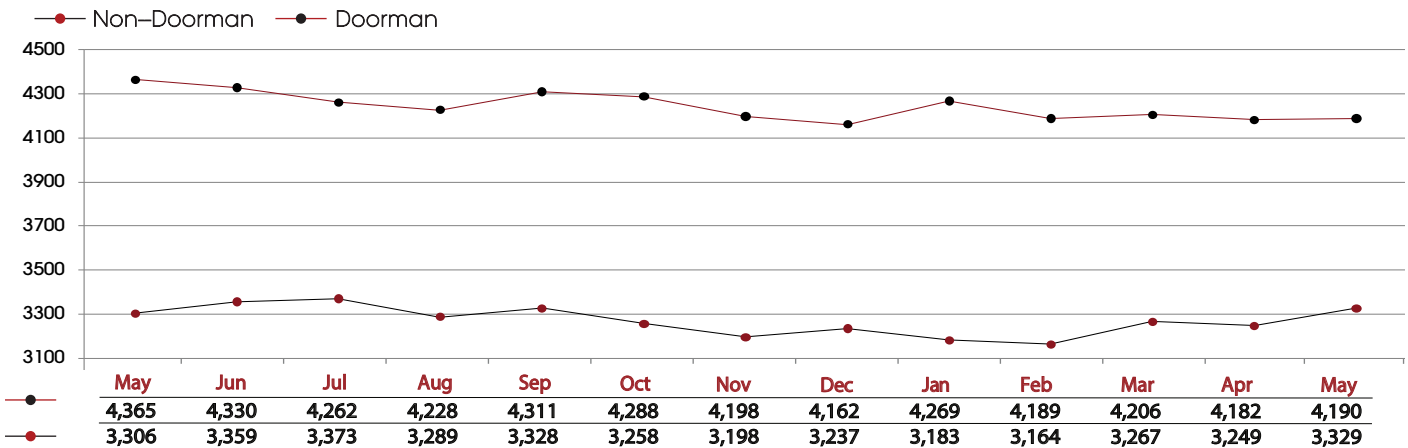
Type	May 2016	May 2017	Change
Non-Doorman Studios	\$2,498	\$2,526	↑ 1.1%
Non-Doorman One Bedrooms	\$3,306	\$3,329	↑ 0.7%
Non-Doorman Two Bedrooms	\$4,273	\$4,238	↓ 0.8%
Type	May 2016	May 2017	Change
Doorman Studios	\$3,136	\$3,072	↓ 2.1%
Doorman One Bedrooms	\$4,365	\$4,190	↓ 4.0%
Doorman Two Bedrooms	\$6,489	\$6,198	↓ 4.5%

MANHATTAN PRICE TRENDS

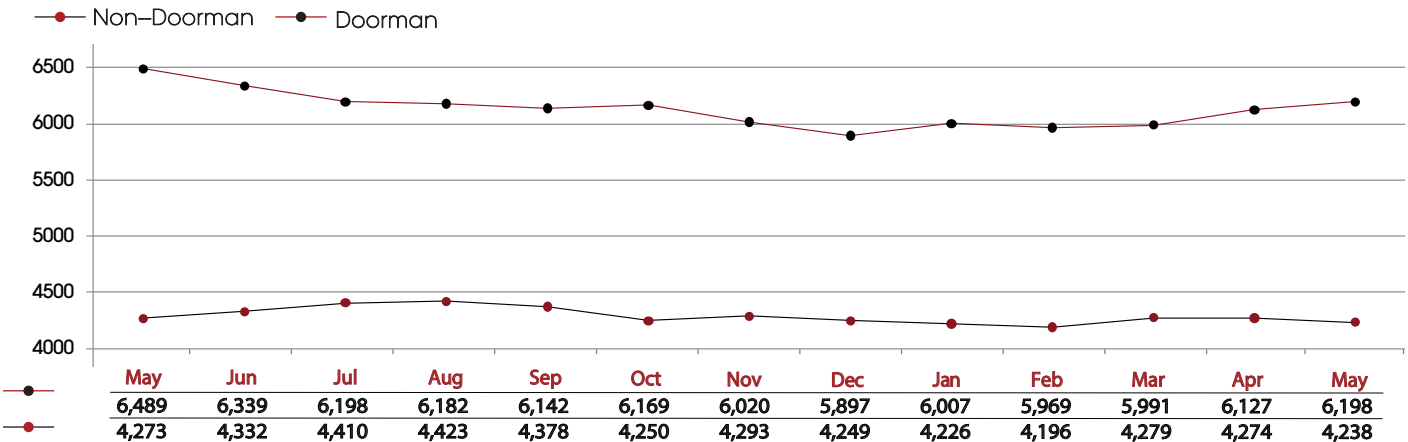
Manhattan Studio Price Trends Over 13 Months



Manhattan One-Bedroom Price Trends Over 13 Months



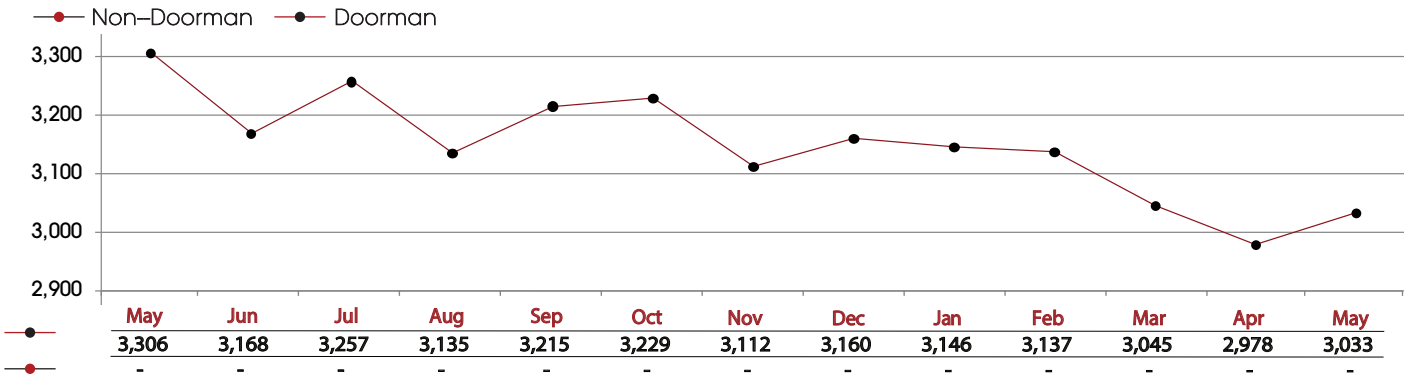
Manhattan Two-Bedroom Price Trends Over 13 Months



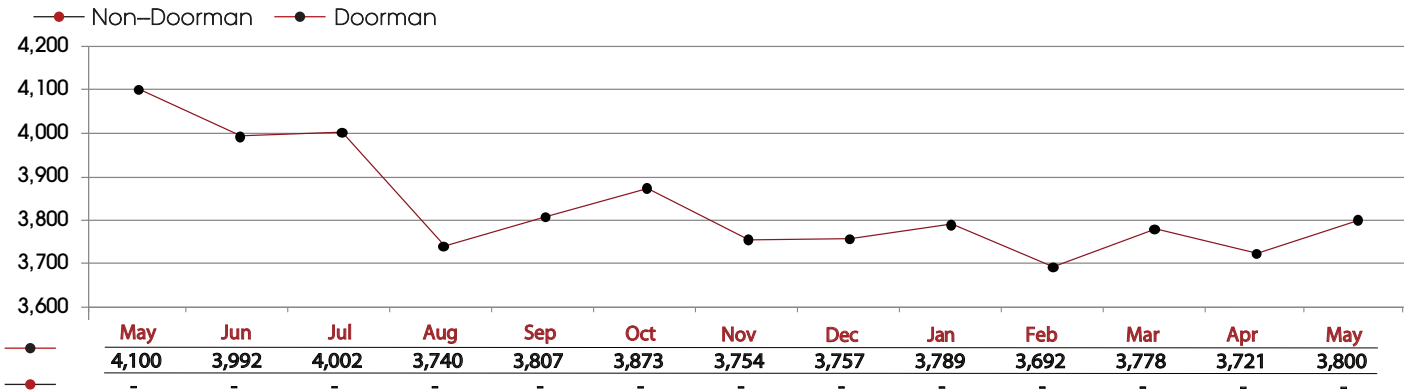
BATTERY PARK CITY

• Studio prices in Battery Park City increased by 1.8%, one bedroom prices increased by 2.1%, and two bedroom prices increased by 3.4%. This is an average overall change of 2.7%. This is a dollar change of \$124.28. Over the last year, prices in Battery Park City have decreased by 0.8%, and this is a dollar change of \$38.42. Inventory in this neighborhood has increased by 15 units or 12%, from 125 units to 140 units.

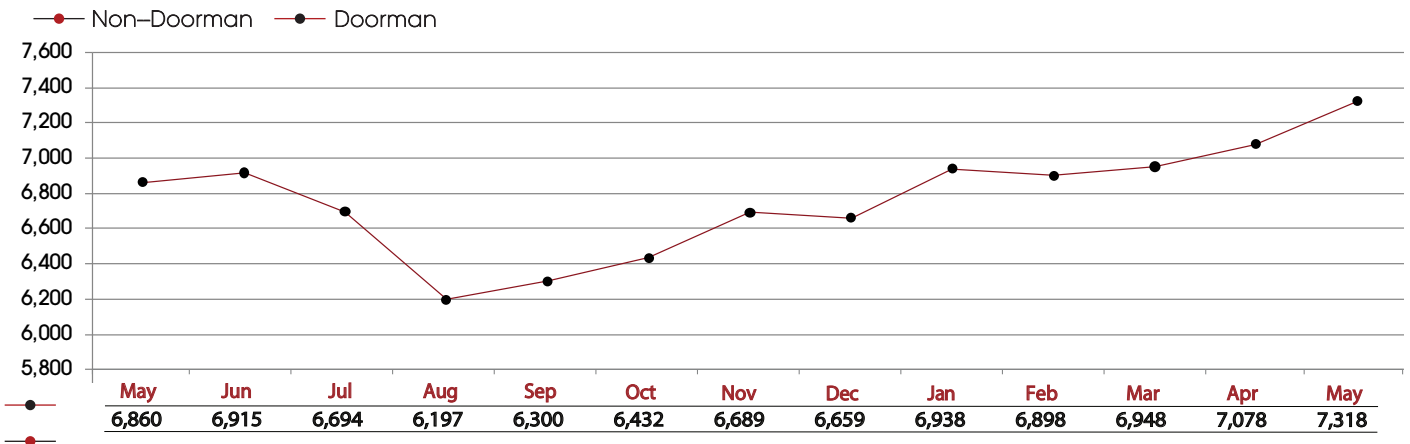
Battery Park City Studio Price Trends Over 13 Months



Battery Park City One-Bedroom Price Trends Over 13 Months



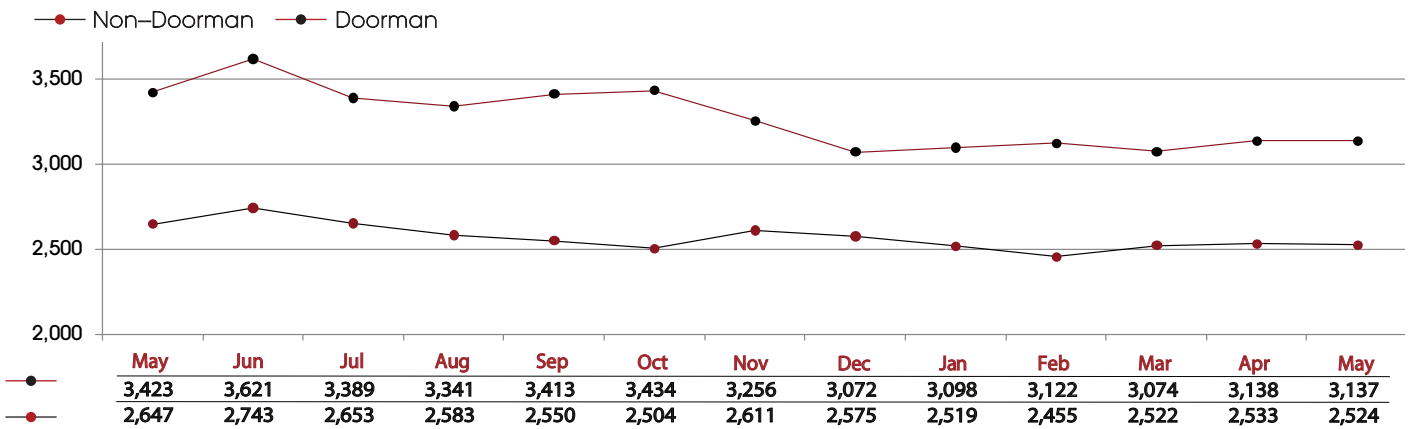
Battery Park City Two-Bedroom Price Trends Over 13 Months



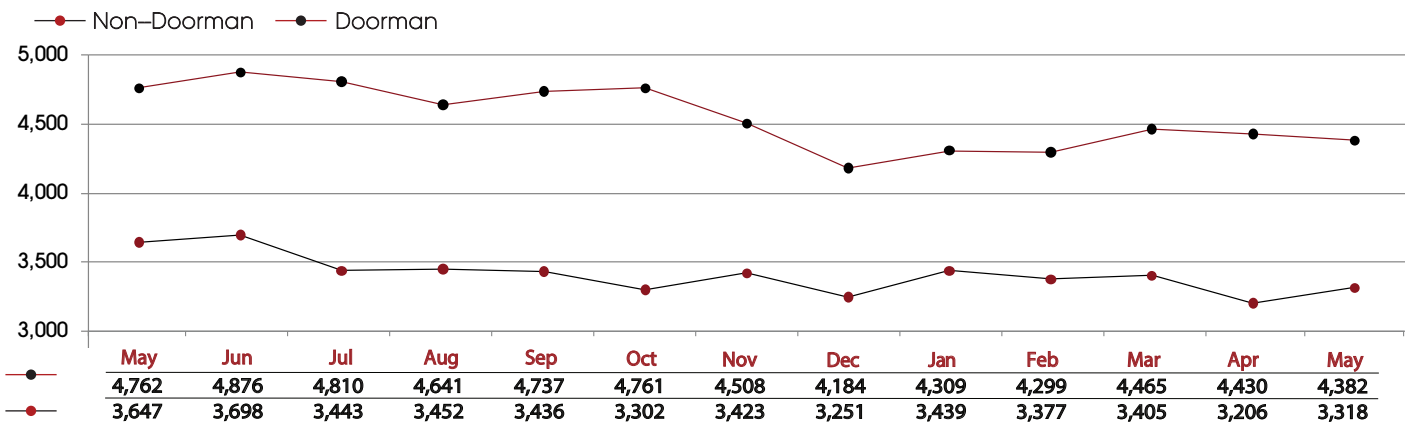
CHELSEA

• Inventory in Chelsea has increased by 69 units or 10%, from 681 units to 750 units. This neighborhood is split nearly in half between doorman and non doorman units, at 55% and 45% of total inventory, respectively. Studio non doorman and doorman prices decreased by 0.3% and 0.01%, respectively. One bedroom non doorman and doorman prices increased by 3.5% and decreased by 1.1%, respectively. Two bedroom non doorman and doorman prices decreased by 2.0% and 1.5%, respectively. Over the last year, prices in this neighborhood have decreased by 8.0%. This is due to changes in inventory, and this time last year there were high levels of activity at 555 West 26th Street and 777 6th Avenue.

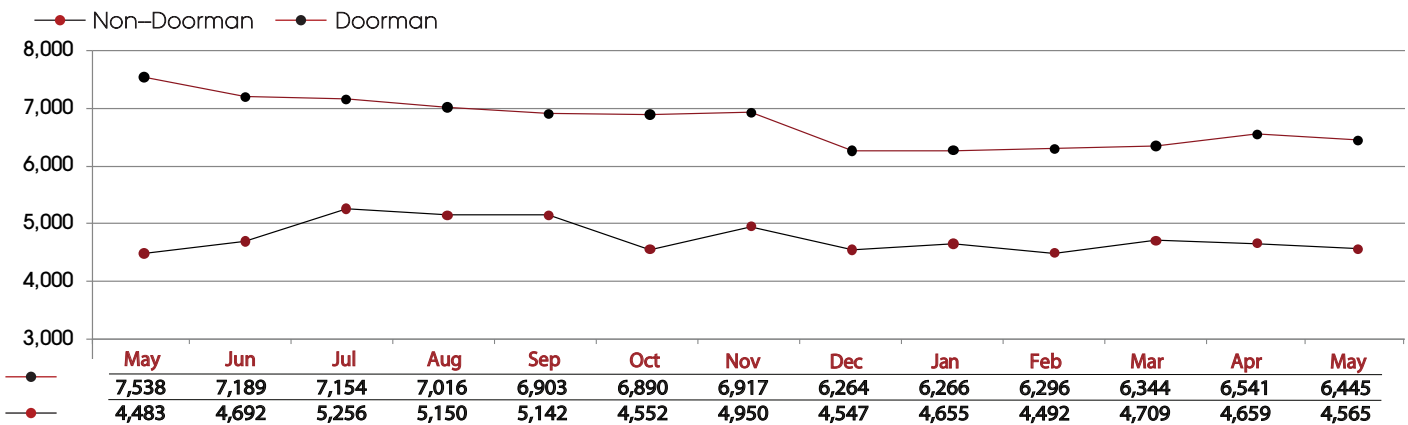
Chelsea Studio Price Trends Over 13 Months



Chelsea One-Bedroom Price Trends Over 13 Months



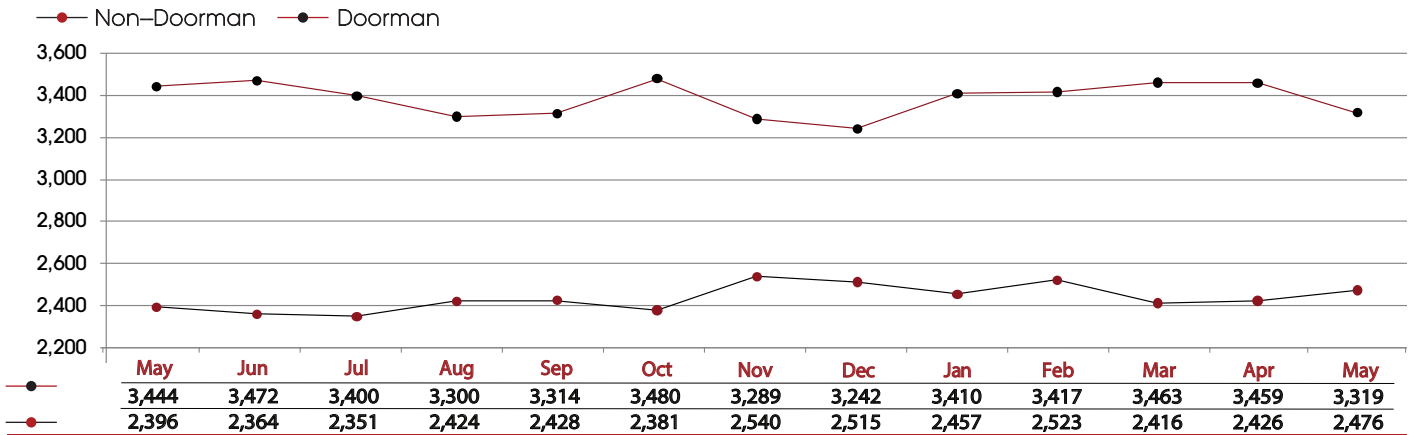
Chelsea Two-Bedroom Price Trends Over 13 Months



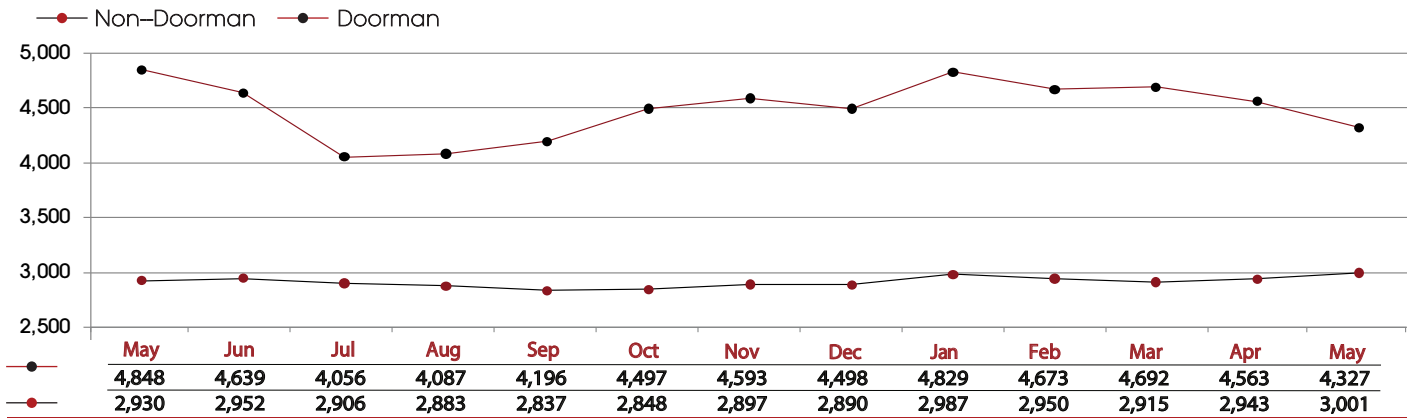
EAST VILLAGE

Over the last month, prices in the East Village have decreased by 0.6%. Studio non doorman prices increased by 2.1%, studio doorman prices decreased by 4.1%, one bedroom non doorman prices increased by 1.9%, one bedroom doorman prices decreased by 5.2%, two bedroom non doorman prices increased by 0.02%, and two bedroom doorman prices increased by 2.1%. Over the last year, prices have decreased by 5.2%. Inventory in the East Village increased by 10.2%, from 667 units to 735 units. The non doorman market increased from 591 markets to 651 units and the doorman market increased from 76 units to 84 units. This small doorman inventory explains why price changes are greater for doorman units than non doorman units.

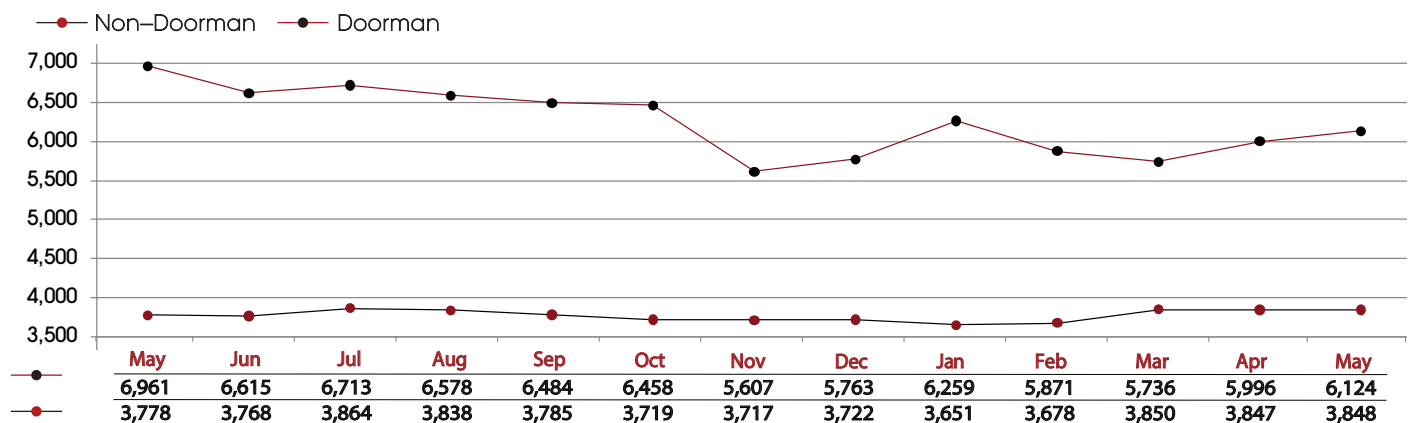
East Village Studio Price Trends Over 13 Months



East Village One-Bedroom Price Trends Over 13 Months



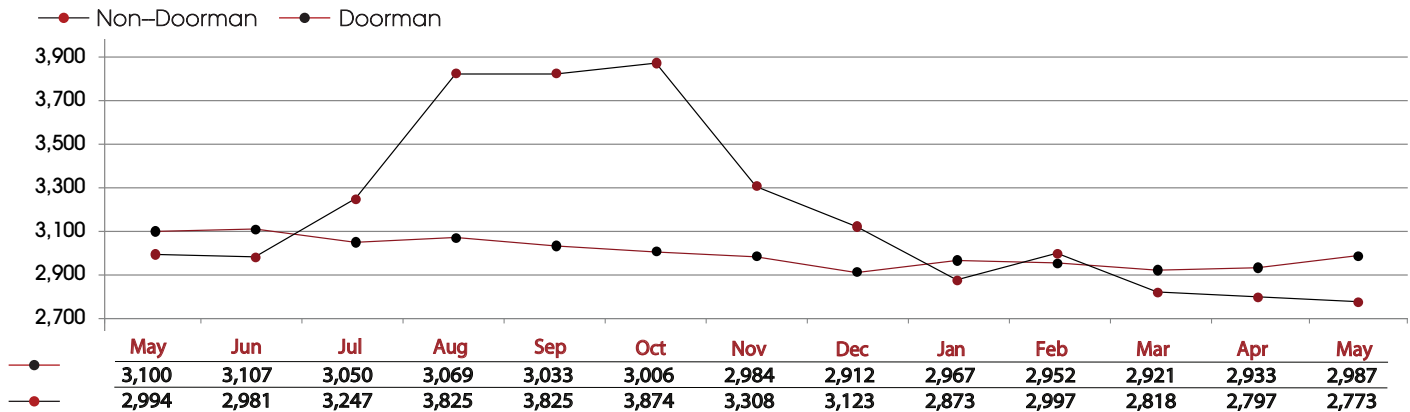
East Village Two-Bedroom Price Trends Over 13 Months



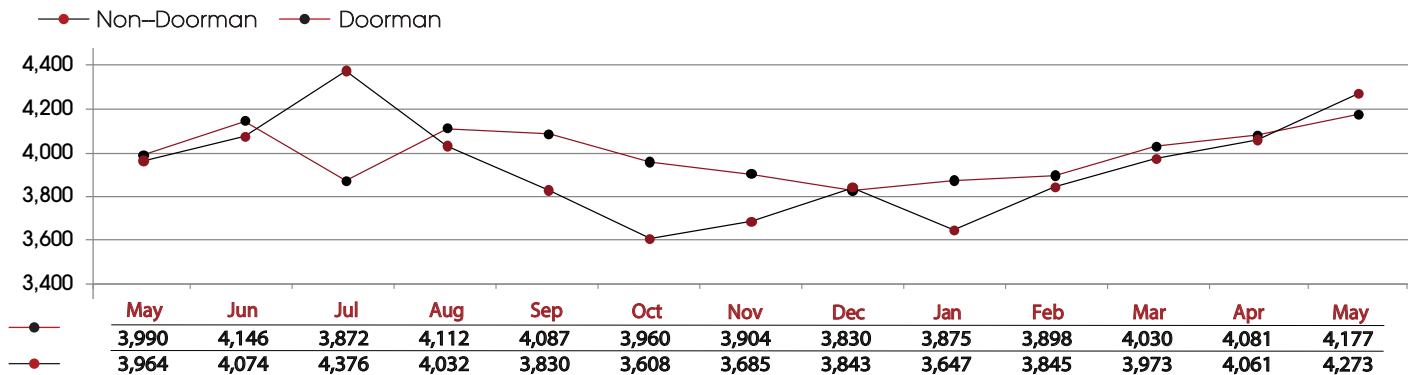
FINANCIAL DISTRICT

• Inventory in the Financial District increased from 491 units to 511 units. The inventory of this neighborhood is large, but it is not split evenly between doorman and non doorman units. The former compose 92% of the inventory in the Financial District and the latter composes 8%. This explains larger non doorman price changes that occurred this month. Studio non doorman prices decreased by 0.8%, studio doorman prices increased by 1.8%, one bedroom non doorman prices increased by 5.2%, one bedroom doorman prices increased by 2.3%, two bedroom non doorman prices increased by 1.5%, two bedroom doorman prices increased by 3.3%. Additionally, over the last year prices have increased by 0.7%.

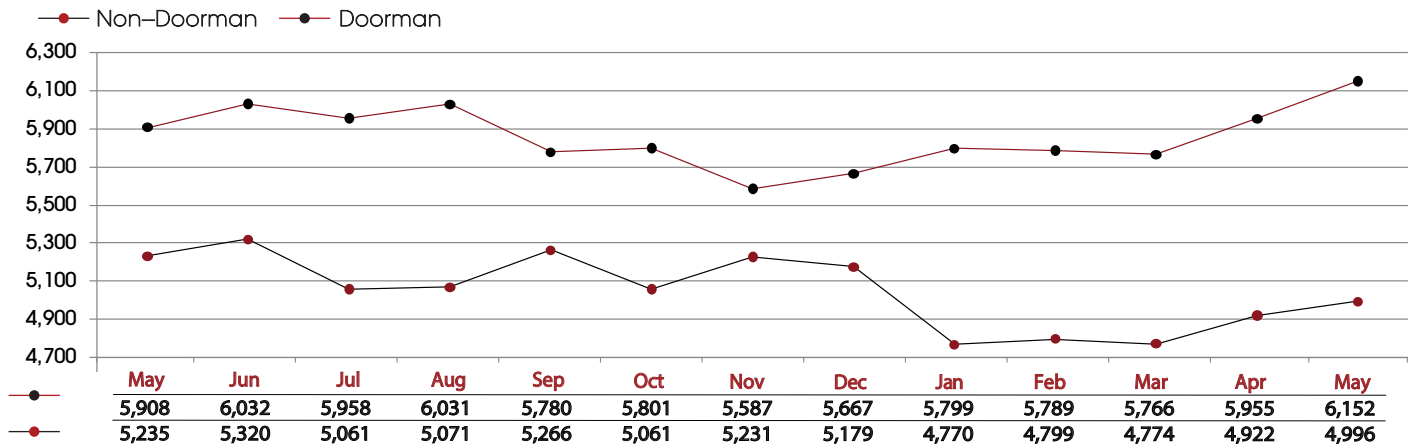
Financial District Studio Price Trends Over 13 Months



Financial District One-Bedroom Price Trends Over 13 Months



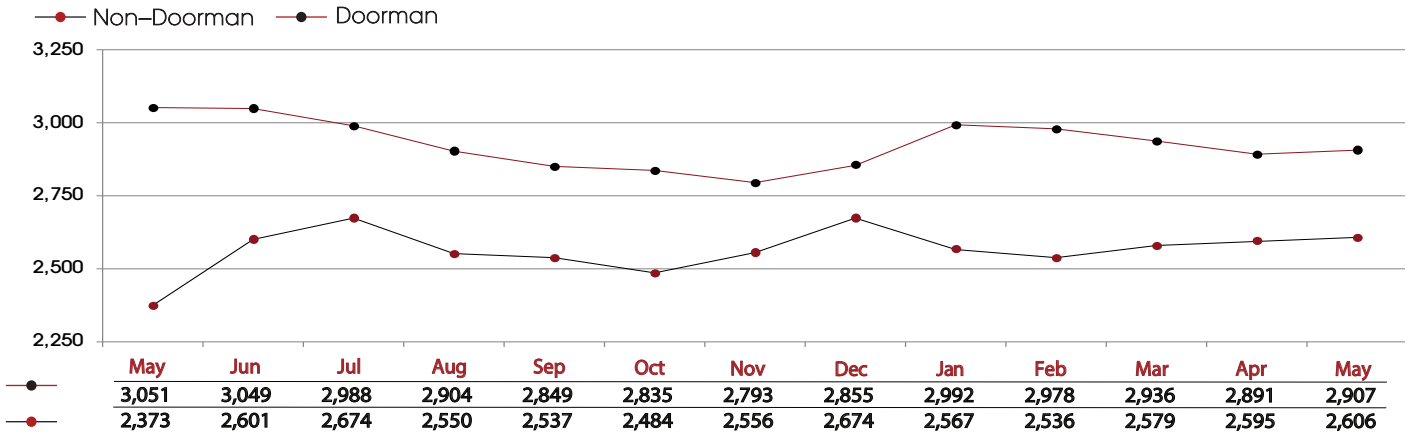
Financial District Two-Bedroom Price Trends Over 13 Months



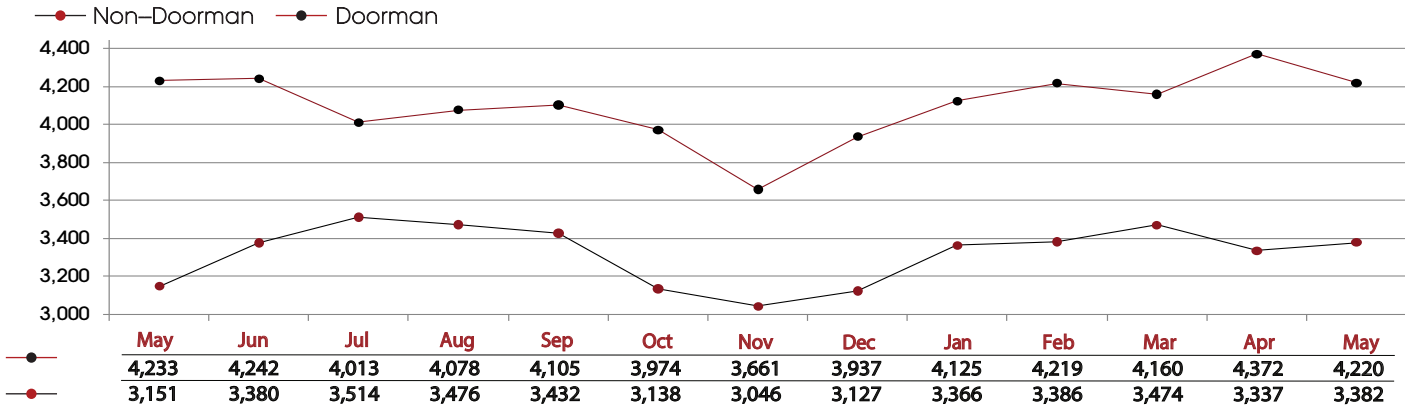
GRAMERCY PARK

• Inventory in Gramercy increased by 13 units or 5.7%, from 229 units to 242 units. Studio non doorman prices increased by 0.5%, and doorman prices increased by 0.6%. One bedroom non doorman prices increased by 1.3%, and doorman prices decreased by 3.5%. Two bedroom non doorman prices increased by 2.0%, and non doorman prices increased by 0.01%. Over the last year, prices here have decreased by 4.1%.

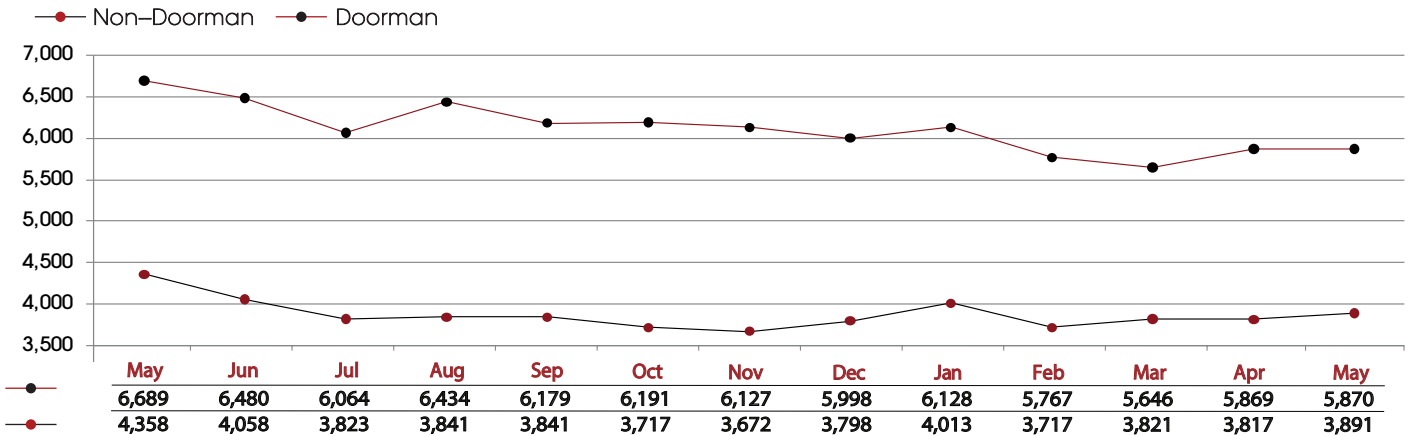
Gramercy Park Studio Price Trends Over 13 Months



Gramercy Park One-Bedroom Price Trends Over 13 Months



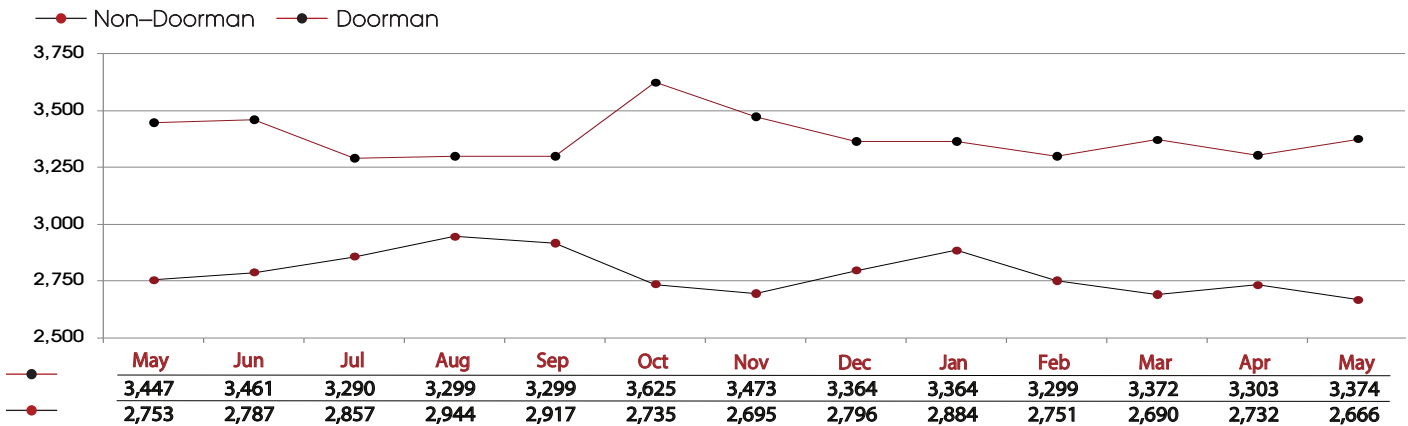
Gramercy Park Two-Bedroom Price Trends Over 13 Months



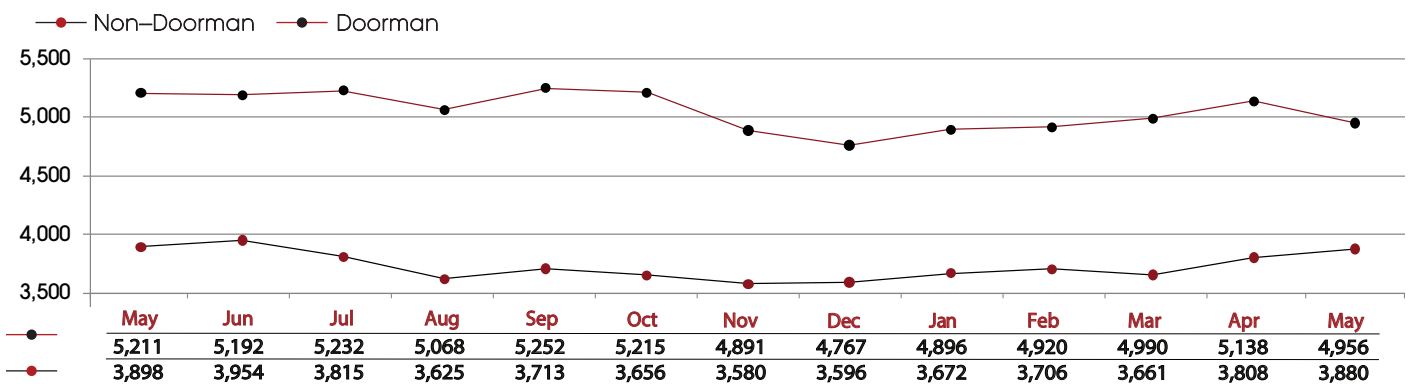
GREENWICH VILLAGE

• Inventory in Greenwich Village increased by 94 units, from 633 units to 727 units. Most of this increase occurred in the non doorman sector, which increased by 81 units, and there were high levels of activity at buildings like 230 Sullivan Street, 192 Bleecker Street, and 102 Bedford Street. Despite the increase in inventory, price changes were not very extreme. Non doorman prices decreased by 0.9%, and doorman prices decreased by 1.3%. Over the last year, prices in this neighborhood have decreased by 3.8%.

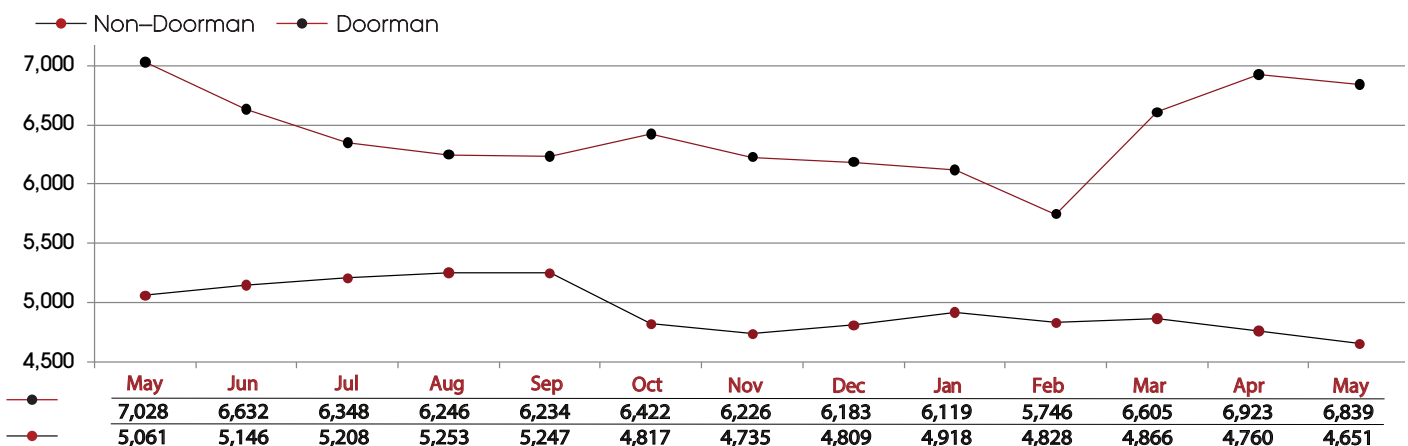
Greenwich Village Studio Price Trends Over 13 Months



Greenwich Village One-Bedroom Price Trends Over 13 Months



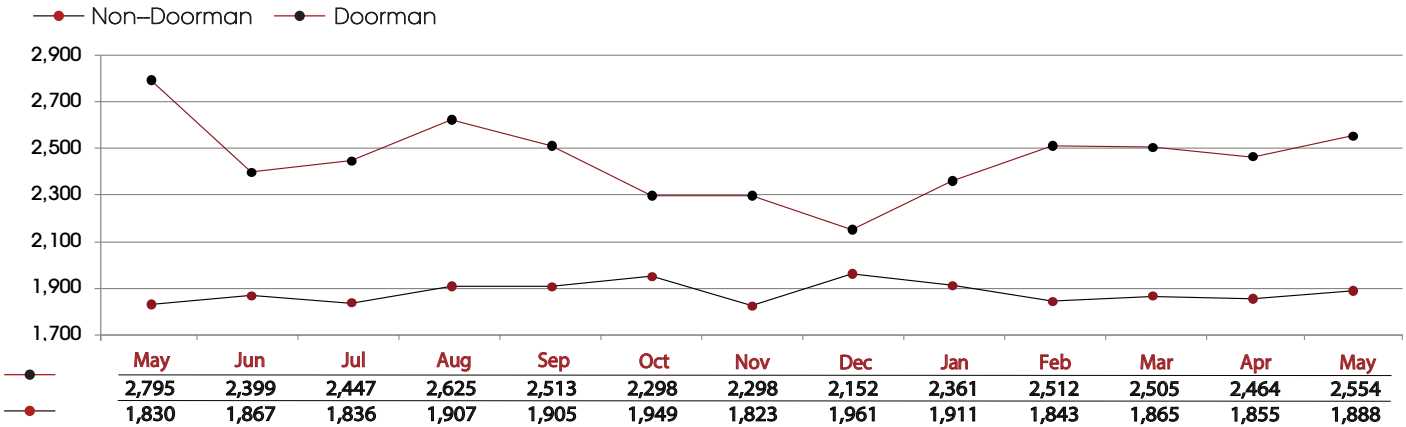
Greenwich Village Two-Bedroom Price Trends Over 13 Months



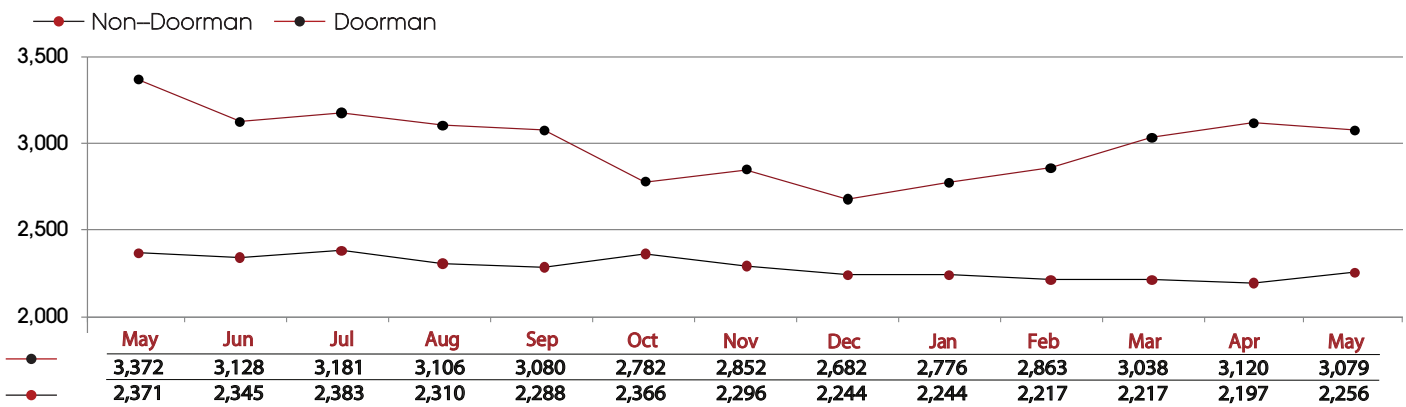
HARLEM

• Over the last month, studio prices in Harlem have increased by 2.7%, one bedroom prices have increased by 0.7%, and two bedroom prices have increased by 0.6%. Over the last year, prices in this neighborhood have decreased by 4.3%. Inventory in Harlem increased by 7.7% or 65 units, from 846 units in April to 911 units in May. Most of this increase occurred in the the non doorman sector, where inventory increased from 648 to 686 units. There were high levels of activity at buildings like 946 Columbus Avenue and 429 Lenox Avenue.

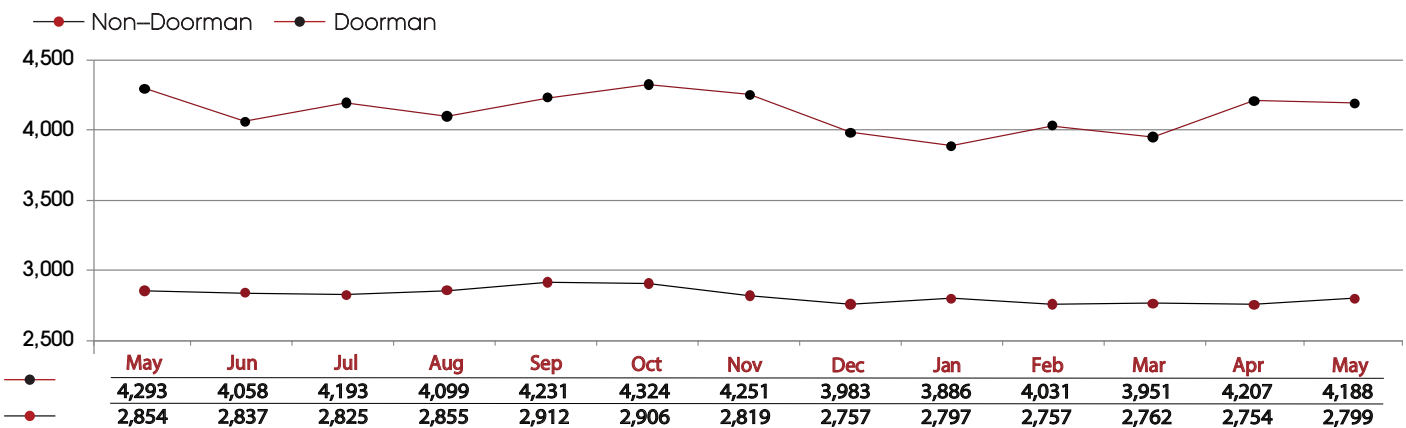
Harlem Studio Price Trends Over 13 Months



Harlem One-Bedroom Price Trends Over 13 Months



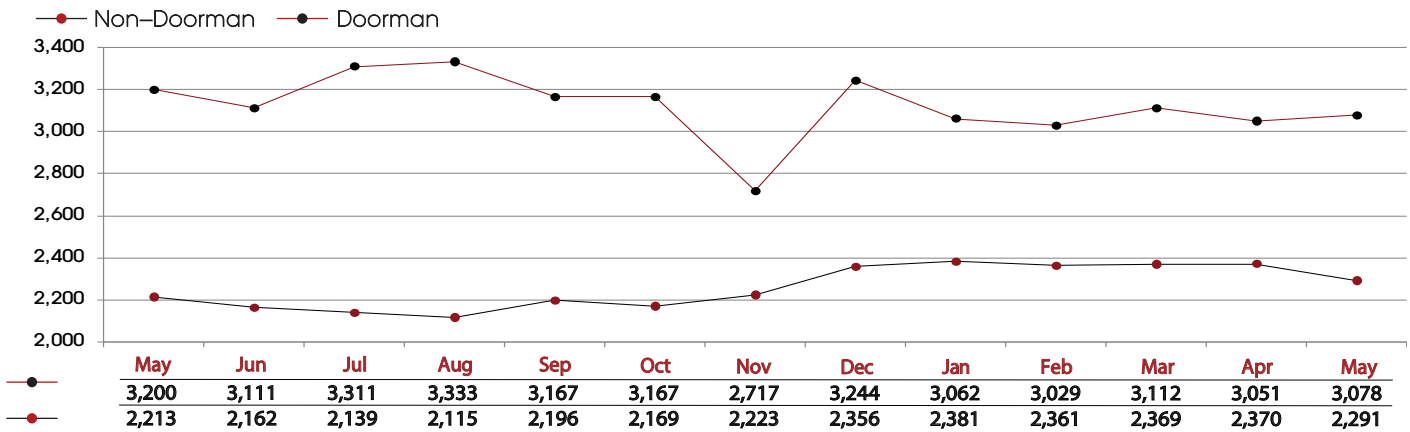
Harlem Two-Bedroom Price Trends Over 13 Months



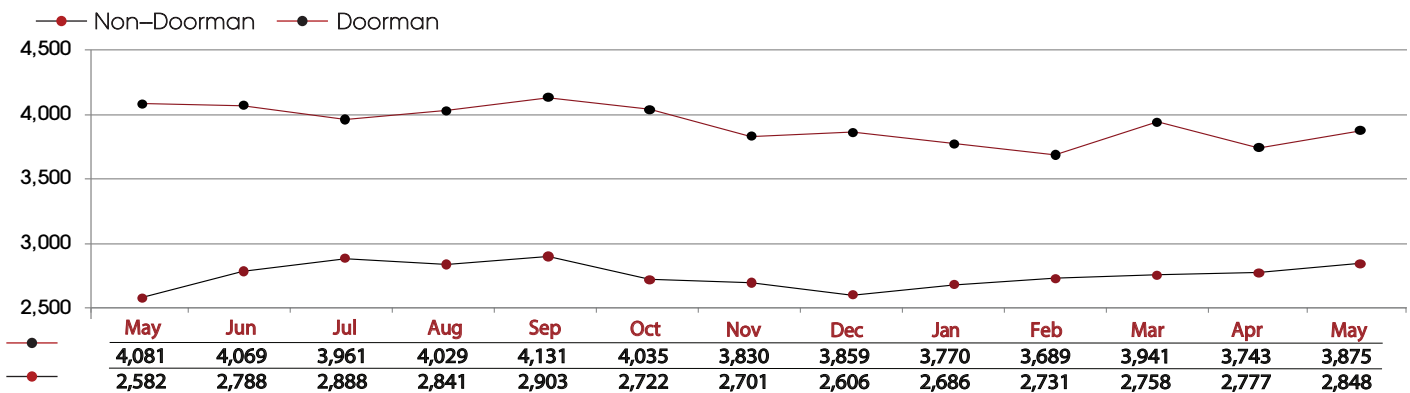
LOWER EAST SIDE

• Inventory on the Lower East Side increased by 3.8% or 13 units, from 343 units to 356 units. This market is split into 85% non doorman units and 15% doorman units. Studio non doorman prices decreased by 3.3%, studio doorman prices increased by 0.9%, one bedroom non doorman prices increased by 2.6%, one bedroom doorman prices increased by 3.5%, two bedroom non doorman prices decreased by 0.9%, and two bedroom doorman prices increased by 2.3%. Over the last year, prices have decreased by 3.9%.

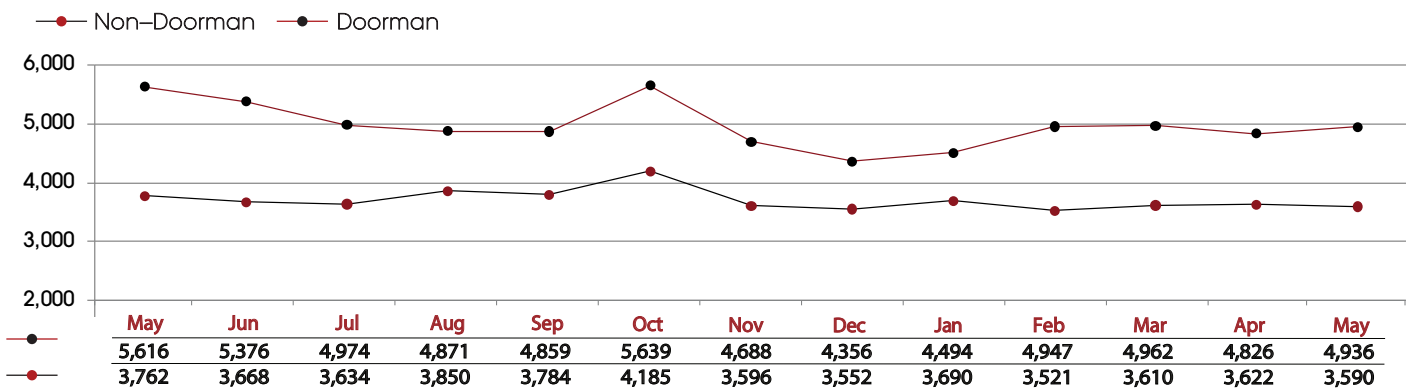
Lower East Side Studio Price Trends Over 13 Months



Lower East Side One-Bedroom Price Trends Over 13 Months



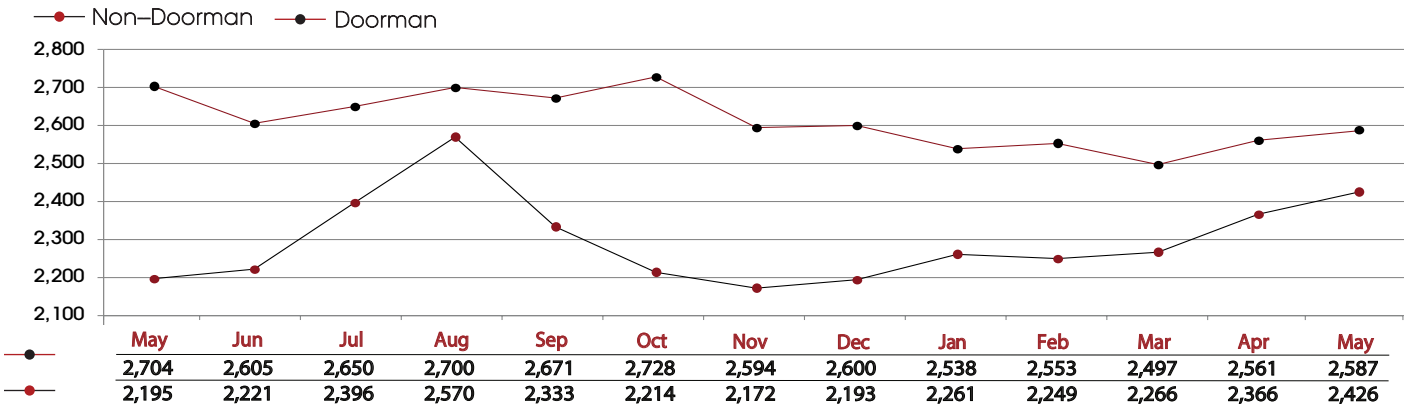
Lower East Side Two-Bedroom Price Trends Over 13 Months



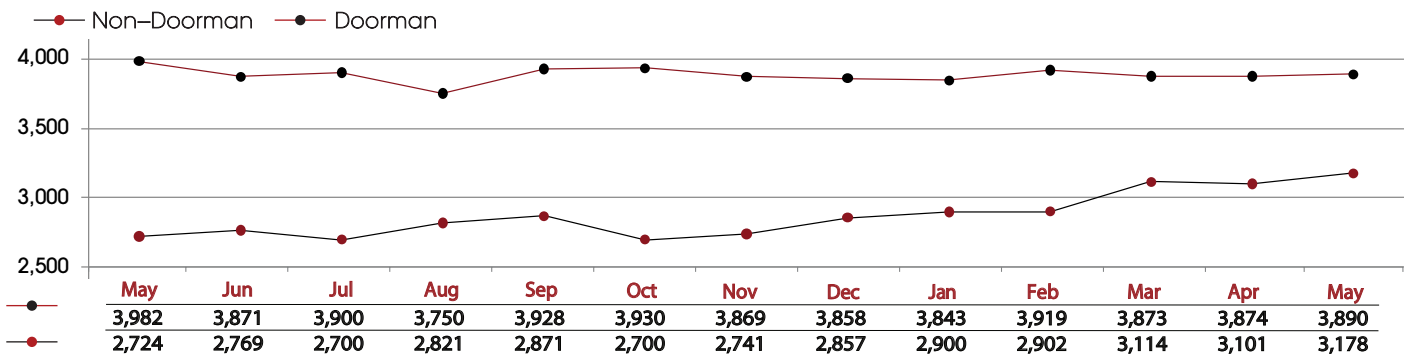
MIDTOWN EAST

• Inventory in Midtown East increased by 3% or 33 units, from 1,099 units to 1,132 units. Rents this month were also relatively stable. Studio non doorman and doorman prices increased by 2.5% and 1.0%, respectively. One bedroom non doorman and doorman prices increased by 2.5% and 0.4%, respectively. Two bedroom non doorman and doorman prices decreased by 3.8% and increased by 2.0%, respectively. This is an average overall change of 0.6% over the last month. Over the last year, prices have increased by 3.5%.

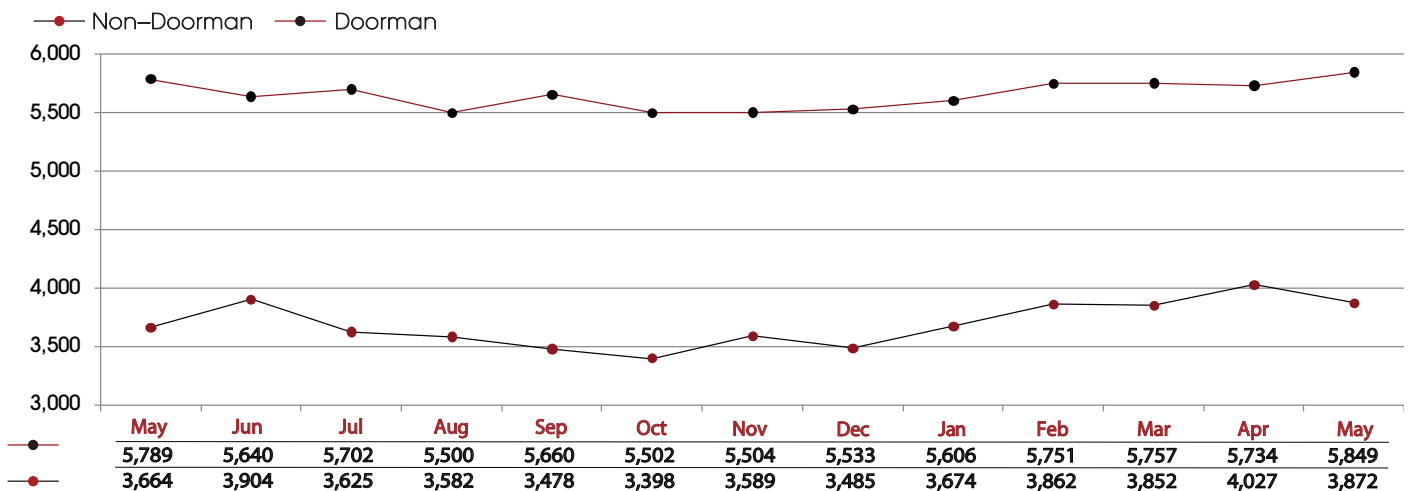
Midtown East Studio Price Trends Over 13 Months



Midtown East One-Bedroom Price Trends Over 13 Months



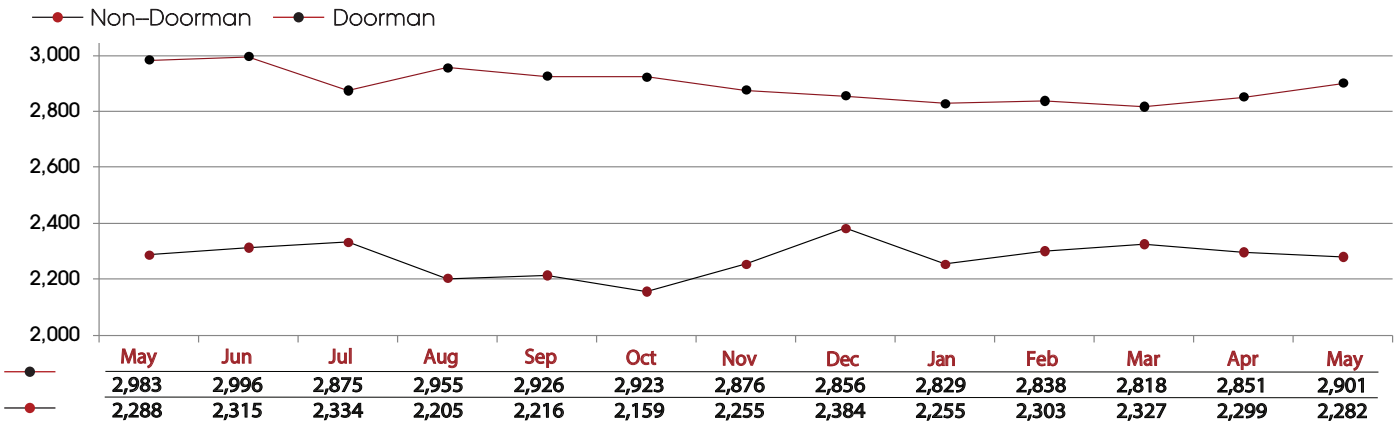
Midtown East Two-Bedroom Price Trends Over 13 Months



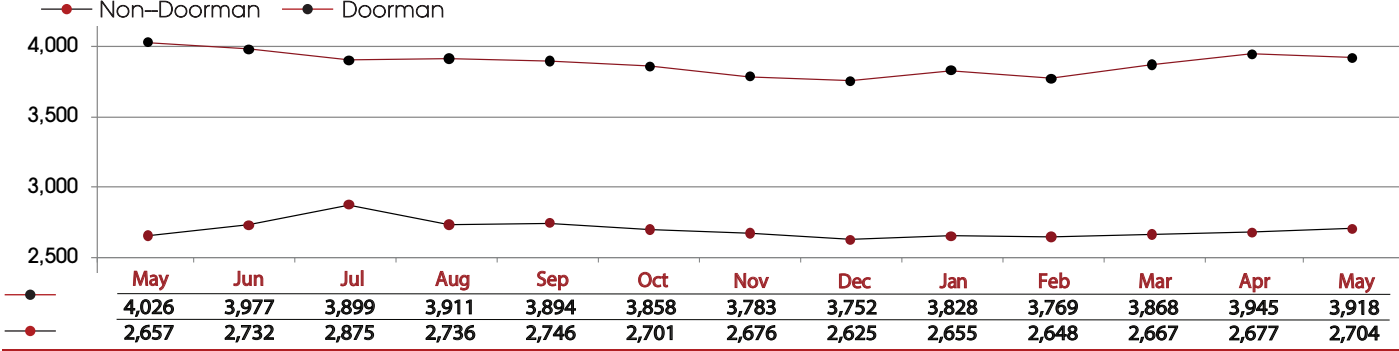
MIDTOWN WEST

• Inventory in Midtown West increased by 26 units or 2.8%, from 938 units to 964 units. Prices remained quite stable over the last month. Studio non doorman and doorman prices decreased by 0.7% and increased by 1.7%. One bedroom non doorman and doorman prices increased by 1.0% and decreased by 0.7%. Two bedroom non doorman and doorman prices increased by 1.9% and 1.7%. Over the last year, prices in this neighborhood have decreased by 2.9%.

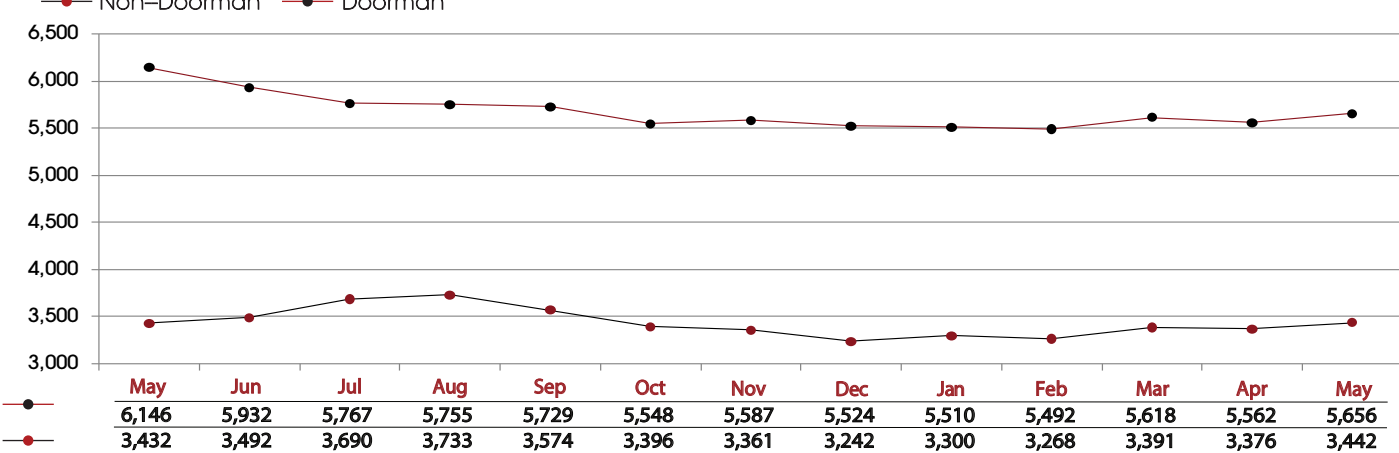
Midtown West Studio Price Trends Over 13 Months



Midtown West One-Bedroom Price Trends Over 13 Months



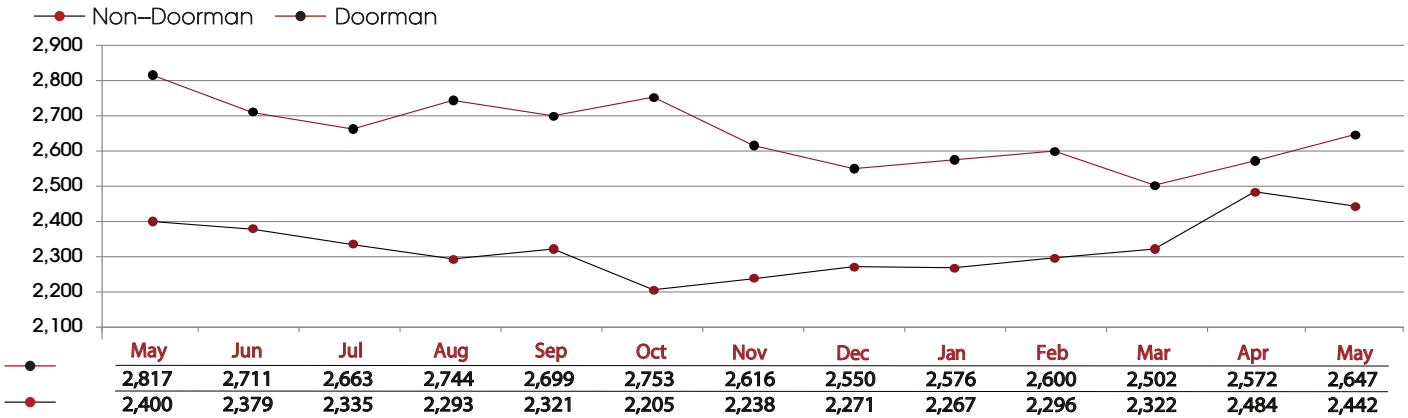
Midtown West Two-Bedroom Price Trends Over 13 Months



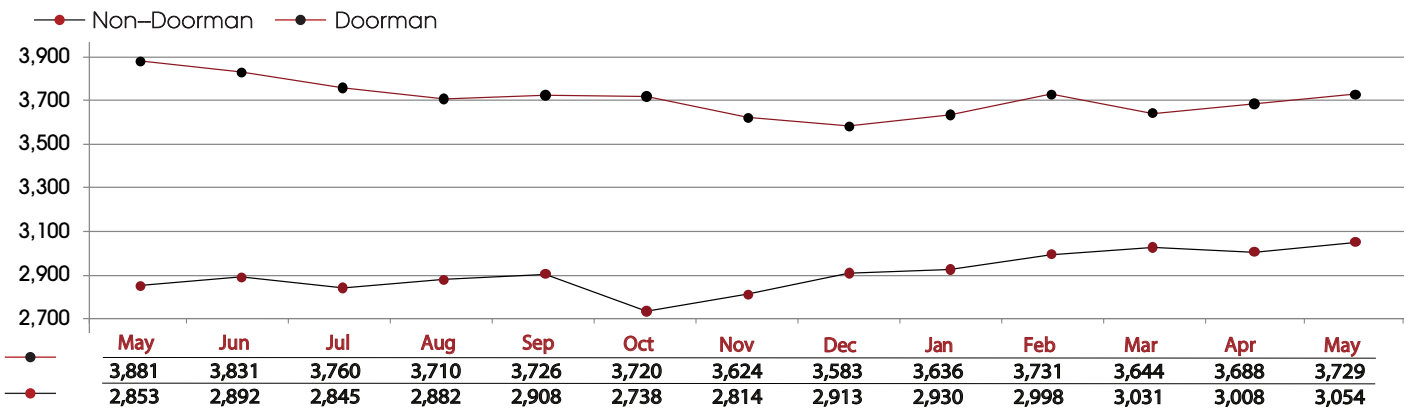
MURRAY HILL

• Over the last month, inventory in Murray Hill increased by 10.4% or 79 units, from 760 units to 839 units. Most of this increase occurred in the non doorman market, especially in the one and two bedroom markets. High levels of activity at buildings like 138 East 37th Street and 626 First Avenue contributed to the inventory increase. Prices in Murray Hill were very stable this month. Studio non doorman prices decreased by 1.7%. Studio doorman prices increased by 2.9%. One bedroom non doorman prices increased by 1.1%. One bedroom doorman prices increased by 1.5%. Two bedroom non doorman prices decreased by 1.7%. Two bedroom doorman prices increased by 0.05%. Over the last year, prices have decreased by 0.5%.

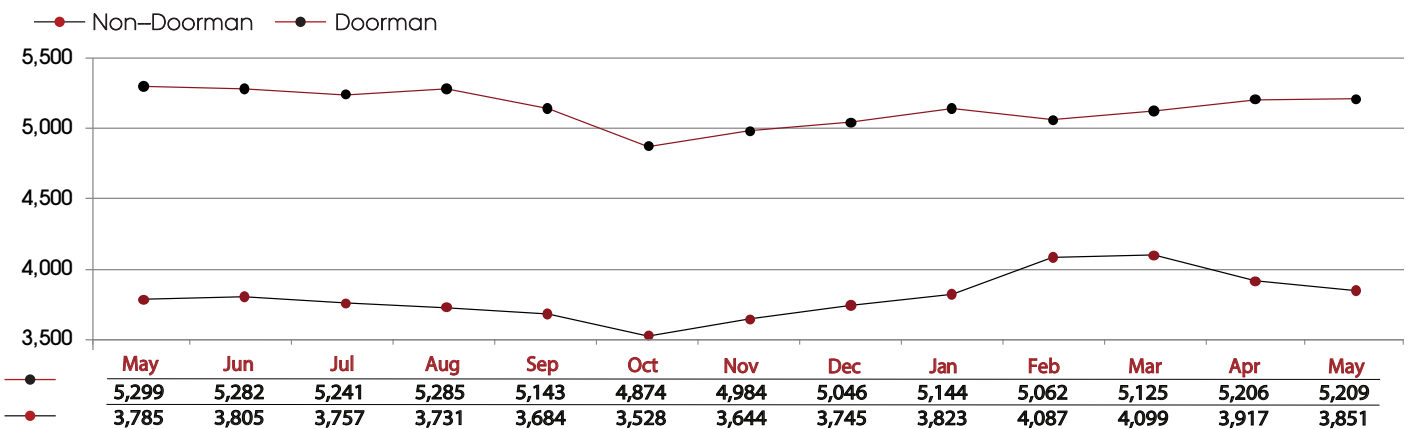
Murray Hill Studio Price Trends Over 13 Months



Murray Hill One-Bedroom Price Trends Over 13 Months



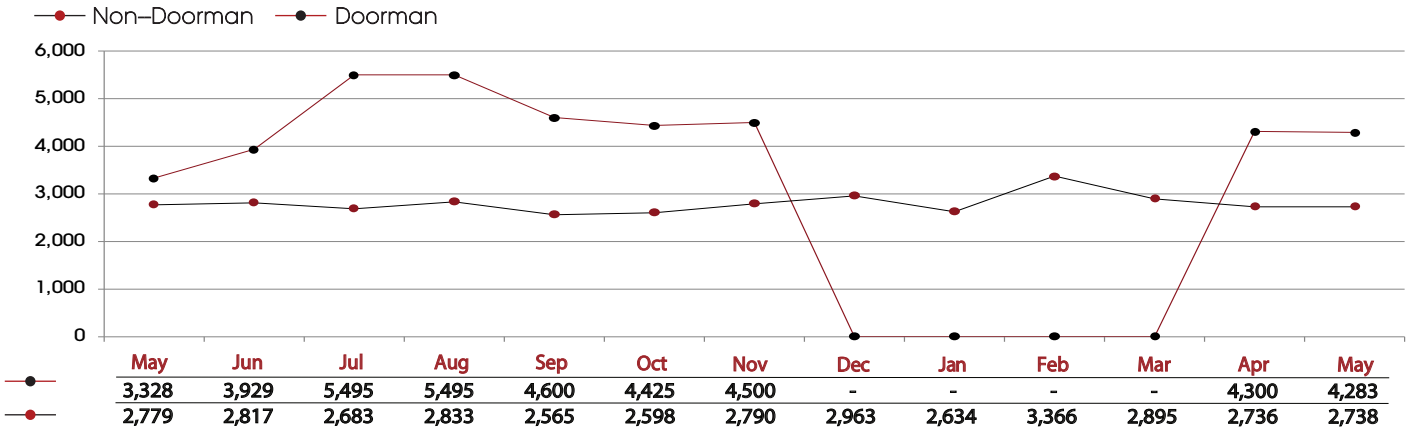
Murray Hill Two-Bedroom Price Trends Over 13 Months



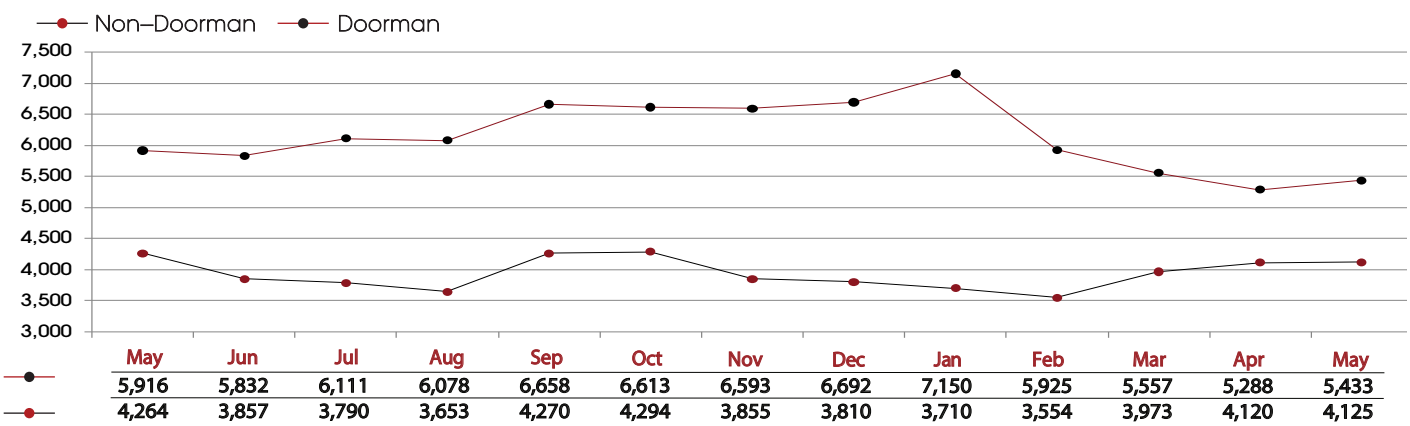
SOHO

• Inventory in SoHo remained very constant between April and May. It increased from 156 units to 157 units; an increase of 0.6% or 1 unit. 90% of this inventory is non doorman units and the remaining 10% of units are doorman units. Despite low inventory levels, prices did not fluctuate greatly: studio non doorman and doorman units increased by 0.1% and decreased by 0.4%, respectively. One bedroom non doorman and doorman units increased by 0.1% and 2.7%, respectively. Two bedroom non doorman and doorman units increased by 3.0% and 2.9%, respectively. Over the last year, prices here have increased by 2.4%.

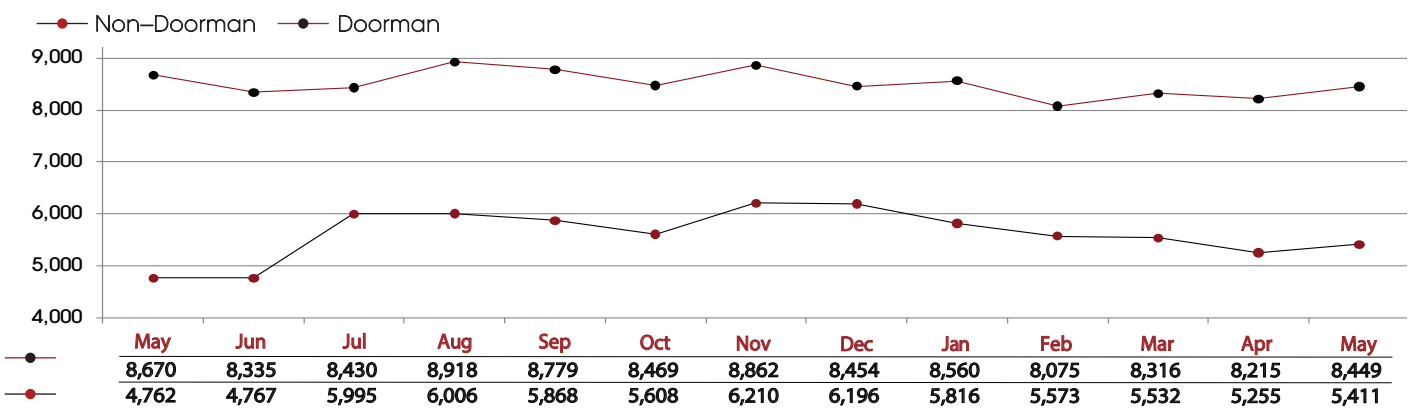
SoHo Studio Price Trends Over 13 Months



SoHo One-Bedroom Price Trends Over 13 Months



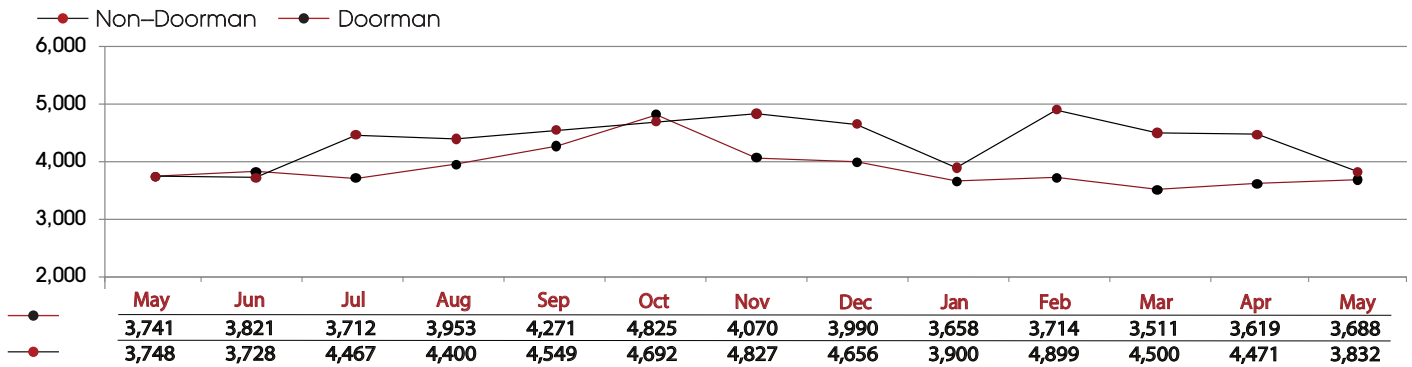
SoHo Two-Bedroom Price Trends Over 13 Months



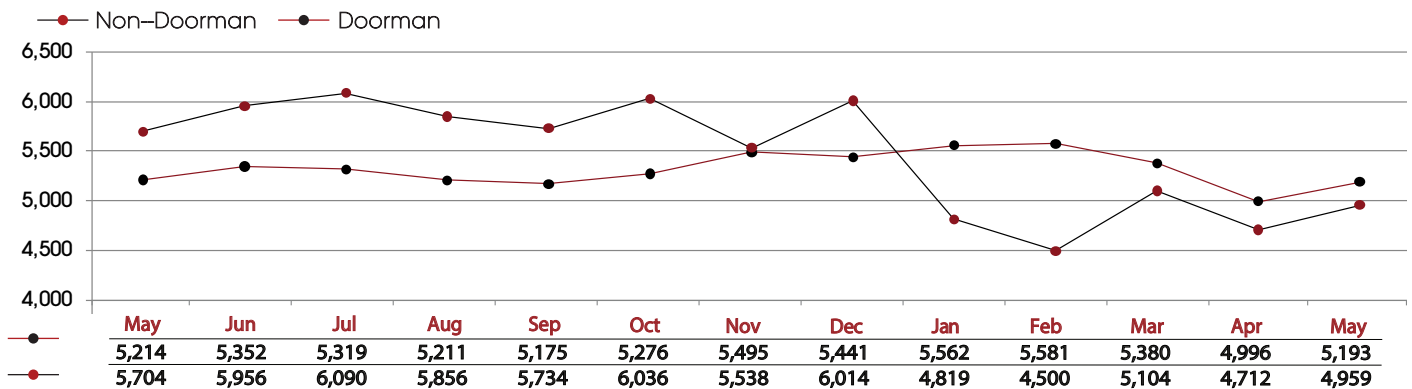
TRIBECA

• Prices in TriBeCa varied this month, as they often do due to low inventory levels. Studio non doorman prices decreased by 14.3%- the largest change of any neighborhood in that particular sector. Studio doorman prices increased by 1.9%. One bedroom non doorman prices increased by 5.3%, and one bedroom doorman units increased by 3.9%. Two bedroom non doorman units decreased by 6.6%, and two bedroom doorman units increased by 0.5%. The non doorman changes tend to be more extreme than the doorman changes not only because overall inventory is low (147 units this month versus 154 units last month), but only 29% of that inventory is in the non doorman sector. Over the last year, prices in this neighborhood have decreased by 4.3%.

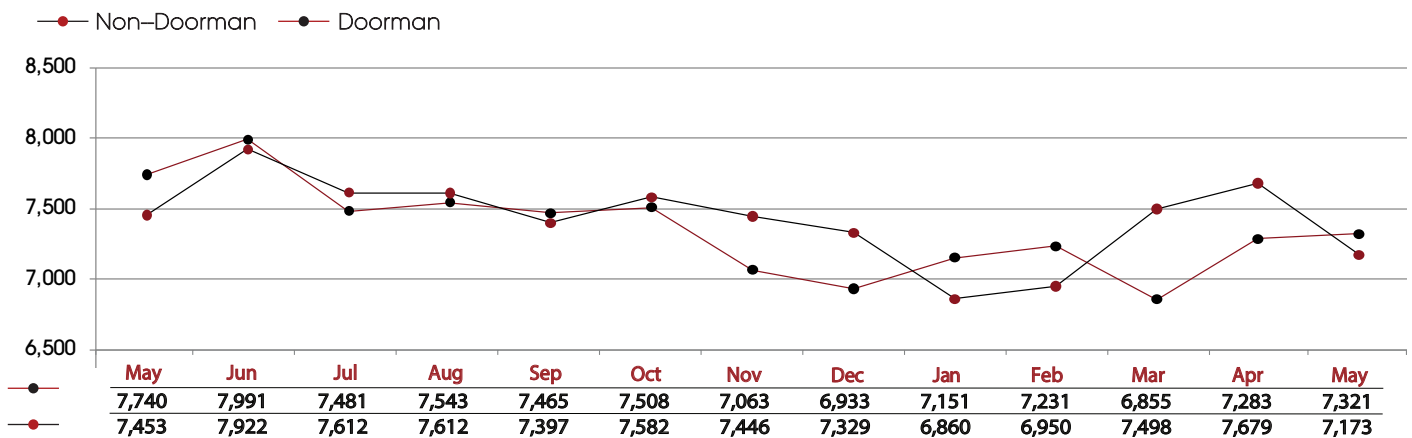
TriBeCa Studio Price Trends Over 13 Months



TriBeCa One-Bedroom Price Trends Over 13 Months



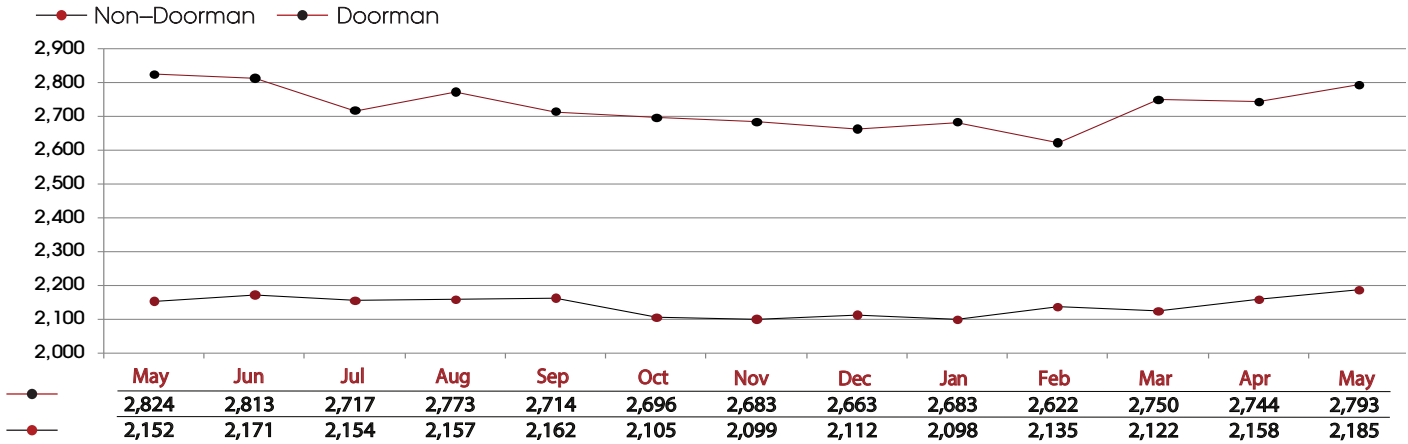
TriBeCa Two-Bedroom Price Trends Over 13 Months



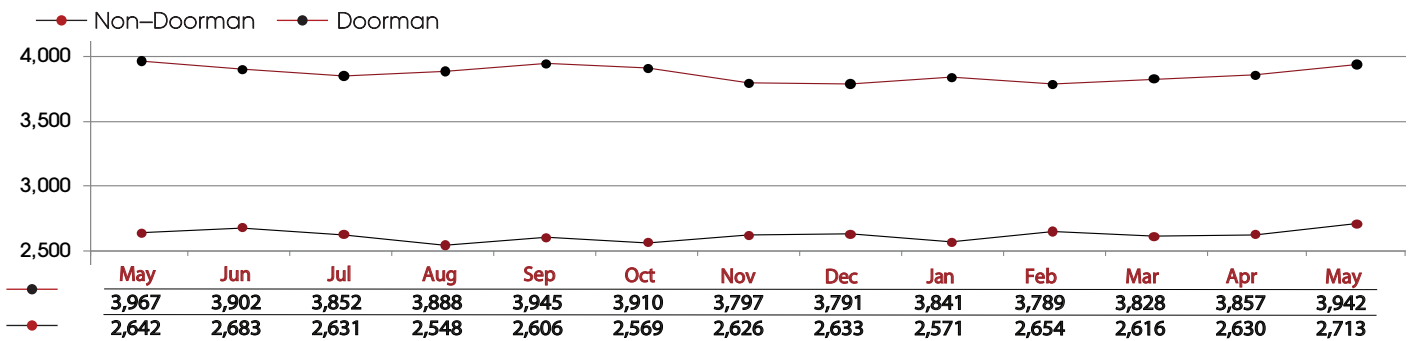
UPPER EAST SIDE

• Over the last month, studio non doorman units in the Upper East Side increased by 1.2%, studio doorman units increased by 1.8%, one bedroom non doorman units increased by 3.1%, one bedroom doorman units increased by 2.2%, two bedroom non doorman prices increased by 2.8%, and two bedroom doorman prices decreased by 0.1%. This is an average overall change of 1.6%. Over the last year, prices in this neighborhood have decreased by 0.3%. Inventory on the Upper East Side remained very stable this month. Last month, there were 1,827 units on the market and this month, there were 1,871. This is an increase of only 44 units or 2.4%.

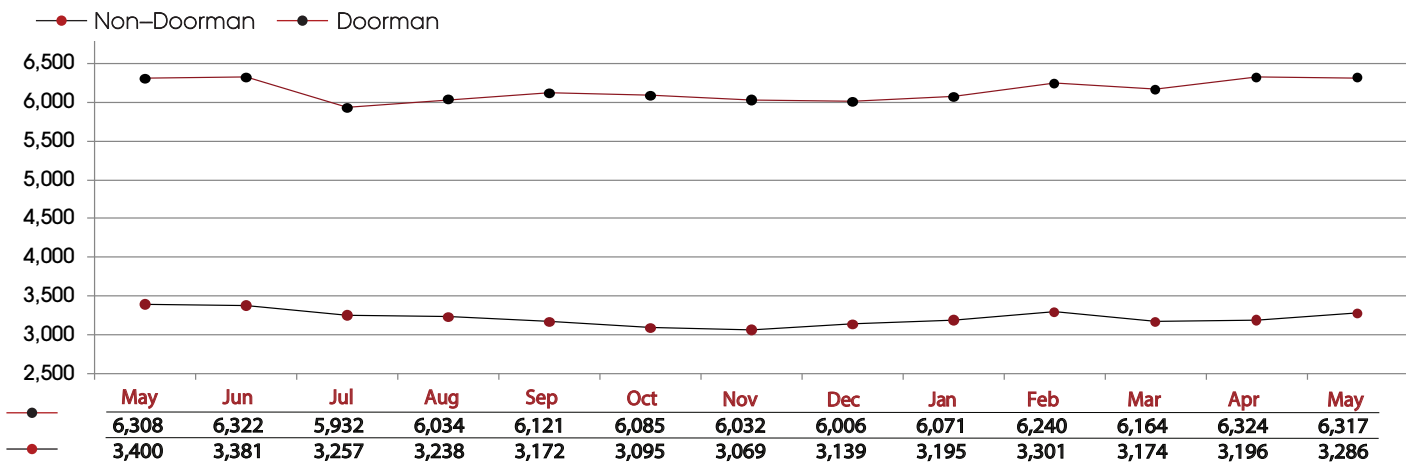
Upper East Side Studio Price Trends Over 13 Months



Upper East Side One-Bedroom Price Trends Over 13 Months



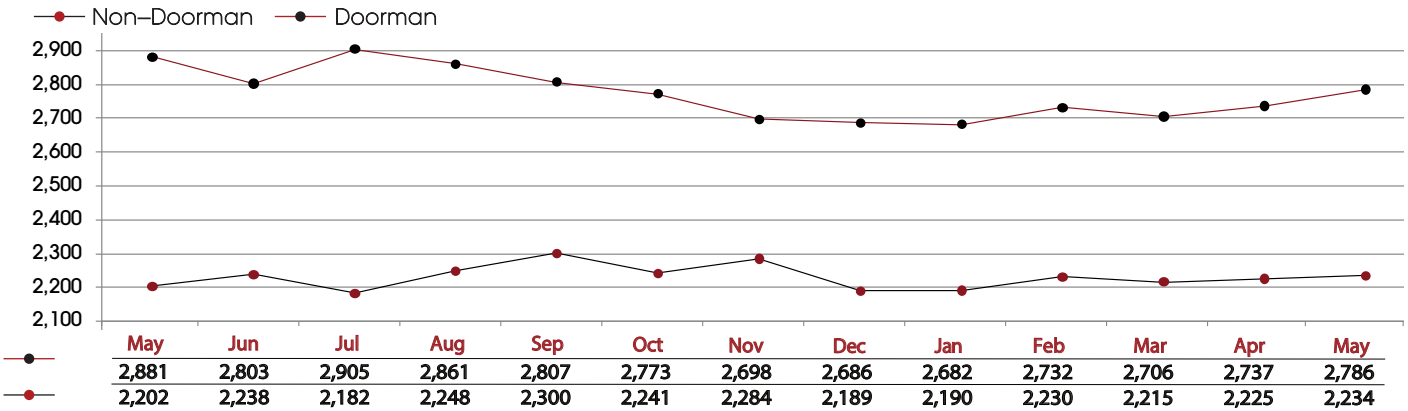
Upper East Side Two-Bedroom Price Trends Over 13 Months



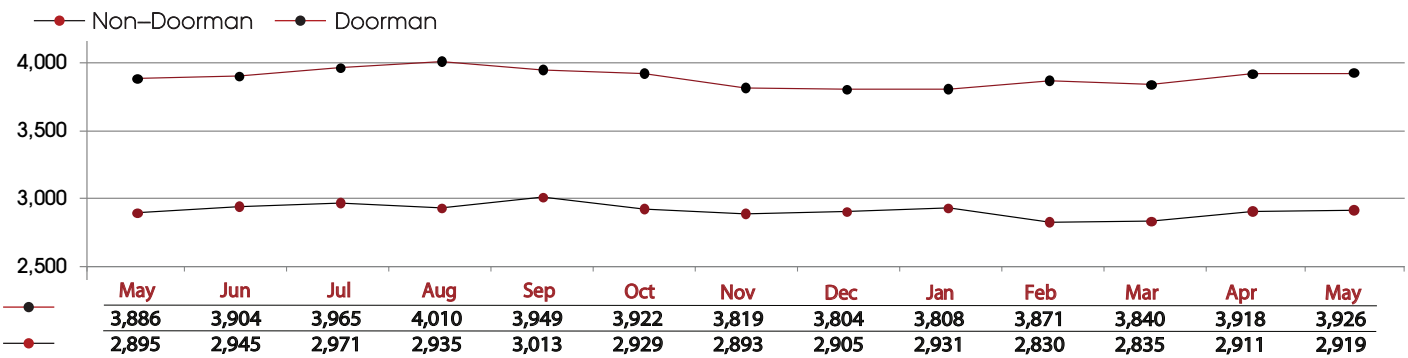
UPPER WEST SIDE

• Inventory on the Upper West Side increased by 8.6% or 123 units, from 1,428 units to 1,551 units. Rental prices were relatively stable this month, as they often are on the Upper West Side due to their high inventory levels. Studio non doorman and doorman units increased by 0.4% and 1.8%, respectively. One bedroom non doorman and doorman units increased by 0.3% and 0.2%, respectively. Two bedroom non doorman and doorman units decreased by 1.2% and increased by 1.8%, respectively. This is an average overall change of 0.6% or \$22.89. Over the last year, prices have decreased by 0.2%.

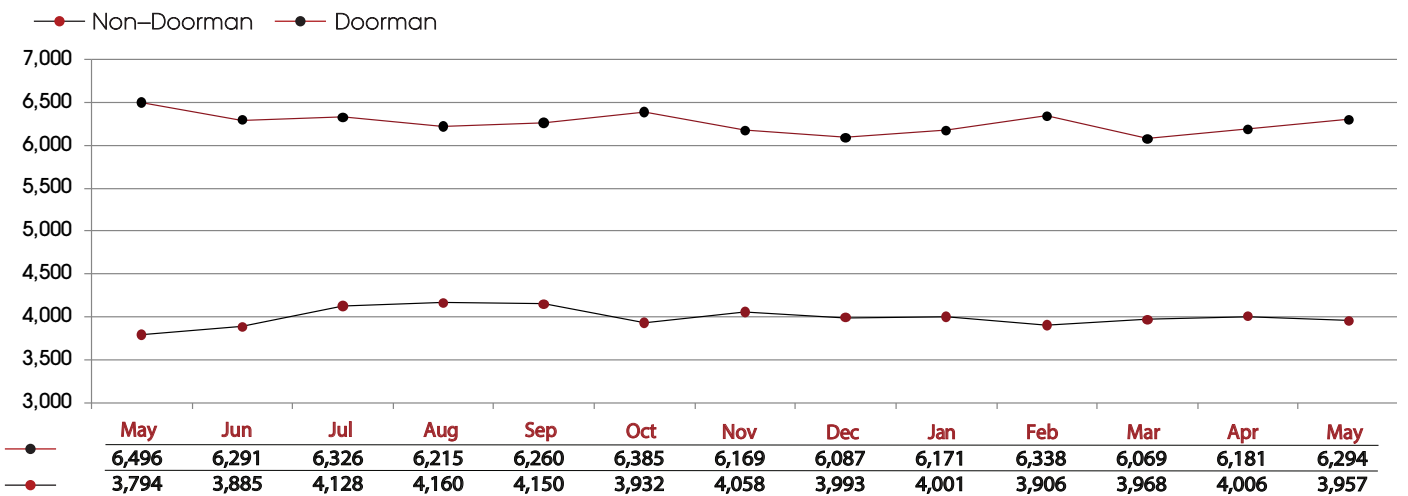
Upper West Side Studio Price Trends Over 13 Months



Upper West Side One-Bedroom Price Trends Over 13 Months



Upper West Side 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: 212.475.9000

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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