

M.N.S
REAL ESTATE
NYC

MANHATTAN RENTAL MARKET REPORT



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AVERAGE RENT

THE AVERAGE RENT IN MANHATTAN
HAS DECREASED THIS MONTH.

MANHATTAN

↓3.84%
CHANGE

\$5,223
SEPTEMBER 2025

\$5,022
OCTOBER 2025

A QUICK LOOK

MANHATTAN

Over the last month, the average rental price in Manhattan decreased by 3.84%, from \$5,223 to \$5,022. The average rental price for a non-doorman studio unit increased by 0.21%, from \$3,247 to \$3,254. The average rental price for a non-doorman one-bedroom unit decreased by 6.30%, from \$4,221 to \$3,955. The average rental price for a non-doorman two-bedroom unit decreased by 3.45%, from \$5,515 to \$5,325. The average rental price for a doorman studio unit decreased by 3.13%, from \$4,403 to \$4,265. The average rental price for a one-bedroom doorman unit decreased by 4.63%, from \$5,886 to \$5,614. The average rental price for a doorman two-bedroom unit decreased by 3.68%, from \$7,465 to \$7,190.

Year-over-year, the average rental price for a non-doorman studio increased by 6.96%, and the average rental price for a doorman studio increased by 7.95%. The average rental price for a non-doorman one-bedroom unit increased by 5.02%, and doorman one-bedroom units saw their average rental price increase by 4.15%. The average rental price for a non-doorman two-bedroom unit increased by 7.70%, while the average rental price for doorman two-bedroom units decreased by 3.76%. Overall, the average rental price in Manhattan increased by 3.47% from this time last year.

NOTABLE TRENDS

MANHATTAN

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Non-doorman studios	TriBeCa \$4,748	Harlem \$2,370
Non-doorman one bedrooms	East Village \$4,842	Harlem \$2,774
Non-doorman two bedrooms	TriBeCa \$9,500	Harlem \$3,602

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Doorman studios	SoHo \$6,000	Harlem \$3,062
Doorman one bedrooms	SoHo \$8,400	Harlem \$3,776
Doorman two bedrooms	Gramercy \$8,926	Harlem \$4,962

WHERE PRICES DECREASED



BATTERY PARK CITY

Doorman One-Bedroom -3.1%

CHELSEA

Non-Doorman Studios -3.8%

Non-Doorman Two-Bedroom -3.5%

Doorman Studios -0.8%

Doorman One-Bedroom -0.9%

Doorman Two-Bedroom -0.9%

EAST VILLAGE

Non-Doorman One-Bedroom -4.4%

Non-Doorman Two-Bedroom -5.7%

Doorman One-Bedroom -1.6%

Doorman Two-Bedroom -1.4%

FINANCIAL DISTRICT

Doorman Studios -1.8%

Doorman One-Bedroom -4.5%

GRAMERCY

Doorman Studios -0.3%

Doorman One-Bedroom -0.5%

Doorman Two-Bedroom -1.4%

GREENWICH VILLAGE

Non-Doorman Studios -1.4%

Non-Doorman One-Bedroom -3.0%

Non-Doorman Two-Bedroom -8.1%

Doorman One-Bedroom -2.7%

HARLEM

Non-Doorman Studios -0.8%

Non-Doorman One-Bedroom -7.5%

Non-Doorman Two-Bedroom -5.7%

Doorman Studios -3.2%

Doorman One-Bedroom -7.5%

Doorman Two-Bedroom -5.5%

LOWER EAST SIDE

Non-Doorman One-Bedroom -3.0%

Doorman Two-Bedroom -6.4%

MIDTOWN EAST

Non-Doorman Studios -2.1%

Non-Doorman One-Bedroom -7.7%

Non-Doorman Two-Bedroom -1.5%

Doorman One-Bedroom -1.8%

Doorman Two-Bedroom -1.4%

MIDTOWN WEST

Non-Doorman Studios -5.4%

Non-Doorman One-Bedroom -0.8%

Doorman Studios -1.2%

Doorman One-Bedroom -2.8%

Doorman Two-Bedroom -2.6%

MURRAY HILL

Non-Doorman Two-Bedroom -6.5%

Doorman Studios -0.3%

Doorman One-Bedroom -3.5%

Doorman Two-Bedroom -3.4%

SOHO

Non-Doorman One-Bedroom -4.2%

Non-Doorman Two-Bedroom -0.6%

Doorman Studio -7.7%

TRIBECA

Doorman Studios -7.3%

Doorman Two-Bedroom -0.3%

UPPER EAST SIDE

Non-Doorman Studios -0.9%

Non-Doorman One-Bedroom -2.2%

Non-Doorman Two-Bedroom -2.4%

Doorman Studios -2.1%

Doorman Two-Bedroom -2.2%

UPPER WEST SIDE

Non-Doorman Studios -1.5%

Doorman Studios -1.1%

Doorman One-Bedroom -4.7%

WHERE PRICES INCREASED



BATTERY PARK CITY

Doorman Studios	4.9%
Doorman Two-Bedroom	3.8%

CHELSEA

Non-Doorman One-Bedroom	0.1%
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EAST VILLAGE

Non-Doorman Studios	2.7%
Doorman Studios	1.7%

FINANCIAL DISTRICT

Non-Doorman Studios	0.0%
Non-Doorman One-Bedroom	2.4%
Non-Doorman Two-Bedroom	0.2%
Doorman Two-Bedroom	2.8%

GRAMERCY

Non-Doorman Studios	1.4%
Non-Doorman One-Bedroom	1.3%
Non-Doorman Two-Bedroom	1.0%

GREENWICH VILLAGE

Doorman Studios	1.5%
Doorman Two-Bedroom	5.2%

LOWER EAST SIDE

Non-Doorman Studios	5.2%
Non-Doorman Two-Bedroom	2.5%
Doorman Studios	0.6%
Doorman One-Bedroom	0.9%

MIDTOWN EAST

Doorman Studios	1.1%
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MIDTOWN WEST

Non-Doorman Two-Bedroom	8.9%
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MURRAY HILL

Non-Doorman Studios	0.1%
Non-Doorman One-Bedroom	9.8%

SOHO

Non-Doorman Studios	1.9%
Doorman One-Bedroom	0.8%
Doorman Two-Bedroom	0.0%

TRIBECA

Non-Doorman Studios	0.0%
Non-Doorman One-Bedroom	0.0%
Non-Doorman Two-Bedroom	2.7%
Doorman One-Bedroom	0.8%

UPPER EAST SIDE

Doorman One-Bedroom	0.5%
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UPPER WEST SIDE

Non-Doorman One-Bedroom	0.0%
Non-Doorman Two-Bedroom	2.2%
Doorman Two-Bedroom	0.6%

MANHATTAN AVERAGE PRICE

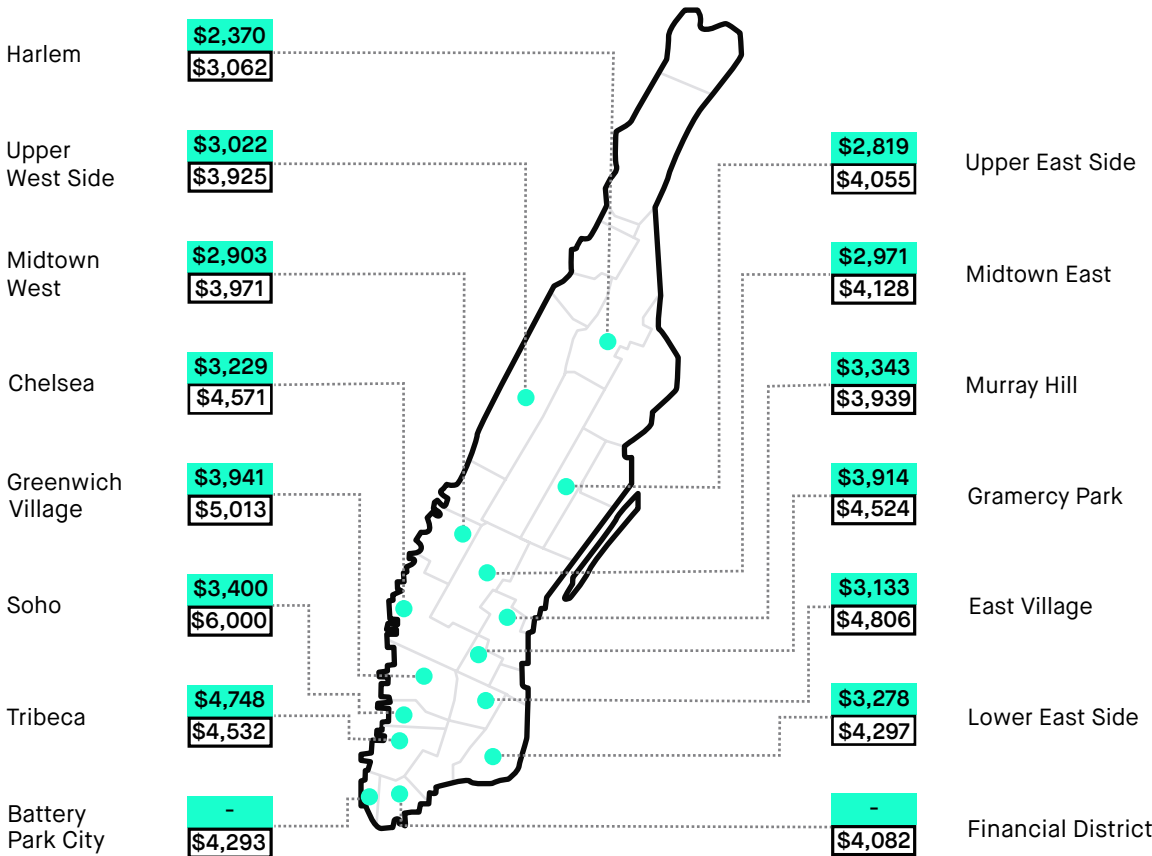
STUDIOS



\$4,265
DOORMAN



\$3,254
NON-DOORMAN



MANHATTAN AVERAGE PRICE

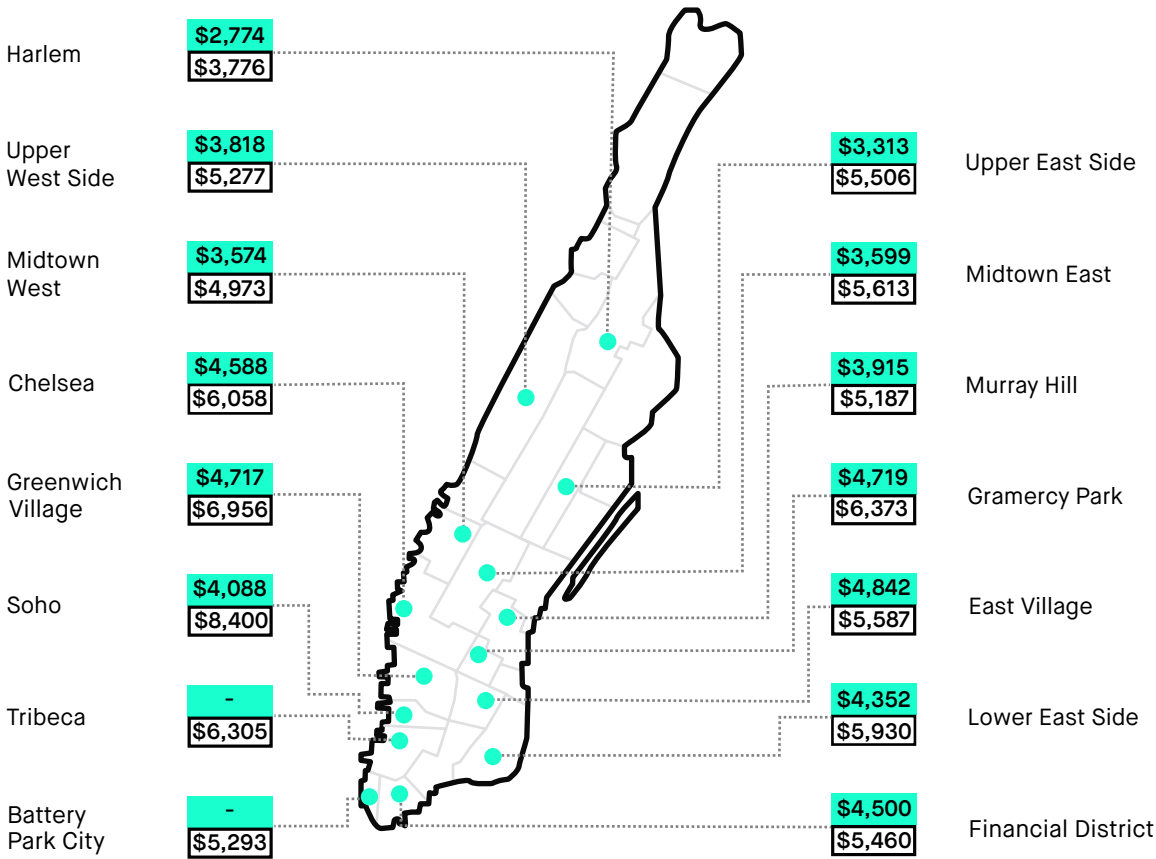
1 BEDROOM



\$5,614
DOORMAN



\$3,955
NON-DOORMAN



MANHATTAN AVERAGE PRICE

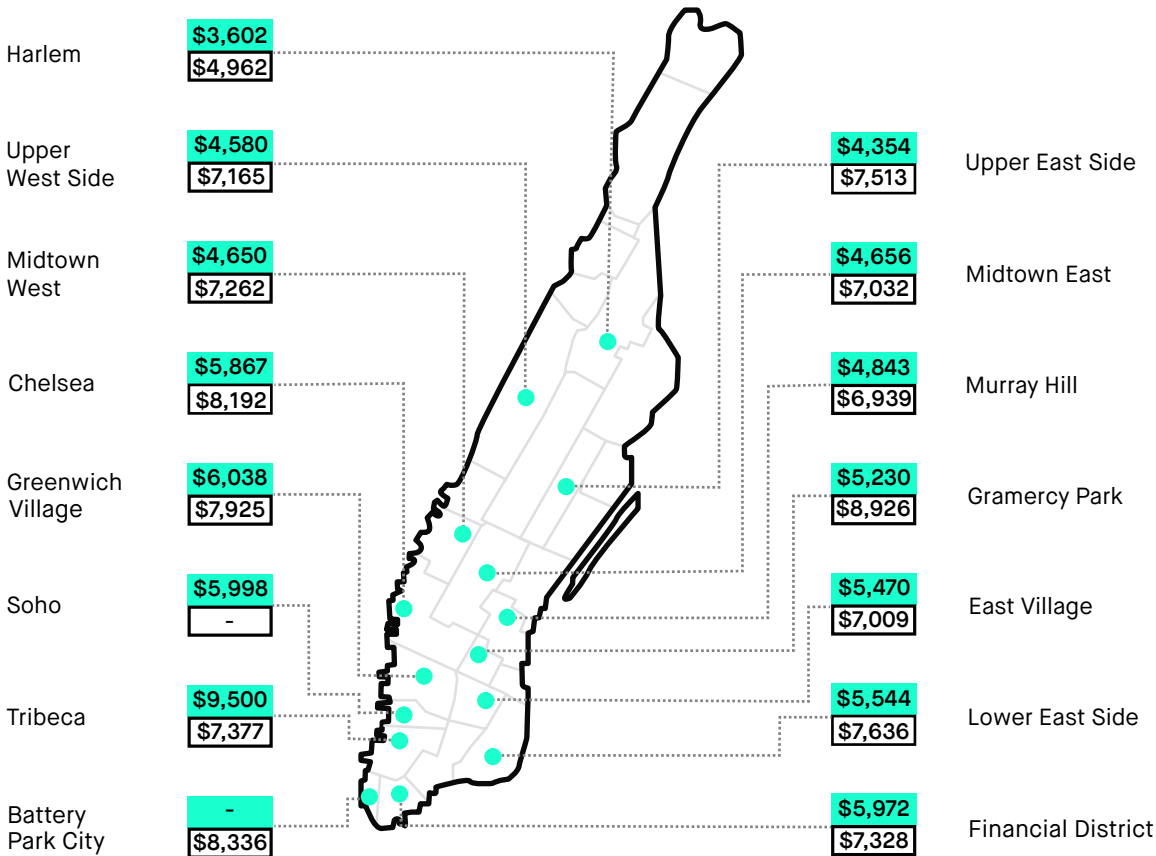
2 BEDROOM



\$7,190
DOORMAN



\$5,325
NON-DOORMAN



YEAR OVER YEAR

BATTERY PARK CITY	↓ 6.4%	GREENWICH VILLAGE	↑ 3.2%	MURRAY HILL	↑ 10.8%
CHELSEA	↑ 0.9%	HARLEM	↑ 6.9%	SOHO	↓ 5.3%
EAST VILLAGE	↑ 10.0%	LOWER EAST SIDE	↑ 14.6%	TRIBECA	↓ 1.5%
FINANCIAL DISTRICT	↑ 10.2%	MIDTOWN EAST	↑ 11.8%	UPPER EAST SIDE	↑ 6.3%
GRAMERCY	↑ 15.4%	MIDTOWN WEST	↑ 12.4%	UPPER WEST SIDE	↓ 2.7%

PRICE CHANGES

MANHATTAN RENTS:
OCTOBER 2024 VS. OCTOBER 2025

PRICE CHANGES

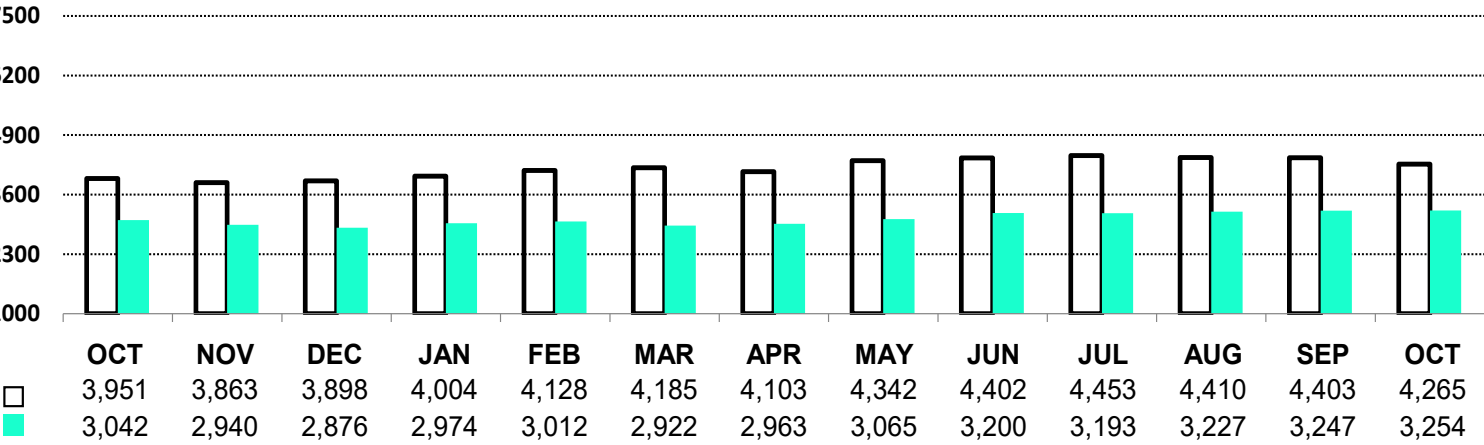
TYPE	OCTOBER 2024	OCTOBER 2025	CHANGE
Non-doorman studios	\$3,042	\$3,254	↑ 6.96%
Non-doorman one bedrooms	\$3,766	\$3,955	↑ 5.02%
Non-doorman two bedrooms	\$4,944	\$5,325	↑ 7.70%

TYPE	OCTOBER 2024	OCTOBER 2025	CHANGE
Doorman studios	\$3,951	\$4,265	↑ 7.95%
Doorman one bedrooms	\$5,390	\$5,614	↑ 4.15%
Doorman two bedrooms	\$7,471	\$7,190	↓ 3.76%

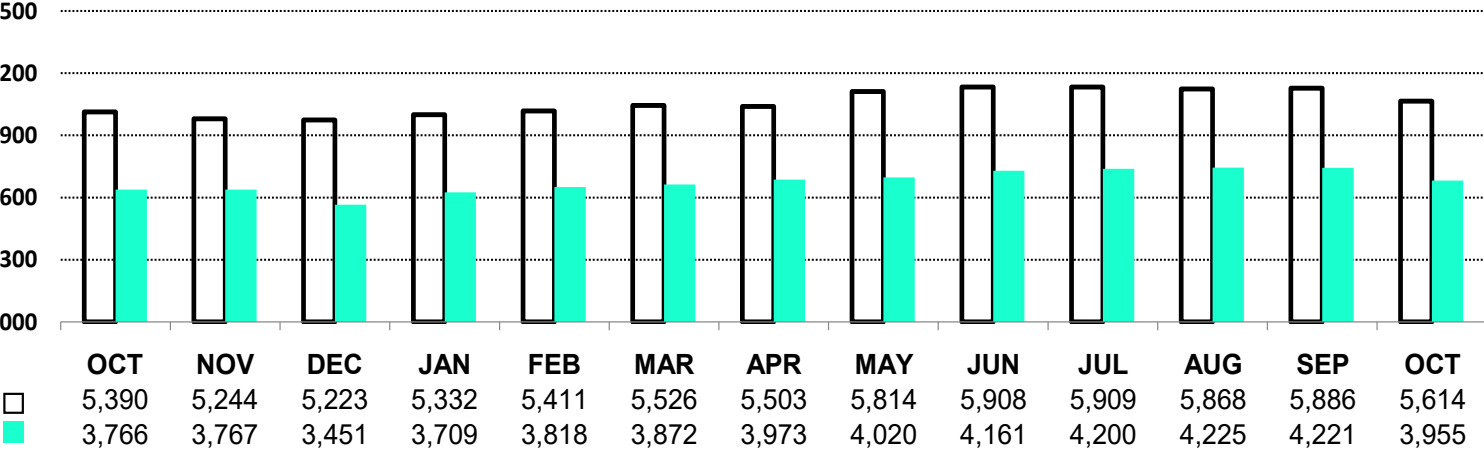
PRICE TRENDS: MANHATTAN

MANHATTAN STUDIO PRICE TRENDS OVER 13 MONTHS

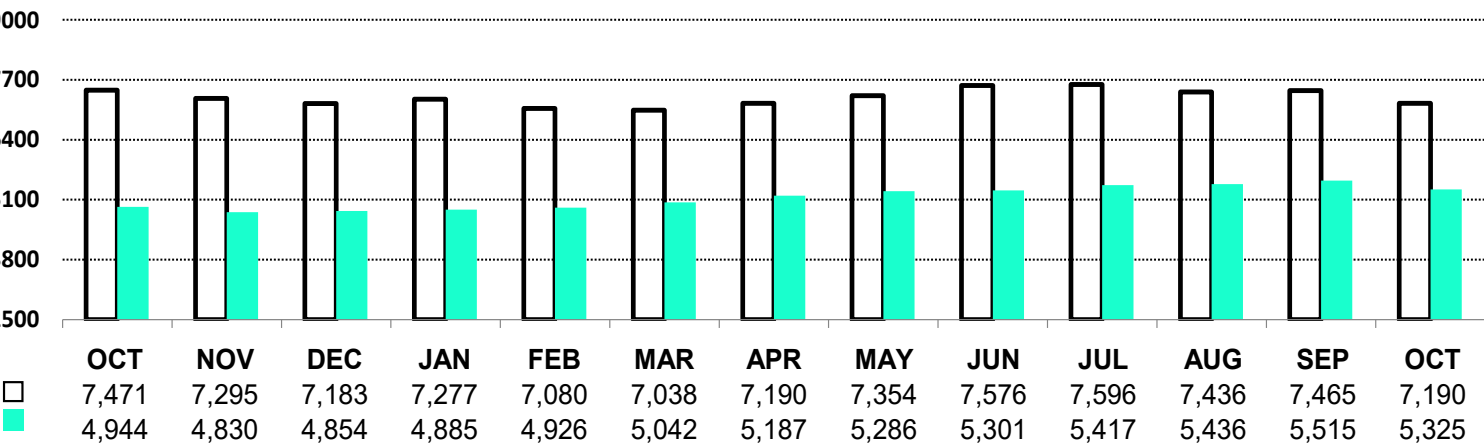
□ DOORMAN
■ NON DOORMAN



MANHATTAN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS

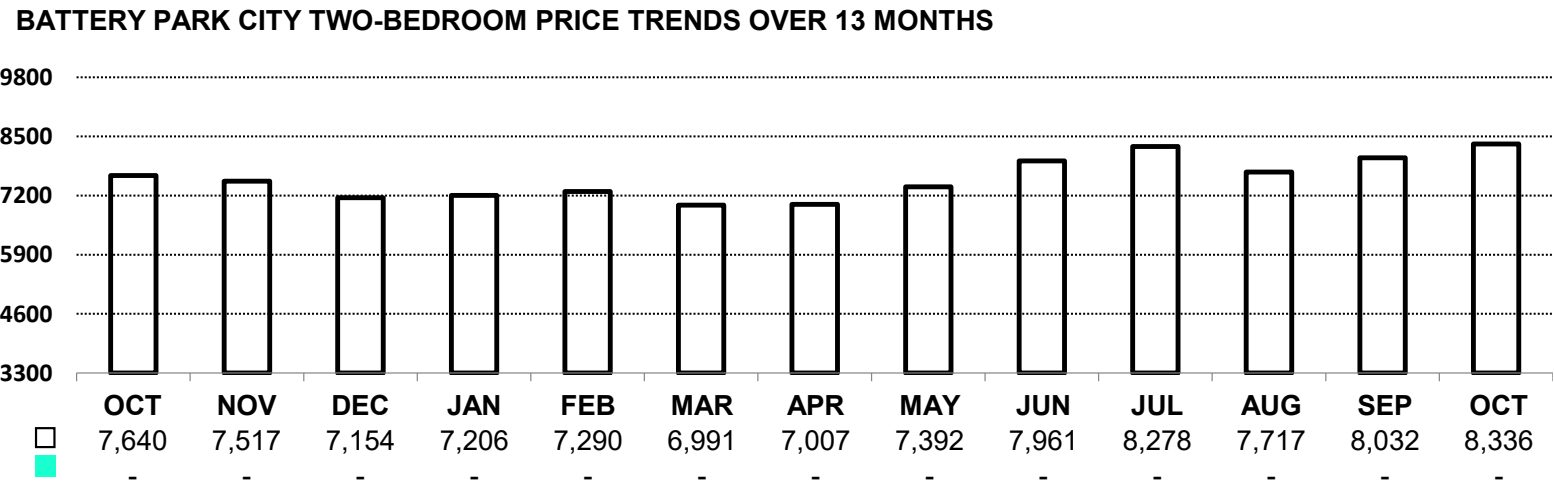
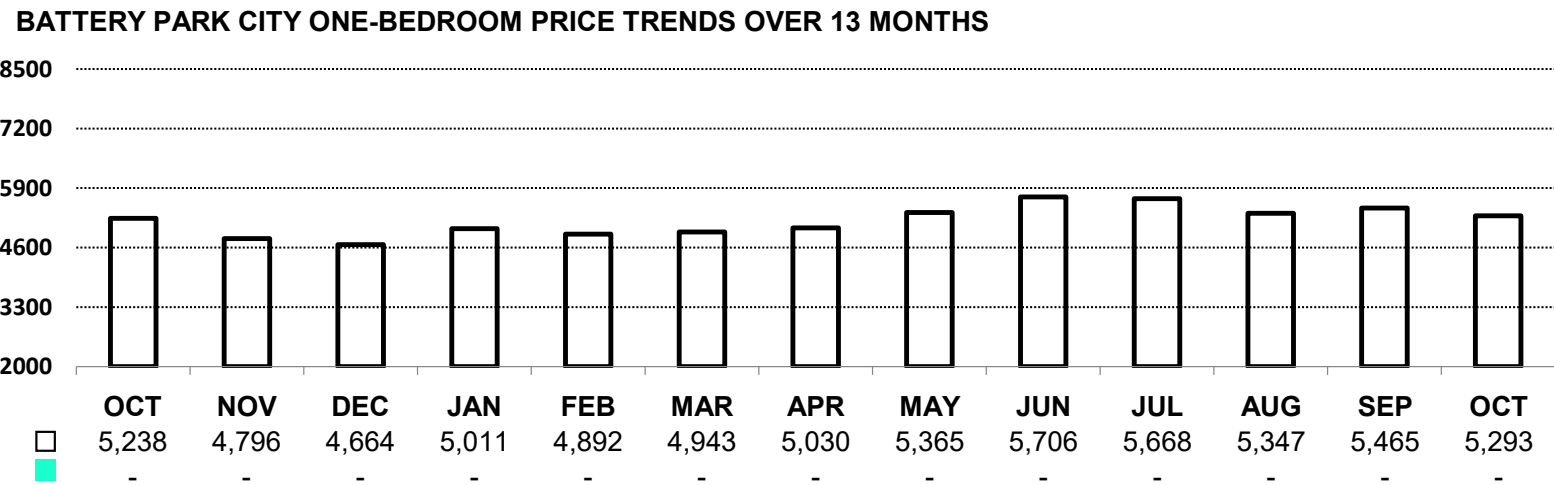
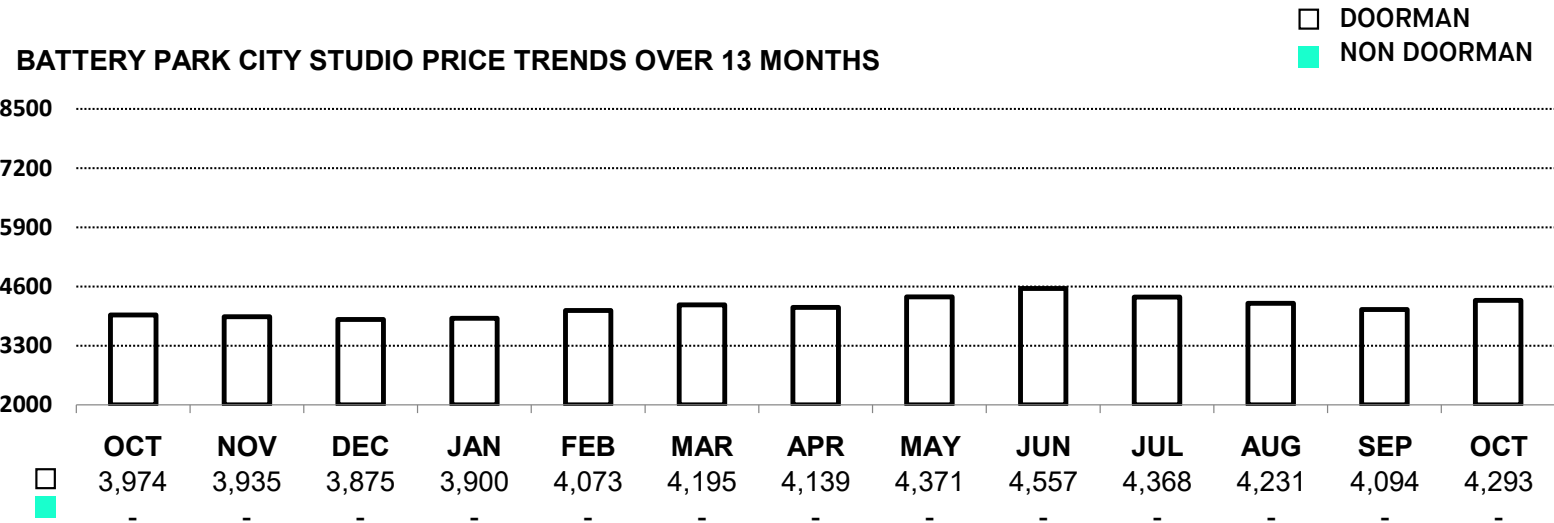


MANHATTAN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



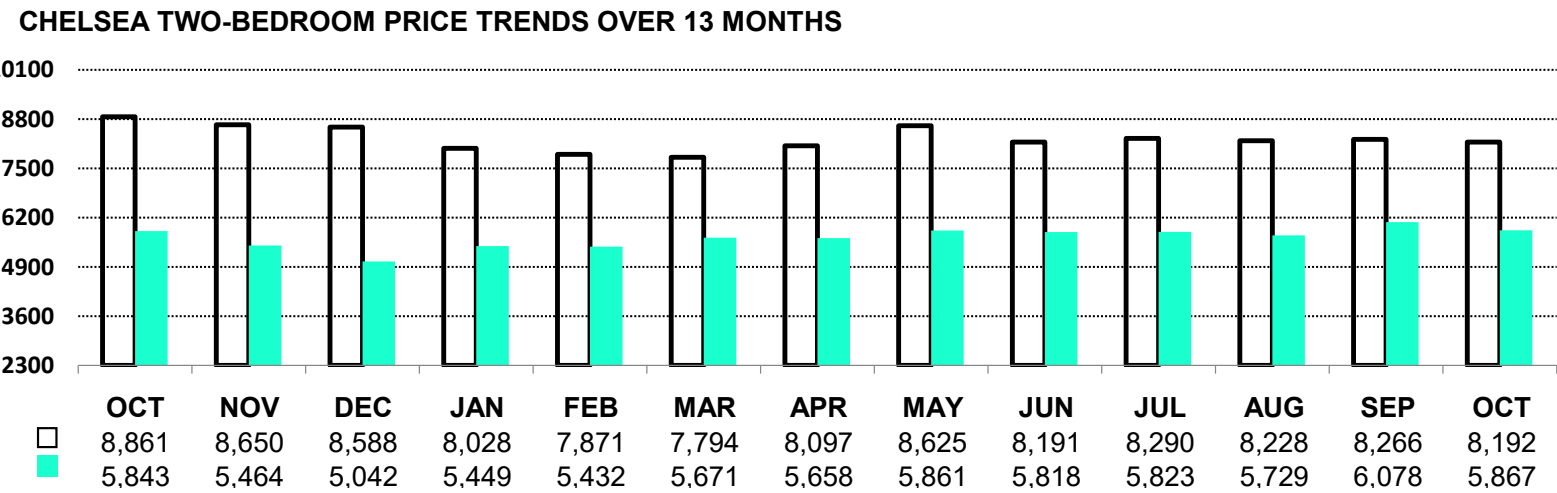
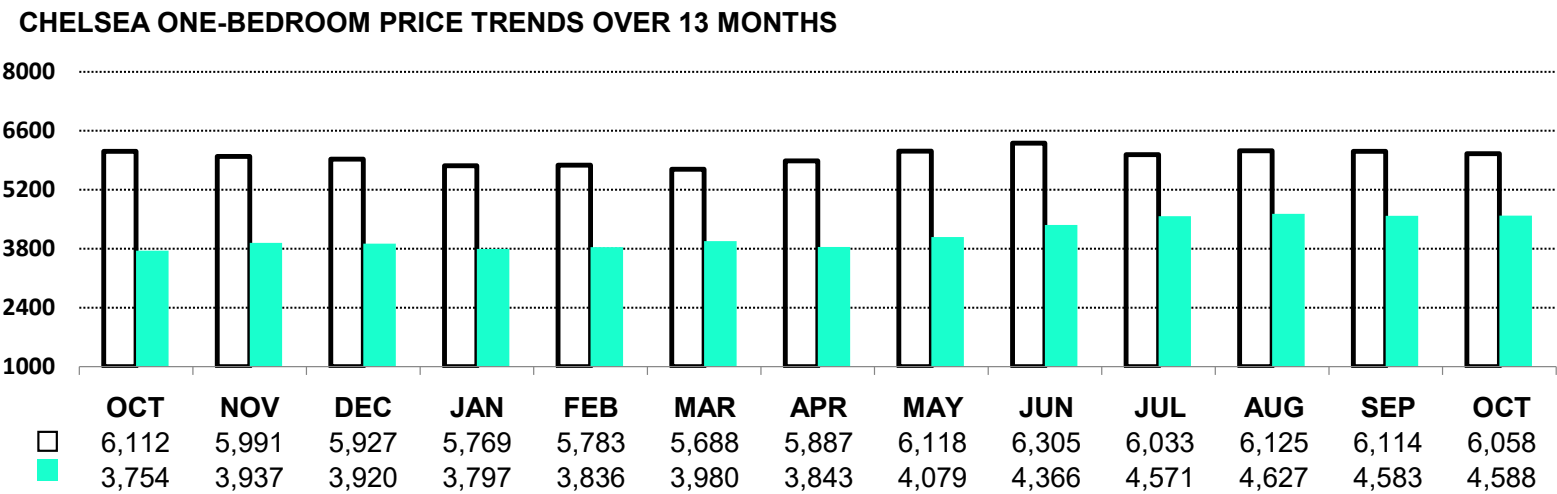
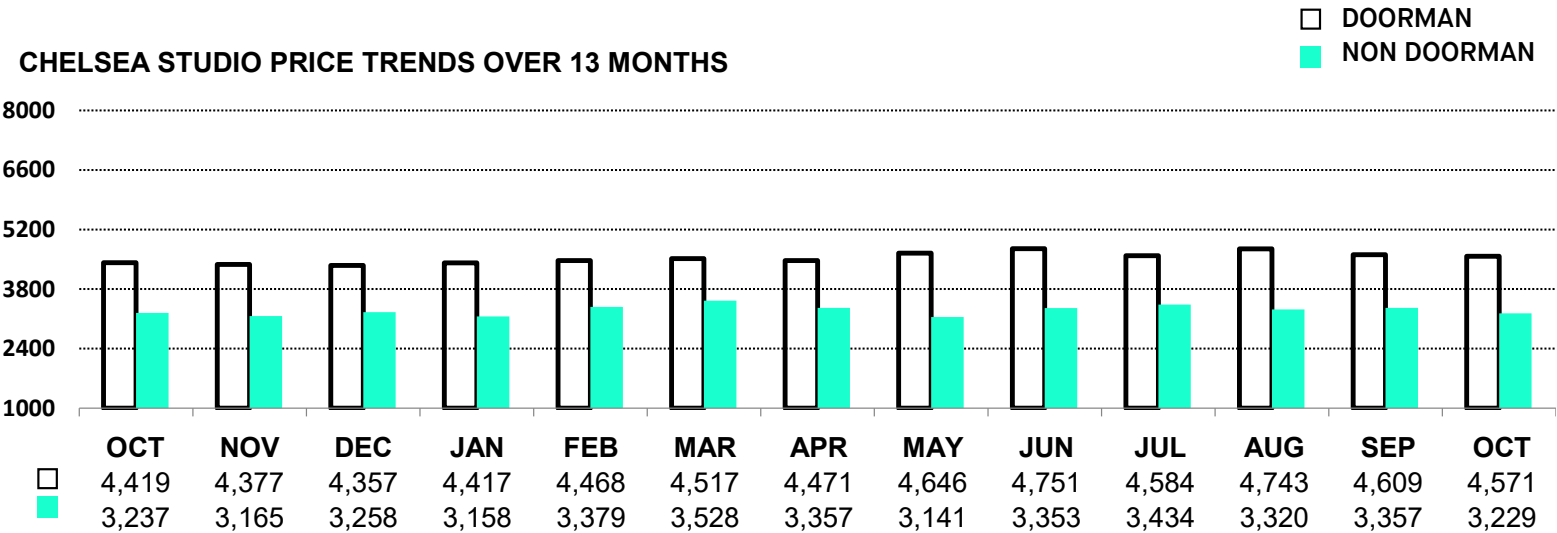
PRICE TRENDS: BATTERY PARK CITY

THE AVERAGE RENTAL PRICE IN BATTERY PARK CITY
INCREASED BY 1.88%.



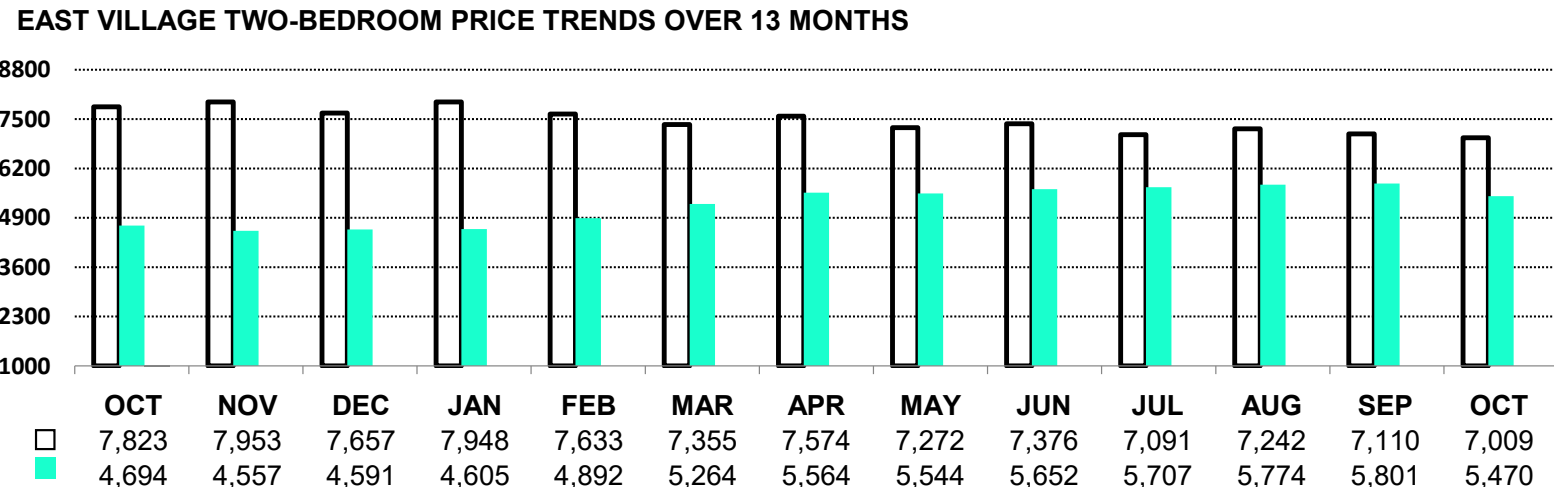
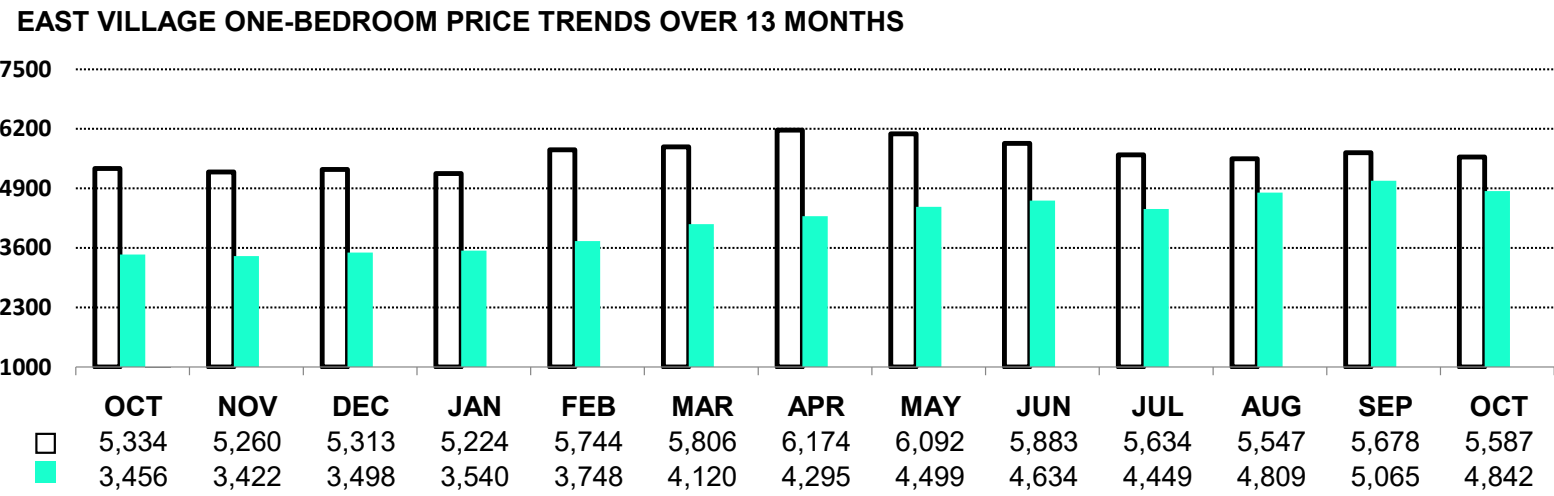
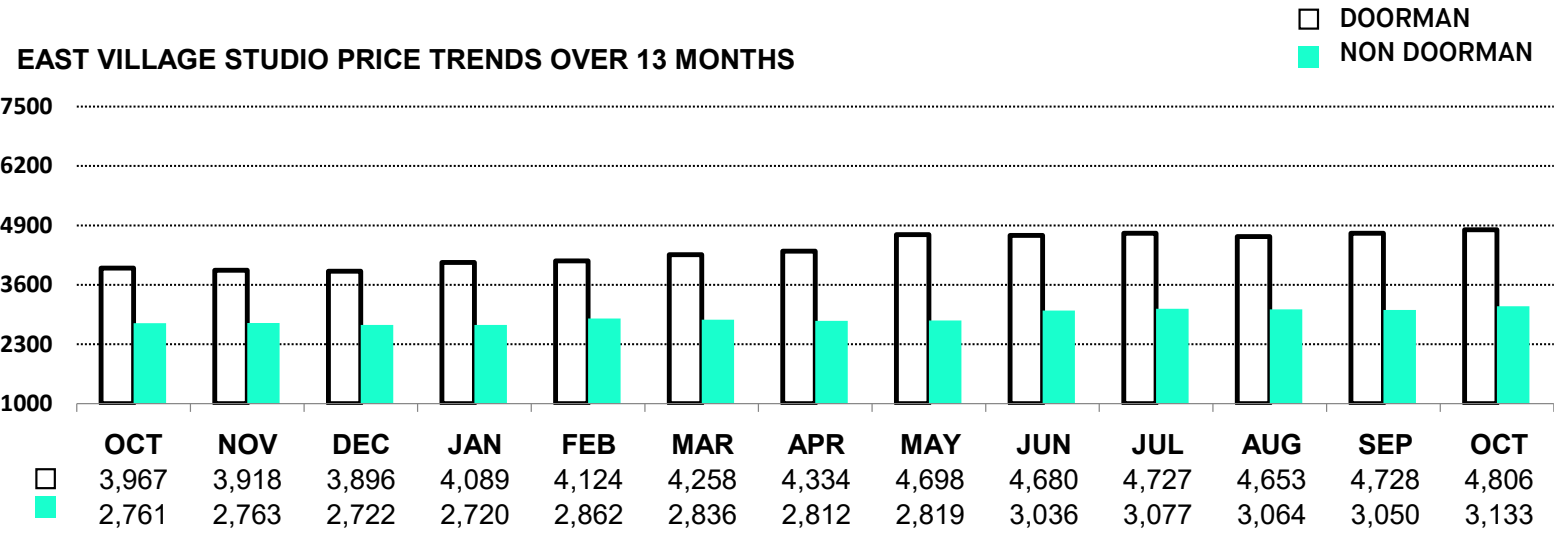
PRICE TRENDS: CHELSEA

MONTH-OVER-MONTH, AVERAGE DOORMAN RENTAL PRICES
HAVE SLIGHTLY DECREASED BY JUST 0.89%,
AND NON-DOORMAN RENTS DECREASED BY 2.39%.



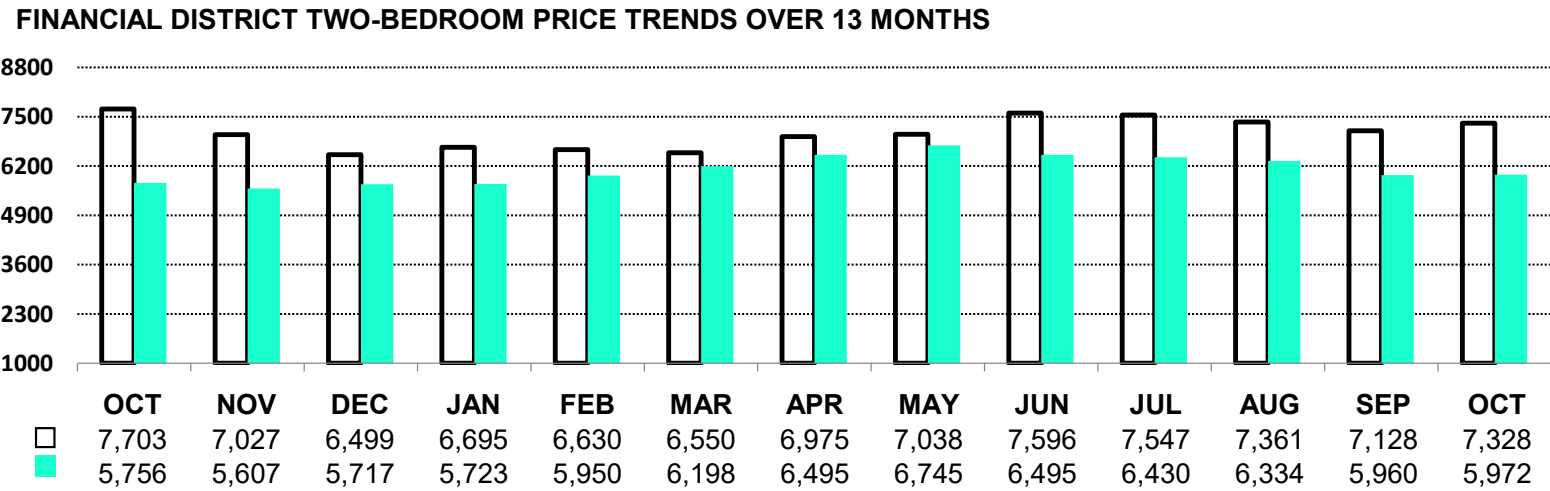
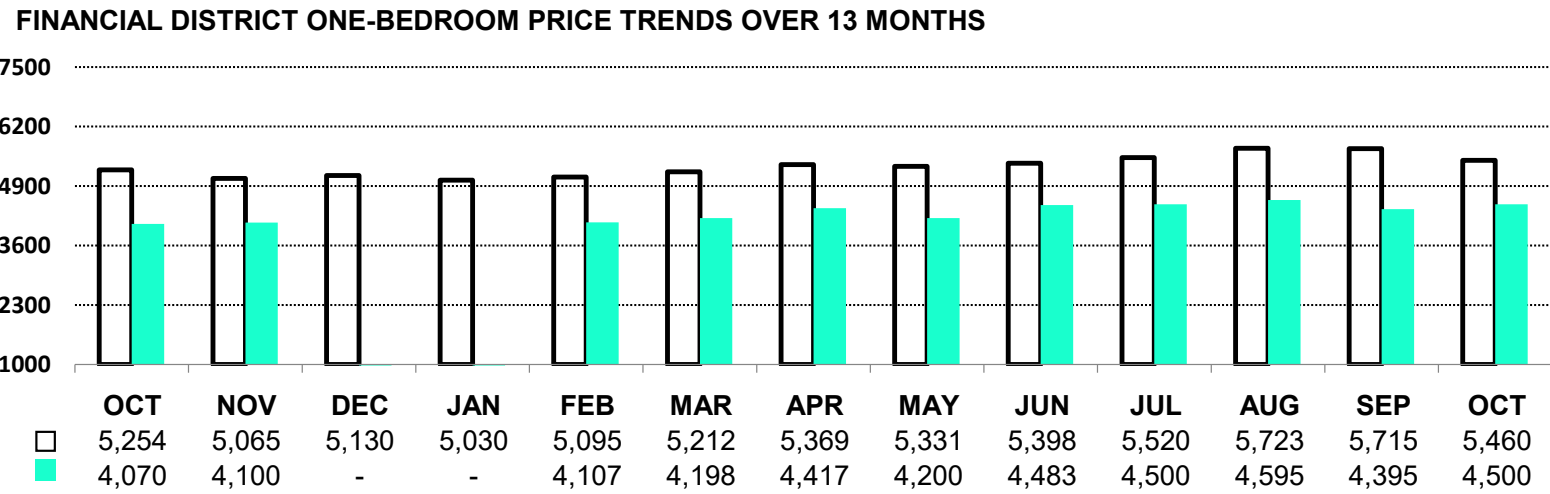
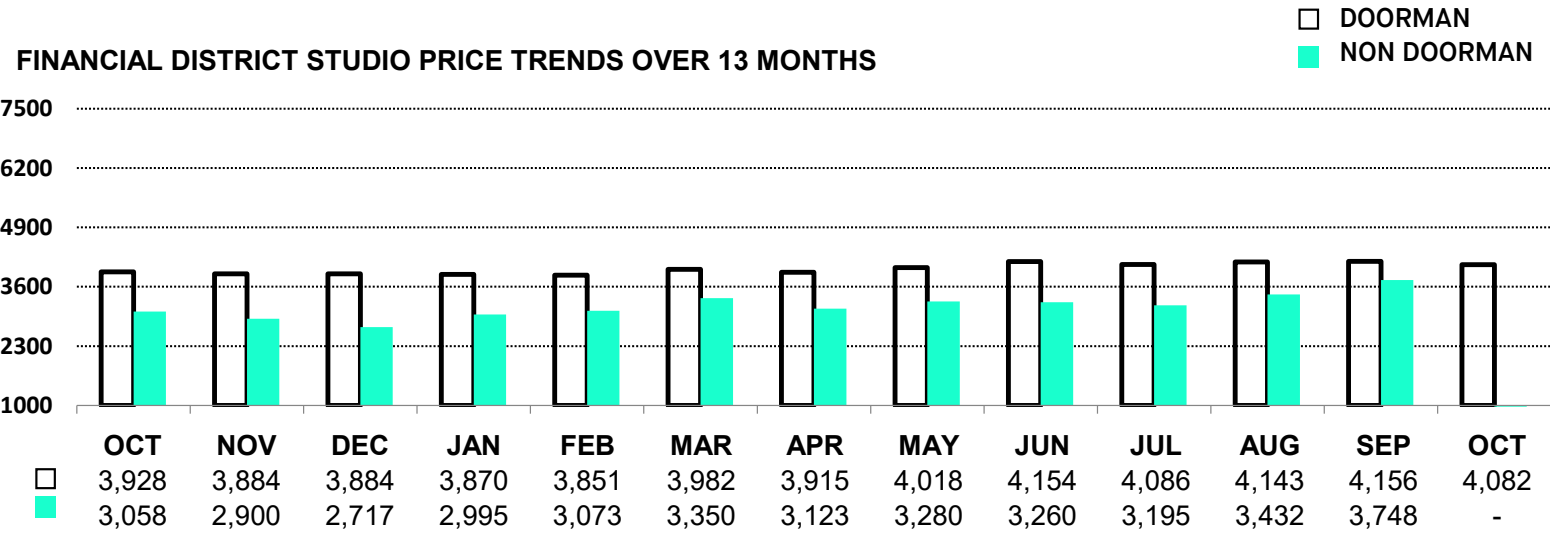
PRICE TRENDS: EAST VILLAGE

DOORMAN RENTS SLIGHTLY DECREASED THIS PAST MONTH BY JUST 0.65%, AND NON-DOORMAN RENTS DECREASED BY 3.38%.



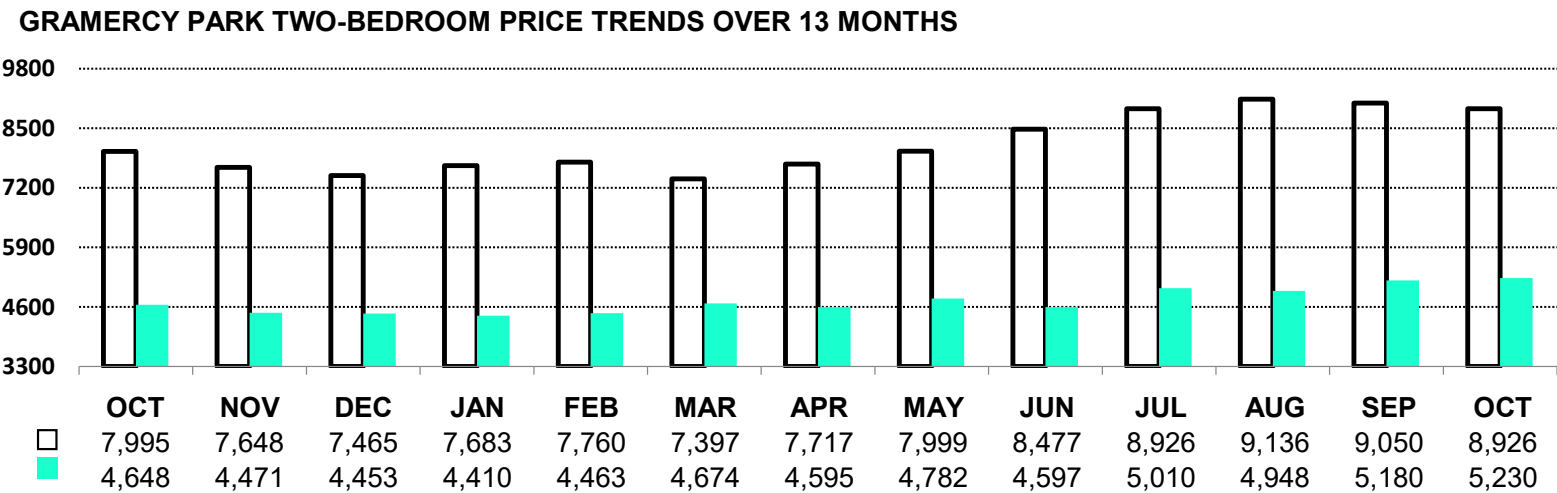
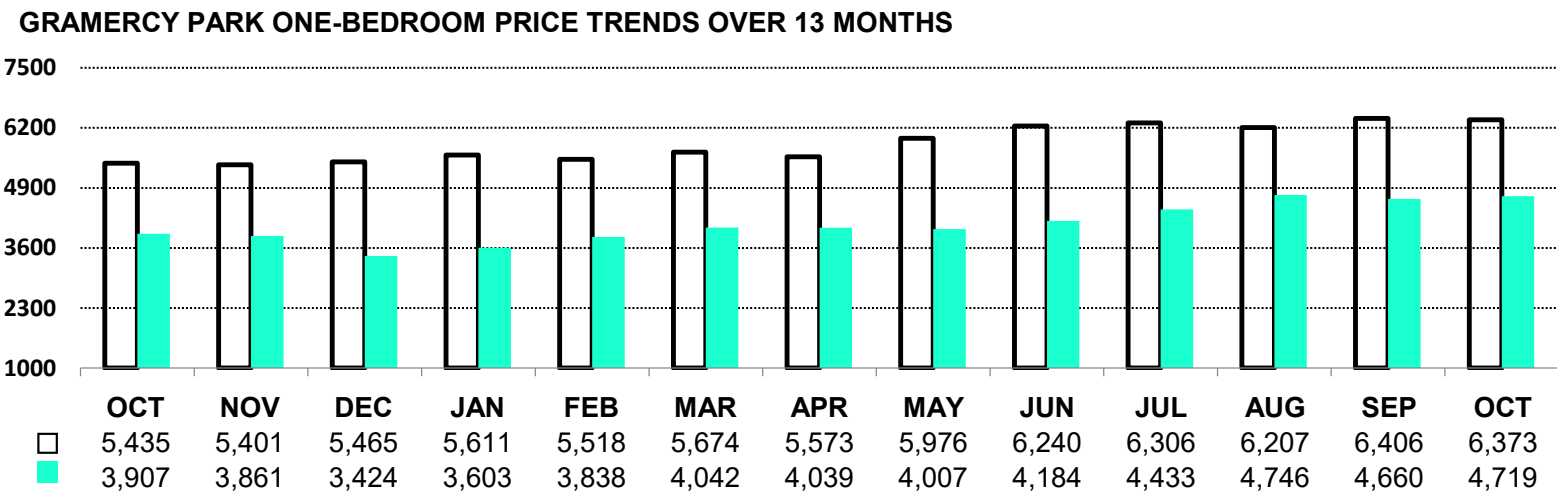
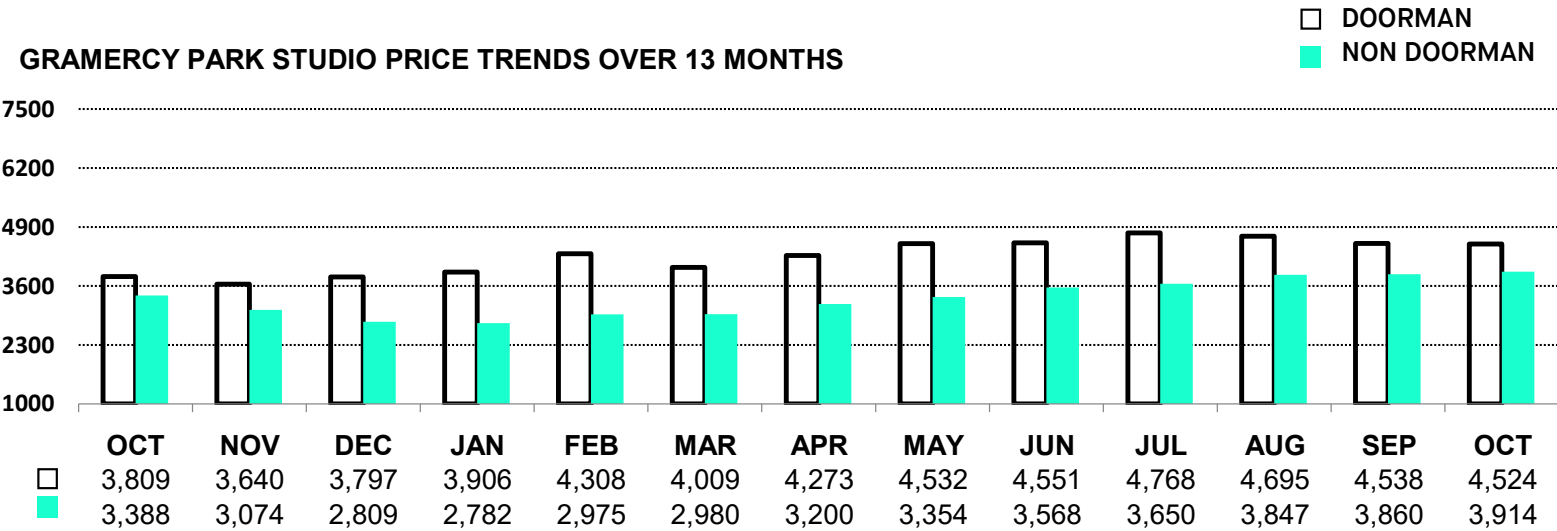
PRICE TRENDS: FINANCIAL DISTRICT

THE AVERAGE RENTAL DOORMAN PRICE SLIGHTLY DECREASED THIS PAST MONTH BY JUST 0.76%, WHILE NON-DOORMAN RENTS INCREASED BY 11.38%.



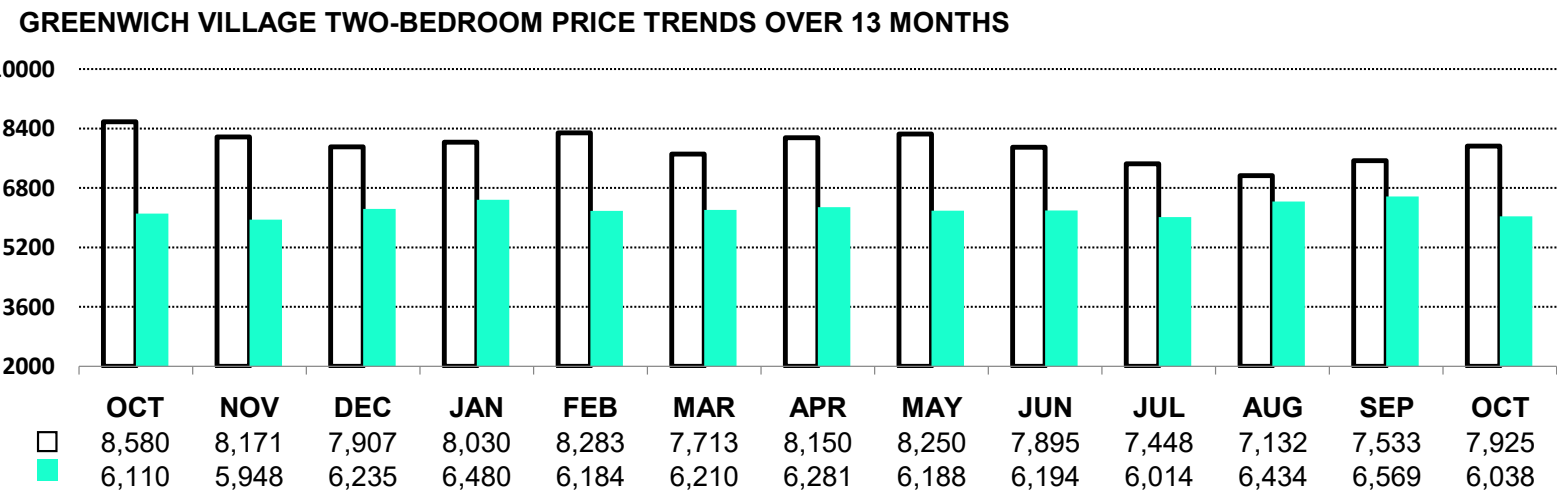
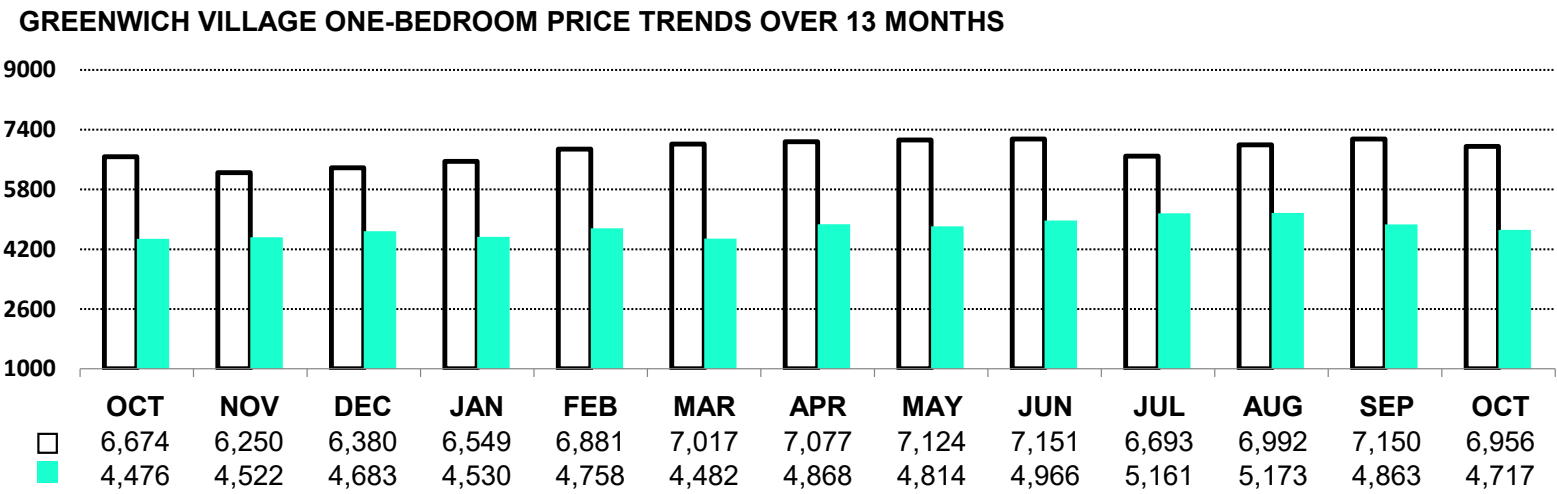
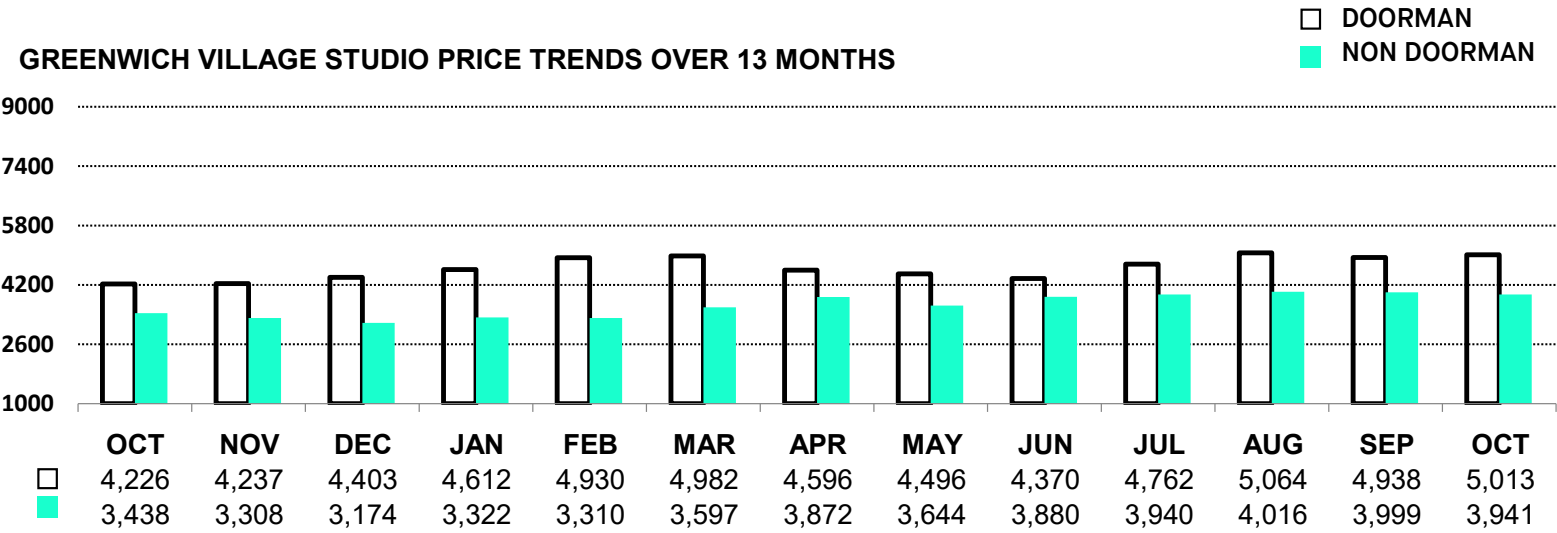
PRICE TRENDS: GRAMERCY PARK

THIS PAST MONTH, THE AVERAGE DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.86%, WHILE NON-DOORMAN RENTS INCREASED BY 1.19%.



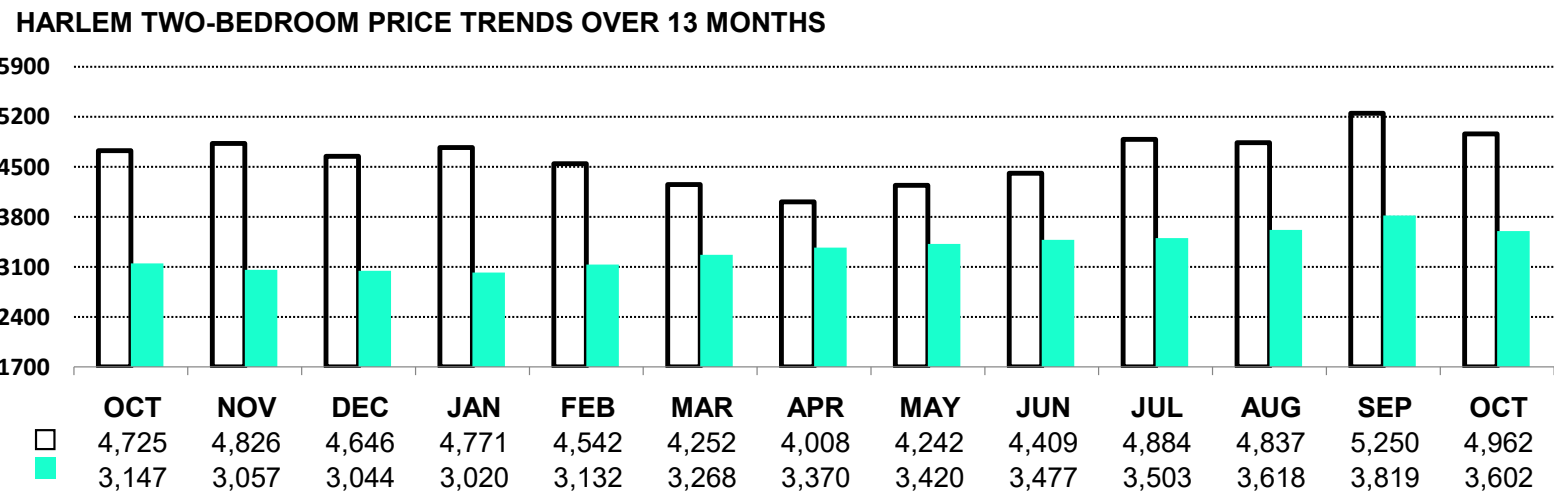
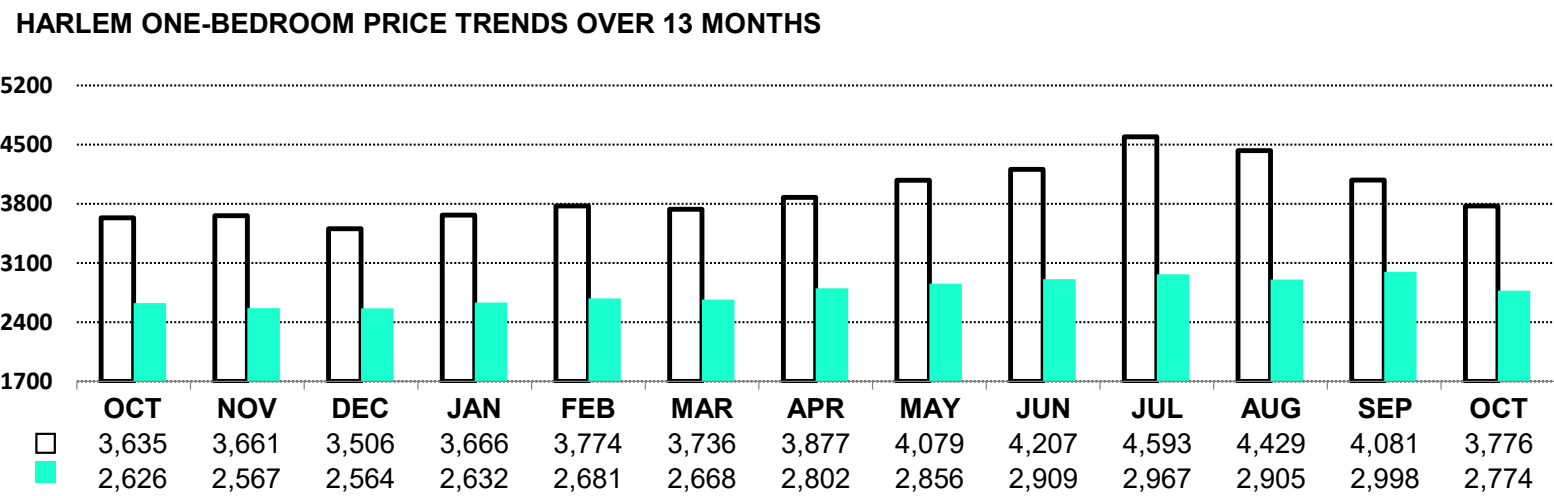
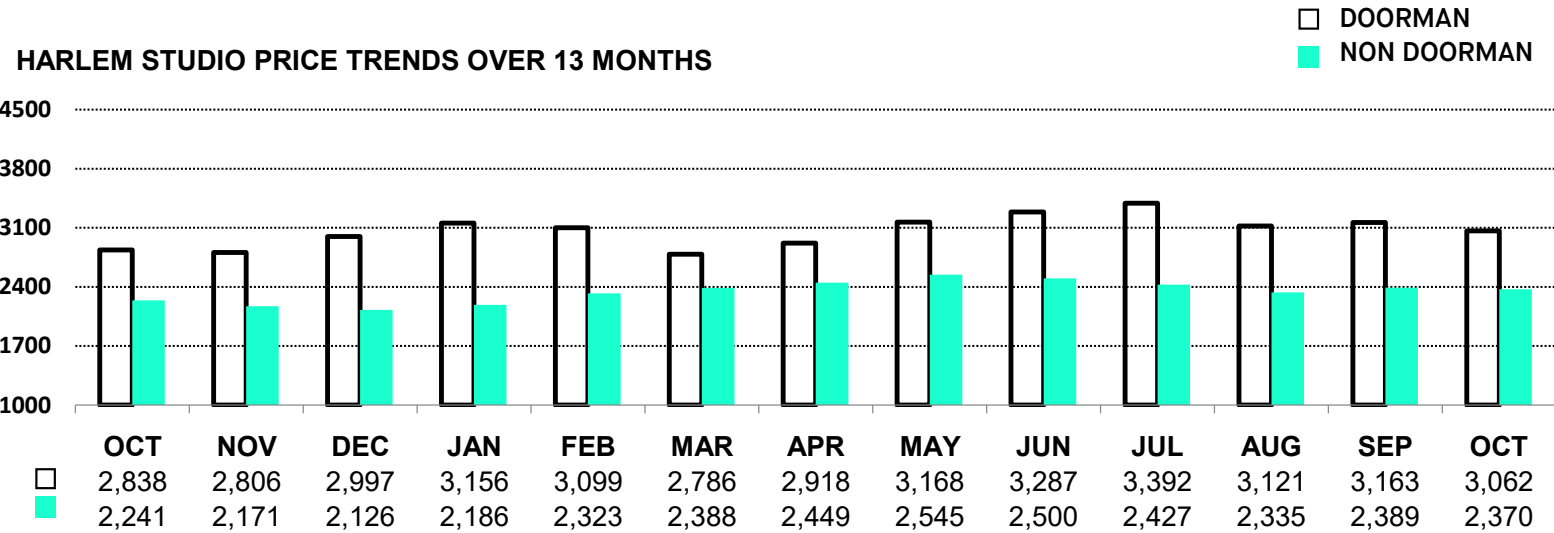
PRICE TRENDS: GREENWICH VILLAGE

DOORMAN RENTS INCREASED BY 1.39% THIS PAST MONTH,
WHILE NON-DOORMAN RENTS DECREASED BY 4.76%.



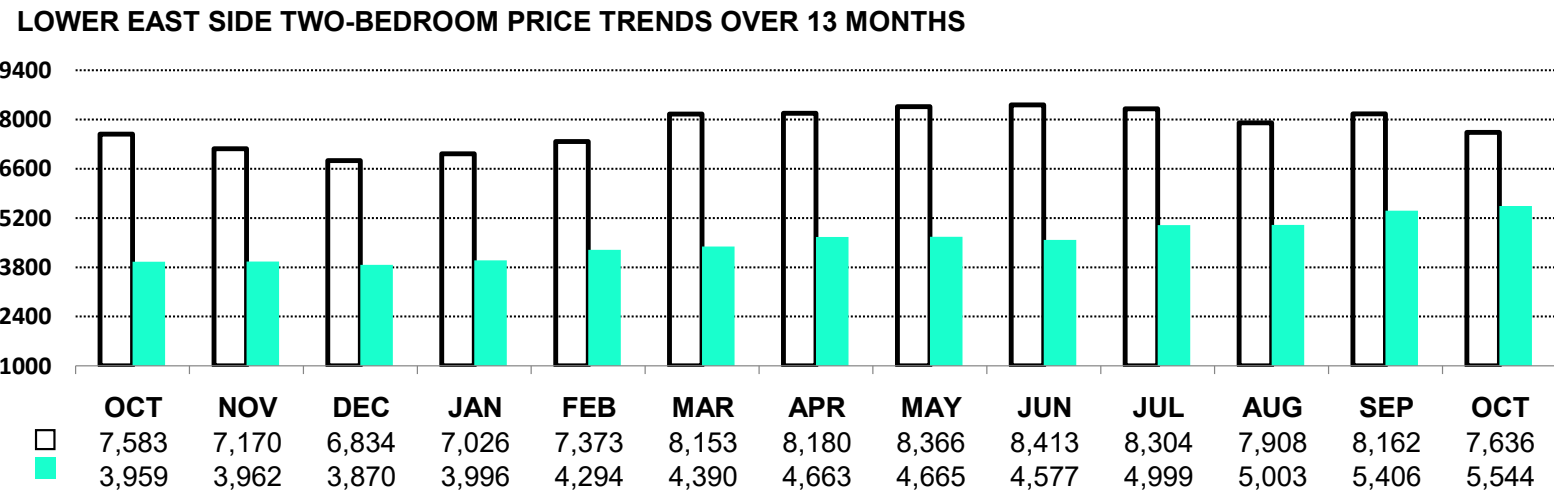
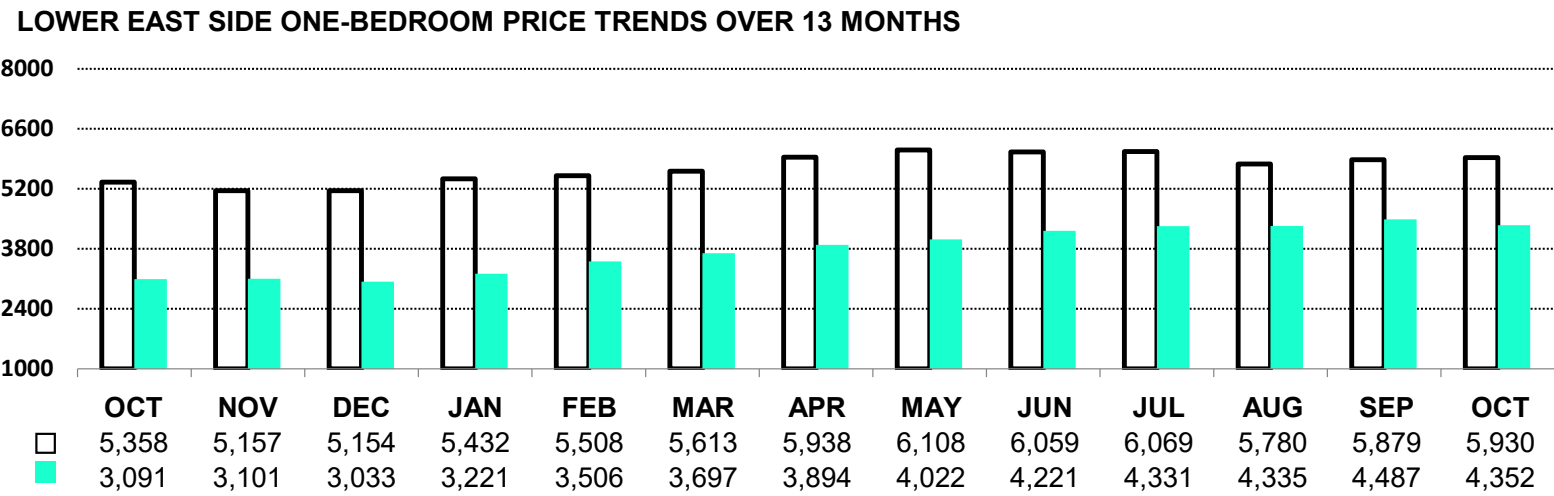
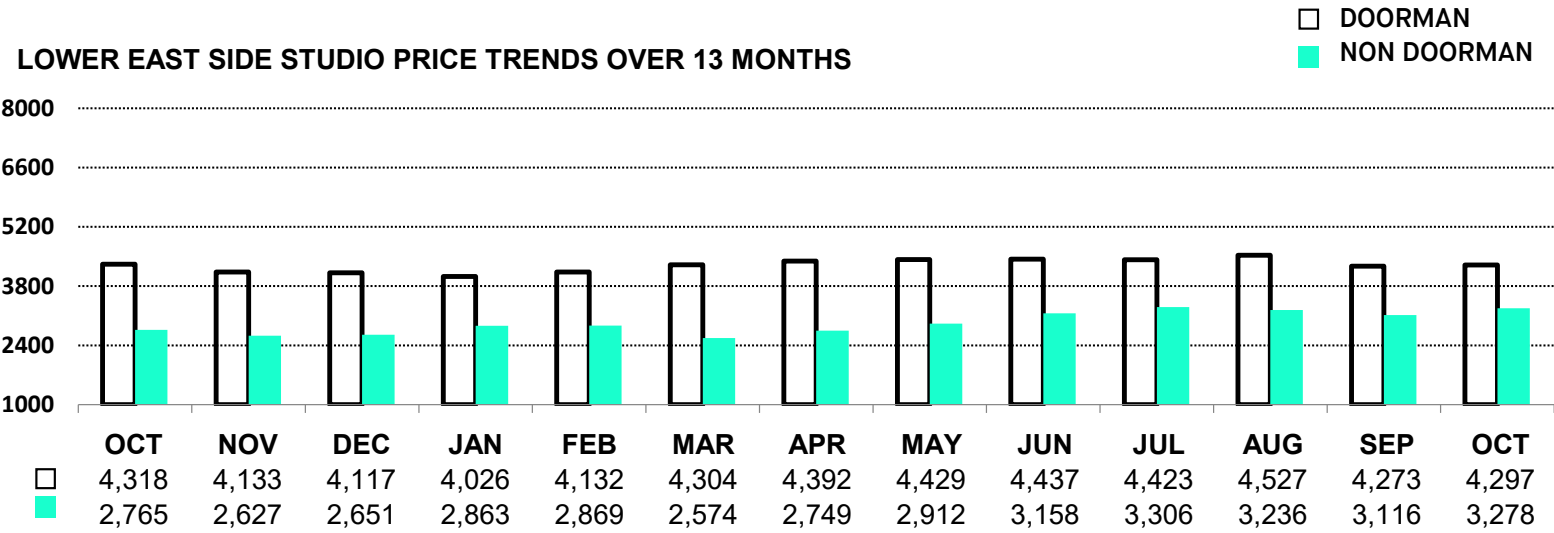
PRICE TRENDS: HARLEM

MONTH-OVER-MONTH, DOORMAN RENTS DECREASED BY 5.56%, AND NON-DOORMAN RENTS DECREASED BY 5.00%.



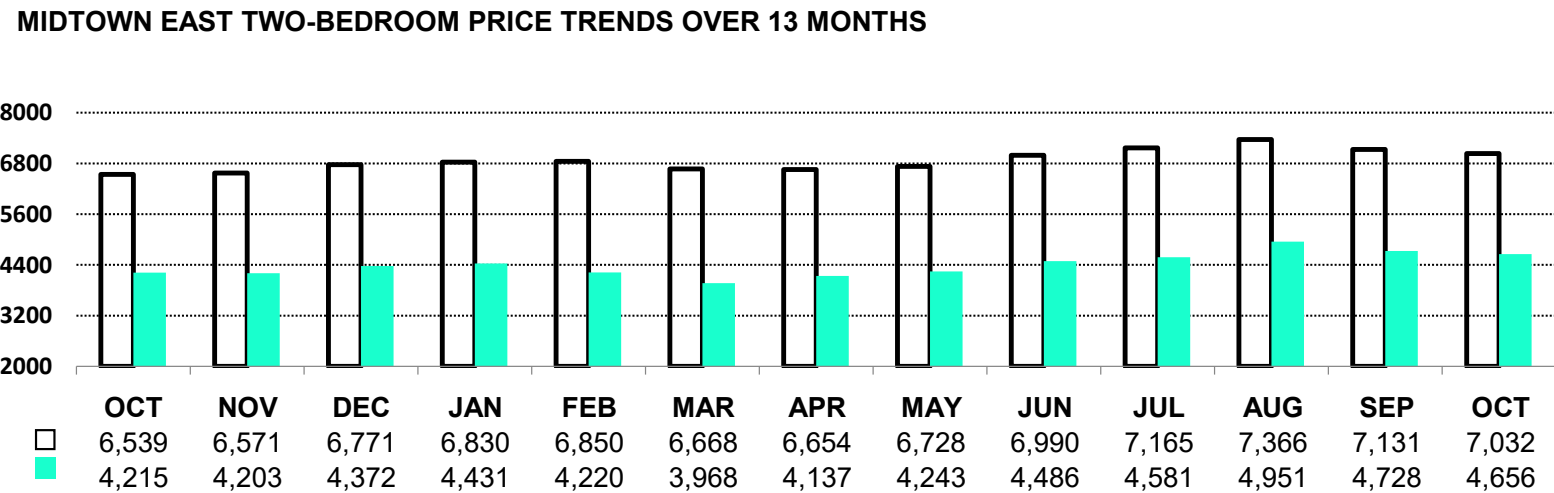
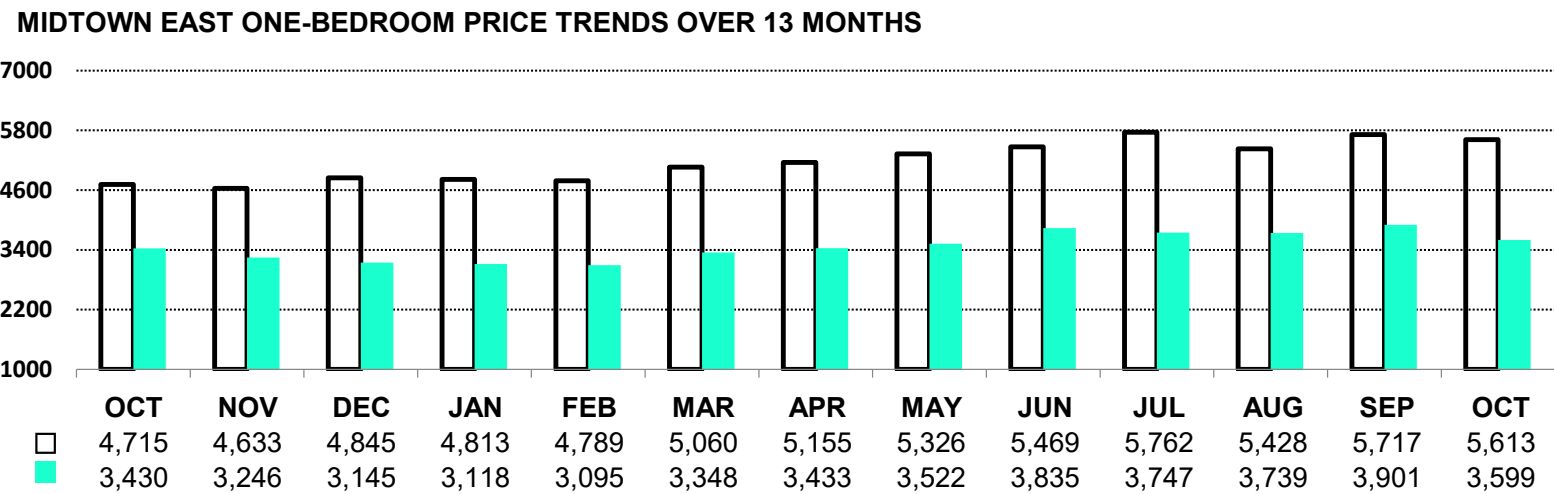
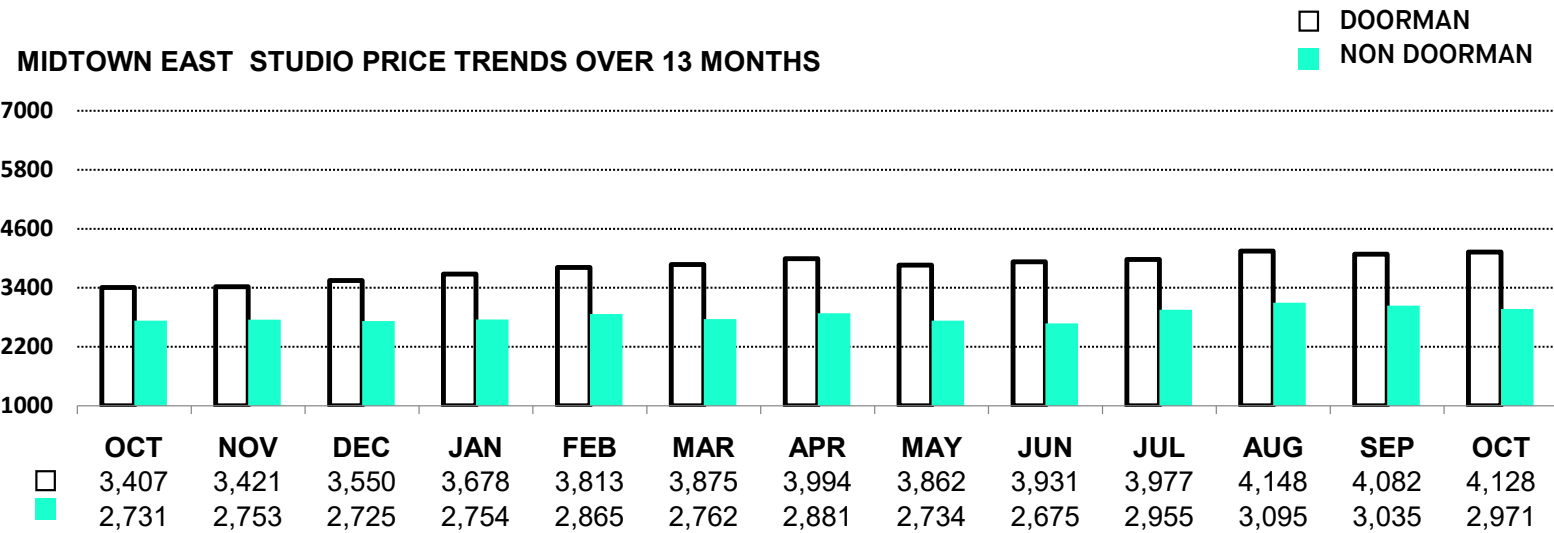
PRICE TRENDS: LOWER EAST SIDE

AVERAGE DOORMAN RENTS DECREASED BY 2.46% SINCE LAST MONTH, WHILE NON-DOORMAN RENTS INCREASED BY 1.27%.



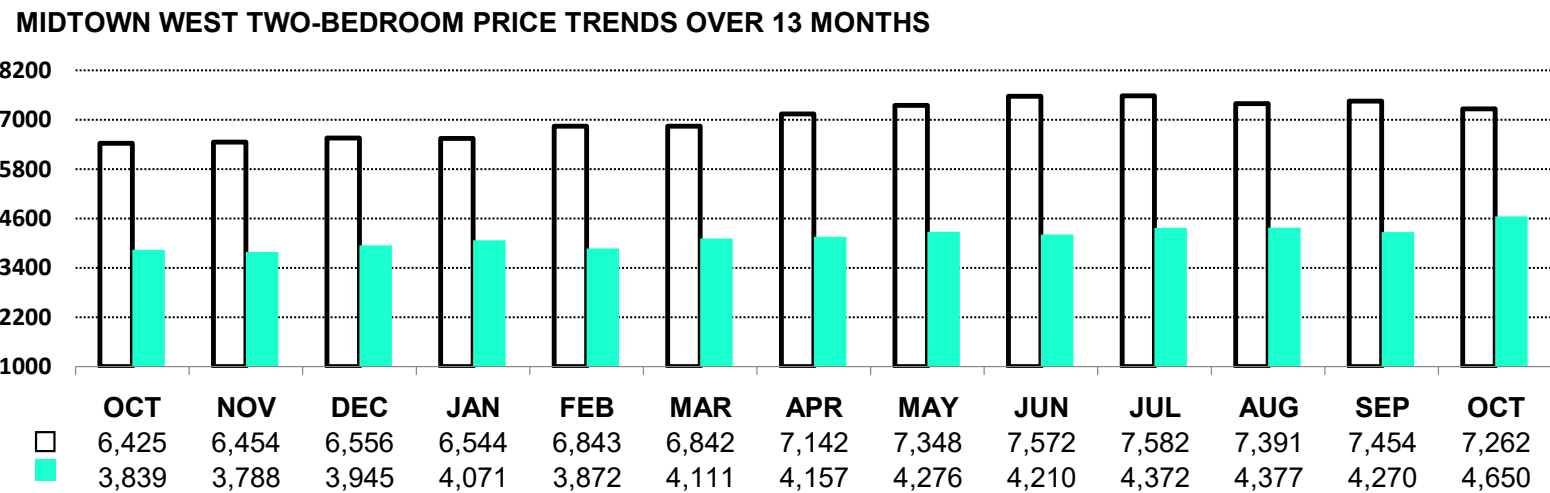
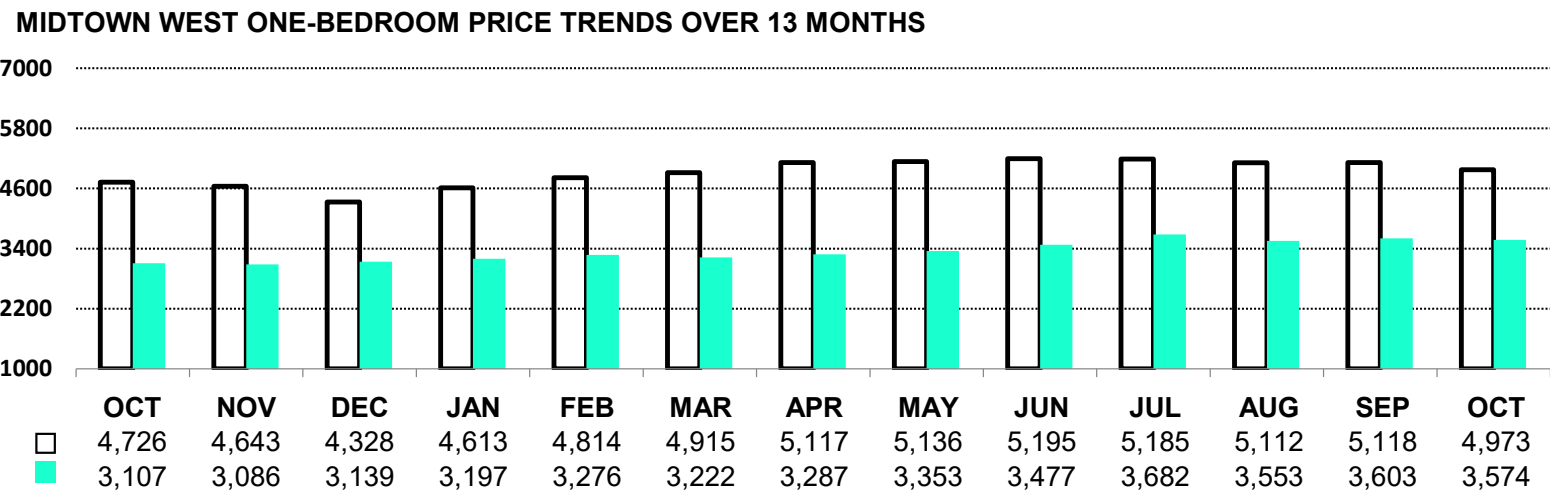
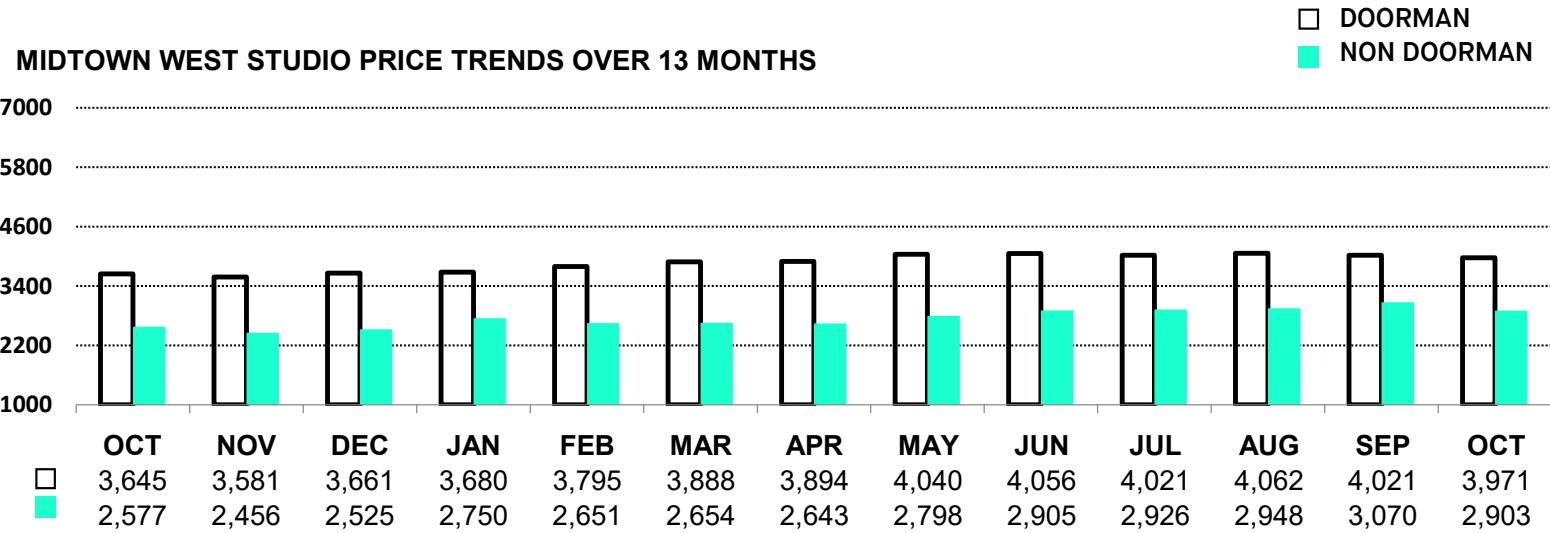
PRICE TRENDS: MIDTOWN EAST

FOR THE MONTH OF OCTOBER, DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.93%, AND NON-DOORMAN RENTS DECREASED BY 3.75%.



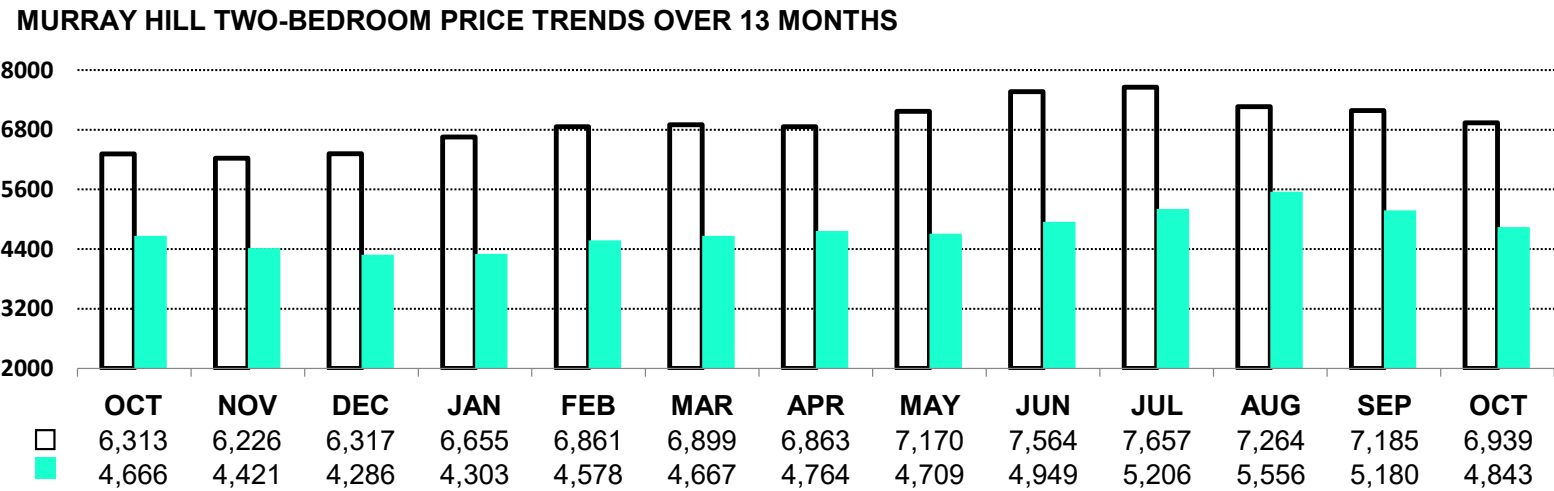
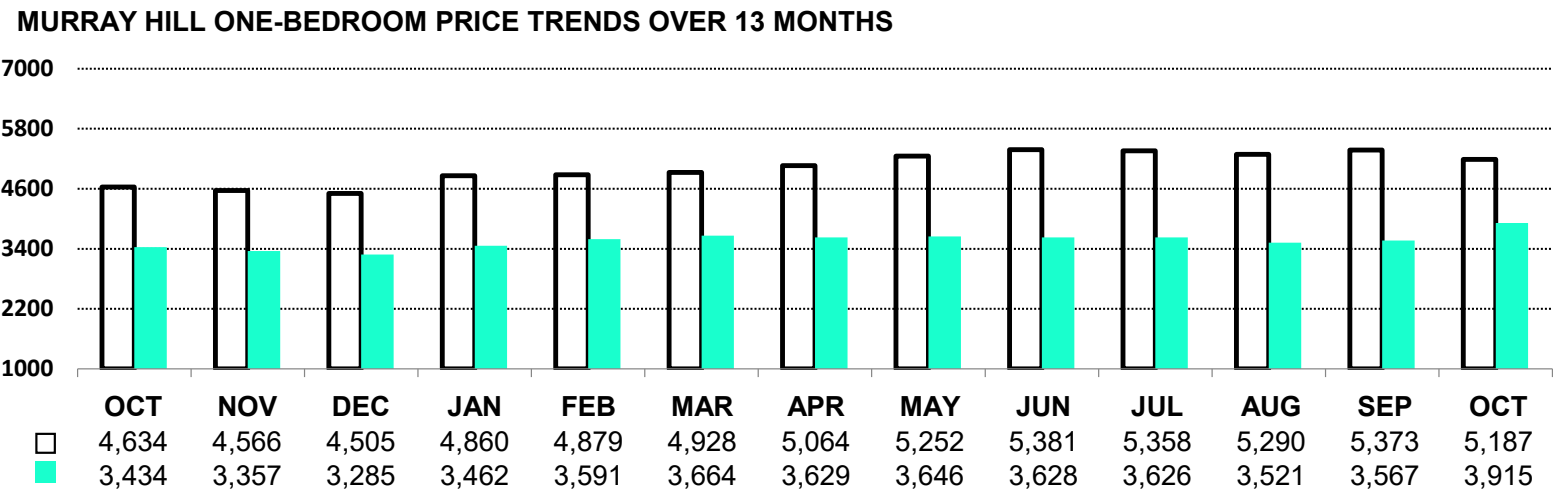
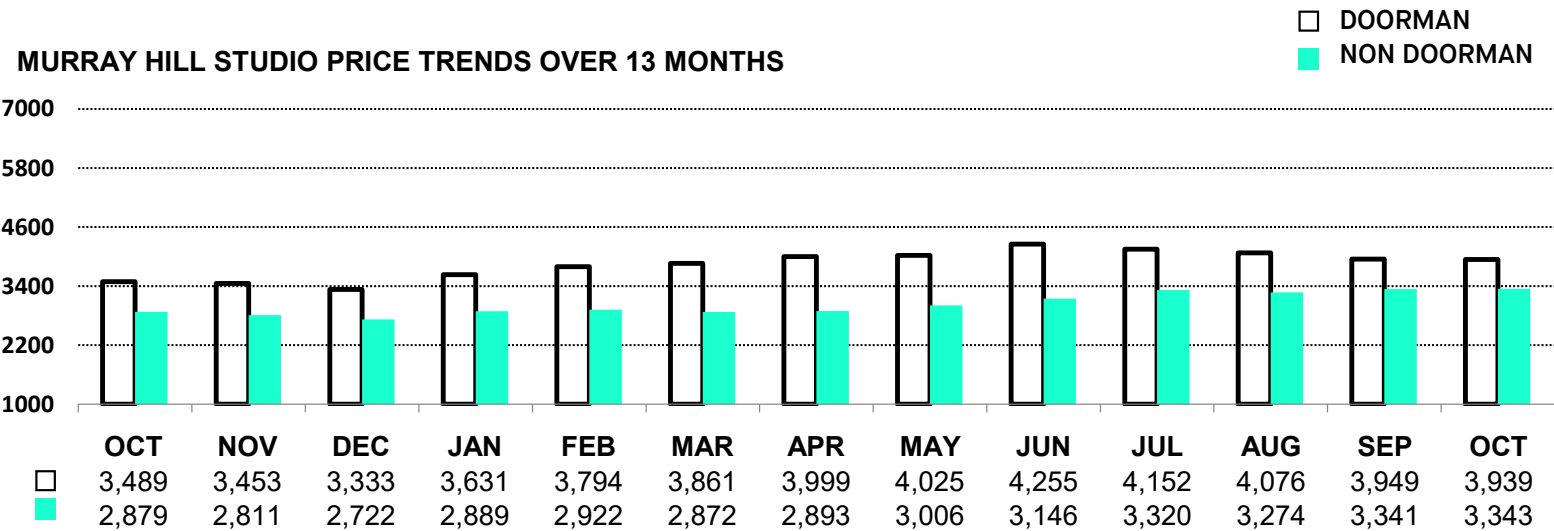
PRICE TRENDS: MIDTOWN WEST

THIS PAST MONTH, THE AVERAGE DOORMAN RENTS DECREASED BY 2.33%, WHILE NON-DOORMAN RENTS INCREASED BY 1.69%.



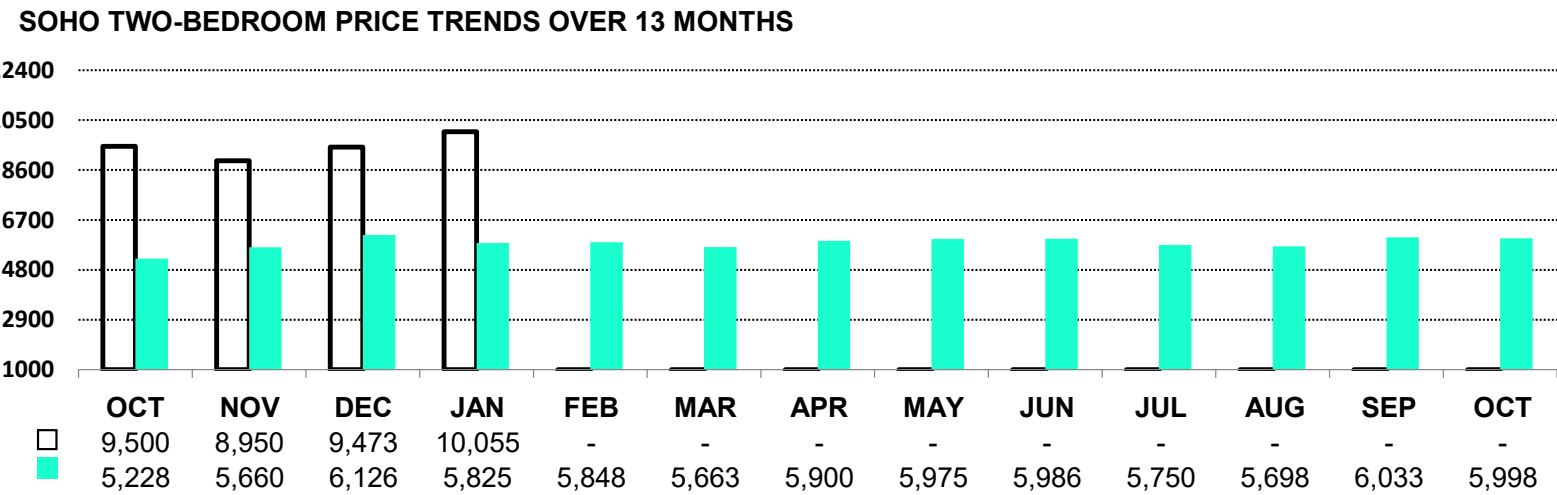
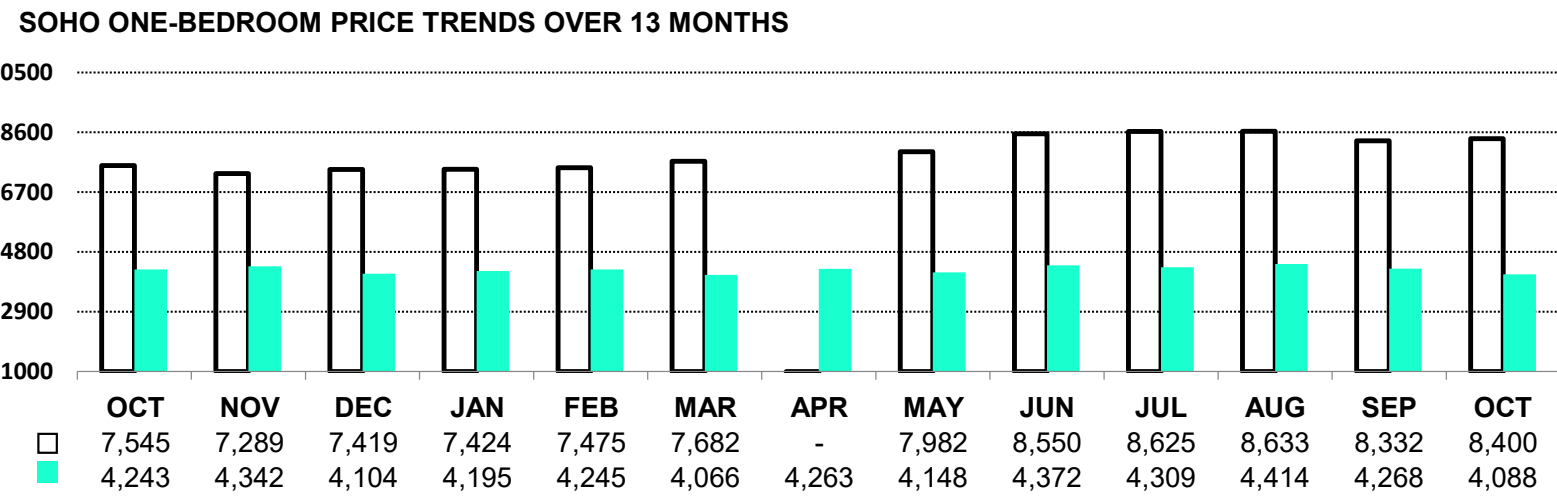
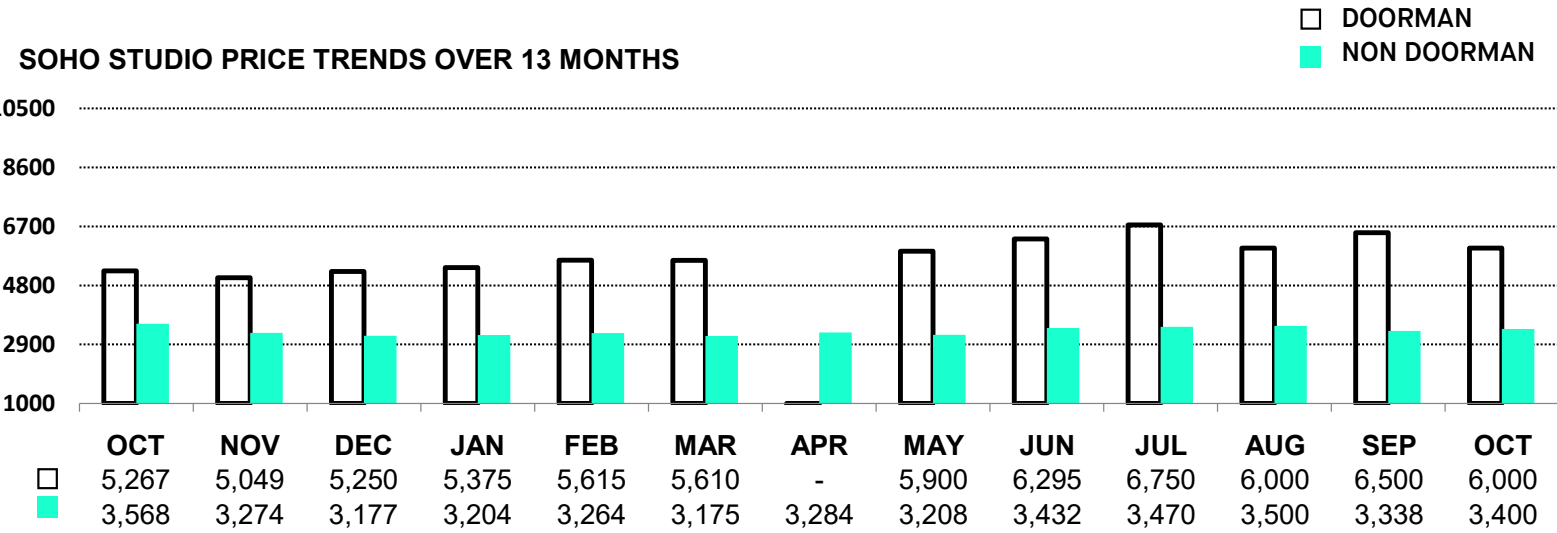
PRICE TRENDS: MURRAY HILL

FOR THE MONTH OF OCTOBER, AVERAGE RENTAL PRICES FOR DOORMAN RENTS DECREASED BY 2.68%, WHILE NON-DOORMAN RENTS SLIGHTLY INCREASED BY JUST 0.11%.



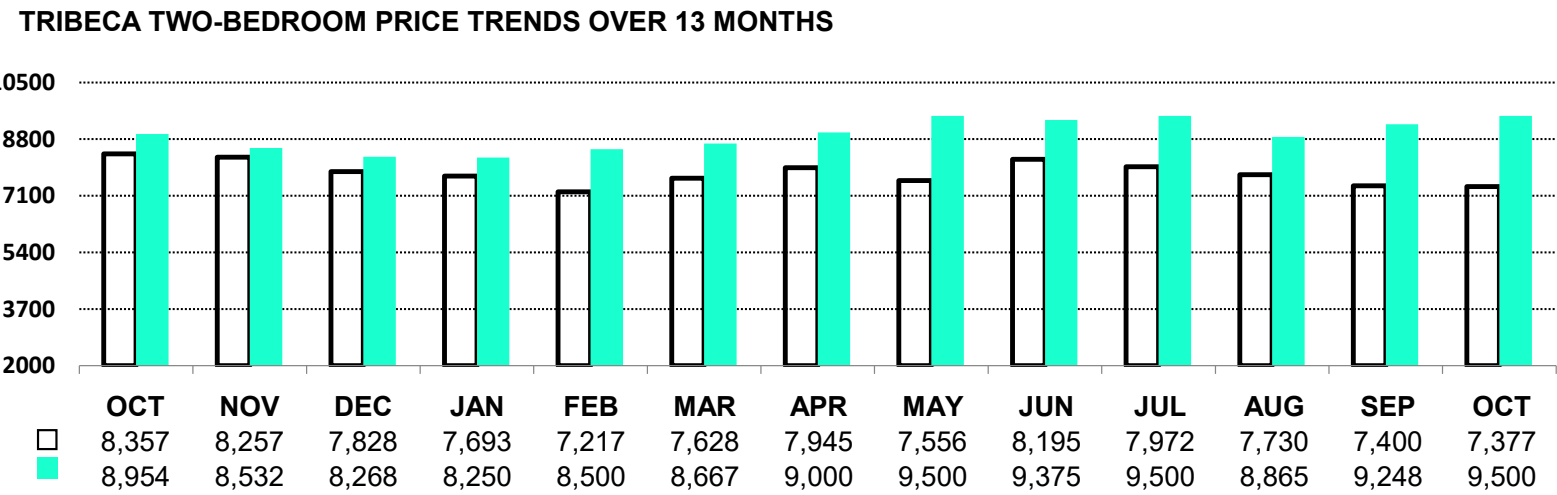
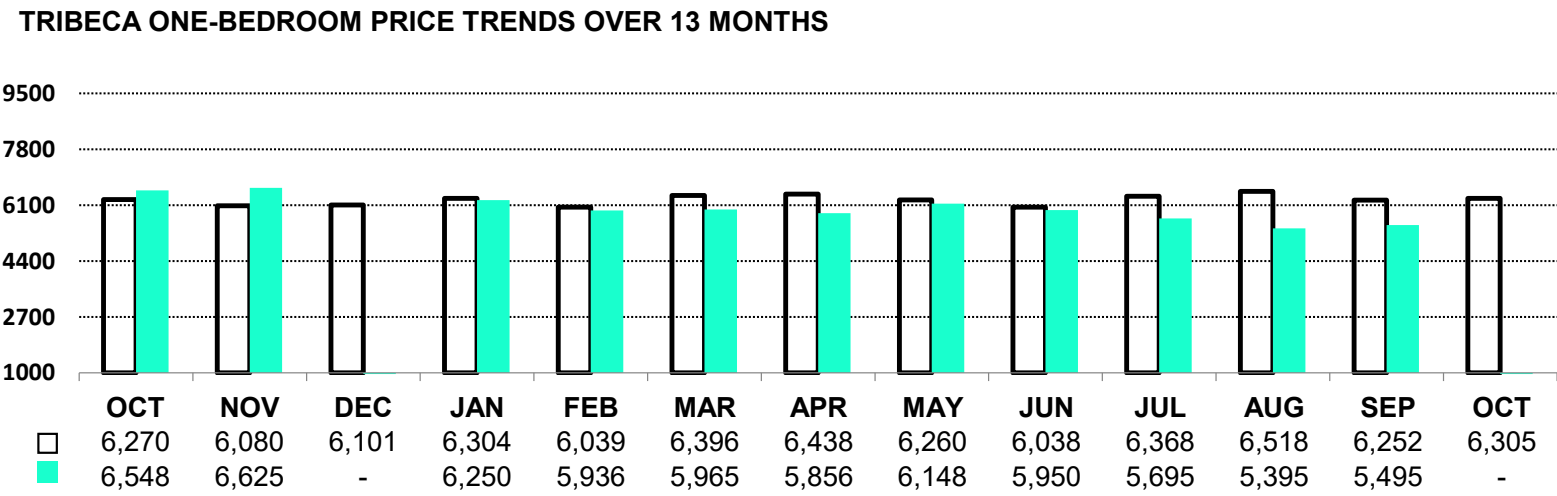
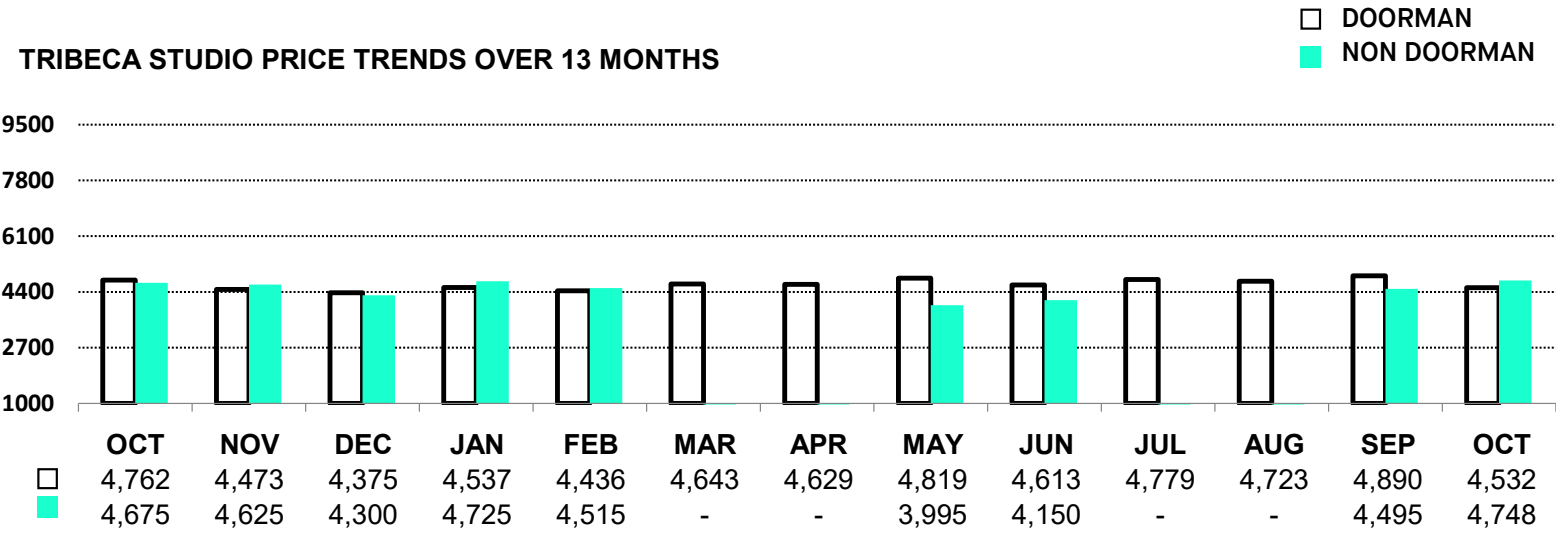
PRICE TRENDS: SOHO

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT DECREASED BY 2.91%, AND NON-DOORMAN RENTS DECREASED BY 1.12%.



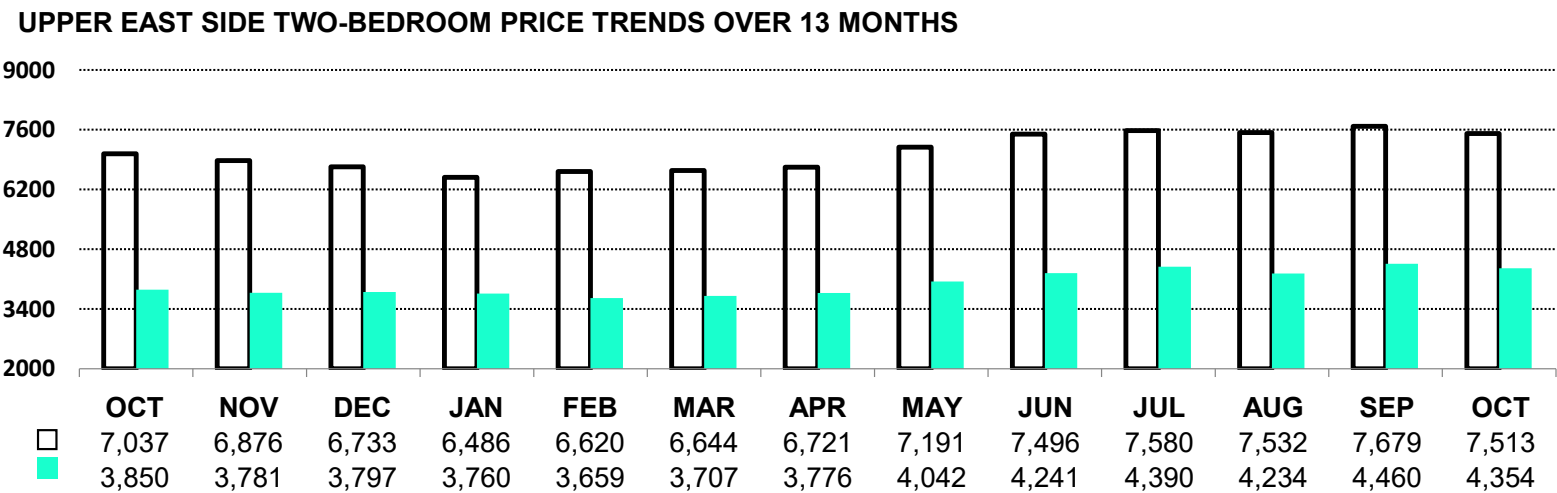
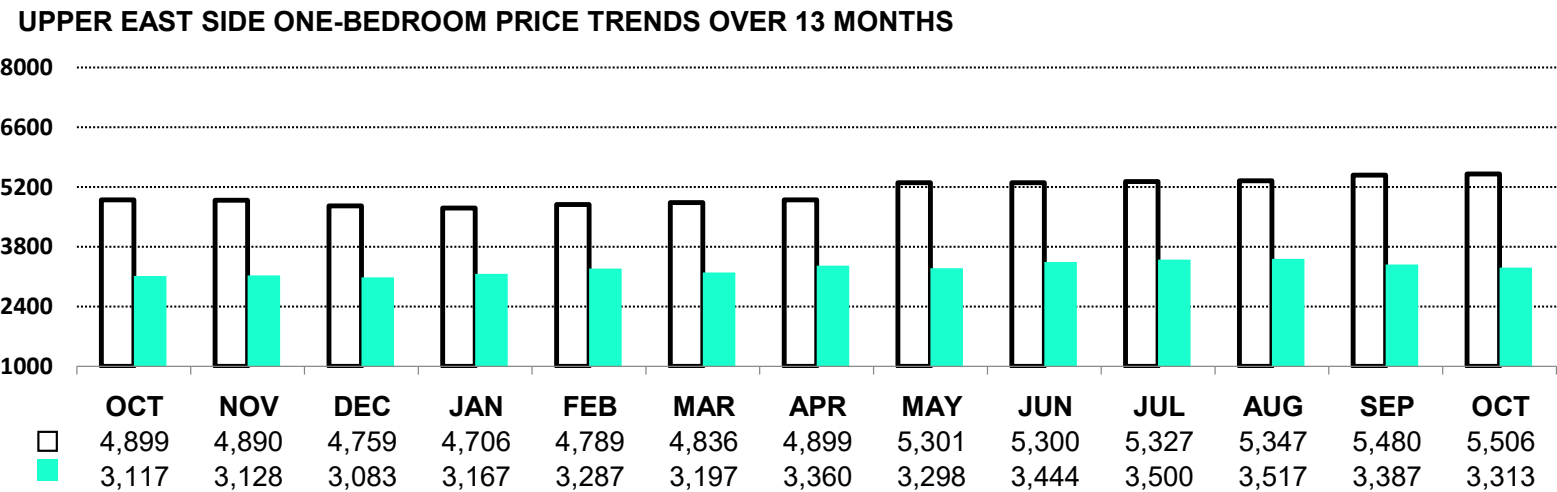
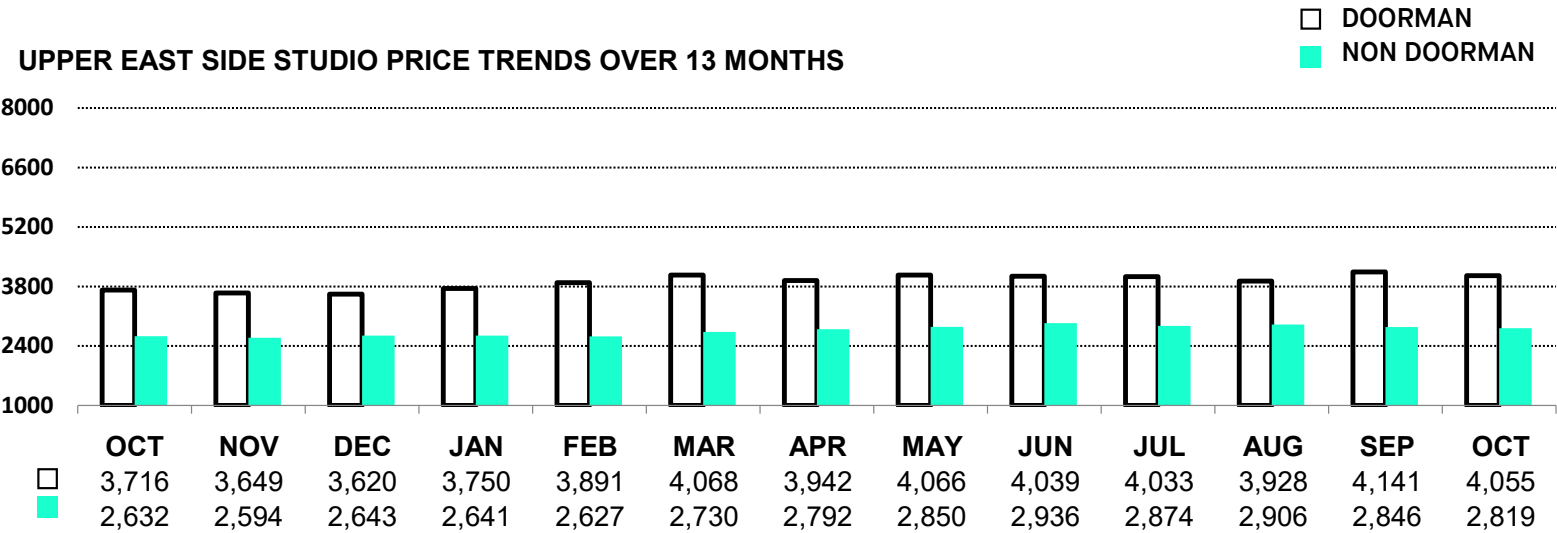
PRICE TRENDS: TRIBECA

THIS PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT DECREASED BY 1.78%, AND NON-DOORMAN RENTS DECREASED BY 3.36%.



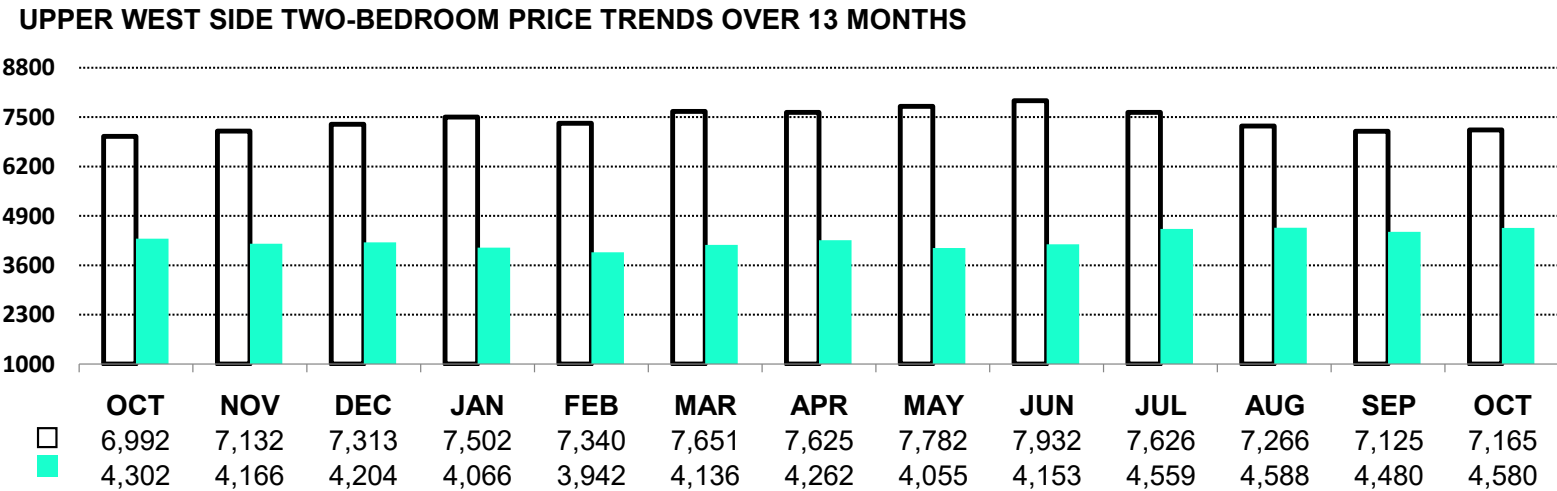
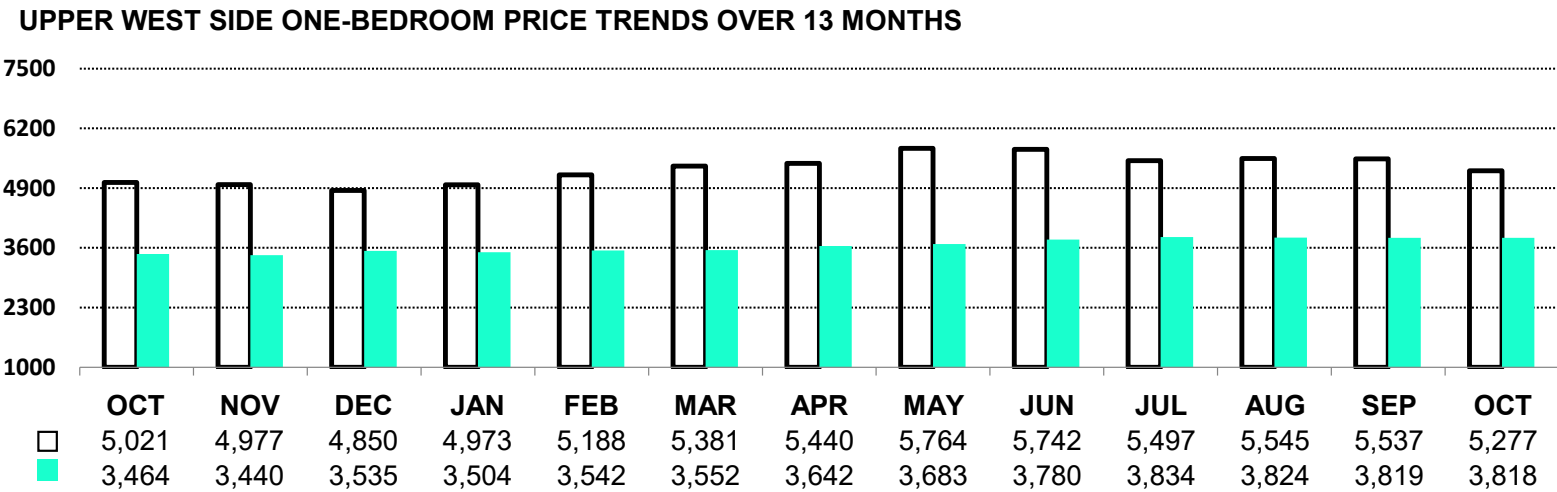
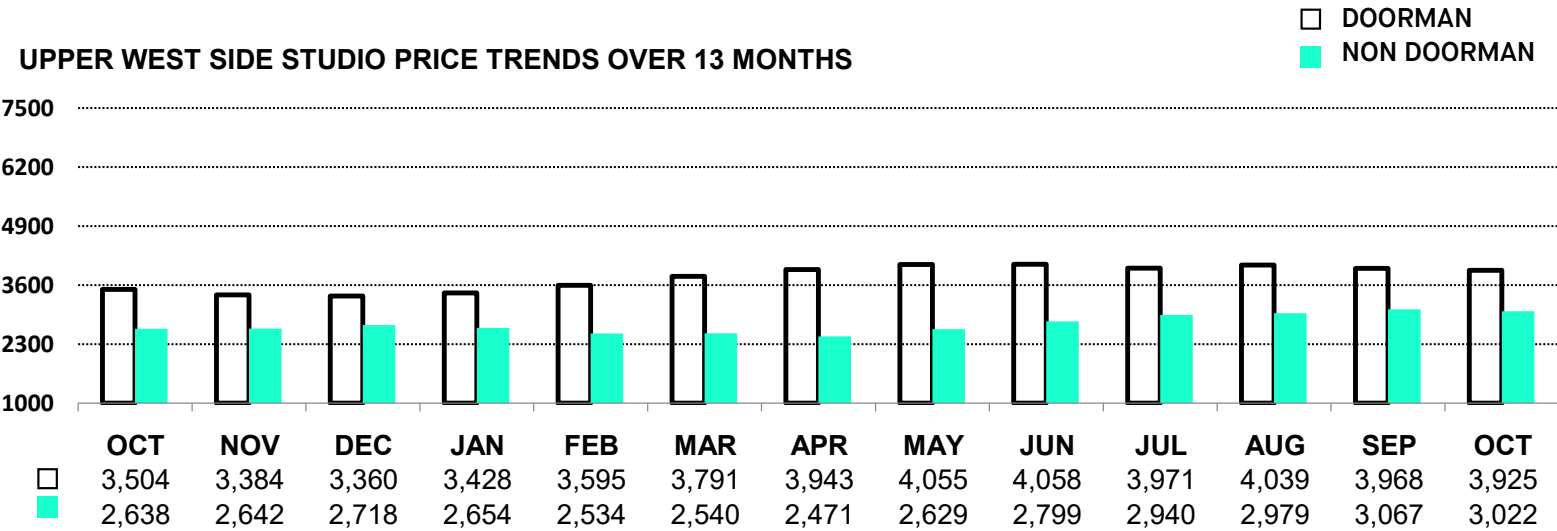
PRICE TRENDS: UPPER EAST SIDE

MONTH-OVER-MONTH, AVERAGE DOORMAN RENTAL PRICES
HAVE DECREASED BY 1.30%, AND NON-DOORMAN RENTS
DECREASED BY 1.94%.



PRICE TRENDS: UPPER WEST SIDE

AVERAGE DOORMAN RENTS THIS MONTH HAVE DECREASED BY 1.58%, WHILE NON-DOORMAN RENTS SLIGHTLY INCREASED BY JUST 0.49%.



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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