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

↓0.49%	$5,291	$5,265
CHANGE	SEPTEMBER 2026	OCTOBER 2026

A QUICK LOOK

MANHATTAN

Over the last month, the average rental price in Manhattan decreased by 0.49%, from $5,291 to $5,265. The average rental price for a non-doorman studio unit increased by 0.03%, from $3,413 to $3,414. The average rental price for a non-doorman one-bedroom unit decreased by 3.39%, from $4,377 to $4,228. The average rental price for a non-doorman two-bedroom unit decreased by 0.44%, from $5,731 to $5,706. The average rental price for a doorman studio unit decreased by 0.69%, from $4,474 to $4,443. The average rental price for a one-bedroom doorman unit decreased by 0.73%, from $6,046 to $6,002. The average rental price for a doorman two-bedroom unit decreased by 0.68%, from $7,535 to $7,484.

Year-over-year, the average rental price for a non-doorman studio increased by 4.92%, and the average rental price for a doorman studio increased by 4.17%. The average rental price for a non-doorman one-bedroom unit increased by 6.91%, and doorman one-bedroom units saw their average rental price increase by 6.91%. The average rental price for a non-doorman two-bedroom unit increased by 7.15%, while the average rental price for doorman two-bedroom units increased by 4.08%. Overall, the average rental price in Manhattan increased by 4.82% from this time last year.

NOTABLE TRENDS

MANHATTAN

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Non-doorman studios	TriBeCa $4,500	Harlem $2,513
Non-doorman one bedrooms	TriBeCa $5,450	Washington Heights/ Inwood $2,844
Non-doorman two bedrooms	TriBeCa $9,473	Washington Heights/ Inwood $3,296

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Doorman studios	SoHo $6,748	Washington Heights/ Inwood $3,207
Doorman one bedrooms	SoHo $9,750	Washington Heights/ Inwood $3,546
Doorman two bedrooms	Greenwich Village $9,525	Washington Heights/ Inwood $4,986

WHERE PRICES DECREASED

BATTERY PARK CITY

Doorman Studios	-5.85%
Doorman One-Bedroom	-1.10%
Doorman Two-Bedroom	-0.70%

CHELSEA

Non-Doorman Studios	-4.19%
Non-Doorman One-Bedroom	-4.16%
Non-Doorman Two-Bedroom	-0.71%
Doorman Studios	-1.58%
Doorman One-Bedroom	-0.38%
Doorman Two-Bedroom	-1.94%

EAST VILLAGE

Non-Doorman One-Bedroom	-4.17%
Doorman Studios	-1.60%
Doorman One-Bedroom	-1.10%
Doorman Two-Bedroom	-3.73%

FINANCIAL DISTRICT

Non-Doorman One-Bedroom	-7.19%

GRAMERCY

Non-Doorman Studios	-0.99%
Non-Doorman Two-Bedroom	-2.56%
Doorman One-Bedroom	-2.41%

GREENWICH VILLAGE

Non-Doorman One-Bedroom	-3.48%
Doorman One-Bedroom	-4.29%

HARLEM

Non-Doorman Studios	-1.34%
Non-Doorman One-Bedroom	-1.59%
Doorman Studios	-4.70%
Doorman One-Bedroom	-1.63%

LOWER EAST SIDE

Non-Doorman Studios	-0.18%
Non-Doorman One-Bedroom	-4.32%
Non-Doorman Two-Bedroom	-3.40%
Doorman Two-Bedroom	-4.04%

MIDTOWN EAST

Non-Doorman One-Bedroom	-4.00%
Non-Doorman Two-Bedroom	-2.78%
Doorman Studios	-4.09%
Doorman One-Bedroom	-4.57%

MIDTOWN WEST

Non-Doorman One-Bedroom	-3.10%
Non-Doorman Two-Bedroom	-6.18%
Doorman Studios	-1.40%
Doorman One-Bedroom	-5.41%
Doorman Two-Bedroom	-7.65%

MURRAY HILL

Non-Doorman Studios	-2.24%
Non-Doorman One-Bedroom	-3.70%
Non-Doorman Two-Bedroom	-3.23%
Doorman Studios	-1.68%
Doorman One-Bedroom	-0.83%
Doorman Two-Bedroom	-1.07%

SOHO

Non-Doorman One-Bedroom	-2.81%

TRIBECA

Non-Doorman Studios	-1.64%
Non-Doorman One-Bedroom	-9.09%
Non-Doorman Two-Bedroom	-0.27%
Doorman Studios	-1.42%

UPPER EAST SIDE

Non-Doorman One-Bedroom	-1.94%
Non-Doorman Two-Bedroom	-1.13%
Doorman Studios	-0.07%
Doorman One-Bedroom	-1.66%
Doorman Two-Bedroom	-4.21%

UPPER WEST SIDE

Doorman Two-Bedroom	-3.71%

WASHINGTON HEIGHTS / INWOOD

Non-Doorman One-Bedroom	-4.23%
Non-Doorman Two-Bedroom	-2.81%

WHERE PRICES INCREASED

EAST VILLAGE

Non-Doorman Studios	4.26%
Non-Doorman Two-Bedroom	1.83%

FINANCIAL DISTRICT

Non-Doorman Studios	0.00%
Non-Doorman Two-Bedroom	2.42%
Doorman Studios	1.89%
Doorman One-Bedroom	2.04%
Doorman Two-Bedroom	2.09%

GRAMERCY

Non-Doorman One-Bedroom	2.55%
Doorman Studios	0.11%
Doorman Two-Bedroom	3.71%

GREENWICH VILLAGE

Non-Doorman Studios	0.41%
Non-Doorman Two-Bedroom	2.36%
Doorman Studios	0.15%
Doorman Two-Bedroom	4.45%

HARLEM

Non-Doorman Two-Bedroom	0.76%
Doorman Two-Bedroom	1.30%

LOWER EAST SIDE

Doorman Studios	1.98%
Doorman One-Bedroom	0.84%

MIDTOWN EAST

Non-Doorman Studios	1.17%
Doorman Two-Bedroom	2.29%

MIDTOWN WEST

Non-Doorman Studios	4.68%

SOHO

Non-Doorman Studios	3.82%
Non-Doorman Two-Bedroom	4.10%
Doorman Studio	2.31%
Doorman One-Bedroom	2.63%
Doorman Two-Bedroom	0.00%

TRIBECA

Doorman One-Bedroom	0.48%
Doorman Two-Bedroom	0.06%

UPPER EAST SIDE

Non-Doorman Studios	3.71%

UPPER WEST SIDE

Non-Doorman Studios	4.65%
Non-Doorman One-Bedroom	3.17%
Non-Doorman Two-Bedroom	2.62%
Doorman Studios	1.06%
Doorman One-Bedroom	1.72%

WASHINGTON HEIGHTS / INWOOD

Non-Doorman Studios	1.25%
Doorman Studios	2.12%
Doorman One-Bedroom	4.73%
Doorman Two-Bedroom	5.72%

MANHATTAN AVERAGE PRICE

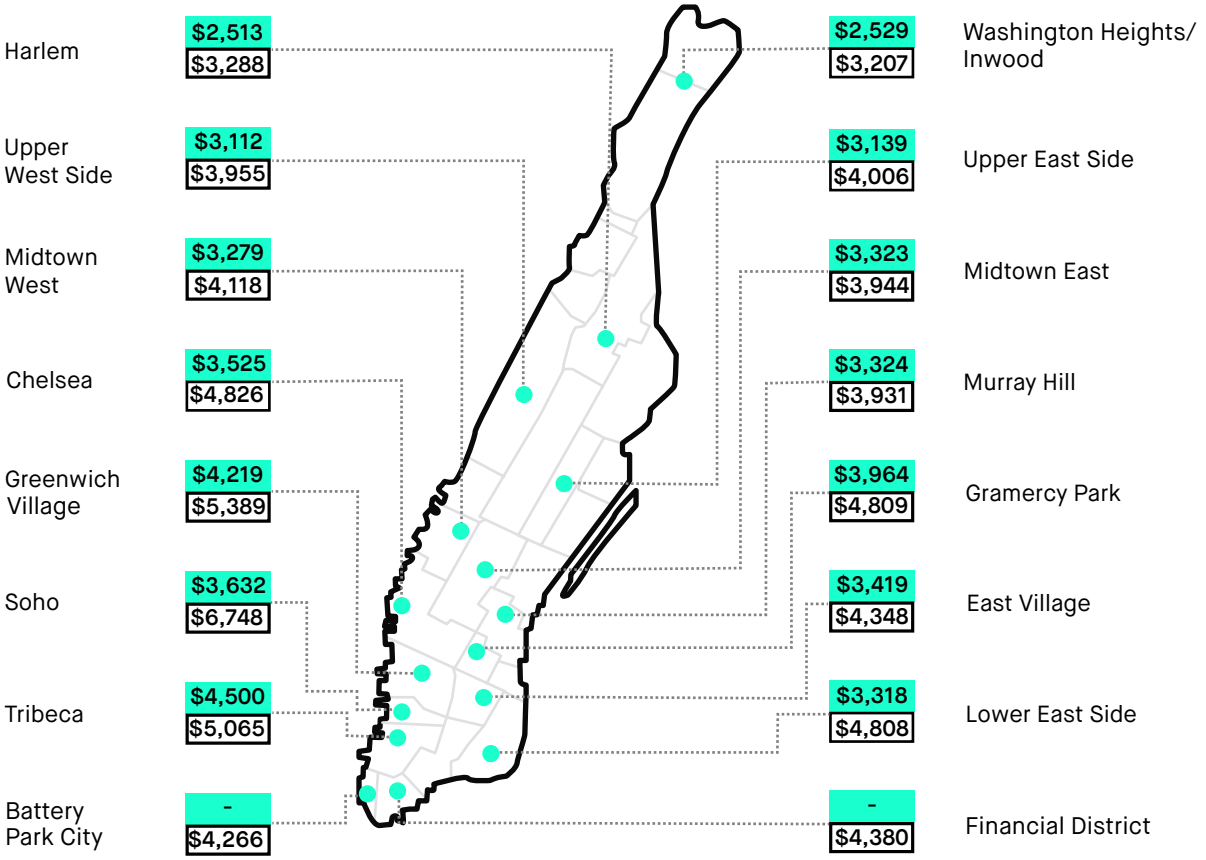
STUDIOS



$4,443
DOORMAN



$3,414
NON-DOORMAN



MANHATTAN AVERAGE PRICE

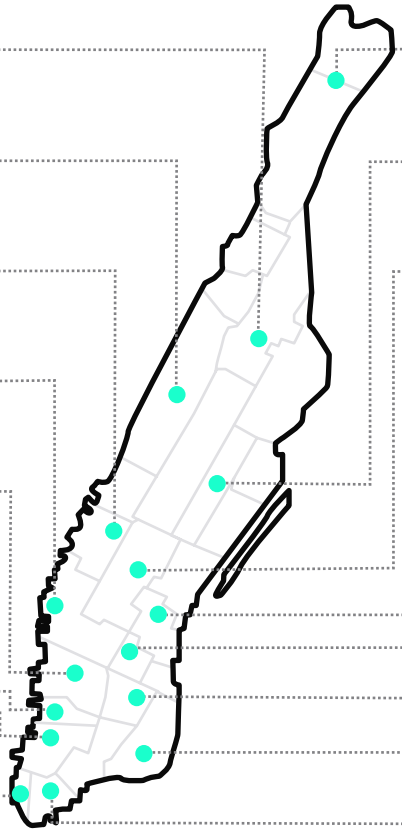
1 BEDROOM



$6,002
DOORMAN



$4,228
NON-DOORMAN



Harlem	$3,083 / $3,735	$2,844 / $3,546	Washington Heights/ Inwood
Upper West Side	$4,139 / $5,684	$3,621 / $5,618	Upper East Side
Midtown West	$3,670 / $5,091	$3,630 / $5,682	Midtown East
Chelsea	$4,571 / $6,591	$3,713 / $5,549	Murray Hill
Greenwich Village	$5,137 / $7,361	$5,090 / $6,505	Gramercy Park
Soho	$4,630 / $9,750	$4,792 / $6,287	East Village
Tribeca	$5,450 / $7,190	$4,472 / $6,143	Lower East Side
Battery Park City	- / $5,570	$4,585 / $5,726	Financial District

MANHATTAN AVERAGE PRICE

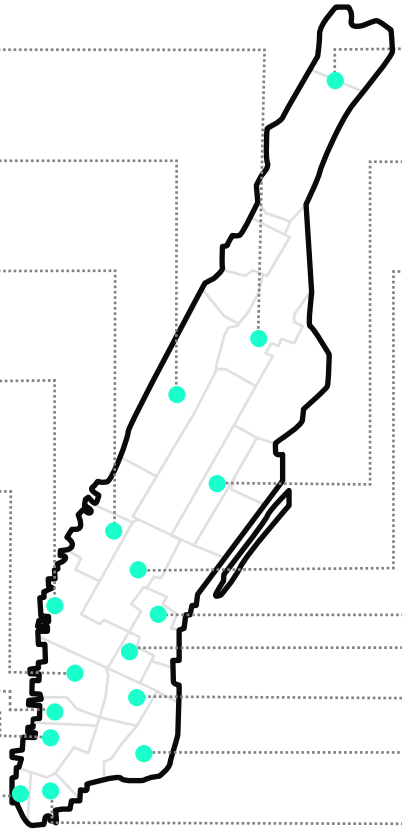
1 BEDROOM



$7,484
DOORMAN



$5,706
NON-DOORMAN



Harlem	$3,776	$5,086	$3,296	$4,986	Washington Heights/ Inwood
Upper West Side	$5,161	$7,432	$4,912	$7,839	Upper East Side
Midtown West	$5,273	$6,781	$5,041	$7,429	Midtown East
Chelsea	$6,433	$8,801	$5,265	$7,710	Murray Hill
Greenwich Village	$7,088	$9,525	$5,436	$8,641	Gramercy Park
Soho	$6,631	-	$5,942	$7,664	East Village
Tribeca	$9,473	$7,263	$5,465	$8,191	Lower East Side
Battery Park City	-	$7,387	$6,400	$7,517	Financial District

A QUICK LOOK

CHANGE BY NEIGHBORHOOD

YEAR OVER YEAR

BATTERY PARK CITY	↓ 3.90%	GREENWICH VILLAGE	↑ 11.94%	MURRAY HILL	↑ 4.71%
CHELSEA	↑ 6.90%	HARLEM	↑ 4.55%	SOHO	↑ 12.56%
EAST VILLAGE	↑ 5.20%	LOWER EAST SIDE	↑ 4.38%	TRIBECA	↓ 0.03%
FINANCIAL DISTRICT	↑ 4.63%	MIDTOWN EAST	↑ 3.75%	UPPER EAST SIDE	↑ 5.71%
GRAMERCY	↑ 2.26%	MIDTOWN WEST	↑ 3.22%	UPPER WEST SIDE	↑ 6.10%

PRICE CHANGES

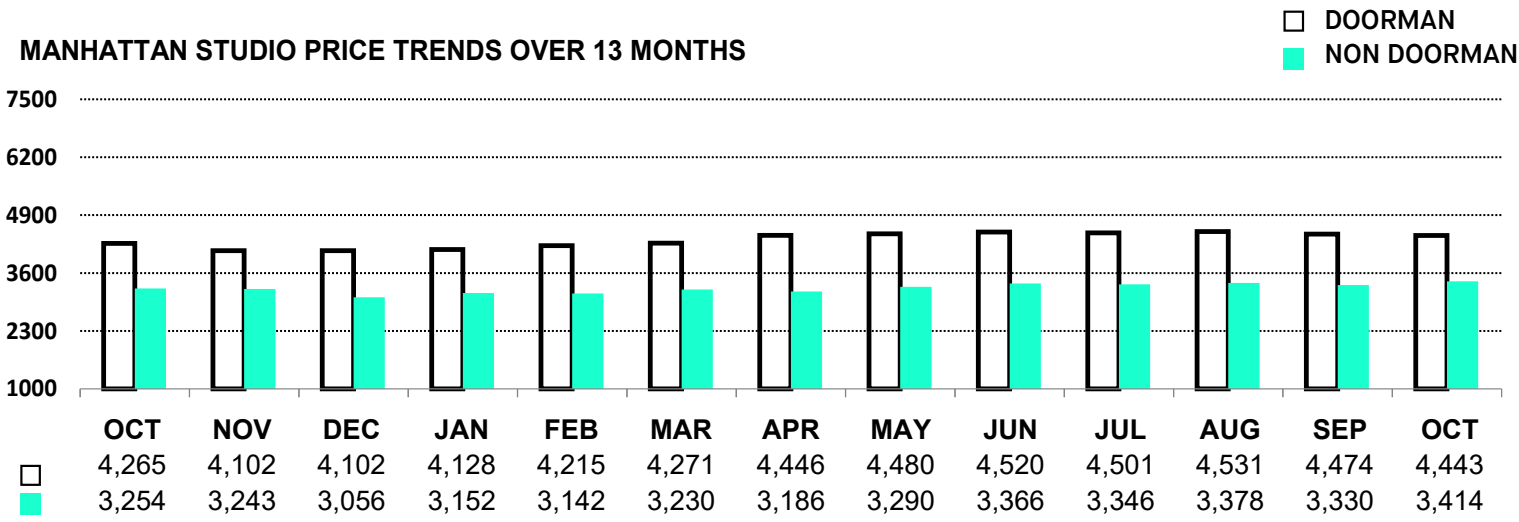
MANHATTAN RENTS:
OCTOBER 2025 VS. OCTOBER 2026

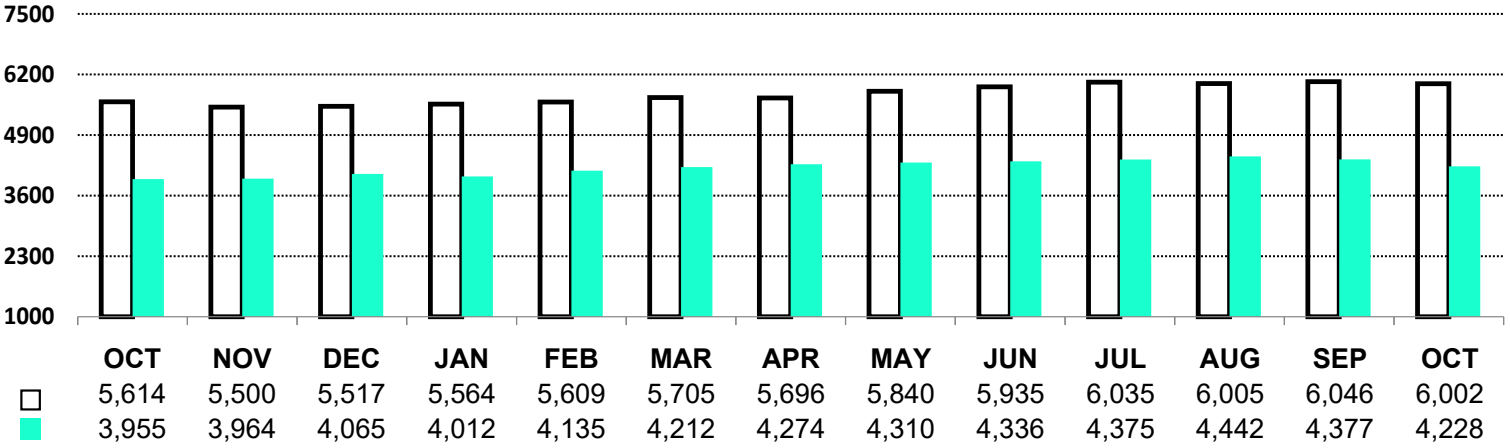
PRICE CHANGES

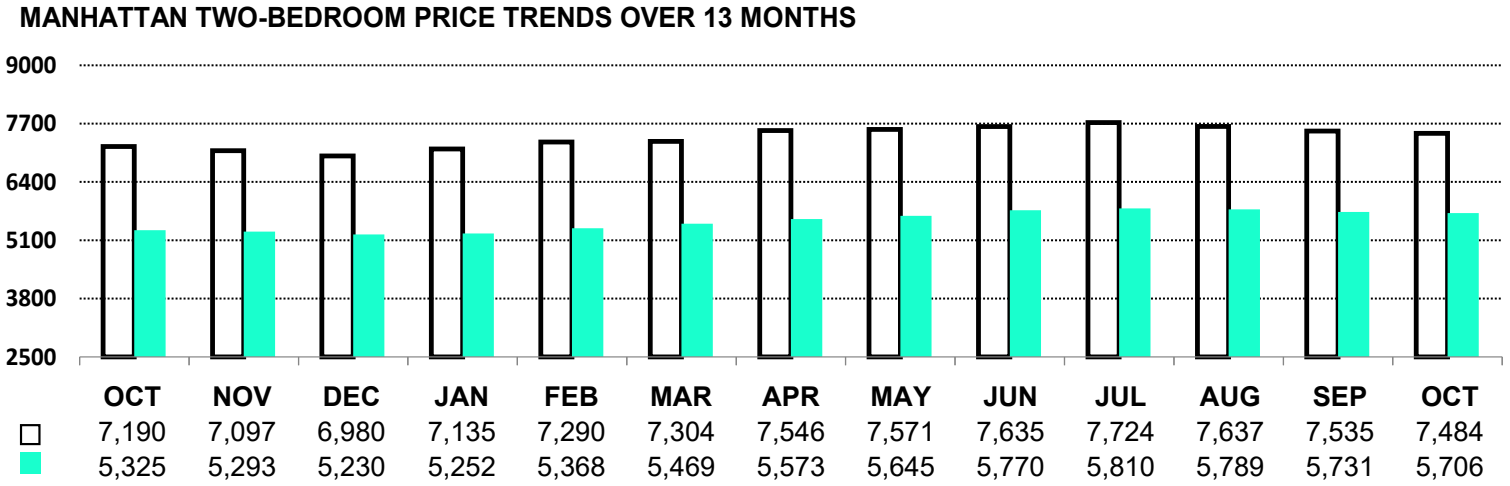
TYPE	OCTOBER 2025	OCTOBER 2026	CHANGE
Non-doorman studios	$3,254	$3,414	↑ 4.92%
Non-doorman one bedrooms	$3,955	$4,228	↑ 6.91%
Non-doorman two bedrooms	$5,325	$5,706	↑ 7.15%

TYPE	OCTOBER 2025	OCTOBER 2026	CHANGE
Doorman studios	$4,265	$4,443	↑ 4.17%
Doorman one bedrooms	$5,614	$6,002	↑ 6.91%
Doorman two bedrooms	$7,190	$7,484	↑ 4.08%

PRICE TRENDS: MANHATTAN





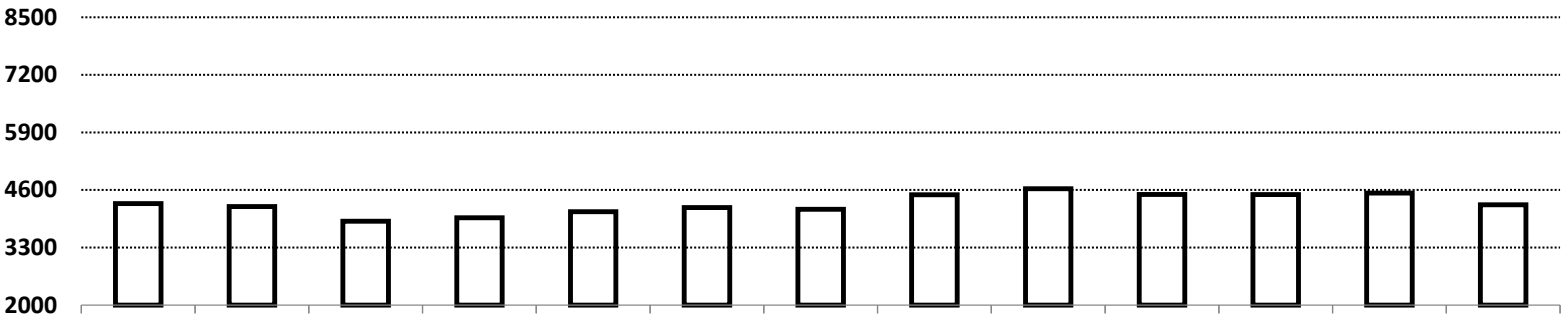


PRICE TRENDS: BATTERY PARK CITY

THE AVERAGE RENTAL PRICE IN BATTERY PARK CITY DECREASED BY 2.15%.

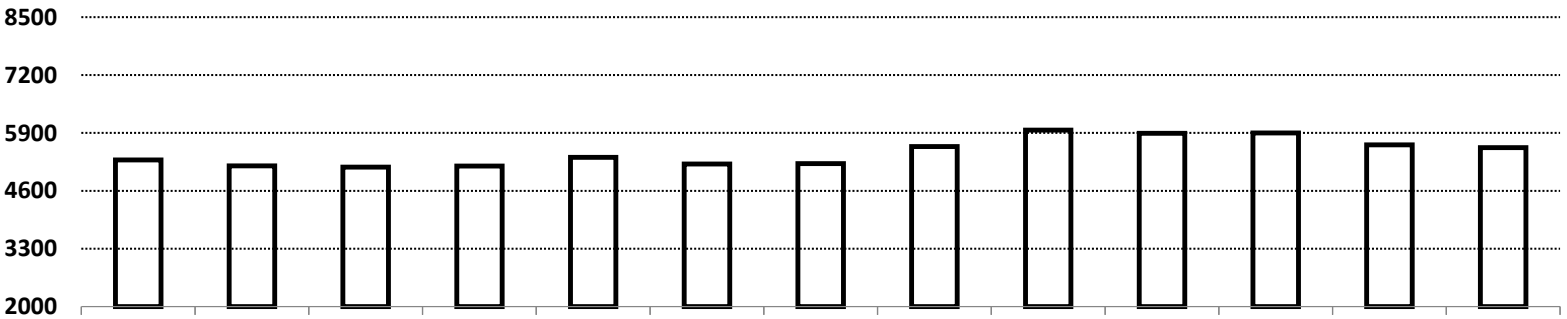
DOORMAN
NON DOORMAN

BATTERY PARK CITY STUDIO PRICE TRENDS OVER 13 MONTHS



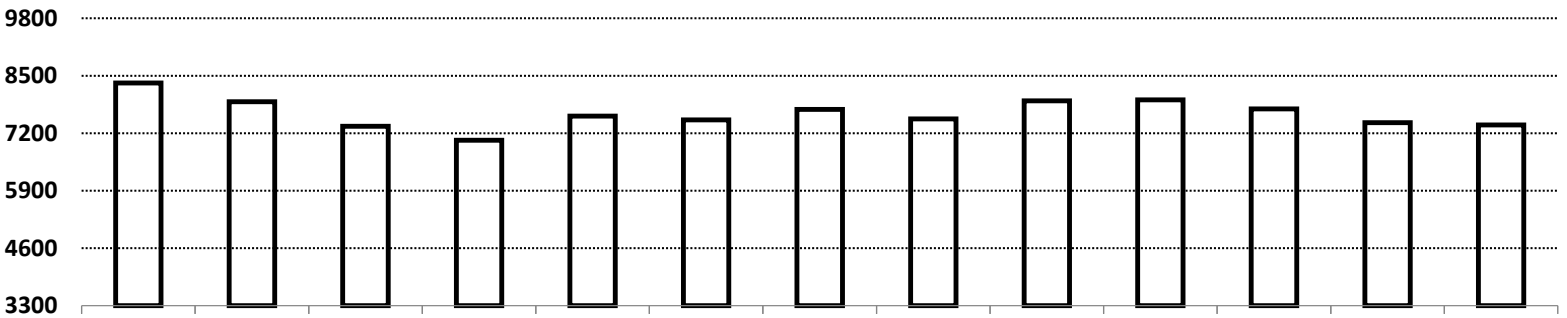
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	4,293	4,226	3,894	3,973	4,110	4,203	4,164	4,492	4,628	4,499	4,497	4,531	4,266
	-	-	-	-	-	-	-	-	-	-	-	-	-

BATTERY PARK CITY ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	5,293	5,160	5,132	5,156	5,352	5,202	5,211	5,594	5,963	5,892	5,899	5,632	5,570
	-	-	-	-	-	-	-	-	-	-	-	-	-

BATTERY PARK CITY TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

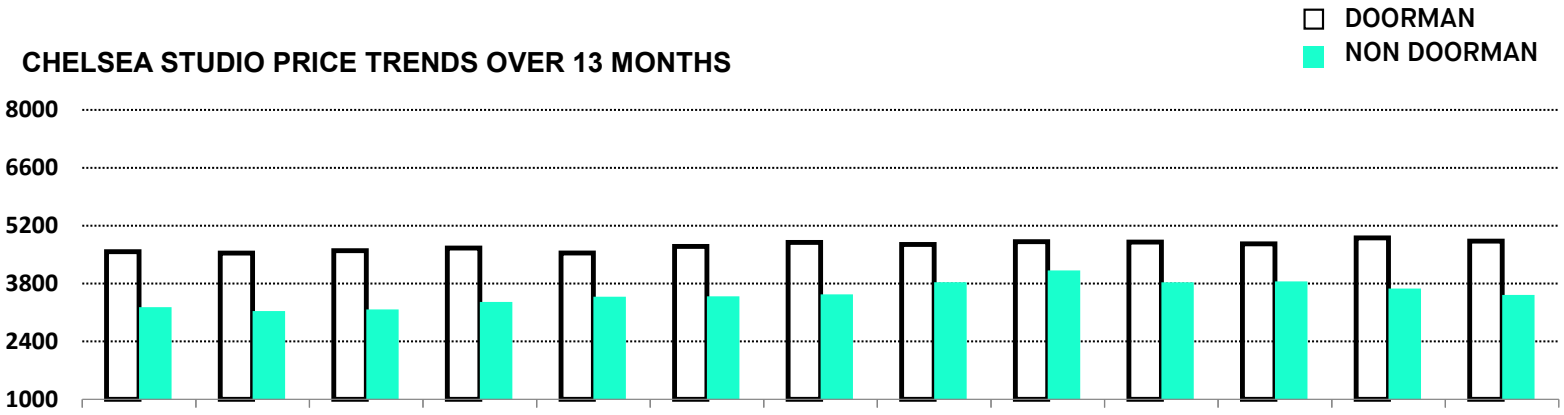


	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	8,336	7,912	7,357	7,041	7,587	7,501	7,739	7,524	7,932	7,955	7,750	7,439	7,387
	-	-	-	-	-	-	-	-	-	-	-	-	-

PRICE TRENDS: CHELSEA

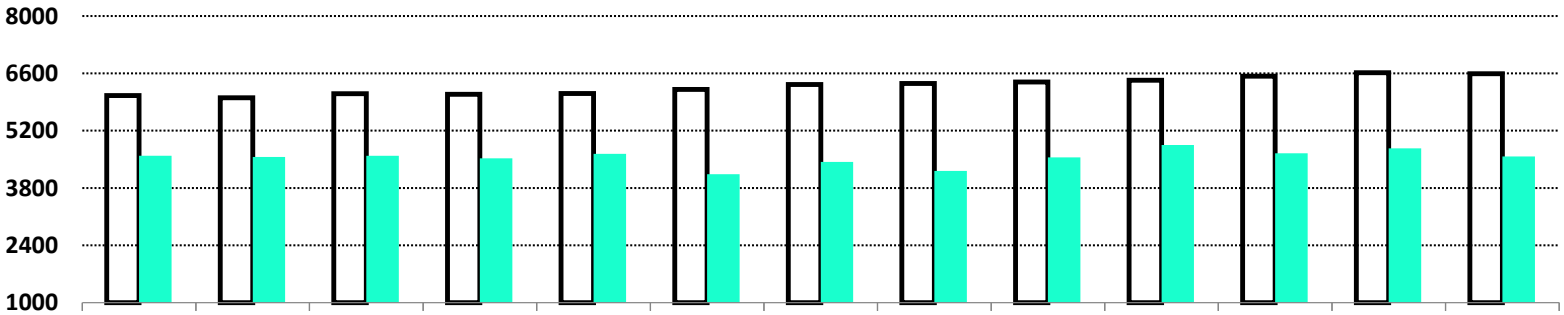
MONTH-OVER-MONTH, AVERAGE DOORMAN RENTAL PRICES HAVE DECREASED BY 1.35%, AND NON-DOORMAN RENTS DECREASED BY 2.67%.

CHELSEA STUDIO PRICE TRENDS OVER 13 MONTHS



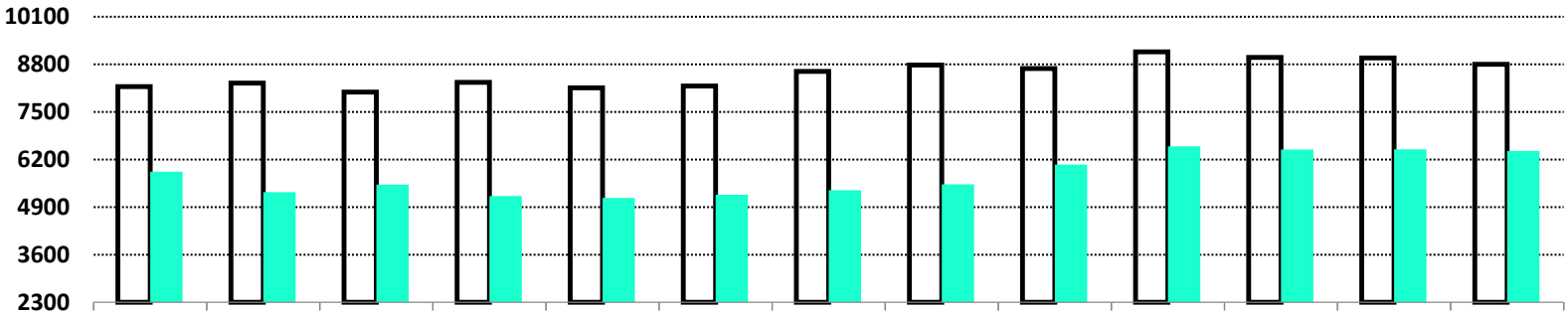
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	4,571	4,537	4,595	4,659	4,539	4,698	4,795	4,746	4,813	4,803	4,760	4,904	4,826
■	3,229	3,135	3,174	3,355	3,482	3,491	3,539	3,832	4,118	3,830	3,852	3,679	3,525

CHELSEA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	6,058	6,004	6,103	6,089	6,108	6,208	6,328	6,353	6,389	6,432	6,531	6,616	6,591
■	4,588	4,558	4,587	4,525	4,635	4,137	4,437	4,218	4,548	4,851	4,648	4,769	4,571

CHELSEA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

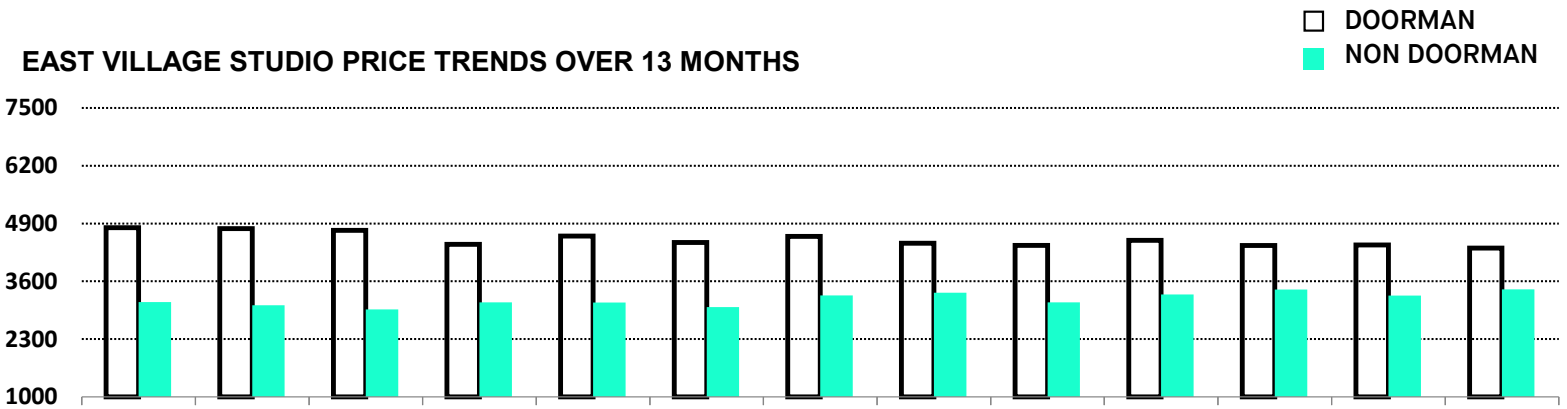


	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	8,192	8,287	8,041	8,308	8,158	8,207	8,606	8,781	8,685	9,141	8,989	8,975	8,801
■	5,867	5,308	5,515	5,201	5,150	5,236	5,362	5,521	6,061	6,559	6,473	6,479	6,433

PRICE TRENDS: EAST VILLAGE

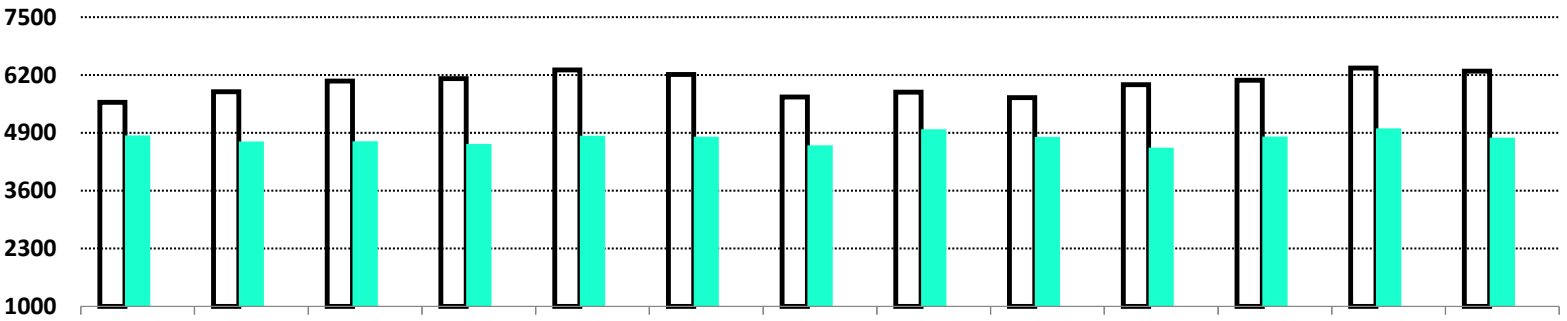
DOORMAN RENTS DECREASED THIS PAST MONTH BY 2.33%, WHILE NON-DOORMAN RENTS SLIGHTLY INCREASED BY JUST 0.26%.

EAST VILLAGE STUDIO PRICE TRENDS OVER 13 MONTHS



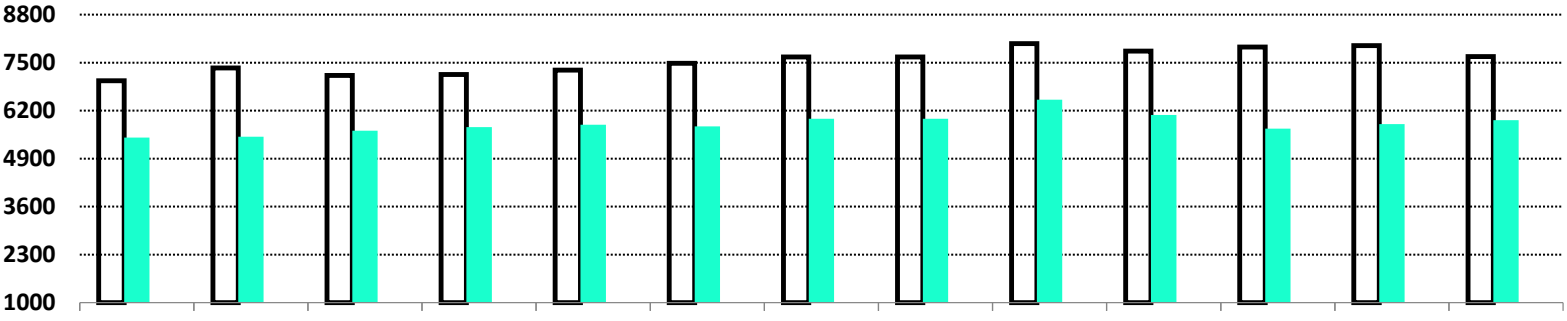
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	4,806	4,786	4,746	4,432	4,618	4,473	4,611	4,456	4,408	4,522	4,406	4,418	4,348
■	3,133	3,061	2,968	3,127	3,123	3,020	3,282	3,343	3,126	3,304	3,415	3,279	3,419

EAST VILLAGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	5,587	5,824	6,064	6,119	6,314	6,212	5,706	5,815	5,692	5,983	6,082	6,357	6,287
■	4,842	4,706	4,711	4,651	4,836	4,813	4,620	4,982	4,810	4,567	4,817	5,001	4,792

EAST VILLAGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

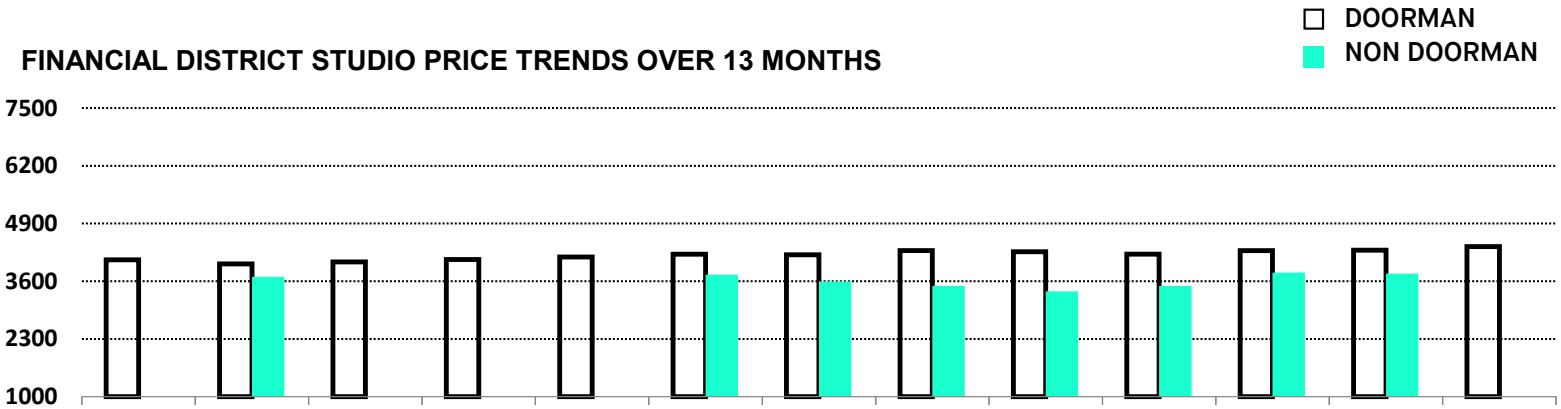


	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	7,009	7,356	7,153	7,179	7,297	7,482	7,654	7,654	8,015	7,812	7,923	7,961	7,664
■	5,470	5,494	5,656	5,754	5,818	5,773	5,980	5,980	6,496	6,083	5,712	5,835	5,942

PRICE TRENDS: FINANCIAL DISTRICT

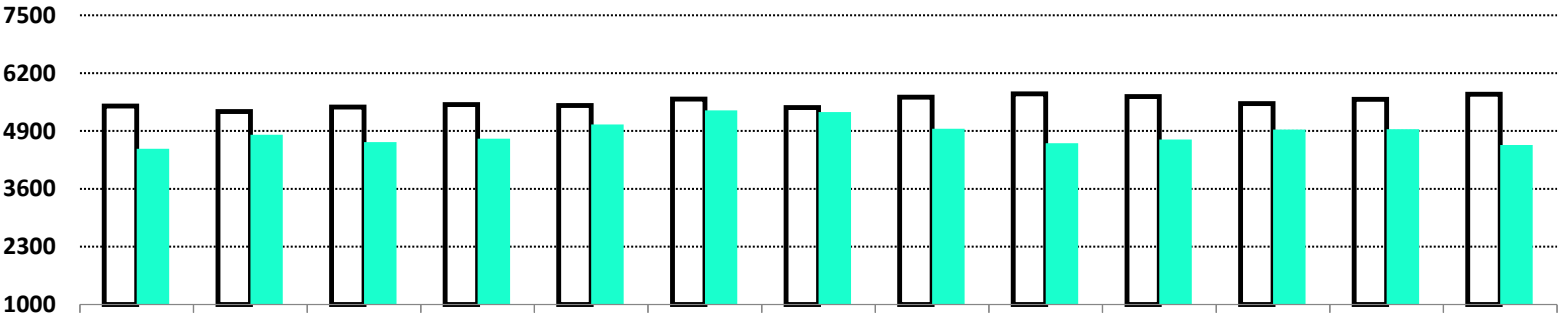
THE AVERAGE RENTAL DOORMAN PRICE INCREASED THIS PAST MONTH BY 2.02%, AND NON-DOORMAN RENTS INCREASED BY 10.14%.

FINANCIAL DISTRICT STUDIO PRICE TRENDS OVER 13 MONTHS



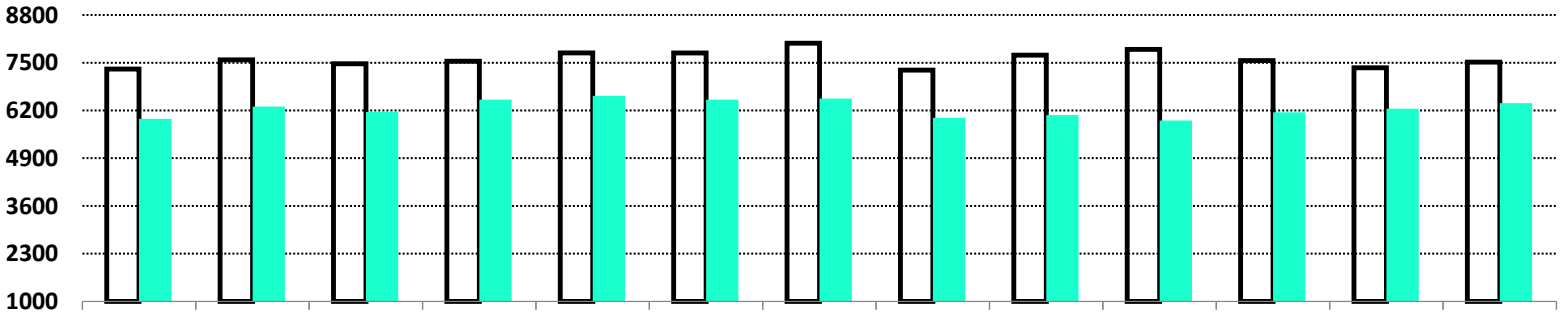
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	4,082	3,990	4,035	4,089	4,146	4,209	4,195	4,290	4,264	4,210	4,289	4,299	4,380
	-	3,699	-	-	-	3,748	3,595	3,495	3,373	3,495	3,795	3,772	-

FINANCIAL DISTRICT ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	5,460	5,337	5,438	5,493	5,472	5,617	5,426	5,660	5,735	5,674	5,515	5,611	5,726
	4,500	4,815	4,650	4,727	5,046	5,363	5,325	4,950	4,625	4,708	4,932	4,940	4,585

FINANCIAL DISTRICT TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

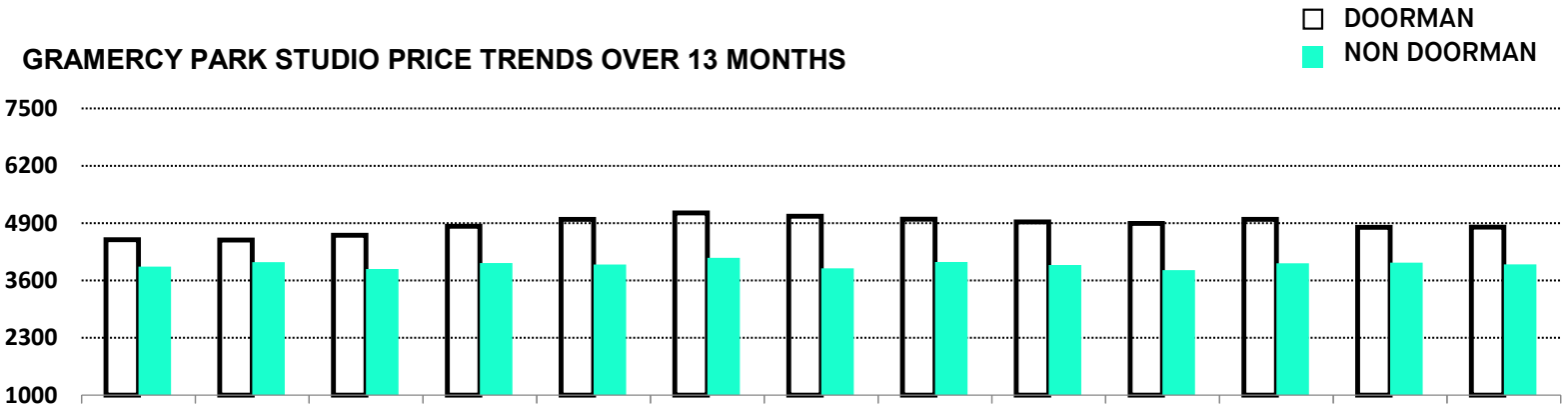


	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	7,328	7,579	7,472	7,541	7,768	7,766	8,032	7,299	7,707	7,864	7,559	7,363	7,517
	5,972	6,307	6,160	6,495	6,598	6,495	6,524	6,000	6,075	5,927	6,150	6,249	6,400

PRICE TRENDS: GRAMERCY PARK

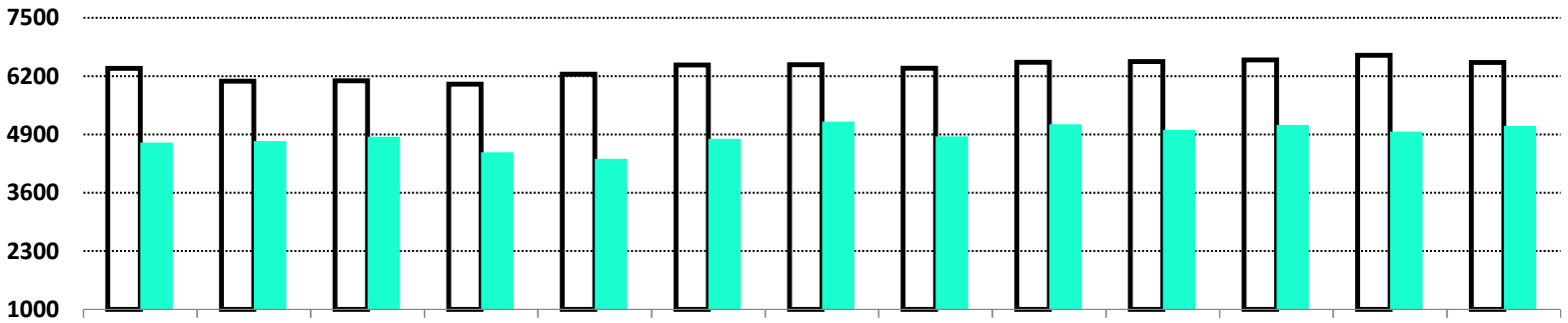
THIS PAST MONTH, THE AVERAGE DOORMAN RENTS SLIGHTLY INCREASED BY JUST 0.78%, WHILE NON-DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.38%.

GRAMERCY PARK STUDIO PRICE TRENDS OVER 13 MONTHS



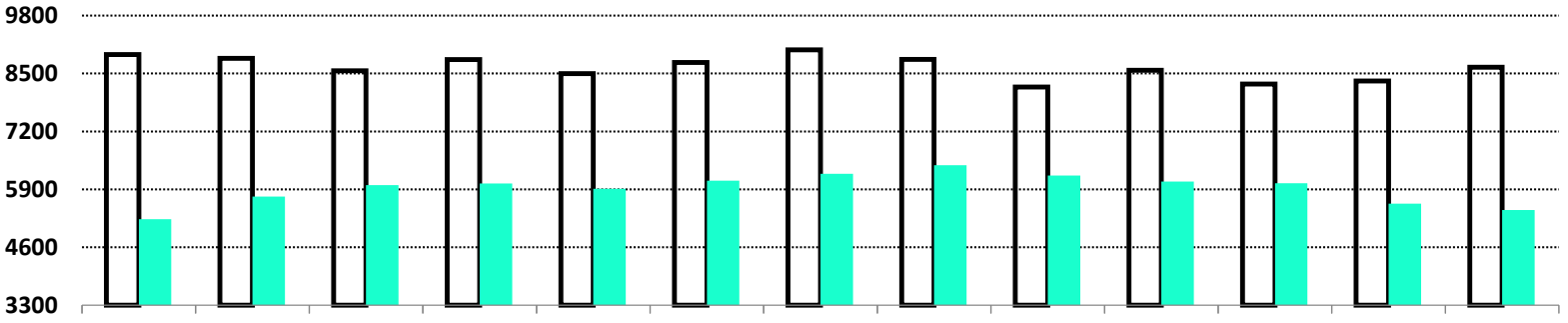
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	4,524	4,516	4,625	4,828	4,985	5,131	5,056	4,989	4,927	4,893	4,985	4,804	4,809
■	3,914	4,015	3,860	3,995	3,961	4,113	3,875	4,019	3,950	3,834	3,989	4,004	3,964

GRAMERCY PARK ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	6,373	6,087	6,096	6,021	6,243	6,448	6,455	6,376	6,509	6,525	6,561	6,665	6,505
■	4,719	4,752	4,849	4,503	4,357	4,803	5,188	4,858	5,127	5,001	5,113	4,964	5,090

GRAMERCY PARK TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

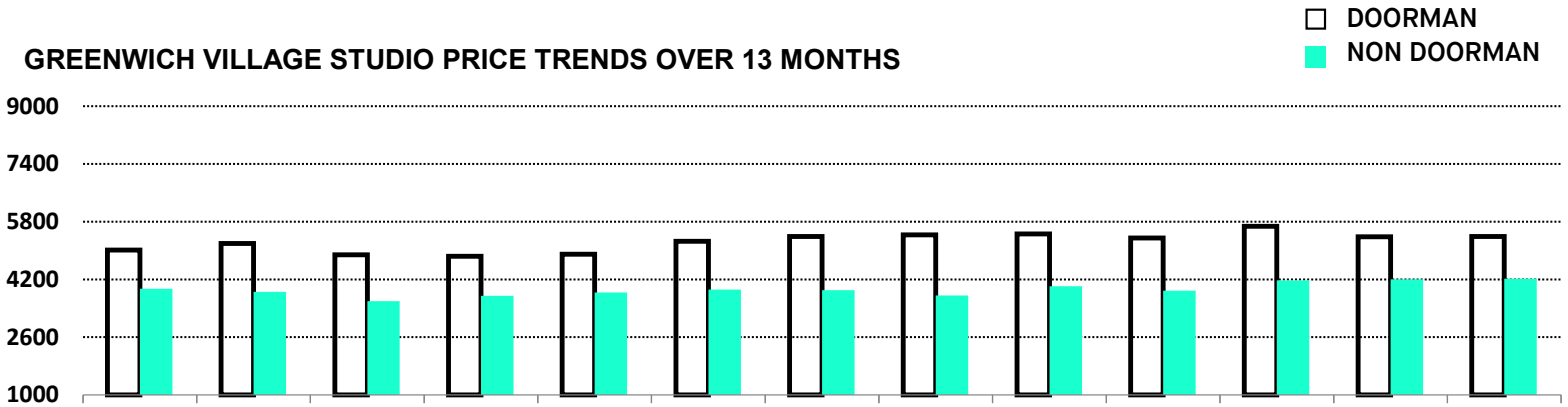


	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	8,926	8,840	8,561	8,813	8,498	8,748	9,031	8,817	8,197	8,573	8,264	8,332	8,641
■	5,230	5,738	5,995	6,032	5,913	6,095	6,249	6,442	6,210	6,075	6,037	5,579	5,436

PRICE TRENDS: GREENWICH VILLAGE

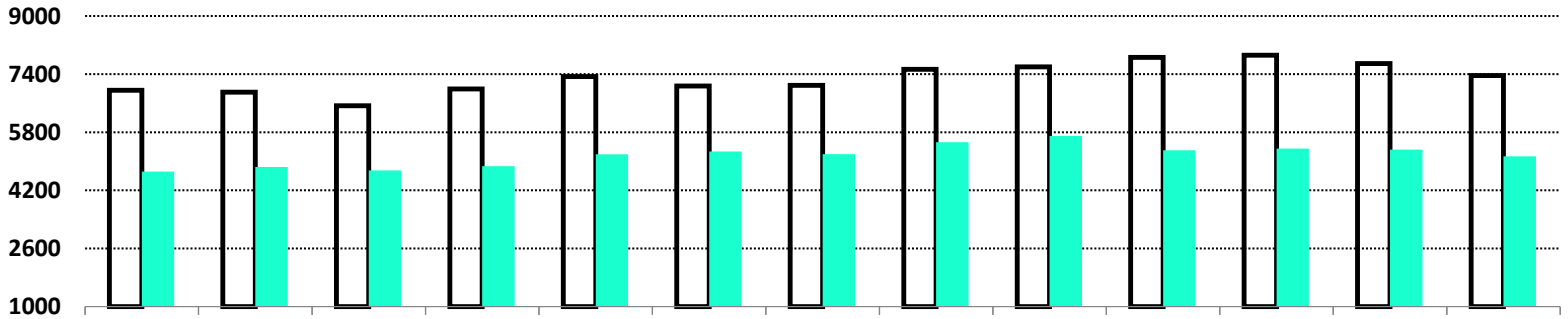
DOORMAN RENTS SLIGHTLY INCREASED BY JUST 0.38% THIS PAST MONTH, WHILE NON-DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.02%.

GREENWICH VILLAGE STUDIO PRICE TRENDS OVER 13 MONTHS



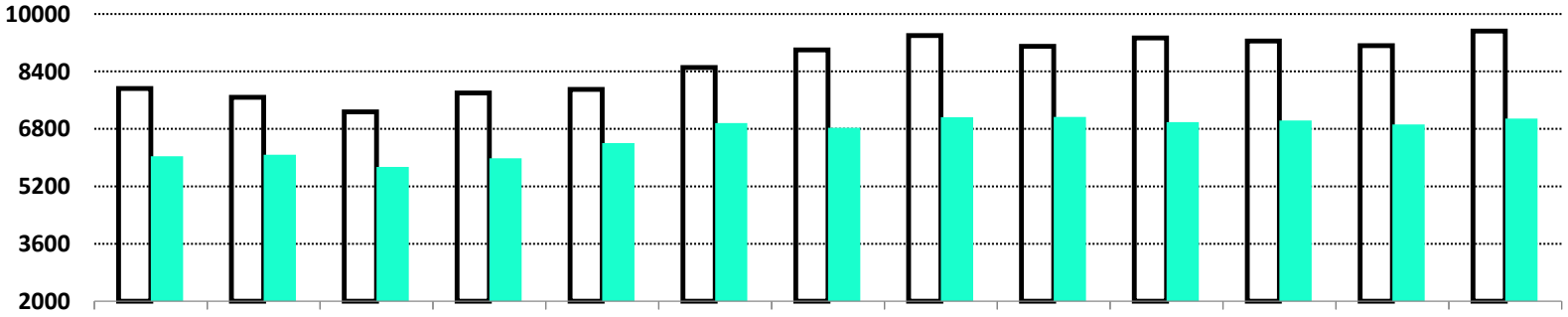
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
DOORMAN	5,013	5,196	4,882	4,841	4,898	5,256	5,389	5,434	5,460	5,348	5,672	5,381	5,389
NON DOORMAN	3,941	3,856	3,598	3,746	3,838	3,919	3,902	3,755	4,010	3,888	4,175	4,202	4,219

GREENWICH VILLAGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
DOORMAN	6,956	6,903	6,529	6,992	7,334	7,073	7,091	7,532	7,600	7,861	7,921	7,691	7,361
NON DOORMAN	4,717	4,844	4,749	4,866	5,193	5,270	5,197	5,526	5,699	5,303	5,350	5,322	5,137

GREENWICH VILLAGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

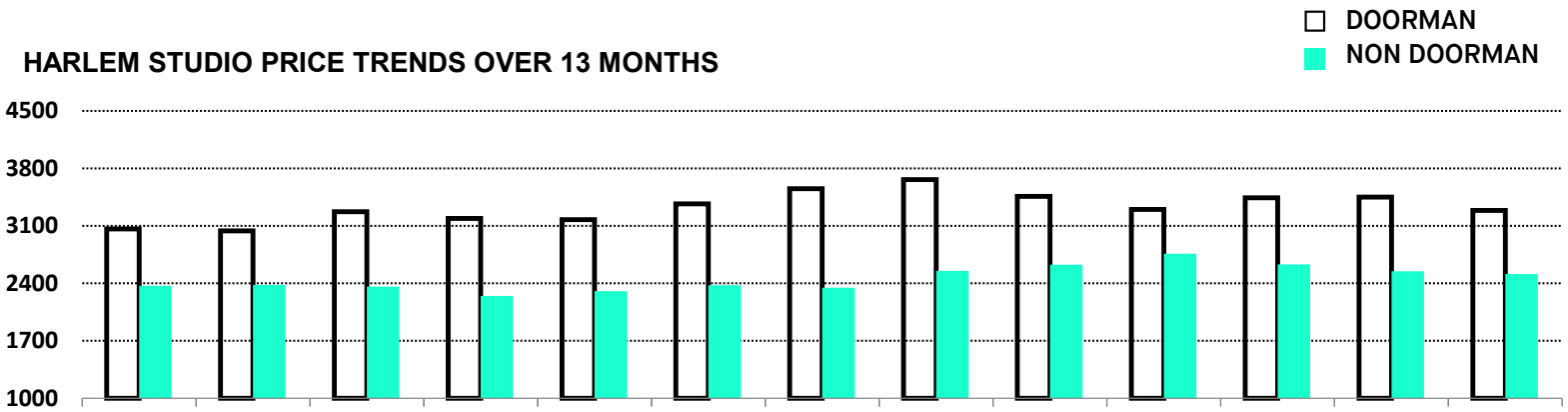


	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
DOORMAN	7,925	7,680	7,274	7,800	7,900	8,510	9,000	9,400	9,100	9,333	9,248	9,119	9,525
NON DOORMAN	6,038	6,080	5,741	5,981	6,405	6,962	6,831	7,125	7,133	6,989	7,034	6,924	7,088

PRICE TRENDS: HARLEM

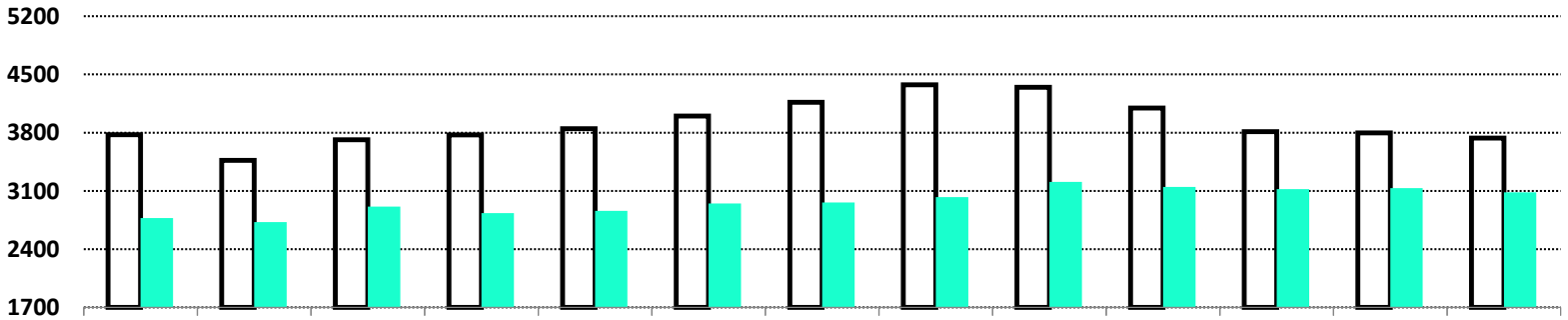
MONTH-OVER-MONTH, DOORMAN RENTS DECREASED BY 1.30%, AND NON-DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.59%.

HARLEM STUDIO PRICE TRENDS OVER 13 MONTHS



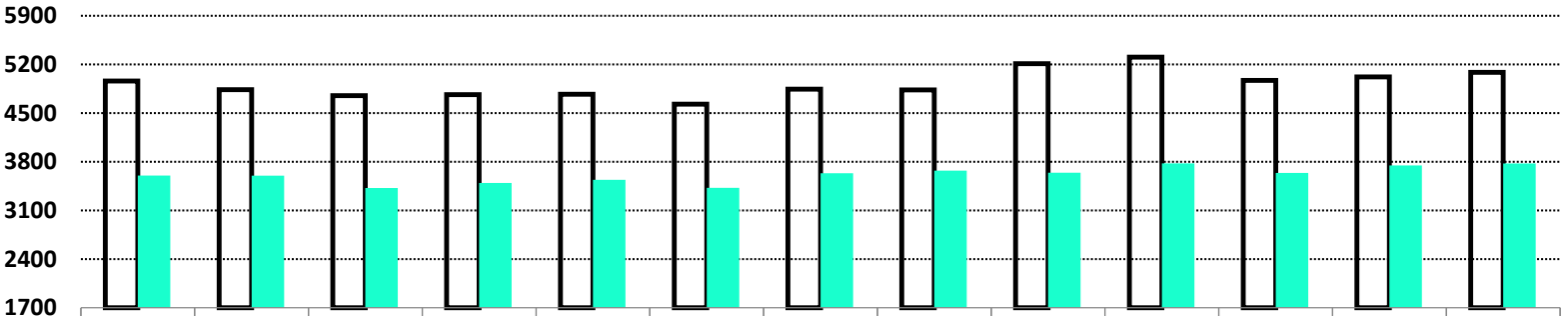
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	3,062	3,039	3,272	3,190	3,176	3,368	3,552	3,663	3,459	3,300	3,442	3,450	3,288
■	2,370	2,380	2,360	2,247	2,305	2,377	2,346	2,552	2,627	2,760	2,630	2,547	2,513

HARLEM ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	3,776	3,467	3,715	3,773	3,848	4,000	4,165	4,375	4,345	4,096	3,812	3,797	3,735
■	2,774	2,725	2,912	2,833	2,860	2,949	2,961	3,026	3,208	3,148	3,121	3,133	3,083

HARLEM TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	4,962	4,837	4,751	4,766	4,771	4,629	4,845	4,834	5,211	5,305	4,970	5,021	5,086
■	3,602	3,600	3,422	3,495	3,540	3,425	3,635	3,672	3,642	3,777	3,639	3,747	3,776

PRICE TRENDS: LOWER EAST SIDE

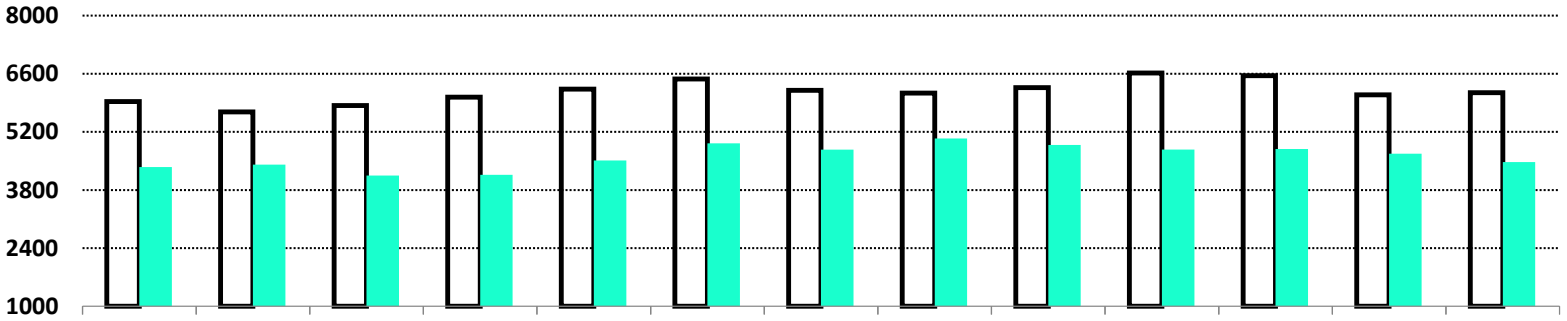
AVERAGE DOORMAN RENTS DECREASED BY 1.03% SINCE LAST MONTH, AND NON-DOORMAN RENTS DECREASED BY 2.92%.

LOWER EAST SIDE STUDIO PRICE TRENDS OVER 13 MONTHS



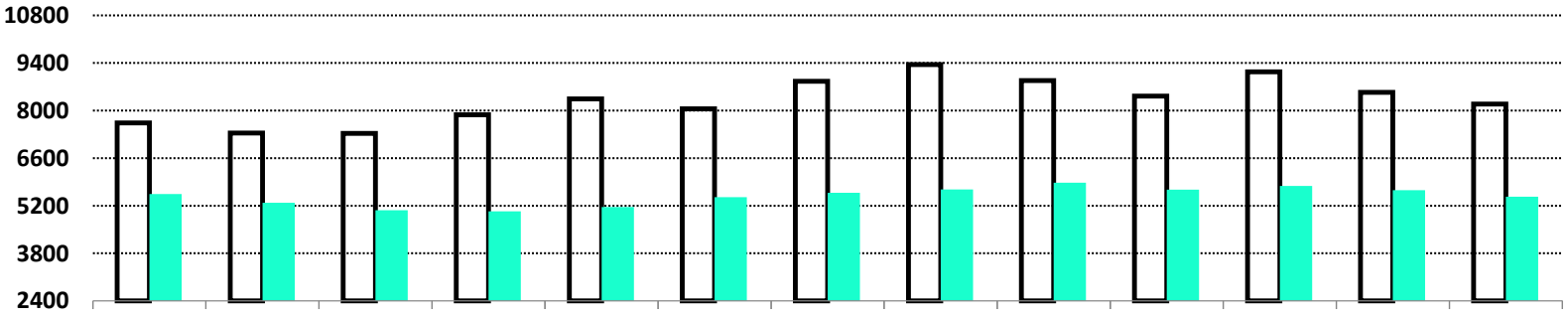
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	4,297	4,232	4,647	4,693	4,719	4,759	4,548	4,492	4,748	4,773	4,791	4,715	4,808
■	3,278	3,388	3,281	3,210	3,383	3,674	3,452	3,640	3,860	3,643	3,416	3,324	3,318

LOWER EAST SIDE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	5,930	5,680	5,834	6,036	6,229	6,473	6,200	6,134	6,265	6,618	6,553	6,092	6,143
■	4,352	4,411	4,148	4,165	4,511	4,924	4,772	5,040	4,885	4,773	4,787	4,674	4,472

LOWER EAST SIDE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

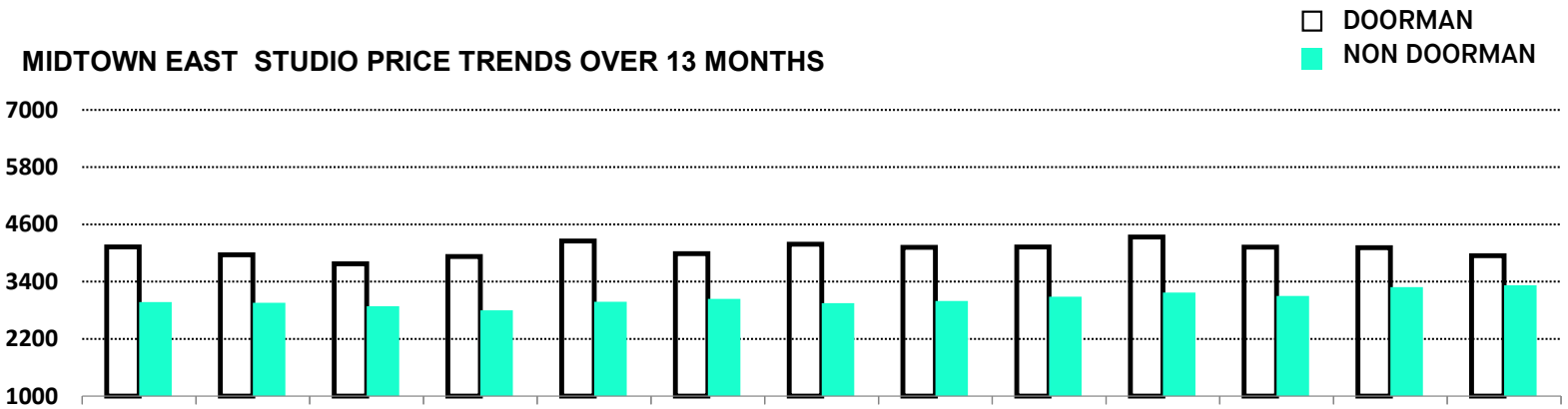


	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	7,636	7,338	7,328	7,876	8,343	8,052	8,861	9,353	8,882	8,425	9,140	8,536	8,191
■	5,544	5,287	5,067	5,035	5,161	5,451	5,580	5,678	5,877	5,672	5,782	5,657	5,465

PRICE TRENDS: MIDTOWN EAST

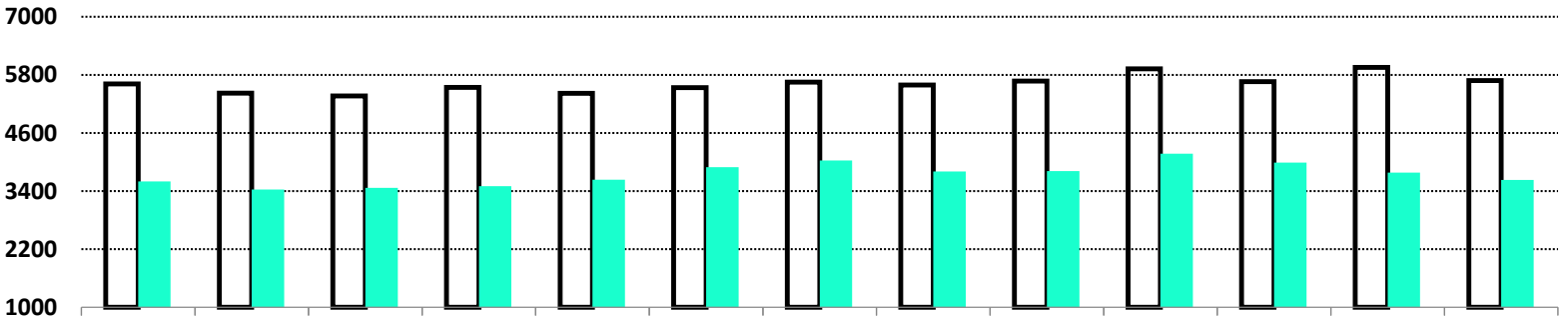
FOR THE MONTH OF OCTOBER, DOORMAN RENTS DECREASED BY 1.58%, WHILE NON-DOORMAN RENTS DECREASED BY 2.10%.

MIDTOWN EAST STUDIO PRICE TRENDS OVER 13 MONTHS



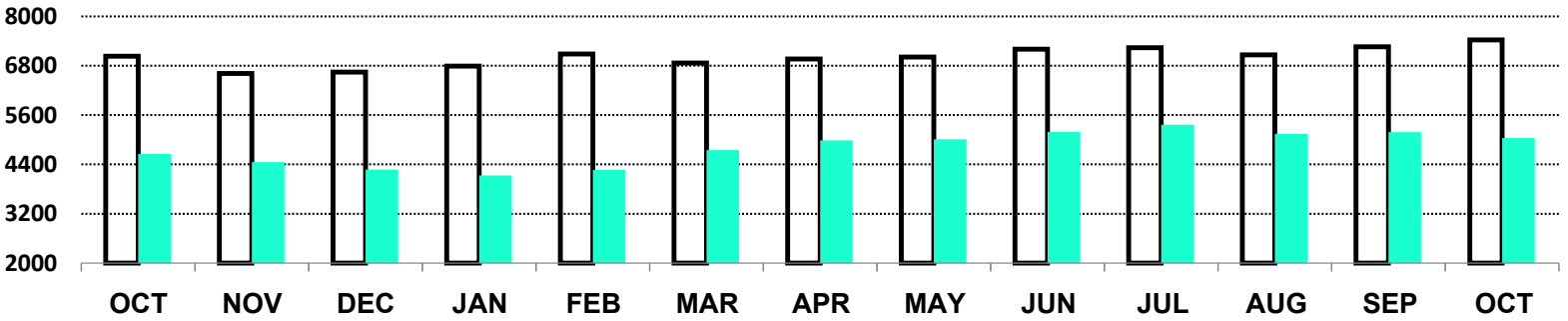
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	4,128	3,963	3,774	3,927	4,252	3,987	4,185	4,119	4,126	4,335	4,123	4,112	3,944
■	2,971	2,957	2,884	2,799	2,978	3,038	2,949	2,994	3,084	3,171	3,100	3,285	3,323

MIDTOWN EAST ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	5,613	5,422	5,364	5,541	5,418	5,536	5,650	5,590	5,671	5,924	5,660	5,954	5,682
■	3,599	3,432	3,466	3,501	3,634	3,893	4,032	3,804	3,812	4,171	3,988	3,781	3,630

MIDTOWN EAST TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

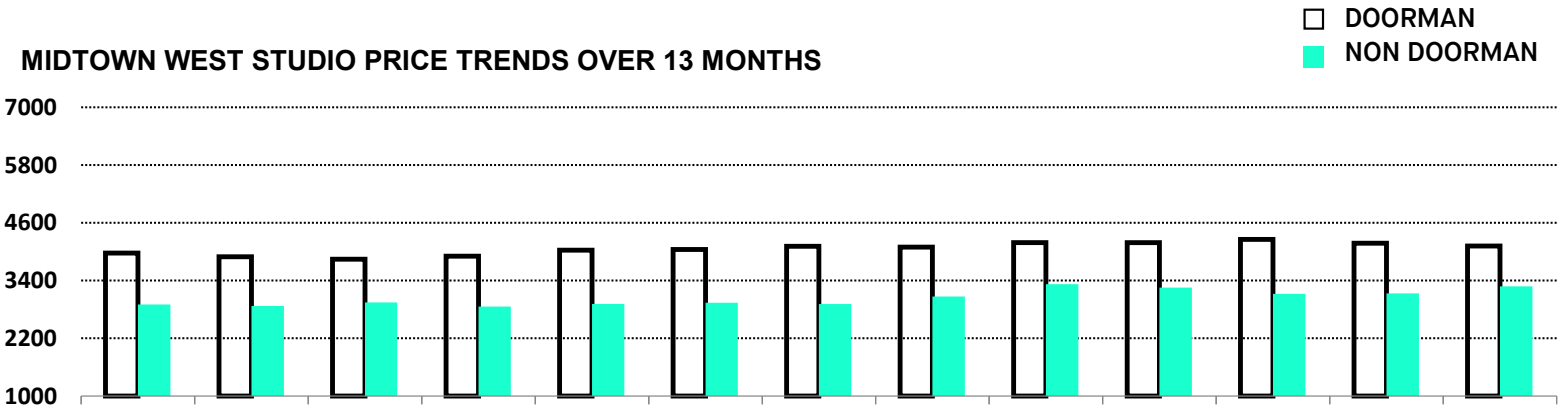


	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	7,032	6,612	6,645	6,791	7,086	6,866	6,965	7,012	7,203	7,239	7,065	7,262	7,429
■	4,656	4,456	4,273	4,133	4,269	4,749	4,984	5,011	5,192	5,366	5,146	5,185	5,041

PRICE TRENDS: MIDTOWN WEST

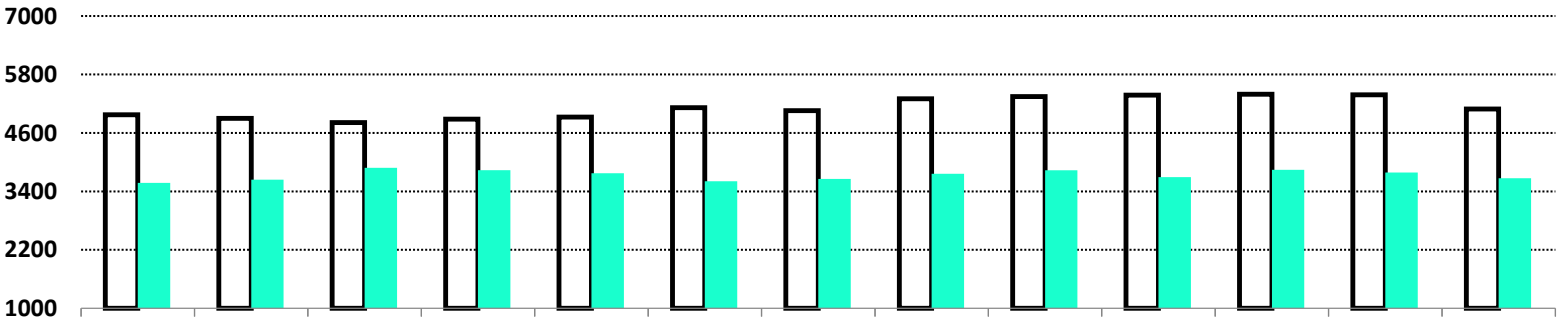
THIS PAST MONTH, THE AVERAGE DOORMAN RENTS DECREASED BY 5.39%, AND NON-DOORMAN RENTS DECREASED BY 2.54%.

MIDTOWN WEST STUDIO PRICE TRENDS OVER 13 MONTHS



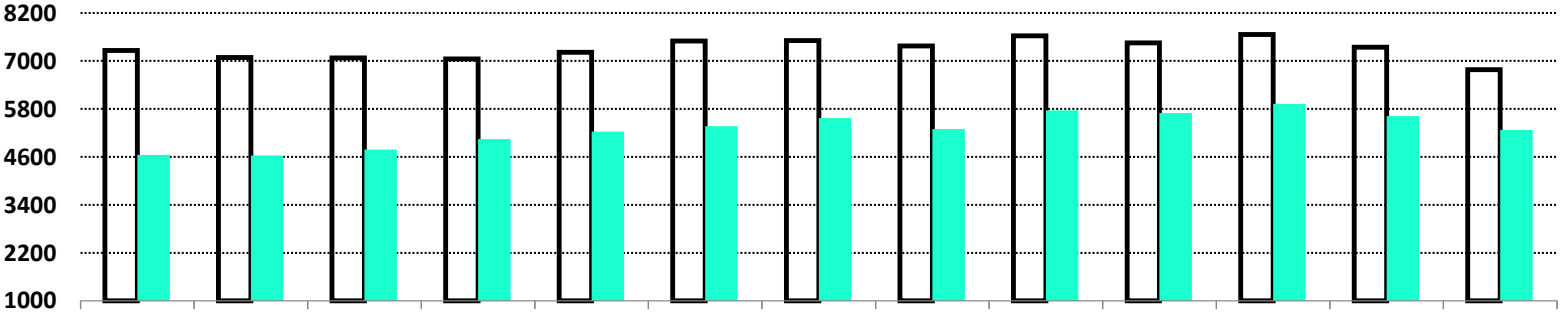
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
DOORMAN	3,971	3,894	3,843	3,906	4,031	4,046	4,112	4,095	4,188	4,188	4,255	4,176	4,118
NON DOORMAN	2,903	2,871	2,945	2,860	2,913	2,939	2,912	3,068	3,325	3,253	3,124	3,133	3,279

MIDTOWN WEST ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
DOORMAN	4,973	4,899	4,812	4,883	4,925	5,118	5,057	5,301	5,346	5,376	5,394	5,382	5,091
NON DOORMAN	3,574	3,640	3,883	3,835	3,772	3,608	3,655	3,761	3,833	3,692	3,842	3,787	3,670

MIDTOWN WEST TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

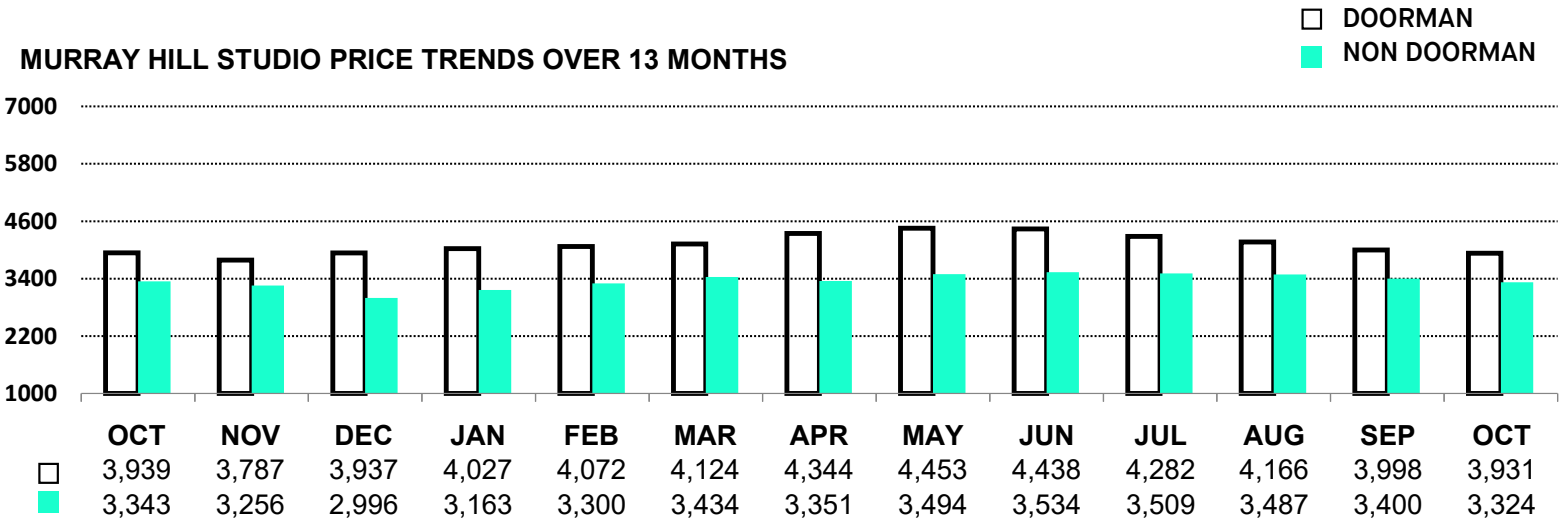


	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
DOORMAN	7,262	7,086	7,075	7,050	7,216	7,498	7,510	7,374	7,628	7,451	7,661	7,343	6,781
NON DOORMAN	4,650	4,632	4,784	5,045	5,233	5,367	5,570	5,296	5,763	5,696	5,926	5,620	5,273

PRICE TRENDS: MURRAY HILL

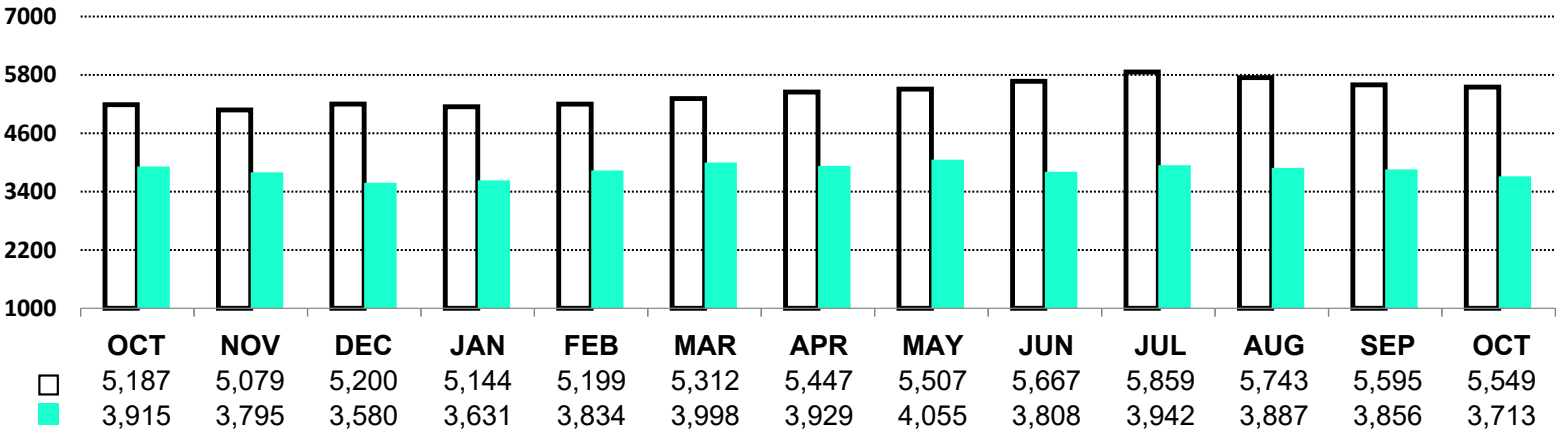
FOR THE MONTH OF OCTOBER, AVERAGE RENTAL PRICES FOR DOORMAN RENTS DECREASED BY 1.13%, AND NON-DOORMAN RENTS DECREASED BY 3.11%.

MURRAY HILL STUDIO PRICE TRENDS OVER 13 MONTHS



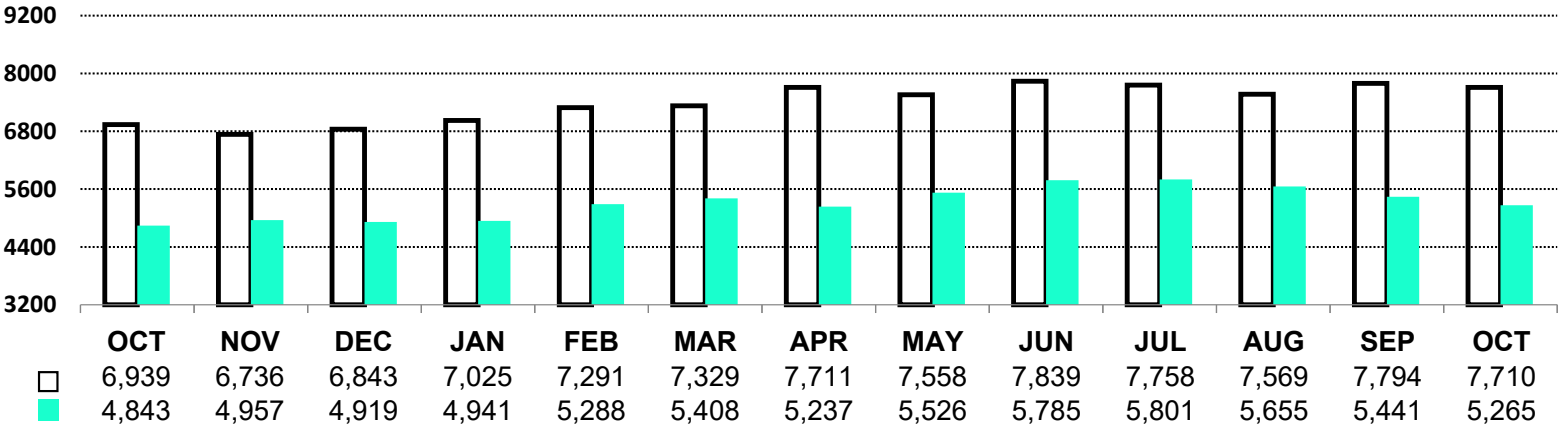
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	3,939	3,787	3,937	4,027	4,072	4,124	4,344	4,453	4,438	4,282	4,166	3,998	3,931
■	3,343	3,256	2,996	3,163	3,300	3,434	3,351	3,494	3,534	3,509	3,487	3,400	3,324

MURRAY HILL ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	5,187	5,079	5,200	5,144	5,199	5,312	5,447	5,507	5,667	5,859	5,743	5,595	5,549
■	3,915	3,795	3,580	3,631	3,834	3,998	3,929	4,055	3,808	3,942	3,887	3,856	3,713

MURRAY HILL TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

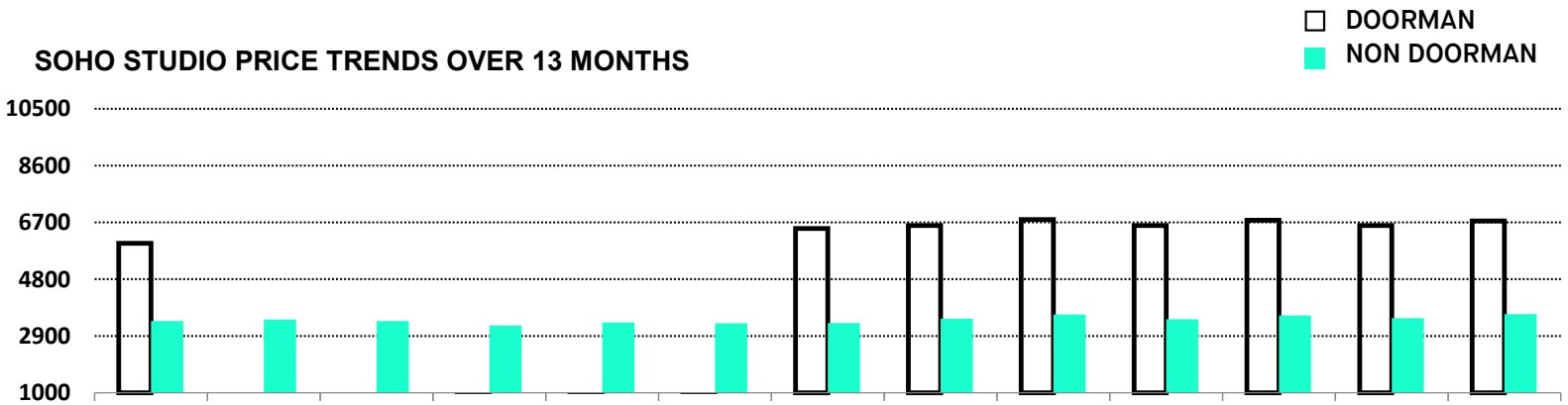


	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	6,939	6,736	6,843	7,025	7,291	7,329	7,711	7,558	7,839	7,758	7,569	7,794	7,710
■	4,843	4,957	4,919	4,941	5,288	5,408	5,237	5,526	5,785	5,801	5,655	5,441	5,265

PRICE TRENDS: SOHO

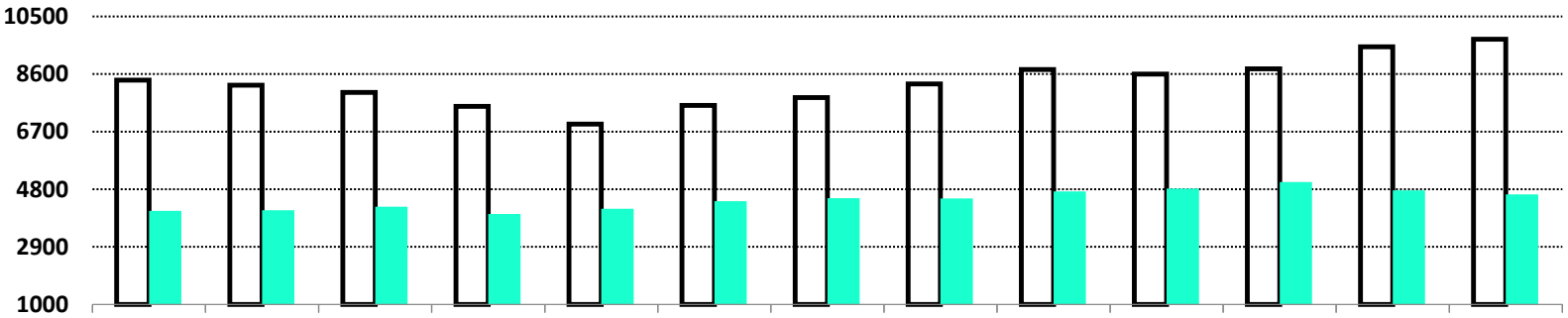
OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT INCREASED BY 2.50%, AND NON-DOORMAN RENTS INCREASED BY 1.79%.

SOHO STUDIO PRICE TRENDS OVER 13 MONTHS



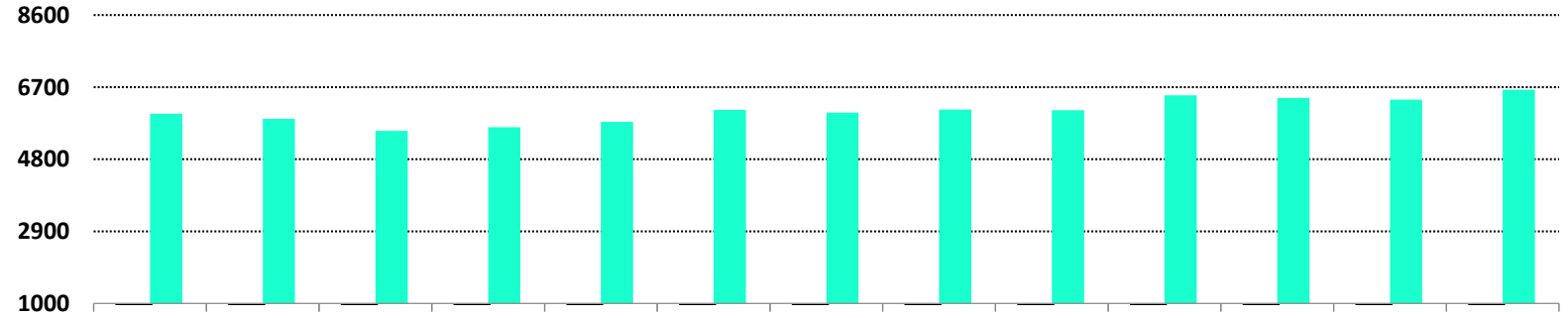
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
DOORMAN	6,000	-	-	-	-	-	6,495	6,595	6,795	6,595	6,773	6,595	6,748
NON DOORMAN	3,400	3,450	3,400	3,250	3,350	3,325	3,334	3,479	3,619	3,461	3,586	3,498	3,632

SOHO ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
DOORMAN	8,400	8,233	7,995	7,535	6,950	7,567	7,825	8,275	8,750	8,600	8,774	9,500	9,750
NON DOORMAN	4,088	4,107	4,224	3,985	4,157	4,407	4,506	4,496	4,730	4,822	5,038	4,764	4,630

SOHO TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

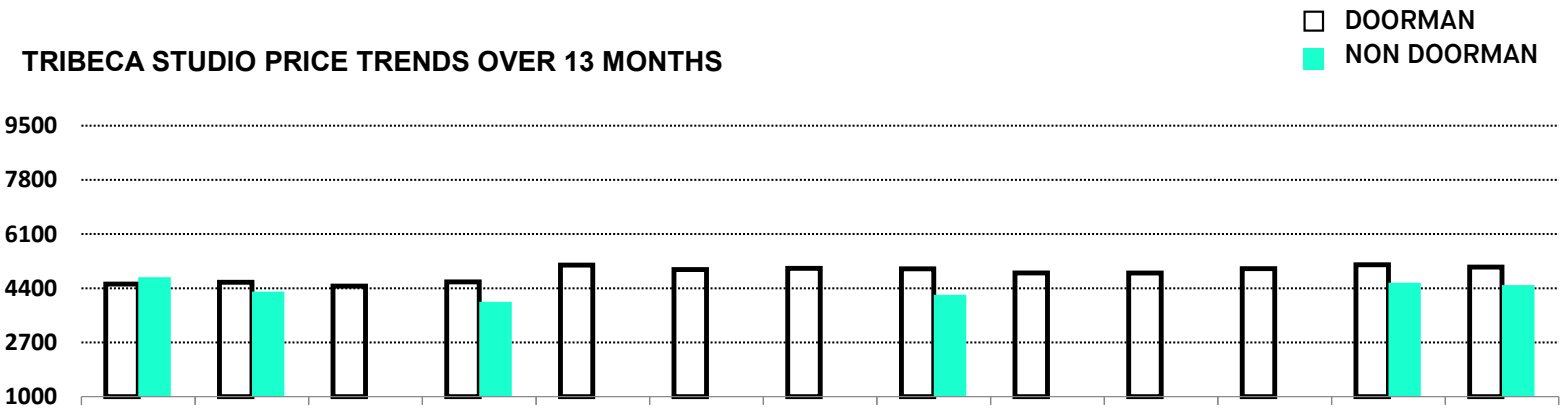


	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
DOORMAN	-	-	-	-	-	-	-	-	-	-	-	-	-
NON DOORMAN	5,998	5,865	5,548	5,643	5,783	6,100	6,028	6,109	6,091	6,483	6,415	6,370	6,631

PRICE TRENDS: TRIBECA

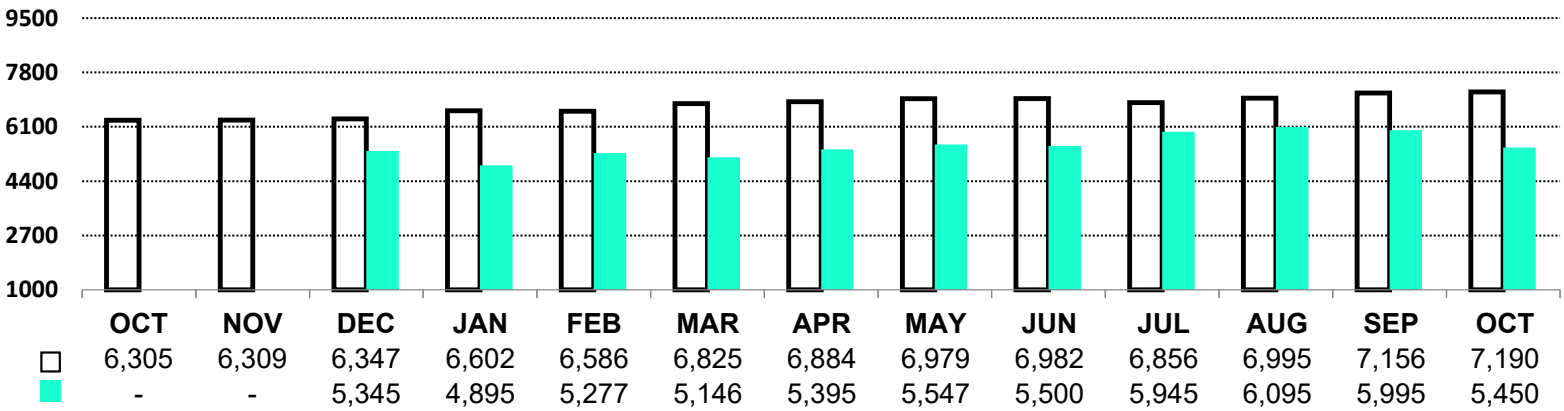
THIS PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT SLIGHTLY DECREASED BY JUST 0.17%, AND NON-DOORMAN RENTS DECREASED BY 3.68%.

TRIBECA STUDIO PRICE TRENDS OVER 13 MONTHS



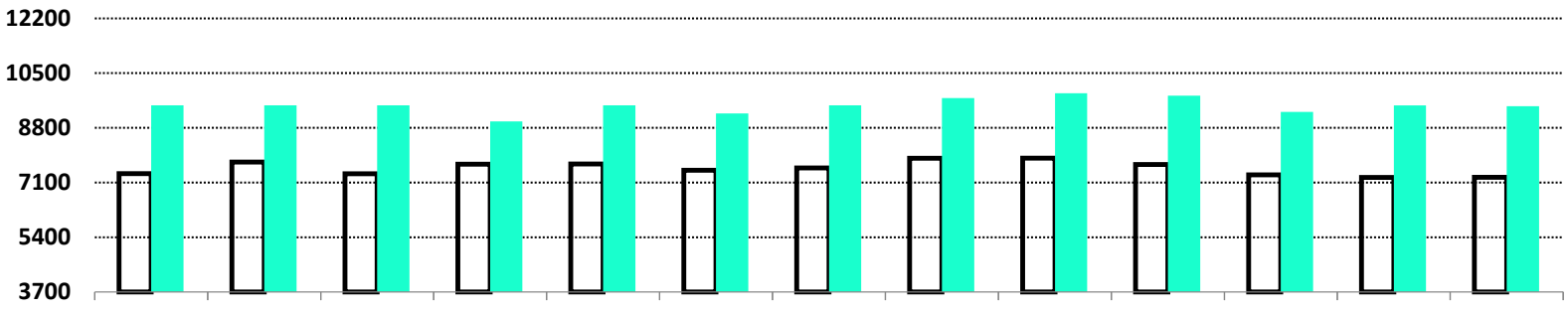
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
DOORMAN	4,532	4,588	4,468	4,600	5,127	4,987	5,025	5,010	4,880	4,878	5,015	5,138	5,065
NON DOORMAN	4,748	4,295	-	3,975	-	-	-	4,195	-	-	-	4,575	4,500

TRIBECA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
DOORMAN	6,305	6,309	6,347	6,602	6,586	6,825	6,884	6,979	6,982	6,856	6,995	7,156	7,190
NON DOORMAN	-	-	5,345	4,895	5,277	5,146	5,395	5,547	5,500	5,945	6,095	5,995	5,450

TRIBECA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

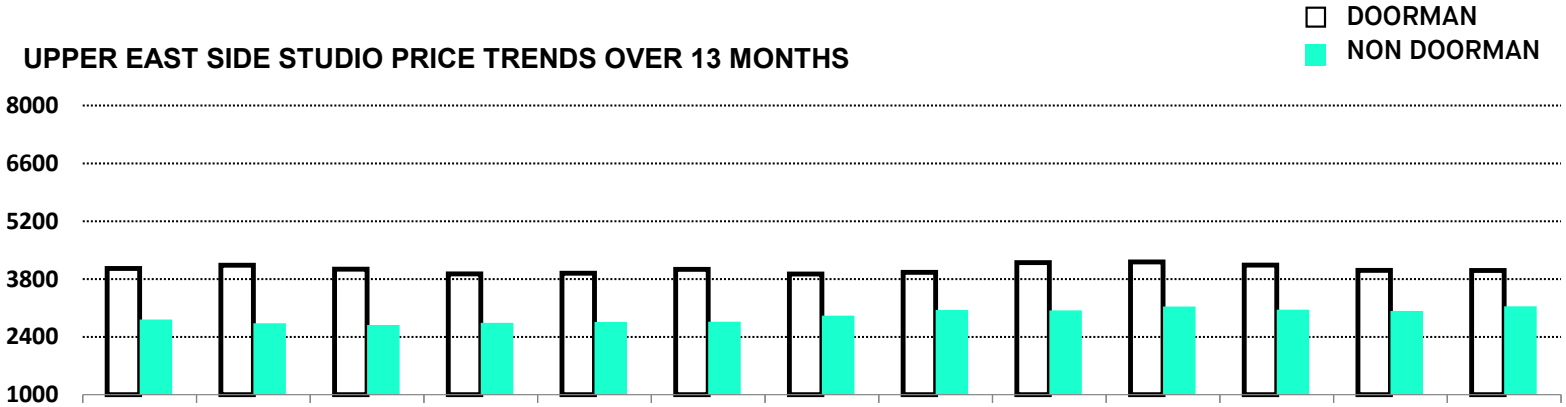


	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
DOORMAN	7,377	7,737	7,373	7,670	7,677	7,482	7,554	7,855	7,858	7,661	7,339	7,259	7,263
NON DOORMAN	9,500	9,500	9,500	9,000	9,500	9,248	9,500	9,725	9,875	9,800	9,295	9,498	9,473

PRICE TRENDS: UPPER EAST SIDE

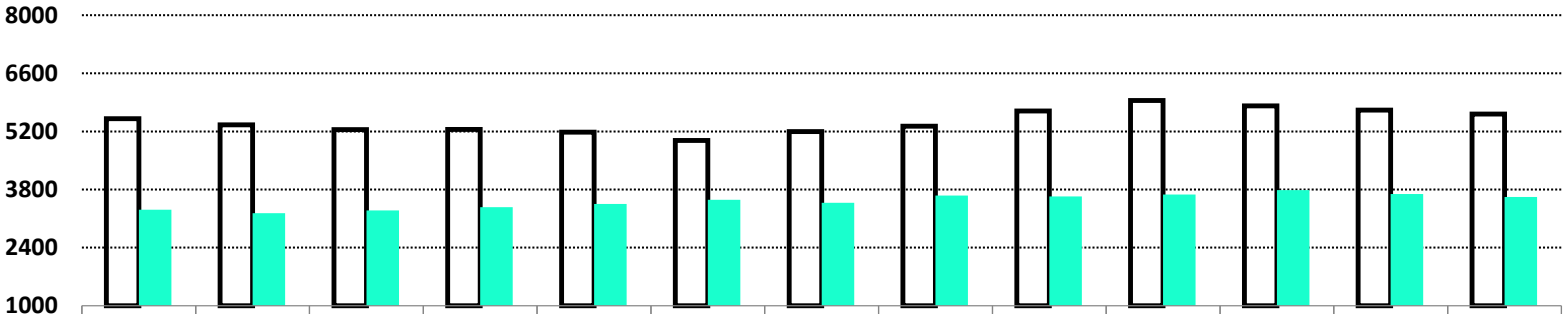
MONTH-OVER-MONTH, AVERAGE DOORMAN RENTAL PRICES HAVE DECREASED BY 2.47%, NON-DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.13%.

UPPER EAST SIDE STUDIO PRICE TRENDS OVER 13 MONTHS



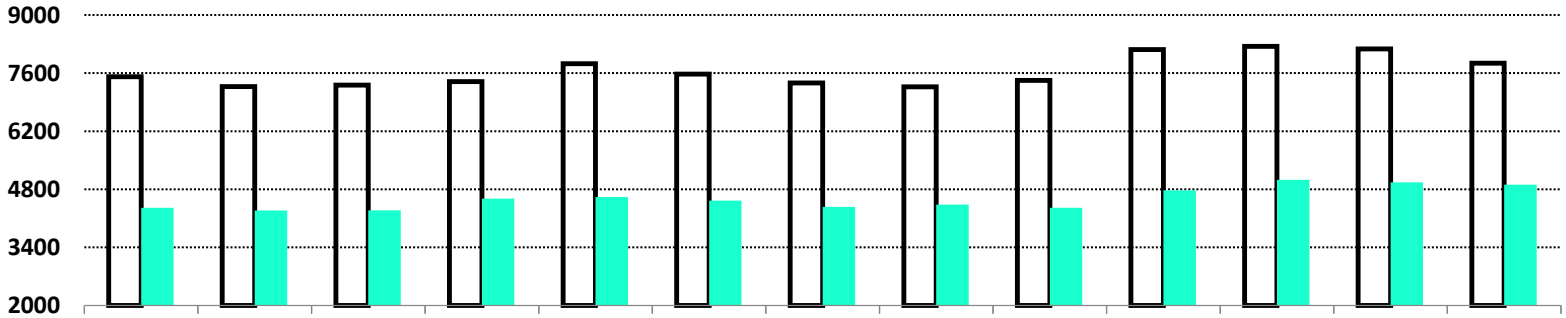
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
DOORMAN	4,055	4,133	4,038	3,924	3,940	4,034	3,921	3,961	4,197	4,213	4,136	4,009	4,006
NON DOORMAN	2,819	2,728	2,687	2,739	2,761	2,766	2,913	3,051	3,040	3,134	3,057	3,027	3,139

UPPER EAST SIDE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
DOORMAN	5,506	5,358	5,243	5,248	5,182	4,982	5,196	5,326	5,692	5,945	5,815	5,713	5,618
NON DOORMAN	3,313	3,230	3,296	3,375	3,452	3,552	3,480	3,655	3,633	3,679	3,786	3,692	3,621

UPPER EAST SIDE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

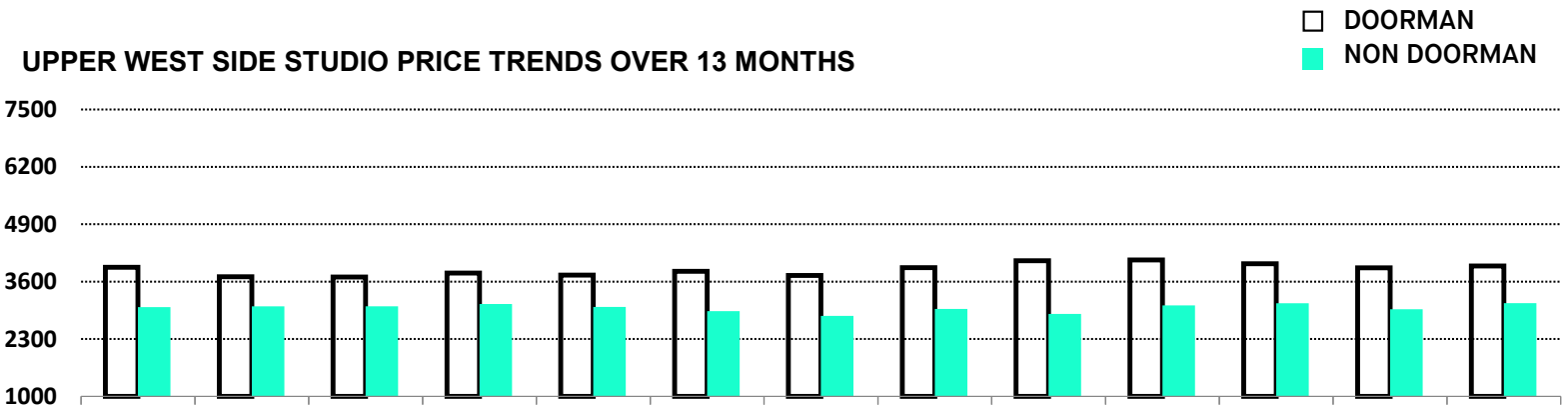


	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
DOORMAN	7,513	7,275	7,311	7,395	7,827	7,576	7,362	7,269	7,424	8,167	8,244	8,183	7,839
NON DOORMAN	4,354	4,289	4,292	4,574	4,615	4,528	4,376	4,431	4,354	4,775	5,028	4,968	4,912

PRICE TRENDS: UPPER WEST SIDE

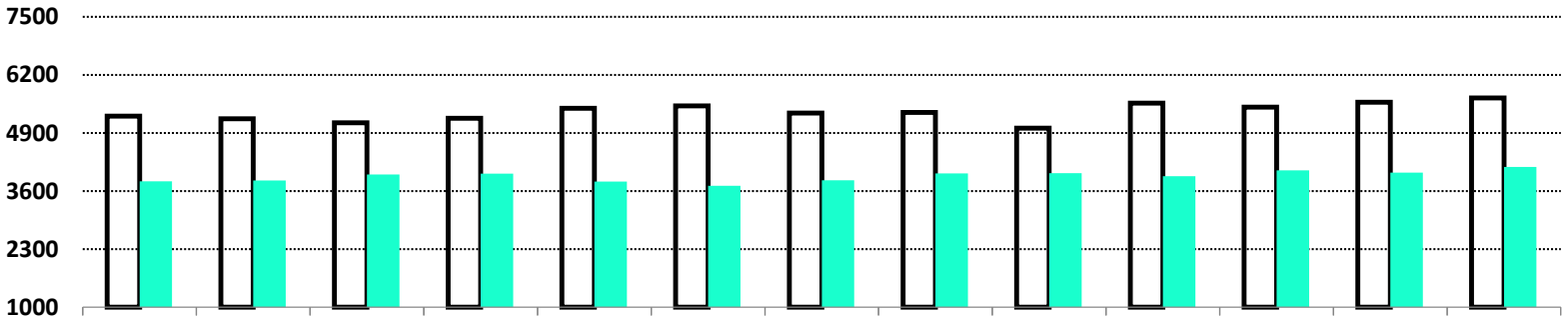
AVERAGE DOORMAN RENTS THIS MONTH HAVE SLIGHTLY DECREASED BY JUST 0.86%, WHILE NON-DOORMAN RENTS INCREASED BY 3.31%.

UPPER WEST SIDE STUDIO PRICE TRENDS OVER 13 MONTHS



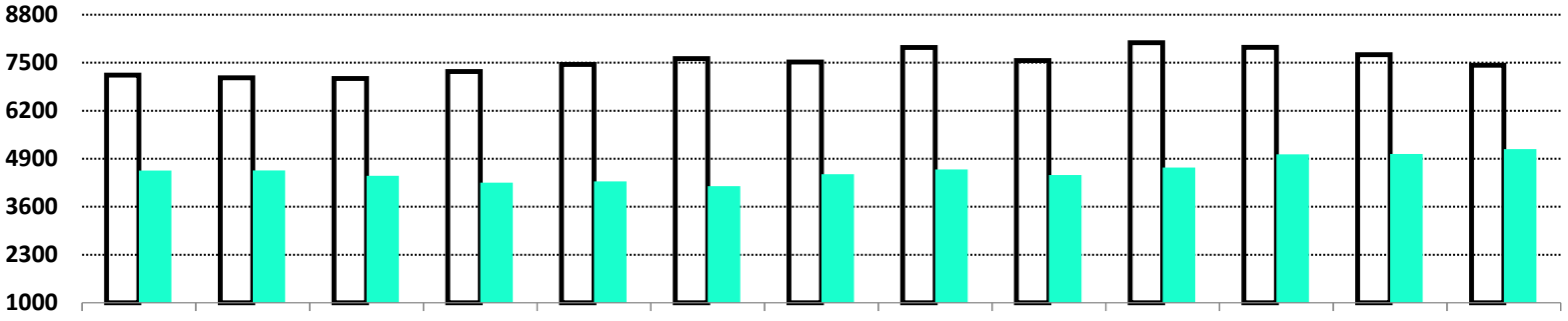
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
DOORMAN	3,925	3,711	3,704	3,794	3,748	3,834	3,740	3,917	4,074	4,091	4,005	3,913	3,955
NON DOORMAN	3,022	3,040	3,041	3,093	3,027	2,931	2,824	2,981	2,868	3,061	3,110	2,974	3,112

UPPER WEST SIDE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
DOORMAN	5,277	5,218	5,128	5,229	5,452	5,506	5,346	5,359	5,008	5,568	5,478	5,588	5,684
NON DOORMAN	3,818	3,836	3,970	3,989	3,812	3,718	3,841	3,994	4,000	3,932	4,063	4,012	4,139

UPPER WEST SIDE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

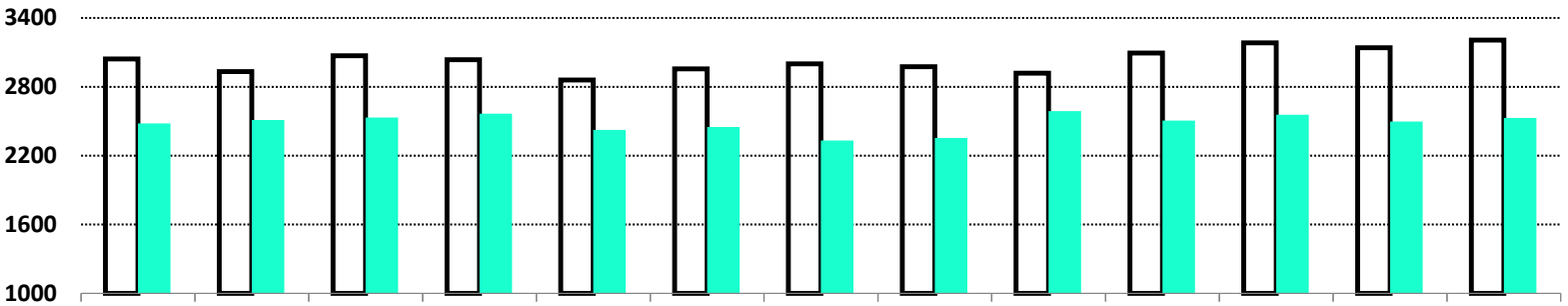


	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
DOORMAN	7,165	7,092	7,073	7,262	7,453	7,612	7,519	7,913	7,559	8,042	7,917	7,718	7,432
NON DOORMAN	4,580	4,583	4,438	4,252	4,287	4,158	4,481	4,610	4,459	4,662	5,019	5,029	5,161

PRICE TRENDS:
WASHINGTON HEIGHTS / INWOOD

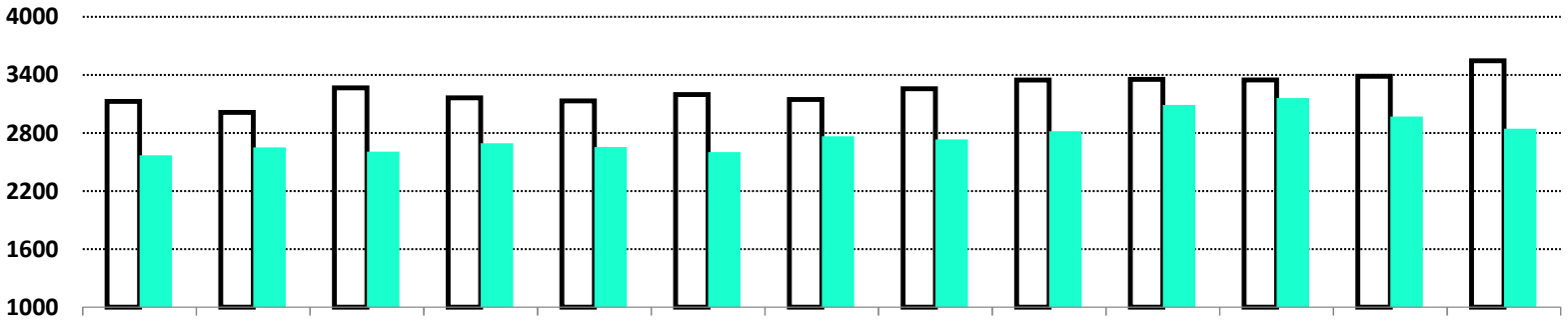
AVERAGE DOORMAN RENTS THIS MONTH HAVE INCREASED BY
4.42%, WHILE NON-DOORMAN RENTS DECREASED BY 2.14%.

WASHINGTON HEIGHTS / INWOOD STUDIO PRICE TRENDS OVER 13 MONTHS



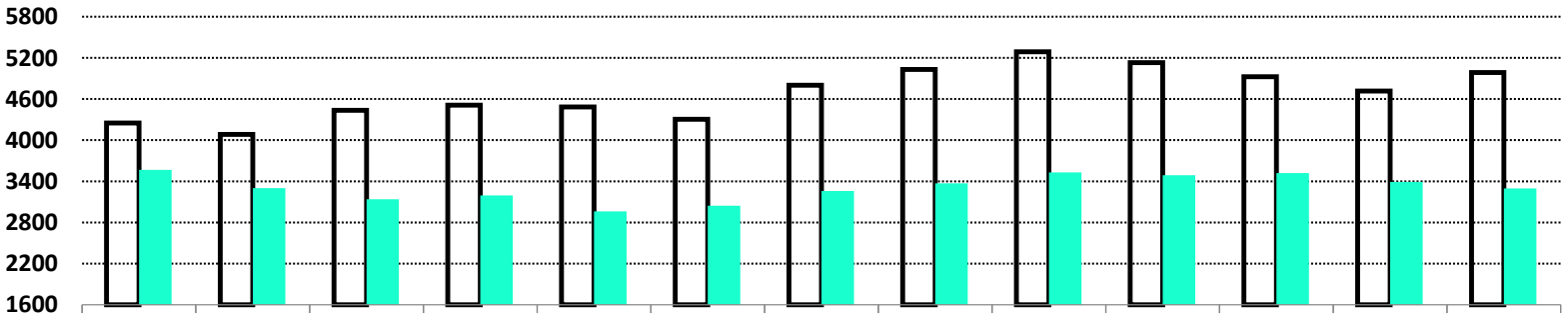
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	3,043	2,933	3,071	3,036	2,859	2,957	3,000	2,975	2,919	3,095	3,183	3,141	3,207
■	2,481	2,511	2,532	2,566	2,424	2,450	2,332	2,354	2,588	2,506	2,557	2,498	2,529

WASHINGTON HEIGHTS / INWOOD ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	3,126	3,012	3,266	3,163	3,131	3,197	3,146	3,257	3,347	3,354	3,348	3,386	3,546
■	2,569	2,651	2,607	2,694	2,654	2,602	2,766	2,734	2,818	3,090	3,161	2,970	2,844

WASHINGTON HEIGHTS / INWOOD TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
□	4,250	4,084	4,435	4,510	4,484	4,305	4,801	5,031	5,289	5,131	4,925	4,716	4,986
■	3,567	3,300	3,138	3,194	2,962	3,044	3,259	3,371	3,530	3,489	3,520	3,391	3,296

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 July be subject to errors, omissions, changes or withdrawal without notice.

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HTTP://WWW.MNS.COM/MANHATTAN_RENTAL_MARKET_REPORT

THANK YOU

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Brooklyn, NY 11249