

M.N.S
REAL ESTATE
NYC

MANHATTAN RENTAL MARKET REPORT

SEPTEMBER 2026



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AVERAGE RENT

THE AVERAGE RENT IN MANHATTAN
HAS DECREASED THIS MONTH.

MANHATTAN

↓1.40%
CHANGE

\$5,366
AUGUST 2026

\$5,291
SEPTEMBER 2026

A QUICK LOOK

MANHATTAN

Over the last month, the average rental price in Manhattan decreased by 1.40%, from \$5,366 to \$5,291. The average rental price for a non-doorman studio unit increased by 1.04%, from \$3,378 to \$3,413. The average rental price for a non-doorman one-bedroom unit decreased by 1.46%, from \$4,442 to \$4,377. The average rental price for a non-doorman two-bedroom unit decreased by 1.00%, from \$5,789 to \$5,731. The average rental price for a doorman studio unit decreased by 1.26%, from \$4,531 to \$4,474. The average rental price for a one-bedroom doorman unit increased by 0.68%, from \$6,005 to \$6,046. The average rental price for a doorman two-bedroom unit decreased by 1.34%, from \$7,637 to \$7,535.

Year-over-year, the average rental price for a non-doorman studio increased by 5.11%, and the average rental price for a doorman studio increased by 1.61%. The average rental price for a non-doorman one-bedroom unit increased by 3.70%, and doorman one-bedroom units saw their average rental price increase by 2.72%. The average rental price for a non-doorman two-bedroom unit increased by 3.92%, while the average rental price for doorman two-bedroom units increased by 0.93%. Overall, the average rental price in Manhattan increased by 1.30% from this time last year.

NOTABLE TRENDS

MANHATTAN

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Non-doorman studios	TriBeCa \$4,575	Washington Heights/ Inwood \$2,498
Non-doorman one bedrooms	TriBeCa \$5,995	Washington Heights/ Inwood \$2,970
Non-doorman two bedrooms	TriBeCa \$9,498	Washington Heights/ Inwood \$3,391

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Doorman studios	SoHo \$6,595	Washington Heights/ Inwood \$3,141
Doorman one bedrooms	SoHo \$9,500	Washington Heights/ Inwood \$3,386
Doorman two bedrooms	Greenwich Village \$9,119	Washington Heights/ Inwood \$4,716

WHERE PRICES DECREASED



BATTERY PARK CITY

Doorman One-Bedroom	-4.52%
Doorman Two-Bedroom	-4.02%

CHELSEA

Non-Doorman Studios	-4.48%
Doorman Two-Bedroom	-0.16%

EAST VILLAGE

Non-Doorman Studios	-3.98%
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FINANCIAL DISTRICT

Non-Doorman Studios	-0.61%
Doorman Two-Bedroom	-2.60%

GRAMERCY

Non-Doorman One-Bedroom	-2.92%
Non-Doorman Two-Bedroom	-7.59%
Doorman Studios	-3.62%

GREENWICH VILLAGE

Non-Doorman One-Bedroom	-0.53%
Non-Doorman Two-Bedroom	-1.57%
Doorman Studios	-5.13%
Doorman One-Bedroom	-2.90%
Doorman Two-Bedroom	-1.40%

HARLEM

Non-Doorman Studios	-3.16%
Doorman One-Bedroom	-0.38%

LOWER EAST SIDE

Non-Doorman Studios	-2.70%
Non-Doorman One-Bedroom	-2.36%
Non-Doorman Two-Bedroom	-2.17%
Doorman Studios	-1.59%
Doorman One-Bedroom	-7.04%
Doorman Two-Bedroom	-6.61%

MIDTOWN EAST

Non-Doorman One-Bedroom	-5.19%
Doorman Studios	-0.27%

MIDTOWN WEST

Non-Doorman One-Bedroom	-1.43%
Non-Doorman Two-Bedroom	-5.16%
Doorman Studios	-1.86%
Doorman One-Bedroom	-0.22%
Doorman Two-Bedroom	-4.15%

MURRAY HILL

Non-Doorman Studios	-2.49%
Non-Doorman One-Bedroom	-0.81%
Non-Doorman Two-Bedroom	-3.78%
Doorman Studios	-4.02%
Doorman One-Bedroom	-2.58%

SOHO

Non-Doorman Studios	-2.47%
Non-Doorman One-Bedroom	-5.44%
Non-Doorman Two-Bedroom	-0.70%
Doorman Studio	-2.63%

TRIBECA

Non-Doorman One-Bedroom	-1.64%
Doorman Two-Bedroom	-1.09%

UPPER EAST SIDE

Non-Doorman Studios	-0.98%
Non-Doorman One-Bedroom	-2.49%
Non-Doorman Two-Bedroom	-1.20%
Doorman Studios	-3.08%
Doorman One-Bedroom	-1.75%
Doorman Two-Bedroom	-0.75%

UPPER WEST SIDE

Non-Doorman Studios	-4.37%
Non-Doorman One-Bedroom	-1.25%
Doorman Studios	-2.30%
Doorman Two-Bedroom	-2.51%

WASHINGTON HEIGHTS / INWOOD

Non-Doorman Studios	-2.32%
Non-Doorman One-Bedroom	-6.04%
Non-Doorman Two-Bedroom	-3.66%
Doorman Studios	-1.34%
Doorman Two-Bedroom	-4.24%

WHERE PRICES INCREASED



BATTERY PARK CITY

Doorman Studios 0.74%

CHELSEA

Non-Doorman One-Bedroom 2.60%
Non-Doorman Two-Bedroom 0.09%
Doorman Studios 3.03%
Doorman One-Bedroom 1.30%

EAST VILLAGE

Non-Doorman One-Bedroom 3.83%
Non-Doorman Two-Bedroom 2.16%
Doorman Studios 0.26%
Doorman One-Bedroom 4.52%
Doorman Two-Bedroom 0.48%

FINANCIAL DISTRICT

Non-Doorman One-Bedroom 0.16%
Non-Doorman Two-Bedroom 1.61%
Doorman Studios 0.24%
Doorman One-Bedroom 1.74%

GRAMERCY

Non-Doorman Studios 0.36%
Doorman One-Bedroom 1.58%
Doorman Two-Bedroom 0.82%

GREENWICH VILLAGE

Non-Doorman Studios 0.65%

HARLEM

Non-Doorman One-Bedroom 0.40%
Non-Doorman Two-Bedroom 2.97%
Doorman Studios 0.24%
Doorman Two-Bedroom 1.02%

MIDTOWN EAST

Non-Doorman Studios 5.97%
Non-Doorman Two-Bedroom 0.76%
Doorman One-Bedroom 5.19%
Doorman Two-Bedroom 2.78%

MIDTOWN WEST

Non-Doorman Studios 0.29%

MURRAY HILL

Doorman Two-Bedroom 2.97%

SOHO

Doorman One-Bedroom 8.27%
Doorman Two-Bedroom 0.00%

TRIBECA

Non-Doorman Studios 0.00%
Non-Doorman Two-Bedroom 2.18%
Doorman Studios 2.44%
Doorman One-Bedroom 2.31%

UPPER WEST SIDE

Non-Doorman Two-Bedroom 0.20%
Doorman One-Bedroom 2.01%

WASHINGTON HEIGHTS / INWOOD

Doorman One-Bedroom 1.14%

MANHATTAN AVERAGE PRICE

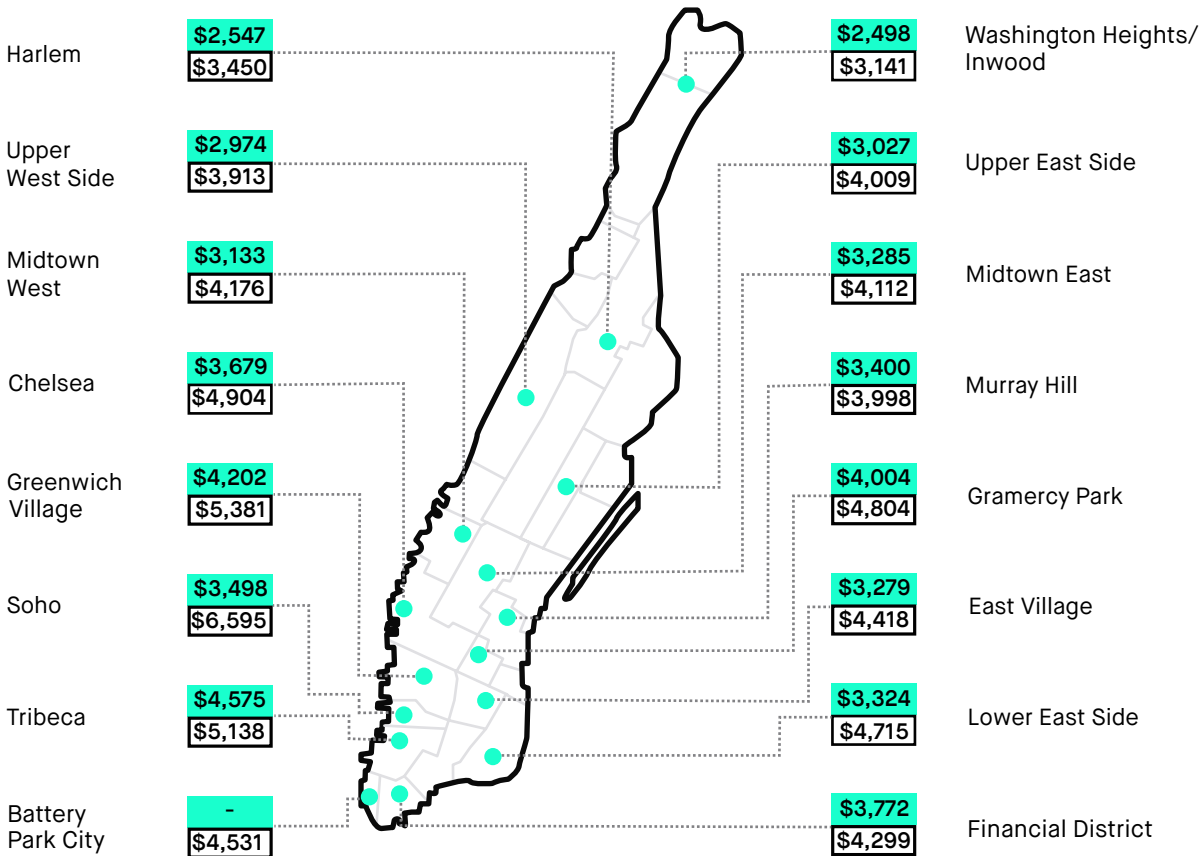
STUDIOS



\$4,474
DOORMAN



\$3,413
NON-DOORMAN



MANHATTAN AVERAGE PRICE

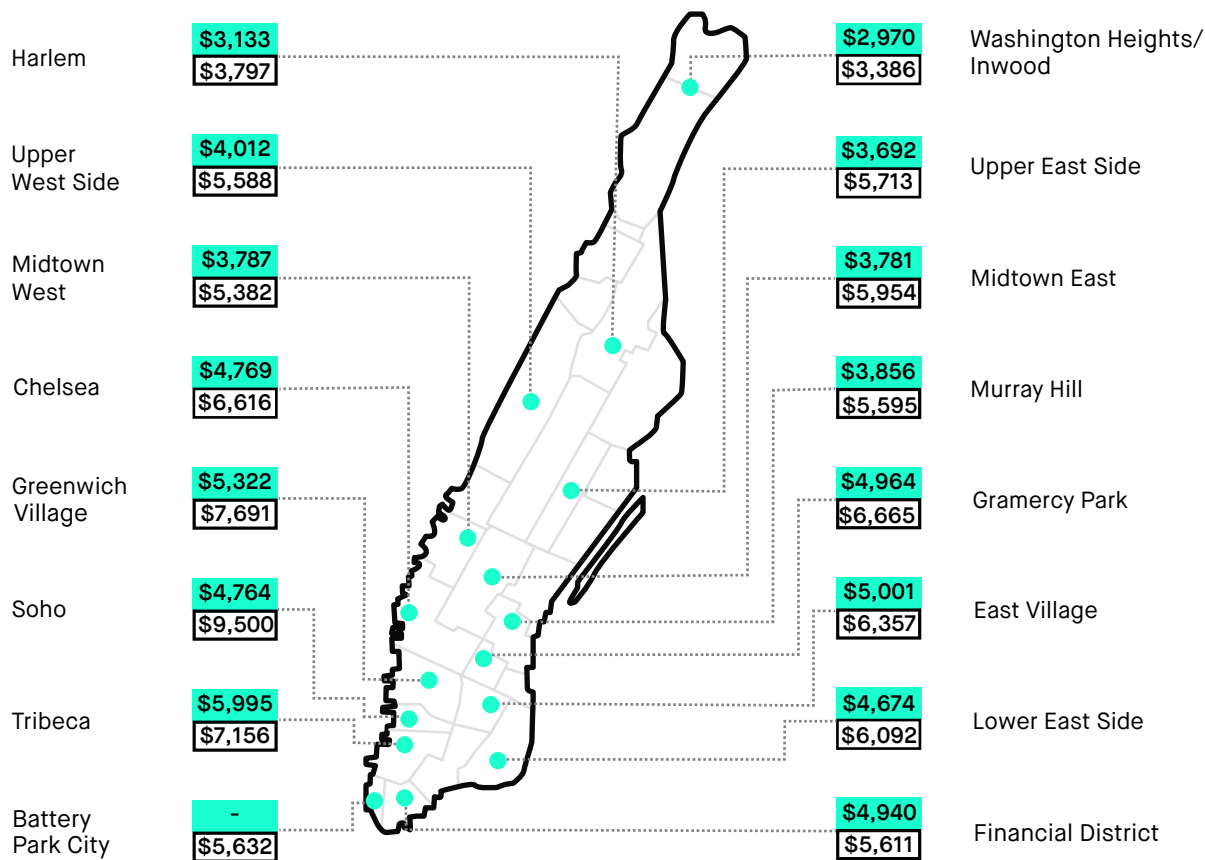
1 BEDROOM



\$6,046
DOORMAN



\$4,377
NON-DOORMAN



MANHATTAN AVERAGE PRICE

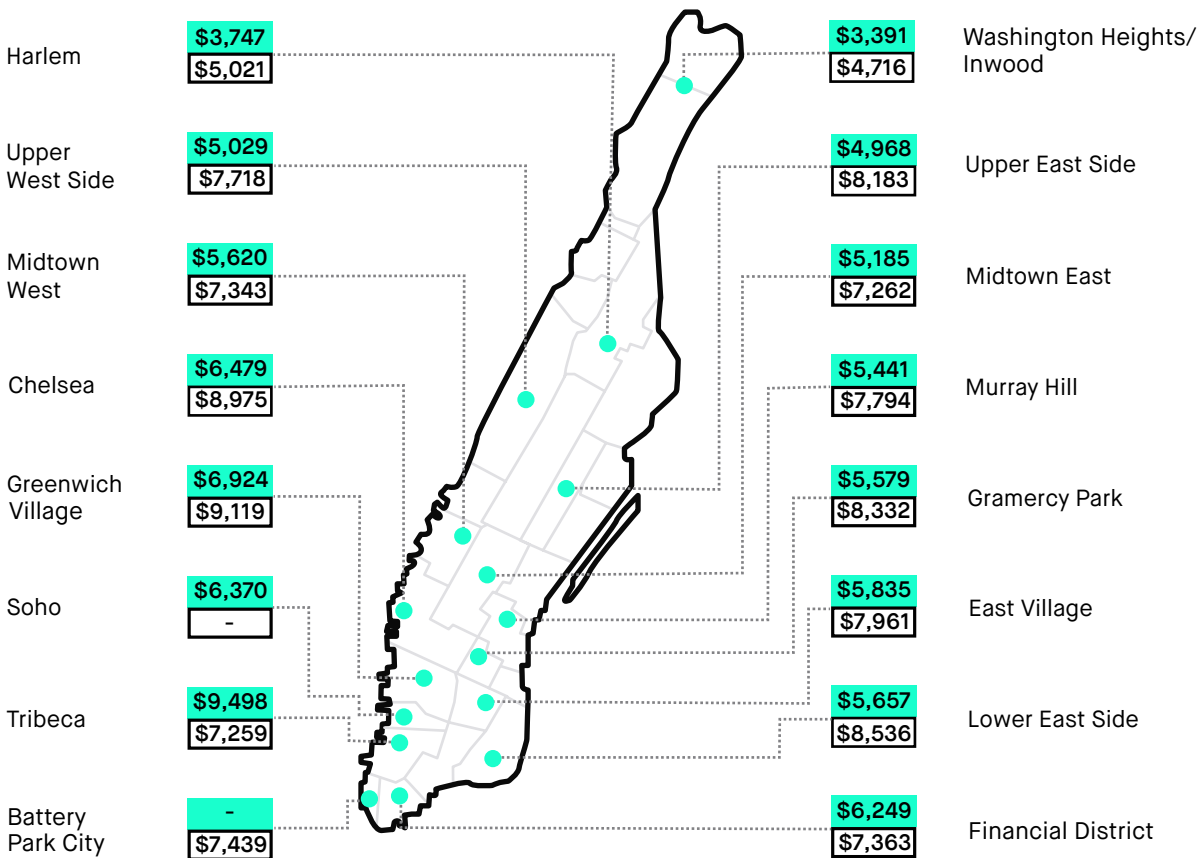
2 BEDROOM



\$7,535
DOORMAN



\$5,731
NON-DOORMAN



YEAR OVER YEAR

BATTERY PARK CITY	↑ 0.06%	GREENWICH VILLAGE	↑ 10.23%	MURRAY HILL	↑ 5.21%
CHELSEA	↑ 7.31%	HARLEM	↓ 0.02%	SOHO	↑ 7.92%
EAST VILLAGE	↑ 4.51%	LOWER EAST SIDE	↑ 5.34%	TRIBECA	↓ 0.81%
FINANCIAL DISTRICT	↑ 3.64%	MIDTOWN EAST	↑ 3.44%	UPPER EAST SIDE	↑ 5.70%
GRAMERCY	↑ 1.94%	MIDTOWN WEST	↑ 6.93%	UPPER WEST SIDE	↓ 4.89%

PRICE CHANGES

MANHATTAN RENTS:
SEPTEMBER 2025 VS. SEPTEMBER 2026

PRICE CHANGES

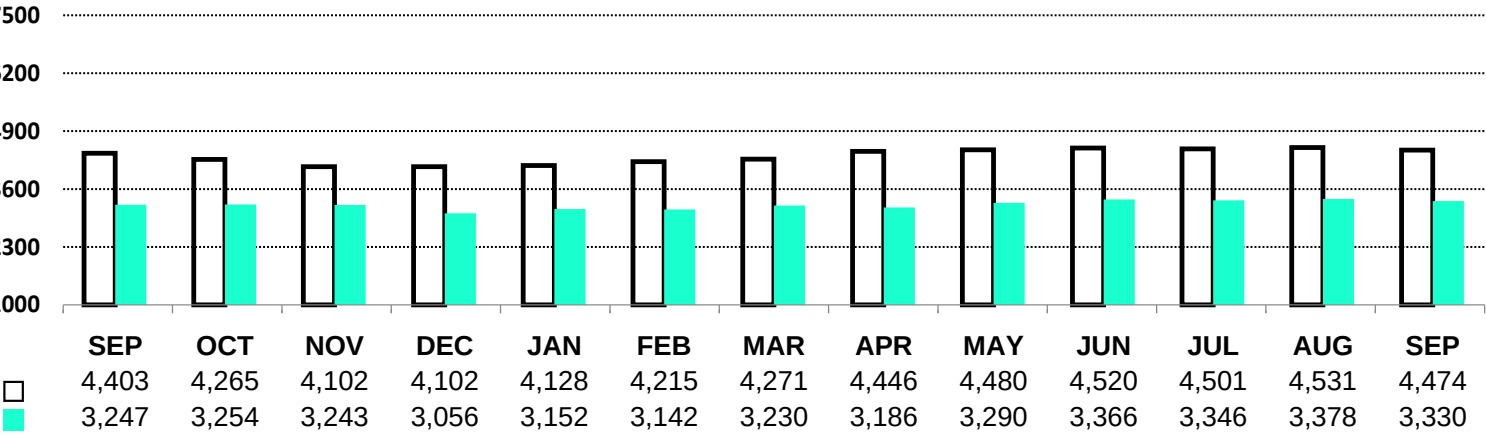
TYPE	SEPTEMBER 2025	SEPTEMBER 2026	CHANGE
Non-doorman studios	\$3,247	\$3,413	↑ 5.11%
Non-doorman one bedrooms	\$4,221	\$4,377	↑ 3.70%
Non-doorman two bedrooms	\$5,515	\$5,731	↑ 3.92%

TYPE	SEPTEMBER 2025	SEPTEMBER 2026	CHANGE
Doorman studios	\$4,403	\$4,474	↑ 1.61%
Doorman one bedrooms	\$5,886	\$6,046	↑ 2.72%
Doorman two bedrooms	\$7,465	\$7,535	↑ 0.93%

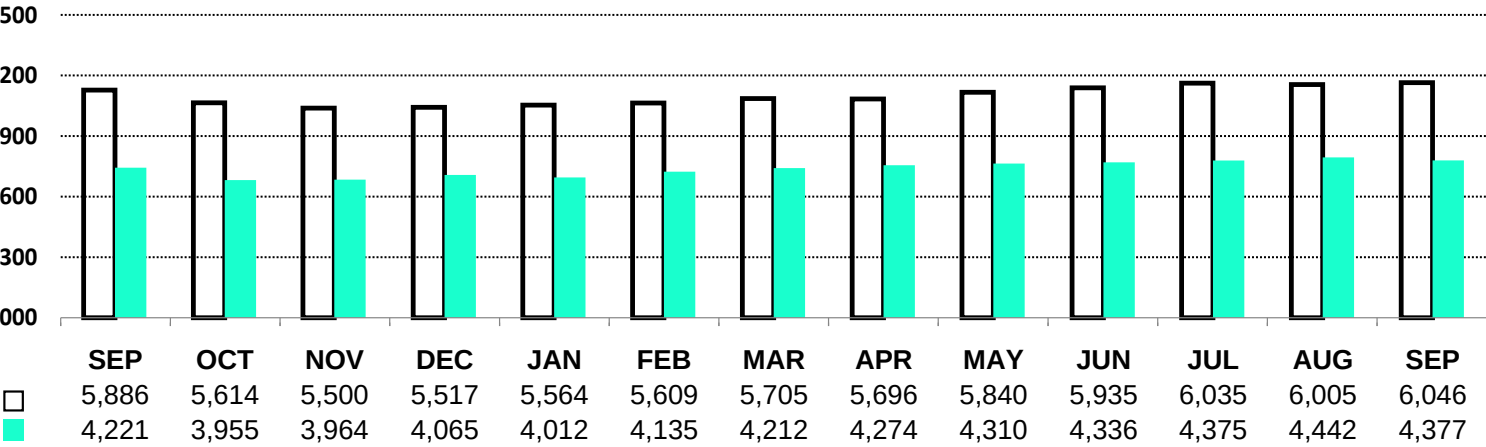
PRICE TRENDS: MANHATTAN

MANHATTAN STUDIO PRICE TRENDS OVER 13 MONTHS

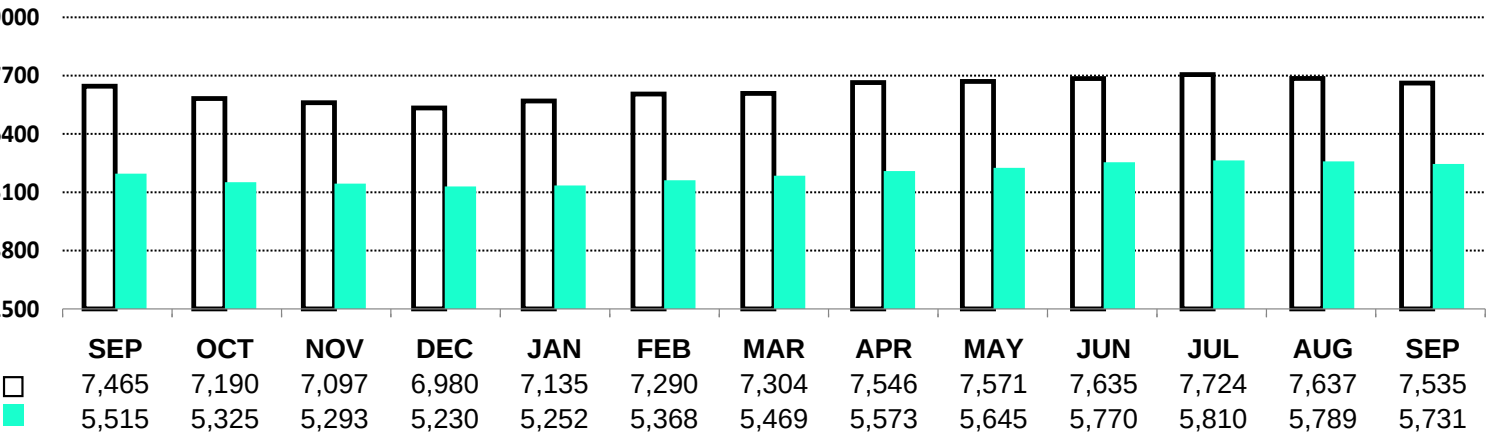
□ DOORMAN
■ NON DOORMAN



MANHATTAN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS

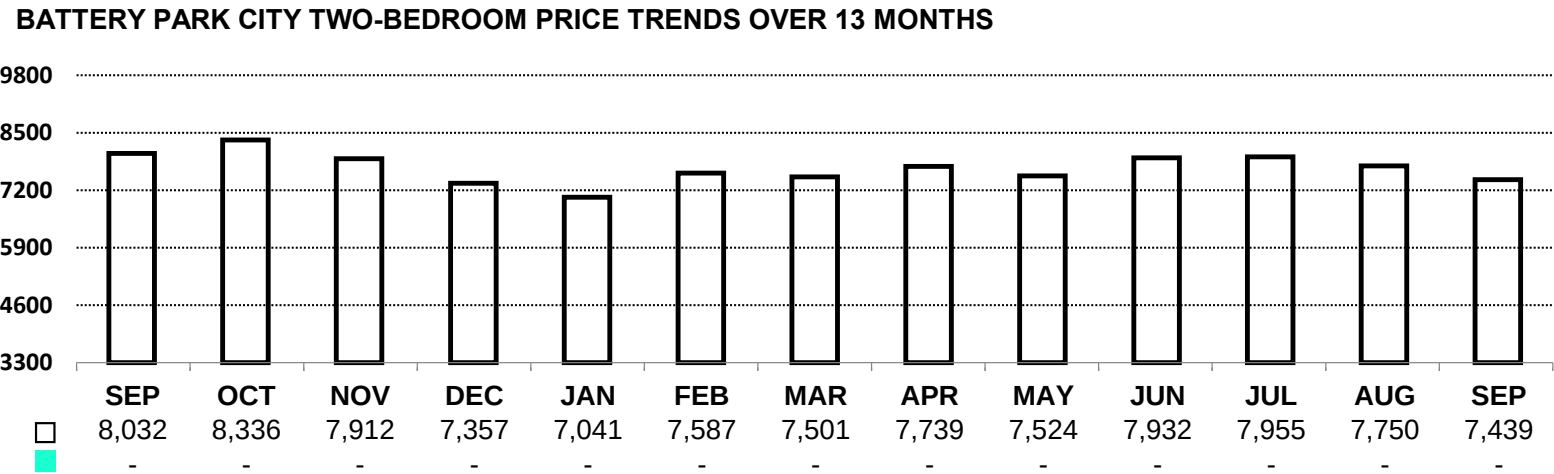
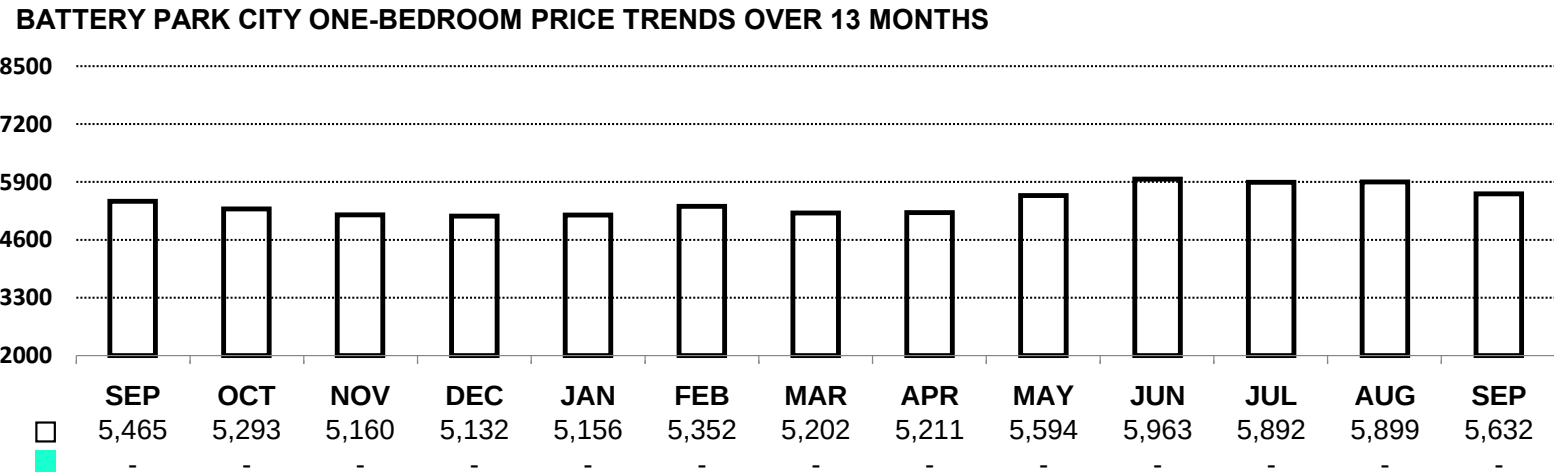
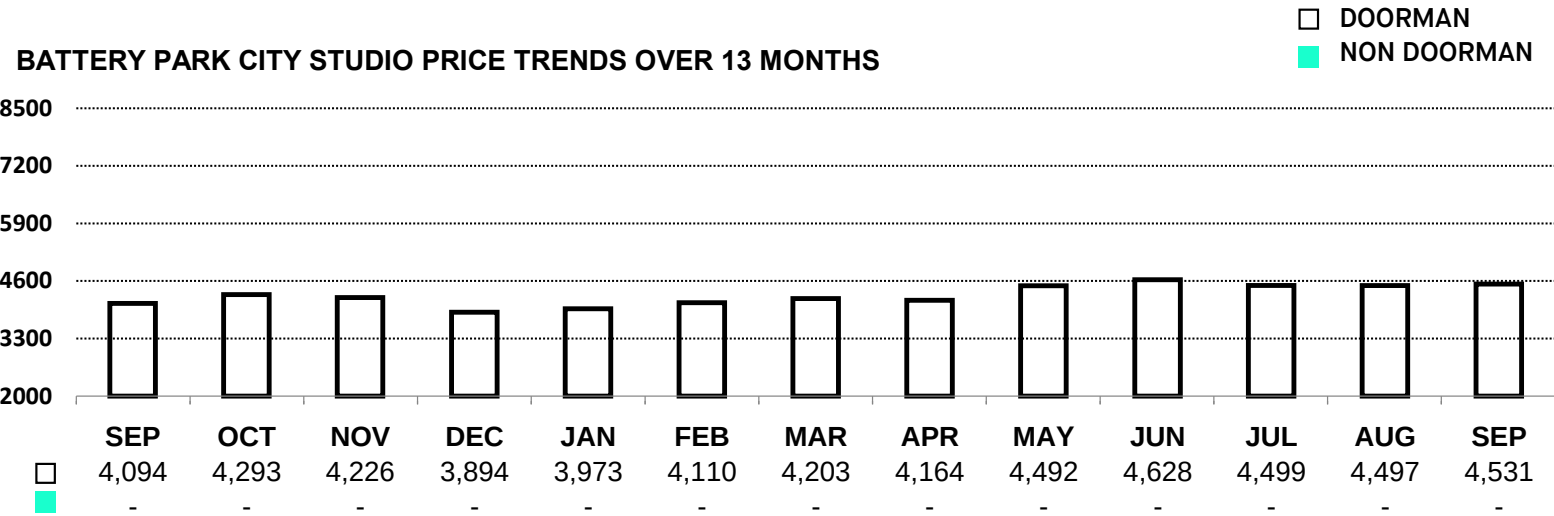


MANHATTAN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



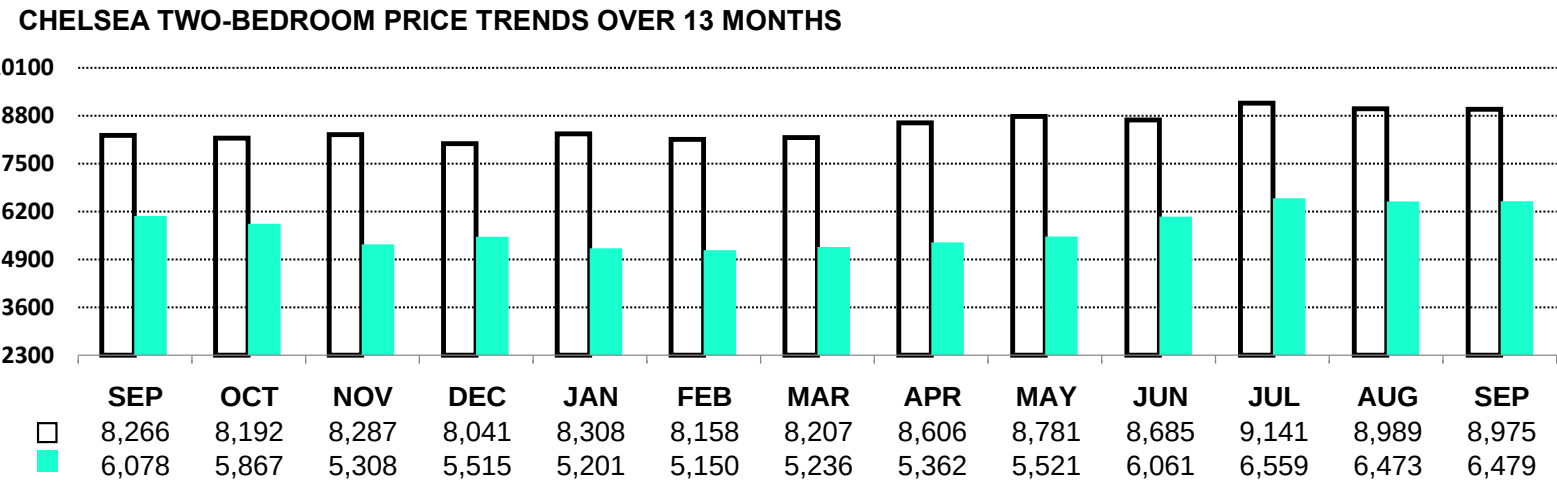
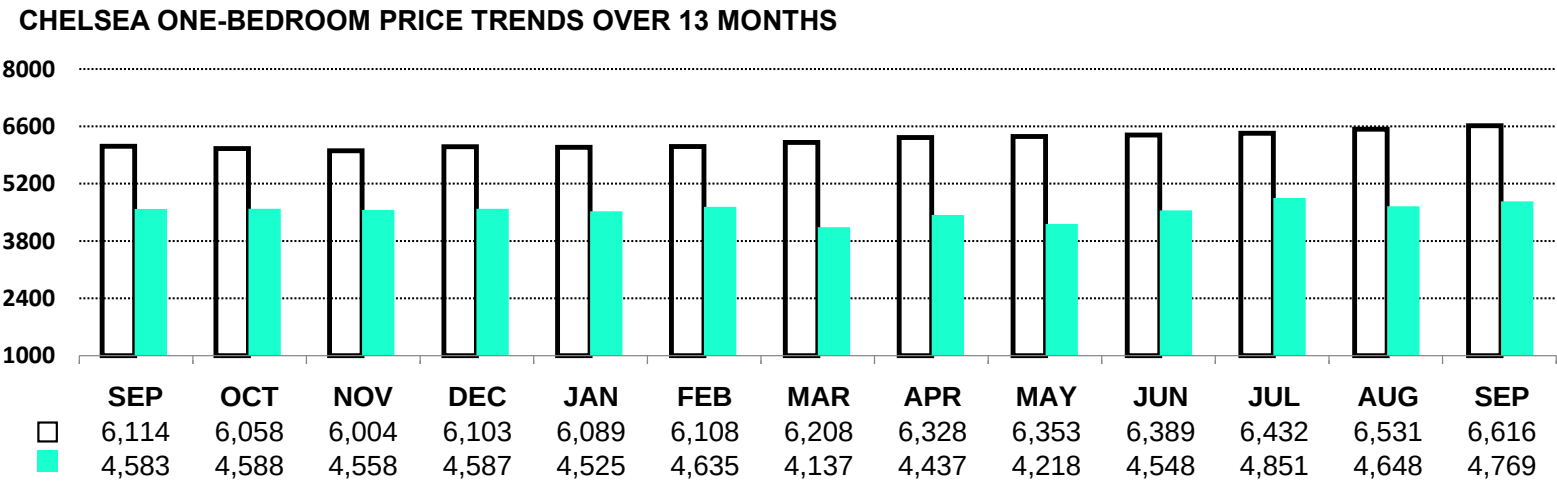
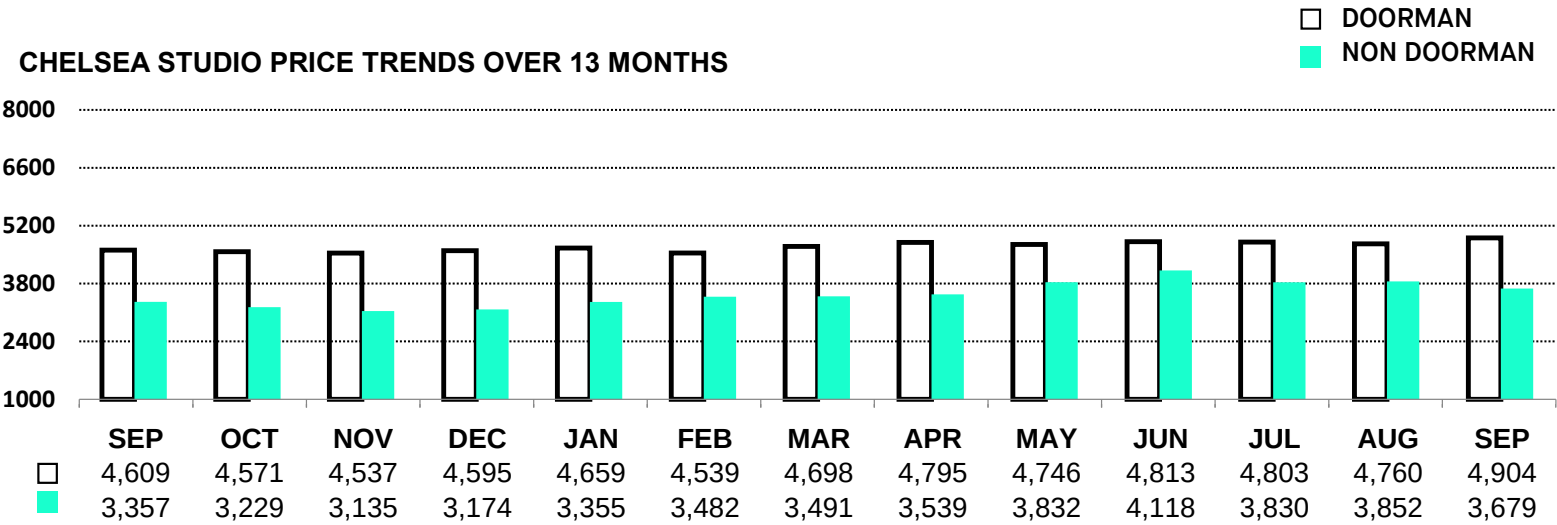
PRICE TRENDS: BATTERY PARK CITY

THE AVERAGE RENTAL PRICE IN BATTERY PARK CITY
DECREASED BY 3.00%.



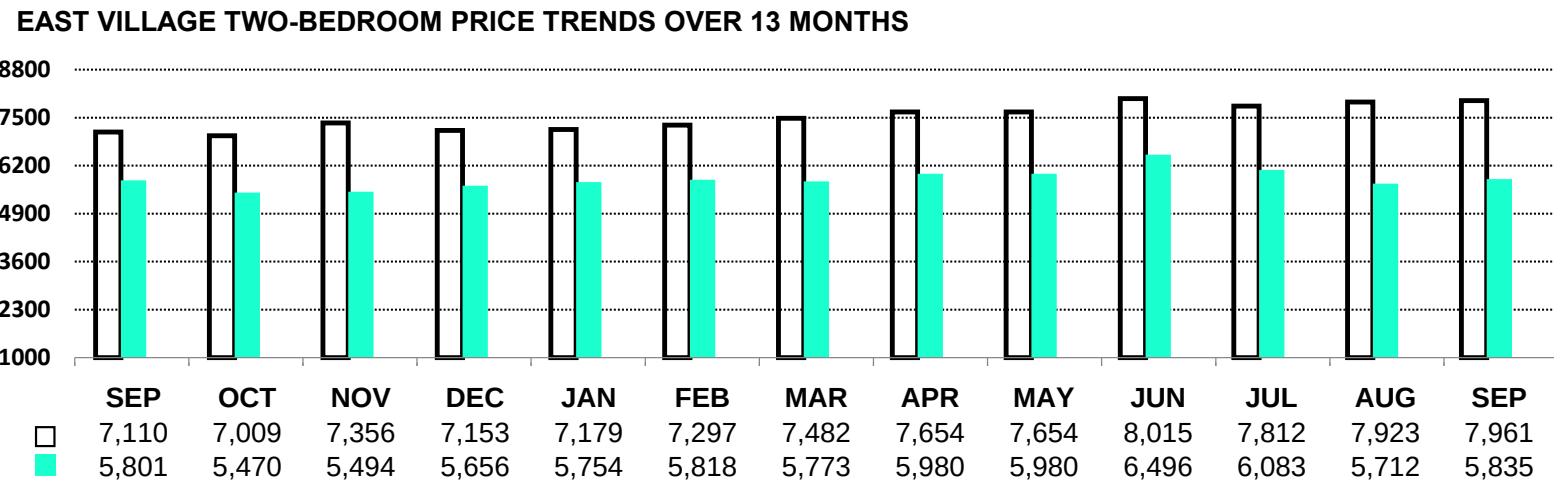
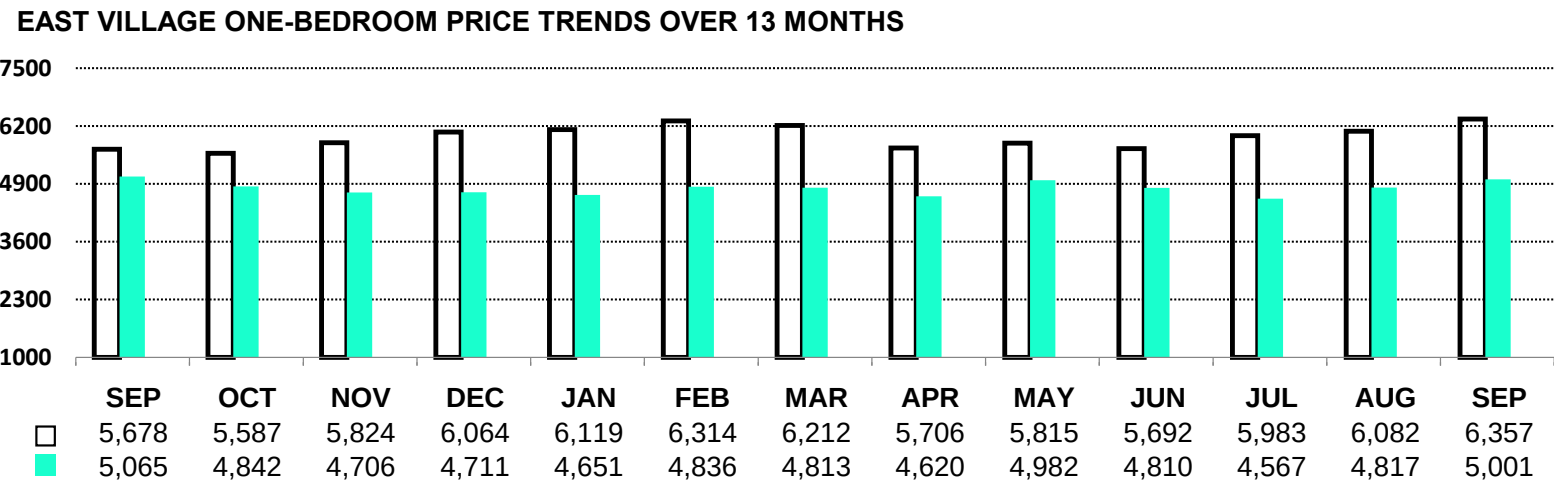
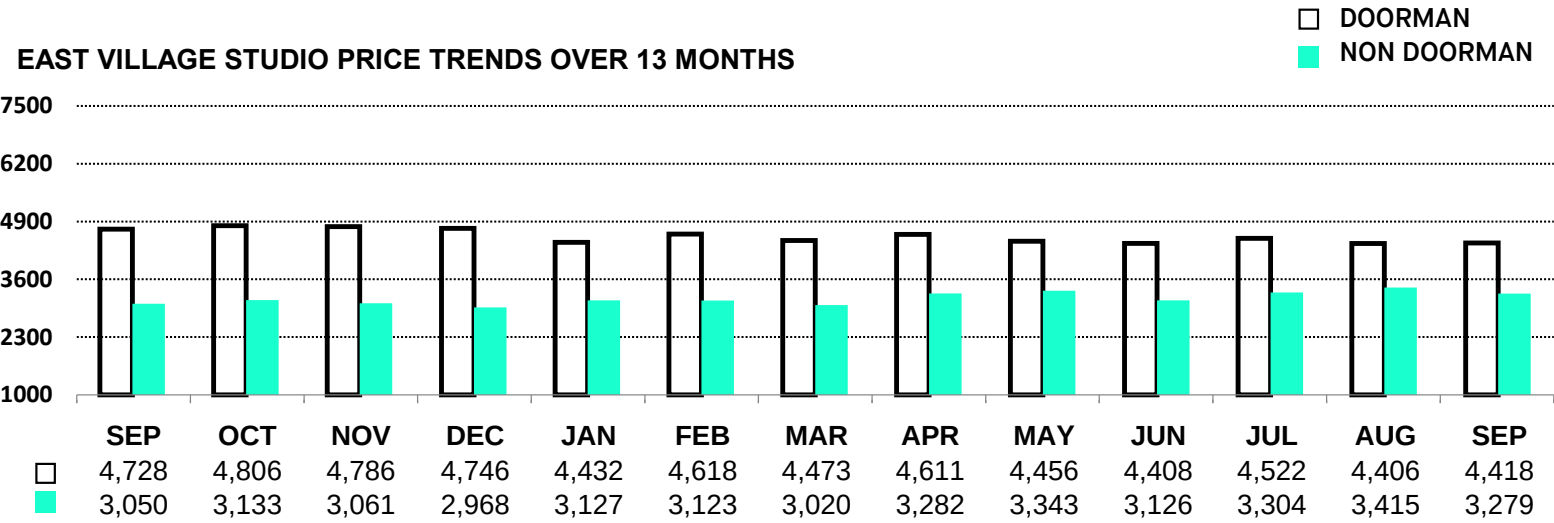
PRICE TRENDS: CHELSEA

MONTH-OVER-MONTH, AVERAGE DOORMAN RENTAL PRICES
HAVE INCREASED BY 1.06%, WHILE NON-DOORMAN RENTS
DECREASED BY 0.31%.



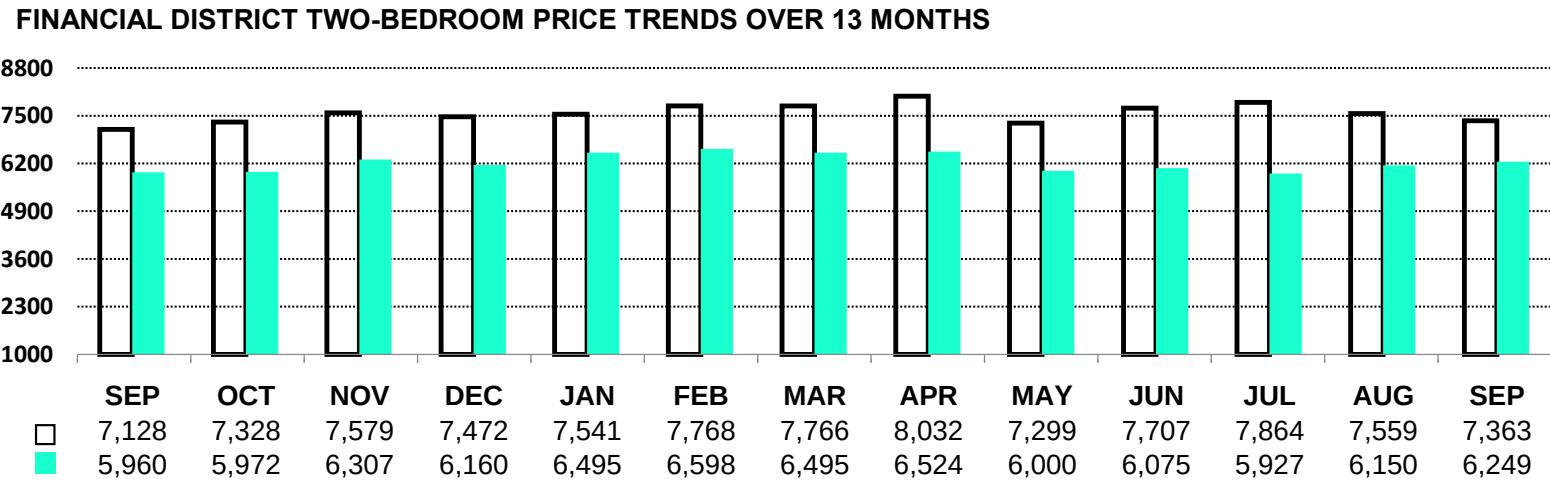
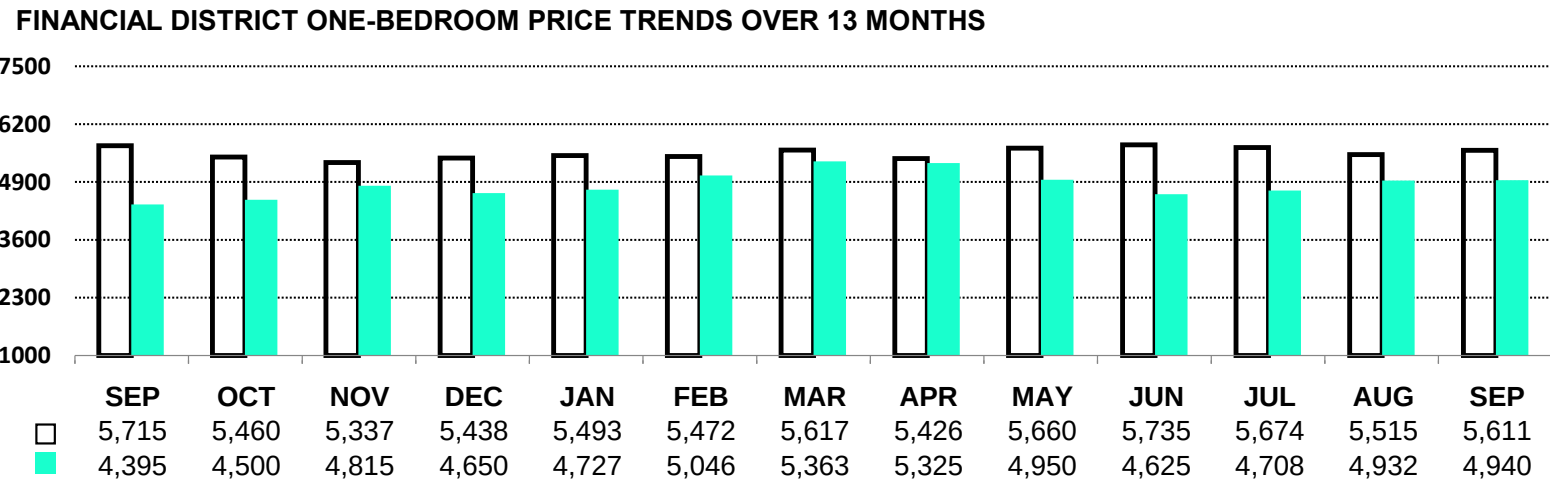
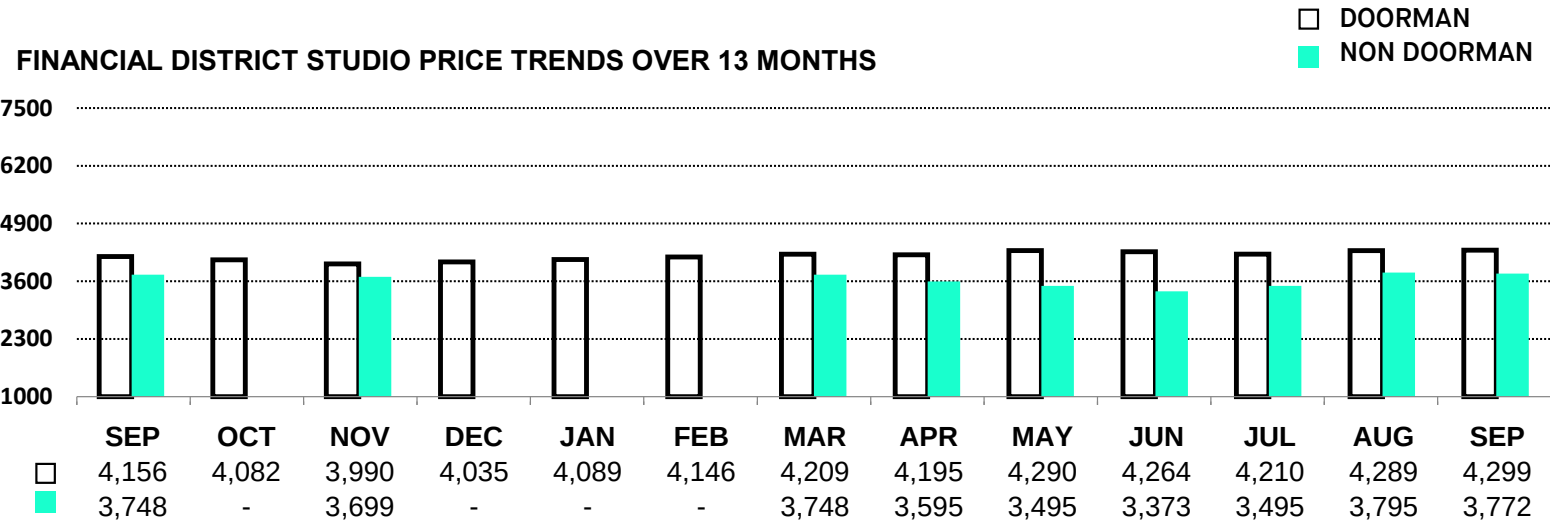
PRICE TRENDS: EAST VILLAGE

DOORMAN RENTS INCREASED THIS PAST MONTH BY 1.76%,
WHILE NON-DOORMAN RENTS INCREASED BY 1.23%.



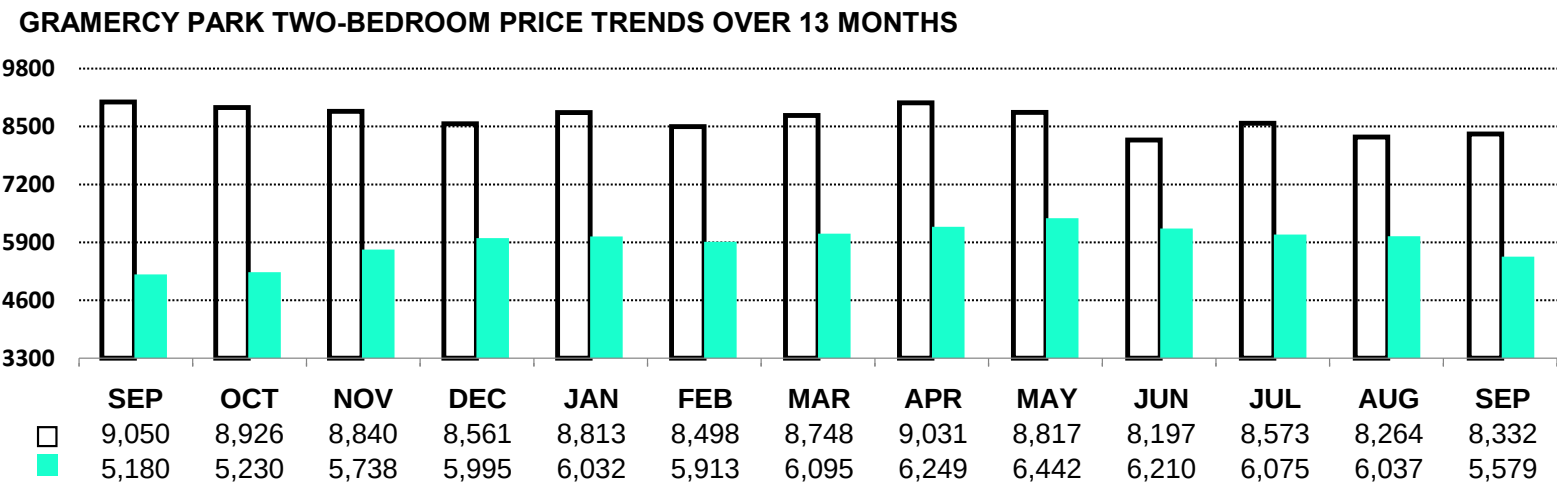
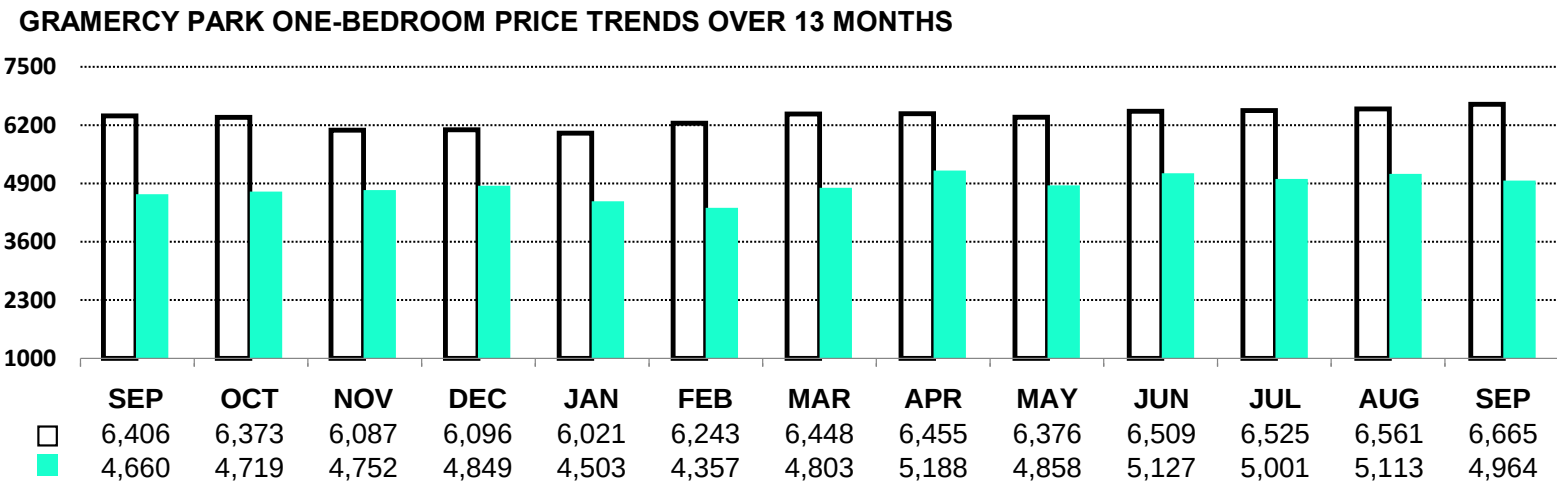
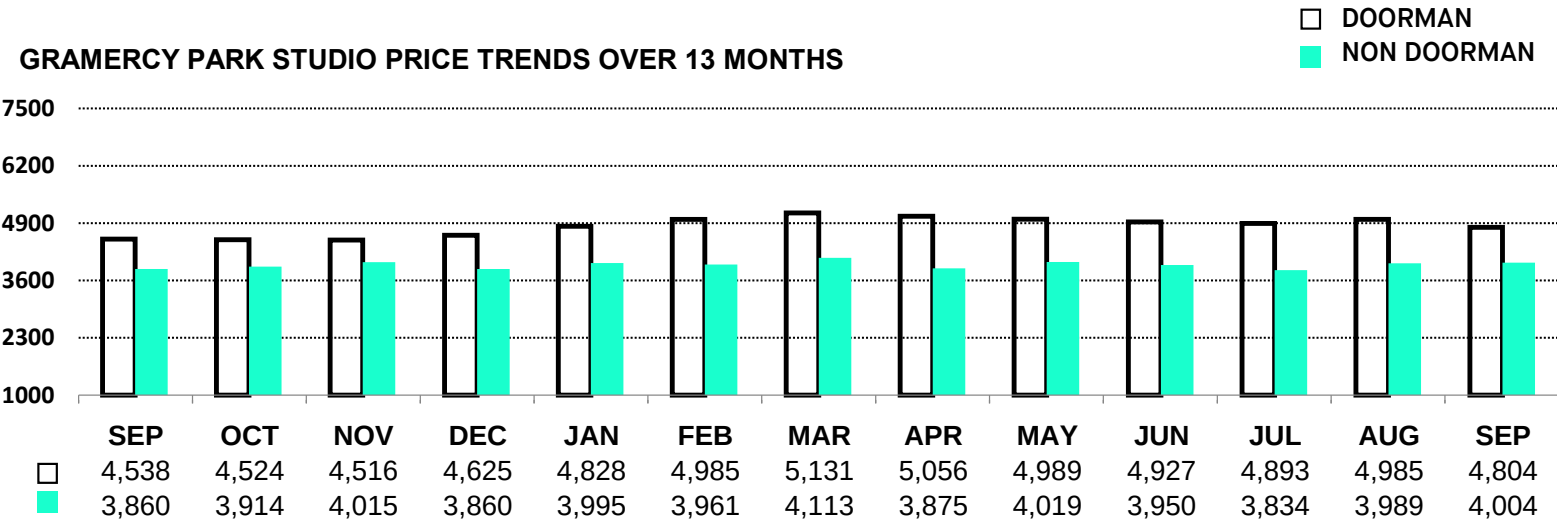
PRICE TRENDS: FINANCIAL DISTRICT

THE AVERAGE RENTAL DOORMAN PRICE SLIGHTLY DECREASED THIS PAST MONTH BY JUST 0.52%, WHILE NON-DOORMAN RENTS SLIGHTLY INCREASED BY JUST 0.57%.



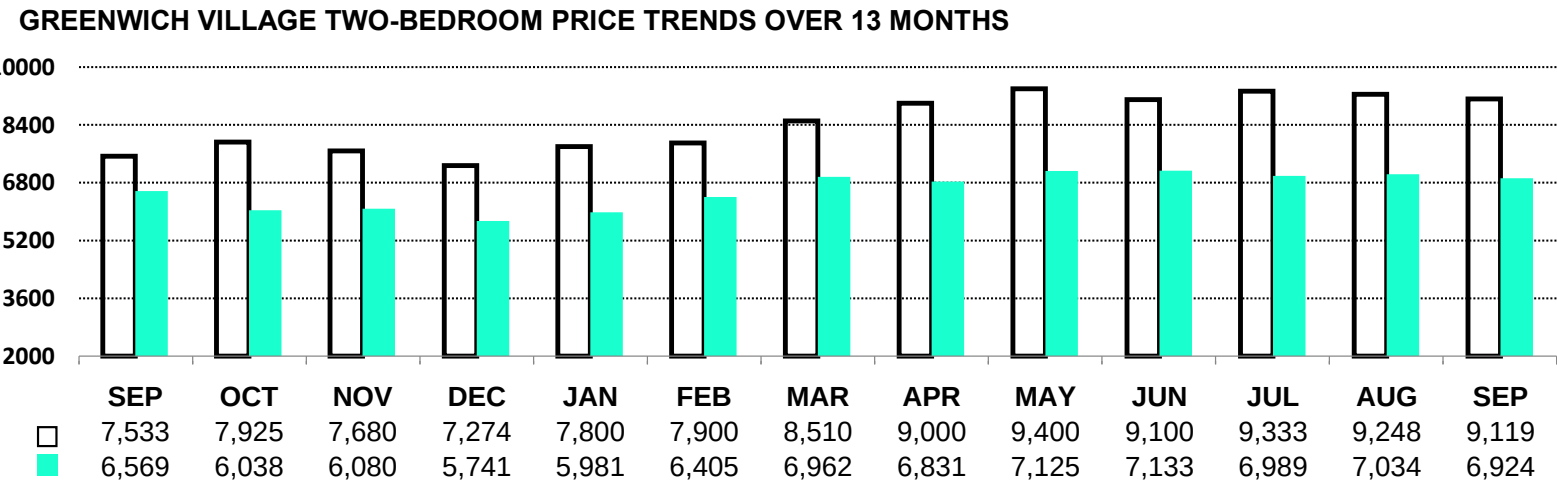
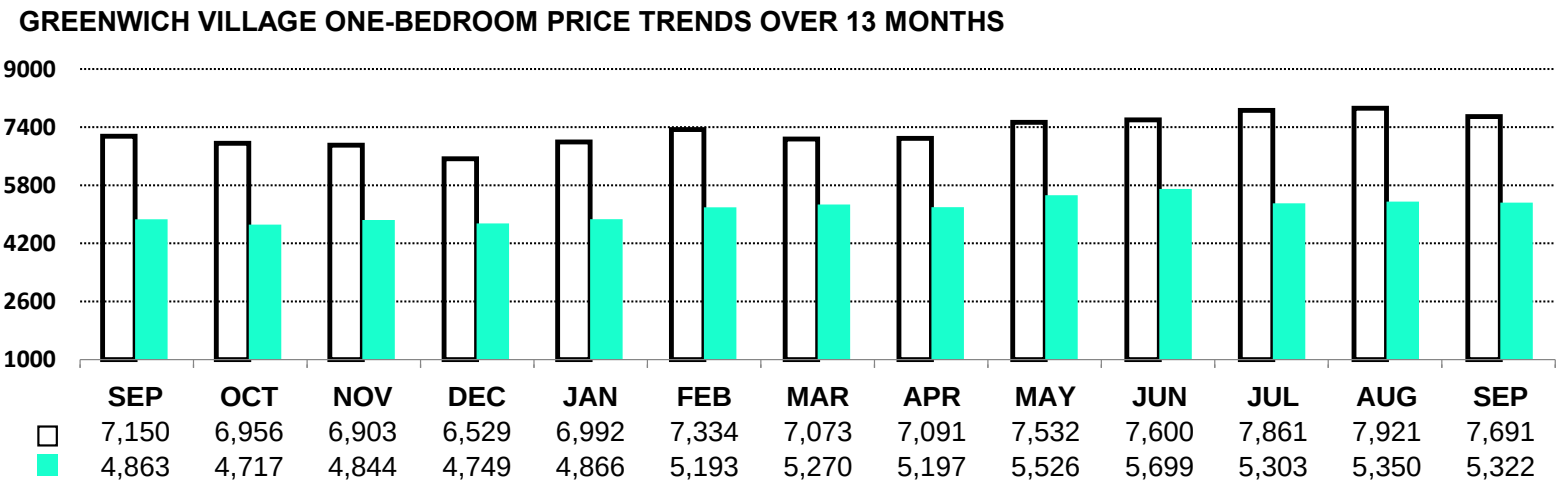
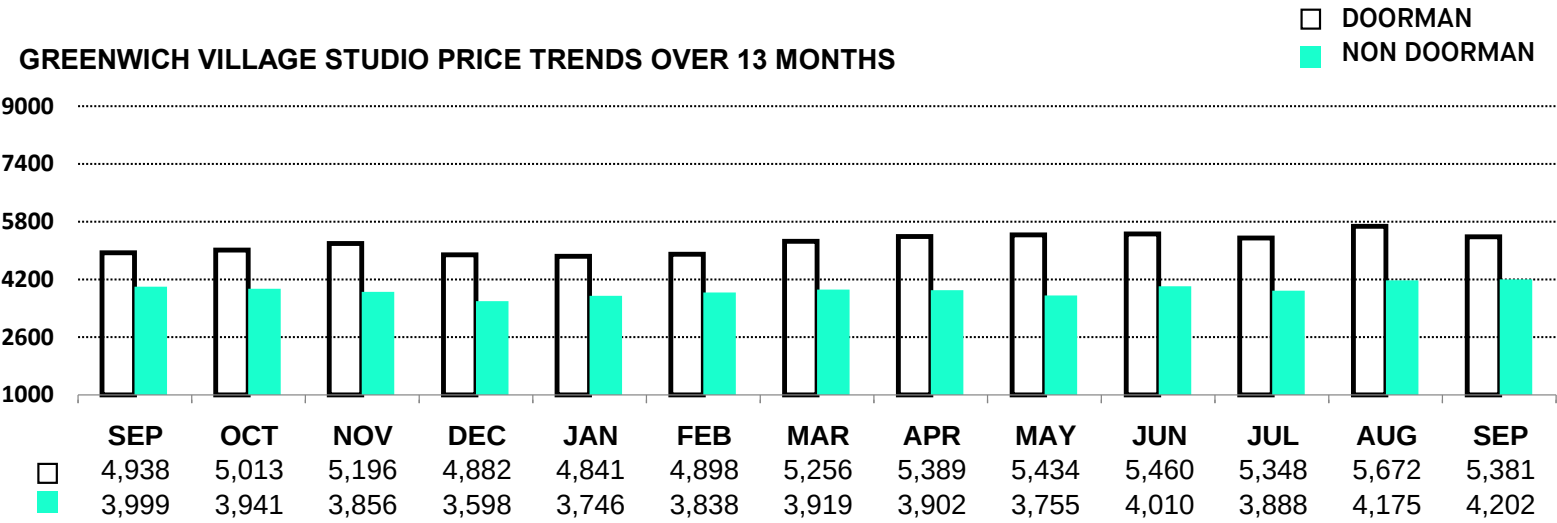
PRICE TRENDS: GRAMERCY PARK

THIS PAST MONTH, THE AVERAGE DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.05%, NON-DOORMAN RENTS DECREASED BY 3.92%.



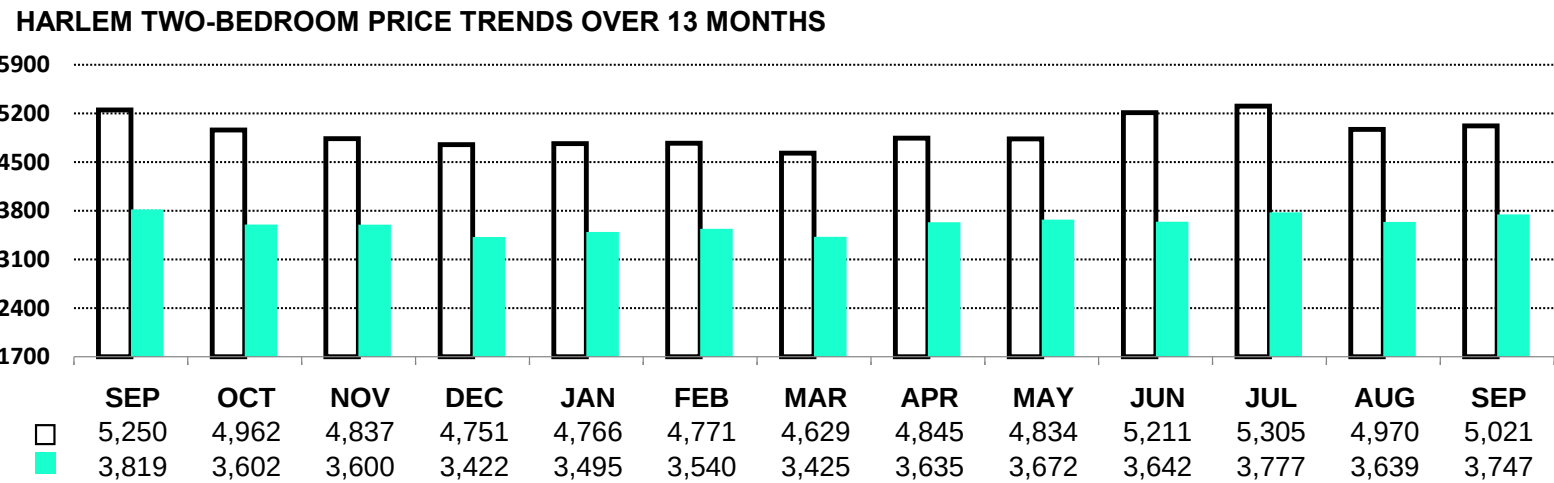
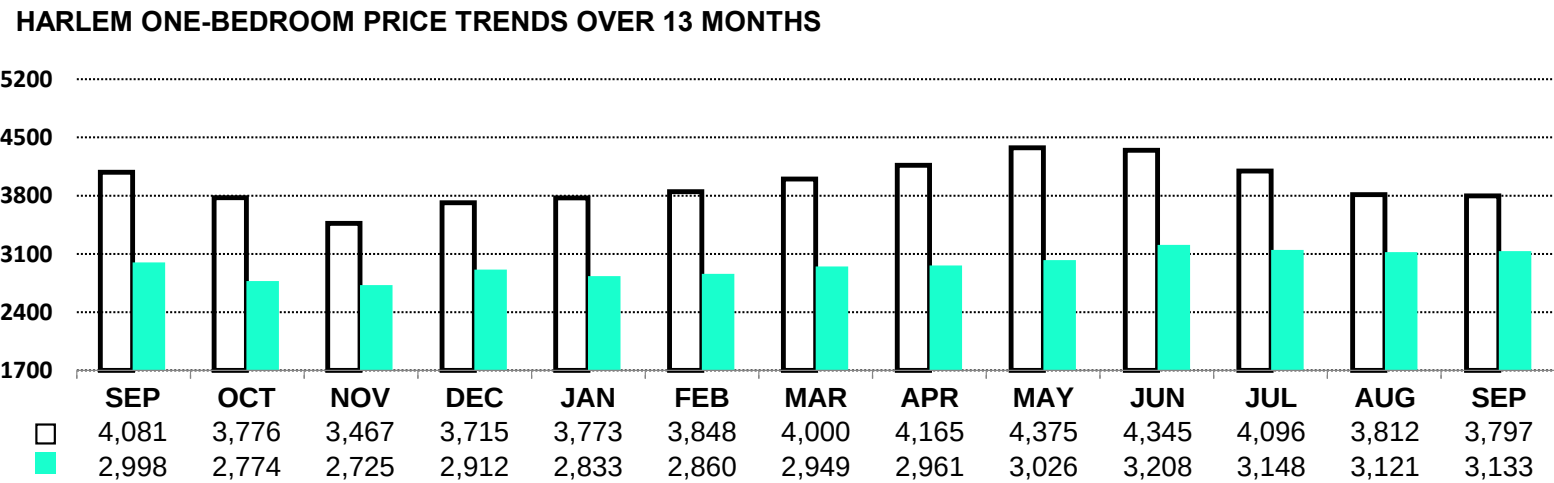
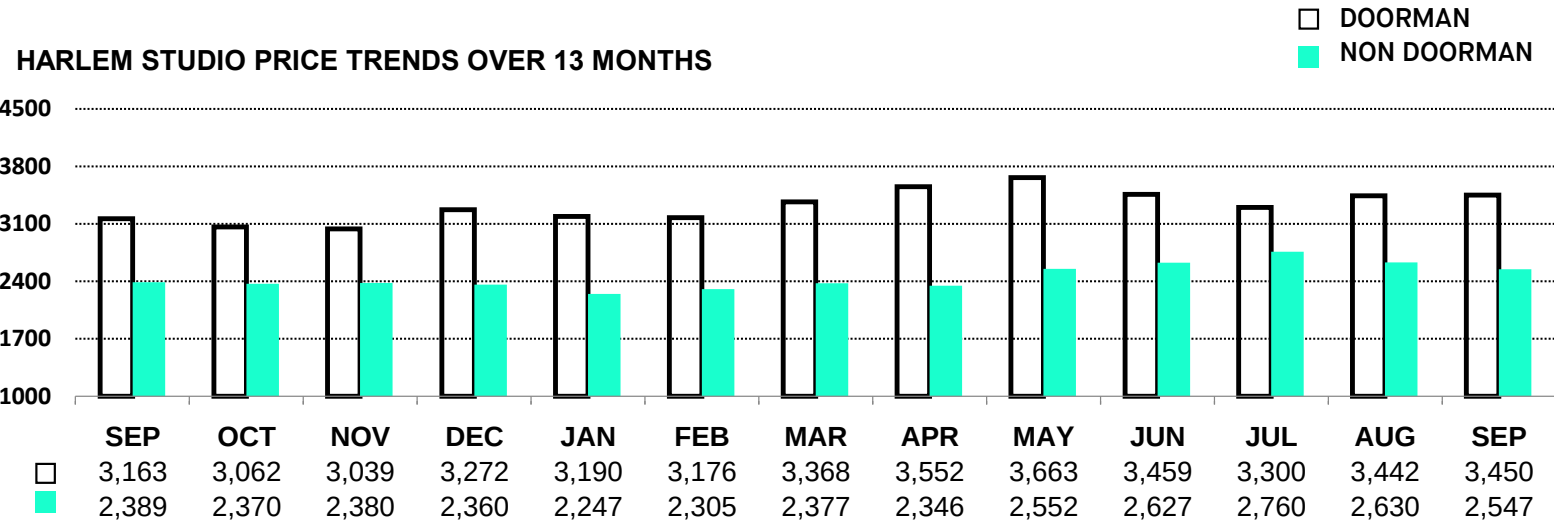
PRICE TRENDS: GREENWICH VILLAGE

DOORMAN RENTS DECREASED BY 2.84% THIS PAST MONTH,
AND NON-DOORMAN RENTS SLIGHTLY DECREASED BY JUST
0.68%.



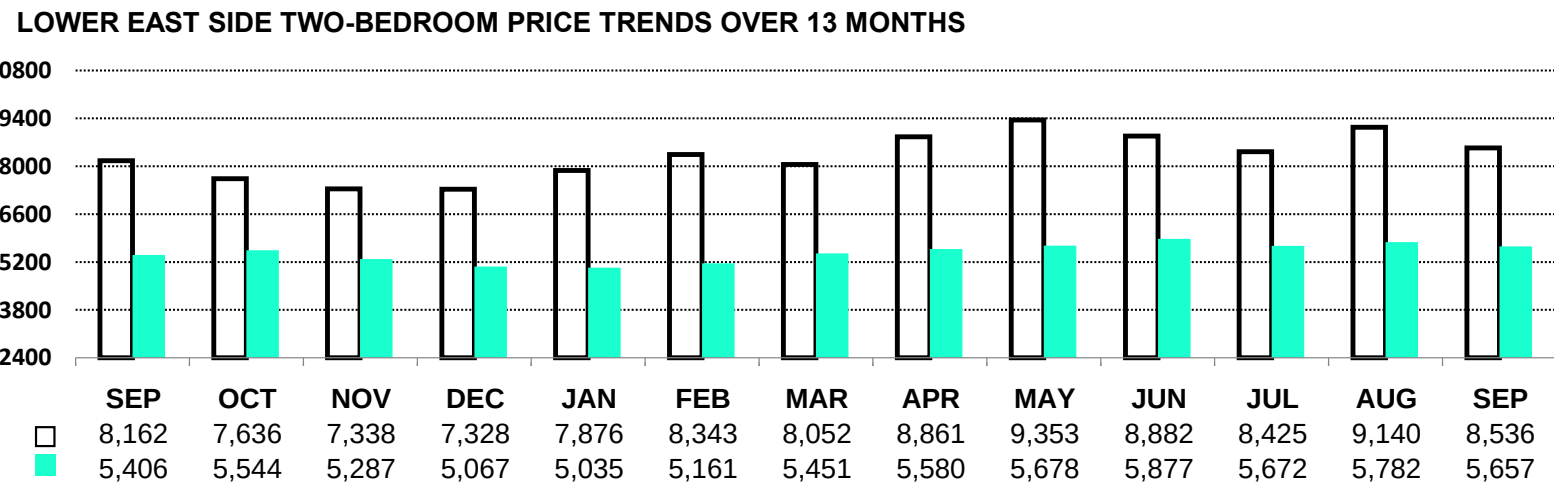
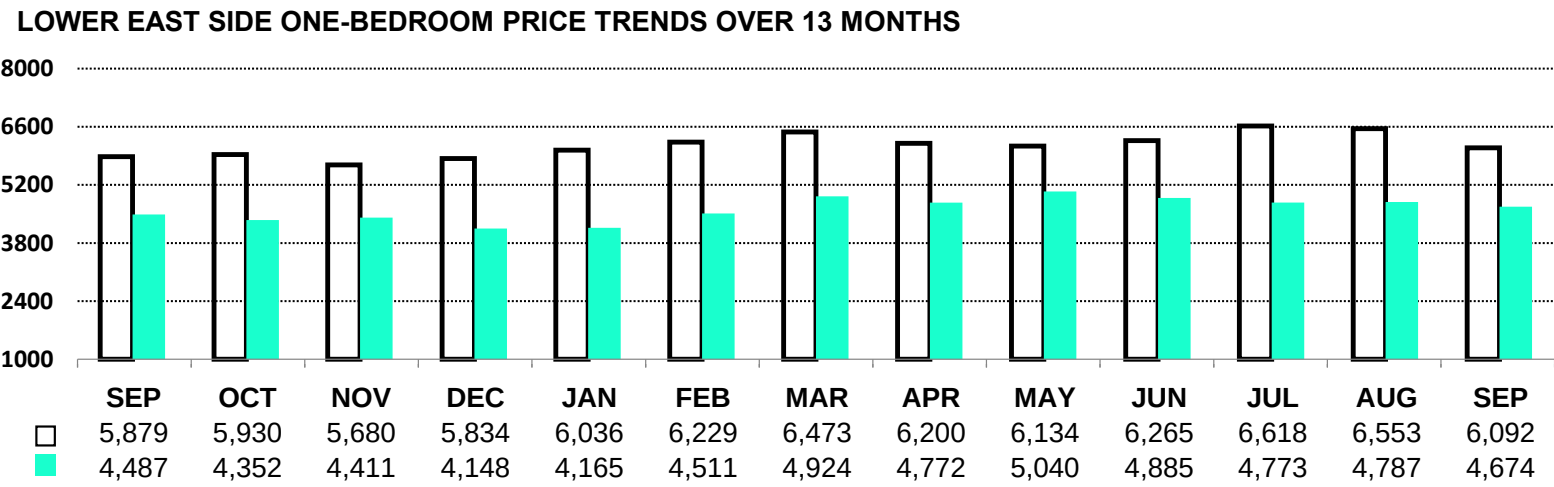
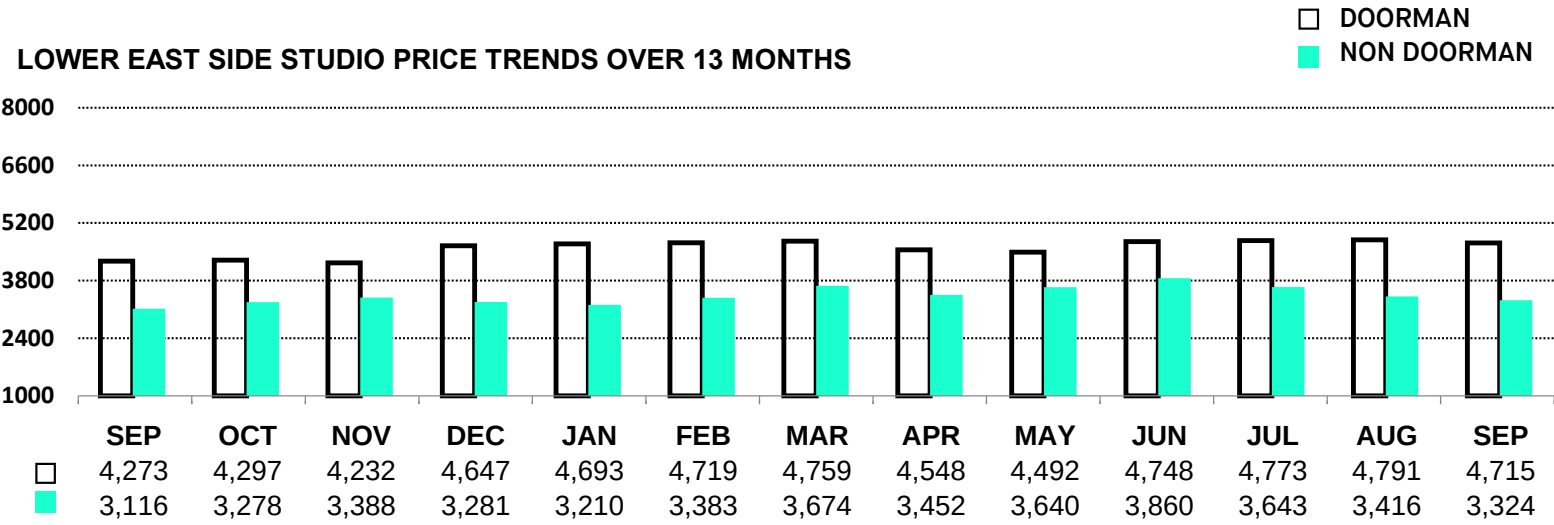
PRICE TRENDS: HARLEM

MONTH-OVER-MONTH, DOORMAN RENTS SLIGHTLY INCREASED BY JUST 0.36%, AND NON-DOORMAN RENTS SLIGHTLY INCREASED BY JUST 0.39%.



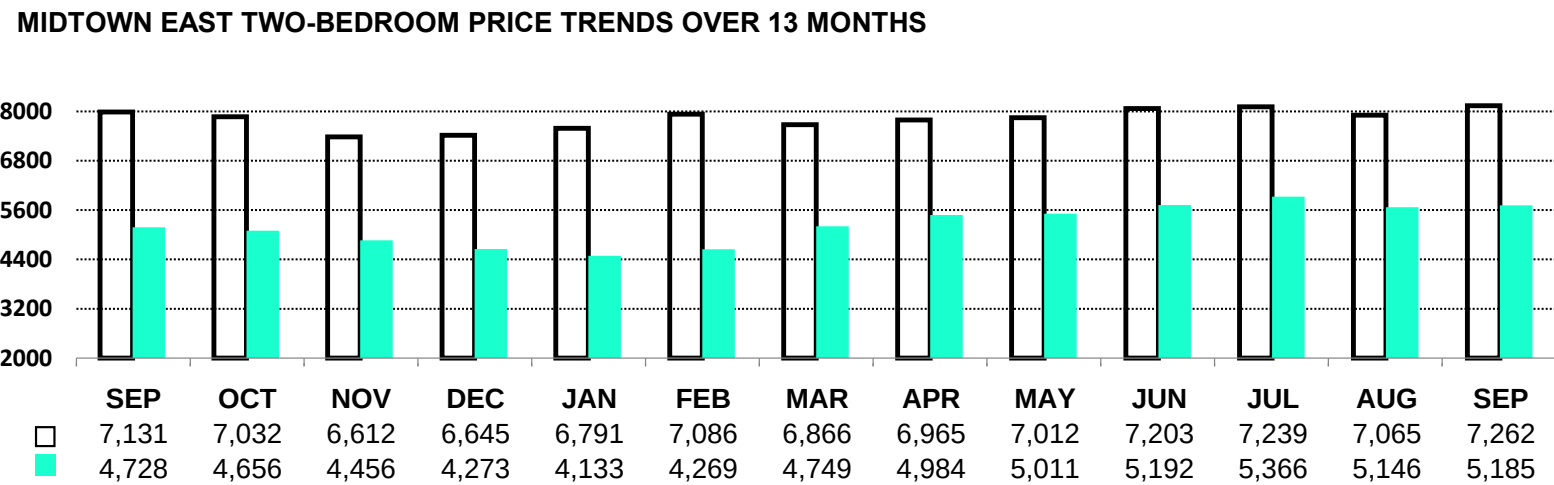
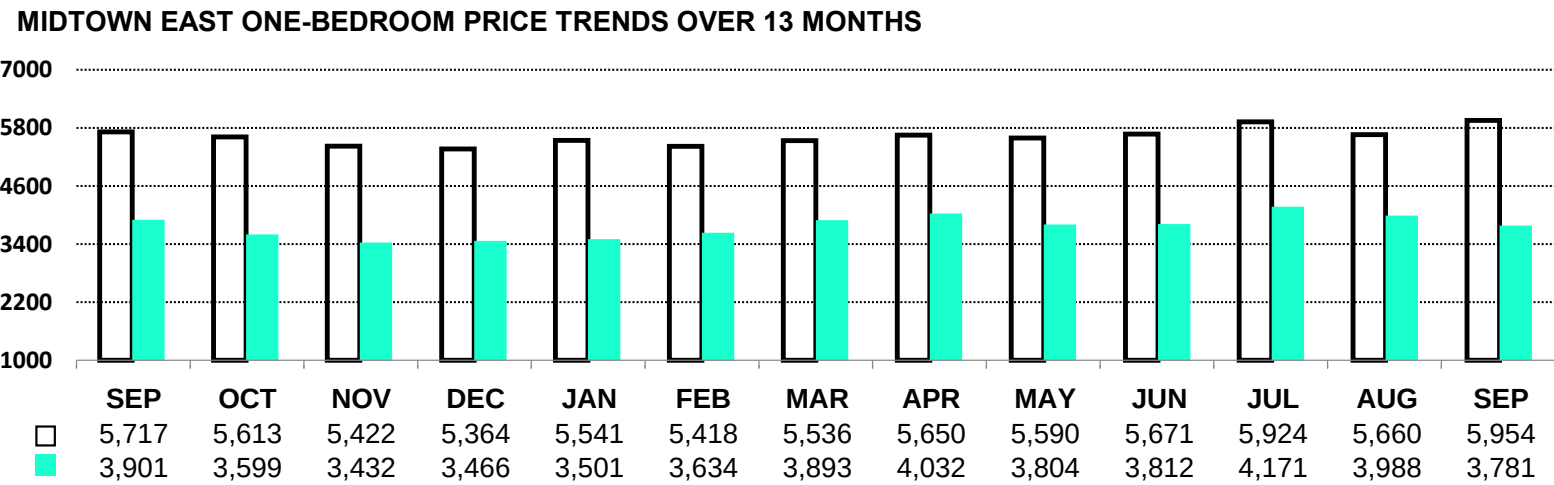
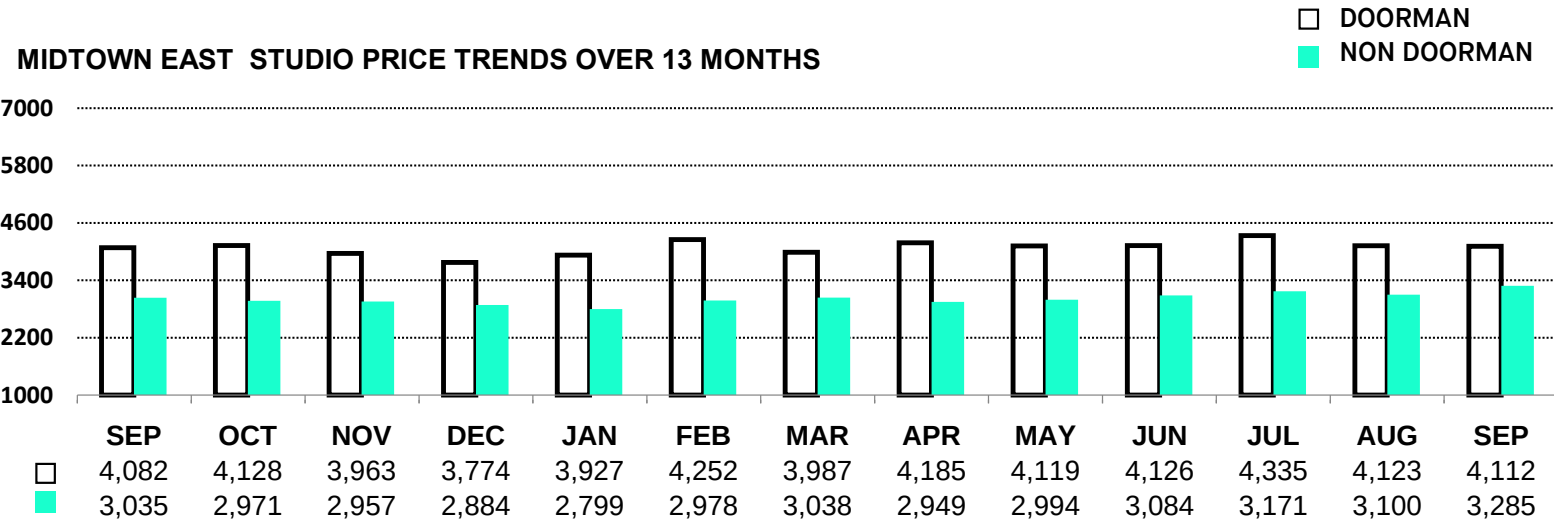
PRICE TRENDS: LOWER EAST SIDE

AVERAGE DOORMAN RENTS DECREASED BY 5.57% SINCE
LAST MONTH, AND NON-DOORMAN RENTS DECREASED BY
2.36%.



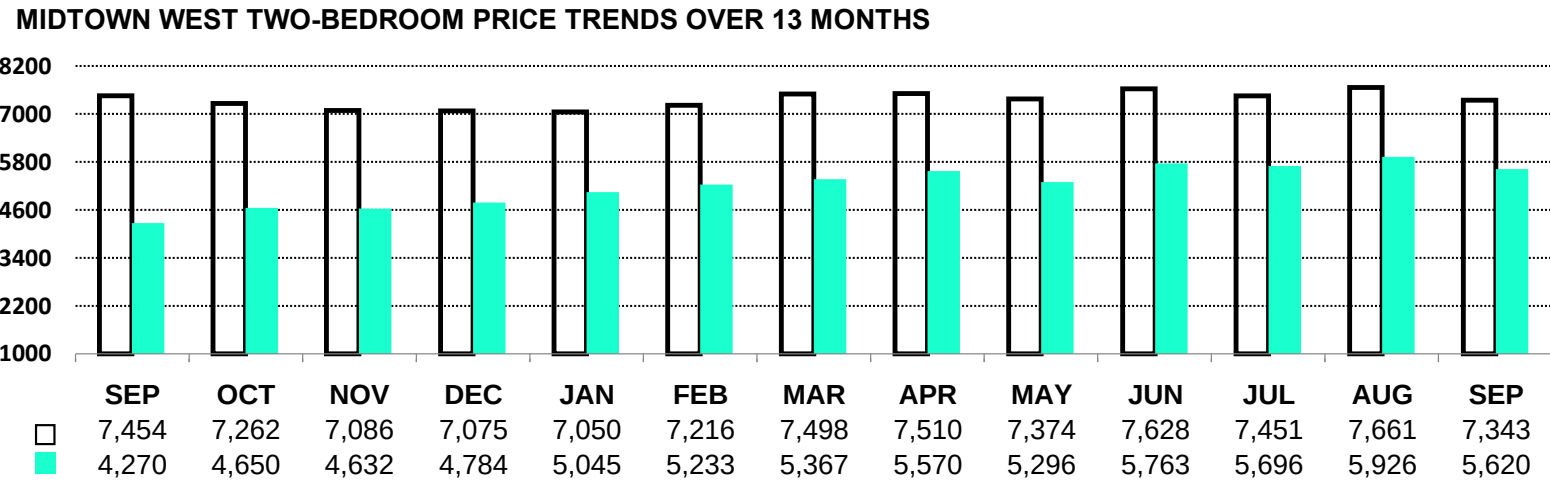
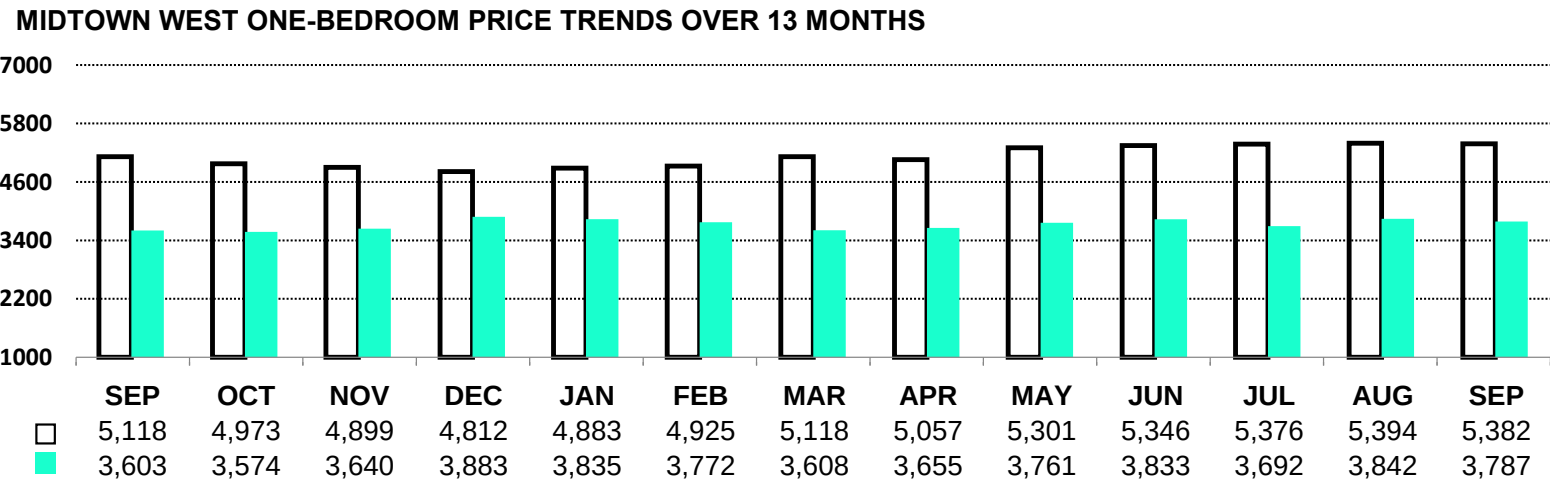
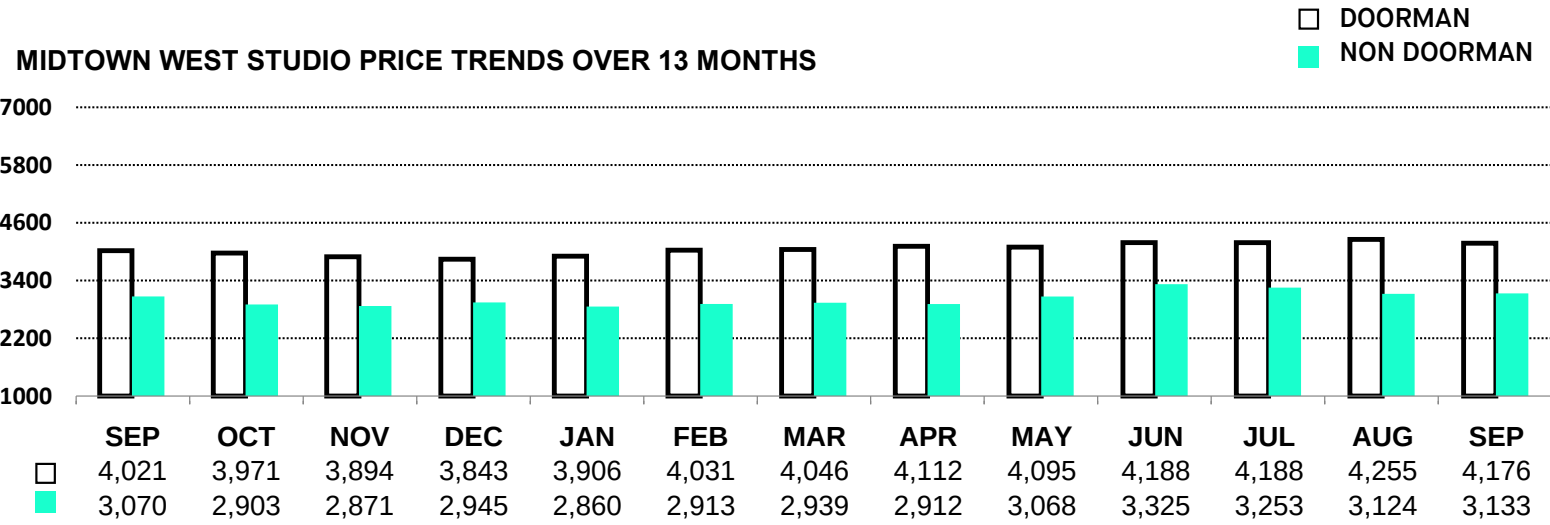
PRICE TRENDS: MIDTOWN EAST

FOR THE MONTH OF SEPTEMBER, DOORMAN RENTS
INCREASED BY 2.84%, AND NON-DOORMAN RENTS SLIGHTLY
INCREASED BY JUST 0.14%.



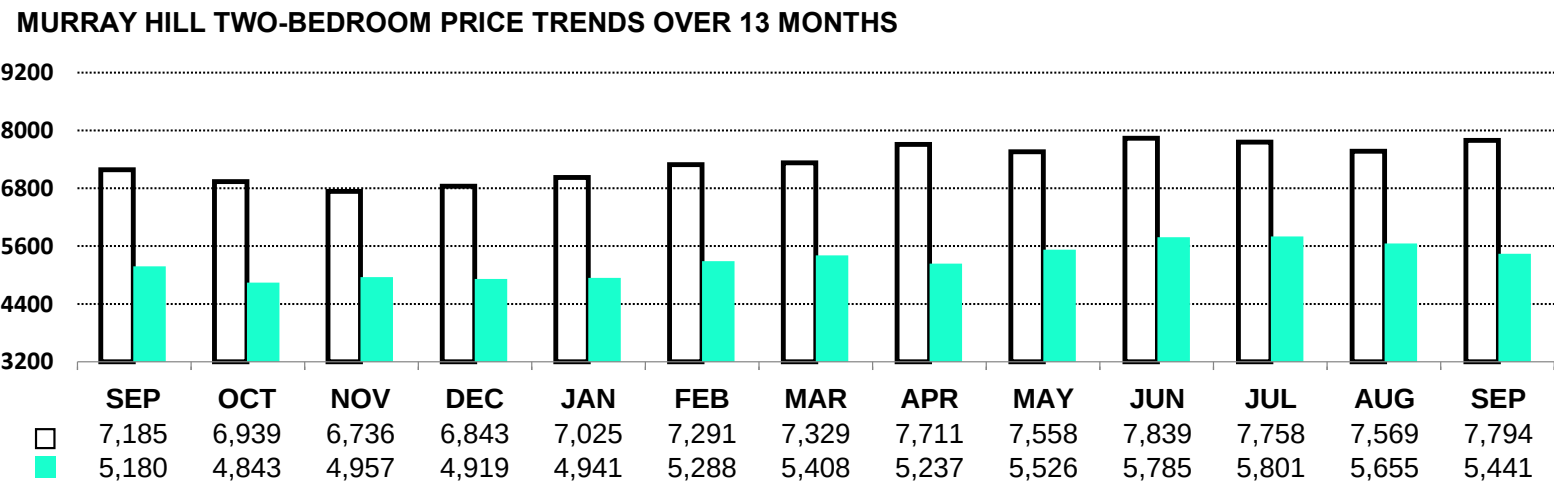
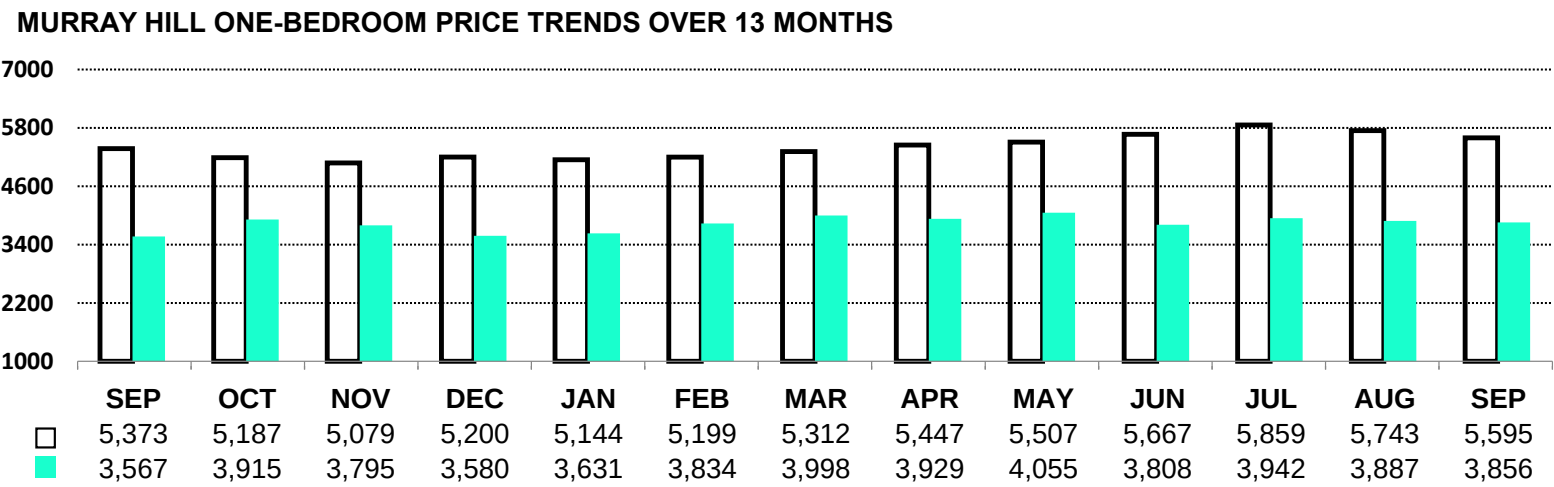
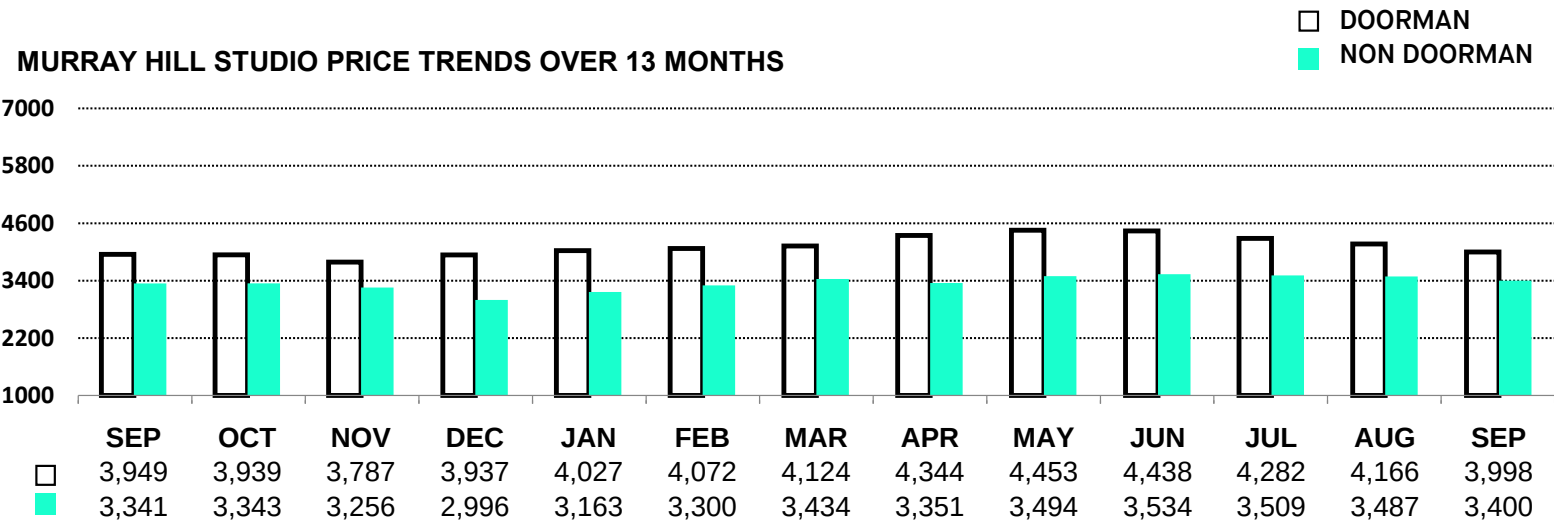
PRICE TRENDS: MIDTOWN WEST

THIS PAST MONTH, THE AVERAGE DOORMAN RENTS DECREASED BY 2.36%, AND NON-DOORMAN RENTS DECREASED BY 2.73%.



PRICE TRENDS: MURRAY HILL

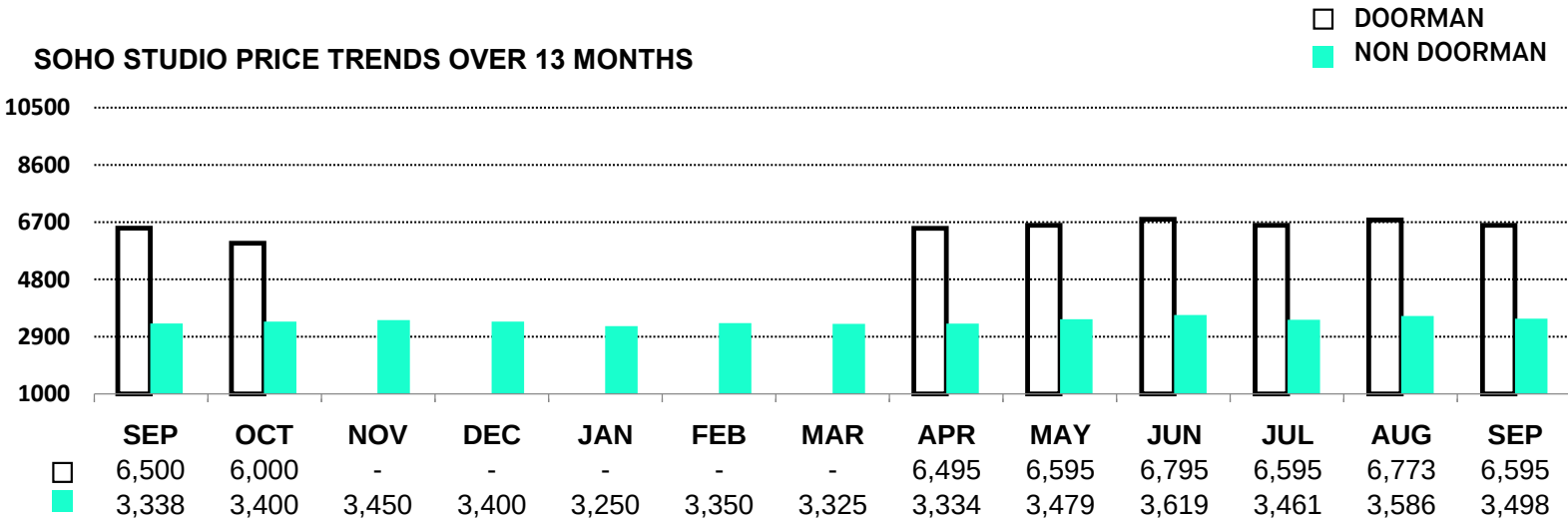
FOR THE MONTH OF SEPTEMBER, AVERAGE RENTAL PRICES
FOR DOORMAN RENTS SLIGHTLY DECREASED BY JUST 0.52%,
AND NON-DOORMAN RENTS DECREASED BY 2.55%.



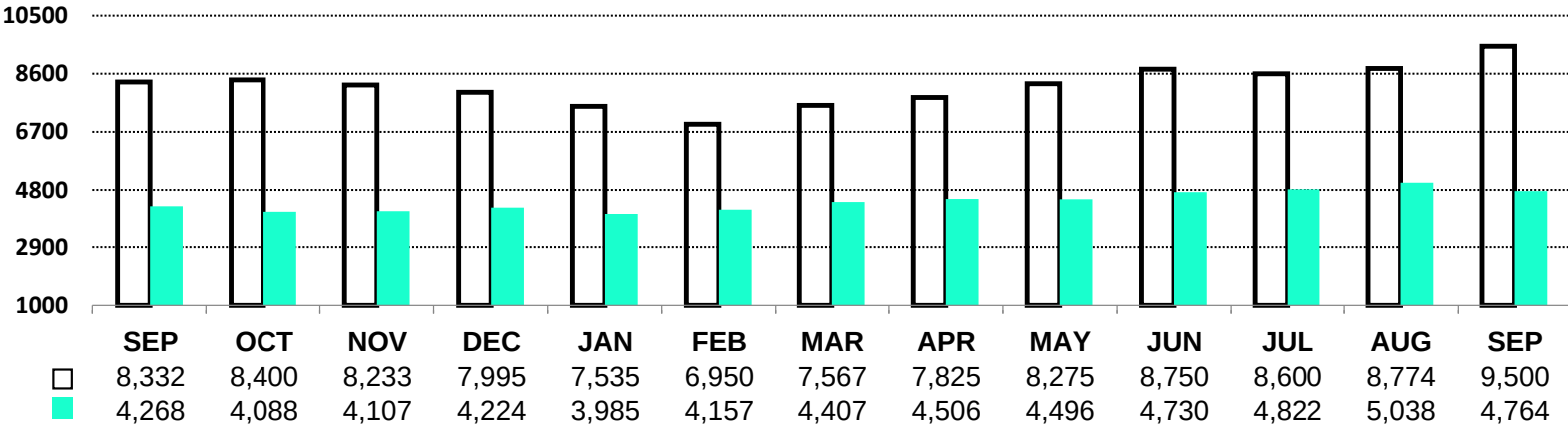
PRICE TRENDS: SOHO

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT INCREASED BY 3.53%, WHILE NON-DOORMAN RENTS DECREASED BY 2.71%.

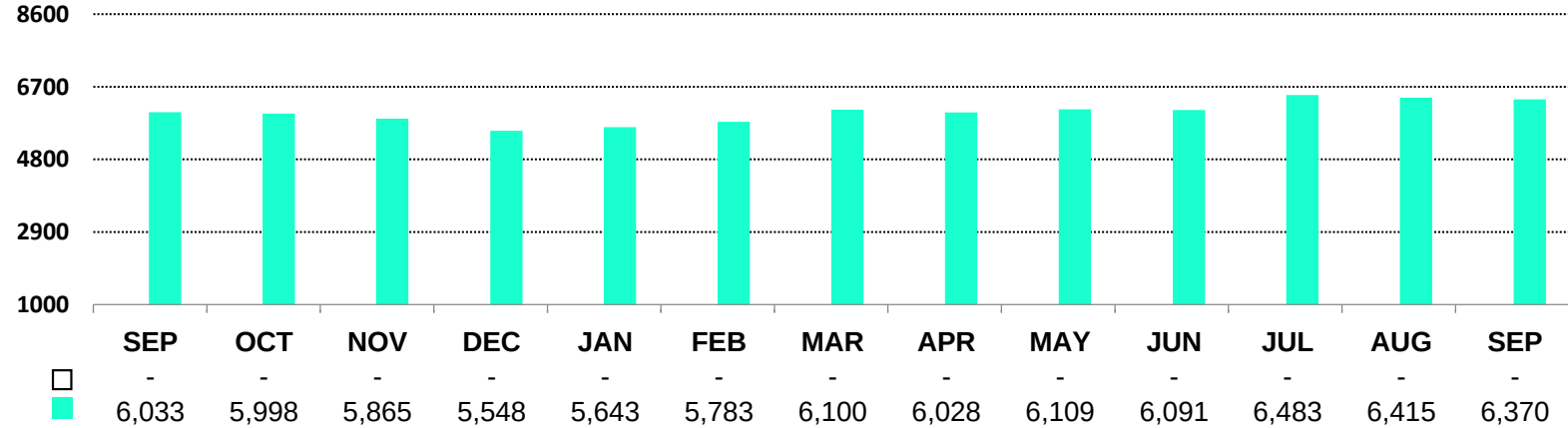
SOHO STUDIO PRICE TRENDS OVER 13 MONTHS



SOHO ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



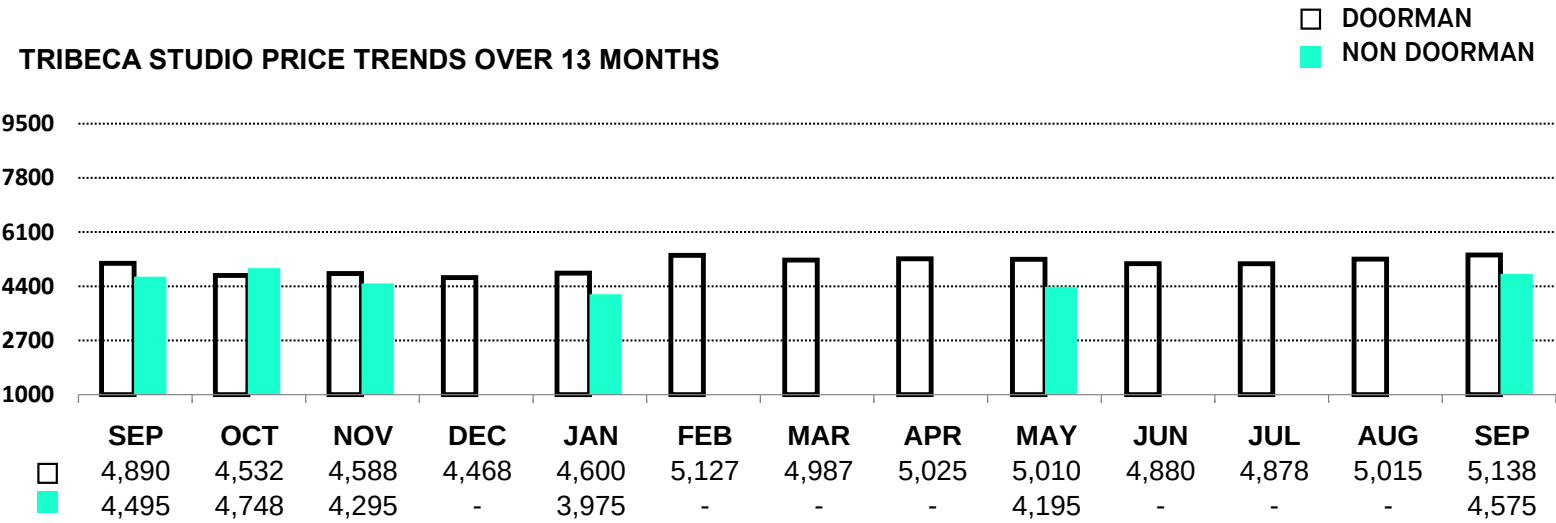
SOHO TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



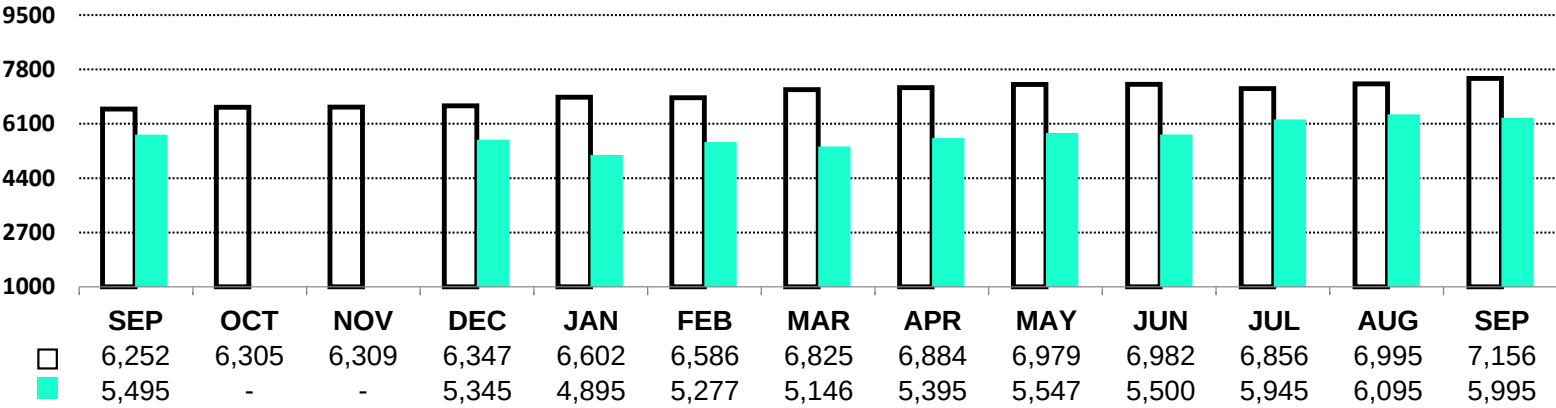
PRICE TRENDS: TRIBECA

THIS PAST MONTH, THE AVERAGE RENTAL PRICE FOR A DOORMAN UNIT INCREASED BY 1.05%, AND NON-DOORMAN RENTS SLIGHTLY INCREASED BY JUST 0.67%.

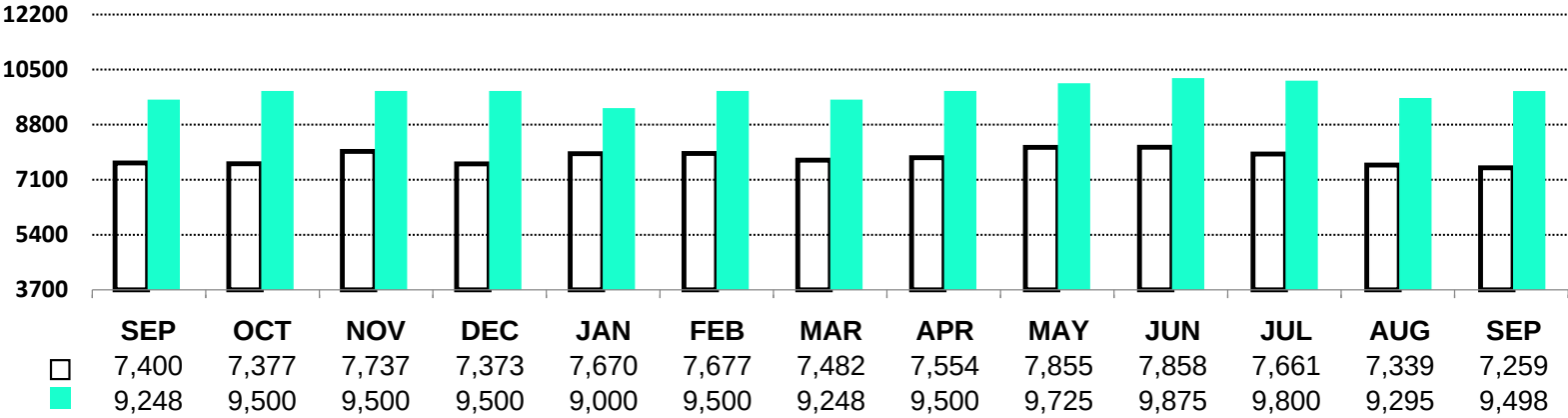
TRIBECA STUDIO PRICE TRENDS OVER 13 MONTHS



TRIBECA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS

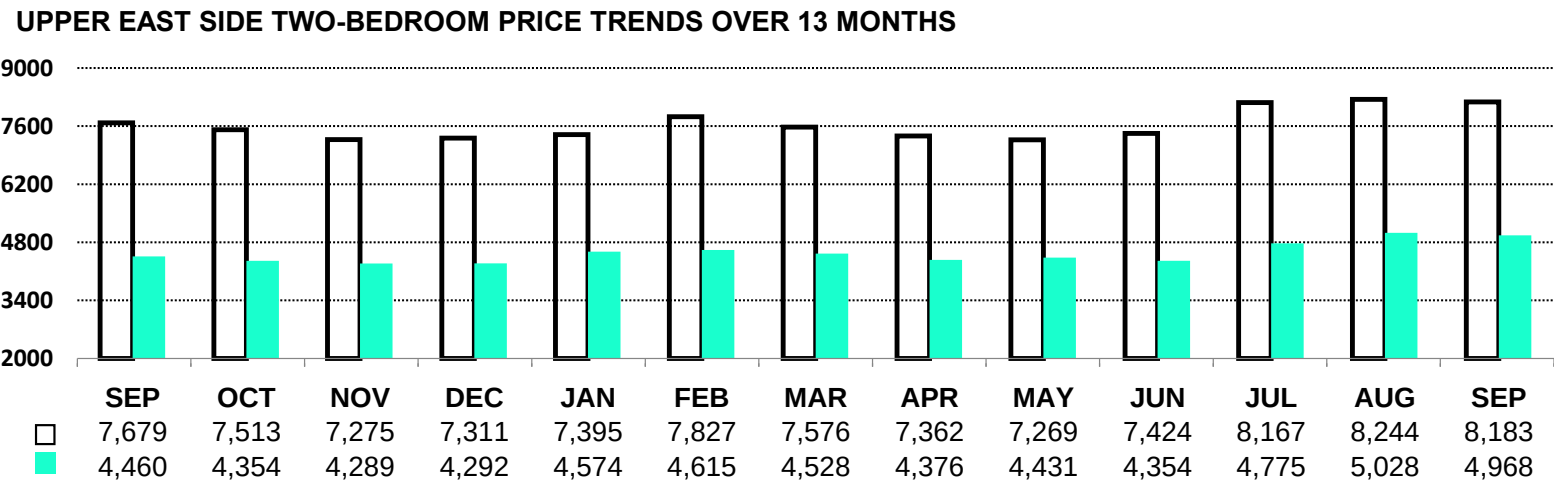
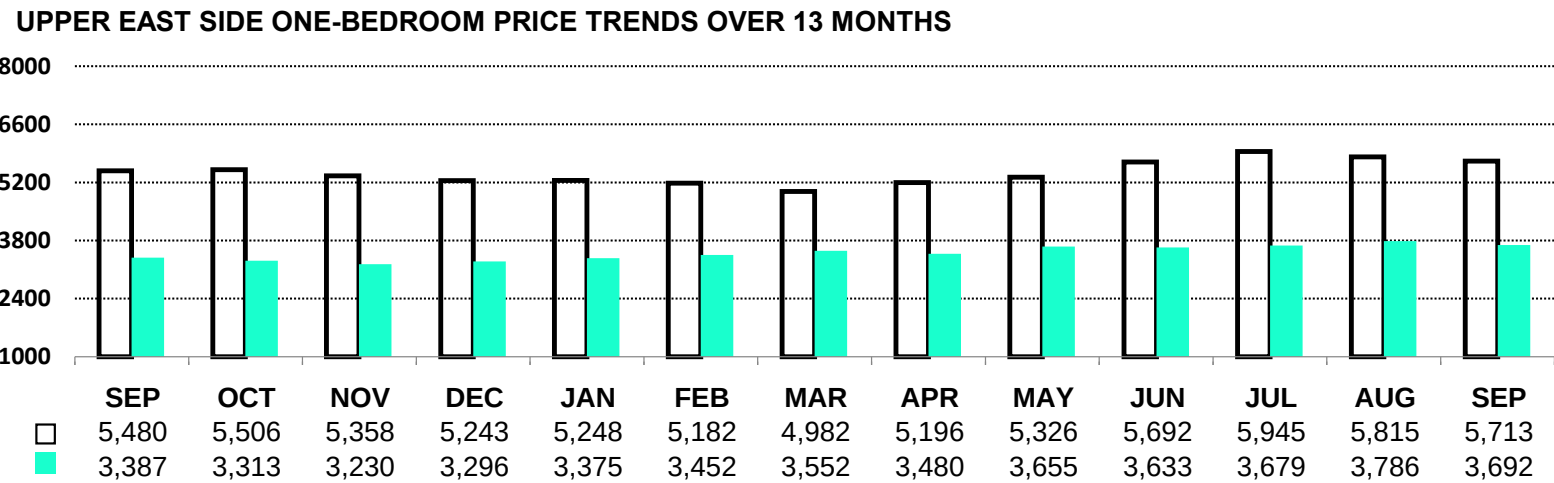
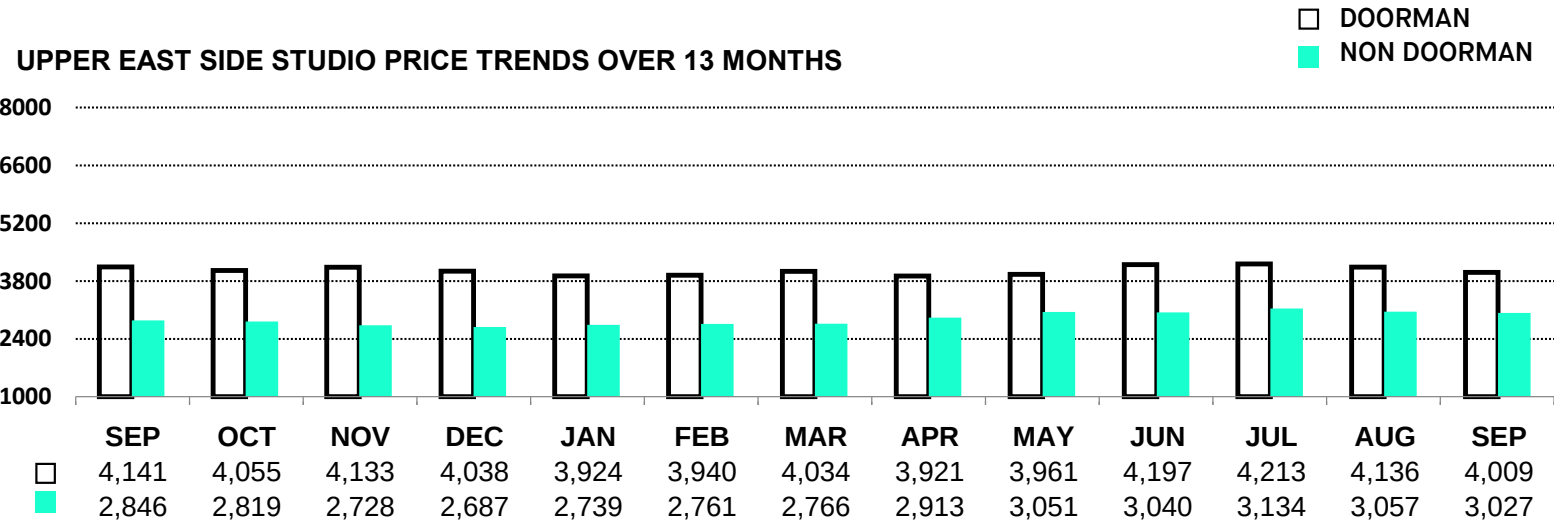


TRIBECA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



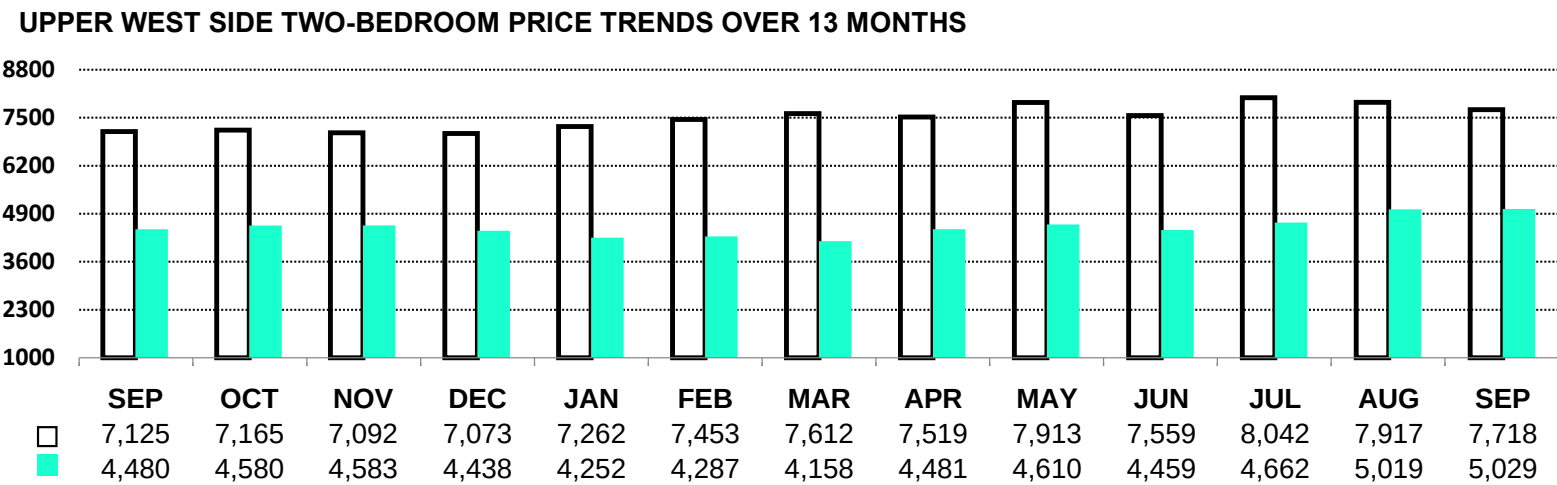
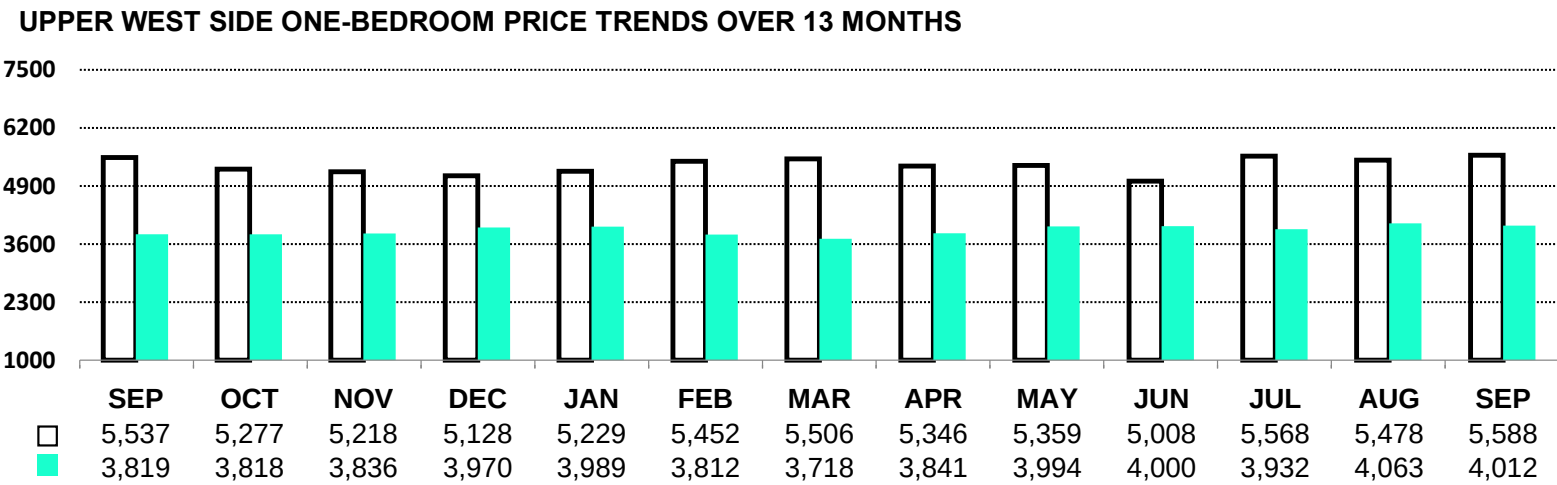
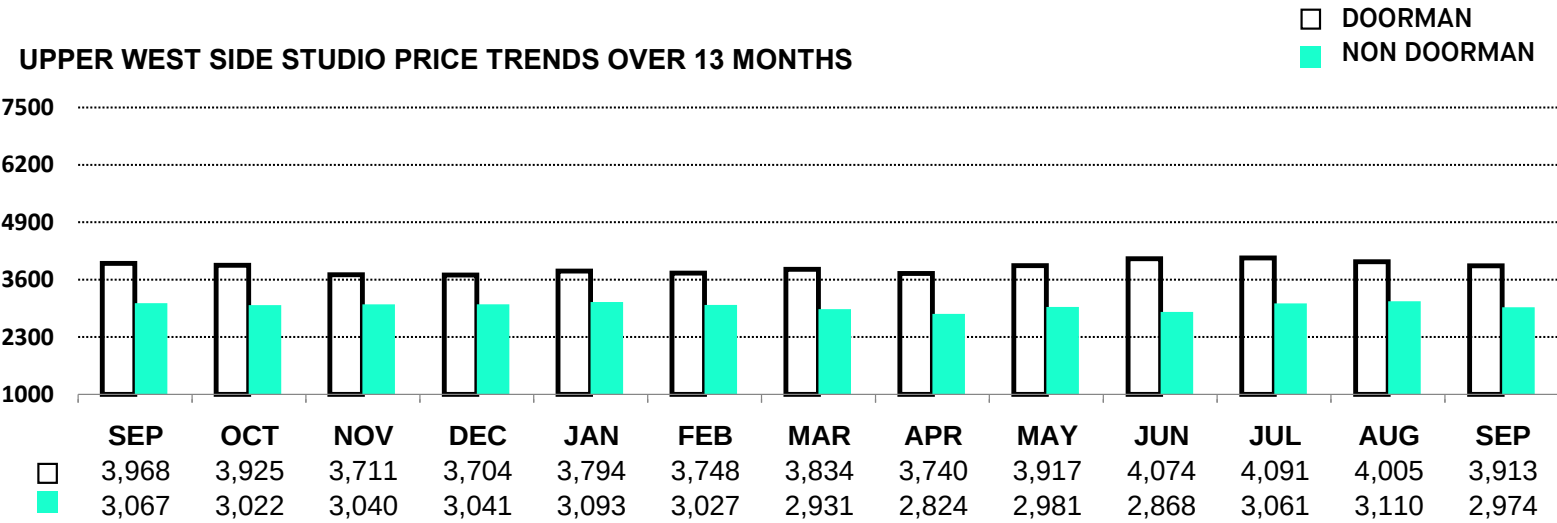
PRICE TRENDS: UPPER EAST SIDE

MONTH-OVER-MONTH, AVERAGE DOORMAN RENTAL PRICES
HAVE DECREASED BY 1.60%, NON-DOORMAN RENTS
DECREASED BY 1.56%.



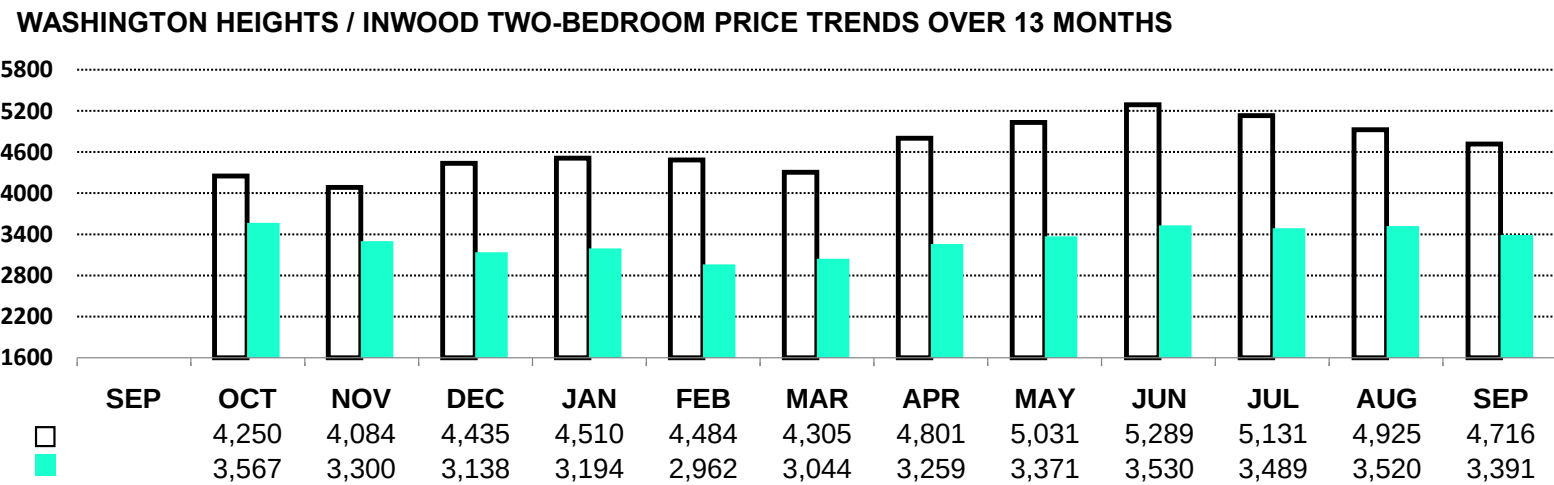
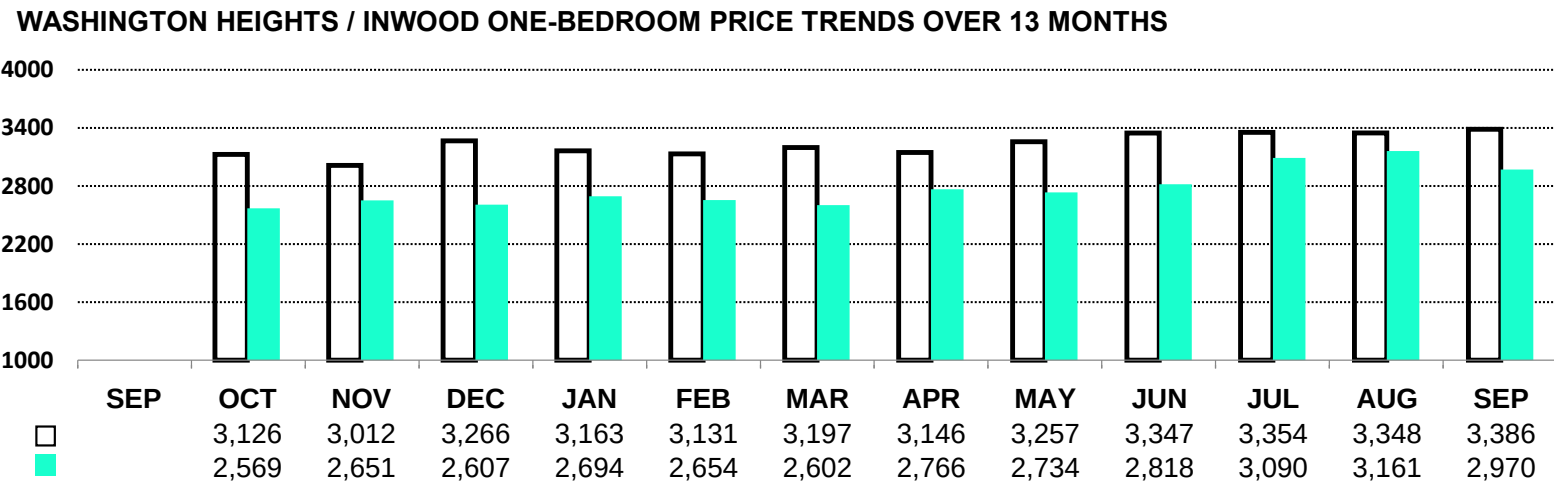
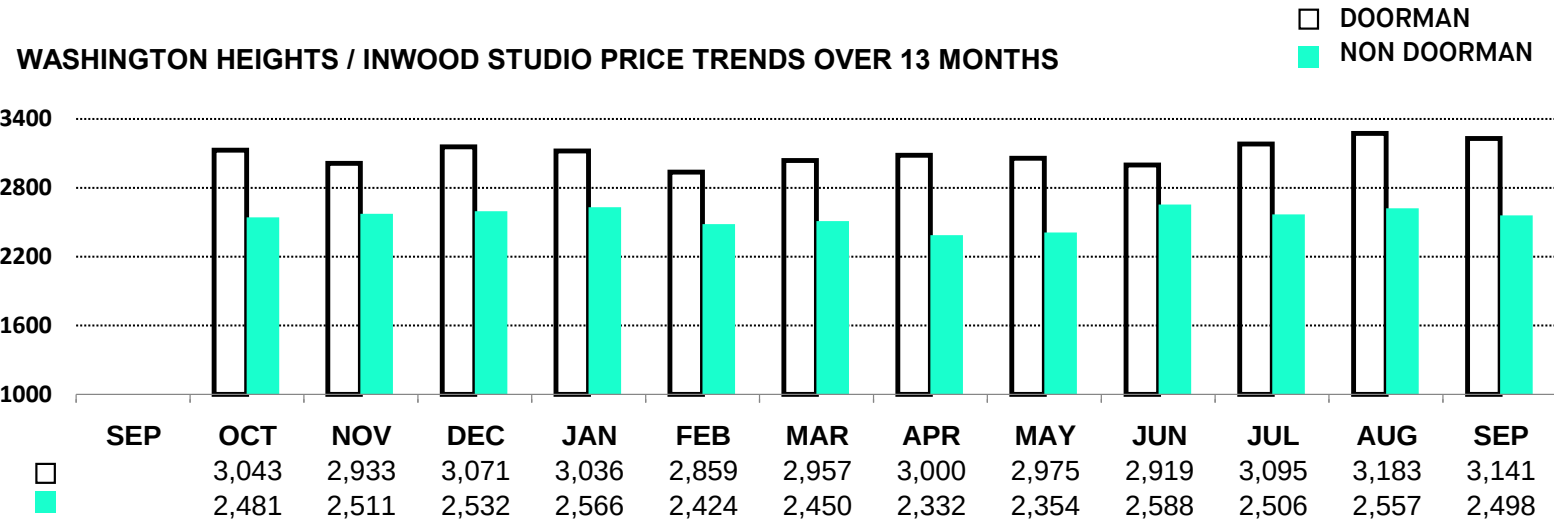
PRICE TRENDS: UPPER WEST SIDE

AVERAGE DOORMAN RENTS THIS MONTH HAVE DECREASED BY 1.04%, AND NON-DOORMAN RENTS DECREASED BY 1.45%.



PRICE TRENDS: WASHINGTON HEIGHTS / INWOOD

AVERAGE DOORMAN RENTS THIS MONTH HAVE DECREASED
BY 1.86%, AND NON-DOORMAN RENTS DECREASED BY
4.10%.



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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