

# **BOND MARKET REPORT**

**Q3 2023 • MANHATTAN • RENTAL MARKET**



## WELCOME TO THE THIRD EDITION OF THE BOND RENTAL REPORT

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The Third Quarter of 2023 started amid local news reports of the highest rents NYC had ever seen. This was driven by historically low levels of inventory and seasonally high demand from both current residents, whose post-Covid leases had come to an end, as well as the annual influx of students and new professionals seeking homes before the beginning of their academic or professional calendars. Q3 proved to be a case study in the basic economics of supply and demand, as the low number of available rentals was absorbed at some of the highest prices New Yorkers have ever experienced. Many would-be Manhattan renters suffered from rent fatigue, and they decamped to the outer boroughs in search of more affordable options, creating demand which then influenced the escalating prices in the nearby outer boroughs.

The average rent for a studio apartment in Manhattan during Q3 was over \$3,700 in luxury buildings and almost \$2,900 in walk-up buildings. While this represents a 4-5% increase over Q2, these rents are also up at least 20% over pre-Covid summers. For one-bedroom units, renters paid an average of \$4,886 for luxury units, or \$3,868 for walk-ups, which is mostly on par with Q2, if not just slightly lower. When we compare the figures with the summer of 2019, one-bedroom units have increased more than 12% on average. Two- and three-bedroom apartments in luxury buildings commanded prices over \$7,300 and \$9,400, respectively, showing 15% gains over 2019. If 2021 was the year the rental market healed from the devastation of 2020, and 2022 was the year the market recovered fully, 2023 has proven the resilience of NYC -- its growth and its long-term viability have made it one of the most in-demand places to live in the United States.

Detractors will point to NYC's high rents as exclusive barriers to entry for many would-be residents who cannot afford such prices. Employment in NYC remains strong, and annual incomes have kept up with rents enough that when offering leases, landlords sometimes have more than one applicant from which to choose.

Some of the best values in Manhattan in Q3 were in Upper Manhattan, where studios in Hamilton Heights still average below \$2,000 monthly, and two bedrooms can be rented for under \$2,800 in walk-up buildings. One-bedroom apartments in East Harlem averaged \$2,595 in non-doorman buildings and three-bedroom units can still be found for less than \$4,000 per month. Even Midtown East -- not everyone's first idea when thinking of living in the City -- had non-doorman studios averaging \$2,582 and one bedrooms averaging \$3,373, with easy walk-to-work options for the increasing hordes returning to offices this year.

Experts concur that we've seen the peak of the market for now, and rents are expected to level off, perhaps even decreasing slightly in Q4 as the highest demand for the year is behind us. We will be watching landlords as lease renewals come due with the anticipation of low rent increases on the already high rent levels, as landlords hope to perpetuate the successes of the past two years rather than risking vacancies as the market inevitably cools in the new year.

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# MANHATTAN MARKETWIDE AVERAGES

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$3,750	+4.17%	\$3,600
	Average Rent	\$3,714	+3.19%	\$3,599
<b>One Bedroom</b>	Median Rent	\$4,848	+5.38%	\$4,600
	Average Rent	\$4,886	+1.58%	\$4,810
<b>Two Bedroom</b>	Median Rent	\$7,000	-0.36%	\$7,025
	Average Rent	\$7,347	-0.89%	\$7,413
<b>Three Bedroom</b>	Median Rent	\$9,473	-5.28%	\$10,000
	Average Rent	\$11,234	-1.44%	\$11,398

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$2,648	+3.14%	\$2,567
	Average Rent	\$2,886	-0.48%	\$2,900
<b>One Bedroom</b>	Median Rent	\$3,397	-1.31%	\$3,442
	Average Rent	\$3,868	+2.15%	\$3,787
<b>Two Bedroom</b>	Median Rent	\$4,325	+0.68%	\$4,296
	Average Rent	\$5,169	+4.56%	\$4,943
<b>Three Bedroom</b>	Median Rent	\$5,780	+3.01%	\$5,611
	Average Rent	\$7,286	+6.21%	\$6,860

# BATTERY PARK

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$3,955	+6.03%	\$3,730
	Average Rent	\$3,989	+2.28%	\$3,900
	Average Square Foot	578	-3.99%	602
	Average Days on Market	21	0.00%	21
<b>One Bedroom</b>	Median Rent	\$4,898	+8.83%	\$4,500
	Average Rent	\$4,973	+4.16%	\$4,774
	Average Square Foot	730	+0.41%	727
	Average Days on Market	23	-28.13%	32
<b>Two Bedroom</b>	Median Rent	\$8,000	-1.33%	\$8,108
	Average Rent	\$8,014	-2.91%	\$8,254
	Average Square Foot	1,121	-2.01%	1,144
	Average Days on Market	30	-6.25%	32
<b>Three Bedroom</b>	Median Rent	\$12,500	-1.96%	\$12,750
	Average Rent	\$12,534	+0.27%	\$12,500
	Average Square Foot	1,580	-11.09%	1,777
	Average Days on Market	30	-34.78%	46

# CENTRAL HARLEM

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$3,575	+58.89%	\$2,250
	Average Rent	\$3,185	+15.38%	\$2,760
	Average Square Foot	544	+17.75%	462
	Average Days on Market	21	-40.00%	35
<b>One Bedroom</b>	Median Rent	\$3,798	+18.67%	\$3,200
	Average Rent	\$3,938	+15.87%	\$3,399
	Average Square Foot	749	+2.74%	729
	Average Days on Market	31	-8.82%	34
<b>Two Bedroom</b>	Median Rent	\$4,500	+9.76%	\$4,100
	Average Rent	\$4,827	+6.58%	\$4,529
	Average Square Foot	1,100	-1.79%	1,120
	Average Days on Market	41	-2.38%	42
<b>Three Bedroom</b>	Median Rent	\$5,900	-4.84%	\$6,200
	Average Rent	\$6,254	+1.09%	\$6,186
	Average Square Foot	1,938	+28.26%	1,511
	Average Days on Market	38	-33.33%	57

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$2,150	-6.52%	\$2,300
	Average Rent	\$2,151	-13.35%	\$2,482
	Average Square Foot	436	-11.02%	490
	Average Days on Market	28	-6.67%	30
<b>One Bedroom</b>	Median Rent	\$2,600	0.00%	\$2,600
	Average Rent	\$2,714	-3.15%	\$2,802
	Average Square Foot	621	-17.86%	756
	Average Days on Market	29	-23.68%	38
<b>Two Bedroom</b>	Median Rent	\$3,250	4.84%	\$3,100
	Average Rent	\$3,462	2.45%	\$3,379
	Average Square Foot	1,061	-1.21%	1,074
	Average Days on Market	26	-31.58%	38
<b>Three Bedroom</b>	Median Rent	\$4,500	21.62%	\$3,700
	Average Rent	\$4,631	14.73%	\$4,036
	Average Square Foot	1,387	-27.12%	1,903
	Average Days on Market	34	3.03%	33

# CHELSEA

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$4,000	+0.25%	\$3,990
	Average Rent	\$4,011	+0.07%	\$4,008
	Average Square Foot	499	-0.20%	500
	Average Days on Market	28	+3.70%	27
<b>One Bedroom</b>	Median Rent	\$5,556	+4.83%	\$5,300
	Average Rent	\$5,569	+1.73%	\$5,474
	Average Square Foot	722	+0.14%	721
	Average Days on Market	28	-3.45%	29
<b>Two Bedroom</b>	Median Rent	\$8,437	+2.88%	\$8,200
	Average Rent	\$9,117	-4.22%	\$9,518
	Average Square Foot	1,238	-7.06%	1,332
	Average Days on Market	34	-8.11%	37
<b>Three Bedroom</b>	Median Rent	\$13,000	0.00%	\$13,000
	Average Rent	\$16,229	+2.52%	\$15,830
	Average Square Foot	1,961	-9.67%	2,171
	Average Days on Market	38	-9.52%	42

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$3,000	+7.24%	\$2,798
	Average Rent	\$3,079	+2.90%	\$2,992
	Average Square Foot	554	+2.78%	539
	Average Days on Market	22	-12.00%	25
<b>One Bedroom</b>	Median Rent	\$4,100	+8.04%	\$3,795
	Average Rent	\$4,174	+1.74%	\$4,102
	Average Square Foot	774	-9.37%	854
	Average Days on Market	26	0.00%	26
<b>Two Bedroom</b>	Median Rent	\$5,100	+0.99%	\$5,050
	Average Rent	\$6,292	+6.74%	\$5,894
	Average Square Foot	1229	+2.25%	1202
	Average Days on Market	23	-8.00%	25
<b>Three Bedroom</b>	Median Rent	\$7,650	-1.61%	\$7,775
	Average Rent	\$8,493	-5.34%	\$8,971
	Average Square Foot	2074	+2.37%	2,026
	Average Days on Market	24	-4.00%	25

# EAST VILLAGE

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$3,800	-10.59%	\$4,250
	Average Rent	\$3,948	-4.99%	\$4,156
	Average Square Foot	449	+0.67%	446
	Average Days on Market	21	-16.00%	25
<b>One Bedroom</b>	Median Rent	\$5,399	-1.84%	\$5,500
	Average Rent	\$5,242	-4.12%	\$5,468
	Average Square Foot	693	+3.28%	671
	Average Days on Market	27	-10.00%	30
<b>Two Bedroom</b>	Median Rent	\$7,650	+28.63%	\$5,948
	Average Rent	\$7,362	+7.68%	\$6,837
	Average Square Foot	1195	+17.39%	1018
	Average Days on Market	27	-6.90%	29
<b>Three Bedroom</b>	Median Rent	\$11,226	+18.17%	\$9,500
	Average Rent	\$10,552	+4.70%	\$10,078
	Average Square Foot	1055	-19.28%	1,307
	Average Days on Market	28	-44.00%	50

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$2,695	-3.30%	\$2,787
	Average Rent	\$2,996	+3.21%	\$2,903
	Average Square Foot	400	-6.10%	426
	Average Days on Market	21	-4.55%	22
<b>One Bedroom</b>	Median Rent	\$4,035	+11.31%	\$3,625
	Average Rent	\$4,146	+6.70%	\$3,886
	Average Square Foot	755	-0.40%	758
	Average Days on Market	28	+7.69%	26
<b>Two Bedroom</b>	Median Rent	\$4,595	+2.22%	\$4,495
	Average Rent	\$4,709	+1.93%	\$4,619
	Average Square Foot	939	-8.57%	1027
	Average Days on Market	20	-16.67%	24
<b>Three Bedroom</b>	Median Rent	\$6,090	-0.57%	\$6,125
	Average Rent	\$6,181	-0.84%	\$6,233
	Average Square Foot	1258	-7.30%	1,357
	Average Days on Market	30	+3.45%	29

# EAST HARLEM

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$2,995	+4.17%	\$2,875
	Average Rent	\$2,905	+2.94%	\$2,822
	Average Square Foot	475	-3.65%	493
	Average Days on Market	35	-5.41%	37
<b>One Bedroom</b>	Median Rent	\$3,327	+9.08%	\$3,050
	Average Rent	\$3,292	+5.55%	\$3,118
	Average Square Foot	720	+2.42%	703
	Average Days on Market	34	-5.56%	36
<b>Two Bedroom</b>	Median Rent	\$3,668	-5.28%	\$3,872
	Average Rent	\$3,920	-5.73%	\$4,158
	Average Square Foot	929	-3.23%	960
	Average Days on Market	22	-21.43%	28
<b>Three Bedroom</b>	Median Rent	\$5,448	-0.91%	\$5,498
	Average Rent	\$5,448	-10.10%	\$6,060
	Average Square Foot	1472	11.43%	1,321
	Average Days on Market	33	-15.38%	39

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$2,400	+33.33%	\$1,800
	Average Rent	\$2,488	+21.38%	\$2,050
	Average Square Foot	430	-46.25%	800
	Average Days on Market	39	-9.30%	43
<b>One Bedroom</b>	Median Rent	\$2,595	+3.80%	\$2,500
	Average Rent	\$2,804	+3.38%	\$2,712
	Average Square Foot	594	-2.78%	611
	Average Days on Market	31	-8.82%	34
<b>Two Bedroom</b>	Median Rent	\$3,000	+3.81%	\$2,890
	Average Rent	\$3,121	+4.62%	\$2,983
	Average Square Foot	840	-13.13%	967
	Average Days on Market	28	-31.71%	41
<b>Three Bedroom</b>	Median Rent	\$3,595	+2.71%	\$3,500
	Average Rent	\$4,016	+10.99%	\$3,619
	Average Square Foot	1480	+27.26%	1,163
	Average Days on Market	39	-11.36%	44



# FINANCIAL DISTRICT

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$3,775	+4.86%	\$3,600
	Average Rent	\$3,840	+2.72%	\$3,739
	Average Square Foot	582	-1.19%	589
	Average Days on Market	25	-7.41%	27
<b>One Bedroom</b>	Median Rent	\$4,875	+4.03%	\$4,686
	Average Rent	\$5,049	+2.61%	\$4,921
	Average Square Foot	795	-0.13%	796
	Average Days on Market	27	0.00%	27
<b>Two Bedroom</b>	Median Rent	\$7,675	+8.25%	\$7,090
	Average Rent	\$7,809	+1.51%	\$7,692
	Average Square Foot	1198	-0.17%	1,200
	Average Days on Market	30	-9.09%	33
<b>Three Bedroom</b>	Median Rent	\$12,875	+22.62%	\$10,500
	Average Rent	\$13,348	+18.06%	\$11,306
	Average Square Foot	2093	+21.97%	1,716
	Average Days on Market	40	-2.44%	41

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$4,183	-4.72%	\$4,390
	Average Rent	\$4,114	-20.98%	\$5,207
	Average Square Foot	685	-37.21%	1,091
	Average Days on Market	34	-20.93%	43
<b>One Bedroom</b>	Median Rent	\$6,084	+10.34%	\$5,514
	Average Rent	\$5,987	+8.19%	\$5,534
	Average Square Foot	781	-6.24%	833
	Average Days on Market	15	-16.67%	18
<b>Two Bedroom</b>	Median Rent	\$5,250	0.00%	\$5,250
	Average Rent	\$6,328	+15.27%	\$5,490
	Average Square Foot	1127	+15.12%	979
	Average Days on Market	30	-23.08%	39
<b>Three Bedroom</b>	Median Rent	\$6,495	-12.23%	\$7,400
	Average Rent	\$7,824	+6.80%	\$7,326
	Average Square Foot	1544	-13.84%	1,792
	Average Days on Market	15	7.14%	14

# FLATIRON

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$4,328	1.84%	\$4,250
	Average Rent	\$4,407	+0.37%	\$4,391
	Average Square Foot	498	-0.40%	500
	Average Days on Market	32	-3.03%	33
<b>One Bedroom</b>	Median Rent	\$5,635	-3.86%	\$5,861
	Average Rent	\$5,875	-2.16%	\$6,005
	Average Square Foot	709	-2.61%	728
	Average Days on Market	30	-3.23%	31
<b>Two Bedroom</b>	Median Rent	\$8,999	+4.82%	\$8,585
	Average Rent	\$9,371	+0.68%	\$9,308
	Average Square Foot	1218	+0.91%	1,207
	Average Days on Market	29	-14.71%	34
<b>Three Bedroom</b>	Median Rent	\$17,000	-2.02%	\$17,350
	Average Rent	\$16,750	-15.42%	\$19,804
	Average Square Foot	2465	+1.61%	2,426
	Average Days on Market	45	+2.27%	44

Non-Doorman Rentals Matrix By Size		Q2 2023	% CHG (QTR)	Q1 2023
<b>Studios</b>	Median Rent	\$3,325	+12.71%	\$2,950
	Average Rent	\$3,170	+4.55%	\$3,032
	Average Square Foot	485	-1.62%	493
	Average Days on Market	16	-23.81%	21
<b>One Bedroom</b>	Median Rent	\$4,125	-0.54%	\$4,148
	Average Rent	\$4,394	-10.19%	\$4,893
	Average Square Foot	793	-35.27%	1,225
	Average Days on Market	25	-10.71%	28
<b>Two Bedroom</b>	Median Rent	\$8,550	+55.45%	\$5,500
	Average Rent	\$8,425	+15.49%	\$7,295
	Average Square Foot	2012	+14.25%	1,761
	Average Days on Market	35	-12.50%	40
<b>Three Bedroom</b>	Median Rent	\$14,000	+21.74%	\$11,500
	Average Rent	\$13,108	-7.57%	\$14,182
	Average Square Foot	2639	-1.71%	2,685
	Average Days on Market	26	-23.53%	34

# GRAMERCY PARK

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$3,750	+3.59%	\$3,620
	Average Rent	\$3,722	+2.49%	\$3,632
	Average Square Foot	449	-3.23%	464
	Average Days on Market	15	-11.76%	17
<b>One Bedroom</b>	Median Rent	\$4,715	+4.89%	\$4,495
	Average Rent	\$4,939	+6.46%	\$4,639
	Average Square Foot	671	-0.74%	676
	Average Days on Market	17	-15.00%	20
<b>Two Bedroom</b>	Median Rent	\$6,200	+3.64%	\$5,982
	Average Rent	\$7,364	+14.43%	\$6,435
	Average Square Foot	969	+12.94%	858
	Average Days on Market	24	-7.69%	26
<b>Three Bedroom</b>	Median Rent	\$7,922	+1.60%	\$7,798
	Average Rent	\$8,368	-3.01%	\$8,628
	Average Square Foot	1081	-6.81%	1,160
	Average Days on Market	21	-12.50%	24

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$2,760	-1.34%	\$2,798
	Average Rent	\$2,978	-4.59%	\$3,121
	Average Square Foot	381	-45.26%	696
	Average Days on Market	22	-8.33%	24
<b>One Bedroom</b>	Median Rent	\$4,961	-0.37%	\$4,980
	Average Rent	\$4,831	+2.61%	\$4,708
	Average Square Foot	785	-2.48%	805
	Average Days on Market	23	-8.00%	25
<b>Two Bedroom</b>	Median Rent	\$5,650	+6.70%	\$5,295
	Average Rent	\$5,596	+2.26%	\$5,473
	Average Square Foot	1024	+4.81%	977
	Average Days on Market	26	-13.33%	30
<b>Three Bedroom</b>	Median Rent	\$7,250	+15.17%	\$6,295
	Average Rent	\$7,313	-0.20%	\$7,328
	Average Square Foot	1262	-14.44%	1,475
	Average Days on Market	29	-23.68%	38

# GREENWICH VILLAGE/WEST VILLAGE

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$4,350	-3.33%	\$4,500
	Average Rent	\$4,410	-5.12%	\$4,648
	Average Square Foot	491	-20.03%	614
	Average Days on Market	19	-13.64%	22
<b>One Bedroom</b>	Median Rent	\$6,850	+5.38%	\$6,500
	Average Rent	\$6,658	+3.13%	\$6,456
	Average Square Foot	828	-4.72%	869
	Average Days on Market	27	-6.90%	29
<b>Two Bedroom</b>	Median Rent	\$9,248	-11.92%	\$10,500
	Average Rent	\$10,540	-6.71%	\$11,298
	Average Square Foot	1369	-6.93%	1,471
	Average Days on Market	36	-12.20%	41
<b>Three Bedroom</b>	Median Rent	\$16,498	-15.40%	\$19,500
	Average Rent	\$19,160	-0.09%	\$19,178
	Average Square Foot	2127	-12.83%	2,440
	Average Days on Market	27	-12.90%	31

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$3,350	+3.08%	\$3,250
	Average Rent	\$3,395	-1.28%	\$3,439
	Average Square Foot	380	-12.64%	435
	Average Days on Market	22	+4.76%	21
<b>One Bedroom</b>	Median Rent	\$4,496	+3.36%	\$4,350
	Average Rent	\$4,662	+1.46%	\$4,595
	Average Square Foot	610	-4.98%	642
	Average Days on Market	21	-4.55%	22
<b>Two Bedroom</b>	Median Rent	\$5,948	-0.88%	\$6,000
	Average Rent	\$6,849	-7.22%	\$7,383
	Average Square Foot	1160	-9.09%	1276
	Average Days on Market	22	-8.33%	24
<b>Three Bedroom</b>	Median Rent	\$8,375	+6.01%	\$7,900
	Average Rent	\$11,510	-2.98%	\$11,864
	Average Square Foot	1671	+5.63%	1,582
	Average Days on Market	28	-9.68%	31

# HAMILTON HEIGHTS

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$2,600	+11.23%	\$2,338
	Average Rent	\$2,625	+11.15%	\$2,362
	Average Square Foot	380	0.00%	380
	Average Days on Market	28	-33.33%	42
<b>One Bedroom</b>	Median Rent	\$3,000	+3.45%	\$2,900
	Average Rent	\$3,144	+7.45%	\$2,926
	Average Square Foot	575	-12.08%	654
	Average Days on Market	23	-20.69%	29
<b>Two Bedroom</b>	Median Rent	\$4,354	+36.06%	\$3,200
	Average Rent	\$4,221	+21.39%	\$3,477
	Average Square Foot	770	-10.88%	864
	Average Days on Market	18	-18.18%	22
<b>Three Bedroom</b>	Median Rent	\$4,800	+13.34%	\$4,235
	Average Rent	\$4,723	+14.71%	\$4,118
	Average Square Foot	1290	+19.44%	1,080
	Average Days on Market	37	+5.71%	35

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$1,950	-3.11%	\$2,013
	Average Rent	\$1,968	+3.44%	\$1,903
	Average Square Foot	400	-3.85%	416
	Average Days on Market	26	-10.34%	29
<b>One Bedroom</b>	Median Rent	\$2,400	+8.89%	\$2,204
	Average Rent	\$2,465	+11.92%	\$2,202
	Average Square Foot	675	-7.41%	729
	Average Days on Market	33	-5.71%	35
<b>Two Bedroom</b>	Median Rent	\$2,750	+1.38%	\$2,713
	Average Rent	\$2,779	-7.41%	\$3,002
	Average Square Foot	893	-31.78%	1,309
	Average Days on Market	22	-43.59%	39
<b>Three Bedroom</b>	Median Rent	\$3,400	+5.51%	\$3,223
	Average Rent	\$3,476	-1.99%	\$3,546
	Average Square Foot	1070	-36.80%	1,693
	Average Days on Market	26	-31.58%	38

# HARLEM

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$2,500	+4.17%	\$2,400
	Average Rent	\$2,610	-2.27%	\$2,671
	Average Square Foot	402	-2.90%	414
	Average Days on Market	27	-27.03%	37
<b>One Bedroom</b>	Median Rent	\$2,923	-7.88%	\$3,173
	Average Rent	\$3,124	-8.94%	\$3,431
	Average Square Foot	624	-3.70%	648
	Average Days on Market	34	+6.25%	32
<b>Two Bedroom</b>	Median Rent	\$3,650	-7.59%	\$3,950
	Average Rent	\$4,677	+13.73%	\$4,112
	Average Square Foot	922	-1.65%	937
	Average Days on Market	26	-28.71%	36
<b>Three Bedroom</b>	Median Rent	\$4,700	+29.66%	\$3,625
	Average Rent	\$5,366	+6.56%	\$5,035
	Average Square Foot	1132	-0.70%	1,140
	Average Days on Market	30	-42.31%	52

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$2,350	+0.30%	\$2,343
	Average Rent	\$2,396	+2.26%	\$2,343
	Average Square Foot	400	-33.33%	600
	Average Days on Market	25	-39.02%	41
<b>One Bedroom</b>	Median Rent	\$2,998	+9.00%	\$2,750
	Average Rent	\$3,046	+11.20%	\$2,739
	Average Square Foot	652	-15.76%	774
	Average Days on Market	24	4.35%	23
<b>Two Bedroom</b>	Median Rent	\$3,135	-2.73%	\$3,223
	Average Rent	\$3,362	+2.98%	\$3,265
	Average Square Foot	899	-32.05%	1323
	Average Days on Market	26	-18.75%	32
<b>Three Bedroom</b>	Median Rent	\$3,645	+13.09%	\$3,223
	Average Rent	\$3,596	+1.40%	\$3,546
	Average Square Foot	1000	-40.93%	1,693
	Average Days on Market	36	-5.26%	38

# KIPS BAY

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$3,200	+0.39%	\$3,188
	Average Rent	\$3,310	+2.34%	\$3,235
	Average Square Foot	494	+4.00%	475
	Average Days on Market	25	-3.85%	26
<b>One Bedroom</b>	Median Rent	\$4,448	+7.23%	\$4,148
	Average Rent	\$4,442	+1.75%	\$4,365
	Average Square Foot	687	+1.03%	680
	Average Days on Market	28	-9.68%	31
<b>Two Bedroom</b>	Median Rent	\$6,066	+4.50%	\$5,805
	Average Rent	\$5,772	+1.69%	\$5,676
	Average Square Foot	1001	+1.64%	985
	Average Days on Market	27	-11.15%	30
<b>Three Bedroom</b>	Median Rent	\$6,945	-1.56%	\$7,055
	Average Rent	\$6,903	-1.46%	\$7,005
	Average Square Foot	1146	-3.21%	1,184
	Average Days on Market	20	-47.37%	38

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$2,600	+4.00%	\$2,500
	Average Rent	\$2,775	+4.37%	\$2,659
	Average Square Foot	483	+1.68%	475
	Average Days on Market	22	-15.38%	26
<b>One Bedroom</b>	Median Rent	\$3,000	0.00%	\$3,000
	Average Rent	\$3,243	-0.45%	\$3,258
	Average Square Foot	623	+0.97%	617
	Average Days on Market	17	-10.53%	19
<b>Two Bedroom</b>	Median Rent	\$4,150	-3.44%	\$4,298
	Average Rent	\$4,186	-5.30%	\$4,420
	Average Square Foot	700	0.00%	700
	Average Days on Market	25	-28.57%	35
<b>Three Bedroom</b>	Median Rent	\$6,850	+90.28%	\$3,600
	Average Rent	\$7,537	+104.86%	\$3,679
	Average Square Foot	2234	+59.57%	1,400
	Average Days on Market	24	-55.56%	54

# LOWER EAST SIDE/CHINATOWN

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$3,823	-3.23%	\$3,950
	Average Rent	\$3,878	+1.18%	\$3,832
	Average Square Foot	572	+19.17%	480
	Average Days on Market	32	-30.43%	46
<b>One Bedroom</b>	Median Rent	\$4,848	-11.86%	\$5,500
	Average Rent	\$4,884	-7.07%	\$5,255
	Average Square Foot	710	-2.74%	730
	Average Days on Market	31	-20.51%	39
<b>Two Bedroom</b>	Median Rent	\$6,750	-15.60%	\$7,998
	Average Rent	\$6,757	-13.62%	\$7,822
	Average Square Foot	1088	-0.64%	1,095
	Average Days on Market	38	-20.83%	48
<b>Three Bedroom</b>	Median Rent	\$7,250	-33.33%	\$10,875
	Average Rent	\$8,870	-23.68%	\$11,622
	Average Square Foot	1766	-4.23%	1,844
	Average Days on Market	35	-14.63%	41

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$2,899	+14.40%	\$2,534
	Average Rent	\$3,073	+16.30%	\$2,642
	Average Square Foot	890	+1.83%	874
	Average Days on Market	27	+3.85%	26
<b>One Bedroom</b>	Median Rent	\$3,399	-2.86%	\$3,499
	Average Rent	\$3,592	-3.17%	\$3,709
	Average Square Foot	767	+1.32%	757
	Average Days on Market	20	-9.09%	22
<b>Two Bedroom</b>	Median Rent	\$3,997	+2.51%	\$3,899
	Average Rent	\$4,400	+12.85%	\$3,899
	Average Square Foot	1026	-22.04%	1,316
	Average Days on Market	25	+4.17%	24
<b>Three Bedroom</b>	Median Rent	\$5,562	-0.41%	\$5,585
	Average Rent	\$5,830	-0.16%	\$5,840
	Average Square Foot	1196	-29.65%	1,700
	Average Days on Market	30	+3.45%	29



# MIDTOWN

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$3,343	-3.88%	\$3,478
	Average Rent	\$3,519	+4.96%	\$3,353
	Average Square Foot	533	+6.39%	501
	Average Days on Market	30	+7.14%	28
<b>One Bedroom</b>	Median Rent	\$5,000.0	+6.38%	\$4,700
	Average Rent	\$5,473.8	+6.57%	\$5,136
	Average Square Foot	825	+3.13%	800
	Average Days on Market	36	+5.88%	34
<b>Two Bedroom</b>	Median Rent	\$7,595	+0.60%	\$7,550
	Average Rent	\$8,728	-8.96%	\$9,587
	Average Square Foot	1404	+4.23%	1,347
	Average Days on Market	50	+6.38%	47
<b>Three Bedroom</b>	Median Rent	\$9,000	-43.75%	\$16,000
	Average Rent	\$14,290	-33.26%	\$21,411
	Average Square Foot	1928	-19.80%	2,404
	Average Days on Market	42	-35.38%	65

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$2,995	-3.23%	\$3,095
	Average Rent	\$3,027	-3.82%	\$3,147
	Average Square Foot	400	-15.79%	475
	Average Days on Market	28	-37.78%	45
<b>One Bedroom</b>	Median Rent	\$4,000	+14.29%	\$3,500
	Average Rent	\$3,981	+1.70%	\$3,915
	Average Square Foot	1001	+0.10%	1,000
	Average Days on Market	33	+3.13%	32
<b>Two Bedroom</b>	Median Rent	\$4,125	+5.91%	\$3,895
	Average Rent	\$4,628	+14.08%	\$4,057
	Average Square Foot	885	-1.67%	900
	Average Days on Market	18	+12.50%	16
<b>Three Bedroom</b>	Median Rent	\$4,800	+6.67%	\$4,500
	Average Rent	\$7,500	+67.97%	\$4,465
	Average Square Foot	1810	+30.59%	1,386
	Average Days on Market	28	-28.21%	39

# MIDTOWN EAST

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$3,350	+8.06%	\$3,100
	Average Rent	\$3,420	+5.69%	\$3,236
	Average Square Foot	483	+1.05%	478
	Average Days on Market	24	-20.00%	30
<b>One Bedroom</b>	Median Rent	\$4,800	+4.35%	\$4,600
	Average Rent	\$4,805	+1.72%	\$4,724
	Average Square Foot	754	+2.59%	735
	Average Days on Market	27	-12.90%	31
<b>Two Bedroom</b>	Median Rent	\$6,748	+0.71%	\$6,700
	Average Rent	\$7,377	+5.58%	\$6,987
	Average Square Foot	1180	+12.27%	1,051
	Average Days on Market	31	-6.06%	33
<b>Three Bedroom</b>	Median Rent	\$9,945	+8.75%	\$9,145
	Average Rent	\$10,797	+7.16%	\$10,075
	Average Square Foot	1544	+7.15%	1,441
	Average Days on Market	32	+3.23%	31

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$2,595	-0.19%	\$2,600
	Average Rent	\$2,582	+0.35%	\$2,573
	Average Square Foot	510	+2.00%	500
	Average Days on Market	25	+4.17%	24
<b>One Bedroom</b>	Median Rent	\$3,100	+3.33%	\$3,000
	Average Rent	\$3,373	+4.02%	\$3,243
	Average Square Foot	767	+8.03%	710
	Average Days on Market	24	-4.00%	25
<b>Two Bedroom</b>	Median Rent	\$4,095	-4.66%	\$4,295
	Average Rent	\$4,289	-0.13%	\$4,295
	Average Square Foot	794	-27.62%	1,097
	Average Days on Market	24	-20.00%	30
<b>Three Bedroom</b>	Median Rent	\$5,245	+9.27%	\$4,800
	Average Rent	\$5,347	-9.07%	\$5,880
	Average Square Foot	925	+2.78%	900
	Average Days on Market	26	+4.00%	25

# MIDTOWN WEST

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$3,748	+1.15%	\$3,705
	Average Rent	\$3,754	+1.43%	\$3,701
	Average Square Foot	496	-1.39%	503
	Average Days on Market	22	-8.33%	24
<b>One Bedroom</b>	Median Rent	\$4,656	+1.98%	\$4,565
	Average Rent	\$4,764	+1.35%	\$4,701
	Average Square Foot	695	+1.16%	687
	Average Days on Market	24	+4.35%	23
<b>Two Bedroom</b>	Median Rent	\$6,970	+5.29%	\$6,620
	Average Rent	\$7,264	+4.98%	\$6,919
	Average Square Foot	1071	+3.88%	1,031
	Average Days on Market	26	-13.33%	30
<b>Three Bedroom</b>	Median Rent	\$8,865	-5.98%	\$9,429
	Average Rent	\$11,047	+8.79%	\$10,155
	Average Square Foot	1495	-15.35%	1,766
	Average Days on Market	30	-22.12%	39

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$2,500	+4.38%	\$2,395
	Average Rent	\$2,512	-0.04%	\$2,513
	Average Square Foot	371	-30.00%	530
	Average Days on Market	19	-26.92%	26
<b>One Bedroom</b>	Median Rent	\$3,100	+0.81%	\$3,075
	Average Rent	\$3,156	+2.04%	\$3,093
	Average Square Foot	572	-24.84%	761
	Average Days on Market	24	-7.69%	26
<b>Two Bedroom</b>	Median Rent	\$4,150	+3.88%	\$3,995
	Average Rent	\$4,174	+1.67%	\$4,106
	Average Square Foot	881	-6.67%	944
	Average Days on Market	24	-17.24%	29
<b>Three Bedroom</b>	Median Rent	\$5,175	+3.50%	\$5,000
	Average Rent	\$5,221	+5.08%	\$4,969
	Average Square Foot	950	-33.19%	1,422
	Average Days on Market	28	-6.67%	30

# MURRAY HILL

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$3,704	+6.62%	\$3,474
	Average Rent	\$3,639	+5.20%	\$3,459
	Average Square Foot	503	+2.86%	489
	Average Days on Market	24	-11.11%	27
<b>One Bedroom</b>	Median Rent	\$4,850	+5.43%	\$4,600
	Average Rent	\$4,872	+4.92%	\$4,644
	Average Square Foot	705	-0.70%	710
	Average Days on Market	25	+4.17%	24
<b>Two Bedroom</b>	Median Rent	\$6,990	+6.64%	\$6,555
	Average Rent	\$6,992	+5.75%	\$6,612
	Average Square Foot	1032	-3.37%	1,068
	Average Days on Market	29	-5.60%	31
<b>Three Bedroom</b>	Median Rent	\$8,500	+8.36%	\$7,844
	Average Rent	\$8,940	+5.55%	\$8,469
	Average Square Foot	1469	+25.66%	1,169
	Average Days on Market	21	-16.00%	25

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$2,800	-9.68%	\$3,100
	Average Rent	\$2,945	-7.64%	\$3,188
	Average Square Foot	513	+5.56%	486
	Average Days on Market	28	-42.86%	49
<b>One Bedroom</b>	Median Rent	\$3,295	+5.44%	\$3,125
	Average Rent	\$3,460	-0.04%	\$3,461
	Average Square Foot	630	-5.41%	666
	Average Days on Market	27	-30.77%	39
<b>Two Bedroom</b>	Median Rent	\$4,995	+25.03%	\$3,995
	Average Rent	\$5,034	+18.16%	\$4,260
	Average Square Foot	585	-6.25%	624
	Average Days on Market	38	-11.63%	43
<b>Three Bedroom</b>	Median Rent	\$5,998	+11.17%	\$5,395
	Average Rent	\$6,484	+18.22%	\$5,484
	Average Square Foot	1200	+1.27%	1,185
	Average Days on Market	22	-48.84%	43

## SoHo

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$5,550	+0.91%	\$5,500
	Average Rent	\$5,375	+6.44%	\$5,050
	Average Square Foot	610	+6.27%	574
	Average Days on Market	23	-20.69%	29
<b>One Bedroom</b>	Median Rent	\$7,500	-3.19%	\$7,748
	Average Rent	\$7,654	-1.98%	\$7,808
	Average Square Foot	945	+8.12%	874
	Average Days on Market	35	+16.67%	30
<b>Two Bedroom</b>	Median Rent	\$13,750	-1.79%	\$14,000
	Average Rent	\$13,285	-5.56%	\$14,067
	Average Square Foot	1497	-9.66%	1,657
	Average Days on Market	39	-2.50%	40
<b>Three Bedroom</b>	Median Rent	\$17,500	+2.94%	\$17,000
	Average Rent	\$19,744	+6.73%	\$18,499
	Average Square Foot	2495	+6.44%	2,344
	Average Days on Market	49	+6.52%	46

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$3,195	+6.57%	\$2,998
	Average Rent	\$3,188	-1.88%	\$3,249
	Average Square Foot	516	-20.74%	651
	Average Days on Market	20	-4.76%	21
<b>One Bedroom</b>	Median Rent	\$4,198	-1.24%	\$4,250
	Average Rent	\$4,895	+7.74%	\$4,543
	Average Square Foot	1046	+3.05%	1,015
	Average Days on Market	36	+2.86%	35
<b>Two Bedroom</b>	Median Rent	\$5,595	+6.57%	\$5,250
	Average Rent	\$7,256	-1.43%	\$7,361
	Average Square Foot	1419	-19.42%	1,761
	Average Days on Market	31	-6.06%	33
<b>Three Bedroom</b>	Median Rent	\$7,700	+10.08%	\$6,995
	Average Rent	\$10,689	+6.95%	\$9,995
	Average Square Foot	2013	-10.17%	2,241
	Average Days on Market	27	-32.50%	40

# TRIBECA

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$4,537	+7.11%	\$4,236
	Average Rent	\$4,894	+4.45%	\$4,686
	Average Square Foot	563	+1.99%	552
	Average Days on Market	26	+4.00%	25
<b>One Bedroom</b>	Median Rent	\$5,464	-2.50%	\$5,604
	Average Rent	\$5,845	+0.65%	\$5,808
	Average Square Foot	757	+1.61%	745
	Average Days on Market	25	+4.17%	24
<b>Two Bedroom</b>	Median Rent	\$7,550	-17.03%	\$9,100
	Average Rent	\$9,342	-6.96%	\$10,040
	Average Square Foot	1239	-5.71%	1,314
	Average Days on Market	34	0.00%	34
<b>Three Bedroom</b>	Median Rent	\$18,250	+10.61%	\$16,500
	Average Rent	\$18,383	+2.34%	\$17,962
	Average Square Foot	2237	+6.63%	2,098
	Average Days on Market	39	-2.50%	40

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$4,593	+13.09%	\$4,061
	Average Rent	\$4,815	-1.47%	\$4,887
	Average Square Foot	572	-2.89%	589
	Average Days on Market	25	-7.41%	27
<b>One Bedroom</b>	Median Rent	\$6,600	+12.82%	\$5,850
	Average Rent	\$7,013	+17.84%	\$5,951
	Average Square Foot	793	-18.16%	969
	Average Days on Market	23	+4.55%	22
<b>Two Bedroom</b>	Median Rent	\$9,500	+11.76%	\$8,500
	Average Rent	\$11,101	+19.39%	\$9,298
	Average Square Foot	1698	+12.67%	1,507
	Average Days on Market	30	-6.25%	32
<b>Three Bedroom</b>	Median Rent	\$14,995	+3.41%	\$14,500
	Average Rent	\$16,923	+15.22%	\$14,688
	Average Square Foot	2449	-12.32%	2,793
	Average Days on Market	42	-12.50%	48

# UNION SQUARE

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$3,950	-8.14%	\$4,300
	Average Rent	\$4,057	-2.66%	\$4,168
	Average Square Foot	557	+3.34%	539
	Average Days on Market	24	-11.11%	27
<b>One Bedroom</b>	Median Rent	\$5,800	+6.91%	\$5,425
	Average Rent	\$5,579	+3.96%	\$5,366
	Average Square Foot	812	+9.88%	739
	Average Days on Market	24	-17.24%	29
<b>Two Bedroom</b>	Median Rent	\$7,300	-15.12%	\$8,600
	Average Rent	\$7,770	-12.20%	\$8,850
	Average Square Foot	1169	-10.08%	1,300
	Average Days on Market	11	-67.65%	34
<b>Three Bedroom</b>	Median Rent	-	-	-
	Average Rent	-	-	-
	Average Square Foot	-	-	-
	Average Days on Market	-	-	-

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$2,350	0.00%	\$2,350
	Average Rent	\$2,696	15.93%	\$2,326
	Average Square Foot	510	-1.92%	520
	Average Days on Market	65	-10.96%	73
<b>One Bedroom</b>	Median Rent	\$4,295	-12.26%	\$4,895
	Average Rent	\$4,222	-19.06%	\$5,216
	Average Square Foot	667	-4.71%	700
	Average Days on Market	20	-28.57%	28
<b>Two Bedroom</b>	Median Rent	\$6,395	+16.38%	\$5,495
	Average Rent	\$5,872	+2.81%	\$5,711
	Average Square Foot	-	-	1,000
	Average Days on Market	45	+32.35%	34
<b>Three Bedroom</b>	Median Rent	\$6,495	-7.15%	\$6,995
	Average Rent	\$8,782	+25.54%	\$6,995
	Average Square Foot	-	-	1,371
	Average Days on Market	10	+42.86%	7

# INWOOD/WASHINGTON HEIGHTS

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$2,200	+11.39%	\$1,975
	Average Rent	\$2,220	+9.18%	\$2,033
	Average Square Foot	581	+12.16%	518
	Average Days on Market	19	-36.67%	30
<b>One Bedroom</b>	Median Rent	\$2,648	+0.15%	\$2,644
	Average Rent	\$2,674	+0.09%	\$2,672
	Average Square Foot	792	-3.41%	820
	Average Days on Market	21	+5.00%	20
<b>Two Bedroom</b>	Median Rent	\$3,425	+5.38%	\$3,250
	Average Rent	\$3,487	+8.05%	\$3,227
	Average Square Foot	886	-21.52%	1,129
	Average Days on Market	31	-27.91%	43
<b>Three Bedroom</b>	Median Rent	\$3,445	+2.84%	\$3,350
	Average Rent	\$3,841	+14.66%	\$3,350
	Average Square Foot	1755	+28.95%	1361
	Average Days on Market	7	+75.00%	4

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$2,025	+1.25%	\$2,000
	Average Rent	\$2,030	-4.43%	\$2,124
	Average Square Foot	436	-27.33%	600
	Average Days on Market	31	-6.06%	33
<b>One Bedroom</b>	Median Rent	\$2,395	+8.84%	\$2,200
	Average Rent	\$2,395	+10.16%	\$2,174
	Average Square Foot	685	+9.08%	628
	Average Days on Market	26	-7.14%	28
<b>Two Bedroom</b>	Median Rent	\$2,700	+7.31%	\$2,516
	Average Rent	\$2,841	+10.30%	\$2,576
	Average Square Foot	1007	+12.01%	899
	Average Days on Market	33	-13.16%	38
<b>Three Bedroom</b>	Median Rent	\$3,400	+6.25%	\$3,200
	Average Rent	\$3,425	+11.67%	\$3,067
	Average Square Foot	1112	+14.64%	970
	Average Days on Market	35	-12.50%	40



# UPPER EAST SIDE

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$3,631	+6.09%	\$3,423
	Average Rent	\$3,598	+3.73%	\$3,468
	Average Square Foot	526	-1.13%	532
	Average Days on Market	28	+3.70%	27
<b>One Bedroom</b>	Median Rent	\$4,500	0.00%	\$4,500
	Average Rent	\$4,698	-0.24%	\$4,709
	Average Square Foot	751	-0.13%	752
	Average Days on Market	27	+3.85%	26
<b>Two Bedroom</b>	Median Rent	\$7,000	-0.71%	\$7,050
	Average Rent	\$7,479	-2.12%	\$7,641
	Average Square Foot	1166	-2.10%	1,191
	Average Days on Market	32	-15.79%	38
<b>Three Bedroom</b>	Median Rent	\$12,500	+19.05%	\$10,500
	Average Rent	\$13,505	+9.53%	\$12,331
	Average Square Foot	1787	-5.95%	1,900
	Average Days on Market	42	-20.75%	53

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$2,500	+2.04%	\$2,450
	Average Rent	\$2,551	+2.95%	\$2,478
	Average Square Foot	412	+4.04%	396
	Average Days on Market	22	-15.38%	26
<b>One Bedroom</b>	Median Rent	\$2,900	+3.57%	\$2,800
	Average Rent	\$3,049	+1.66%	\$2,999
	Average Square Foot	573	-6.83%	615
	Average Days on Market	19	-20.83%	24
<b>Two Bedroom</b>	Median Rent	\$3,725	+6.43%	\$3,500
	Average Rent	\$4,192	+7.00%	\$3,918
	Average Square Foot	1012	+5.53%	959
	Average Days on Market	27	-3.57%	28
<b>Three Bedroom</b>	Median Rent	\$4,500	-7.41%	\$4,860
	Average Rent	\$5,753	-0.43%	\$5,778
	Average Square Foot	2080	+27.53%	1,631
	Average Days on Market	34	0.00%	34

# UPPER WEST SIDE

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$3,575	+4.41%	\$3,424
	Average Rent	\$3,641	+4.94%	\$3,469
	Average Square Foot	468	+4.23%	449
	Average Days on Market	18	-14.29%	21
<b>One Bedroom</b>	Median Rent	\$4,795	+0.68%	\$4,763
	Average Rent	\$4,887	+0.93%	\$4,842
	Average Square Foot	714	-1.38%	724
	Average Days on Market	28	+3.70%	27
<b>Two Bedroom</b>	Median Rent	\$7,295	+3.84%	\$7,025
	Average Rent	\$7,515	+0.55%	\$7,474
	Average Square Foot	1123	+0.27%	1,120
	Average Days on Market	33	-17.50%	40
<b>Three Bedroom</b>	Median Rent	\$11,000	+0.05%	\$10,995
	Average Rent	\$12,088	+8.31%	\$11,161
	Average Square Foot	1755	+5.34%	1,666
	Average Days on Market	39	-9.30%	43

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
<b>Studios</b>	Median Rent	\$2,500	0.00%	\$2,500
	Average Rent	\$2,568	+2.73%	\$2,500
	Average Square Foot	338	-10.58%	378
	Average Days on Market	16	-11.11%	18
<b>One Bedroom</b>	Median Rent	\$3,395	+0.30%	\$3,385
	Average Rent	\$3,505	-2.42%	\$3,592
	Average Square Foot	660	-8.97%	725
	Average Days on Market	25	+4.17%	24
<b>Two Bedroom</b>	Median Rent	\$4,500	+4.65%	\$4,300
	Average Rent	\$4,812	-2.70%	\$4,946
	Average Square Foot	972	+6.23%	915
	Average Days on Market	26	-21.21%	33
<b>Three Bedroom</b>	Median Rent	\$5,345	-8.99%	\$5,873
	Average Rent	\$6,646	-11.22%	\$7,486
	Average Square Foot	1579	+2.87%	1,535
	Average Days on Market	24	-22.58%	31

# OFFICE LOCATIONS

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## **CORPORATE HEADQUARTERS**

810 Seventh Avenue, 39th Floor  
New York, NY 10019  
Phone: 212-582-2009

## **UPPER EAST SIDE**

324 East 86th Street  
New York, NY 10028  
Phone: 212-584-4220

## **MIDTOWN WEST**

810 Seventh Avenue, 39th Floor  
New York, NY 10019  
Phone: 212-582-2009

## **UPPER MANHATTAN**

1677 Amsterdam Avenue  
New York, NY 10031  
Phone: 646-719-1821

## **WILLIAMSBURG**

713 Lorimer Street  
Brooklyn, NY 11211  
Phone: 212-645-8820

