

# **BOND MARKET REPORT**

**Q4 2023 • MANHATTAN • RENTAL MARKET**



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

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After two quarters of overheated market conditions and consumer price fatigue, the rental market saw a seasonal slowdown in Q4, as rents fell slightly, signaling the first signs of opportunity for tenants since 2020. Rents in Manhattan doorman buildings decreased by as much as 16% in some areas, while one-bedroom units in walkup buildings decreased by 5%. Studios, two- and three-bedroom walkup apartments actually increased by 1-2% across the borough. The overall feeling was that the pressure that had been building all year had finally been released, and tenants began to experience the return of occasional landlord concessions, which kept occupancy at typically high levels.

As the year ended, activity in luxury and quasi-luxury leasing was the most robust. This sector was the first to offer free rent or landlord-paid broker fees, which attracted lots of applications even in the typically less busy holiday season. Landlords who recognize the change in conditions have been quick to pivot to offering incentives in order to keep their portfolios fully committed. One of the most recognizable differences is that nearly half of the luxury listings in Manhattan have switched to No Fee properties, with landlords paying brokers to attract more tenant traffic. While we are experiencing a shift in market conditions, so far, the changes are not yet extreme.

The market in Q4 remains a landlord's market, with vacancy rates ranging from 1-2%. In the highest demand areas like Chelsea, the West Village and the Upper East and Upper West Sides, rents are stable with slight increases for studios and one bedroom-units, with two and three-bedroom units experiencing minor.

One bedroom apartment rents are down more than 15% in Harlem (but just 5% in West Harlem), 3.5% in Hamilton Heights, 7.5% in Inwood and 3.75% in Midtown. Rents for two bedrooms in Murray Hill and Kips Bay are down by as much as 7.5%, nearly 12% in Soho, and just 2.5% in TriBeCa. For three bedroom values, Soho saw a 5.9% drop in rents, with only 2% in Kips Bay and 2% in Flatiron. In Manhattan, three bedroom-units actually increased slightly across the wider market, probably because of their scarcity in general.

The year-end changes in the national economy will likely see some luxury renters who have been waiting out the end of high mortgage interest rates reentering the coop and condo buyers' market in 2024, and we expect to see slightly more rental inventory during the coming winter months. Expect improved pricing, some level of landlord concessions, and a bit greater negotiability of rents, lease start dates and other terms before the spring season arrives.

Your BOND rental agent has access to some of the best proprietary information in the industry. BOND's internal listings department keeps track of the availabilities of more than 2000 landlords and management companies on a daily basis. In changing markets, BOND's agents and managers are on the leading edge to represent tenants to achieve the most favorable rentals, and for landlords, we offer an up-to-the-minute bird's eye view of the entire rental market. Before you enter what promises to be a winter of rental opportunities in Manhattan, schedule a consultation with your BOND agent to plan strategy and learn what the market has to offer.

# MANHATTAN MARKETWIDE AVERAGES

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,555	-5.20%	\$3,750
	Average Rent	\$3,496	-5.86%	\$3,714
<b>One Bedroom</b>	Median Rent	\$4,650	-4.07%	\$4,848
	Average Rent	\$4,792	-1.94%	\$4,886
<b>Two Bedroom</b>	Median Rent	\$6,995	-0.07%	\$7,000
	Average Rent	\$7,305	-0.58%	\$7,347
<b>Three Bedroom</b>	Median Rent	\$10,824	+14.26%	\$9,473
	Average Rent	\$11,542	+2.74%	\$11,234

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$2,697	+1.87%	\$2,648
	Average Rent	\$2,919	+1.13%	\$2,886
<b>One Bedroom</b>	Median Rent	\$3,274	-3.63%	\$3,397
	Average Rent	\$3,668	-5.19%	\$3,868
<b>Two Bedroom</b>	Median Rent	\$4,550	+5.20%	\$4,325
	Average Rent	\$5,320	+2.94%	\$5,169
<b>Three Bedroom</b>	Median Rent	\$6,195	+7.18%	\$5,780
	Average Rent	\$7,702	+5.72%	\$7,286

# BATTERY PARK

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,728	-5.75%	\$3,955
	Average Rent	\$3,658	-8.29%	\$3,989
	Average Square Foot	558	-3.46%	578
	Average Days on Market	28	33.33%	21
<b>One Bedroom</b>	Median Rent	\$4,650	-5.05%	\$4,898
	Average Rent	\$4,861	-2.25%	\$4,973
	Average Square Foot	728	-0.27%	730
	Average Days on Market	28	+21.74%	23
<b>Two Bedroom</b>	Median Rent	\$8,000	0.00%	\$8,000
	Average Rent	\$7,910	-1.29%	\$8,014
	Average Square Foot	1,136	+1.34%	1,121
	Average Days on Market	33	+10.00%	30
<b>Three Bedroom</b>	Median Rent	\$12,900	+3.20%	\$12,500
	Average Rent	\$12,891	+2.85%	\$12,534
	Average Square Foot	1,728	+9.37%	1,580
	Average Days on Market	38	+26.67%	30

# CENTRAL HARLEM

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$2,295	-35.80%	\$3,575
	Average Rent	\$2,326	-26.97%	\$3,185
	Average Square Foot	481	-11.58%	544
	Average Days on Market	25	19.05%	21
<b>One Bedroom</b>	Median Rent	\$3,000	-21.00%	\$3,798
	Average Rent	\$3,362	-14.63%	\$3,938
	Average Square Foot	738	-1.47%	749
	Average Days on Market	45	+45.16%	31
<b>Two Bedroom</b>	Median Rent	\$3,795	-15.67%	\$4,500
	Average Rent	\$4,033	-16.46%	\$4,827
	Average Square Foot	1,124	+2.18%	1,100
	Average Days on Market	38	-7.32%	41
<b>Three Bedroom</b>	Median Rent	\$4,500	-23.73%	\$5,900
	Average Rent	\$4,583	-26.71%	\$6,254
	Average Square Foot	1,394	-28.07%	1,938
	Average Days on Market	40	+5.26%	38

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$2,100	-2.33%	\$2,150
	Average Rent	\$2,104	-2.16%	\$2,151
	Average Square Foot	463	+6.19%	436
	Average Days on Market	38	+35.71%	28
<b>One Bedroom</b>	Median Rent	\$2,500	-3.85%	\$2,600
	Average Rent	\$2,630	-3.10%	\$2,714
	Average Square Foot	585	-5.80%	621
	Average Days on Market	36	+24.14%	29
<b>Two Bedroom</b>	Median Rent	\$3,213	-1.15%	\$3,250
	Average Rent	\$3,466	+0.14%	\$3,462
	Average Square Foot	1,122	+5.75%	1,061
	Average Days on Market	40	+53.85%	26
<b>Three Bedroom</b>	Median Rent	\$4,475	-0.56%	\$4,500
	Average Rent	\$4,620	-0.23%	\$4,631
	Average Square Foot	1,502	+8.29%	1,387
	Average Days on Market	45	+32.35%	34

# CHELSEA

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,850	-3.75%	\$4,000
	Average Rent	\$3,903	-2.70%	\$4,011
	Average Square Foot	522	+4.61%	499
	Average Days on Market	34	+21.43%	28
<b>One Bedroom</b>	Median Rent	\$5,615	+1.06%	\$5,556
	Average Rent	\$5,711	+2.56%	\$5,569
	Average Square Foot	722	0.00%	722
	Average Days on Market	31	+10.71%	28
<b>Two Bedroom</b>	Median Rent	\$8,595	+1.88%	\$8,437
	Average Rent	\$9,434	+3.48%	\$9,117
	Average Square Foot	1,287	+3.96%	1,238
	Average Days on Market	42	+23.53%	34
<b>Three Bedroom</b>	Median Rent	\$15,608	+20.06%	\$13,000
	Average Rent	\$16,716	+3.00%	\$16,229
	Average Square Foot	2,152	+9.74%	1,961
	Average Days on Market	68	+78.95%	38

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$2,750	-8.33%	\$3,000
	Average Rent	\$2,823	-8.32%	\$3,079
	Average Square Foot	469	-15.34%	554
	Average Days on Market	30	+36.36%	22
<b>One Bedroom</b>	Median Rent	\$3,857	-5.94%	\$4,100
	Average Rent	\$3,943	-5.53%	\$4,174
	Average Square Foot	755	-2.45%	774
	Average Days on Market	34	+30.77%	26
<b>Two Bedroom</b>	Median Rent	\$5,150	+0.98%	\$5,100
	Average Rent	\$6,909	+9.81%	\$6,292
	Average Square Foot	1,654	+34.58%	1,229
	Average Days on Market	34	+47.83%	23
<b>Three Bedroom</b>	Median Rent	\$6,923	-9.51%	\$7,650
	Average Rent	\$8,583	+1.06%	\$8,493
	Average Square Foot	1,963	-5.35%	2,074
	Average Days on Market	50	+108.33%	24

# EAST VILLAGE

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,750	-1.32%	\$3,800
	Average Rent	\$3,979	+0.78%	\$3,948
	Average Square Foot	423	-5.79%	449
	Average Days on Market	42	+100.00%	21
<b>One Bedroom</b>	Median Rent	\$5,540	+2.61%	\$5,399
	Average Rent	\$5,345	+1.96%	\$5,242
	Average Square Foot	734	+5.92%	693
	Average Days on Market	\$36	+33.33%	27
<b>Two Bedroom</b>	Median Rent	\$7,300	-4.58%	\$7,650
	Average Rent	\$7,745	+5.20%	\$7,362
	Average Square Foot	1,189	-0.50%	1,195
	Average Days on Market	\$36	+33.33%	27
<b>Three Bedroom</b>	Median Rent	\$10,962	-2.35%	\$11,226
	Average Rent	\$10,704	+1.44%	\$10,552
	Average Square Foot	1,534	+45.40%	1,055
	Average Days on Market	57	+103.57%	28

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$2,699	+0.15%	\$2,695
	Average Rent	\$2,871	-4.16%	\$2,996
	Average Square Foot	694	+73.50%	400
	Average Days on Market	22	+4.76%	21
<b>One Bedroom</b>	Median Rent	\$3,995	-0.99%	\$4,035
	Average Rent	\$3,869	-6.69%	\$4,146
	Average Square Foot	758	+0.40%	755
	Average Days on Market	33	+17.86%	28
<b>Two Bedroom</b>	Median Rent	\$4,500	-2.07%	\$4,595
	Average Rent	\$4,787	+1.67%	\$4,709
	Average Square Foot	871	-7.24%	939
	Average Days on Market	35	+75.00%	20
<b>Three Bedroom</b>	Median Rent	\$6,640	+9.03%	\$6,090
	Average Rent	\$6,697	+8.34%	\$6,181
	Average Square Foot	1,307	+3.90%	1,258
	Average Days on Market	39	+30.00%	30

# EAST HARLEM

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$2,633	-12.09%	\$2,995
	Average Rent	\$2,690	-7.38%	\$2,905
	Average Square Foot	458	-3.58%	475
	Average Days on Market	44	+25.71%	35
<b>One Bedroom</b>	Median Rent	\$3,025	-9.08%	\$3,327
	Average Rent	\$3,167	-3.77%	\$3,292
	Average Square Foot	696	-3.33%	720
	Average Days on Market	43	+26.47%	34
<b>Two Bedroom</b>	Median Rent	\$4,083	+11.32%	\$3,668
	Average Rent	\$4,041	+3.08%	\$3,920
	Average Square Foot	1,004	+8.07%	929
	Average Days on Market	49	+122.73%	22
<b>Three Bedroom</b>	Median Rent	\$4,972	-8.73%	\$5,448
	Average Rent	\$4,998	-8.26%	\$5,448
	Average Square Foot	1,316	-10.60%	1,472
	Average Days on Market	29	-12.12%	33

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$2,400	0.00%	\$2,400
	Average Rent	\$2,448	-1.61%	\$2,488
	Average Square Foot	389	-9.53%	430
	Average Days on Market	39	0.00%	39
<b>One Bedroom</b>	Median Rent	\$2,649	+2.08%	\$2,595
	Average Rent	\$2,753	-1.83%	\$2,804
	Average Square Foot	732	+23.23%	594
	Average Days on Market	55	+77.42%	31
<b>Two Bedroom</b>	Median Rent	\$3,195	+6.50%	\$3,000
	Average Rent	\$3,158	+1.18%	\$3,121
	Average Square Foot	808	-3.81%	840
	Average Days on Market	41	+46.43%	28
<b>Three Bedroom</b>	Median Rent	\$4,000	+11.27%	\$3,595
	Average Rent	\$4,163	+3.66%	\$4,016
	Average Square Foot	1,200	-18.92%	1,480
	Average Days on Market	47	+20.51%	39



# FINANCIAL DISTRICT

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,692	-2.21%	\$3,775
	Average Rent	\$3,775	-1.71%	\$3,840
	Average Square Foot	561	-3.61%	582
	Average Days on Market	30	+20.00%	25
<b>One Bedroom</b>	Median Rent	\$4,845	-0.62%	\$4,875
	Average Rent	\$5,002	-0.95%	\$5,049
	Average Square Foot	754	-5.16%	795
	Average Days on Market	35	+29.63%	27
<b>Two Bedroom</b>	Median Rent	\$7,098	-7.52%	\$7,675
	Average Rent	\$7,325	-6.20%	\$7,809
	Average Square Foot	1,148	-4.17%	1,198
	Average Days on Market	34	+13.33%	30
<b>Three Bedroom</b>	Median Rent	\$12,500	-2.91%	\$12,875
	Average Rent	\$13,017	-2.48%	\$13,348
	Average Square Foot	2,129	+1.72%	2,093
	Average Days on Market	40	0.00%	40

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,986	-4.72%	\$4,183
	Average Rent	\$3,463	-15.82%	\$4,114
	Average Square Foot	477	-30.36%	685
	Average Days on Market	27	-20.59%	34
<b>One Bedroom</b>	Median Rent	\$5,617	-7.68%	\$6,084
	Average Rent	\$5,441	-9.11%	\$5,987
	Average Square Foot	782	+0.13%	781
	Average Days on Market	30	+100.00%	15
<b>Two Bedroom</b>	Median Rent	\$5,573	+6.14%	\$5,250
	Average Rent	\$8,110	+28.16%	\$6,328
	Average Square Foot	1,569	+39.22%	1,127
	Average Days on Market	33	+10.00%	30
<b>Three Bedroom</b>	Median Rent	\$7,450	+14.70%	\$6,495
	Average Rent	\$11,464	+46.52%	\$7,824
	Average Square Foot	2,040	+32.12%	1,544
	Average Days on Market	22	+46.67%	15

# FLATIRON

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$4,062	-6.15%	\$4,328
	Average Rent	\$4,258	-3.40%	\$4,407
	Average Square Foot	489	-1.81%	498
	Average Days on Market	30	-6.25%	32
<b>One Bedroom</b>	Median Rent	\$5,500	-2.39%	\$5,635
	Average Rent	\$5,716	-2.71%	\$5,875
	Average Square Foot	719	+1.41%	709
	Average Days on Market	31	+3.33%	30
<b>Two Bedroom</b>	Median Rent	\$9,000	+0.01%	\$8,999
	Average Rent	\$9,737	+3.91%	\$9,371
	Average Square Foot	1,268	+4.11%	1,218
	Average Days on Market	46	+58.62%	29
<b>Three Bedroom</b>	Median Rent	\$15,000	-11.76%	\$17,000
	Average Rent	\$15,871	-5.24%	\$16,750
	Average Square Foot	1,973	-19.96%	2,465
	Average Days on Market	43	-4.44%	45

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,000	-9.77%	\$3,325
	Average Rent	\$3,034	-4.28%	\$3,170
	Average Square Foot	\$476	-1.86%	485
	Average Days on Market	30	+87.50%	16
<b>One Bedroom</b>	Median Rent	\$4,200	+1.82%	\$4,125
	Average Rent	\$4,080	-7.14%	\$4,394
	Average Square Foot	700	-11.73%	793
	Average Days on Market	32	+28.00%	25
<b>Two Bedroom</b>	Median Rent	\$7,495	-12.34%	\$8,550
	Average Rent	\$7,413	-12.01%	\$8,425
	Average Square Foot	1,201	-40.31%	2,012
	Average Days on Market	44	+25.71%	35
<b>Three Bedroom</b>	Median Rent	\$13,500	-3.57%	\$14,000
	Average Rent	\$17,275	+31.79%	\$13,108
	Average Square Foot	2,586	-2.01%	2,639
	Average Days on Market	44	+69.23%	26

# GRAMERCY PARK

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,668	-2.20%	\$3,750
	Average Rent	\$3,731	+0.25%	\$3,722
	Average Square Foot	485	+8.02%	449
	Average Days on Market	34	+126.67%	15
<b>One Bedroom</b>	Median Rent	\$4,500	-4.56%	\$4,715
	Average Rent	\$4,619	-6.49%	\$4,939
	Average Square Foot	649	-3.28%	671
	Average Days on Market	29	+70.59%	17
<b>Two Bedroom</b>	Median Rent	\$6,200	0.00%	\$6,200
	Average Rent	\$6,904	-6.25%	\$7,364
	Average Square Foot	1,065	+9.91%	969
	Average Days on Market	33	+37.50%	24
<b>Three Bedroom</b>	Median Rent	\$7,445	-6.02%	\$7,922
	Average Rent	\$8,645	+3.31%	\$8,368
	Average Square Foot	1,226	+13.41%	1,081
	Average Days on Market	43	+104.76%	21

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,000	+8.70%	\$2,760
	Average Rent	\$3,306	+11.03%	\$2,978
	Average Square Foot	526	+38.06%	381
	Average Days on Market	39	+77.27%	22
<b>One Bedroom</b>	Median Rent	\$4,599	-7.30%	\$4,961
	Average Rent	\$4,634	-4.08%	\$4,831
	Average Square Foot	796	+1.40%	785
	Average Days on Market	34	+47.83%	23
<b>Two Bedroom</b>	Median Rent	\$5,871	+3.90%	\$5,650
	Average Rent	\$5,543	-0.95%	\$5,596
	Average Square Foot	1,520	+48.44%	1,024
	Average Days on Market	25	-3.85%	26
<b>Three Bedroom</b>	Median Rent	\$6,600	-8.97%	\$7,250
	Average Rent	\$8,109	+10.88%	\$7,313
	Average Square Foot	1,762	+39.62%	1,262
	Average Days on Market	47	+62.07%	29

# GREENWICH VILLAGE/WEST VILLAGE

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$4,478	+2.94%	\$4,350
	Average Rent	\$4,477	+1.52%	\$4,410
	Average Square Foot	474	-3.46%	491
	Average Days on Market	34	+78.95%	19
<b>One Bedroom</b>	Median Rent	\$6,463	-5.66%	\$6,850
	Average Rent	\$6,814	+2.35%	\$6,658
	Average Square Foot	825	-0.36%	828
	Average Days on Market	37	+37.04%	27
<b>Two Bedroom</b>	Median Rent	\$9,750	+5.43%	\$9,248
	Average Rent	\$11,176	+6.04%	\$10,540
	Average Square Foot	1,534	+12.05%	1,369
	Average Days on Market	43	+19.44%	36
<b>Three Bedroom</b>	Median Rent	\$13,500	-18.17%	\$16,498
	Average Rent	\$13,917	-27.36%	\$19,160
	Average Square Foot	1,855	-12.79%	2,127
	Average Days on Market	53	+96.30%	27

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,100	-7.48%	\$3,350
	Average Rent	\$3,143	-7.43%	\$3,395
	Average Square Foot	402	+5.79%	380
	Average Days on Market	29	+31.82%	22
<b>One Bedroom</b>	Median Rent	\$4,500	+0.09%	\$4,496
	Average Rent	\$4,785	+2.65%	\$4,662
	Average Square Foot	610	0.00%	610
	Average Days on Market	30	+42.86%	21
<b>Two Bedroom</b>	Median Rent	\$5,900	-0.80%	\$5,948
	Average Rent	\$6,815	-0.50%	\$6,849
	Average Square Foot	1,191	+2.67%	1,160
	Average Days on Market	34	+54.55%	22
<b>Three Bedroom</b>	Median Rent	\$7,748	-7.49%	\$8,375
	Average Rent	\$11,093	-3.62%	\$11,510
	Average Square Foot	2,621	+56.85%	1,671
	Average Days on Market	40	+42.86%	28

# HAMILTON HEIGHTS

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$2,575	-0.96%	\$2,600
	Average Rent	\$2,887	+10.00%	\$2,625
	Average Square Foot	380	0.00%	380
	Average Days on Market	56	+100.00%	28
<b>One Bedroom</b>	Median Rent	\$2,898	-3.42%	\$3,000
	Average Rent	\$2,979	-5.26%	\$3,144
	Average Square Foot	584	+1.57%	575
	Average Days on Market	39	+69.57%	23
<b>Two Bedroom</b>	Median Rent	\$4,340	-0.32%	\$4,354
	Average Rent	\$4,140	-1.91%	\$4,221
	Average Square Foot	839	+8.96%	770
	Average Days on Market	68	+277.78%	18
<b>Three Bedroom</b>	Median Rent	\$4,395	-8.44%	\$4,800
	Average Rent	\$4,351	-7.87%	\$4,723
	Average Square Foot	1,126	-12.71%	1,290
	Average Days on Market	68	+83.78%	37

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$1,995	+2.31%	\$1,950
	Average Rent	\$1,953	-0.78%	\$1,968
	Average Square Foot	411	+2.75%	400
	Average Days on Market	28	+7.69%	26
<b>One Bedroom</b>	Median Rent	\$2,400	0.00%	\$2,400
	Average Rent	\$2,483	+0.73%	\$2,465
	Average Square Foot	790	+17.04%	675
	Average Days on Market	43	+30.30%	33
<b>Two Bedroom</b>	Median Rent	\$2,825	+2.73%	\$2,750
	Average Rent	\$2,896	+4.21%	\$2,779
	Average Square Foot	1,040	+16.46%	893
	Average Days on Market	32	+45.45%	22
<b>Three Bedroom</b>	Median Rent	\$3,400	0.00%	\$3,400
	Average Rent	\$3,438	-1.08%	\$3,476
	Average Square Foot	1,248	+16.64%	1,070
	Average Days on Market	37	+42.31%	26

# HARLEM

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$2,495	-0.20%	\$2,500
	Average Rent	\$2,391	-8.40%	\$2,610
	Average Square Foot	421	+4.73%	402
	Average Days on Market	31	+14.81%	27
<b>One Bedroom</b>	Median Rent	\$3,023	+3.42%	\$2,923
	Average Rent	\$2,967	-5.05%	\$3,124
	Average Square Foot	652	+4.49%	624
	Average Days on Market	28	-17.65%	34
<b>Two Bedroom</b>	Median Rent	\$4,845	+32.74%	\$3,650
	Average Rent	\$4,894	+4.63%	\$4,677
	Average Square Foot	904	-1.95%	922
	Average Days on Market	29	+11.54%	26
<b>Three Bedroom</b>	Median Rent	\$4,450	-5.32%	\$4,700
	Average Rent	\$5,883	+9.64%	\$5,366
	Average Square Foot	1,330	+17.49%	1,132
	Average Days on Market	39	+30.00%	30

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$2,695	+14.68%	\$2,350
	Average Rent	\$2,700	+12.71%	\$2,396
	Average Square Foot	417	+4.25%	400
	Average Days on Market	24	-4.00%	25
<b>One Bedroom</b>	Median Rent	\$2,450	-18.27%	\$2,998
	Average Rent	\$2,640	-13.34%	\$3,046
	Average Square Foot	637	-2.30%	652
	Average Days on Market	32	+33.33%	24
<b>Two Bedroom</b>	Median Rent	\$3,148	+0.40%	\$3,135
	Average Rent	\$3,303	-1.76%	\$3,362
	Average Square Foot	951	+5.78%	899
	Average Days on Market	34	+30.77%	26
<b>Three Bedroom</b>	Median Rent	\$3,295	-9.60%	\$3,645
	Average Rent	\$3,284	-8.67%	\$3,596
	Average Square Foot	1,200	+20.00%	1,000
	Average Days on Market	41	+13.89%	36

# KIPS BAY

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,225	+0.78%	\$3,200
	Average Rent	\$3,190	-3.65%	\$3,310
	Average Square Foot	489	-1.01%	494
	Average Days on Market	38	+52.00%	25
<b>One Bedroom</b>	Median Rent	\$4,320	-2.87%	\$4,448
	Average Rent	\$4,561	+2.68%	\$4,442
	Average Square Foot	668	-2.77%	687
	Average Days on Market	36	+28.57%	28
<b>Two Bedroom</b>	Median Rent	\$5,449	-10.18%	\$6,066
	Average Rent	\$5,345	-7.41%	\$5,772
	Average Square Foot	990	-1.10%	1,001
	Average Days on Market	31	+14.81%	27
<b>Three Bedroom</b>	Median Rent	\$6,750	-2.81%	\$6,945
	Average Rent	\$6,581	-4.67%	\$6,903
	Average Square Foot	1,121	-2.18%	1,146
	Average Days on Market	40	+100.00%	20

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$2,550	-1.92%	\$2,600
	Average Rent	\$2,733	-1.53%	\$2,775
	Average Square Foot	425	-12.01%	483
	Average Days on Market	38	+72.73%	22
<b>One Bedroom</b>	Median Rent	\$2,998	-0.08%	\$3,000
	Average Rent	\$3,072	-5.27%	\$3,243
	Average Square Foot	631	+1.28%	623
	Average Days on Market	28	+64.71%	17
<b>Two Bedroom</b>	Median Rent	\$4,945	+19.16%	\$4,150
	Average Rent	\$5,622	+34.31%	\$4,186
	Average Square Foot	1,109	+58.43%	700
	Average Days on Market	35	+40.00%	25
<b>Three Bedroom</b>	Median Rent	\$6,250	-8.76%	\$6,850
	Average Rent	\$7,336	-2.67%	\$7,537
	Average Square Foot	2,189	-2.01%	2,234
	Average Days on Market	26	+8.33%	24

# LOWER EAST SIDE/CHINATOWN

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,500	-8.44%	\$3,823
	Average Rent	\$3,404	-12.22%	\$3,878
	Average Square Foot	472	-17.48%	572
	Average Days on Market	39	+21.88%	32
<b>One Bedroom</b>	Median Rent	\$5,000	+3.15%	\$4,848
	Average Rent	\$5,082	+4.07%	\$4,884
	Average Square Foot	745	+4.93%	710
	Average Days on Market	39	+25.81%	31
<b>Two Bedroom</b>	Median Rent	\$6,925	+2.59%	\$6,750
	Average Rent	\$7,630	+12.93%	\$6,757
	Average Square Foot	1,182	+8.64%	1,088
	Average Days on Market	39	+2.63%	38
<b>Three Bedroom</b>	Median Rent	\$8,150	+12.41%	\$7,250
	Average Rent	\$10,037	+13.16%	\$8,870
	Average Square Foot	1,767	+0.06%	1,766
	Average Days on Market	51	+45.71%	35

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$2,600	-10.33%	\$2,899
	Average Rent	\$2,982	-2.94%	\$3,073
	Average Square Foot	\$450	-49.44%	890
	Average Days on Market	10	-62.96%	27
<b>One Bedroom</b>	Median Rent	\$3,150	-7.33%	\$3,399
	Average Rent	\$3,339	-7.04%	\$3,592
	Average Square Foot	1,150	49.93%	767
	Average Days on Market	24	+20.00%	20
<b>Two Bedroom</b>	Median Rent	\$3,699	-7.46%	\$3,997
	Average Rent	\$4,082	-7.23%	\$4,400
	Average Square Foot	1,033	+0.68%	1,026
	Average Days on Market	26	+4.00%	25
<b>Three Bedroom</b>	Median Rent	\$5,150	-7.41%	\$5,562
	Average Rent	\$5,965	+2.30%	\$5,830
	Average Square Foot	2,224	+85.95%	1,196
	Average Days on Market	30	0.00%	30



# MIDTOWN

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,373	+0.88%	\$3,343
	Average Rent	\$3,580	+1.72%	\$3,519
	Average Square Foot	525	-1.50%	533
	Average Days on Market	41	+36.67%	30
<b>One Bedroom</b>	Median Rent	\$4,844	-3.12%	\$5,000
	Average Rent	\$5,269	-3.75%	\$5,474
	Average Square Foot	784	-4.97%	825
	Average Days on Market	36	0.00%	36
<b>Two Bedroom</b>	Median Rent	\$7,620	+0.33%	\$7,595
	Average Rent	\$9,168	+5.04%	\$8,728
	Average Square Foot	1,234	-12.11%	1,404
	Average Days on Market	49	-2.00%	50
<b>Three Bedroom</b>	Median Rent	\$15,000	+66.67%	\$9,000
	Average Rent	\$27,298	+91.03%	\$14,290
	Average Square Foot	2,439	+26.50%	1,928
	Average Days on Market	59	+40.48%	42

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,000	+0.17%	\$2,995
	Average Rent	\$3,326	+9.89%	\$3,027
	Average Square Foot	406	+1.50%	400
	Average Days on Market	23	-17.86%	28
<b>One Bedroom</b>	Median Rent	\$4,800	+20.00%	\$4,000
	Average Rent	\$4,568	+14.73%	\$3,981
	Average Square Foot	734	-26.67%	1,001
	Average Days on Market	22	-33.33%	33
<b>Two Bedroom</b>	Median Rent	\$4,600	+11.52%	\$4,125
	Average Rent	\$4,878	+5.39%	\$4,628
	Average Square Foot	1,050	+18.64%	885
	Average Days on Market	38	+111.11%	18
<b>Three Bedroom</b>	Median Rent	\$4,722	-1.63%	\$4,800
	Average Rent	\$7,193	-4.09%	\$7,500
	Average Square Foot	1,900	+4.97%	1,810
	Average Days on Market	37	+32.14%	28

# MIDTOWN EAST

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,250	-2.99%	\$3,350
	Average Rent	\$3,317	-3.03%	\$3,420
	Average Square Foot	475	-1.66%	483
	Average Days on Market	31	+29.17%	24
<b>One Bedroom</b>	Median Rent	\$4,487	-6.51%	\$4,800
	Average Rent	\$4,576	-4.78%	\$4,805
	Average Square Foot	741	-1.72%	754
	Average Days on Market	39	+44.44%	27
<b>Two Bedroom</b>	Median Rent	\$6,500	-3.67%	\$6,748
	Average Rent	\$6,881	-6.73%	\$7,377
	Average Square Foot	1,088	-7.80%	1,180
	Average Days on Market	33	+6.45%	31
<b>Three Bedroom</b>	Median Rent	\$8,720	-12.32%	\$9,945
	Average Rent	\$10,258	-4.99%	\$10,797
	Average Square Foot	1,590	+2.98%	1,544
	Average Days on Market	37	+15.63%	32

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$2,500	-3.66%	\$2,595
	Average Rent	\$2,518	-2.49%	\$2,582
	Average Square Foot	523	+2.55%	510
	Average Days on Market	31	+24.00%	25
<b>One Bedroom</b>	Median Rent	\$2,875	-7.26%	\$3,100
	Average Rent	\$3,212	-4.79%	\$3,373
	Average Square Foot	819	+6.78%	767
	Average Days on Market	33	+37.50%	24
<b>Two Bedroom</b>	Median Rent	\$4,000	-2.32%	\$4,095
	Average Rent	\$3,931	-8.35%	\$4,289
	Average Square Foot	1,050	+32.24%	794
	Average Days on Market	45	+87.50%	24
<b>Three Bedroom</b>	Median Rent	\$5,495	+4.77%	\$5,245
	Average Rent	\$5,952	+11.31%	\$5,347
	Average Square Foot	1,567	+69.41%	925
	Average Days on Market	39	+50.00%	26

# MIDTOWN WEST

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,655	-2.47%	\$3,748
	Average Rent	\$3,698	-1.47%	\$3,754
	Average Square Foot	494	-0.40%	496
	Average Days on Market	27	+22.73%	22
<b>One Bedroom</b>	Median Rent	\$4,590	-1.41%	\$4,656
	Average Rent	\$4,718	-0.96%	\$4,764
	Average Square Foot	704	+1.29%	695
	Average Days on Market	28	+16.67%	24
<b>Two Bedroom</b>	Median Rent	\$6,695	-3.95%	\$6,970
	Average Rent	\$6,977	-3.95%	\$7,264
	Average Square Foot	1,047	-2.24%	1,071
	Average Days on Market	34	+30.77%	26
<b>Three Bedroom</b>	Median Rent	\$13,727	+54.84%	\$8,865
	Average Rent	\$15,769	+42.75%	\$11,047
	Average Square Foot	1,661	+11.10%	1,495
	Average Days on Market	45	+50.00%	30

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$2,450	-2.00%	\$2,500
	Average Rent	\$2,527	+0.58%	\$2,512
	Average Square Foot	238	-35.85%	371
	Average Days on Market	26	+36.84%	19
<b>One Bedroom</b>	Median Rent	\$3,005	-3.07%	\$3,100
	Average Rent	\$3,154	-0.06%	\$3,156
	Average Square Foot	646	+12.94%	572
	Average Days on Market	35	+45.83%	24
<b>Two Bedroom</b>	Median Rent	\$3,800	-8.43%	\$4,150
	Average Rent	\$4,047	-3.06%	\$4,174
	Average Square Foot	948	+7.60%	881
	Average Days on Market	50	+108.33%	24
<b>Three Bedroom</b>	Median Rent	\$5,395	+4.25%	\$5,175
	Average Rent	\$5,463	+4.63%	\$5,221
	Average Square Foot	1,800	+89.47%	950
	Average Days on Market	43	+53.57%	28

# MURRAY HILL

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,477	-6.14%	\$3,704
	Average Rent	\$3,426	-5.85%	\$3,639
	Average Square Foot	492	-2.19%	503
	Average Days on Market	32	+33.33%	24
<b>One Bedroom</b>	Median Rent	\$4,508	-7.06%	\$4,850
	Average Rent	\$4,558	-6.45%	\$4,872
	Average Square Foot	717	+1.70%	705
	Average Days on Market	30	+20.00%	25
<b>Two Bedroom</b>	Median Rent	\$6,595	-5.65%	\$6,990
	Average Rent	\$6,662	-4.73%	\$6,992
	Average Square Foot	1,050	+1.74%	1,032
	Average Days on Market	41	+41.38%	29
<b>Three Bedroom</b>	Median Rent	\$10,750	+26.47%	\$8,500
	Average Rent	\$10,403	+16.37%	\$8,940
	Average Square Foot	1,378	-6.19%	1,469
	Average Days on Market	49	+133.33%	21

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$2,895	+3.39%	\$2,800
	Average Rent	\$3,057	+3.83%	\$2,945
	Average Square Foot	525	+2.34%	513
	Average Days on Market	26	-7.14%	28
<b>One Bedroom</b>	Median Rent	\$3,598	+9.18%	\$3,295
	Average Rent	\$3,743	+8.18%	\$3,460
	Average Square Foot	779	+23.65%	630
	Average Days on Market	30	+11.11%	27
<b>Two Bedroom</b>	Median Rent	\$4,098	-17.97%	\$4,995
	Average Rent	\$4,487	-10.87%	\$5,034
	Average Square Foot	606	+3.59%	585
	Average Days on Market	38	0.00%	38
<b>Three Bedroom</b>	Median Rent	\$5,148	-14.17%	\$5,998
	Average Rent	\$7,968	+22.88%	\$6,484
	Average Square Foot	3,000	+150.00%	1,200
	Average Days on Market	36	+63.64%	22

## SoHo

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,700	-33.33%	\$5,550
	Average Rent	\$4,077	-24.15%	\$5,375
	Average Square Foot	425	-30.33%	610
	Average Days on Market	44	+91.30%	23
<b>One Bedroom</b>	Median Rent	\$7,623	+1.63%	\$7,500
	Average Rent	\$7,156	-6.51%	\$7,654
	Average Square Foot	1,002	+6.03%	945
	Average Days on Market	44	+25.71%	35
<b>Two Bedroom</b>	Median Rent	\$11,900	-13.45%	\$13,750
	Average Rent	\$11,728	-11.72%	\$13,285
	Average Square Foot	1,450	-3.14%	1,497
	Average Days on Market	45	+15.38%	39
<b>Three Bedroom</b>	Median Rent	\$17,500	0.00%	\$17,500
	Average Rent	\$16,785	-14.99%	\$19,744
	Average Square Foot	2,363	-5.29%	2,495
	Average Days on Market	67	+36.73%	49

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,044	-4.72%	\$3,195
	Average Rent	\$3,692	+15.80%	\$3,188
	Average Square Foot	710	+37.60%	516
	Average Days on Market	28	+40.00%	20
<b>One Bedroom</b>	Median Rent	\$4,000	-4.71%	\$4,198
	Average Rent	\$4,744	-3.08%	\$4,895
	Average Square Foot	746	-28.68%	1,046
	Average Days on Market	29	-19.44%	36
<b>Two Bedroom</b>	Median Rent	\$5,295	-5.36%	\$5,595
	Average Rent	\$8,467	+16.69%	\$7,256
	Average Square Foot	1,846	+30.09%	1,419
	Average Days on Market	30	-3.23%	31
<b>Three Bedroom</b>	Median Rent	\$10,850	+40.91%	\$7,700
	Average Rent	\$12,145	+13.62%	\$10,689
	Average Square Foot	2,241	+11.33%	2,013
	Average Days on Market	48	+77.78%	27

# TRIBECA

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$4,250	-6.33%	\$4,537
	Average Rent	\$4,522	-7.61%	\$4,894
	Average Square Foot	514	-8.70%	563
	Average Days on Market	33	+26.92%	26
<b>One Bedroom</b>	Median Rent	\$5,880	+7.61%	\$5,464
	Average Rent	\$6,108	+4.49%	\$5,845
	Average Square Foot	755	-0.26%	757
	Average Days on Market	29	+16.00%	25
<b>Two Bedroom</b>	Median Rent	\$7,495	-0.73%	\$7,550
	Average Rent	\$8,679	-7.10%	\$9,342
	Average Square Foot	1,208	-2.50%	1,239
	Average Days on Market	36	+5.88%	34
<b>Three Bedroom</b>	Median Rent	\$16,225	-11.10%	\$18,250
	Average Rent	\$17,104	-6.96%	\$18,383
	Average Square Foot	2,203	-1.52%	2,237
	Average Days on Market	49	+25.64%	39

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$4,275	-6.91%	\$4,593
	Average Rent	\$5,239	+8.80%	\$4,815
	Average Square Foot	561	-1.92%	572
	Average Days on Market	66	+164.00%	25
<b>One Bedroom</b>	Median Rent	\$5,910	-10.45%	\$6,600
	Average Rent	\$6,229	-11.18%	\$7,013
	Average Square Foot	819	+3.28%	793
	Average Days on Market	42	+82.61%	23
<b>Two Bedroom</b>	Median Rent	\$10,998	+15.76%	\$9,500
	Average Rent	\$11,419	+2.86%	\$11,101
	Average Square Foot	1,491	-12.19%	1,698
	Average Days on Market	42	+40.00%	30
<b>Three Bedroom</b>	Median Rent	\$12,250	-18.31%	\$14,995
	Average Rent	\$13,865	-18.07%	\$16,923
	Average Square Foot	2,206	-9.92%	2,449
	Average Days on Market	57	+35.71%	42

# UNION SQUARE

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$4,248	+7.53%	\$3,950
	Average Rent	\$4,172	+2.84%	\$4,057
	Average Square Foot	595	+6.82%	557
	Average Days on Market	30	+25.00%	24
<b>One Bedroom</b>	Median Rent	\$5,600	-3.45%	\$5,800
	Average Rent	\$5,440	-2.49%	\$5,579
	Average Square Foot	749	-7.76%	812
	Average Days on Market	27	+12.50%	24
<b>Two Bedroom</b>	Median Rent	\$8,500	+16.44%	\$7,300
	Average Rent	\$8,948	+15.17%	\$7,770
	Average Square Foot	1,245	+6.50%	1,169
	Average Days on Market	35	+218.18%	11
<b>Three Bedroom</b>	Median Rent	-	-	-
	Average Rent	-	-	-
	Average Square Foot	-	-	-
	Average Days on Market	-	-	-

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$2,700	+14.89%	\$2,350
	Average Rent	\$2,984	+10.66%	\$2,696
	Average Square Foot	533	+4.51%	510
	Average Days on Market	62	-4.62%	65
<b>One Bedroom</b>	Median Rent	\$2,500	-41.79%	\$4,295
	Average Rent	\$2,500	-40.78%	\$4,222
	Average Square Foot	686	+2.85%	667
	Average Days on Market	21	+5.00%	20
<b>Two Bedroom</b>	Median Rent	\$6,095	-4.69%	\$6,395
	Average Rent	\$5,609	-4.47%	\$5,872
	Average Square Foot	1,102	+14.08%	966
	Average Days on Market	50	+11.11%	45
<b>Three Bedroom</b>	Median Rent	\$6,195	-4.62%	\$6,495
	Average Rent	\$6,195	-29.46%	\$8,782
	Average Square Foot	1,345	+4.51%	1,287
	Average Days on Market	90	+800.00%	10

# INWOOD/WASHINGTON HEIGHTS

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$1,975	-10.23%	\$2,200
	Average Rent	\$1,916	-13.68%	\$2,220
	Average Square Foot	475	-18.24%	581
	Average Days on Market	65	+242.11%	19
<b>One Bedroom</b>	Median Rent	\$2,450	-7.46%	\$2,648
	Average Rent	\$2,487	-7.02%	\$2,674
	Average Square Foot	926	+16.92%	792
	Average Days on Market	32	+52.38%	21
<b>Two Bedroom</b>	Median Rent	\$3,475	+1.46%	\$3,425
	Average Rent	\$3,425	-1.77%	\$3,487
	Average Square Foot	912	+2.93%	886
	Average Days on Market	59	+90.32%	31
<b>Three Bedroom</b>	Median Rent	\$4,400	+27.72%	\$3,445
	Average Rent	\$4,261	+10.94%	\$3,841
	Average Square Foot	1,600	-8.83%	1,755
	Average Days on Market	21	+200.00%	7

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$2,150	+6.17%	\$2,025
	Average Rent	\$2,272	+11.92%	\$2,030
	Average Square Foot	514	+17.89%	436
	Average Days on Market	29	-6.45%	31
<b>One Bedroom</b>	Median Rent	\$2,398	+0.13%	\$2,395
	Average Rent	\$2,322	-3.03%	\$2,395
	Average Square Foot	672	-1.90%	685
	Average Days on Market	41	+57.69%	26
<b>Two Bedroom</b>	Median Rent	\$2,700	0.00%	\$2,700
	Average Rent	\$2,780	-2.16%	\$2,841
	Average Square Foot	928	-7.85%	1,007
	Average Days on Market	29	-12.12%	33
<b>Three Bedroom</b>	Median Rent	\$3,375	-0.74%	\$3,400
	Average Rent	\$3,327	-2.87%	\$3,425
	Average Square Foot	1,087	-2.25%	1,112
	Average Days on Market	38	+8.57%	35



# UPPER EAST SIDE

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,555	-2.09%	\$3,631
	Average Rent	\$3,531	-1.85%	\$3,598
	Average Square Foot	526	0.00%	526
	Average Days on Market	31	+10.71%	28
<b>One Bedroom</b>	Median Rent	\$4,500	0.00%	\$4,500
	Average Rent	\$4,795	+2.05%	\$4,698
	Average Square Foot	743	-1.07%	751
	Average Days on Market	30	+11.11%	27
<b>Two Bedroom</b>	Median Rent	\$6,995	-0.07%	\$7,000
	Average Rent	\$7,581	+1.37%	\$7,479
	Average Square Foot	1,150	-1.37%	1,166
	Average Days on Market	39	+21.88%	32
<b>Three Bedroom</b>	Median Rent	\$10,898	-12.82%	\$12,500
	Average Rent	\$12,233	-9.42%	\$13,505
	Average Square Foot	1,814	+1.51%	1,787
	Average Days on Market	49	+16.67%	42

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$2,450	-2.00%	\$2,500
	Average Rent	\$2,488	-2.46%	\$2,551
	Average Square Foot	398	-3.40%	412
	Average Days on Market	31	+40.91%	22
<b>One Bedroom</b>	Median Rent	\$2,850	-1.72%	\$2,900
	Average Rent	\$3,034	-0.50%	\$3,049
	Average Square Foot	580	+1.22%	573
	Average Days on Market	32	+68.42%	19
<b>Two Bedroom</b>	Median Rent	\$3,700	-0.67%	\$3,725
	Average Rent	\$3,700	-11.75%	\$4,192
	Average Square Foot	828	-18.18%	1,012
	Average Days on Market	36	+33.33%	27
<b>Three Bedroom</b>	Median Rent	\$5,100	+13.33%	\$4,500
	Average Rent	\$7,388	+28.41%	\$5,753
	Average Square Foot	2,152	+3.46%	2,080
	Average Days on Market	50	+47.06%	34

# UPPER WEST SIDE

Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$3,500	-2.10%	\$3,575
	Average Rent	\$3,509	-3.61%	\$3,641
	Average Square Foot	461	-1.50%	468
	Average Days on Market	28	+55.56%	18
<b>One Bedroom</b>	Median Rent	\$4,825	+0.63%	\$4,795
	Average Rent	\$4,914	+0.56%	\$4,887
	Average Square Foot	729	+2.10%	714
	Average Days on Market	32	+14.29%	28
<b>Two Bedroom</b>	Median Rent	\$7,275	-0.27%	\$7,295
	Average Rent	\$7,646	+1.74%	\$7,515
	Average Square Foot	1,147	+2.14%	1,123
	Average Days on Market	36	+9.09%	33
<b>Three Bedroom</b>	Median Rent	\$10,475	-4.77%	\$11,000
	Average Rent	\$11,609	-3.96%	\$12,088
	Average Square Foot	1,686	-3.93%	1,755
	Average Days on Market	46	+17.95%	39

Non-Doorman Rentals Matrix By Size		Q4 2023	% CHG (QTR)	Q3 2023
<b>Studios</b>	Median Rent	\$2,495	-0.20%	\$2,500
	Average Rent	\$2,552	-0.64%	\$2,568
	Average Square Foot	373	+10.36%	338
	Average Days on Market	23	+43.75%	16
<b>One Bedroom</b>	Median Rent	\$3,398	+0.07%	\$3,395
	Average Rent	\$3,515	+0.30%	\$3,505
	Average Square Foot	712	+7.88%	660
	Average Days on Market	29	+16.00%	25
<b>Two Bedroom</b>	Median Rent	\$4,700	+4.44%	\$4,500
	Average Rent	\$5,186	+7.76%	\$4,812
	Average Square Foot	1,014	+4.32%	972
	Average Days on Market	32	+23.08%	26
<b>Three Bedroom</b>	Median Rent	\$6,417	+20.06%	\$5,345
	Average Rent	\$7,418	+11.61%	\$6,646
	Average Square Foot	1,421	-10.01%	1,579
	Average Days on Market	40	+66.67%	24

# OFFICE LOCATIONS

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## **CORPORATE HEADQUARTERS**

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

## **UPPER EAST SIDE**

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