



# Manhattan Residential Rental Market Report

First Quarter 2015

*corcoran*

corcoran group real estate

The First Quarter of the year typically is less active than the Second and the Third. To create a sense of value for prospective tenants while buoying rents, landlords get creative to make deals happen. During the first quarter of 2015, incentives - like one month of free rent or payment of the broker's fee - helped drive traffic and lowered the vacancy rate.

Thanks to these concessions, average rents increased in the First Quarter for all apartment sizes except three-bedroom units, which experienced a slight decline. 12% of First Quarter transactions negotiated by us included some form of move-in incentive, compared to 10% during the fourth quarter of 2014. The percentage of concessions was unchanged year-over-year.

Average rents for studio units increased the most over the prior quarter, with a 4.2% jump. One-bedroom homes increased in price by 2.2%, while two-bedrooms were 1.3% more expensive. In contrast, rents for three-bedroom units fell slightly, by 0.7%. The same held true year-over-year, with higher average rents for smaller apartment sizes, and a decline for larger-sized homes.

The low vacancy rate contributed to upward pressure on Manhattan's rents: just 1.52% of rental apartments were available during the first quarter of 2015, down from 1.72% in the fourth quarter of 2014. Would-be tenants also had slightly less inventory to choose from than a year ago: during the first quarter of 2014, 1.54% of apartments were vacant.

Renting an apartment in New York City can be a challenging process. Keeping up to date on current market conditions is the first step in making a smart decision regarding your next move. We hope this report is your touchstone in that process, and we welcome your questions about it.

Average rents cited in this report are, for the most part, gross rents, not net-effective rents, and do not include landlord incentives, unless the face rent reported on the lease was the net-effective amount.

All material presented herein is intended for information purposes only and has been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdrawal without notice. This is not intended to solicit property already listed. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker.

**AVERAGE RENT SUMMARY: Q1 2015**

Location	Studio	1BR	2BR	3BR
BPC/Financial Dist.	\$2,487	3,235	4,988	6,325
Chelsea	\$2,332	3,302	5,404	6,080
East Village	\$2,144	2,846	3,343	3,912
Gramercy/Flatiron	\$2,375	3,311	5,085	6,177
Harlem	\$1,401	2,064	2,405	3,083
Lower East Side	\$2,059	2,462	3,105	4,118
Midtown East	\$2,200	3,166	4,134	4,658
Midtown West	\$2,261	2,954	4,025	4,674
Morningside Heights	\$2,150	2,683	3,143	3,450
Murray Hill	\$2,165	2,828	3,579	4,403
Soho/Tribeca	\$2,450	3,798	5,976	9,937
Upper East Side	\$1,924	2,574	3,262	5,813
Upper West Side	\$2,065	2,727	4,078	5,771
Washington Heights	\$1,359	1,709	2,028	2,400
West Village	\$2,664	3,551	4,458	5,750
<b>Average: Q1/15</b>	<b>\$2,132</b>	<b>2,877</b>	<b>3,931</b>	<b>5,100</b>
Average: Q4/14	\$2,046	2,814	3,882	5,137
% Change	4.2%	2.2%	1.3%	-0.7%
Average: Q1/14	\$2,039	2,791	4,029	5,167
% Change: Q1-14/15	4.6%	3.1%	-2.4%	-1.3%

**AVERAGE VACANCY RATE: Q1 2015**

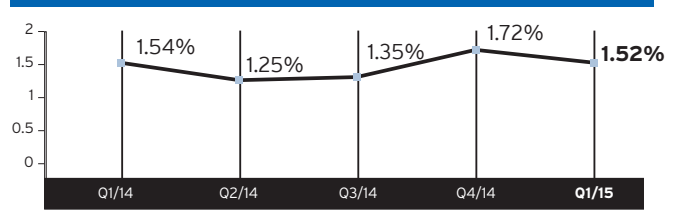
Location	Vacancy Rate
BPC/Financial Dist.	1.65%
Chelsea	1.37%
East Village	2.13%
Gramercy	0.91%
Midtown East	1.72%
Midtown West	1.57%
Murray Hill	1.41%
Soho/Tribeca	1.21%
Upper East Side	1.04%
Upper West Side	1.82%
West Village	1.89%
<b>Average: Q1/15</b>	<b>1.52%</b>
Average: Q4/14	1.72%
Difference	-0.20
Average: Q1/14	1.54%
Difference: Q1-15/14	-0.02

% OF TRANSACTIONS WITH A CONCESSION FIRST QUARTER 2015 **▶ 12%**

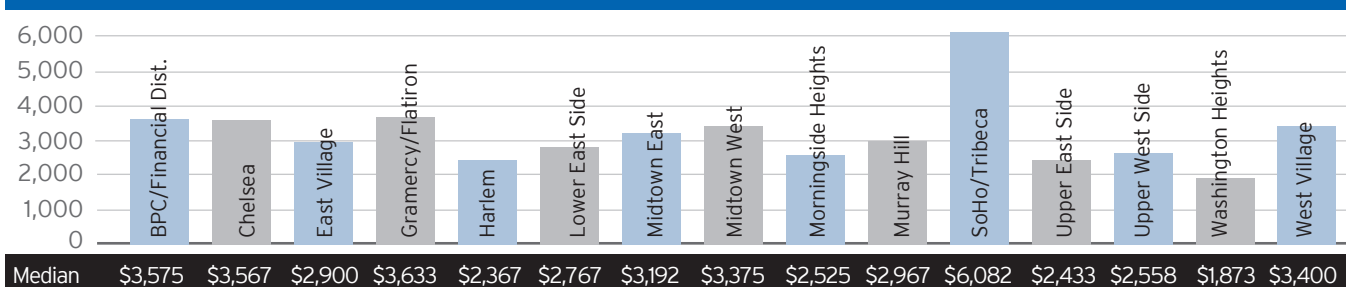
**OVERALL BLENDED AVERAGES: Q1 2015**

BLDG Classification	Studio	1BR	2BR	3BR
New Development w/ DM*	\$3,378	4,539	6,914	7,728
Doorman	\$2,851	3,956	6,127	7,274
Elevator**	\$2,408	3,187	4,347	5,602
Walkup***	\$2,151	2,760	3,633	4,741

**MANHATTAN RENTAL VACANCY RATES: Q1 2015**



**MEDIAN RENT SUMMARY: Q1 2015**



**AVERAGE RENT SUMMARY: March 2015**

Location	Studio	1BR	2BR	3BR
BPC / Financial Dist.	\$2,530	3,182	4,950	6,202
Chelsea	\$2,324	3,339	5,275	6,022
East Village	\$2,131	2,828	3,429	4,060
Gramercy/Flatiron	\$2,375	3,409	5,029	6,134
Harlem	\$1,300	2,131	2,579	3,000
Lower East Side	\$1,975	2,435	3,083	4,016
Midtown East	\$2,240	3,255	4,223	4,693
Midtown West	\$2,320	3,056	4,183	5,080
Morningside Heights	\$2,100	2,598	3,280	3,300
Murray Hill	\$2,075	2,834	3,517	4,317
Soho/Tribeca	\$2,400	3,724	6,237	9,615
Upper East Side	\$1,923	2,616	3,401	5,400
Upper West Side	\$2,037	2,663	3,733	6,025
Washington Heights	\$1,350	1,578	2,050	2,330
West Village	\$2,691	3,783	4,300	5,754
<b>Average: March</b>	<b>\$2,108</b>	<b>2,885</b>	<b>3,941</b>	<b>5,053</b>
Average: February	\$2,054	2,817	4,020	5,168
% Change	3%	2%	-2%	-2%

**AVERAGE VACANCY RATE: March 2015**

Location	Vacancy Rate
BPC / Financial Dist.	1.63%
Chelsea	1.24%
East Village	1.69%
Gramercy	0.78%
Midtown East	1.54%
Midtown West	1.57%
Murray Hill	1.46%
Soho/Tribeca	1.28%
Upper East Side	1.08%
Upper West Side	2.01%
West Village	2.07%
<b>Average: March</b>	<b>1.50%</b>
Average: February	1.45%
Difference	0.05

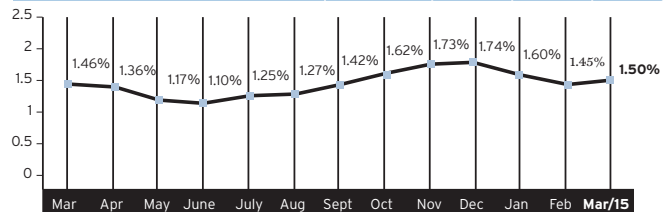
% OF TRANSACTIONS WITH A CONCESSION MARCH 2015

**12%**

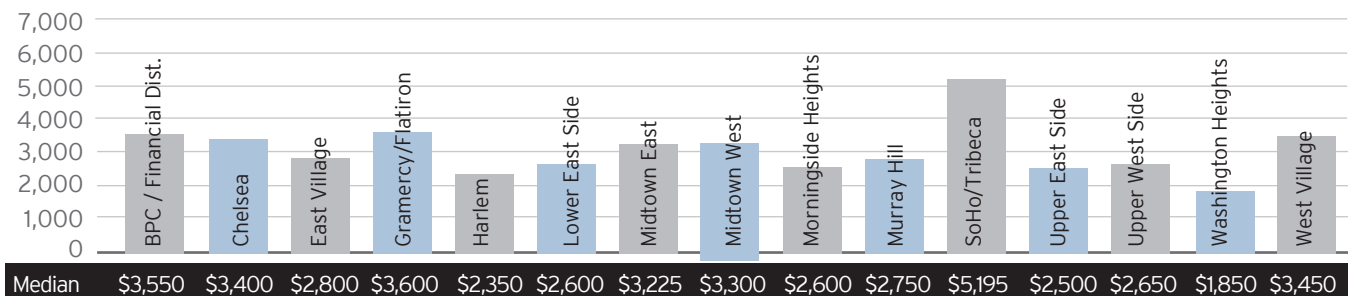
**OVERALL BLENDED AVERAGES: March 2015**

BLDG Classification	Studio	1BR	2BR	3BR
New Development w/ DM*	\$3,374	4,636	6,958	7,847
Doorman	\$2,865	3,963	6,186	7,333
Elevator**	\$2,404	3,234	4,417	5,853
Walkup***	\$2,150	2,797	3,646	4,846

**MANHATTAN RENTAL VACANCY RATES: March 2015**



**MEDIAN RENT SUMMARY: March 2015**



**AVERAGE RENT SUMMARY: February 2015**

Location	Studio	1BR	2BR	3BR
BPC / Financial Dist.	\$2,400	3,124	4,850	6,374
Chelsea	\$2,413	3,196	5,438	6,150
East Village	\$2,233	2,991	3,430	3,815
Gramercy/Flatiron	\$2,350	3,245	5,194	6,299
Harlem	\$1,394	2,048	2,362	3,175
Lower East Side	\$2,088	2,500	3,100	4,192
Midtown East	\$2,270	3,199	4,135	4,635
Midtown West	\$2,266	2,931	4,039	4,525
Morningside Heights	\$2,150	2,675	3,100	3,550
Murray Hill	\$2,242	2,941	3,623	4,478
Soho/Tribeca	\$2,450	3,979	6,042	9,901
Upper East Side	\$1,928	2,688	3,311	5,940
Upper West Side	\$2,095	2,749	4,158	5,700
Washington Heights	\$1,346	1,723	1,969	2,371
West Village	\$2,622	3,405	4,600	5,895
<b>Average: February</b>	<b>\$2,150</b>	<b>2,893</b>	<b>3,957</b>	<b>5,133</b>
Average: January	\$2,139	2,853	3,895	5,114
% Change	0%	1%	2%	0%

**AVERAGE VACANCY RATE: February 2015**

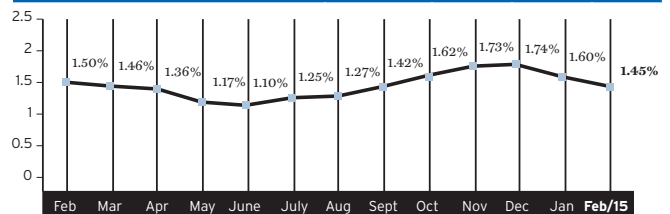
Location	Vacancy Rate
BPC / Financial Dist.	1.52%
Chelsea	1.27%
East Village	2.19%
Gramercy	0.74%
Midtown East	1.68%
Midtown West	1.55%
Murray Hill	1.28%
Soho/Tribeca	1.17%
Upper East Side	1.04%
Upper West Side	1.68%
West Village	1.98%
<b>Average: February</b>	<b>1.45%</b>
Average: January	1.60%
Difference	-0.15

% OF TRANSACTIONS WITH A CONCESSION FEBRUARY 2015 **12%**

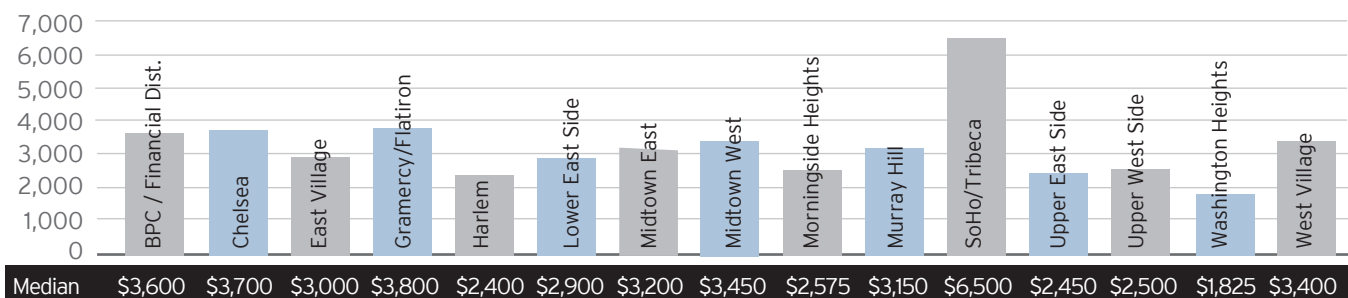
**OVERALL BLENDED AVERAGES: February 2015**

BLDG Classification	Studio	1BR	2BR	3BR
New Development w/ DM*	\$3,383	4,553	6,883	7,696
Doorman	\$2,864	3,963	6,112	7,310
Elevator**	\$2,409	3,182	4,255	5,629
Walkup***	\$2,165	2,786	3,614	4,744

**MANHATTAN RENTAL VACANCY RATES: February 2015**



**MEDIAN RENT SUMMARY: February 2015**





**AVERAGE RENT SUMMARY: January 2015**

Location	Studio	1BR	2BR	3BR
BPC / Financial Dist.	\$2,530	3,400	5,164	6,400
Chelsea	\$2,258	3,371	5,500	6,068
East Village	\$2,069	2,719	3,170	3,860
Gramercy/Flatiron	\$2,400	3,278	5,033	6,099
Harlem	\$1,508	2,013	2,275	3,073
Lower East Side	\$2,115	2,450	3,132	4,145
Midtown East	\$2,090	3,044	4,045	4,647
Midtown West	\$2,198	2,874	3,853	4,418
Morningside Heights	\$2,200	2,775	3,048	3,500
Murray Hill	\$2,179	2,709	3,597	4,414
Soho/Tribeca	\$2,500	3,692	5,648	10,295
Upper East Side	\$1,921	2,419	3,073	6,099
Upper West Side	\$2,062	2,768	4,342	5,588
Washington Heights	\$1,382	1,825	2,065	2,498
West Village	\$2,679	3,465	4,474	5,600
<b>Average: January</b>	<b>\$2,139</b>	<b>2,853</b>	<b>3,895</b>	<b>5,114</b>
Average: December	\$2,030	2,804	3,823	5,019
% Change	5%	2%	2%	2%

**AVERAGE VACANCY RATE: January 2015**

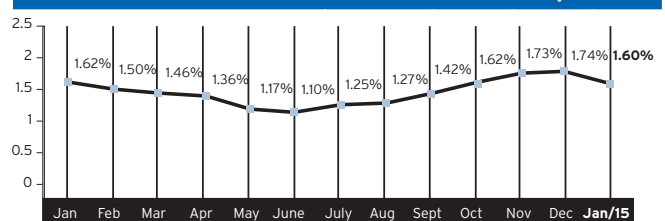
Location	Vacancy Rate
BPC / Financial Dist.	1.80%
Chelsea	1.61%
East Village	2.50%
Gramercy	1.20%
Midtown East	1.95%
Midtown West	1.58%
Murray Hill	1.50%
Soho/Tribeca	1.19%
Upper East Side	0.99%
Upper West Side	1.76%
West Village	1.63%
<b>Average: January</b>	<b>1.60%</b>
Average: December	1.74%
Difference	-0.14

% OF TRANSACTIONS WITH A CONCESSION JANUARY 2015 **10%**

**OVERALL BLENDED AVERAGES: January 2015**

BLDG Classification	Studio	1BR	2BR	3BR
New Development w/ DM*	\$2,940	4,146	6,251	8,053
Doorman	\$2,580	3,559	5,514	7,108
Elevator**	\$2,210	3,070	4,047	5,319
Walkup***	\$1,977	2,653	3,523	4,857

**MANHATTAN RENTAL VACANCY RATES: January 2015**



**MEDIAN RENT SUMMARY: January 2015**

