The Corcoran Report

JULY 2026 | BROOKLYN | RENTAL MARKET

July 2026: Rents Reach July Highs as Inventory Tightens

Brooklyn leasing and rents were slightly higher than a year ago. Median rent edged up 1% year-over-year to $4,257 while average rent was essentially unchanged at $4,964. Lease signings totaled 1,324, up 1% year-over-year and the first annual gain in three months. Active listings fell 8.6% year-over-year to 4,492 units, while marketing times were unchanged at 34 days.

Leases Signed

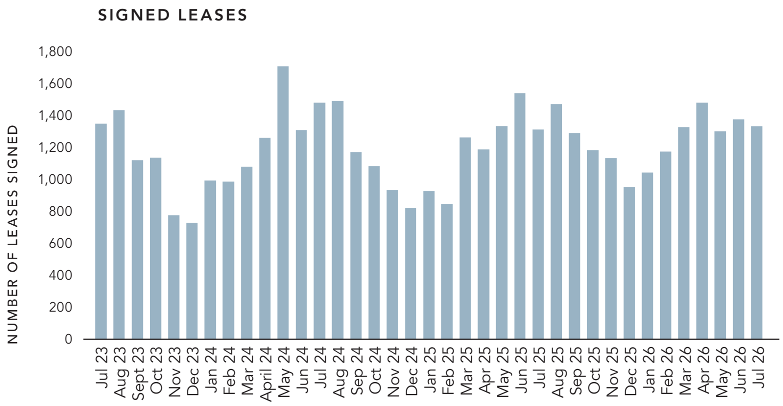
1,324

+1% VS. JULY 2025

-3% VS. JUNE 2026

July 2025	1,305
July 2024	1,472
July 2023	1,342

Just over 1,300 leases were signed in July, up 1% year-over-year. This was the first annual increase in three months. Volume was in line with the four-year July average of 1,339 leases.



Rent Rates

July 2026 Median Rent

$4,257

+1% VS. JULY 2025

-2.1% VS. JUNE 2026

July 2025	$4,213

July 2026 Average Rent

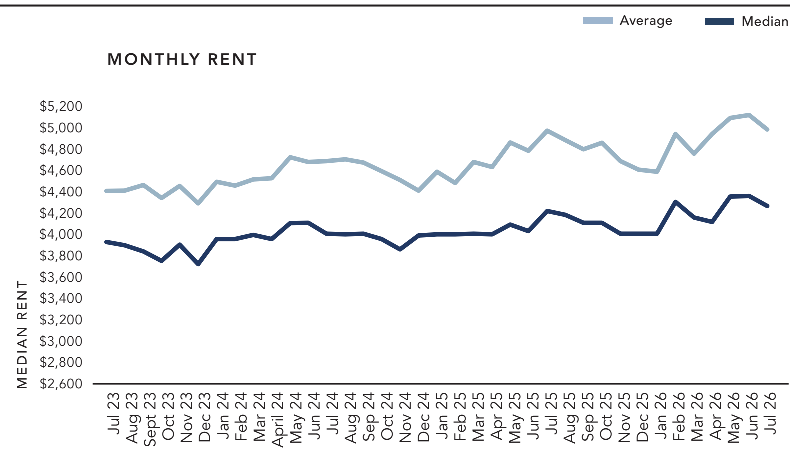
$4,964

0% VS. JULY 2025

-3% VS. JUNE 2026

July 2025	$4,951

Versus a year ago, median rent rose 1% to $4,257 and average rent was essentially unchanged at $4,964. Both are the highest figures recorded for any July, surpassing the previous July peaks of $4,213 and $4,951 set last year.



Active Listings

4,492

-8.6% VS. JULY 2025

+0.4% VS. JUNE 2026

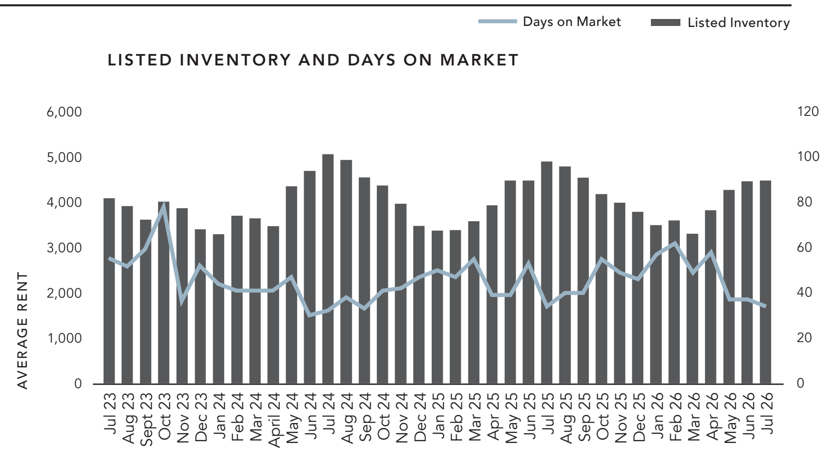
Days on Market

34

0% VS. JULY 2025

-8.1% VS. JUNE 2026

Active listings totaled 4,492 in July, down 8.6% year-over-year. Despite the decline in listed inventory, marketing times held steady with a year ago at 34 days.



corcoran

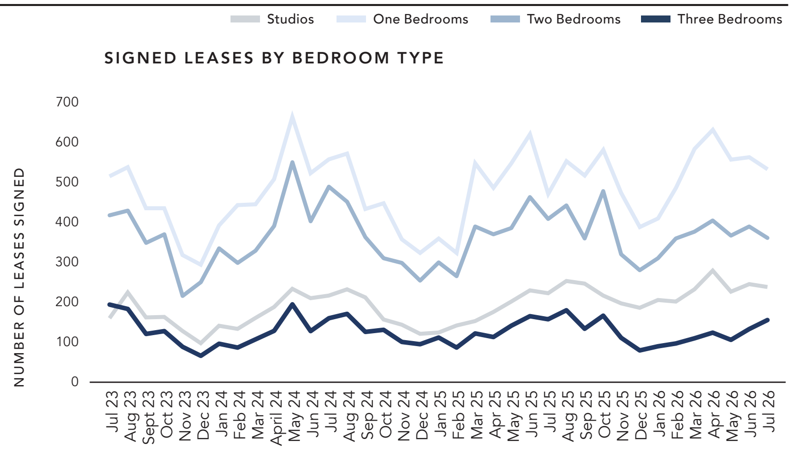
The Corcoran Report

JULY 2026 | BROOKLYN | RENTAL MARKET

Leases Signed by Bedroom

Studios	239	7%	YoY
One Bedrooms	533	13%	YoY
Two Bedrooms	361	-12%	YoY
Three Bedrooms	156	-1%	YoY

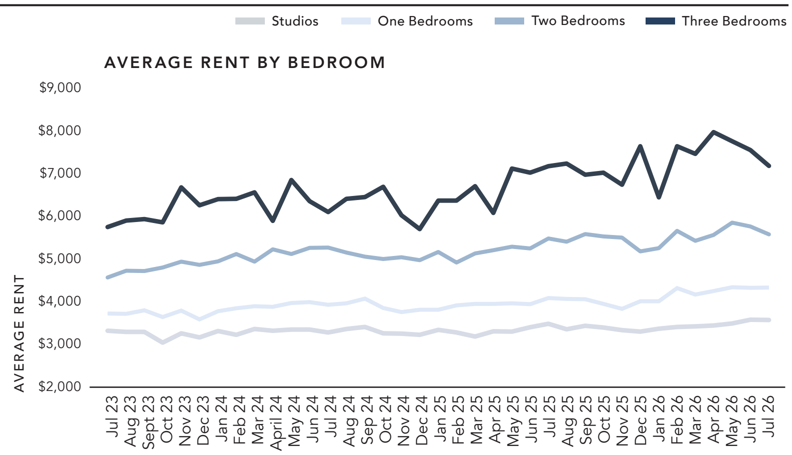
Leasing rose versus a year ago for the smaller unit types but cooled for larger apartments. Studio and one bedroom leasing activity improved annually by 7% and 13%, respectively, while two bedroom leasing fell 12% and three bedroom signings eased 1%.



Average Rent by Bedroom

Studios	$3,545	3%	YoY
One Bedrooms	$4,302	6%	YoY
Two Bedrooms	$5,547	2%	YoY
Three Bedrooms	$7,161	0%	YoY

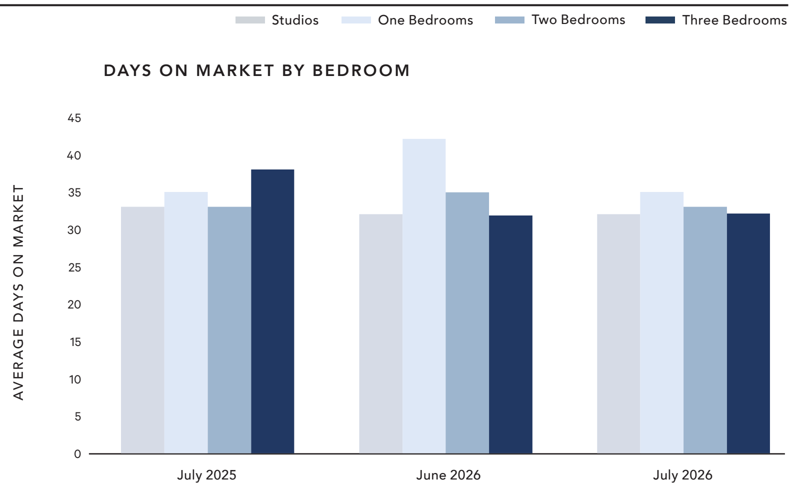
Studio and one bedroom rents are holding at their peaks. July's averages of $3,545 and $4,302 sat just below the records set in June and May, rising 3% and 6% year-over-year. Larger apartments have cooled from their spring highs, with two bedroom rent up 2% annually to $5,547 and three bedroom rent unchanged from last July at $7,161.



Days on Market by Bedroom

Studios	32	-3%	YoY
One Bedrooms	35	0%	YoY
Two Bedrooms	33	0%	YoY
Three Bedrooms	32	-16%	YoY

Three bedrooms recorded the largest annual improvement in marketing times, leasing in 32 days versus 38 a year ago. Studios also leased faster at 32 days, while one and two bedrooms were unchanged at 35 and 33 days.



corcoran

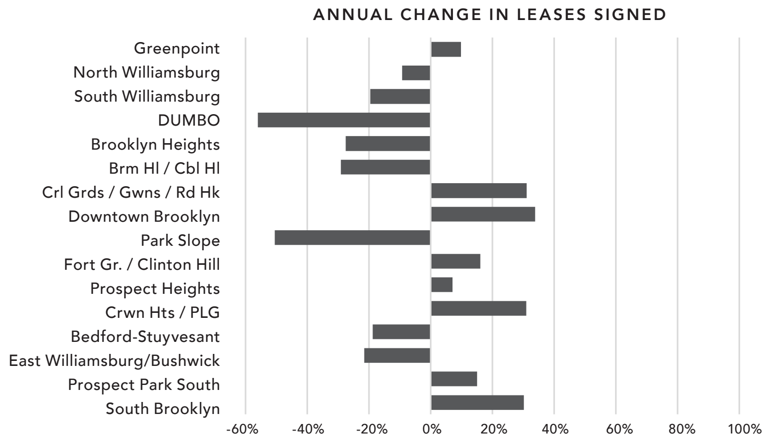
The Corcoran Report

JULY 2026 | BROOKLYN | RENTAL MARKET

July 2026: Leasing activity rose year-over-year in eight of 16 neighborhoods. Downtown Brooklyn led the increases, up 34% to 261 signings. Carroll Gardens / Gowanus / Red Hook and Crown Heights / Prospect-Lefferts each saw leases rise 31%, while Park Slope and DUMBO saw the steepest declines in rental activity. Average rent rose in 10 of 16 areas, led by a 22% annual gain in DUMBO. Downtown Brooklyn and Fort Greene / Clinton Hill each set new all-time highs, at $5,233 and $5,432.

Leases Signed by Neighborhood

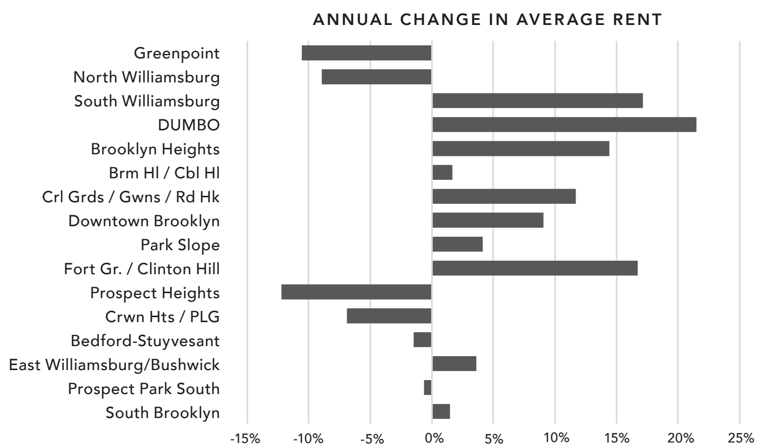
	July 2026	July 2025	YoY
Greenpoint	89	81	10%
North Williamsburg	78	86	-9%
South Williamsburg	53	66	-20%
DUMBO	11	25	-56%
Brooklyn Heights	42	58	-28%
Boerum Hill / Cobble Hill	34	48	-29%
Carroll Gardens / Gowanus / Red Hook	59	45	31%
Downtown Brooklyn	261	195	34%
Park Slope	51	103	-50%
Fort Greene / Clinton Hill	123	106	16%
Prospect Heights	46	43	7%
Crown Heights / Prospect-Lefferts	93	71	31%
Bedford-Stuyvesant	90	111	-19%
East Williamsburg/Bushwick	58	74	-22%
Prospect Park South	115	100	15%
South Brooklyn	121	93	30%



Average Rent by Neighborhood

	July 2026	July 2025	YoY
Greenpoint	$5,219	$5,836	-11%
North Williamsburg	$5,613	$6,165	-9%
South Williamsburg	$6,190	$5,284	17%
DUMBO	$9,037	$7,438	22%
Brooklyn Heights	$7,207	$6,298	14%
Boerum Hill / Cobble Hill	$6,625	$6,515	2%
Carroll Gardens / Gowanus / Red Hook	$5,745	$5,143	12%
Downtown Brooklyn	$5,233*	$4,798	9%
Park Slope	$6,181	$5,935	4%
Fort Greene / Clinton Hill	$5,432*	$4,653	17%
Prospect Heights	$4,767	$5,431	-12%
Crown Heights / Prospect-Lefferts	$4,068	$4,369	-7%
Bedford-Stuyvesant	$4,111	$4,173	-1%
East Williamsburg/Bushwick	$4,178	$4,032	4%
Prospect Park South	$3,699	$3,723	-1%
South Brooklyn	$3,239	$3,192	1%

*New Record



Prospect Park South includes Windsor Terrace, Greenwood Heights, Prospect Park South, Kensington and Flatbush. South Brooklyn includes neighborhoods south of Foster Avenue, west of McDonald Avenue south of Greenwood Cemetery, east of Utica Avenue south of Fulton Street, and east of East New York Avenue south of Clarkson Avenue.

FOR MORE INFORMATION Research and Data Requests: Research@corcoran.com | Press Inquiries: PR@corcoran.com

corcoran