

The Corcoran Report

JANUARY 2026 | BROOKLYN | RENTAL MARKET

January 2026: Leasing Activity Reaches a Five-Year January High

Brooklyn's rental market began the year with its strongest January for signed leases since 2021. Active listings rose 4% year-over-year, giving renters slightly more choice across the borough. Median rent held essentially flat, up just 0.1% annually, while average rent was unchanged year-over-year. Days on market rose 14% year-over-year, the equivalent of just under one week, an increase driven by higher inventory, as renters had more options and took additional time to look around.

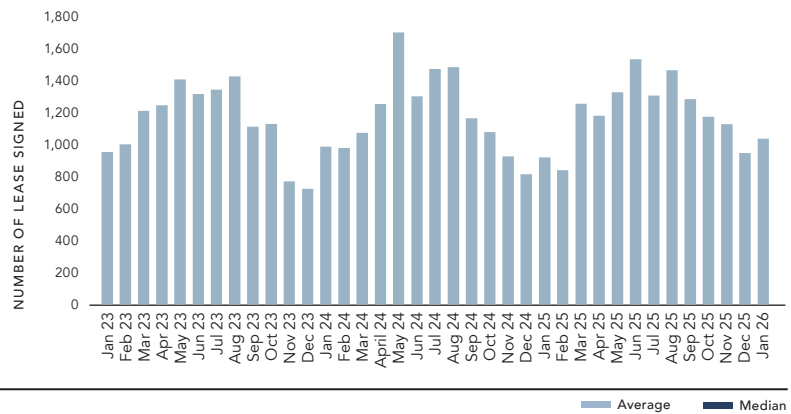
Leases Signed

1,035 ▲ +13% VS. JANUARY 2025
▲ +9% VS. DECEMBER 2025

January 2025	919
January 2024	987
January 2023	953

Roughly 1,035 leases were reported signed in January, up 13% year-over-year and marking the fourth consecutive month of annual gains. Leasing activity also rose 9% versus a strong December, and was slightly below the typical double-digit increase seen in January.

SIGNED LEASES



Rent Rates

January 2026 Median Rent

\$4,000 ◆ 0.1% VS. JANUARY 2025
◆ -0.02% VS. DECEMBER 2025

January 2026	\$3,995
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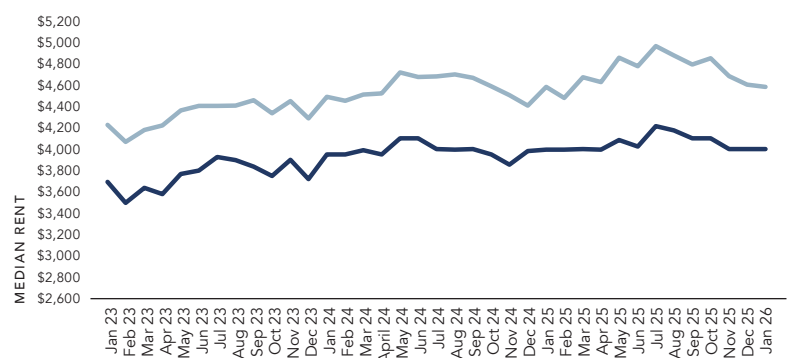
January 2026 Average Rent

\$4,573 ◆ 0% VS. JANUARY 2025
◆ 0% VS. DECEMBER 2025

January 2025	\$4,572
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Median rent was essentially unchanged year-over-year, rising just 0.1%. Median rent has been steady month-to-month for four months and remained below the July 2025 peak. Average rent was essentially flat year-over-year, rising by just \$1 from last January to record a January high.

MONTHLY RENT



Active Listings

3,508 ◆ +4% VS. JANUARY 2025
◆ -8% VS. DECEMBER 2025

Days on Market

57 ▲ 14% VS. JANUARY 2025
▲ 24% VS. DECEMBER 2025

Brooklyn's rental inventory rose 4% year-over-year, one of the few supply increases in recent months. Days on market increased 14% year-over-year to reach the highest days on market figure in more than two years.

LISTED INVENTORY AND DAYS ON MARKET

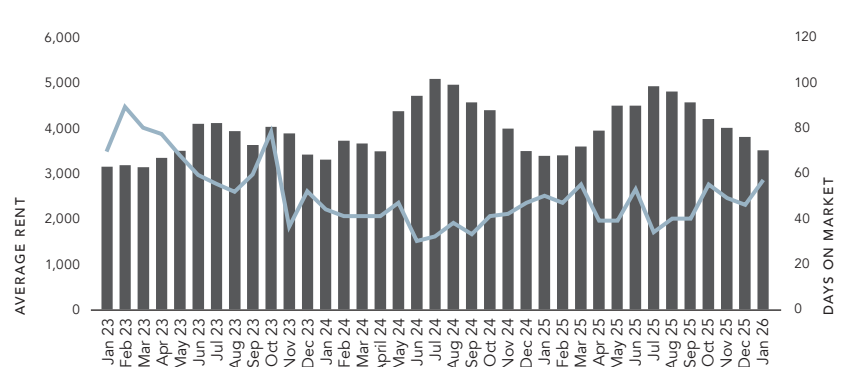


Figure reflects leases reported signed within the report month reported by any agency in Brooklyn and may include furnished and/or short term rentals. Not all leases that are signed are publicly reported. By bedroom stats exclude units larger than three bedrooms. Price figures based on last asking prices for leases reported signed but actual rents may be lower. Figure reflects units actively listed as of the last day of the report month. Days on market only reflects units that were listed for more than one day prior to being marked as leased. All material 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. Owned and operated by Compass International Holdings.

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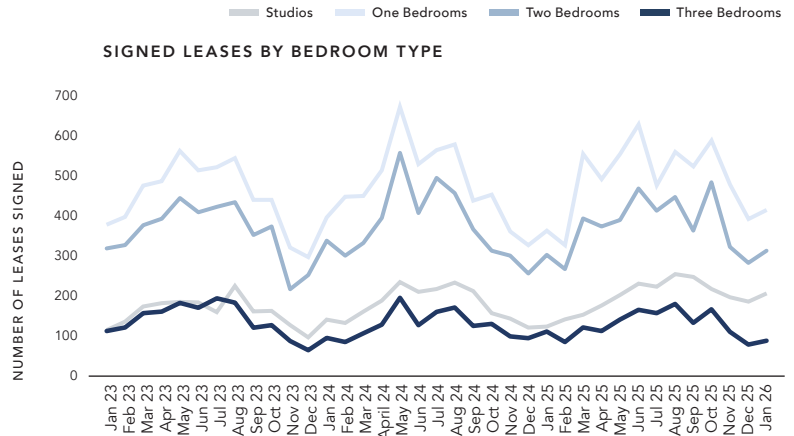
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Leases Signed by Bedroom

Studios	206	▲	66%	YoY
One Bedrooms	410	▲	14%	YoY
Two Bedrooms	310	▲	3%	YoY
Three Bedrooms	89	▲	-21%	YoY

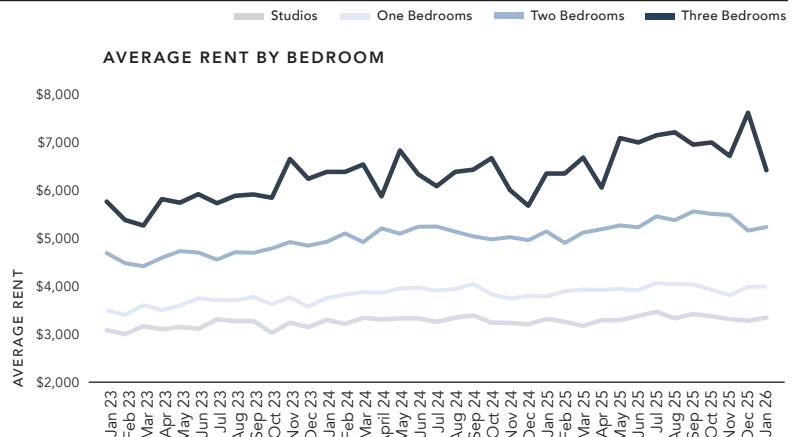
Most unit types posted annual gains, led by strong studio momentum. Three bedroom lease activity fell 21% annually to its lowest January level since 2019, likely a response to last month's spike in average rent.



Average Rent by Bedroom

Studios	\$3,330	▲	1%	YoY
One Bedrooms	\$3,981	▲	6%	YoY
Two Bedrooms	\$5,224	▲	2%	YoY
Three Bedrooms	\$6,414	▲	1%	YoY

Average rent rose across all unit types. One bedrooms led gains, up 6% to \$3,981, about 2% below the July 2025 peak. Three bedroom rents dropped sharply from December's record high and are only about 1% higher than last January.



Days on Market by Bedroom

Studios	49	▲	17%	YoY
One Bedrooms	54	▲	4%	YoY
Two Bedrooms	57	▲	14%	YoY
Three Bedrooms	90	▲	76%	YoY

Days on market increased year-over-year across all bedroom types in January. Three bedrooms led the change, rising 76% year-over-year to 90 days. Due to December's record three bedroom rent of \$7,621, larger units lingered on market in January, driving a sharp rise in days on market.

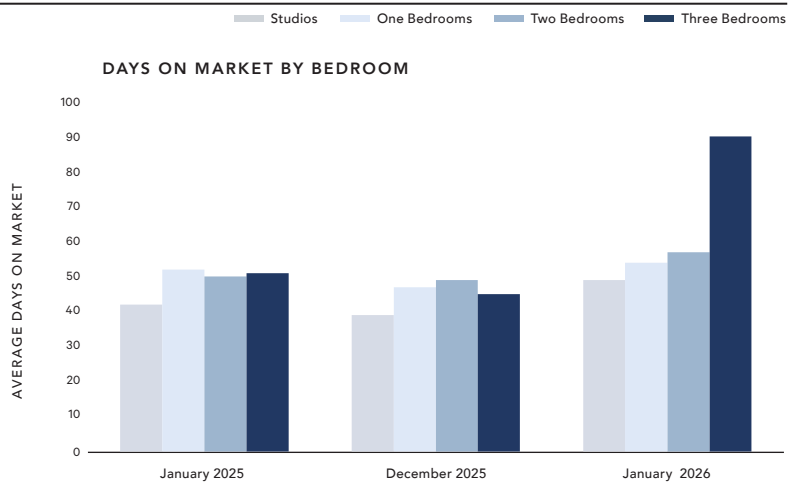


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January 2026: Activity varied widely across neighborhoods, with strong gains concentrated in a few pockets rather than boroughwide. Both Greenpoint and Fort Greene/ Clinton Hill experienced annual gains in leasing activity by over 50% due to sharp downward adjustments in rent compared to a year ago. By contrast, DUMBO moved the other way: signed leases were down 56% year-over-year while average rent rose about 25% year-over-year.

Leases Signed by Neighborhood

	Jan 2026	Jan 2025	YoY		ANNUAL CHANGE IN LEASES SIGNED
Greenpoint	88	51	73%	Greenpoint	75%
North Williamsburg	88	61	44%	North Williamsburg	44%
South Williamsburg	46	38	21%	South Williamsburg	21%
DUMBO	8	18	-56%	DUMBO	-56%
Brooklyn Heights	32	22	45%	Brooklyn Heights	45%
Boerum Hill / Cobble Hill	24	26	-8%	Brm HI / Cbl HI	-8%
Carroll Gardens / Gowanus / Red Hook	67	45	49%	CrI Grds / Gwns / Rd Hk	49%
Downtown Brooklyn	140	144	-3%	Downtown Brooklyn	-3%
Park Slope	83	77	8%	Park Slope	8%
Fort Greene / Clinton Hill	114	64	78%	Fort Gr. / Clinton Hill	78%
Prospect Heights	37	48	-23%	Prospect Heights	-23%
Crown Heights / Prospect-Lefferts	41	52	-21%	Crwn Hts / PLG	-21%
Bedford-Stuyvesant	57	77	-26%	Bedford-Stuyvesant	-26%
East Williamsburg/Bushwick	62	67	-7%	East Williamsburg/Bushwick	-7%
Prospect Park South	54	58	-7%	Prospect Park South	-7%
South Brooklyn	78	71	10%	South Brooklyn	10%

Average Rent by Neighborhood

	Jan 2026	Jan 2025	YoY		ANNUAL CHANGE IN AVERAGE RENT
Greenpoint	\$5,122	\$6,000	-15%	Greenpoint	-15%
North Williamsburg	\$5,767	\$5,484	5%	North Williamsburg	5%
South Williamsburg	\$5,228	\$5,151	1%	South Williamsburg	1%
DUMBO	\$7,949	\$6,339	25%	DUMBO	25%
Brooklyn Heights	\$6,981	\$7,203	-3%	Brooklyn Heights	-3%
Boerum Hill / Cobble Hill	\$5,066	\$4,408	15%	Brm HI / Cbl HI	15%
Carroll Gardens / Gowanus / Red Hook	\$5,165	\$4,975	4%	CrI Grds / Gwns / Rd Hk	4%
Downtown Brooklyn	\$4,525	\$4,755	-5%	Downtown Brooklyn	-5%
Park Slope	\$4,952	\$5,100	-3%	Park Slope	-3%
Fort Greene / Clinton Hill	\$4,284	\$5,199	-18%	Fort Gr. / Clinton Hill	-18%
Prospect Heights	\$4,582	\$4,675	-2%	Prospect Heights	-2%
Crown Heights / Prospect-Lefferts	\$3,584	\$3,818	-6%	Crwn Hts / PLG	-6%
Bedford-Stuyvesant	\$3,414	\$3,583	-5%	Bedford-Stuyvesant	-5%
East Williamsburg/Bushwick	\$3,659	\$3,635	1%	East Williamsburg/Bushwick	1%
Prospect Park South	\$3,427	\$3,358	2%	Prospect Park South	2%
South Brooklyn	\$2,947	\$2,922	1%	South Brooklyn	1%

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

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