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

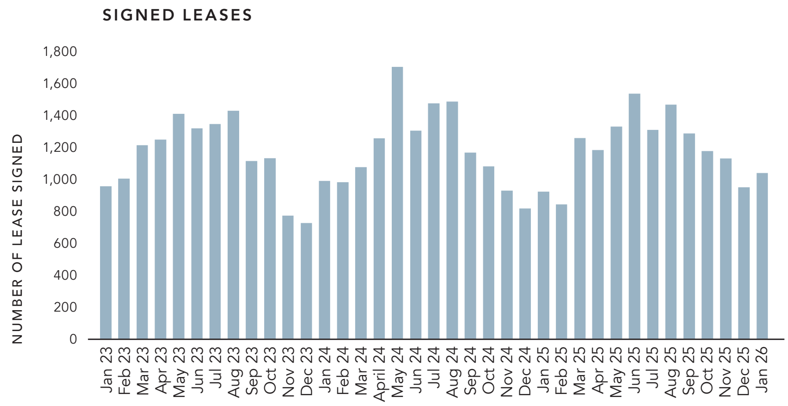
1,035

+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.



Rent Rates

January 2026 Median Rent

$4,000

0.1% VS. JANUARY 2025

-0.02% VS. DECEMBER 2025

January 2026	$3,995

January 2026 Average Rent

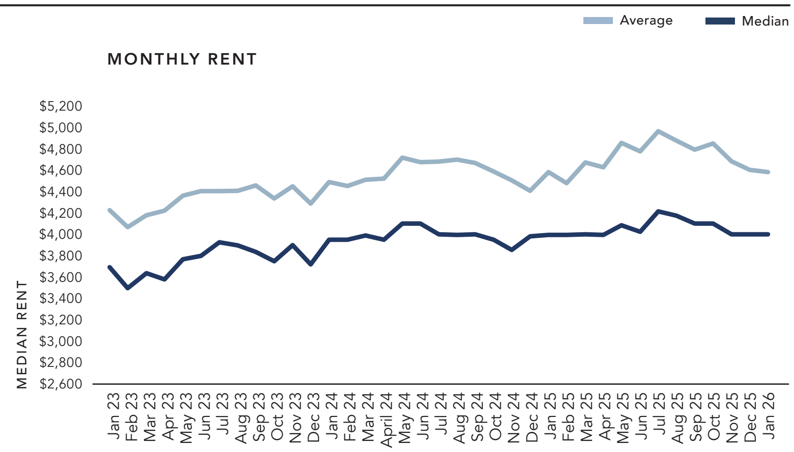
$4,573

0% VS. JANUARY 2025

0% VS. DECEMBER 2025

January 2025	$4,572

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.



Active Listings

3,508

+4% VS. JANUARY 2025

-8% VS. DECEMBER 2025

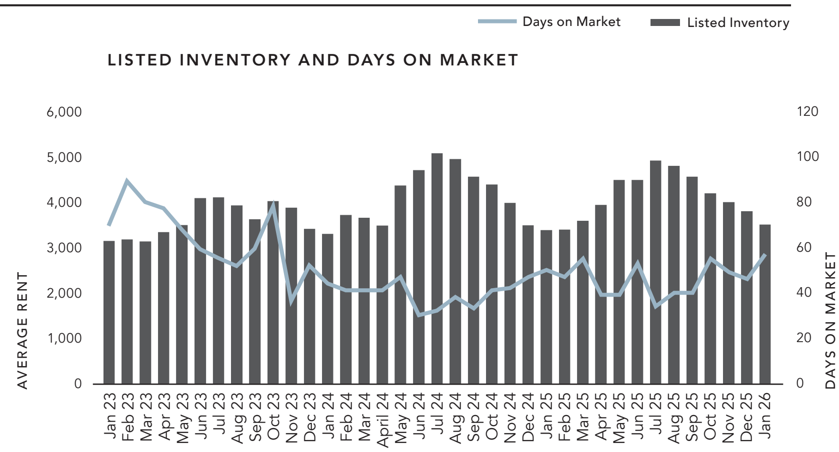
Days on Market

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.



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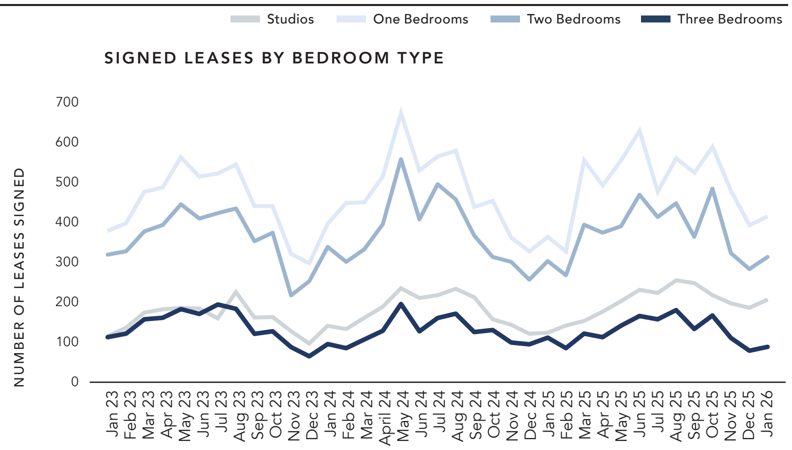
Leases Signed by Bedroom

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

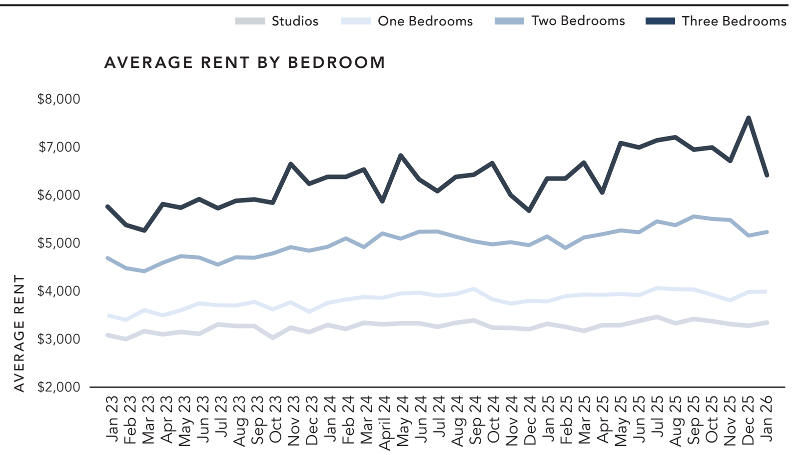
Most unit types posted annual gains, led by strong studio momentum. Three bedroom lease activity fell 21% annually to its lowest January level since 2019, likely a response to last month's spike in average rent.



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

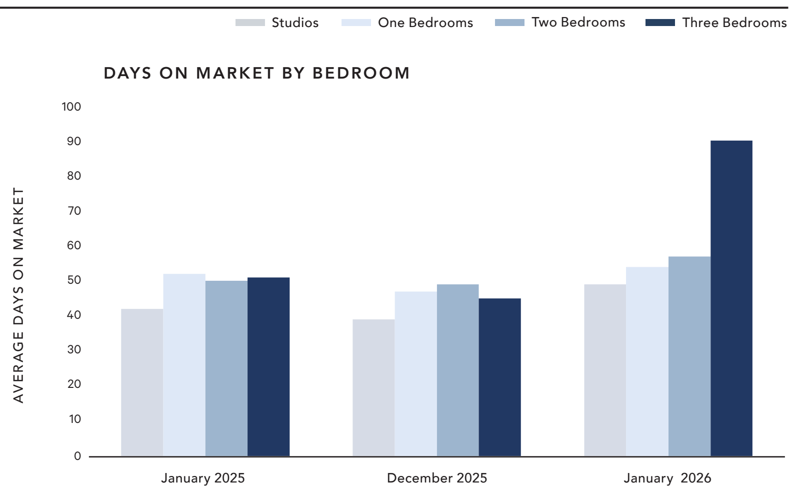
Average rent rose across all unit types. One bedrooms led gains, up 6% to $3,981, about 2% below the July 2025 peak. Three bedroom rents dropped sharply from December's record high and are only about 1% higher than last January.



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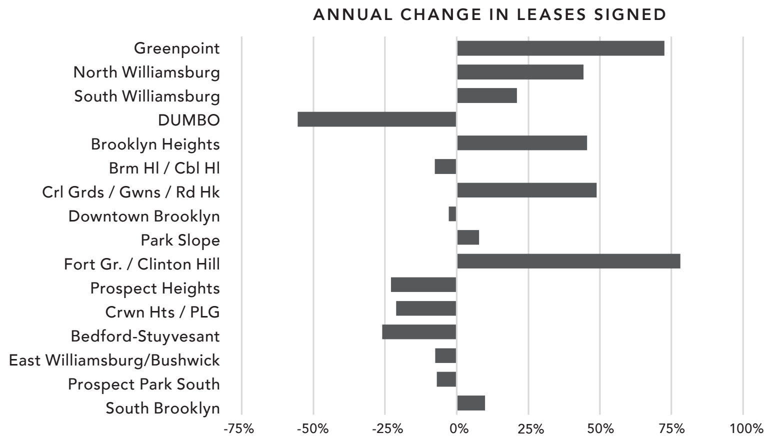
January 2026: Activity varied widely across neighborhoods, with strong gains concentrated in a few pockets rather than boroughwide. Both Greenpoint and Fort Greene/ Clinton Hill experienced annual gains in leasing activity by over 50% due to sharp downward adjustments in rent compared to a year ago.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

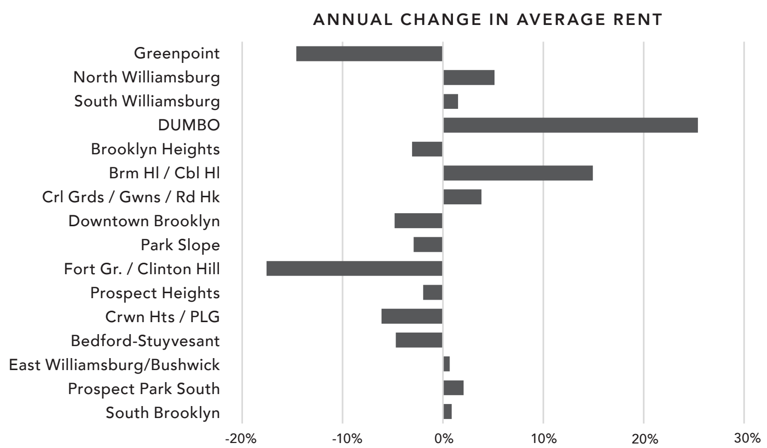
Leases Signed by Neighborhood

	Jan 2026	Jan 2025	YoY
Greenpoint	88	51	73%
North Williamsburg	88	61	44%
South Williamsburg	46	38	21%
DUMBO	8	18	-56%
Brooklyn Heights	32	22	45%
Boerum Hill / Cobble Hill	24	26	-8%
Carroll Gardens / Gowanus / Red Hook	67	45	49%
Downtown Brooklyn	140	144	-3%
Park Slope	83	77	8%
Fort Greene / Clinton Hill	114	64	78%
Prospect Heights	37	48	-23%
Crown Heights / Prospect-Lefferts	41	52	-21%
Bedford-Stuyvesant	57	77	-26%
East Williamsburg/Bushwick	62	67	-7%
Prospect Park South	54	58	-7%
South Brooklyn	78	71	10%



Average Rent by Neighborhood

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