

The Corcoran Report

SEPTEMBER 2026 | BROOKLYN | RENTAL MARKET

September 2026: Leasing Climbs as Rents Ease From Summer Records

Brooklyn's rental market strengthened in September. The 1,407 reported leases were up 10% from a year ago, the strongest September since 2020. Median rent eased 2% from August's record to \$4,300 but remained 5% above last September, a fifteenth consecutive month of annual growth. Supply tightened further as active listings fell 25% year-over-year, marking the seventh consecutive month of annual inventory declines.

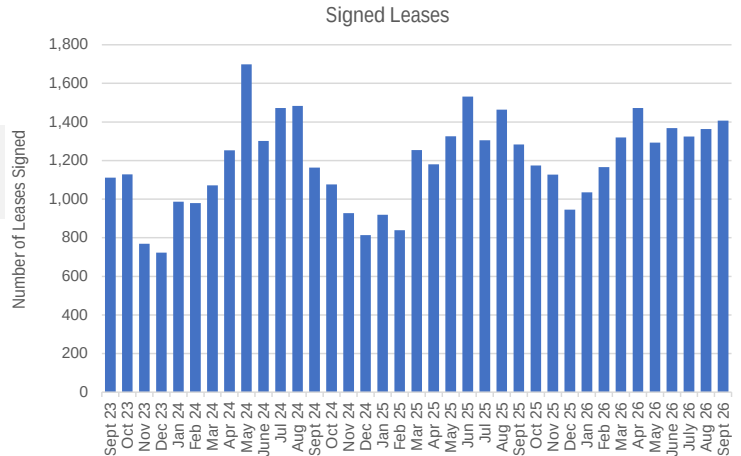
Leases Signed

1,407

▲ 10% YoY
▲ 3% MoM

September 2025	1,283
September 2024	1,163
September 2023	1,111

Roughly 1,407 leases were reported signed in September, up 10% year-over-year and the strongest September total since 2020. Leasing also rose 3% from August, running counter to typical seasonal patterns, as September has declined from August in every year since tracking began in 2019, by an average of 24%.



Rents

\$4,300

▲ 5% YoY
▲ -2% MoM

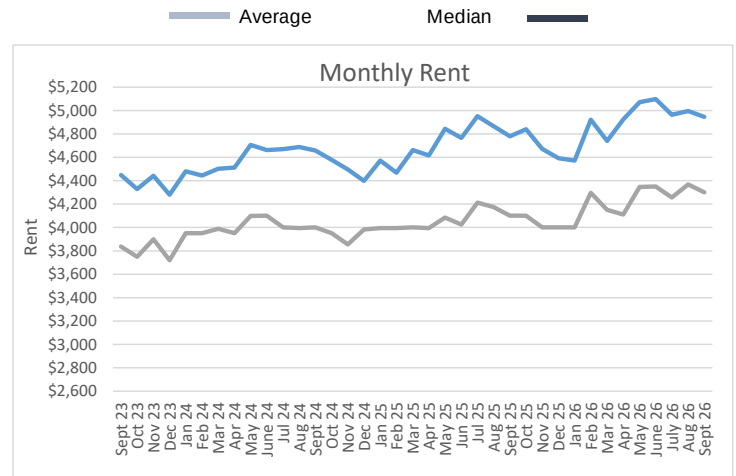
September 2026 Median Rent

September 2025	\$4,100
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Average Rent	\$4,946	▲ 3% YoY
September 2026		▲ -1% MoM

September 2025	\$4,779
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Median rent eased 2% from August's record to \$4,300, though it remained 5% above last September. Average rent increased 3% year-over-year to \$4,946 and was about 3% below its June peak of \$5,098.



Active Listings

3,428

▼ -25% YoY
▼ -11% MoM

Days on Market

53

▲ 33% YoY
▲ 13% MoM

Active listings totaled 3,428 units, the lowest September figure since 2022. Marketing times averaged 53 days, 13 days longer than a year earlier, lifted by an increase in apartments that spent extended periods on the market before leasing.

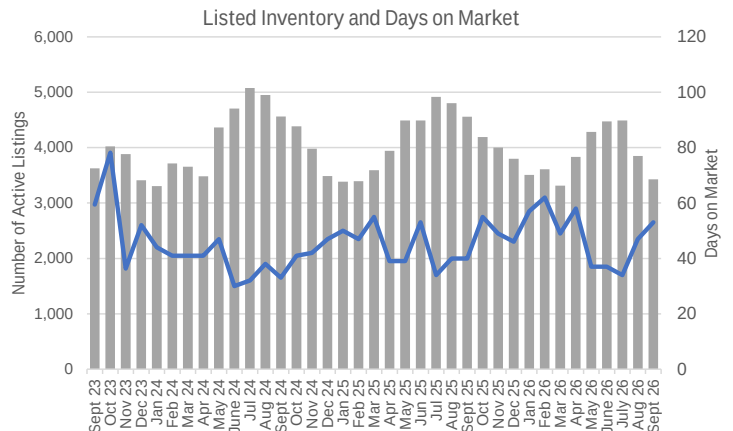


Figure reflects leases reported signed within the report month reported by any agency in Brooklyn and may include furnished and/or short term rentals. Not all leases that are signed are publicly reported. By bedroom stats exclude units larger than three bedrooms. Price figures based on last asking prices 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.

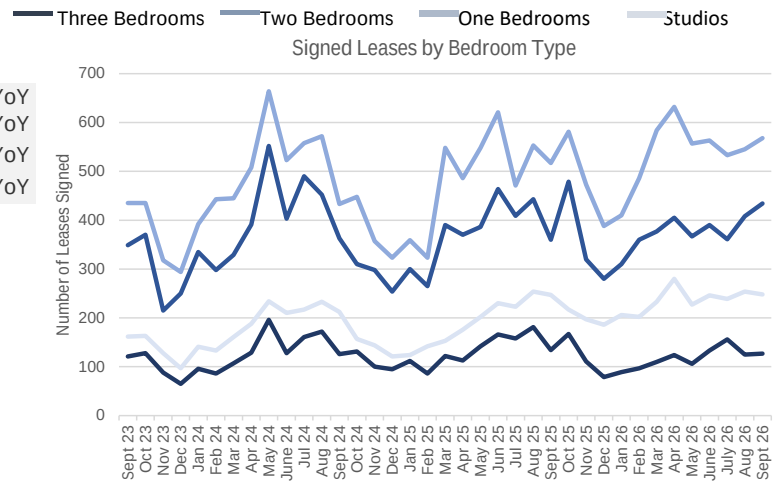
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Studios	248	▲	0%	YoY
One Bedrooms	568	▲	10%	YoY
Two Bedrooms	434	▲	21%	YoY
Three Bedrooms	127	▼	-5%	YoY

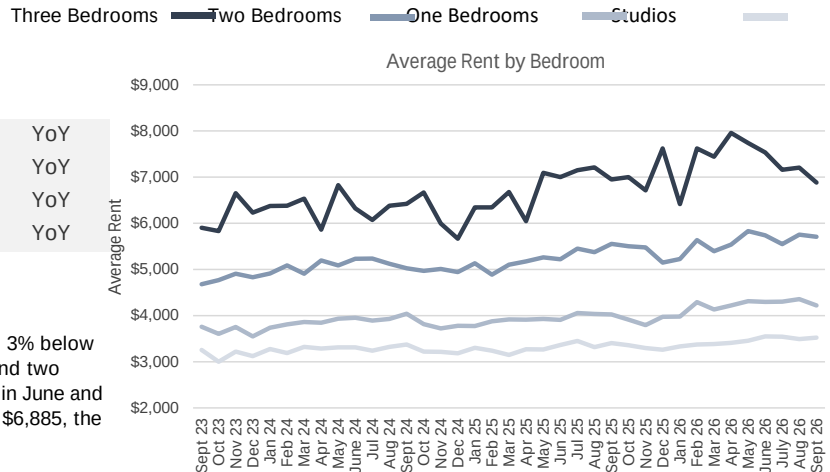
Two bedrooms led leasing growth, up 21% year-over-year to 434 leases, the highest September total since 2020. Studio signings were essentially unchanged at 248, which was still the strongest September on record for the unit type. One bedroom leasing rose 10%, while three bedrooms were the only unit type to decline.



Average Rent by Bedroom

Studios	\$3,521	▲	3%	YoY
One Bedrooms	\$4,218	▲	5%	YoY
Two Bedrooms	\$5,708	▲	3%	YoY
Three Bedrooms	\$6,885	▼	-1%	YoY

One bedroom average rent rose 5% year-over-year to \$4,218, 3% below the record it set in August. Studio rent gained 3% to \$3,521 and two bedrooms 3% to \$5,708, within 1% and 2% of the records set in June and May. Three bedroom rent slipped 1% from last September to \$6,885, the only unit type below year-ago levels.



Days on Market by Bedroom

Studios	46	▲	18%	YoY
One Bedrooms	58	▲	45%	YoY
Two Bedrooms	51	▲	24%	YoY
Three Bedrooms	50	▲	28%	YoY

One bedrooms drove the increase in marketing times, averaging 58 days, their longest since 2023 and nine days more than in August. The four unit types had been leasing within three days of one another in August, a gap that widened to 12 days.

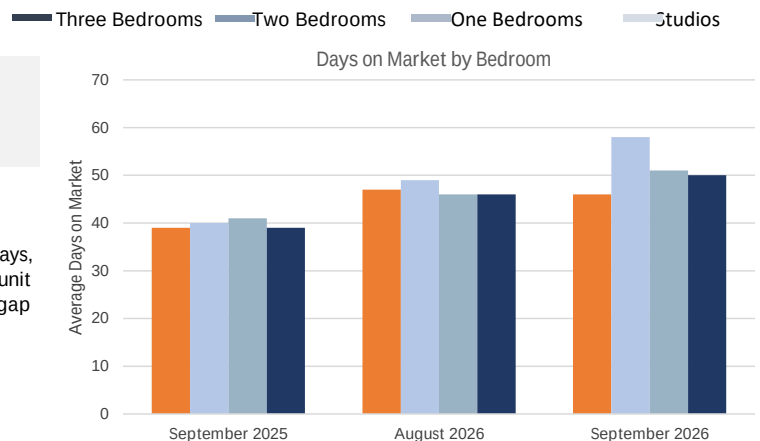


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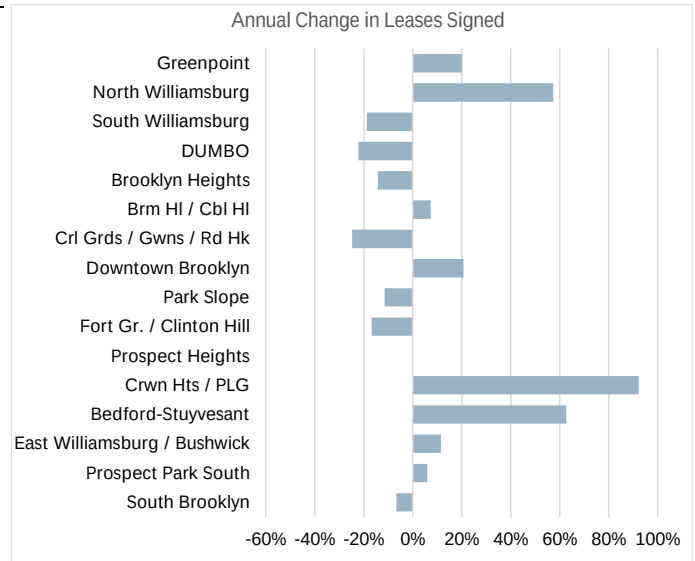
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Leasing activity rose year-over-year in eight of 16 neighborhoods. Crown Heights / Prospect-Lefferts led the increases, nearly doubling to 100 signings. Bedford-Stuyvesant followed with a 63% gain to 122 leases and a record average rent of \$4,315, with more than half of that gain from a large rental in lease-up. Downtown Brooklyn remained the busiest neighborhood at 256 leases. Carroll Gardens / Gowanus / Red Hook was the weakest at -25%, against a September last year when two buildings in lease-up accounted for a third of its leases. Average rent rose in 10 of 16 neighborhoods.

Leases Signed by Neighborhood

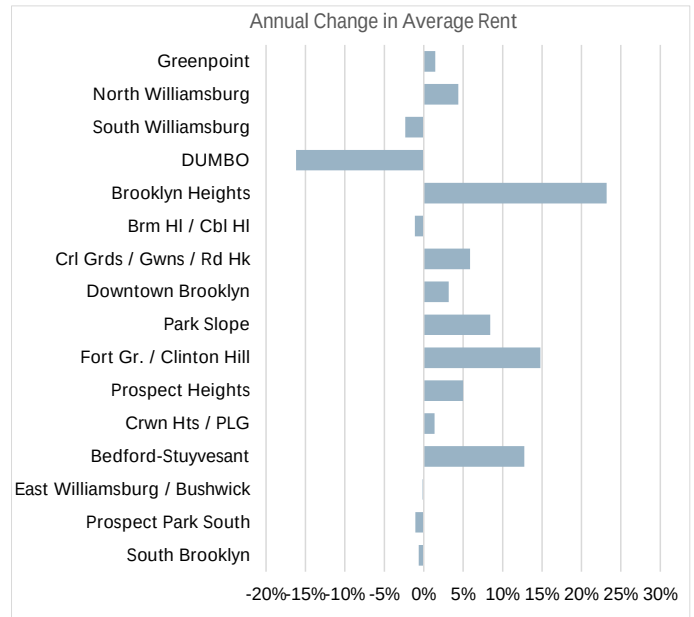
	Sept 2026	Sept 2025	Y-O-Y
Greenpoint	114	95	20%
North Williamsburg	107	68	57%
South Williamsburg	52	64	-19%
DUMBO	14	18	-22%
Brooklyn Heights	36	42	-14%
Boerum Hill / Cobble Hill	44	41	7%
Carroll Gardens / Gowanus / Red Hook	70	93	-25%
Downtown Brooklyn	256	212	21%
Park Slope	77	87	-11%
Fort Greene / Clinton Hill	129	155	-17%
Prospect Heights	31	31	0%
Crown Heights / Prospect-Lefferts	100	52	92%
Bedford-Stuyvesant	122	75	63%
East Williamsburg / Bushwick	68	61	11%
Prospect Park South	90	85	6%
South Brooklyn	97	104	-7%



Average Rent by Neighborhood

	Sept 2026	Sept 2025	Y-O-Y
Greenpoint	\$5,534	\$5,453	1%
North Williamsburg	\$5,929	\$5,679	4%
South Williamsburg	\$5,299	\$5,427	-2%
DUMBO	\$7,304	\$8,714	-16%
Brooklyn Heights	\$7,571	\$6,146	23%
Boerum Hill / Cobble Hill	\$6,349	\$6,421	-1%
Carroll Gardens / Gowanus / Red Hook	\$5,370	\$5,072	6%
Downtown Brooklyn	\$4,962	\$4,810	3%
Park Slope	\$5,923	\$5,462	8%
Fort Greene / Clinton Hill	\$5,162	\$4,496	15%
Prospect Heights	\$5,034	\$4,794	5%
Crown Heights / Prospect-Lefferts	\$3,957	\$3,904	1%
Bedford-Stuyvesant	\$4,315 *	\$3,827	13%
East Williamsburg / Bushwick	\$3,939	\$3,945	0%
Prospect Park South	\$3,727	\$3,767	-1%
South Brooklyn	\$3,238	\$3,259	-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.

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