

**M.N.S**  
REAL ESTATE  
NYC

# BROOKLYN

## RENTAL MARKET REPORT

JULY 2022



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# AVERAGE RENT

THE AVERAGE RENT IN BROOKLYN HAS INCREASED THIS MONTH.

# BROOKLYN

**↑1.57%**  
CHANGE

**\$3,504**  
JUNE 2022

**\$3,559**  
JULY 2022

# A QUICK LOOK

## BROOKLYN

Over the past month, the average rental price in Brooklyn has increased by 1.57%, from \$3,504.15 to \$3,559.13. The average rental price for a studio unit increased by 0.34% from \$2,741.63 to \$2,750.82. The average rental price for a one-bedroom unit increased by 1.20%, from \$3,349.17 to \$3,389.25. The average rental price for a two-bedroom unit increased by 2.62%, from \$4,421.65 to \$4,537.31.

This past month, the most expensive studio units were in Williamsburg; one and two-bedroom units were in DUMBO, while the most affordable studio and one-bedroom units were in Bay Ridge, and two-bedroom units were in Borough Park/Sunset Park.

Out of the sixteen neighborhoods tracked by this report, 10 saw their average rental price increase month-over-month: Bedford-Stuyvesant (+2.41%), Boerum Hill (+3.86%), Bushwick (+1.37%), Clinton Hill (+3.49%), Cobble Hill (+10.06%), Crown Heights (+5.15%), Downtown Brooklyn (+1.77%), Greenpoint (+5.72%), Park Slope (+4.86%), and Williamsburg (+6.23%).

Compared to this time last year, rental prices are up across-the-board with studio, one-bedroom, and two-bedroom prices up by 21.93%, 24.92% and 27.48%, respectively. Overall, average rental pricing in Brooklyn has increased by 25.20% since last year.

# NOTABLE TRENDS

# BROOKLYN

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Studios	Williamsburg \$3,772	Bay Ridge \$1,614
One bedrooms	Dumbo \$4,975	Bay Ridge \$1,863
Two bedrooms	Dumbo \$6,625	Borough/Sunset Park \$2,313

# WHERE PRICES DECREASED



### BAY RIDGE

One-Bedroom	-3.3%
Two-Bedroom	-0.8%

### BED STUY

One-Bedroom	-0.5%
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### BOROUGH PARK/SUNSET PARK

Studios	-13.4%
One-Bedroom	-0.4%
Two-Bedroom	-8.7%

### BROOKLYN HEIGHTS

One-Bedroom	-8.7%
Two-Bedroom	-3.9%

### CLINTON HILL

Studios	-7.0%
One-Bedroom	-2.3%

### CROWN HEIGHTS

Studios	-4.4%
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### DUMBO

Studios	-8.6%
Two-Bedroom	-6.1%

### FORT GREENE

One-Bedroom	-7.0%
Two-Bedroom	-4.2%

### PARK SLOPE

One-Bedroom	-1.2%
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### PLG/FLATBUSH

Studios	-5.4%
One-Bedroom	-3.4%

# WHERE PRICES INCREASED



**BAY RIDGE**  
Studios 3.9%

**BED STUY**  
Studios 2.7%  
Two-Bedroom 4.8%

**BOERUM HILL**  
Studios 6.6%  
One-Bedroom 2.1%  
Two-Bedroom 3.7%

**BROOKLYN HEIGHTS**  
Studios 6.7%

**BUSHWICK**  
Studios 0.6%  
One-Bedroom 1.2%  
Two-Bedroom 2.1%

**CLINTON HILL**  
Two-Bedroom 14.5%

**COBBLE HILL**  
Studio 9.1%  
One-Bedroom 17.7%  
Two-Bedroom 5.8%

**CROWN HEIGHTS**  
One-Bedroom 7.6%  
Two-Bedroom 10.1%

**DUMBO**  
One-Bedroom 1.9%

**DOWNTOWN BK**  
Studios 0.0%  
One-Bedroom 1.5%  
Two-Bedroom 3.0%

**FORT GREENE**  
Studios 0.4%

**GREENPOINT**  
Studios 1.4%  
One-Bedroom 4.4%  
Two-Bedroom 10.0%

**PARK SLOPE**  
Studios 2.9%  
Two-Bedroom 10.6%

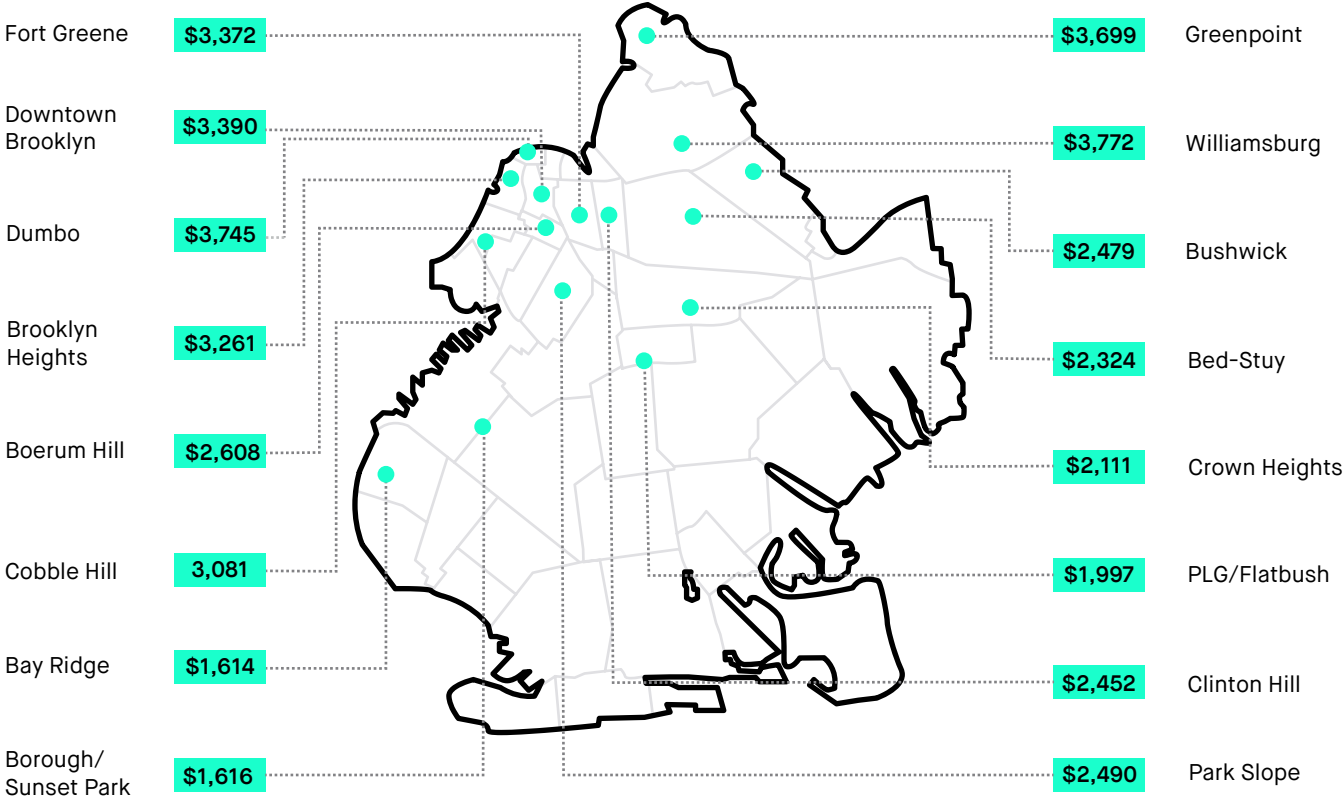
**PLG/FLATBUSH**  
Two-Bedroom 3.4%

**WILLIAMSBURG**  
Studios 7.1%  
One-Bedroom 9.0%  
Two-Bedroom 3.4%



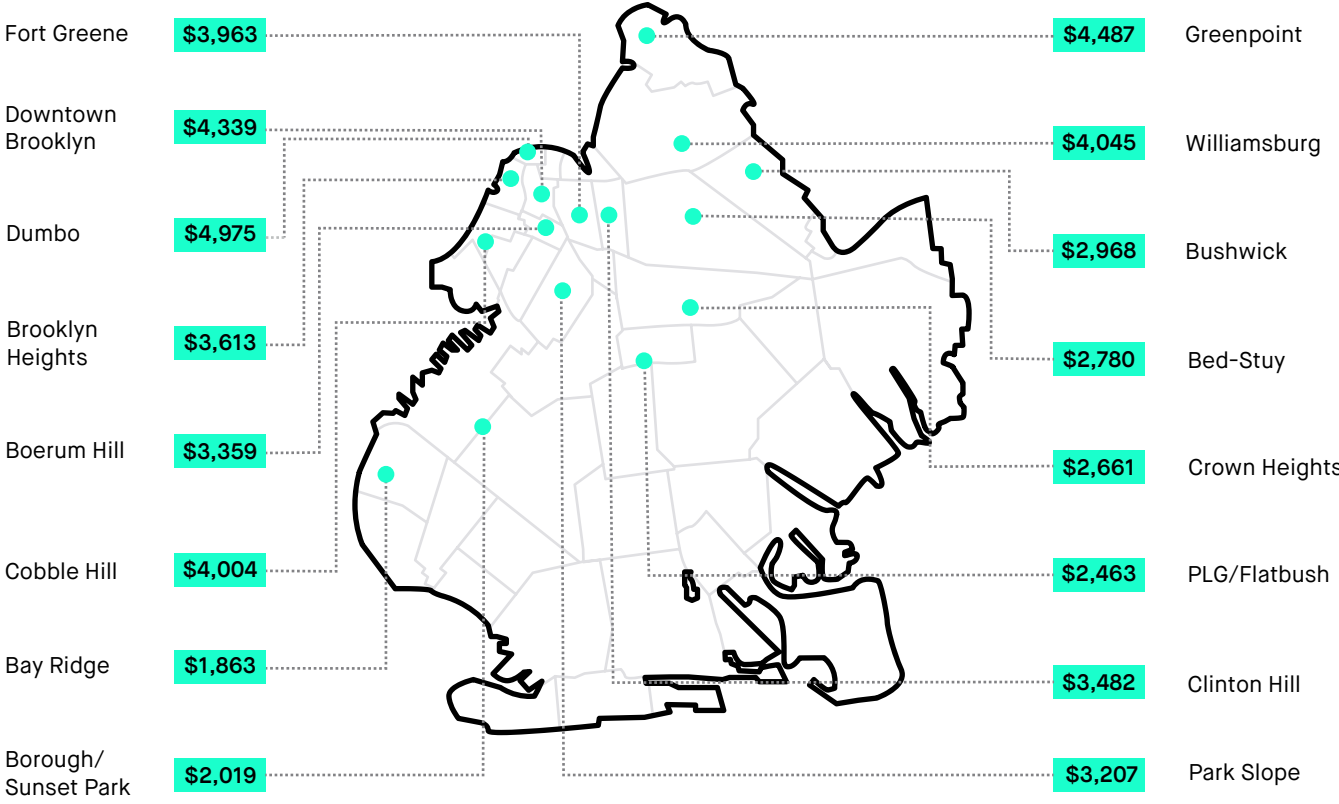
# BROOKLYN AVERAGE PRICE

## STUDIOS



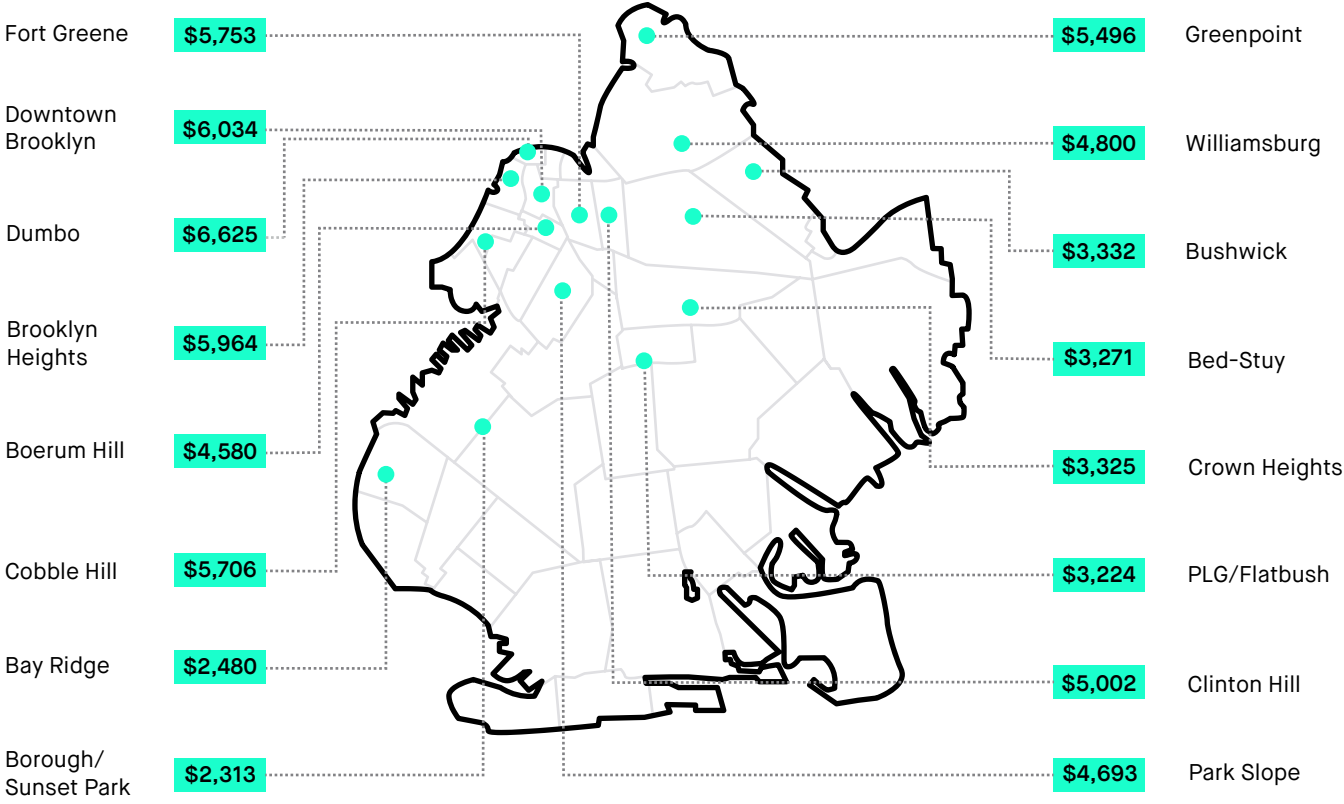
# BROOKLYN AVERAGE PRICE

## 1 BEDROOM



# BROOKLYN AVERAGE PRICE

## 2 BEDROOM



# A QUICK LOOK

CHANGE BY NEIGHBORHOOD

## YEAR OVER YEAR

<b>BAY RIDGE</b>	↑ 8.85%	<b>CLINTON HILL</b>	↑ 36.33%	<b>FORT GREENE</b>	↑ 27.45%
<b>BED STUY</b>	↑ 22.71%	<b>COBBLE HILL</b>	↑ 36.35%	<b>GREENPOINT</b>	↑ 43.46%
<b>BOERUM HILL</b>	↑ 18.29%	<b>CROWN HEIGHTS</b>	↑ 25.27%	<b>PARK SLOPE</b>	↑ 33.10%
<b>BOROUGH/SUNSET</b>	↑ 8.46%	<b>DOWNTOWN BK</b>	↑ 19.36%	<b>PLG/FLATBUSH</b>	↑ 25.53%
<b>BROOKLYN HEIGHTS</b>	↑ 23.01%	<b>DUMBO</b>	↑ 14.48%	<b>WILLIAMSBURG</b>	↑ 31.36%
<b>BUSHWICK</b>	↑ 22.28%				

# PRICE CHANGES

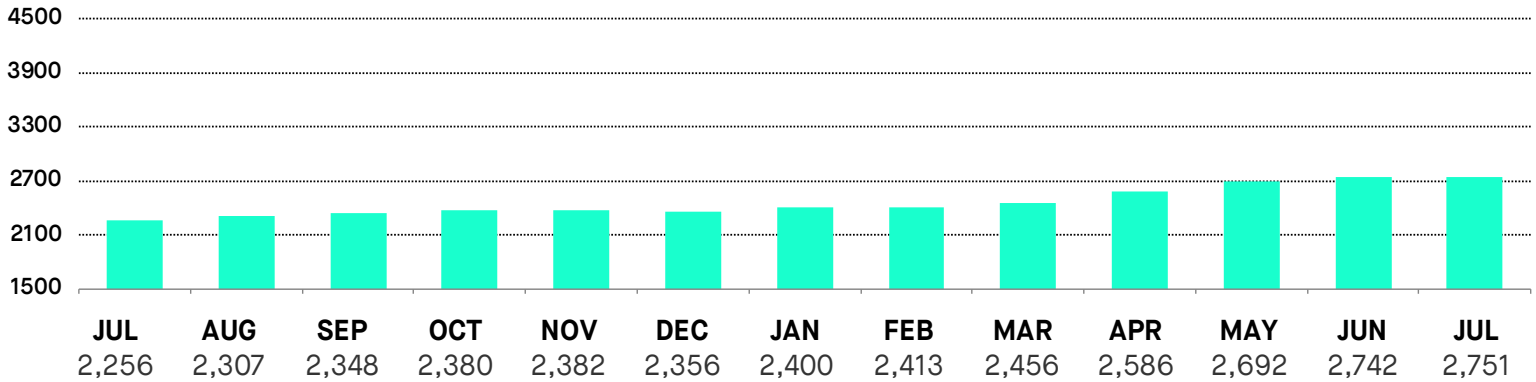
BROOKLYN RENTS:  
JULY 2021 VS. JULY 2022

# PRICE CHANGES

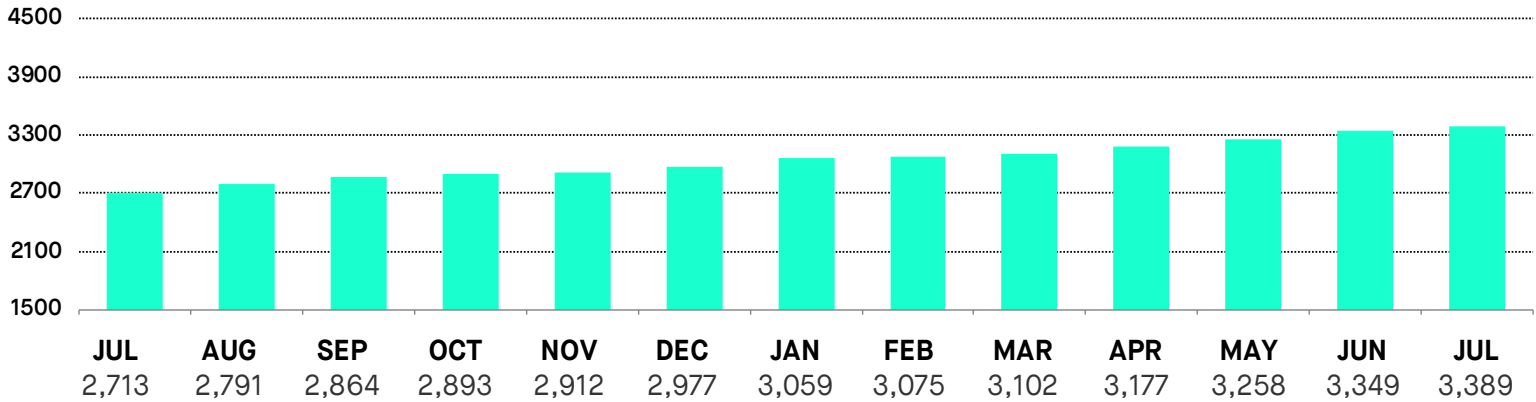
TYPE	JULY 2021	JULY 2022	CHANGE
Studios	\$2,256	\$2,751	↑ 21.93%
One bedrooms	\$2,713	\$3,389	↑ 24.92%
Two bedrooms	\$3,559	\$4,537	↑ 27.48%

# PRICE TRENDS: BROOKLYN

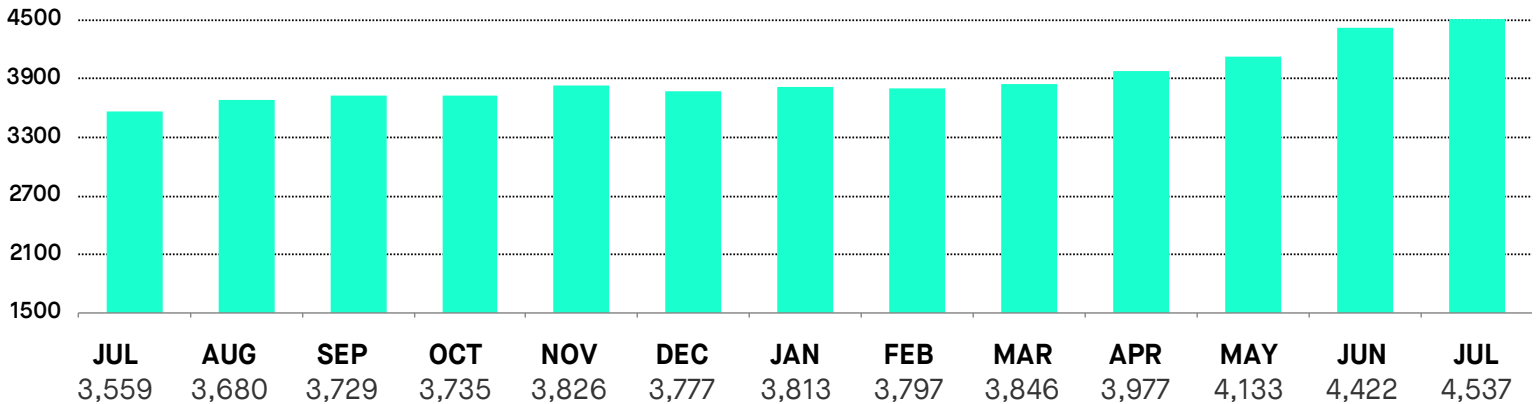
## BROOKLYN STUDIO PRICE TRENDS OVER 13 MONTHS



## BROOKLYN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



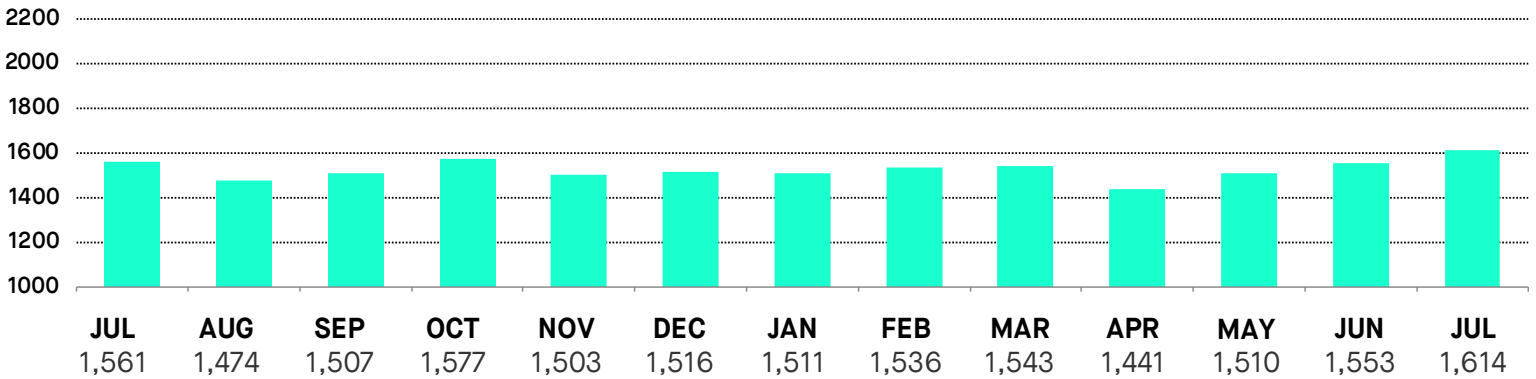
## BROOKLYN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



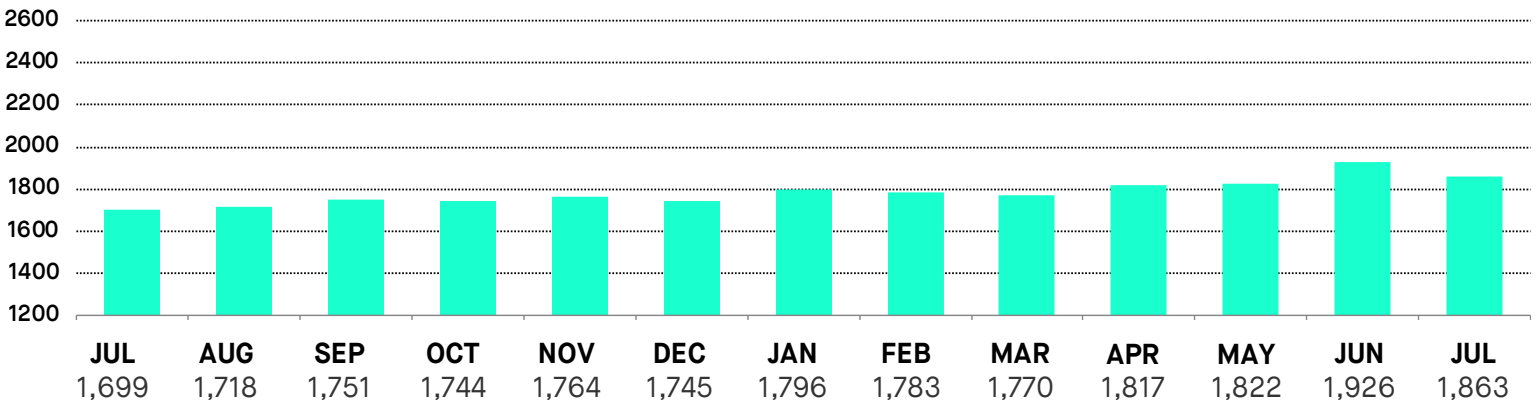
# PRICE TRENDS: BAY RIDGE

THE AVERAGE RENTAL PRICE THIS MONTH DECREASED BY 0.38%.

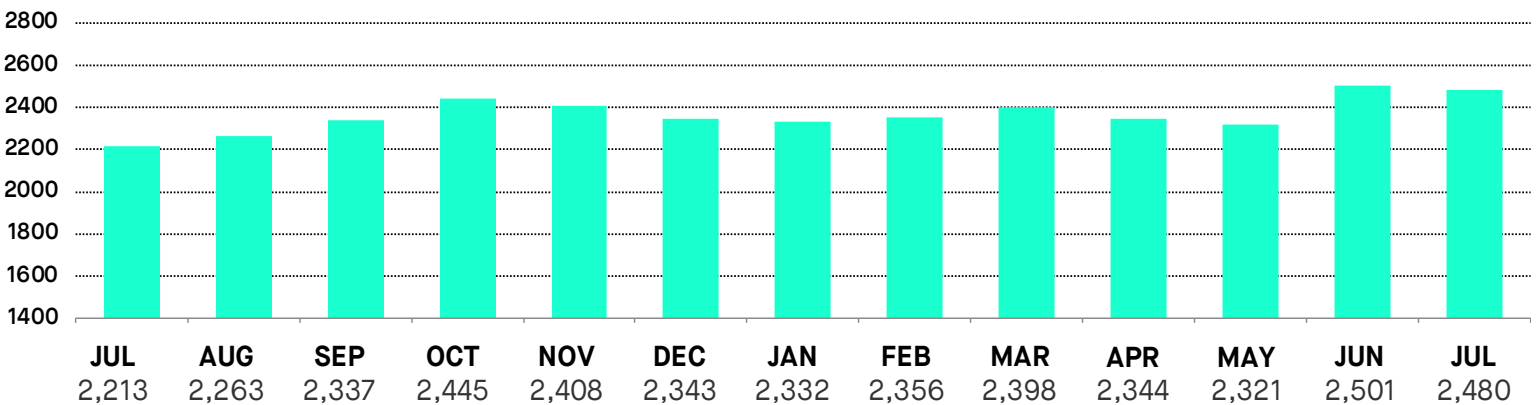
## BAY RIDGE STUDIO PRICE TRENDS OVER 13 MONTHS



## BAY RIDGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



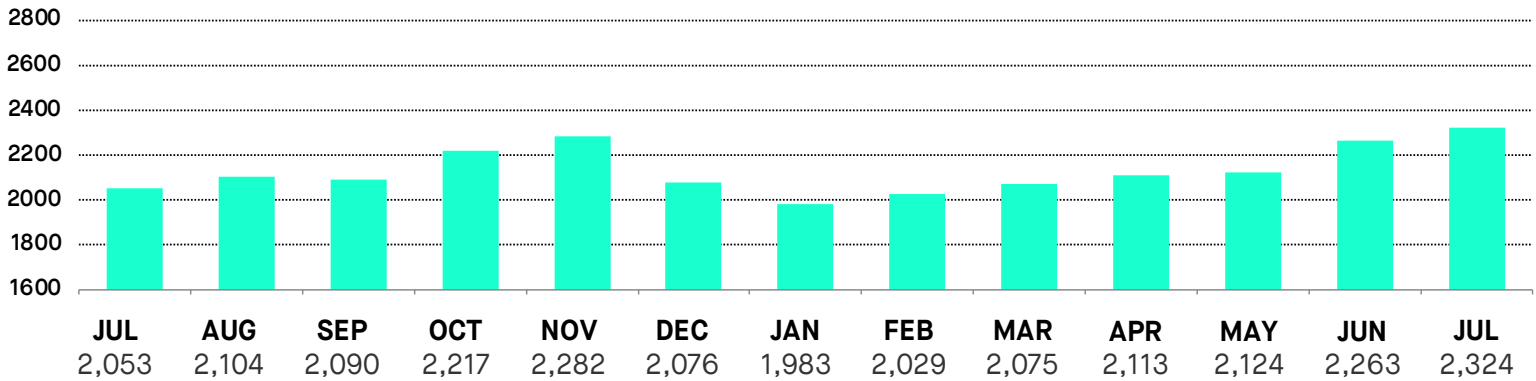
## BAY RIDGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



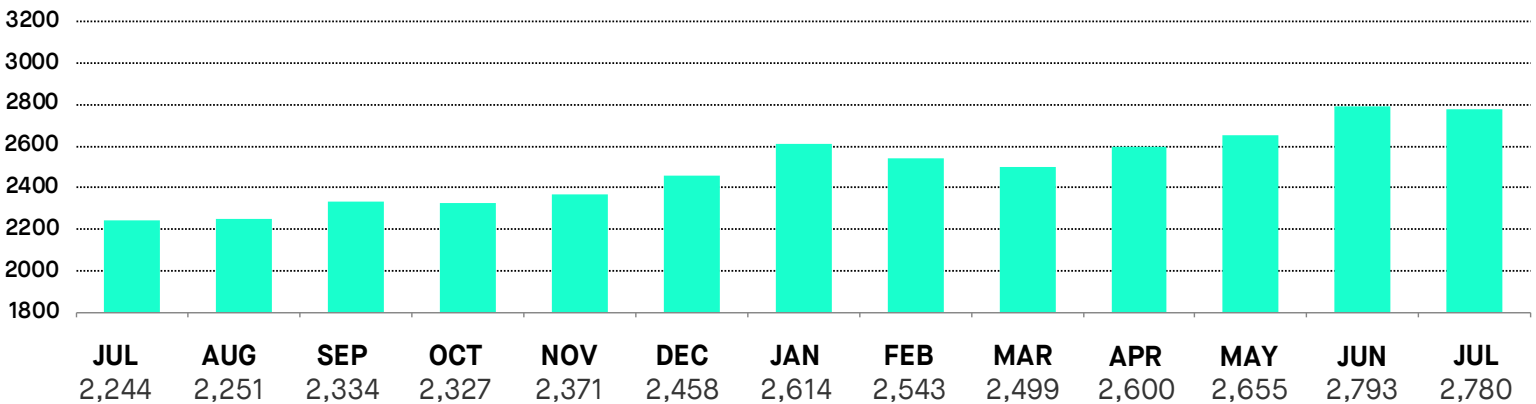
# PRICE TRENDS: BEDFORD-STUYVESANT

THE AVERAGE OVERALL RENTAL PRICE IN BED-STUY INCREASED BY 2.41% THIS MONTH.

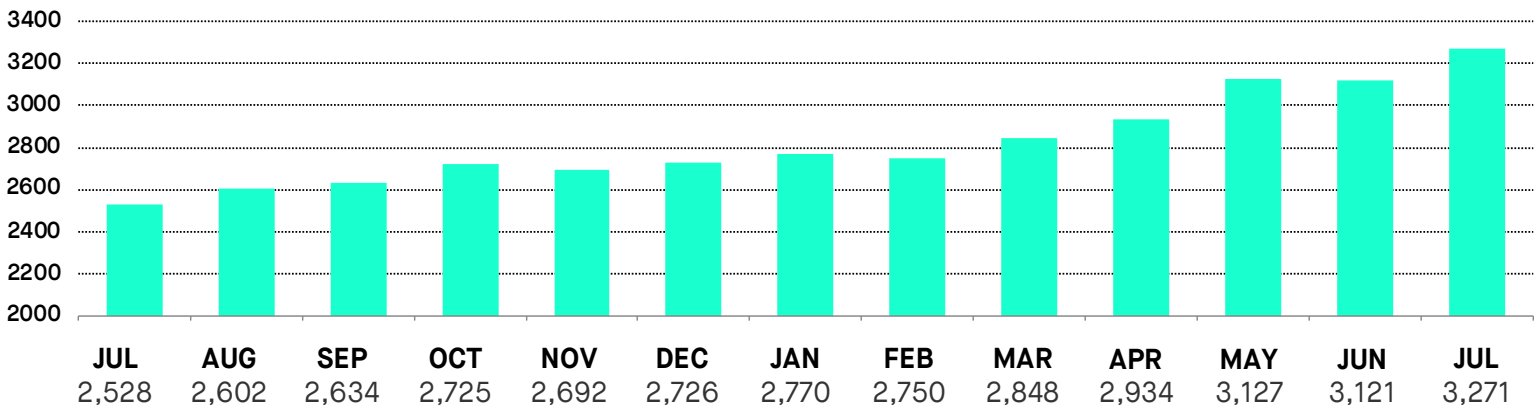
## BEDFORD-STUYVESANT STUDIO PRICE TRENDS OVER 13 MONTHS



## BEDFORD-STUYVESANT ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



## BEDFORD-STUYVESANT TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

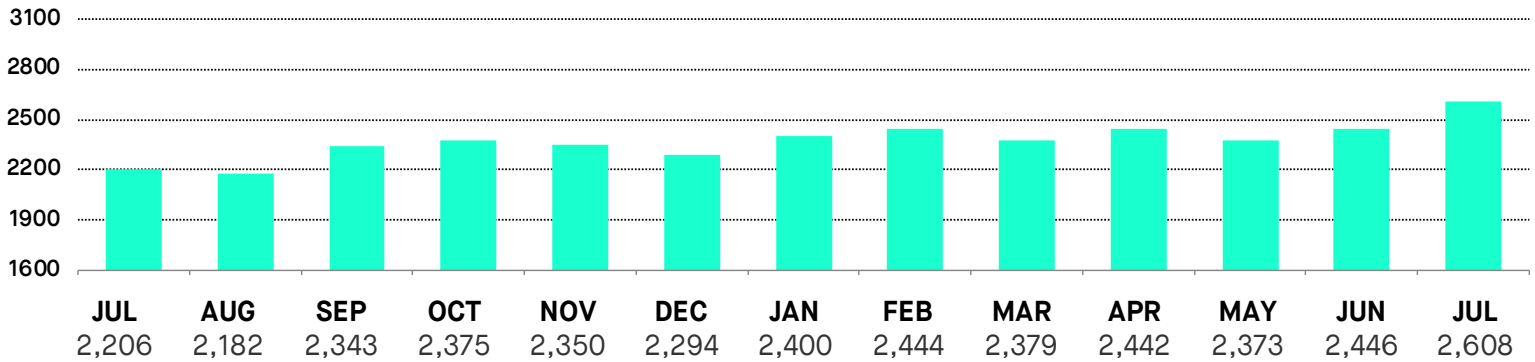




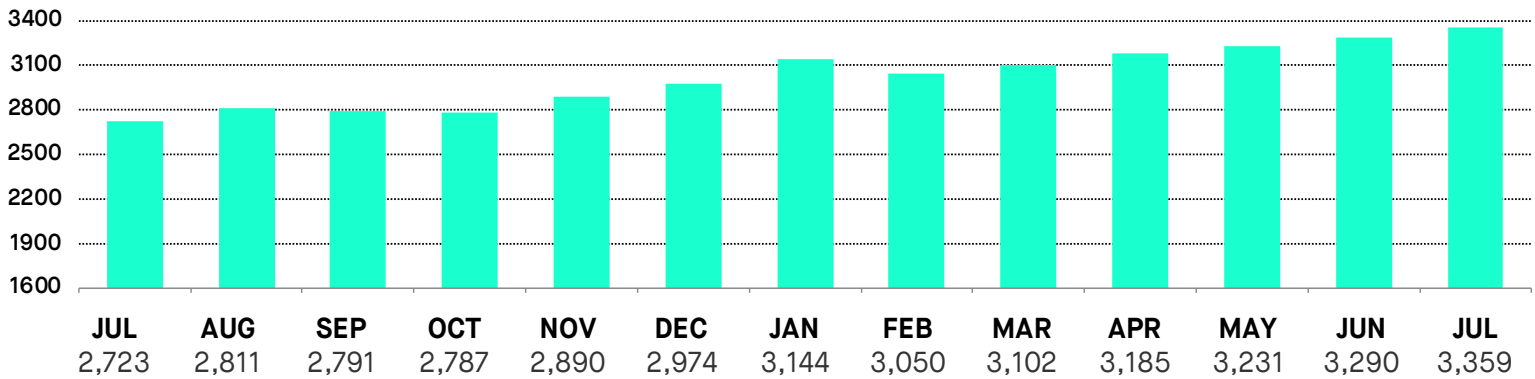
# PRICE TRENDS: BOERUM HILL

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN BOERUM HILL INCREASED BY 3.86%.

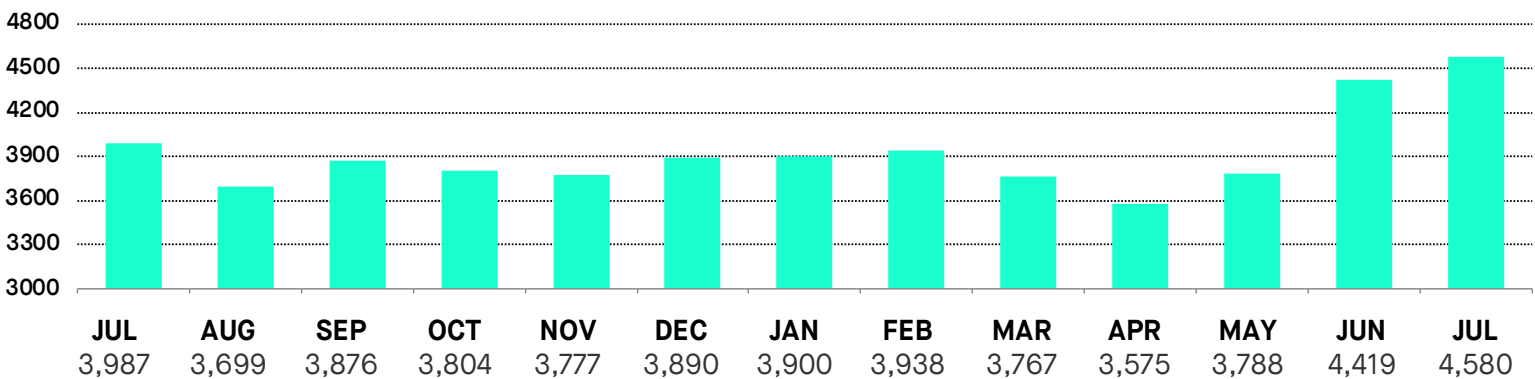
## BOERUM HILL STUDIO PRICE TRENDS OVER 13 MONTHS



## BOERUM HILL ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



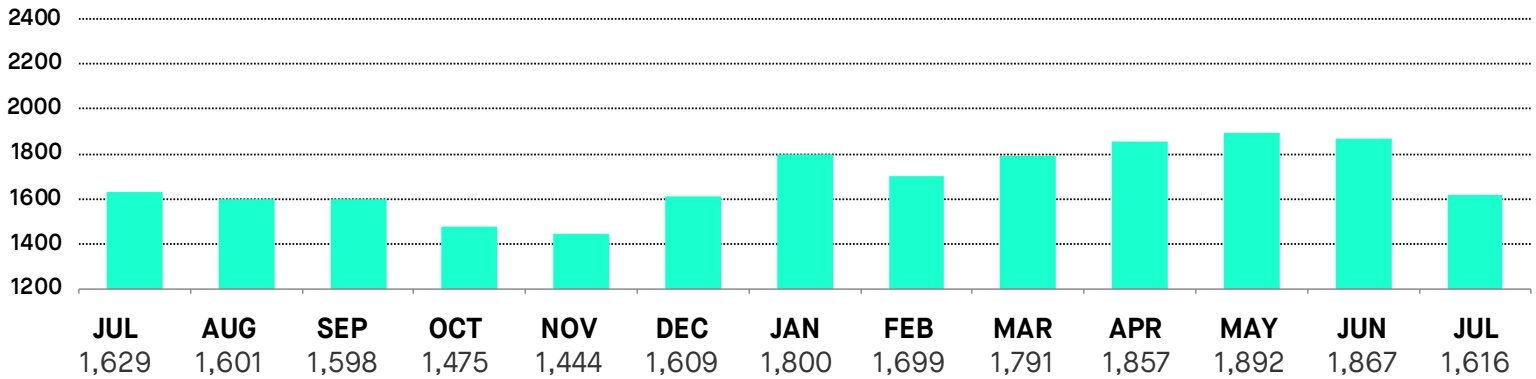
## BOERUM HILL TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



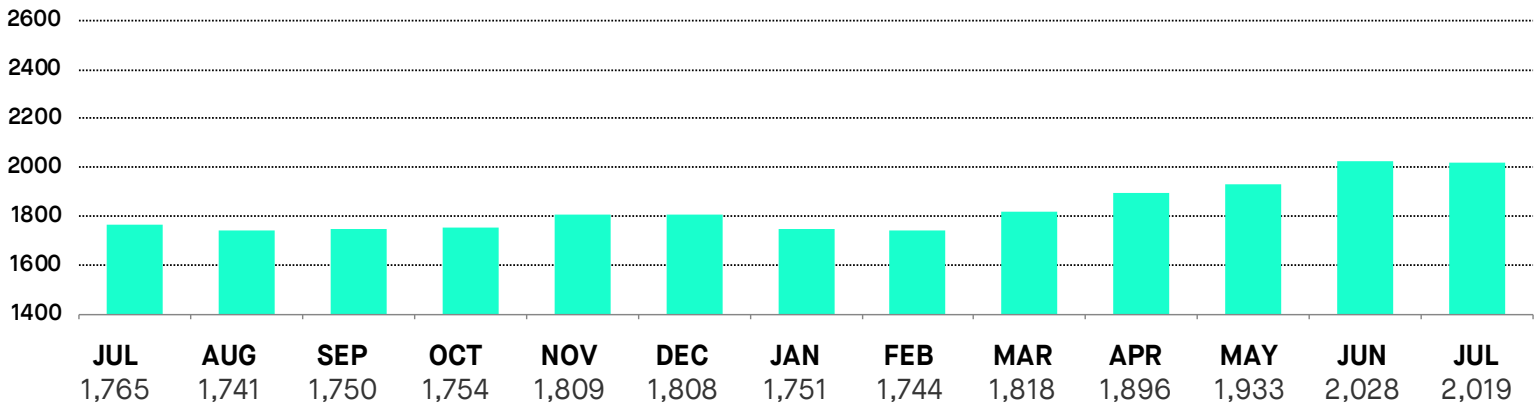
# PRICE TRENDS: BOROUGH/SUNSET PARK

DUE TO HIGHER LEVELS OF INVENTORY COMPARED TO LAST MONTH, THE AVERAGE RENT IN BOROUGH PARK/SUNSET PARK DECREASED BY 7.46%.

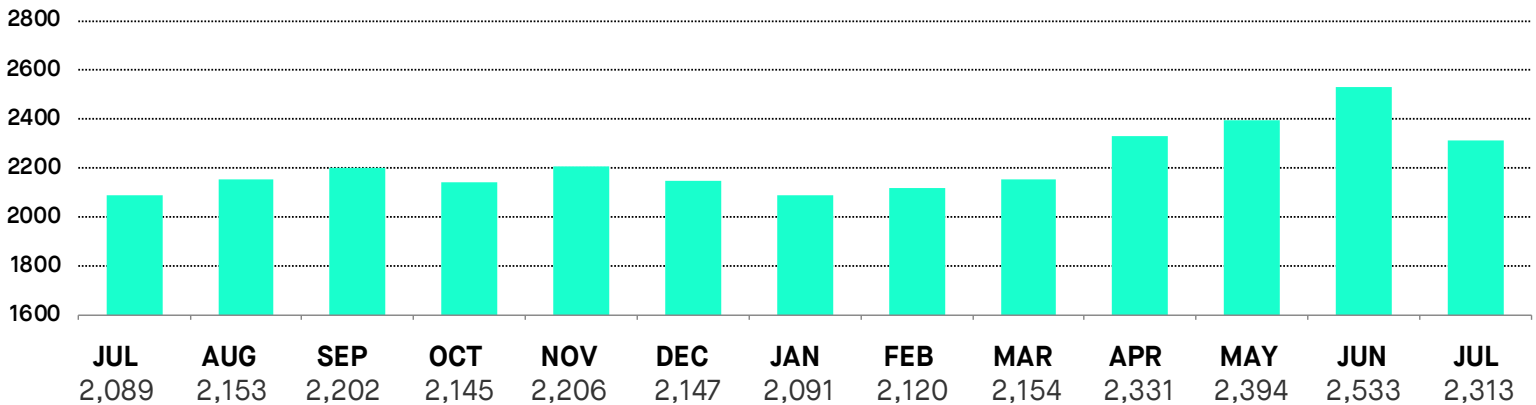
## BOROUGH PARK & SUNSET PARK STUDIO PRICE TRENDS OVER 13 MONTHS



## BOROUGH PARK & SUNSET PARK ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



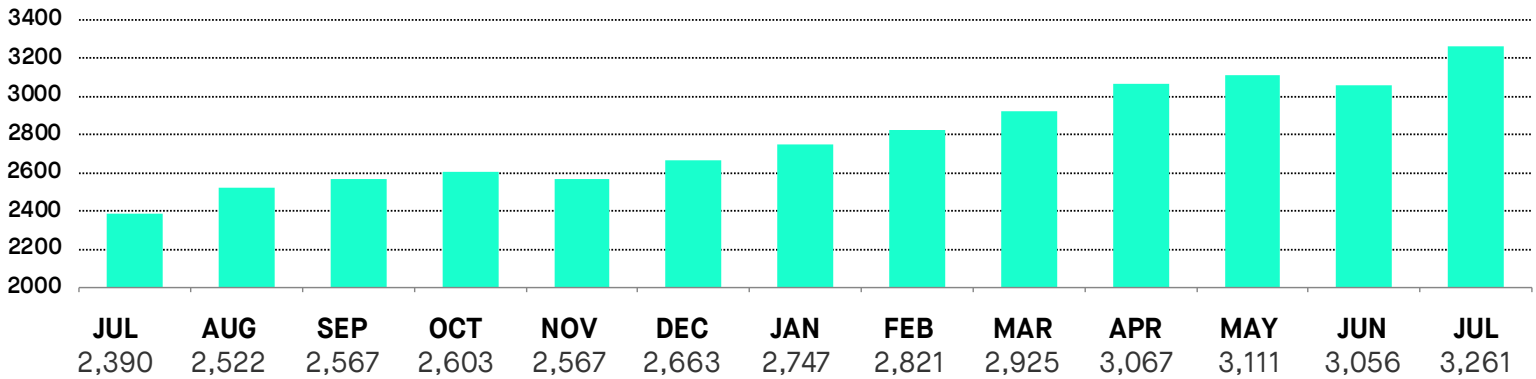
## BOROUGH PARK & SUNSET PARK TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



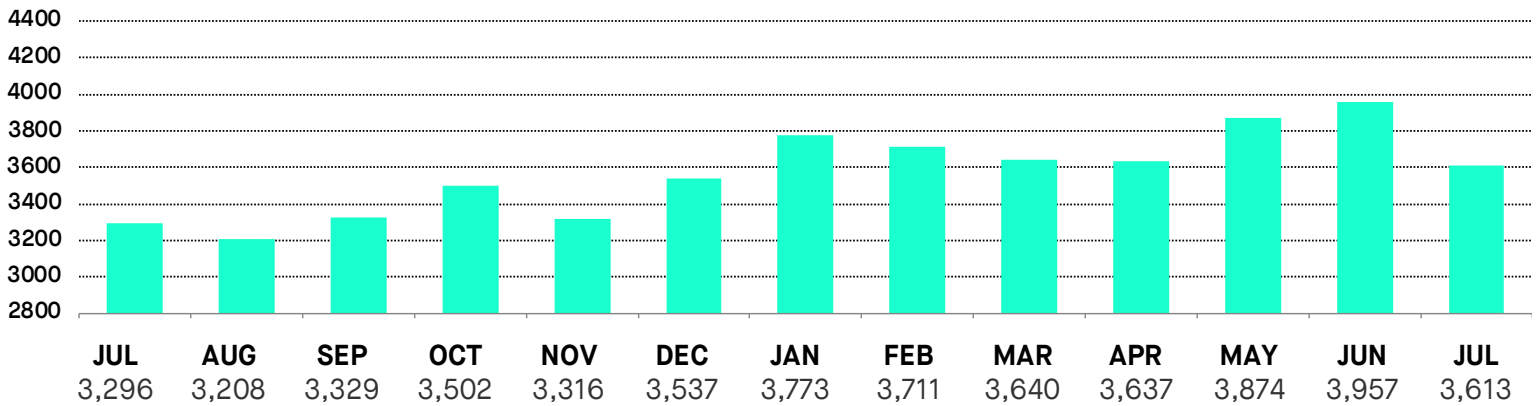
# PRICE TRENDS: BROOKLYN HEIGHTS

THE AVERAGE RENTAL PRICE IN BROOKLYN HEIGHTS THIS PAST MONTH DECREASED BY 2.89%.

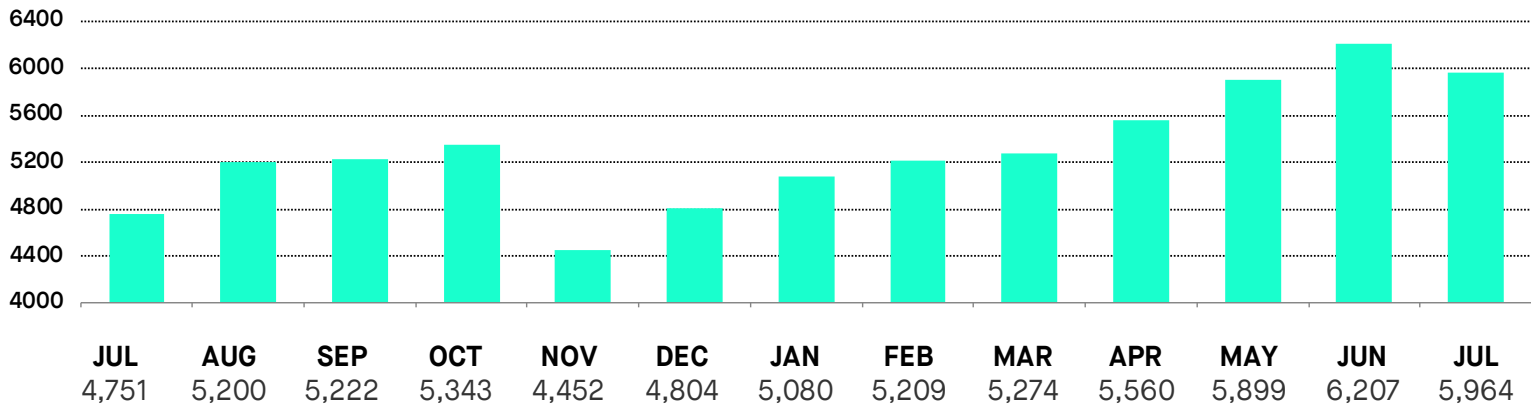
## BROOKLYN HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



## BROOKLYN HEIGHTS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



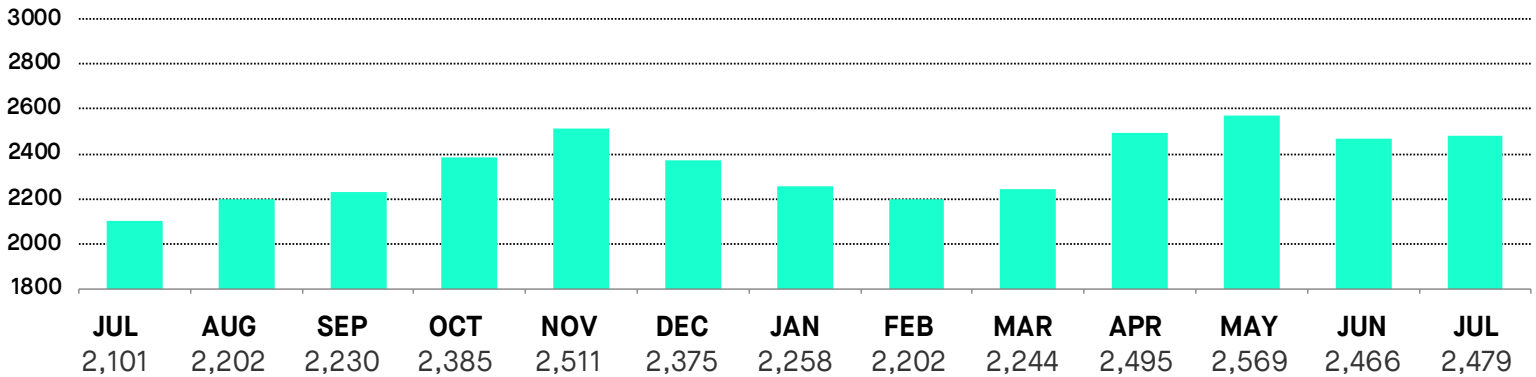
## BROOKLYN HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



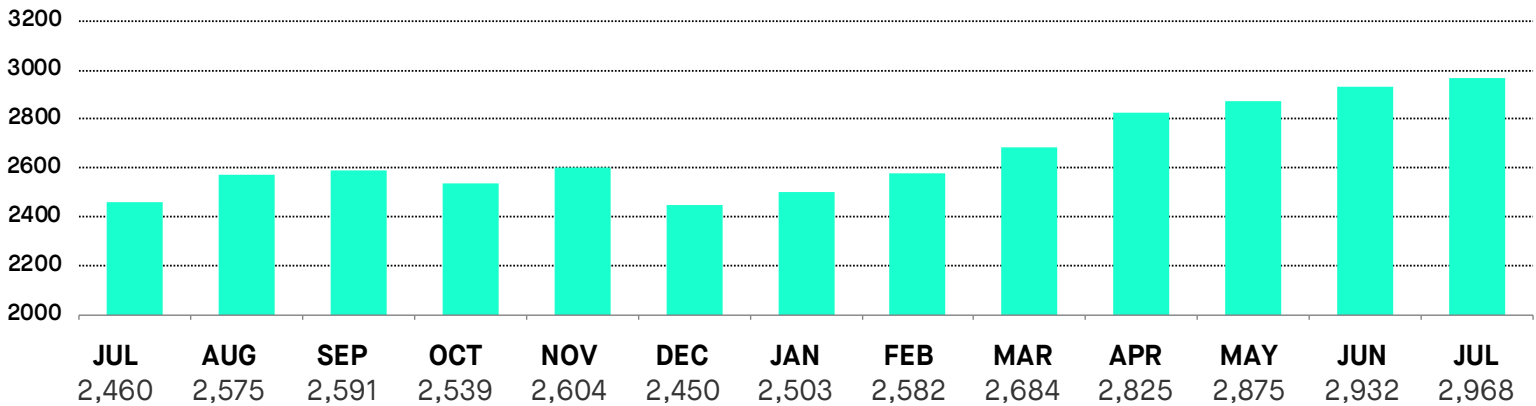
# PRICE TRENDS: BUSHWICK

THE AVERAGE RENTAL PRICE IN BUSHWICK INCREASED BY 1.37% OVER THE PAST MONTH.

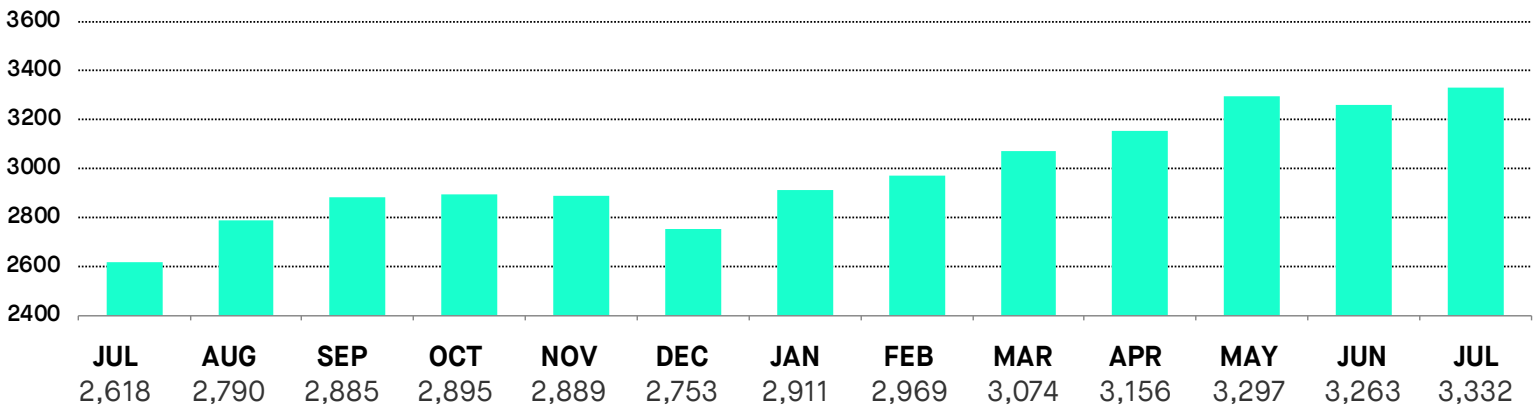
## BUSHWICK STUDIO PRICE TRENDS OVER 13 MONTHS



## BUSHWICK ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



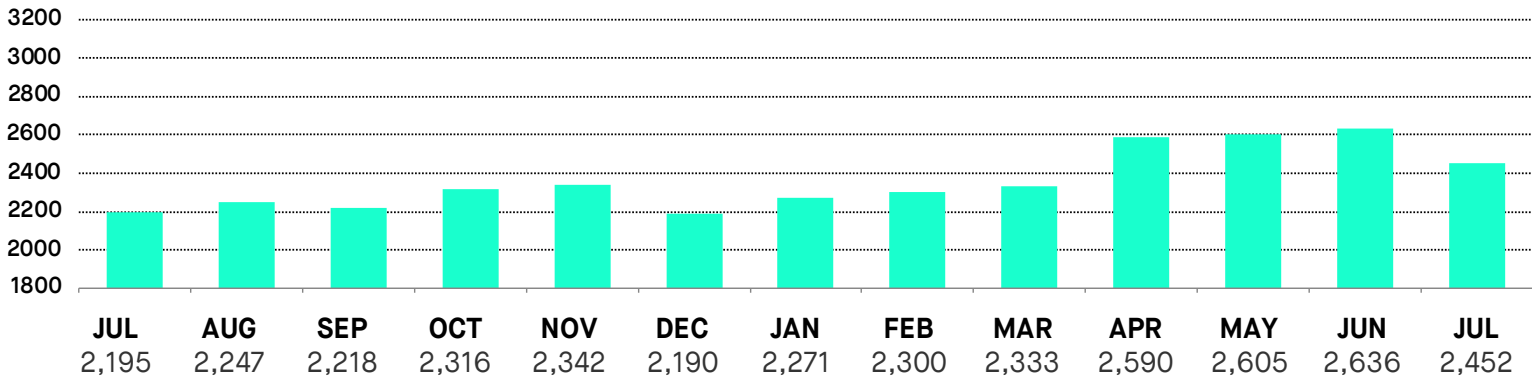
## BUSHWICK TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



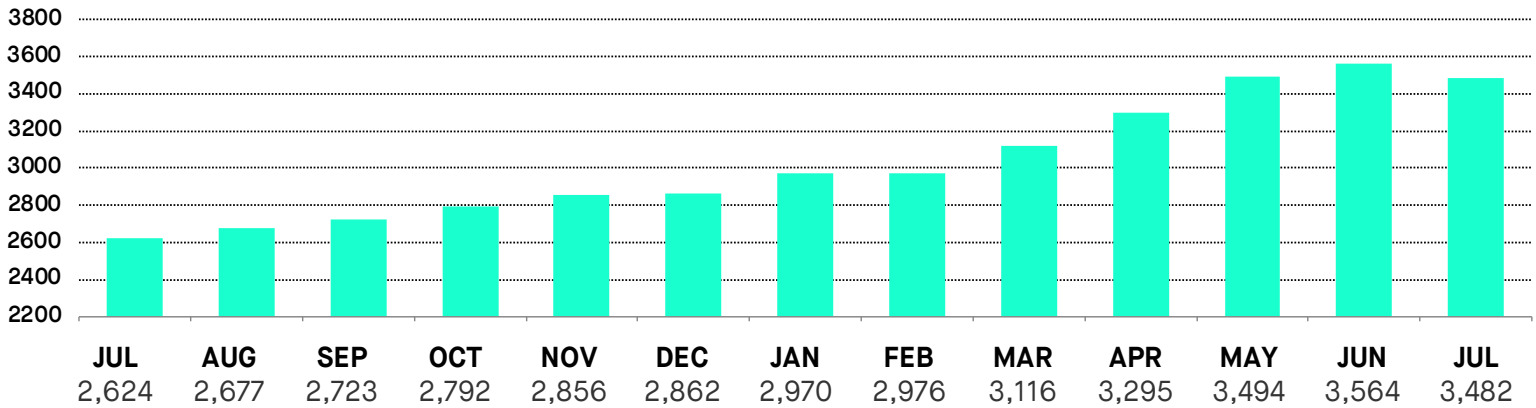
# PRICE TRENDS: CLINTON HILL

THE AVERAGE RENTAL PRICE IN CLINTON HILL THIS PAST MONTH INCREASED BY 3.49%.

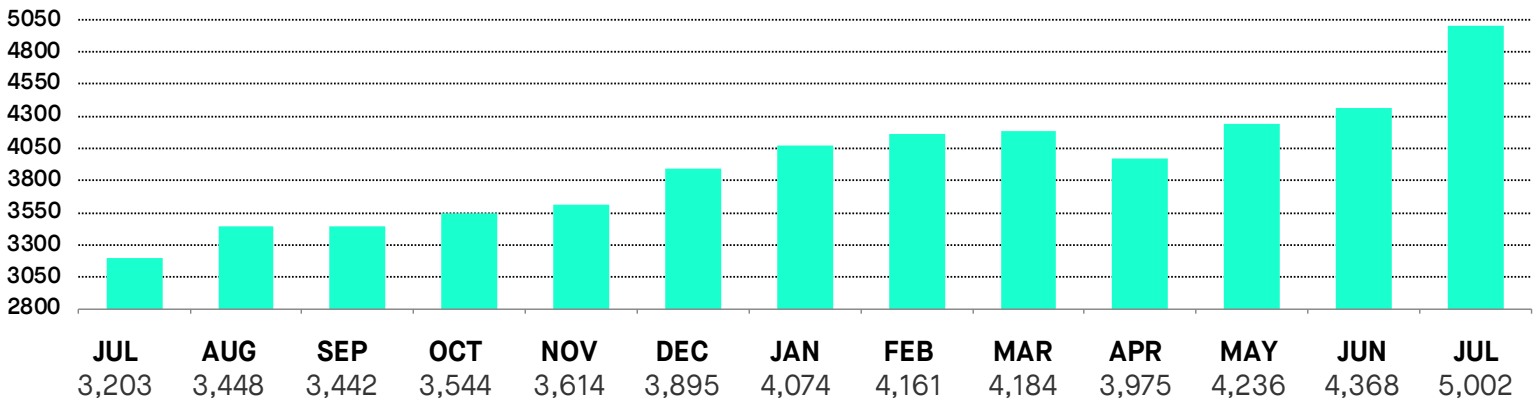
## CLINTON HILL STUDIO PRICE TRENDS OVER 13 MONTHS



## CLINTON HILL ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



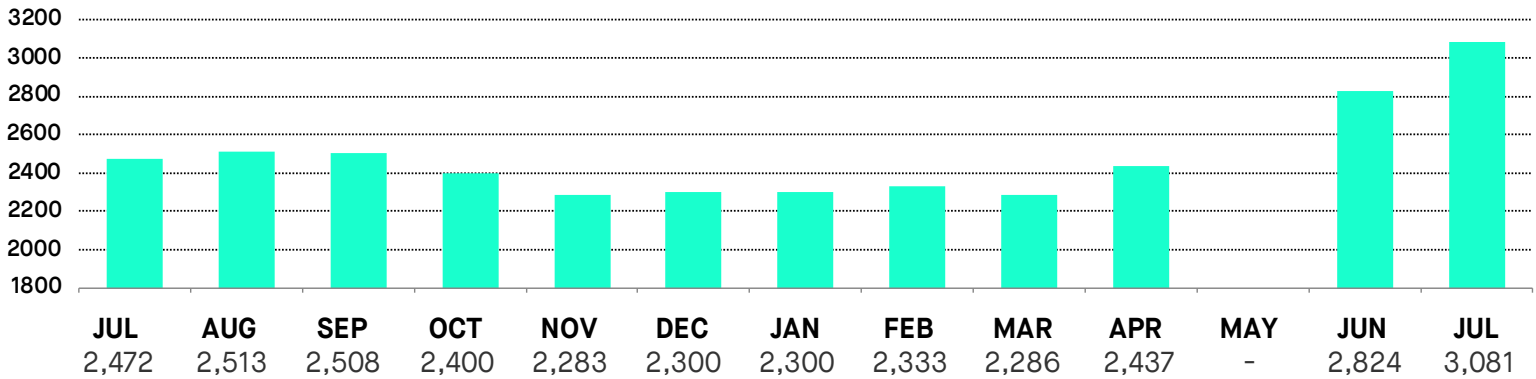
## CLINTON HILL TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



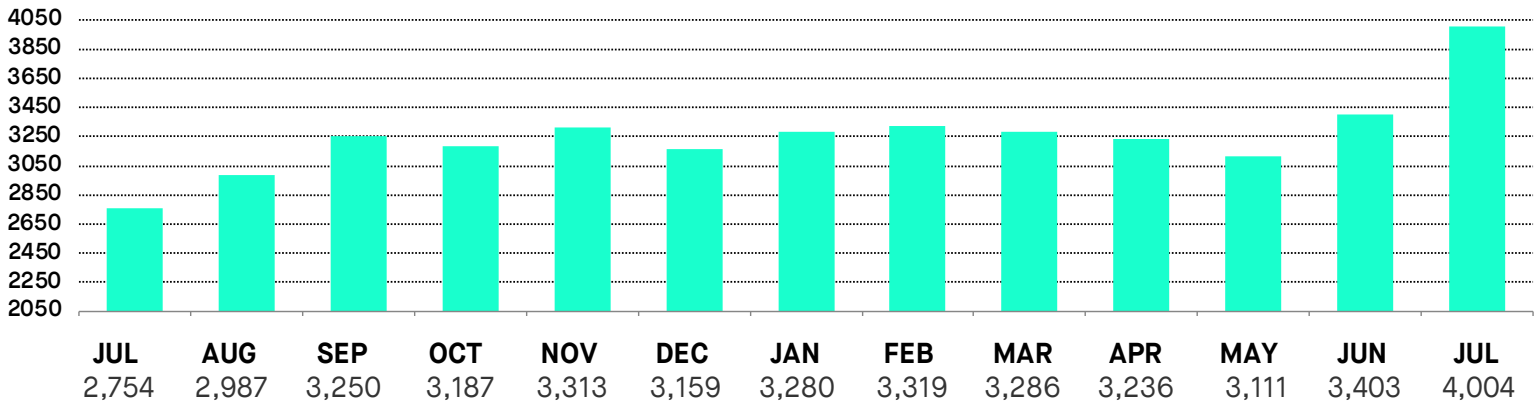
# PRICE TRENDS: COBBLE HILL

DUE TO LOW LEVELS OF INVENTORY IN COBBLE HILL AND HIGH-END RENTALS ENTERING THE MARKET, AVERAGE RENTAL PRICE INCREASED BY 10.06%.

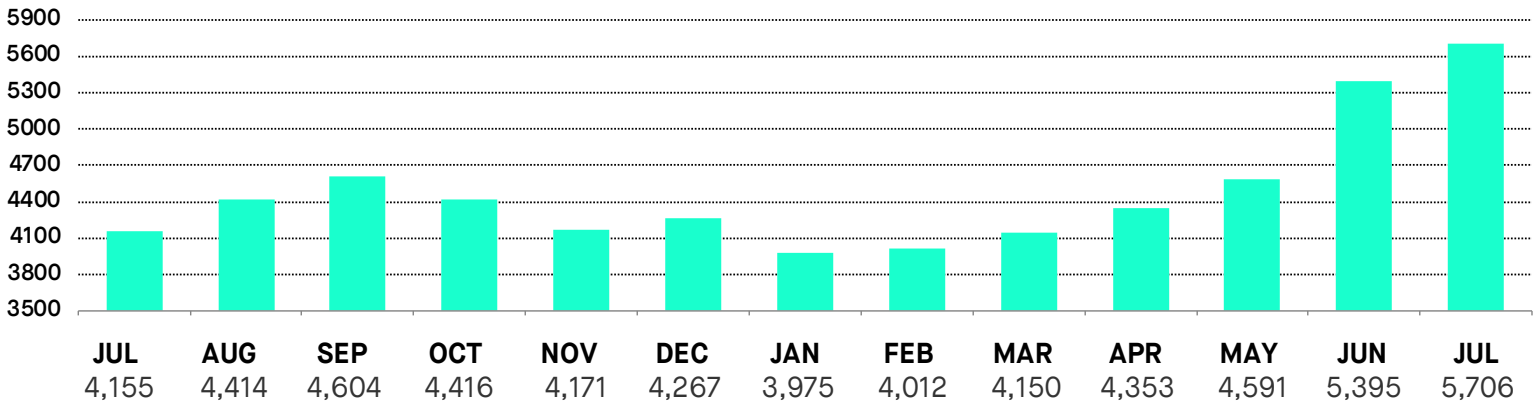
## COBBLE HILL STUDIO PRICE TRENDS OVER 13 MONTHS



## COBBLE HILL ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



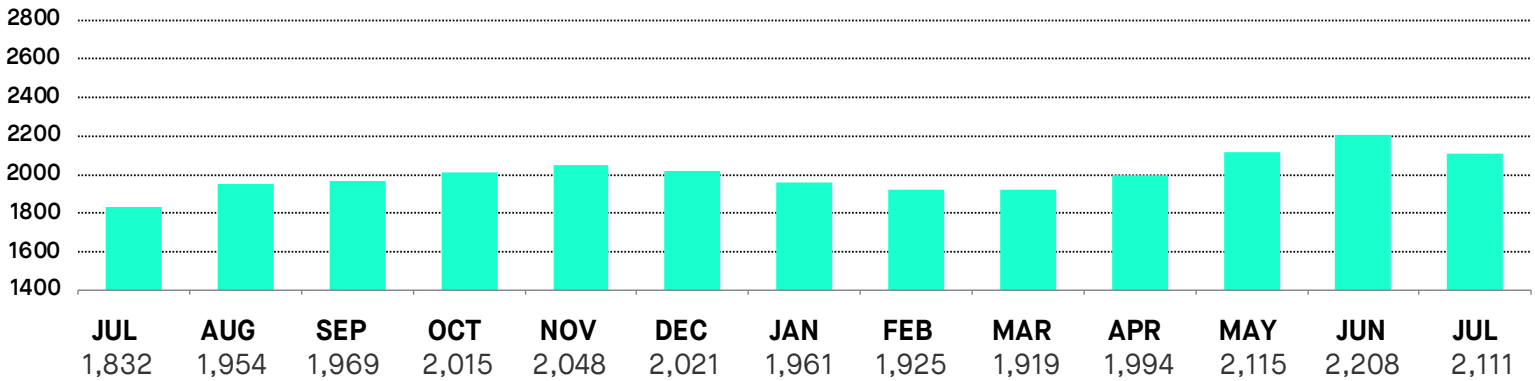
## COBBLE HILL TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



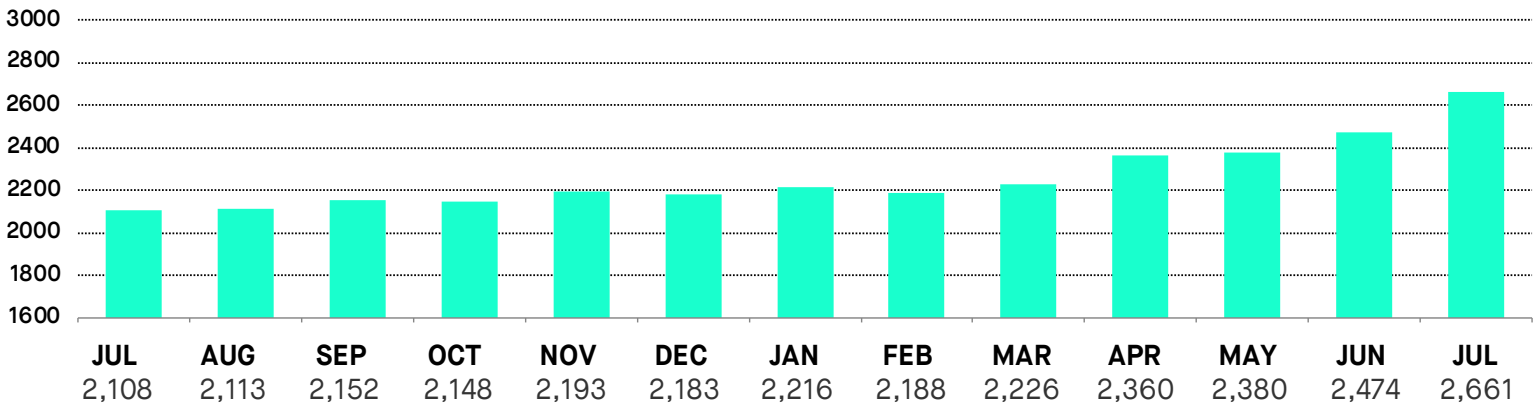
# PRICE TRENDS: CROWN HEIGHTS

CROWN HEIGHTS RENTS INCREASED THIS MONTH BY 5.15%.

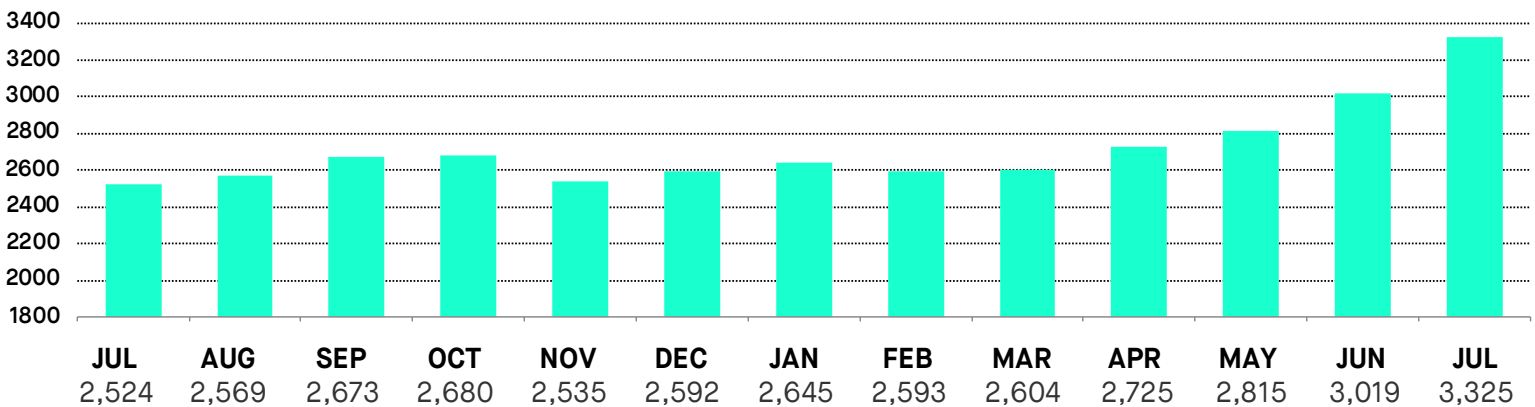
## CROWN HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



## CROWN HEIGHTS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



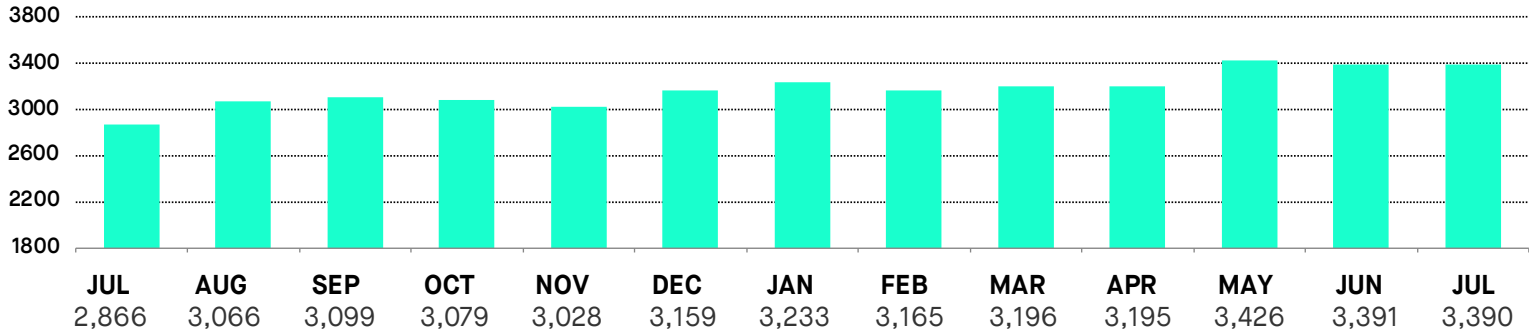
## CROWN HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



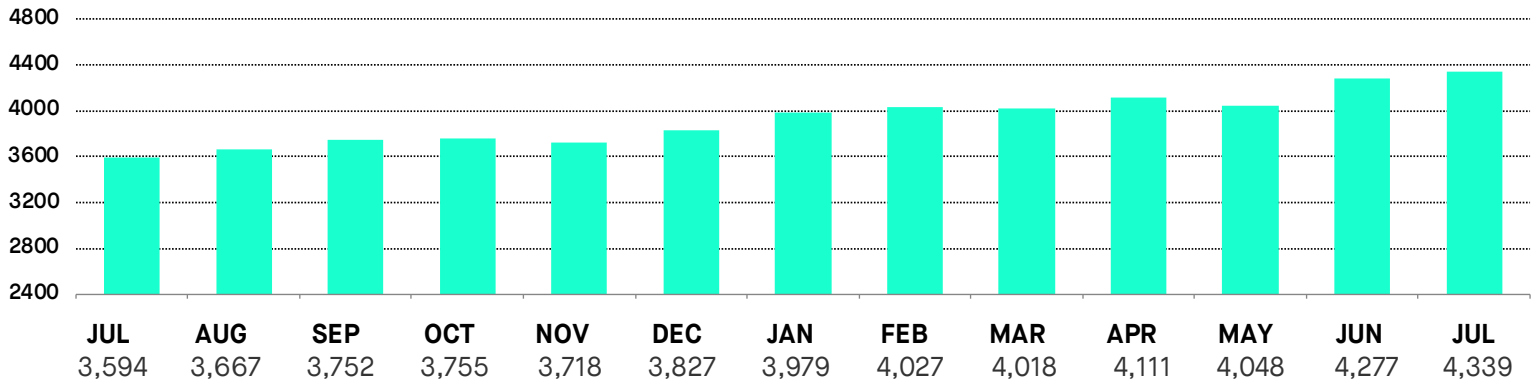
# PRICE TRENDS: DOWNTOWN BROOKLYN

AVERAGE RENTS THIS MONTH IN DOWNTOWN BROOKLYN  
INCREASED BY 1.77%.

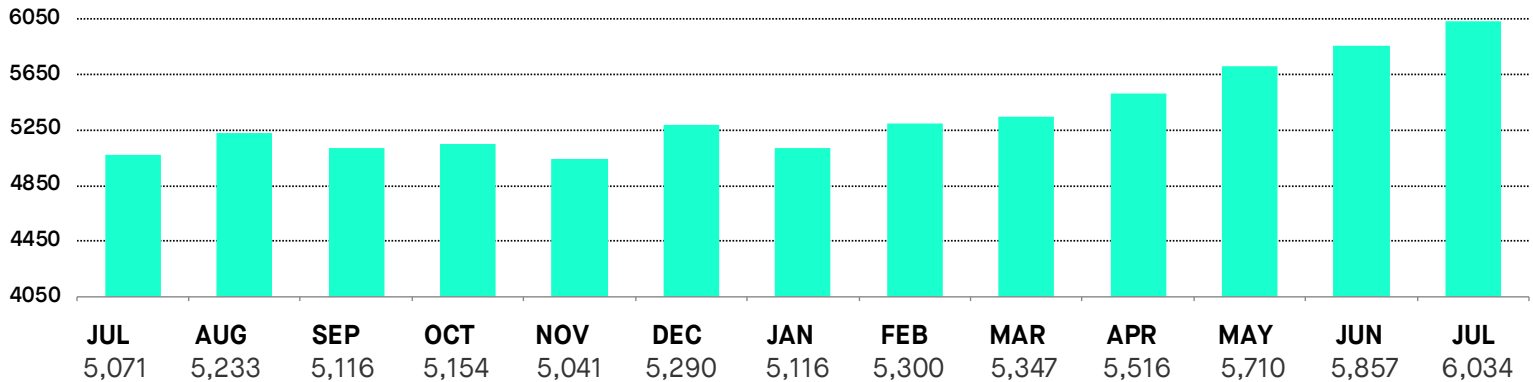
## DOWNTOWN BROOKLYN STUDIO PRICE TRENDS OVER 13 MONTHS



## DOWNTOWN BROOKLYN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



## DOWNTOWN BROOKLYN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

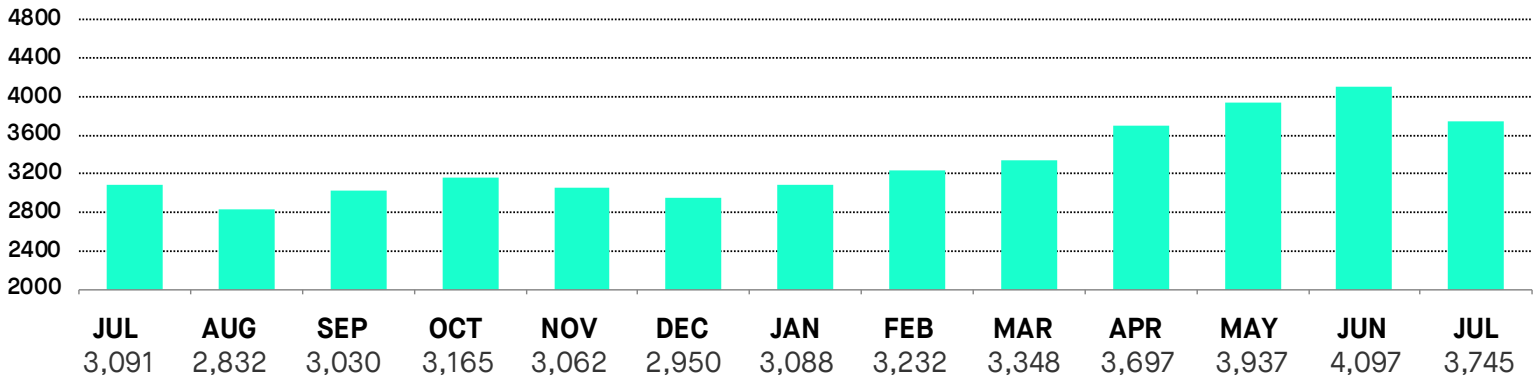




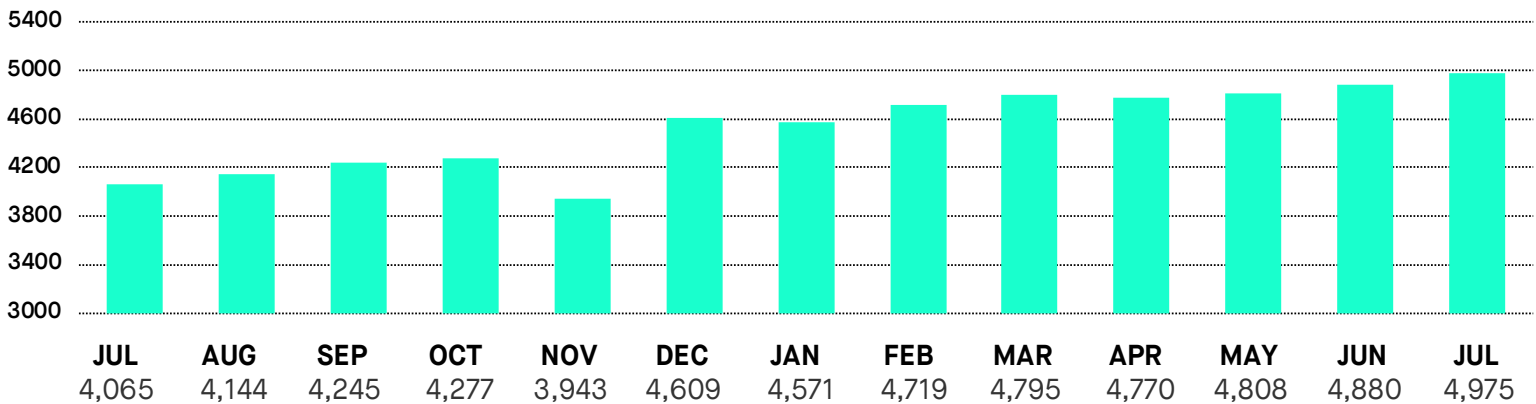
# PRICE TRENDS: DUMBO

MONTH-OVER-MONTH, RENTS DECREASED BY 4.30%.

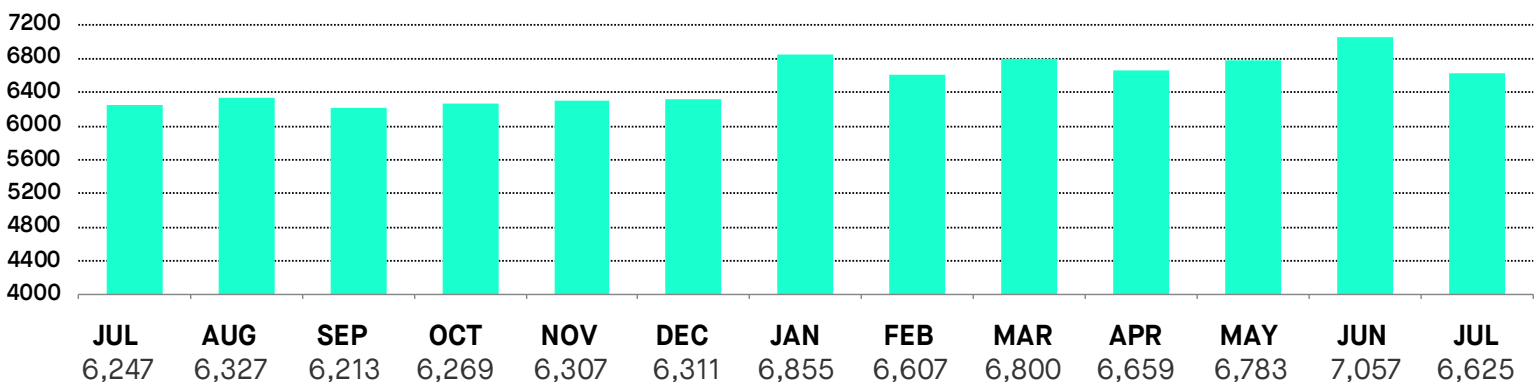
## DUMBO STUDIO PRICE TRENDS OVER 13 MONTHS



## DUMBO ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



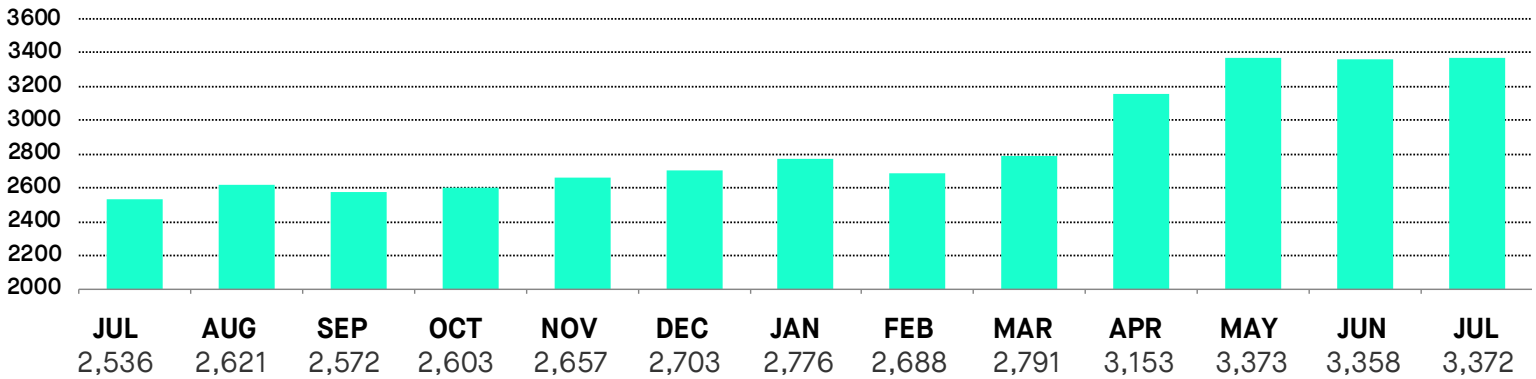
## DUMBO TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



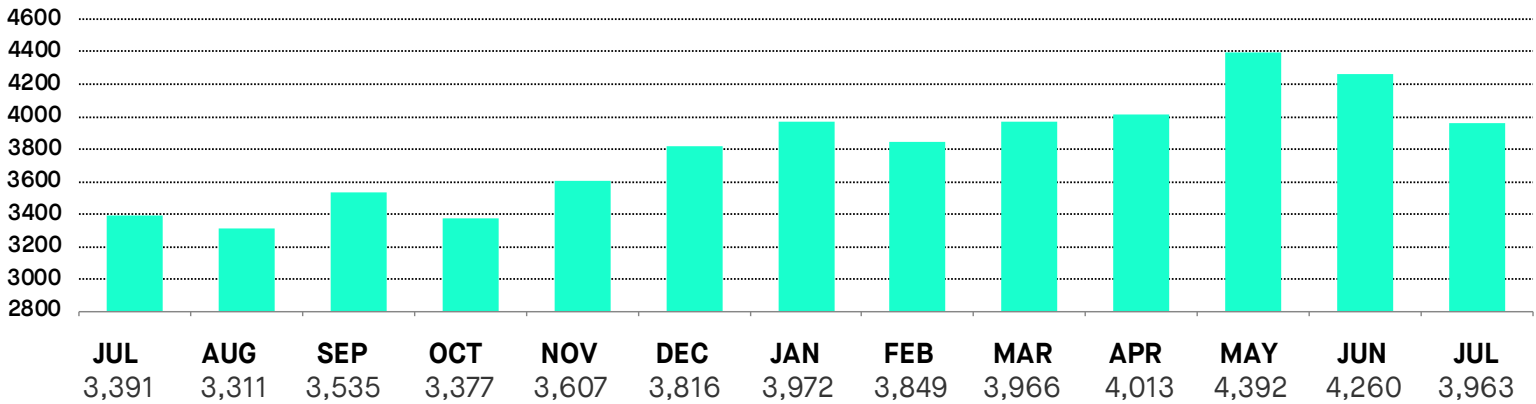
# PRICE TRENDS: FORT GREENE

THE AVERAGE RENTAL PRICE IN FORT GREENE DECREASED BY 3.92% OVER THE PAST MONTH.

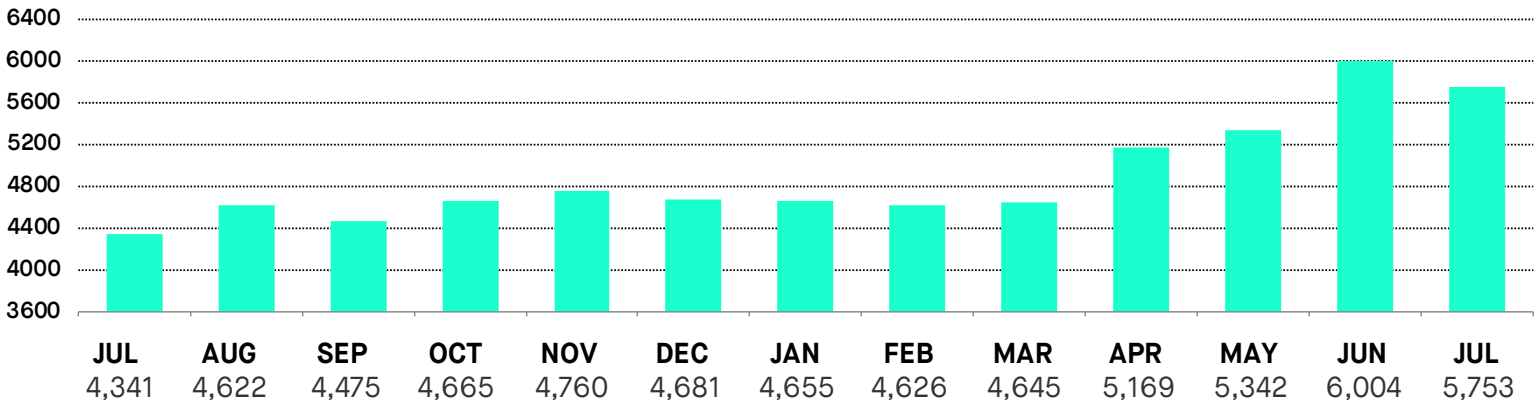
## FORT GREENE STUDIO PRICE TRENDS OVER 13 MONTHS



## FORT GREENE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



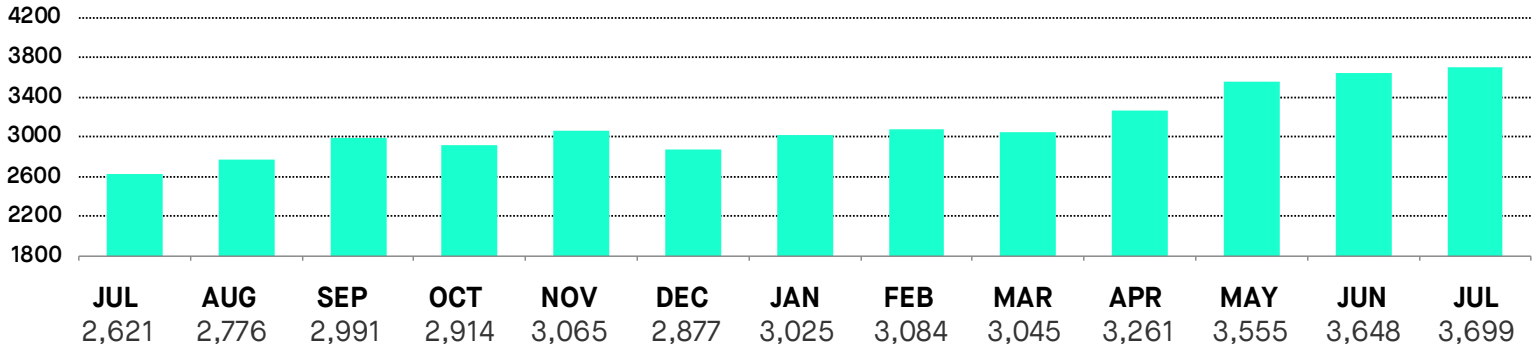
## FORT GREENE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



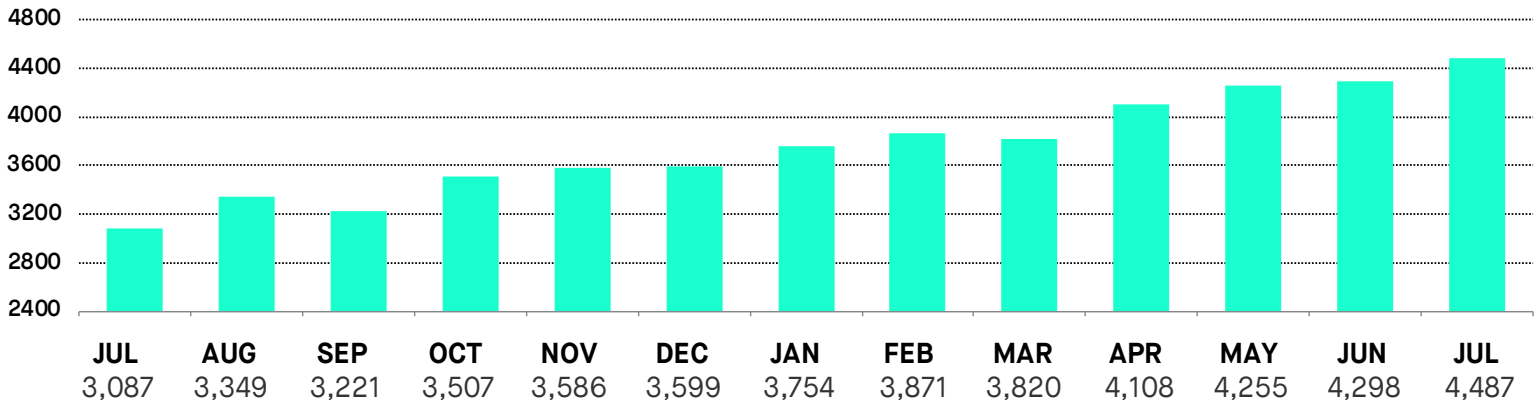
# PRICE TRENDS: GREENPOINT

AS MANY LUXURY WATERFRONT RENTALS ENTERED THE MARKET, RENTS IN GREENPOINT INCREASED BY 5.72% THIS MONTH.

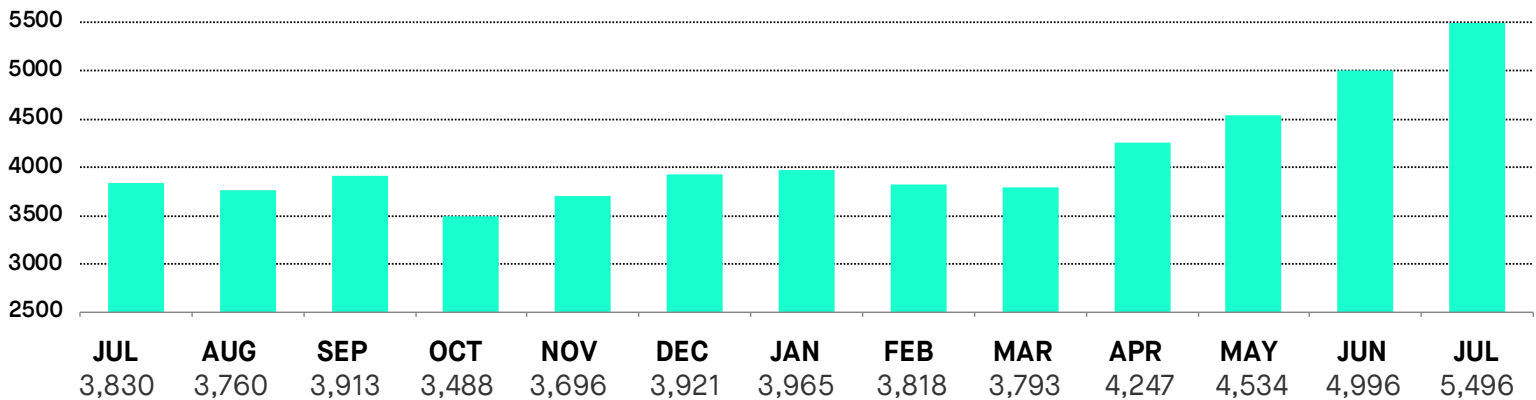
## GREENPOINT STUDIO PRICE TRENDS OVER 13 MONTHS



## GREENPOINT ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



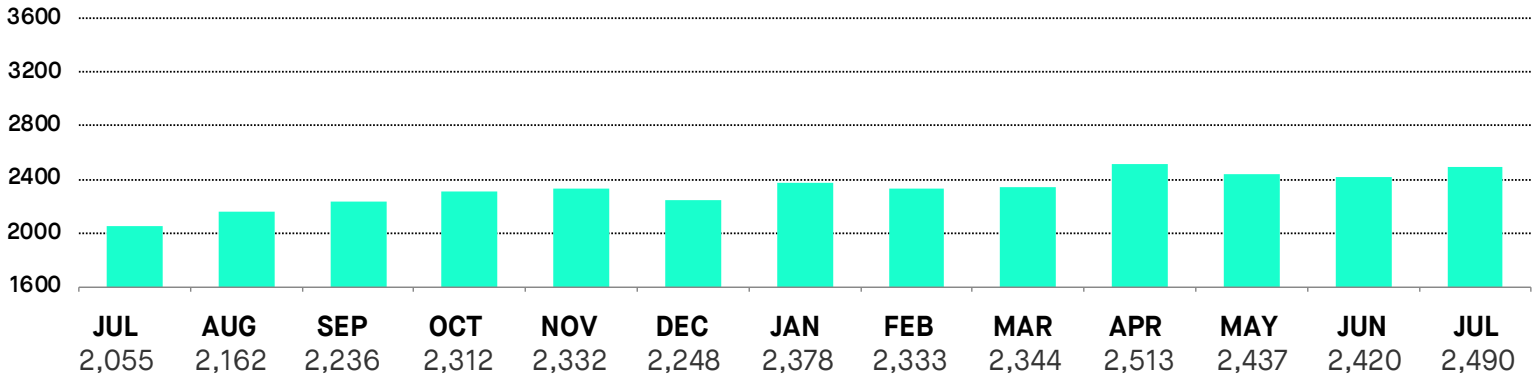
## GREENPOINT TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



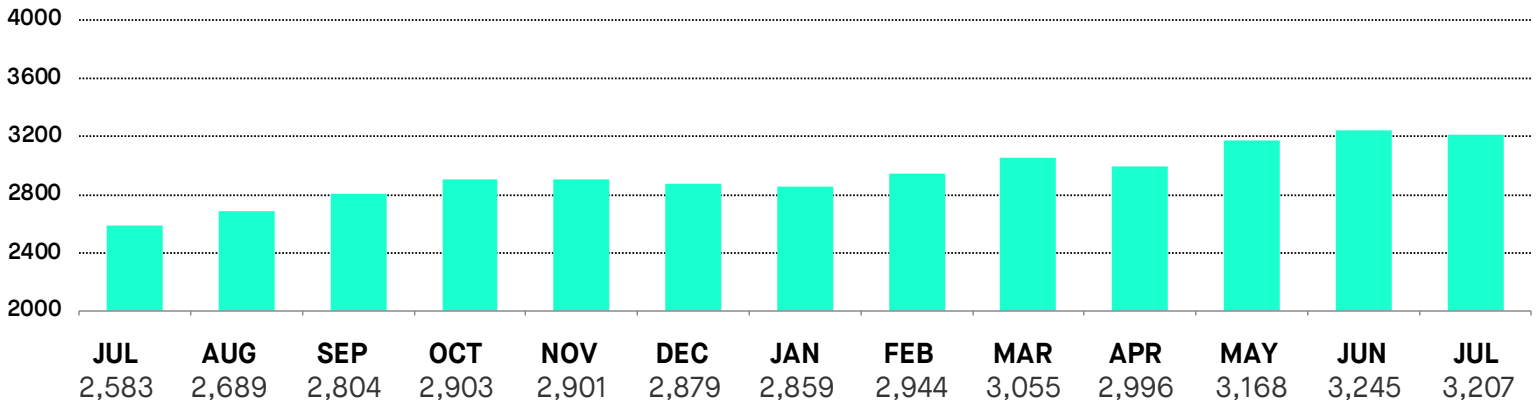
# PRICE TRENDS: PARK SLOPE

AVERAGE RENTS IN PARK SLOPE INCREASED BY 4.86% THIS PAST MONTH.

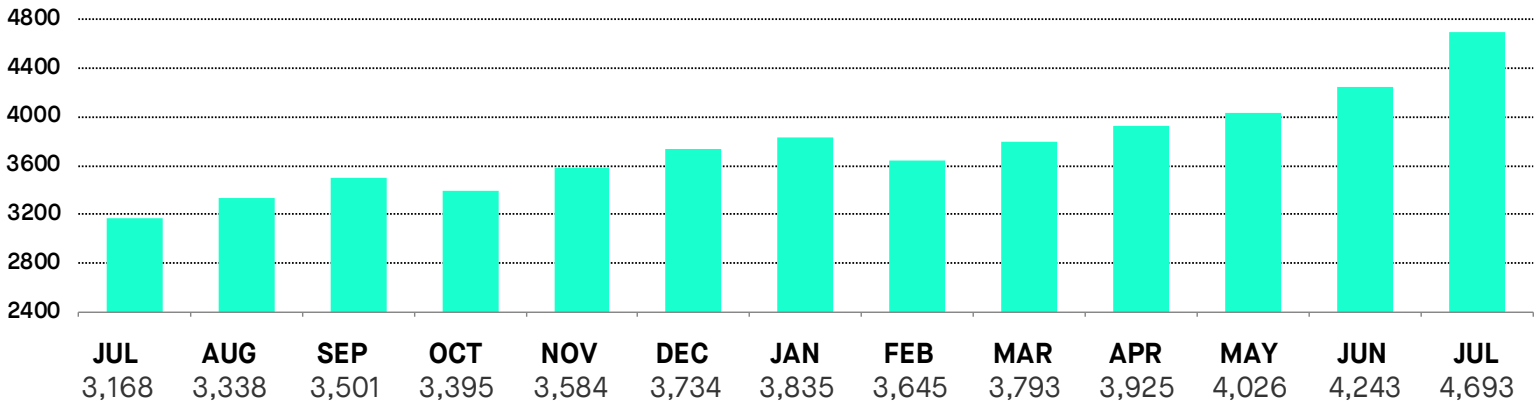
## PARK SLOPE STUDIO PRICE TRENDS OVER 13 MONTHS



## PARK SLOPE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



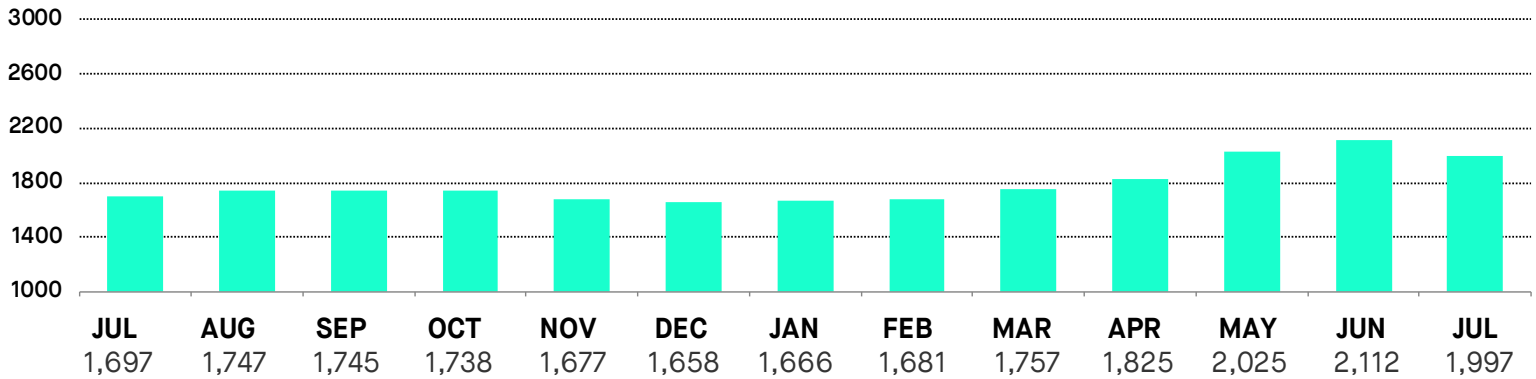
## PARK SLOPE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



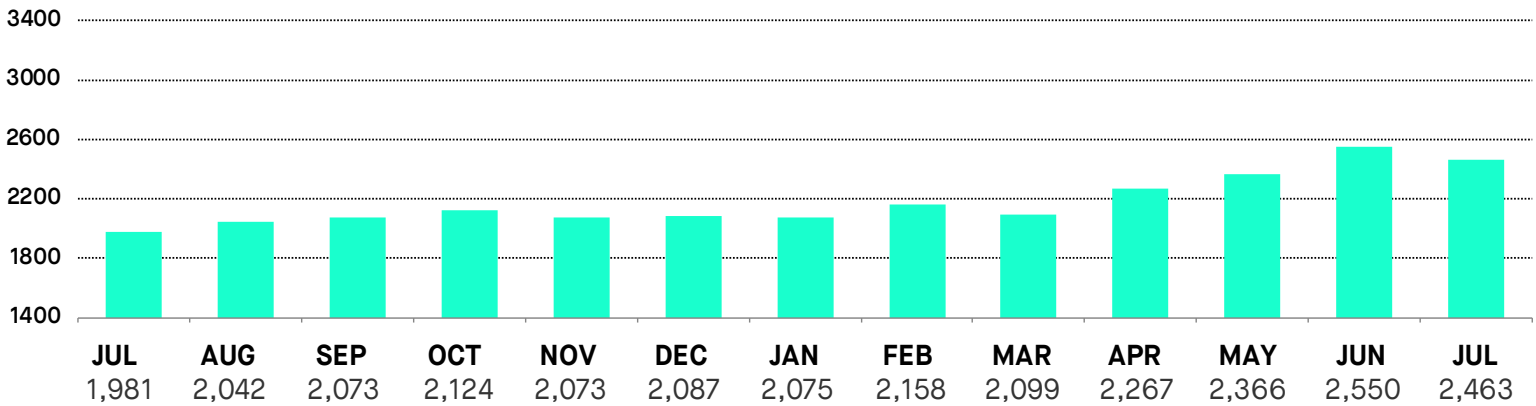
# PRICE TRENDS: PLG/FLATBUSH

THE AVERAGE RENTAL PRICE DECREASED BY 1.24% OVER THE PAST MONTH.

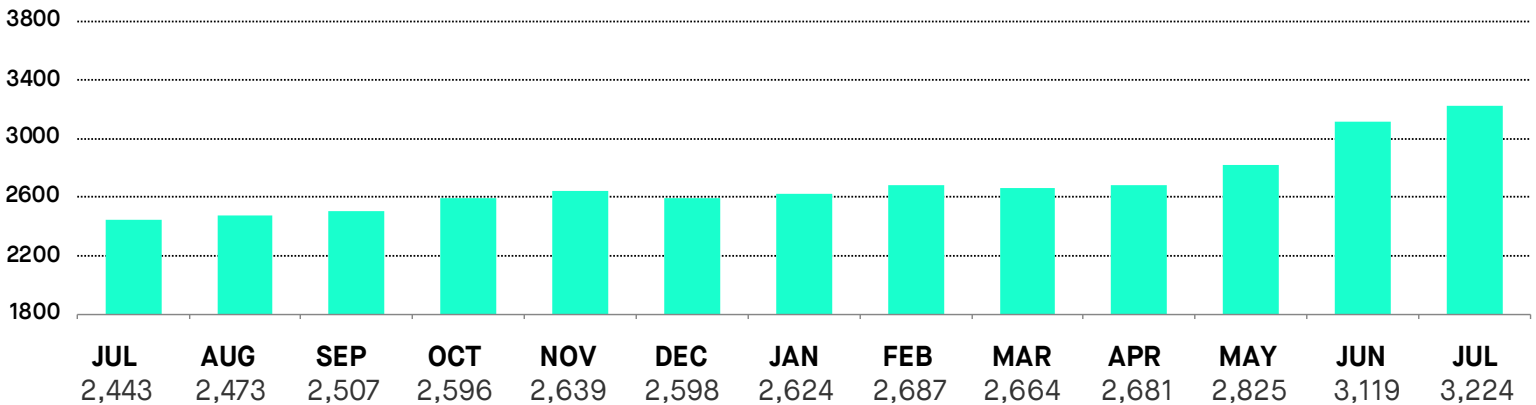
## PROSPECT LEFFERTS GARDEN/FLATBUSH STUDIO PRICE TRENDS OVER 13 MONTHS



## PROSPECT LEFFERTS GARDEN/FLATBUSH ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



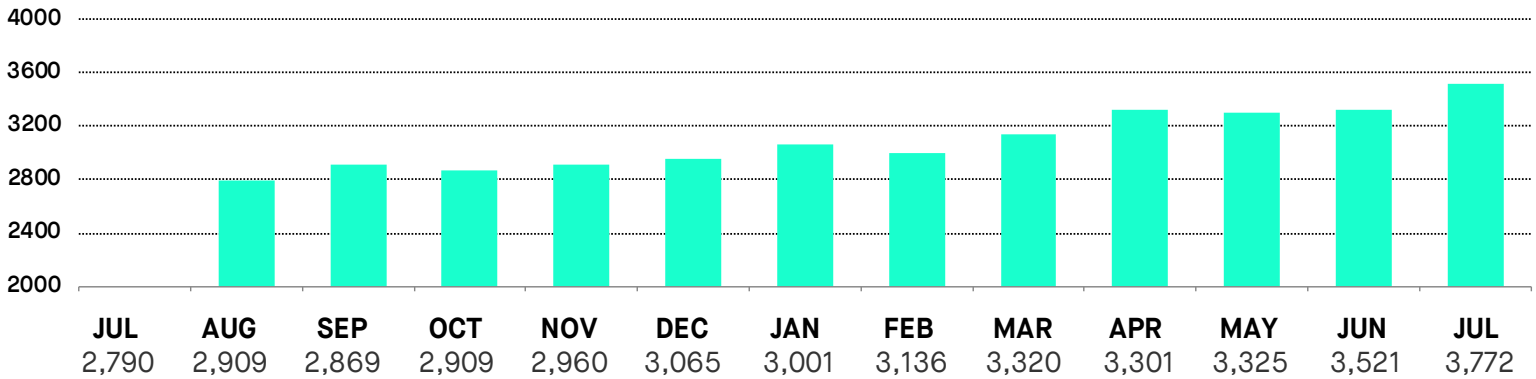
## PROSPECT LEFFERTS GARDEN/FLATBUSH TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



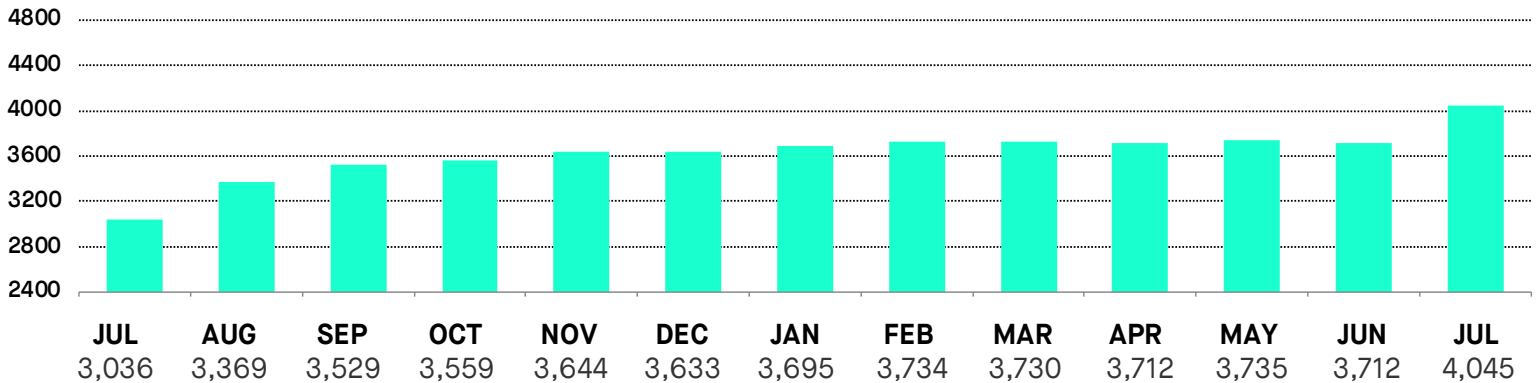
# PRICE TRENDS: WILLIAMSBURG

THE AVERAGE RENTAL PRICE IN WILLIAMSBURG INCREASED BY 6.23% THIS PAST MONTH.

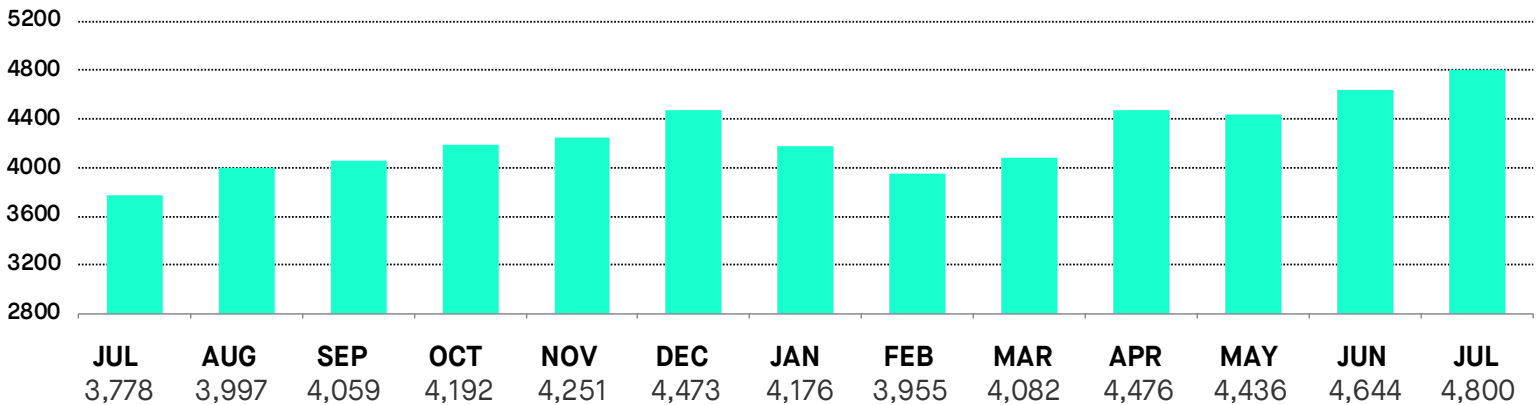
## WILLIAMSBURG STUDIO PRICE TRENDS OVER 13 MONTHS



## WILLIAMSBURG ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



## WILLIAMSBURG TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



# THE REPORT EXPLAINED

**THE BROOKLYN RENTAL MARKET REPORT COMPARES FLUCTUATION IN THE CITY'S RENTAL DATA ON A MONTHLY BASIS. IT IS AN ESSENTIAL TOOL FOR POTENTIAL RENTERS SEEKING TRANSPARENCY IN THE NYC APARTMENT MARKET AND A BENCHMARK FOR LANDLORDS TO EFFICIENTLY AND FAIRLY ADJUST INDIVIDUAL PROPERTY RENTS IN BROOKLYN.**

The Brooklyn Rental Market Report TM is based on a cross-section of data from available listings and priced under \$10,000, with ultraluxury property omitted to obtain a true monthly rental average. Our data is aggregated from the MNS proprietary database and sampled from a specific mid-month point to record current rental rates offered by landlords during that particular month. It is then combined with information from the REBNY Real Estate Listings Source (RLS), OnLine Residential (OLR.com) and R.O.L.E.X. (Real Plus).

Author: MNS has been helping Brooklyn landlords and renters navigate the rental market since 1999. From large companies to individuals, MNS tailors services to meet your needs. Contact us today to see how we can help.

Contact Us Now: 718-222-0211

Note: All market data is collected and compiled by MNS's marketing department. The information presented here is intended for instructive purposes only and has been gathered from sources deemed reliable, though it may be subject to errors, omissions, changes or withdrawal without notice.

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[HTTP://WWW.MNS.COM/BROOKLYN\\_RENTAL\\_MARKET\\_REPORT](http://www.mns.com/brooklyn_rental_market_report)

THANK YOU

**WILLIAMSBURG**  
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