

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

# BROOKLYN RENTAL MARKET REPORT

MAY 2026



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# AVERAGE RENT

THE AVERAGE RENT IN BROOKLYN HAS INCREASED THIS MONTH.

# BROOKLYN

**↑1.45%**  
CHANGE

**\$3,981**  
APRIL 2026

**\$4,039**  
MAY 2026

# A QUICK LOOK

# BROOKLYN

Over the past month, the average rental price in Brooklyn has increased by 1.45%, from \$3,981 to \$4,039. The average rental price for a studio unit increased by 1.52%, from \$3,083 to \$3,130. The average rental price for a one-bedroom unit increased by 0.37%, from \$3,890 to \$3,904. The average rental price for a two-bedroom unit increased by 2.25%, from \$4,971 to \$5,083.

This past month, the most expensive studio, one and two-bedroom units by average price were all seen in Dumbo; while the most affordable studio and one-bedroom units were in Bay Ridge. The most affordable two-bedroom units were in Borough Park / Sunset Park.

Out of the sixteen neighborhoods tracked by this report, fifteen saw their average rental prices increase month-over-month. The remaining areas decreased this month.

Bay Ridge:	+0.57%	Crown Heights:	+0.01%
Bed Stuy:	+0.87%	Downtown Brooklyn:	+0.51%
Boerum Hill:	+3.50%	Dumbo:	+0.02%
Borough Park / Sunset Park:	+1.37%	Fort Greene:	+1.84%
Brooklyn Heights:	+0.51%	Greenpoint:	+0.66%
Bushwick:	+3.57%	Park Slope:	-0.58%
Clinton Hill:	+2.49%	PLG/Flatbush:	+0.19%
Cobble Hill:	+5.30%	Williamsburg:	+2.66%

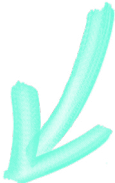
Compared to this time last year, rental prices are up across-the-board with studio, one-bedroom and two-bedroom unit prices by 1.76%, 4.16%, and 6.45%, respectively. Overall, average rental pricing in Brooklyn has increased by 4.47% since last year.

# NOTABLE TRENDS

# BROOKLYN

TYPE	MOST EXPENSIVE		LEAST EXPENSIVE
Studios	Dumbo	\$3,971	Bay Ridge \$1,882
One bedrooms	Dumbo	\$4,821	Bay Ridge \$2,246
Two bedrooms	Dumbo	\$7,034	BoroughPark/Sunset Park \$2,912

# WHERE PRICES DECREASED



<b>BAY RIDGE</b>		<b>DUMBO</b>		<b>PARK SLOPE</b>	
Studios	-0.95%	One-Bedroom	-1.21%	Studios	-4.73%
One-Bedroom	-3.93%	Two-Bedroom	-0.53%	One-Bedroom	-2.95%
<b>BED STUY</b>		<b>DOWNTOWN BROOKLYN</b>		<b>PLG/FLATBUSH</b>	
One-Bedroom	-1.98%	Two-Bedroom	-1.57%	Two-Bedroom	-2.30%
<b>BOROUGH PARK/SUNSET PARK</b>		<b>FORT GREENE</b>		<b>WILLIAMSBURG</b>	
One-Bedroom	-3.21%	One-Bedroom	-3.98%	Studios	-0.31%
<b>BROOKLYN HEIGHTS</b>		<b>GREENPOINT</b>		One-Bedroom	-0.39%
One-Bedroom	-0.02%	Two-Bedroom	-0.30%		
<b>CROWN HEIGHTS</b>					
Two-Bedroom	-2.80%				

# WHERE PRICES INCREASED



## BAY RIDGE

Two-Bedroom 5.11%

## BED STUY

Studios 4.21%

Two-Bedroom 1.01%

## BOERUM HILL

Studios 4.11%

One-Bedroom 0.42%

Two-Bedroom 5.61%

## BOROUGH PARK/SUNSET PARK

Studios 3.33%

Two-Bedroom 4.22%

## BROOKLYN HEIGHTS

Studios 1.11%

Two-Bedroom 0.56%

## BUSHWICK

Studios 4.21%

One-Bedroom 2.72%

Two-Bedroom 3.81%

## CLINTON HILL

Studios 0.88%

One-Bedroom 2.47%

Two-Bedroom 3.44%

## COBBLE HILL

Studio 4.26%

One-Bedroom 6.83%

Two-Bedroom 4.61%

## CROWN HEIGHTS

Studios 1.43%

One-Bedroom 2.10%

## DUMBO

Studios 2.57%

## DOWNTOWN BROOKLYN

Studios 0.88%

One-Bedroom 3.02%

## FORT GREENE

Studios 3.08%

Two-Bedroom 5.70%

## GREENPOINT

Studios 0.38%

One-Bedroom 2.13%

## PARK SLOPE

Two-Bedroom 3.72%

## PLG/FLATBUSH

Studios 1.42%

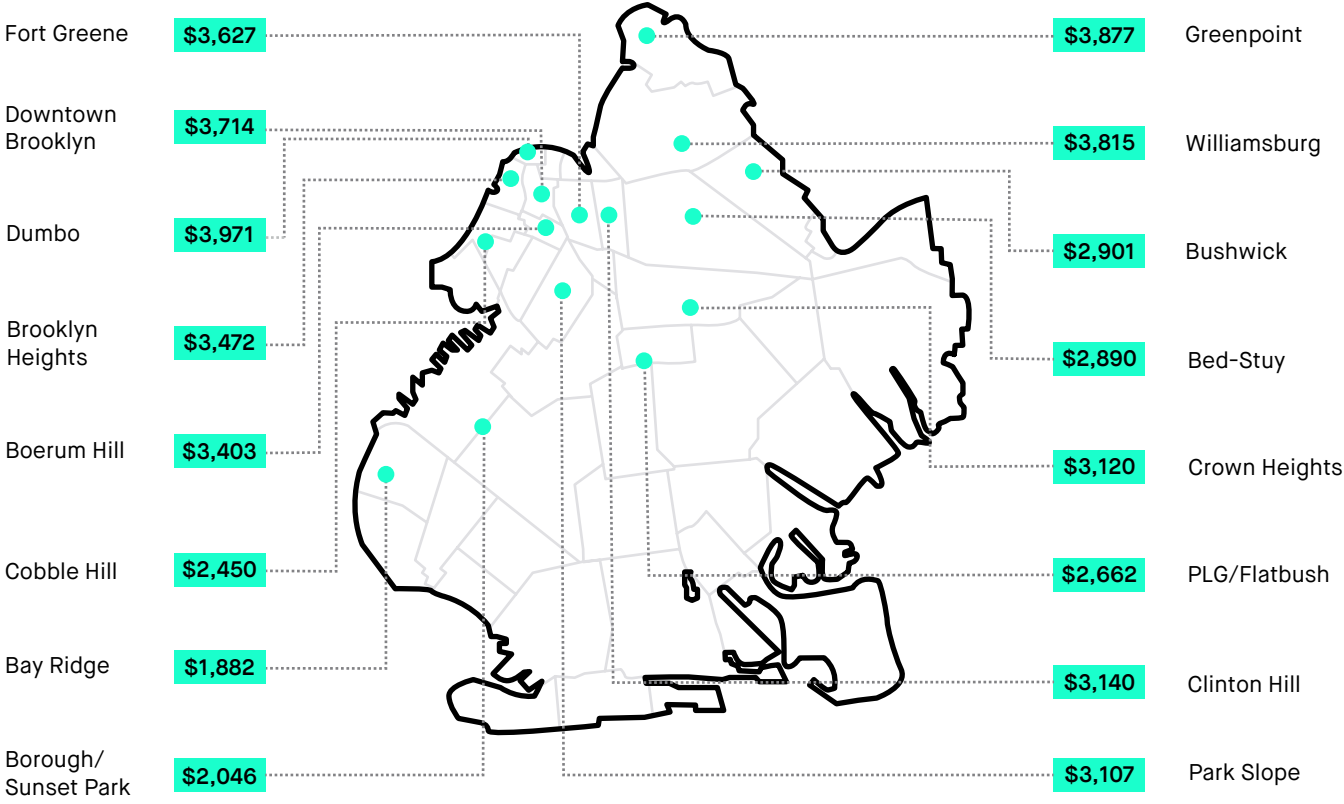
One-Bedroom 2.09%

## WILLIAMSBURG

Two-Bedroom 7.62%

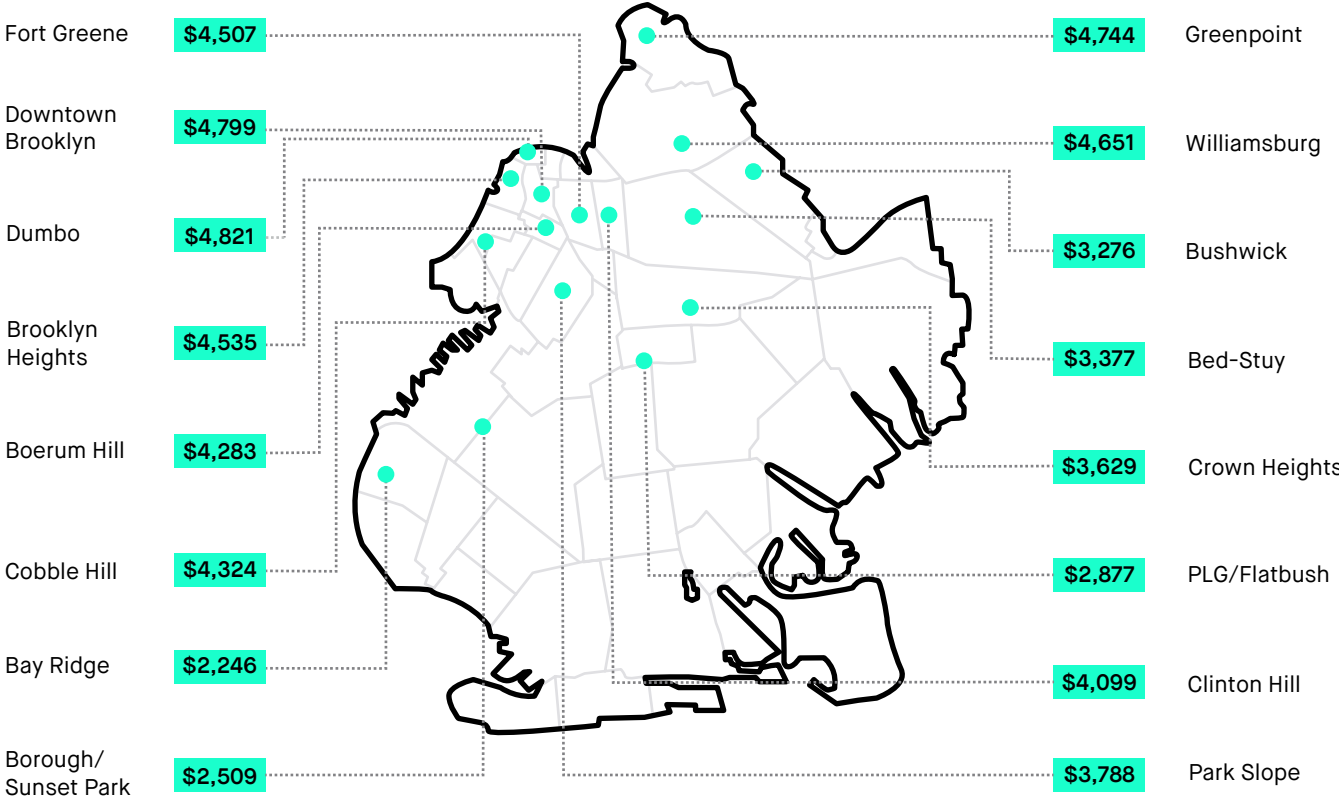
# BROOKLYN AVERAGE PRICE

## STUDIOS



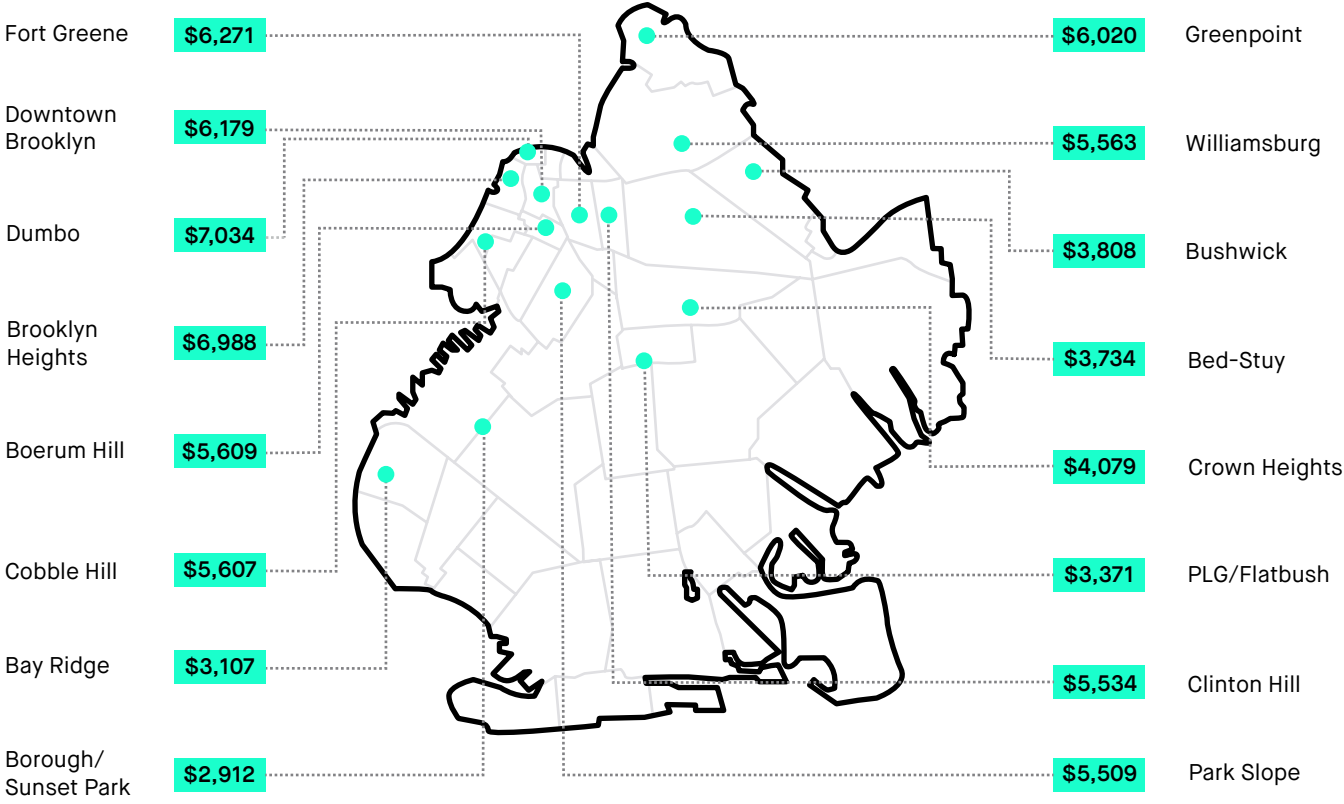
# BROOKLYN AVERAGE PRICE

## 1 BEDROOM



# BROOKLYN AVERAGE PRICE

## 2 BEDROOM



# A QUICK LOOK

CHANGE BY NEIGHBORHOOD

## YEAR OVER YEAR

<b>BAY RIDGE</b>	↑ 2.30%	<b>CLINTON HILL</b>	↑ 9.04%	<b>FORT GREENE</b>	↑ 3.92%
<b>BED STUY</b>	↑ 5.24%	<b>COBBLE HILL</b>	↑ 0.98%	<b>GREENPOINT</b>	↑ 3.43%
<b>BOERUM HILL</b>	↑ 11.83%	<b>CROWN HEIGHTS</b>	↑ 7.35%	<b>PARK SLOPE</b>	↑ 10.78%
<b>BOROUGH/SUNSET</b>	↑ 5.15%	<b>DOWNTOWN BK</b>	↓ 0.50%	<b>PLG/FLATBUSH</b>	↑ 0.33%
<b>BROOKLYN HEIGHTS</b>	↑ 4.13%	<b>DUMBO</b>	↓ 3.18%	<b>WILLIAMSBURG</b>	↑ 6.98%
<b>BUSHWICK</b>	↑ 8.15%				

# PRICE CHANGES

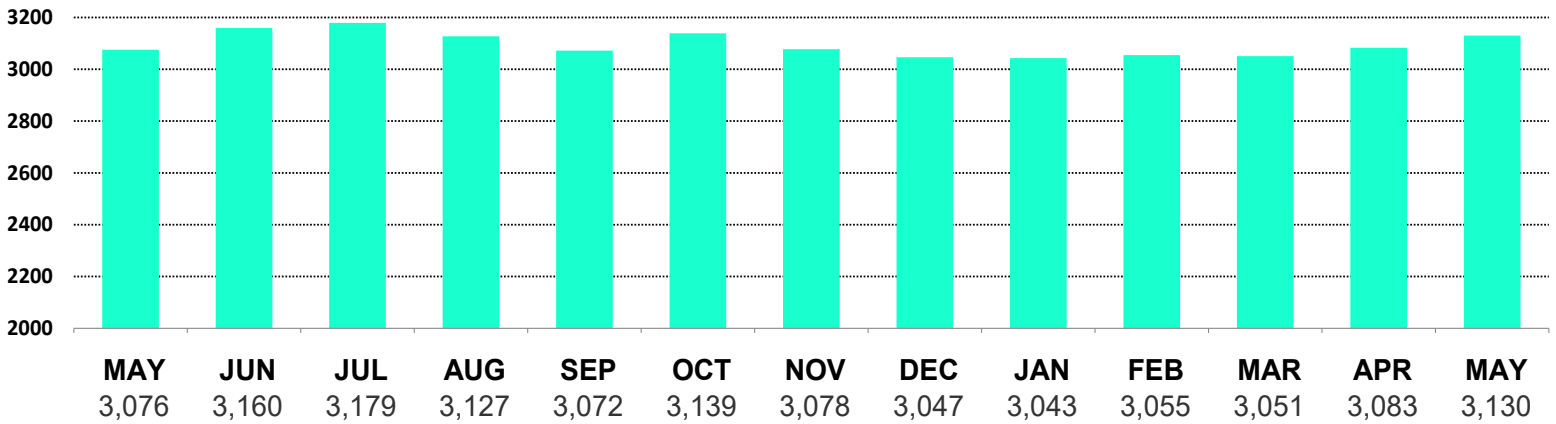
BROOKLYN RENTS:  
MAY 2025 VS. MAY 2026

# PRICE CHANGES

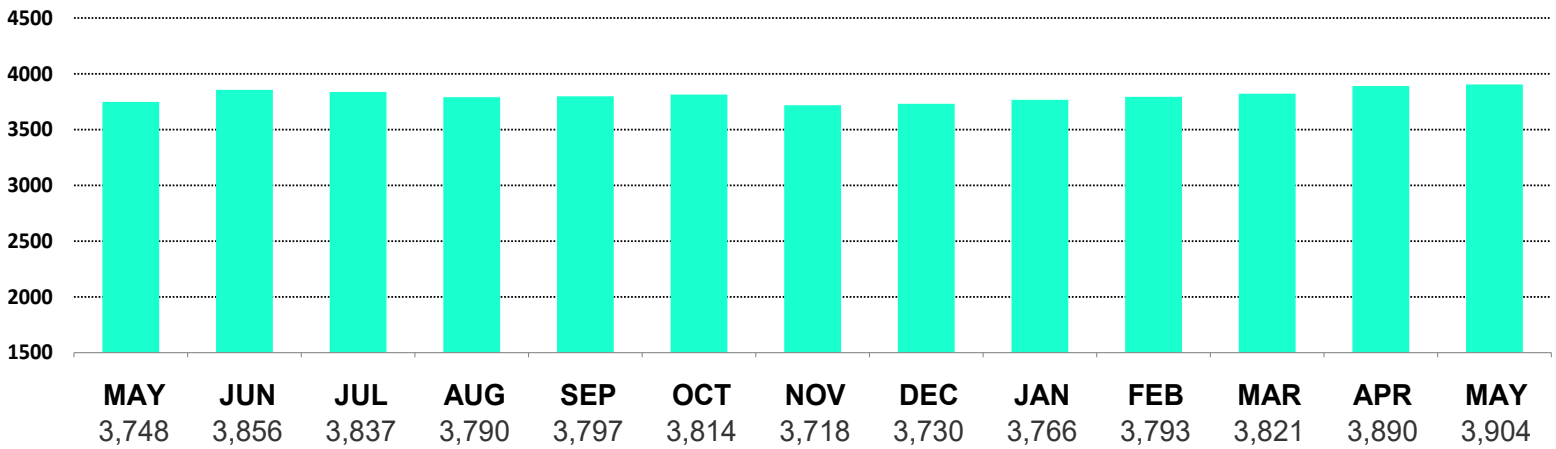
TYPE	MAY 2025	MAY 2026	CHANGE
Studios	\$3,076	\$3,130	↑ 1.76%
One bedrooms	\$3,748	\$3,904	↑ 4.16%
Two bedrooms	\$4,775	\$5,083	↑ 6.45%

# PRICE TRENDS: BROOKLYN

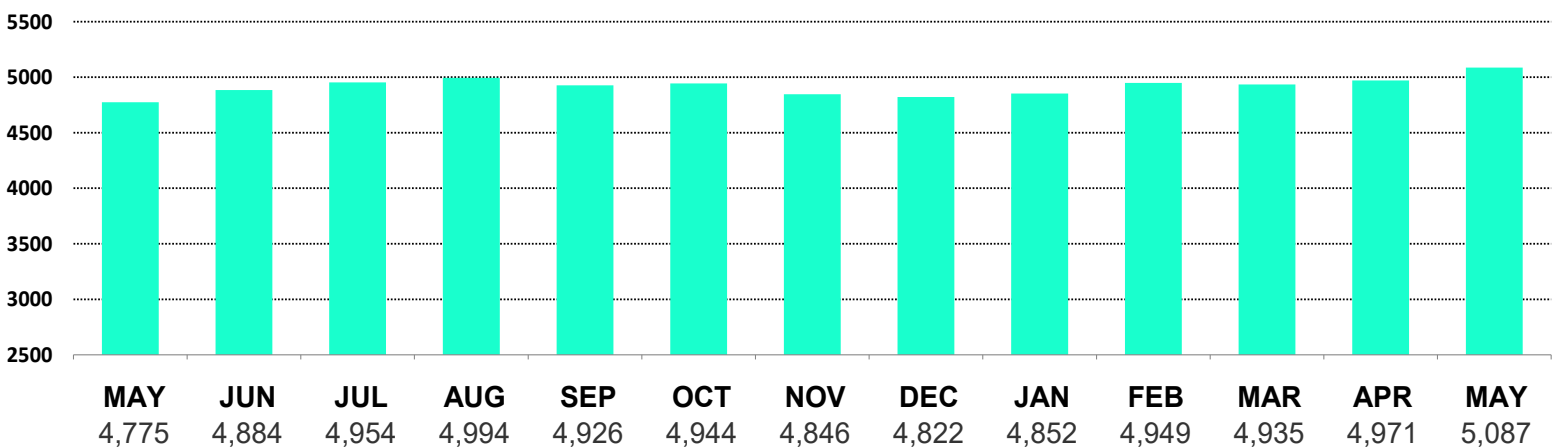
## BROOKLYN STUDIO PRICE TRENDS OVER 13 MONTHS



## BROOKLYN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



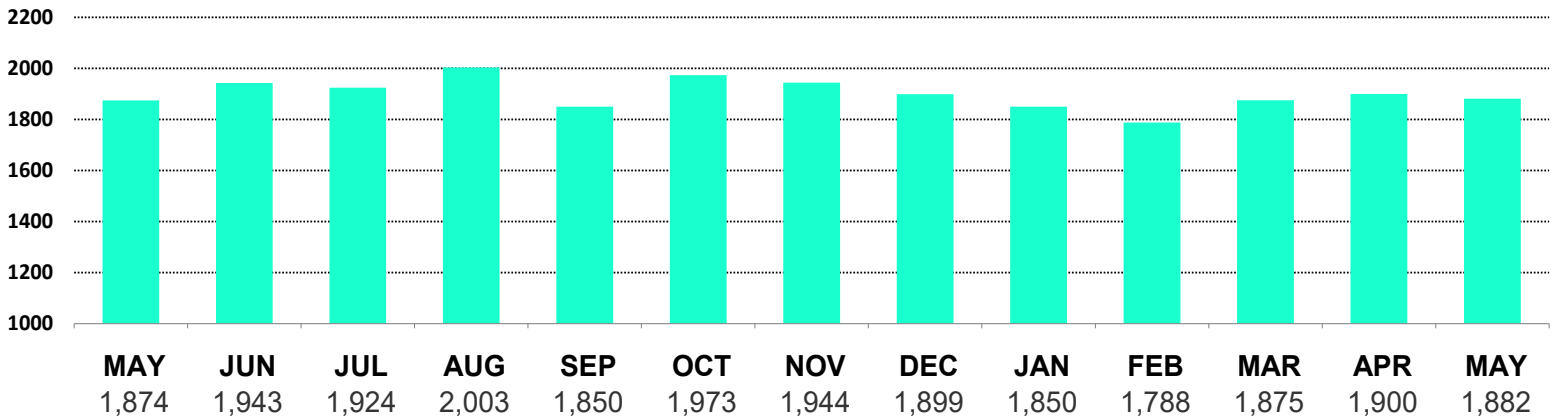
## BROOKLYN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



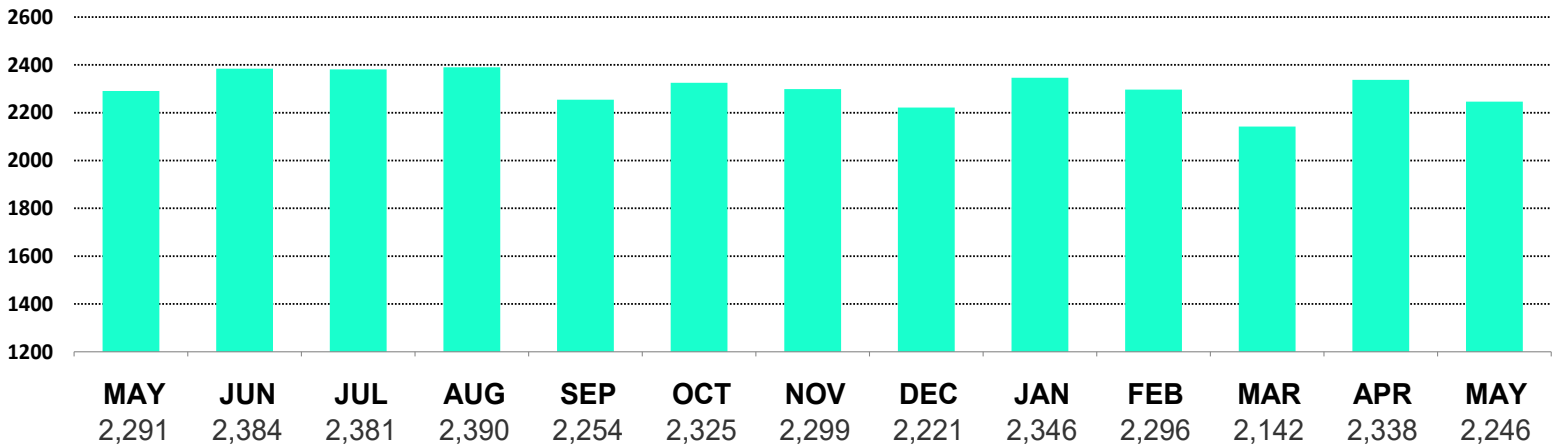
# PRICE TRENDS: BAY RIDGE

THE AVERAGE RENTAL PRICE IN BAY RIDGE SLIGHTLY INCREASED BY JUST 0.57%.

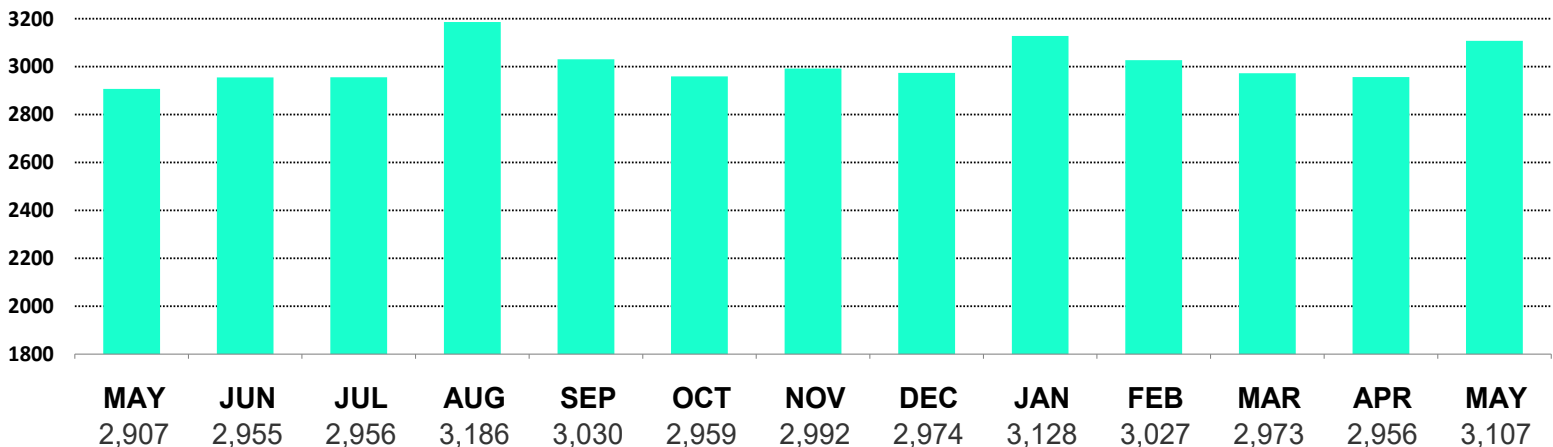
## BAY RIDGE STUDIO PRICE TRENDS OVER 13 MONTHS



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



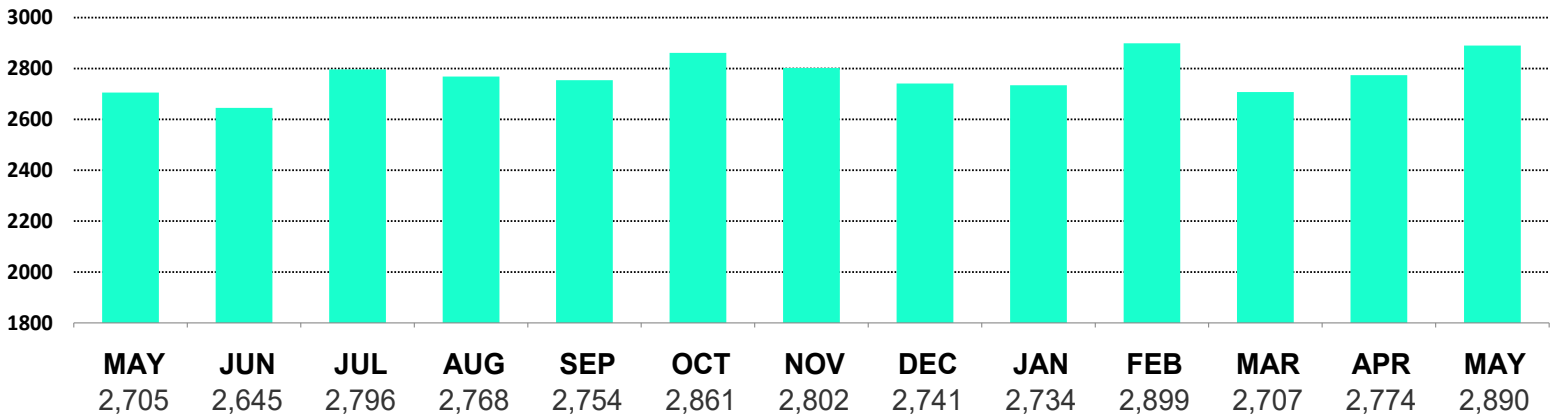
## BAY RIDGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



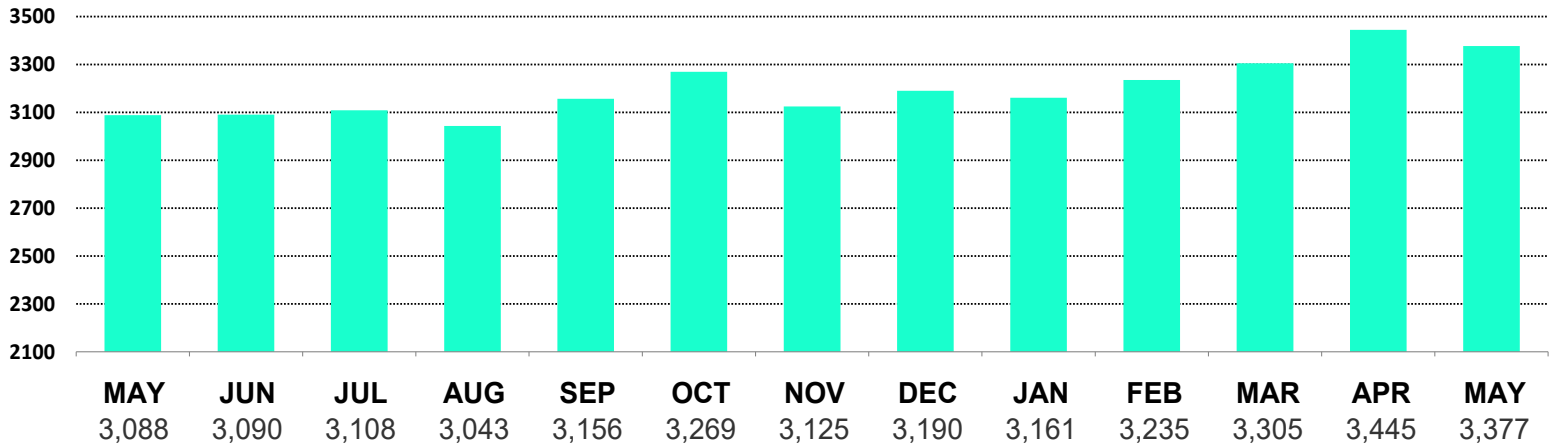
# PRICE TRENDS: BEDFORD-STUYVESANT

OVERALL, THE AVERAGE RENTAL PRICE IN BEDFORD-STUYVESANT SLIGHTLY INCREASED BY JUST 0.87% THIS MONTH.

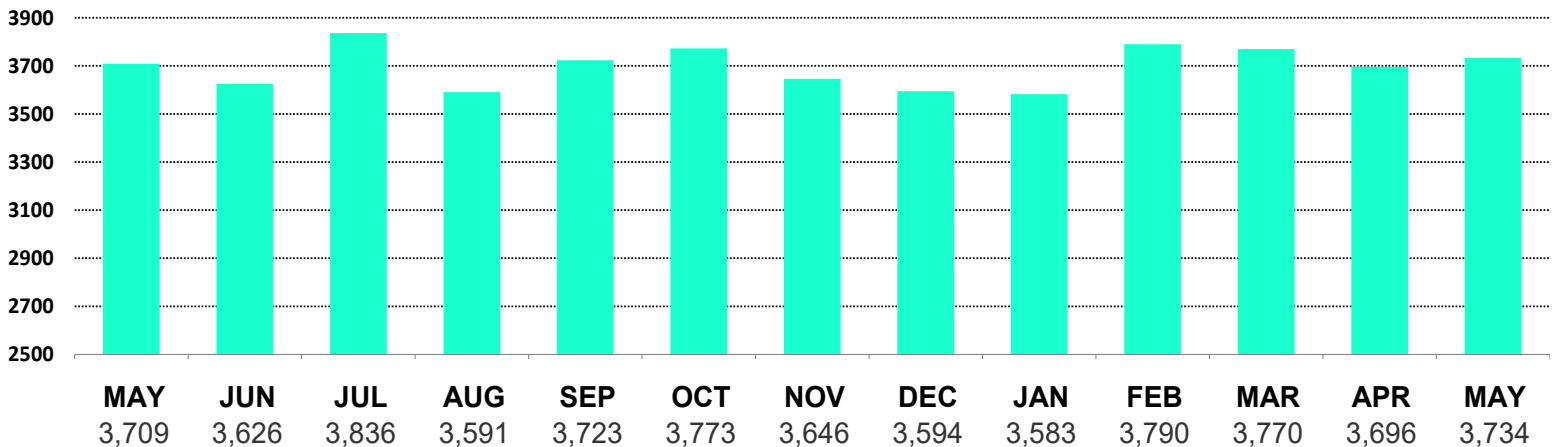
## BEDFORD-STUYVESANT STUDIO PRICE TRENDS OVER 13 MONTHS



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



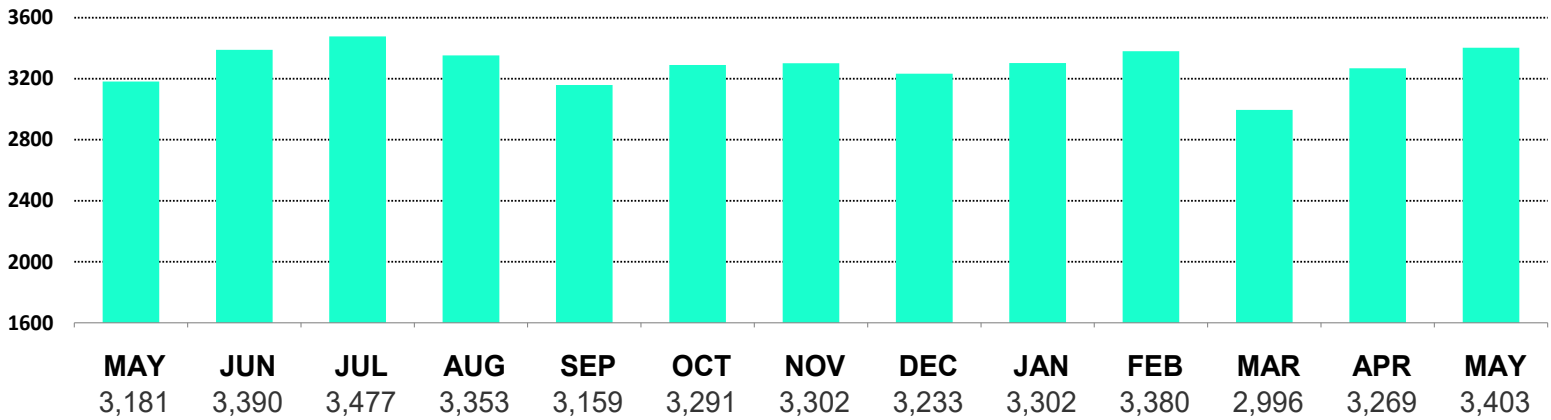
## BEDFORD-STUYVESANT TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



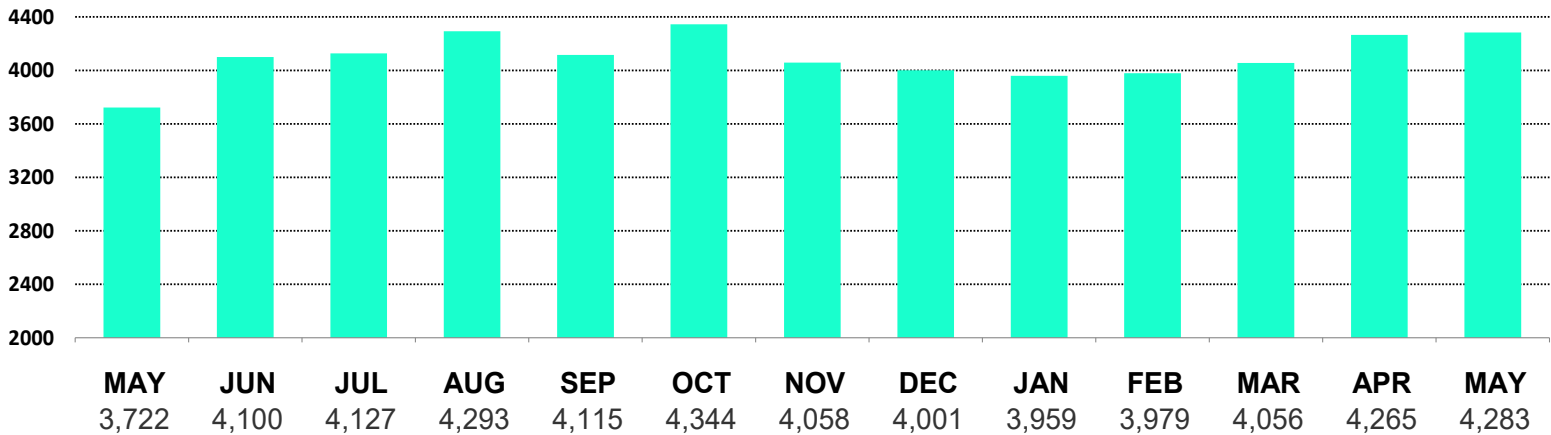
# PRICE TRENDS: BOERUM HILL

THE AVERAGE RENTAL PRICE IN BOERUM HILL INCREASED BY 3.50%.

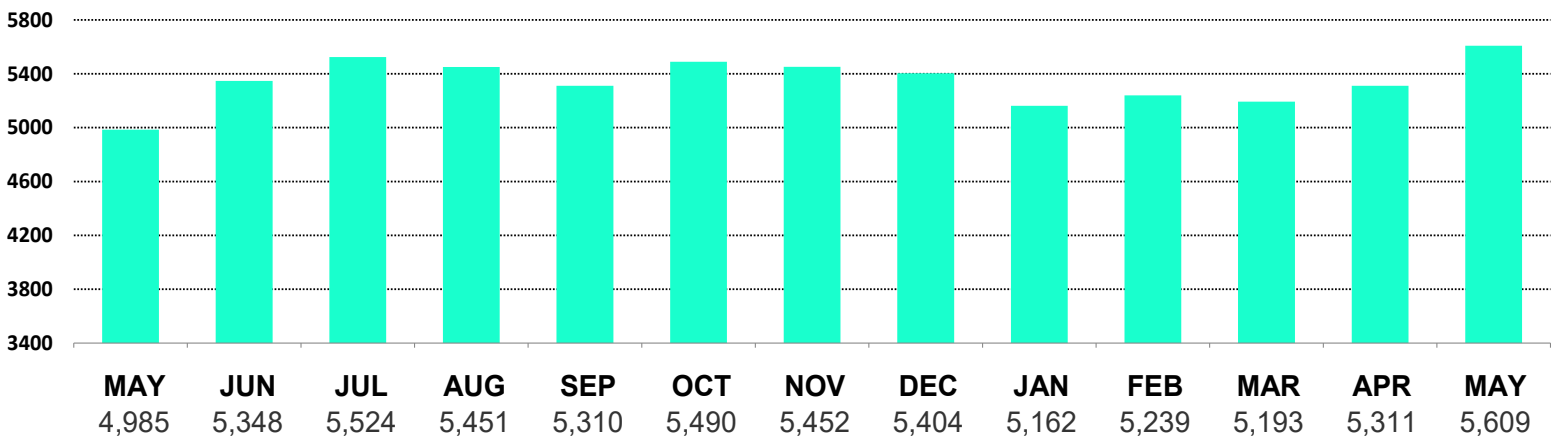
## BOERUM HILL STUDIO PRICE TRENDS OVER 13 MONTHS



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



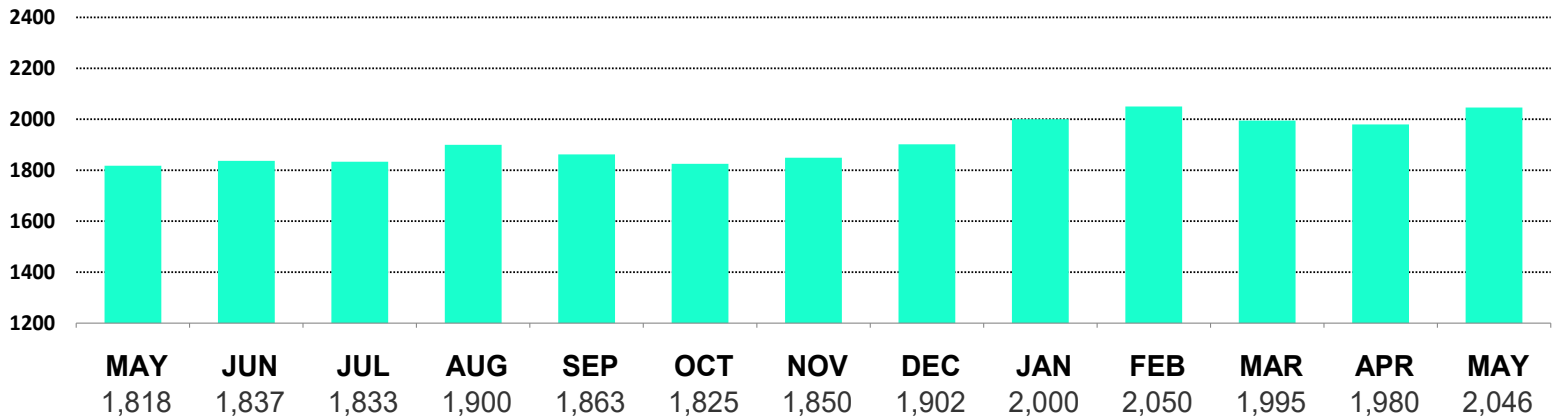
## BOERUM HILL TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



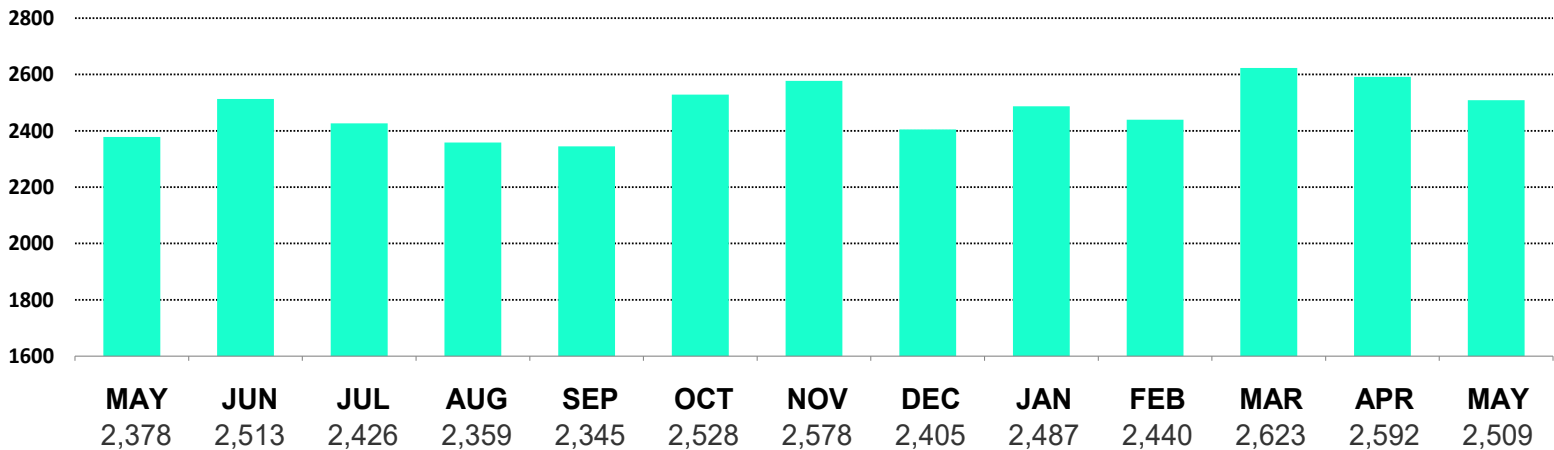
# PRICE TRENDS: BOROUGH/SUNSET PARK

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN  
BOROUGH PARK / SUNSET PARK INCREASED BY 1.37%.

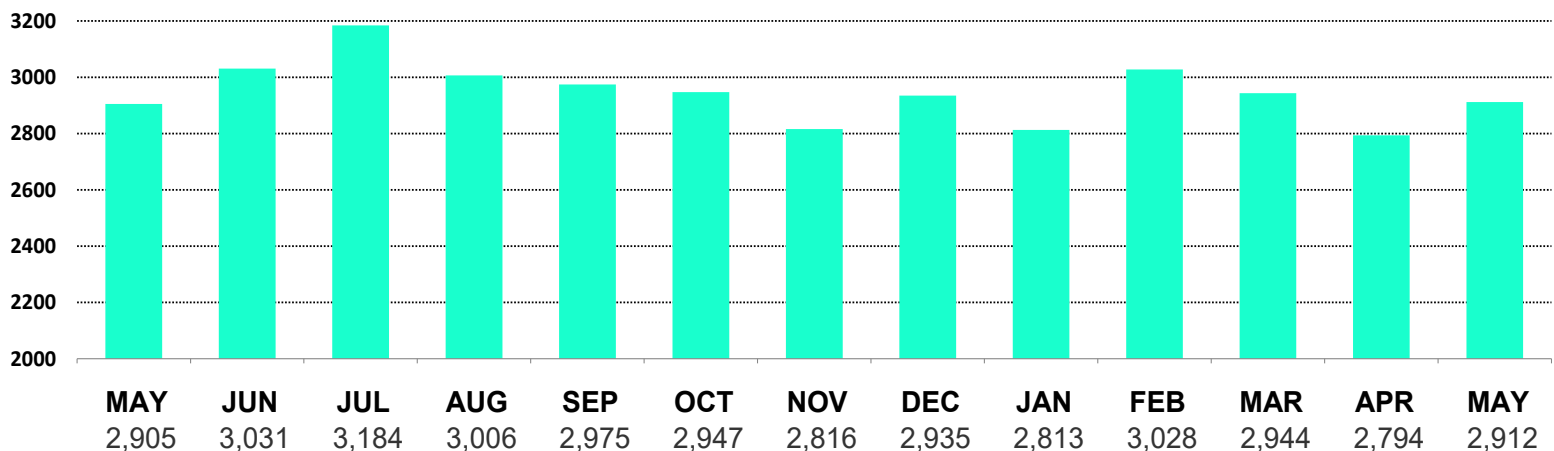
## BOROUGH PARK & SUNSET PARK STUDIO PRICE TRENDS OVER 13 MONTHS



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



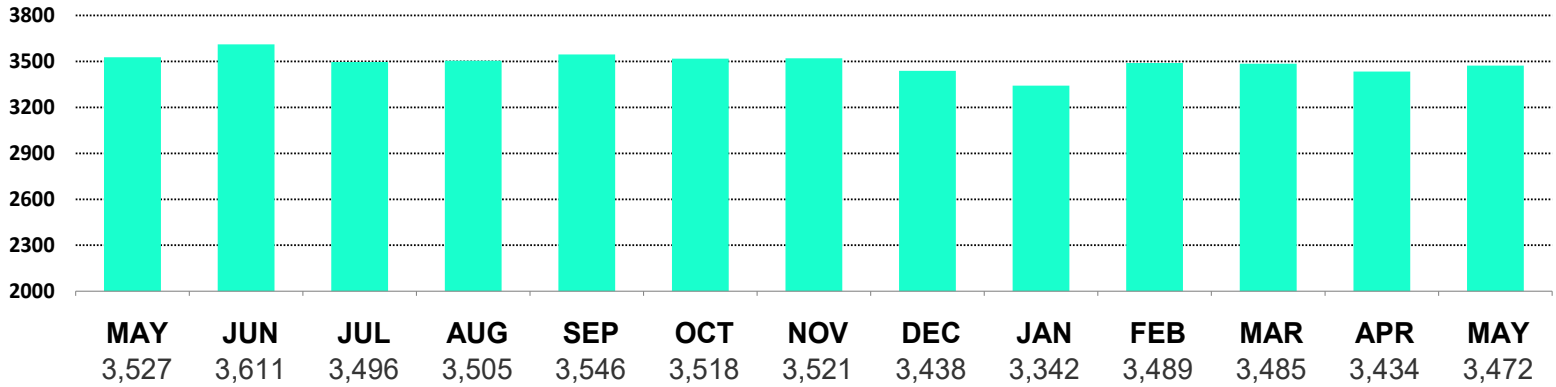
## BOROUGH PARK & SUNSET PARK TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



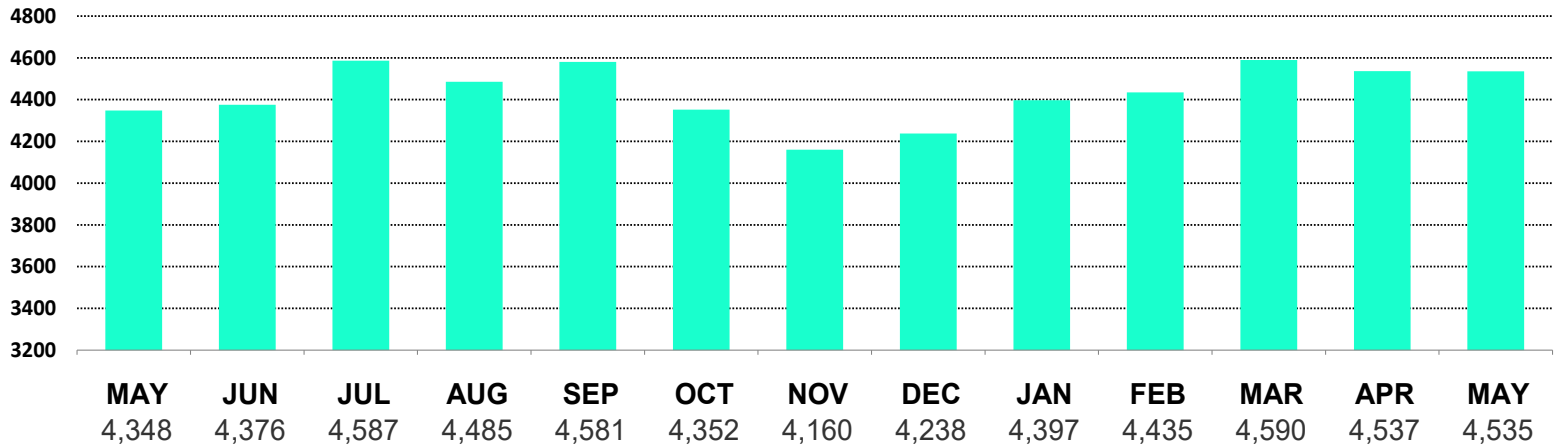
# PRICE TRENDS: BROOKLYN HEIGHTS

THE AVERAGE RENTAL PRICE IN BROOKLYN HEIGHTS  
THIS PAST MONTH SLIGHTLY INCREASED BY JUST 0.51%.

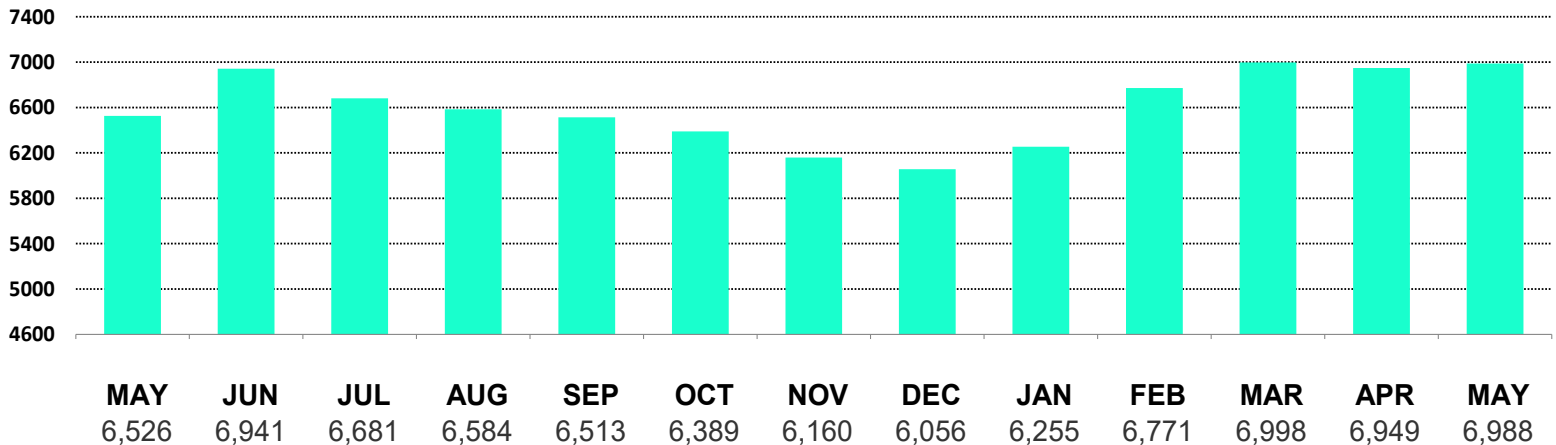
## BROOKLYN HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



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



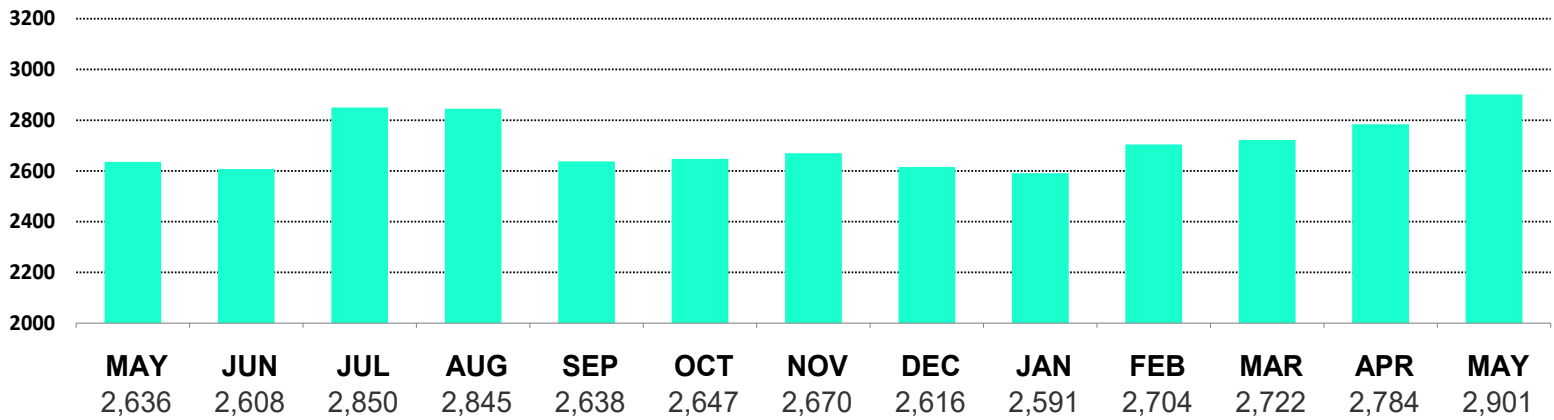
## BROOKLYN HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



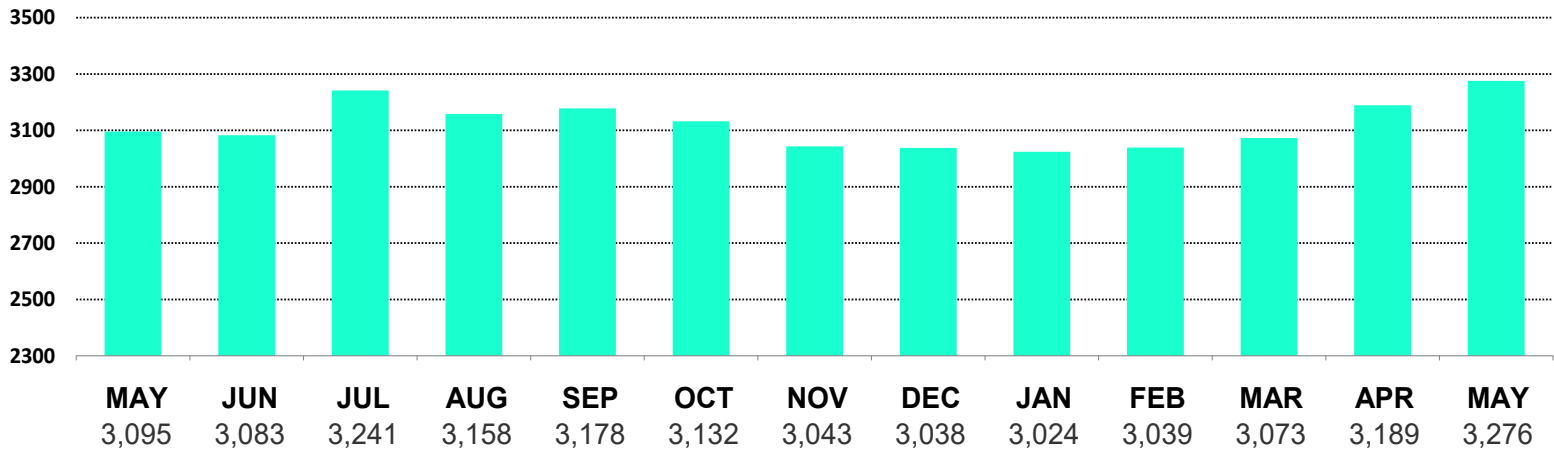
# PRICE TRENDS: BUSHWICK

THE AVERAGE RENTAL PRICE IN BUSHWICK INCREASED BY 3.57% OVER THE PAST MONTH.

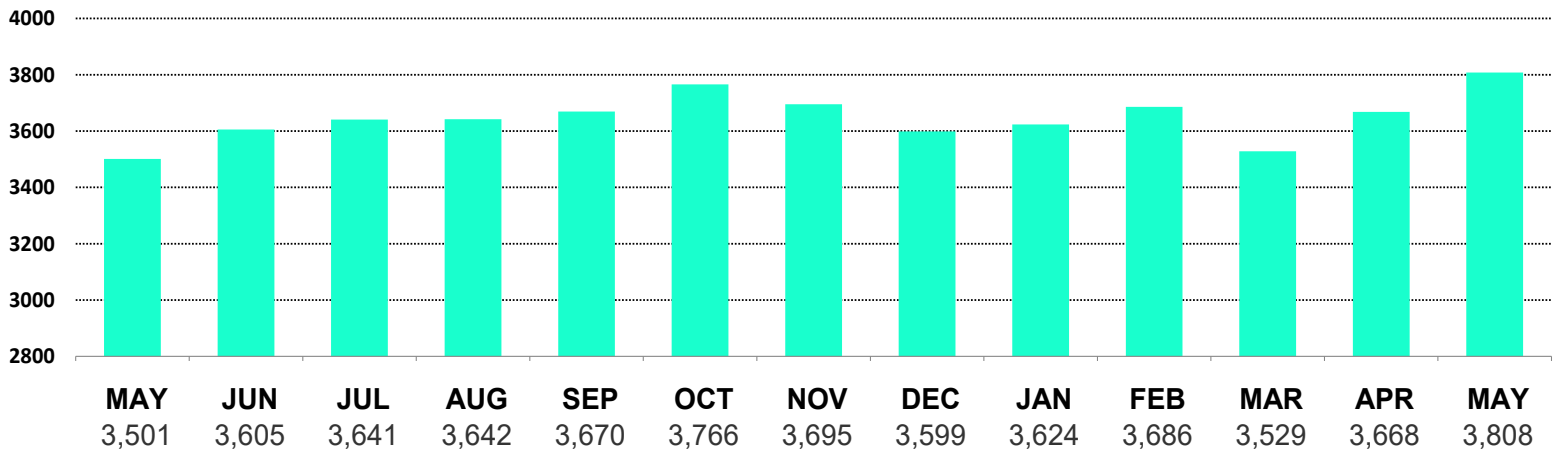
## BUSHWICK STUDIO PRICE TRENDS OVER 13 MONTHS



## BUSHWICK ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



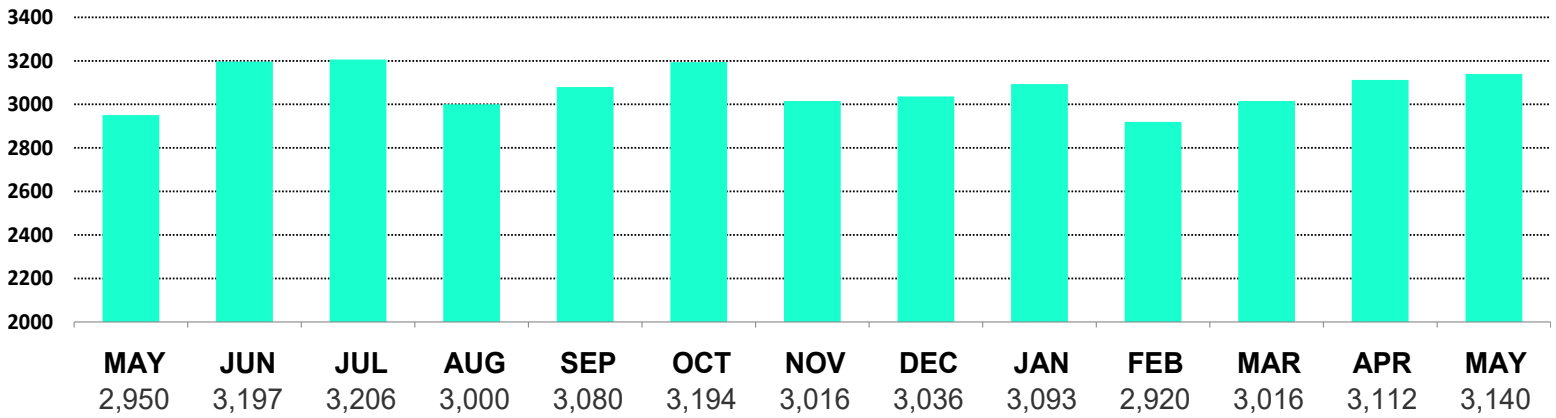
## BUSHWICK TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



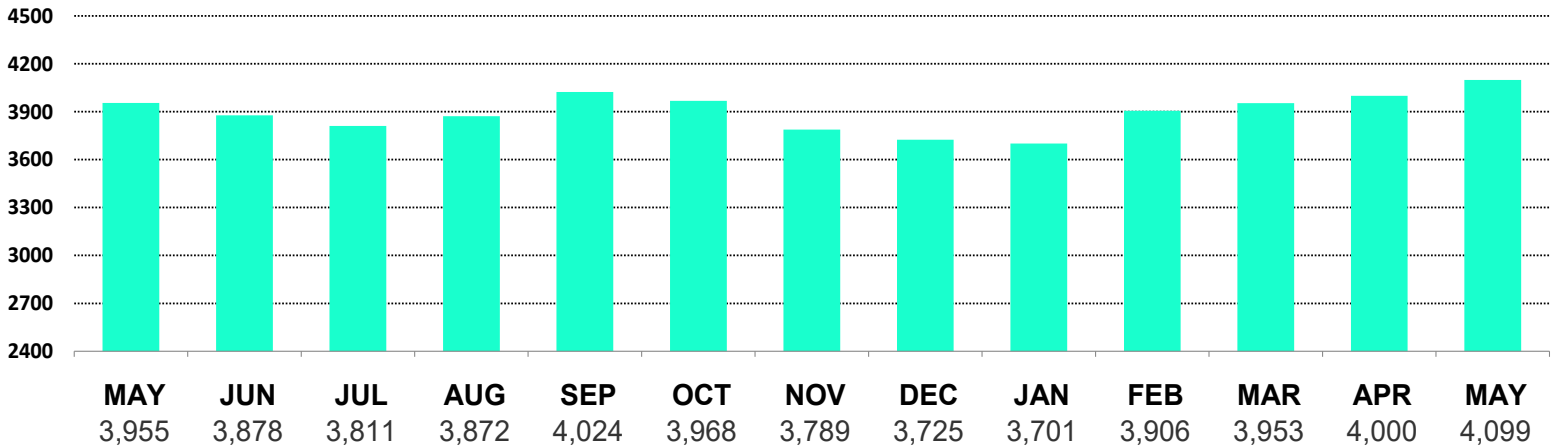
# PRICE TRENDS: CLINTON HILL

THE AVERAGE RENTAL PRICE IN CLINTON HILL INCREASED BY 2.49% THIS PAST MONTH.

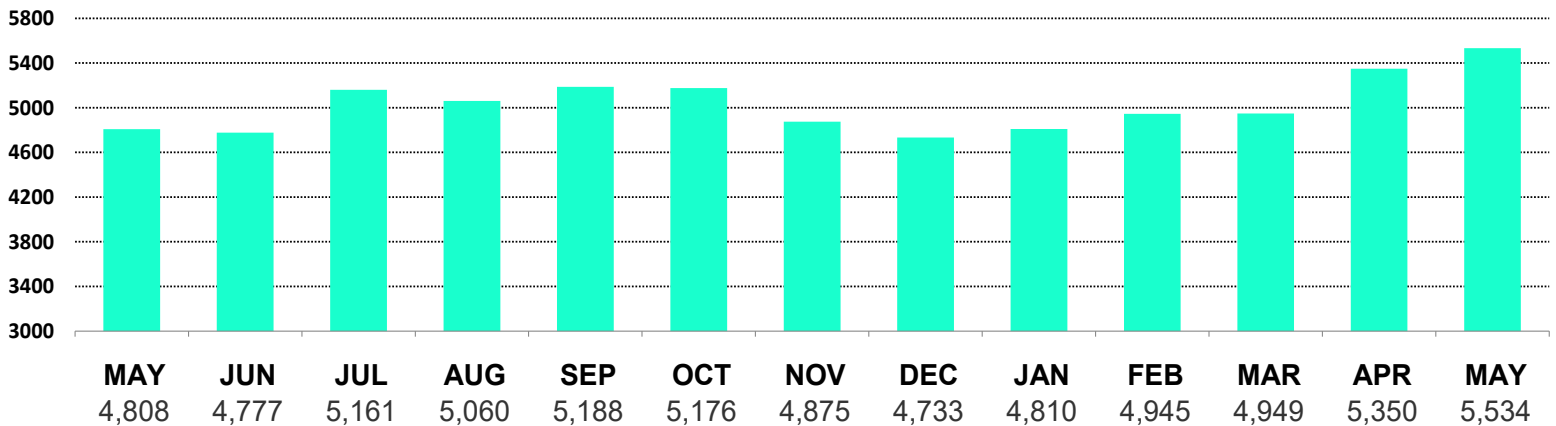
## CLINTON HILL STUDIO PRICE TRENDS OVER 13 MONTHS



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



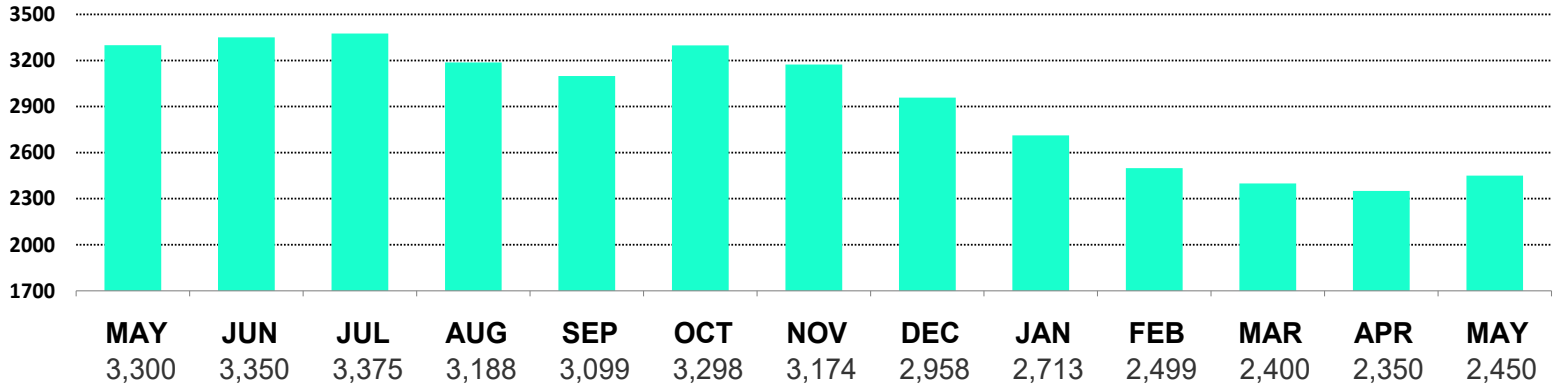
## CLINTON HILL TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



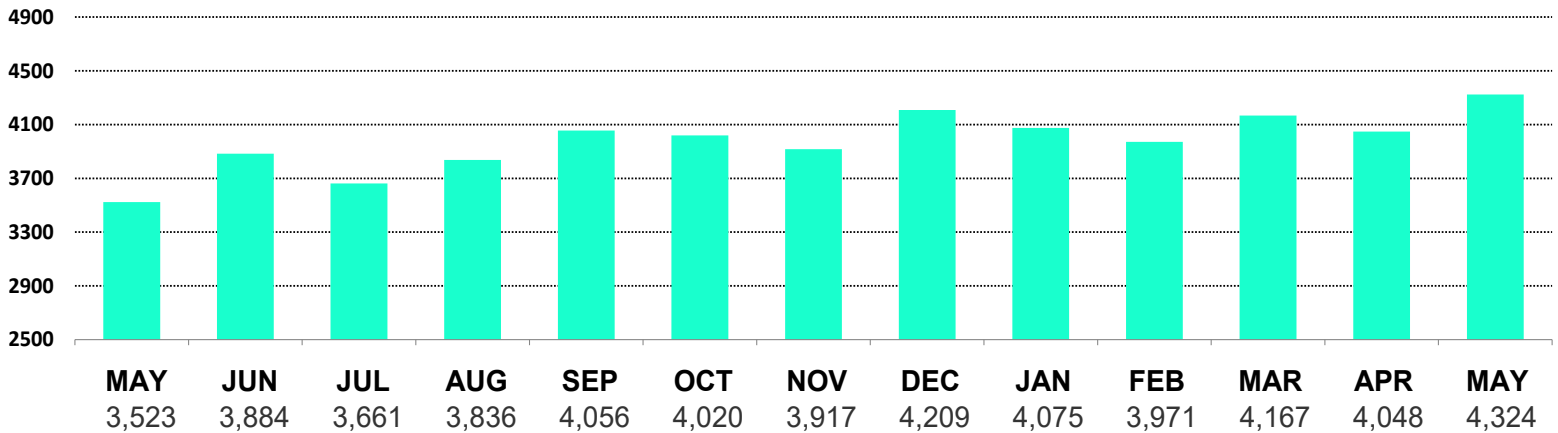
# PRICE TRENDS: COBBLE HILL

OVER THIS PAST MONTH, THE AVERAGE RENTAL PRICE IN COBBLE HILL INCREASED BY 5.30%.

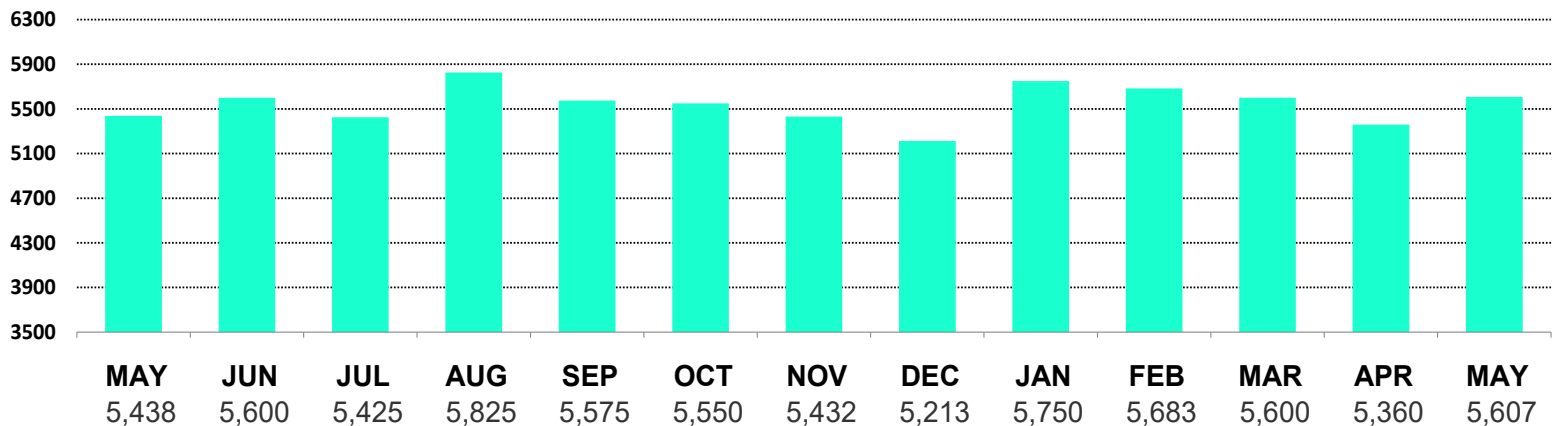
## COBBLE HILL STUDIO PRICE TRENDS OVER 13 MONTHS



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



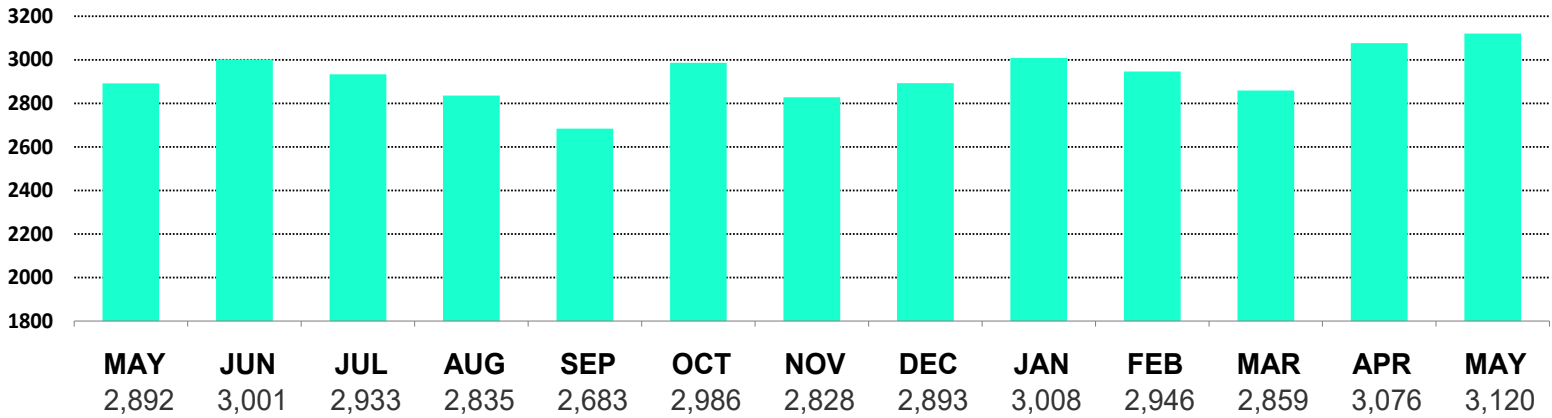
## COBBLE HILL TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



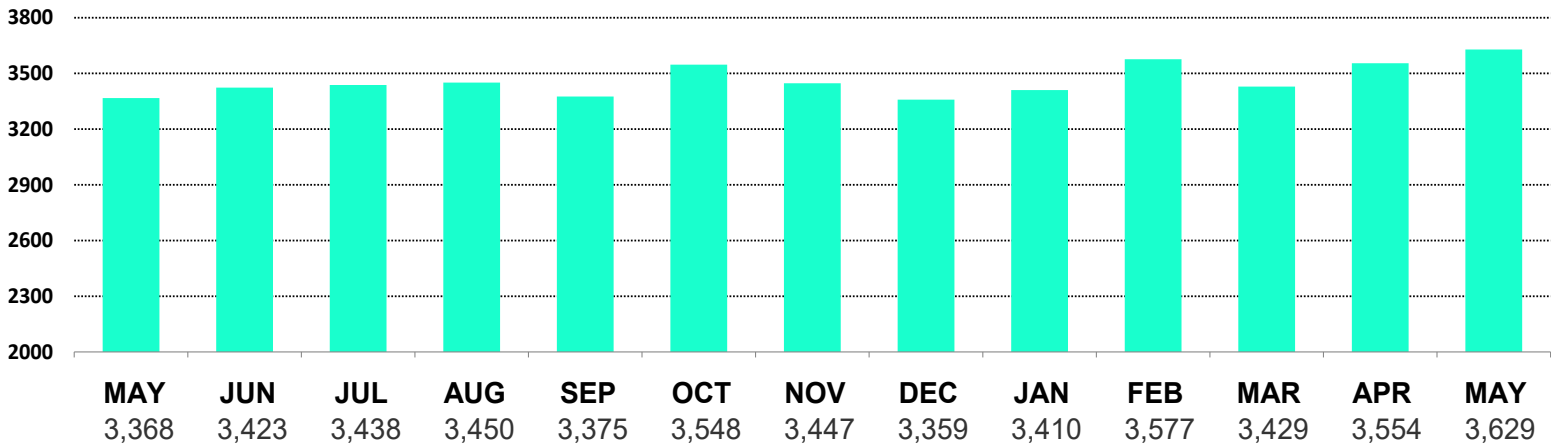
# PRICE TRENDS: CROWN HEIGHTS

CROWN HEIGHTS RENTS SLIGHTLY INCREASED THIS MONTH BY JUST 0.01%.

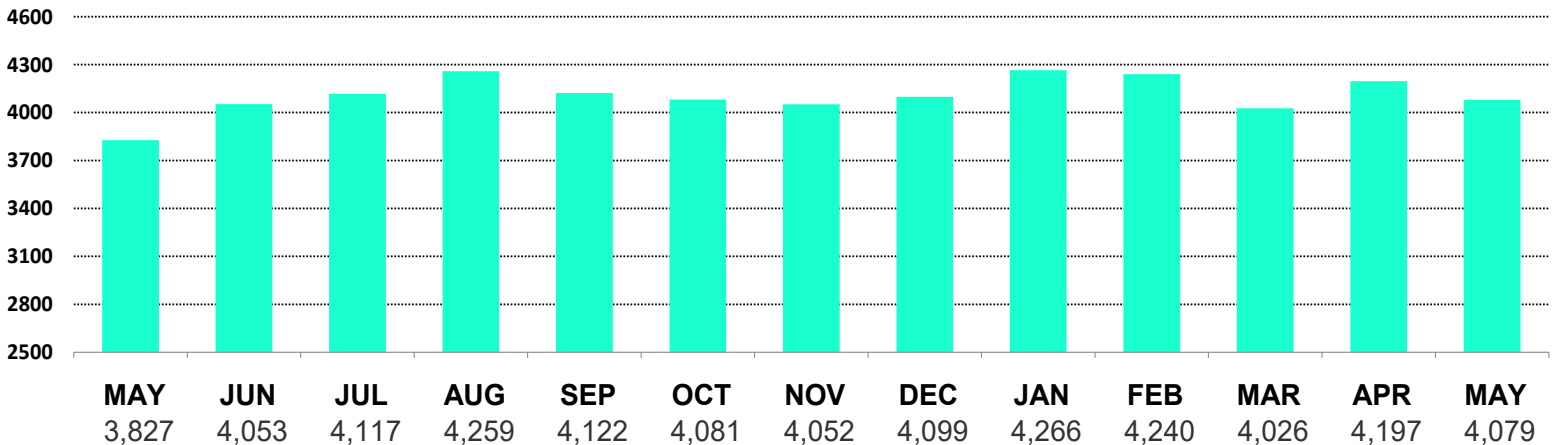
## CROWN HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



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



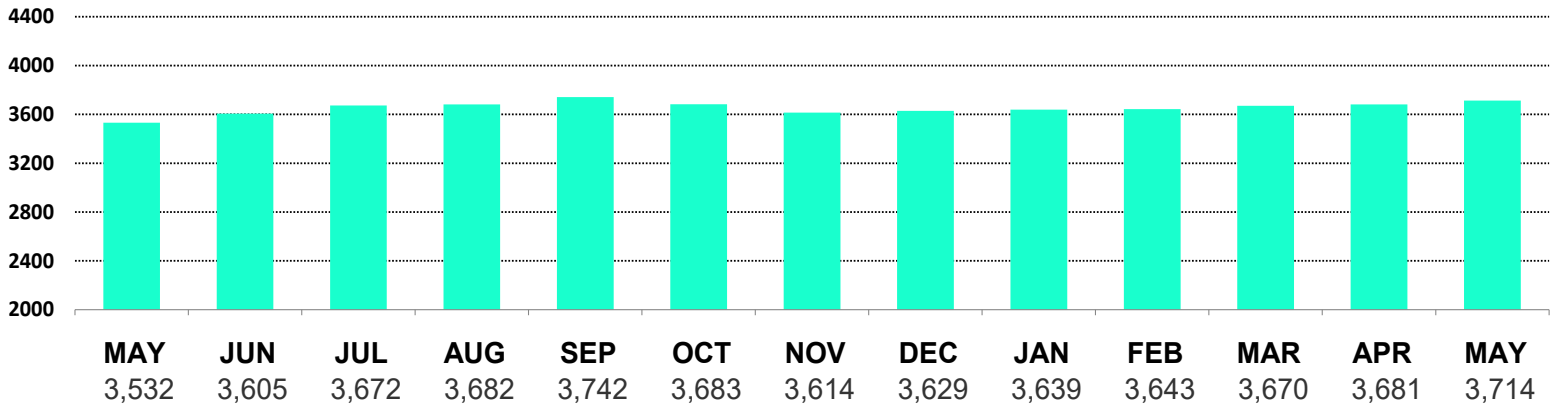
## CROWN HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



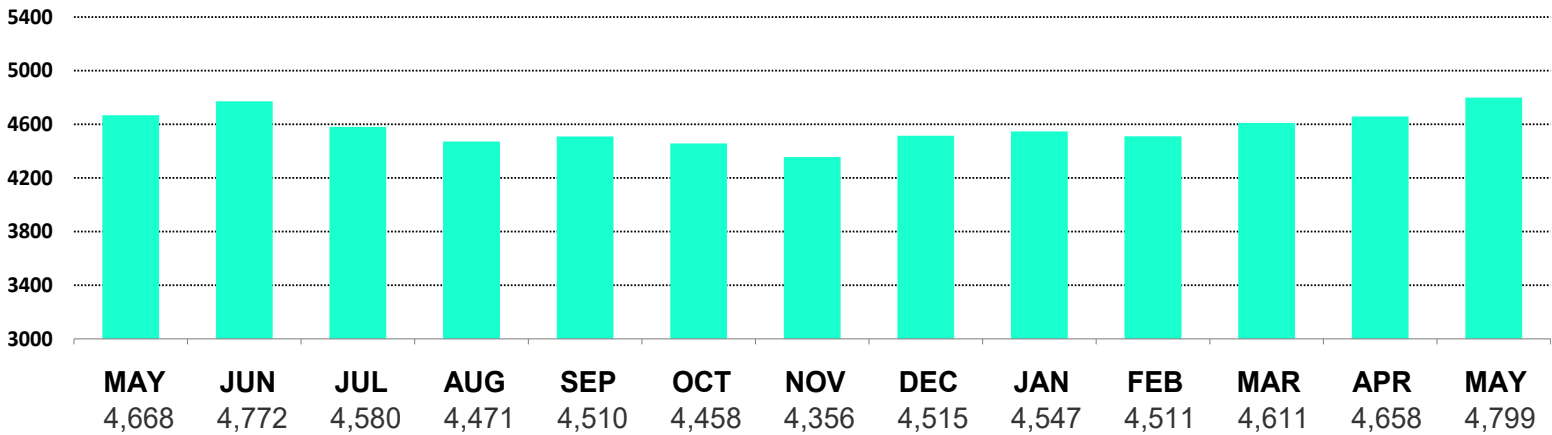
# PRICE TRENDS: DOWNTOWN BROOKLYN

AVERAGE RENTS THIS MONTH IN DOWNTOWN BROOKLYN  
SLIGHTLY INCREASED BY JUST 0.51%.

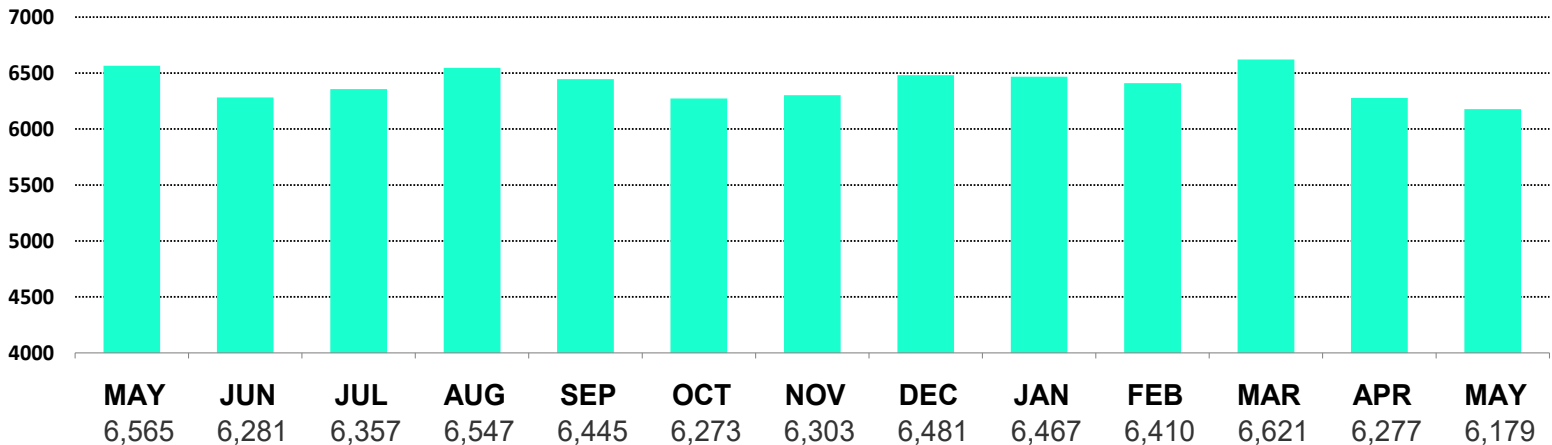
## DOWNTOWN BROOKLYN STUDIO PRICE TRENDS OVER 13 MONTHS



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



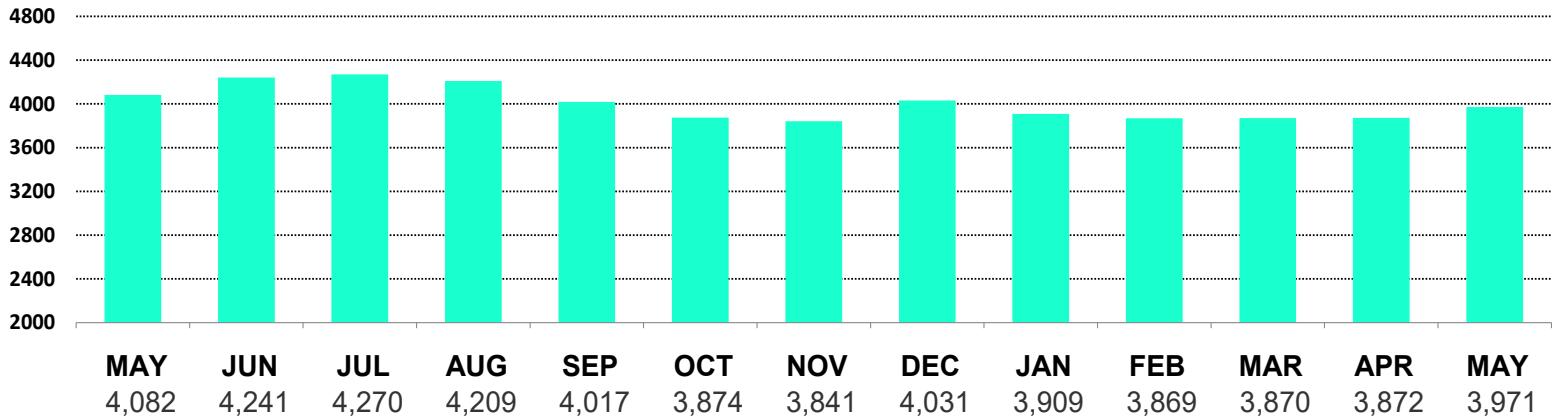
## DOWNTOWN BROOKLYN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



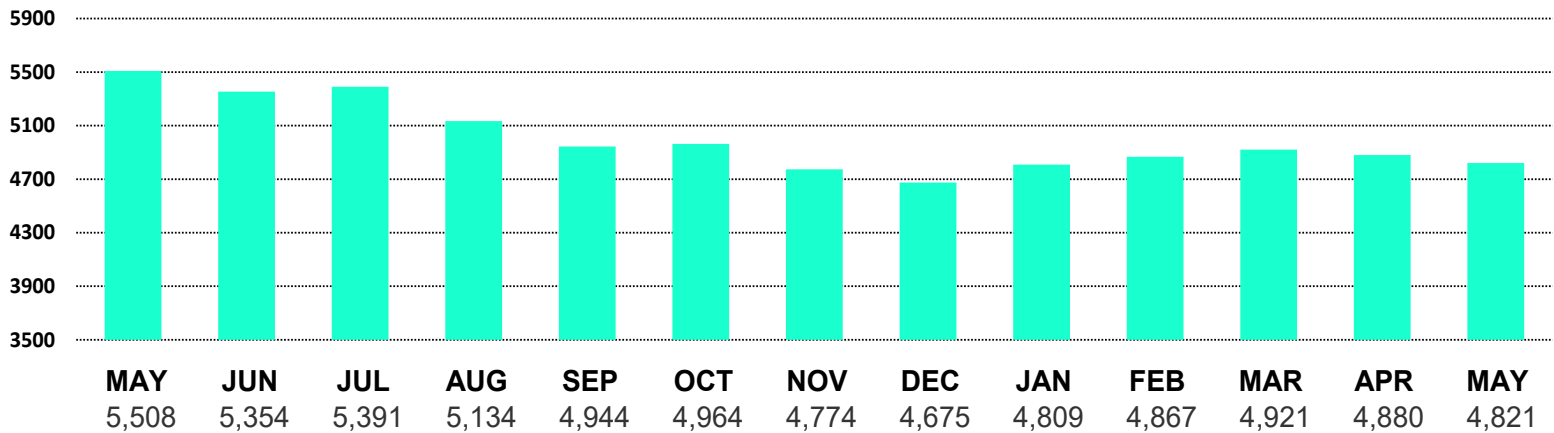
# PRICE TRENDS: DUMBO

MONTH-OVER-MONTH, RENTS IN DUMBO SLIGHTLY INCREASED BY JUST 0.02%.

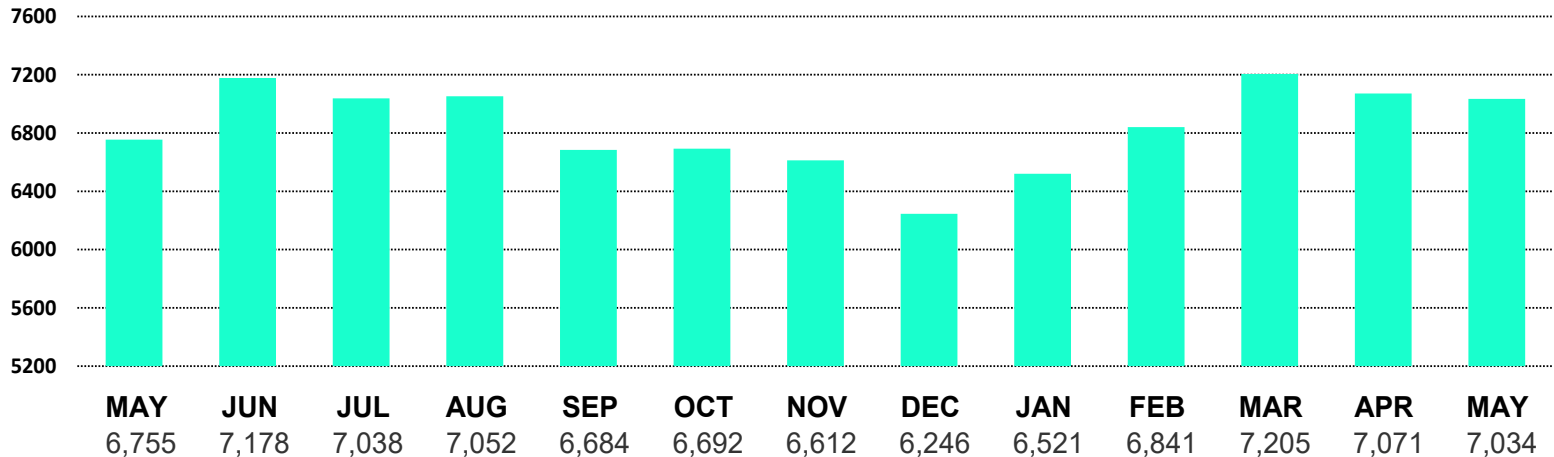
## DUMBO STUDIO PRICE TRENDS OVER 13 MONTHS



## DUMBO ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



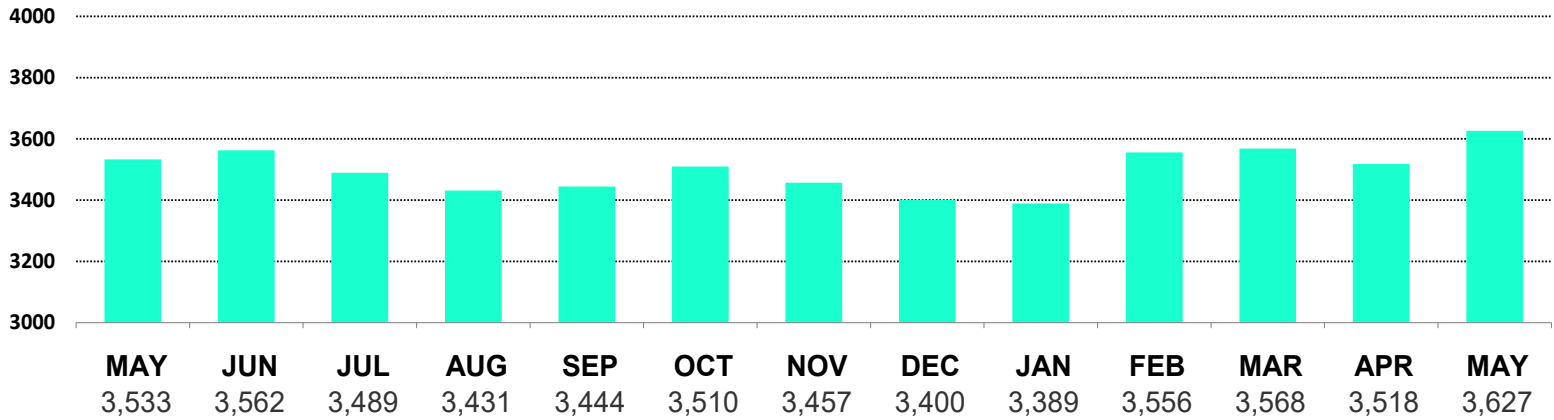
## DUMBO TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



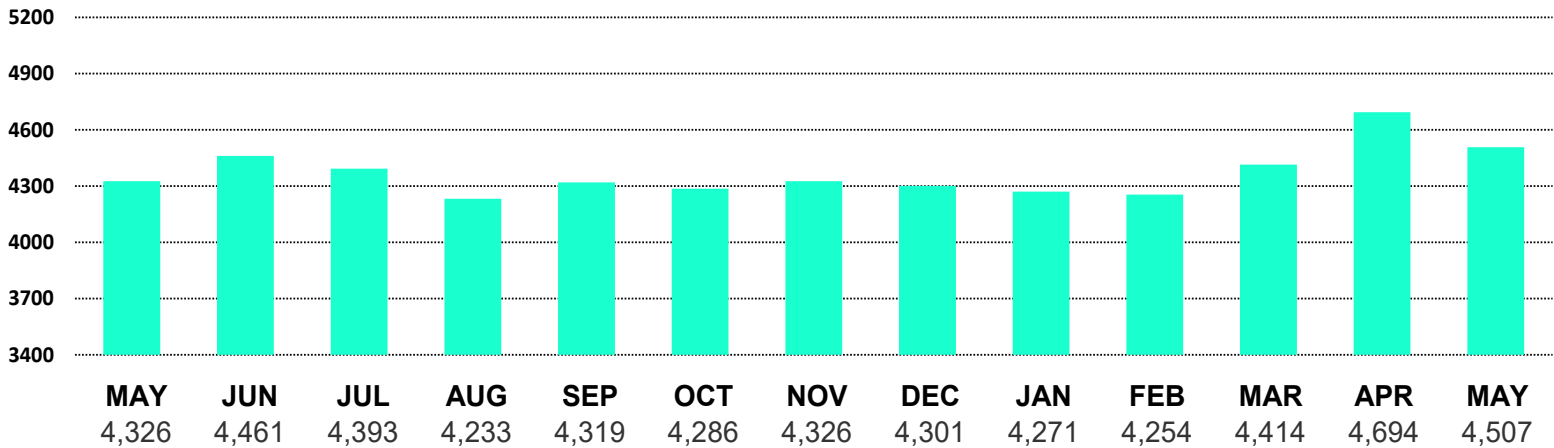
# PRICE TRENDS: FORT GREENE

THE AVERAGE RENTAL PRICE IN FORT GREENE INCREASED BY 1.84% THIS PAST MONTH.

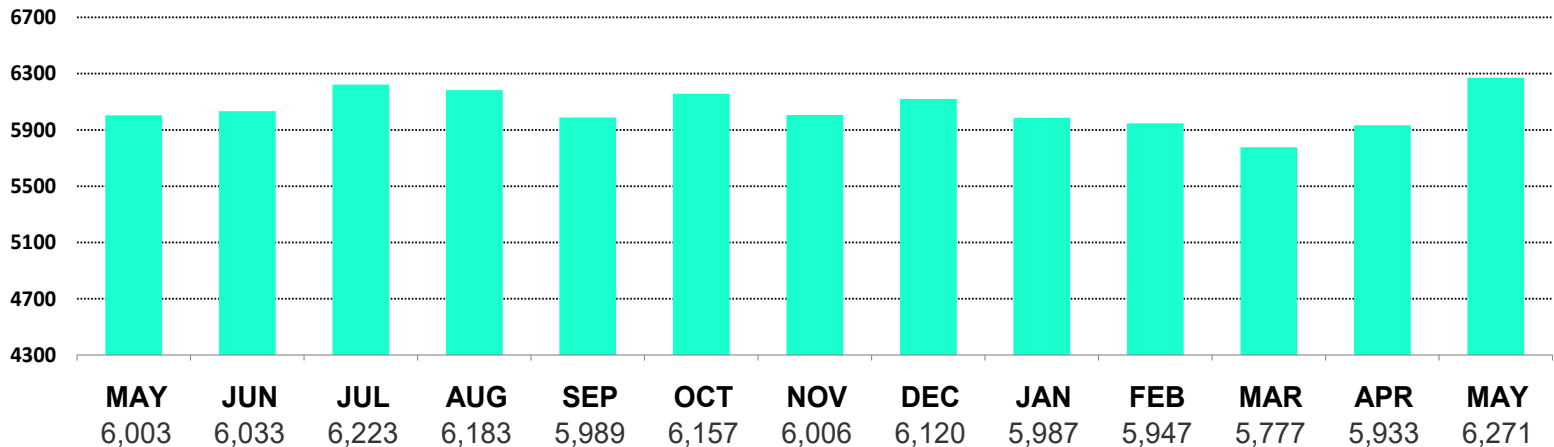
## FORT GREENE STUDIO PRICE TRENDS OVER 13 MONTHS



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



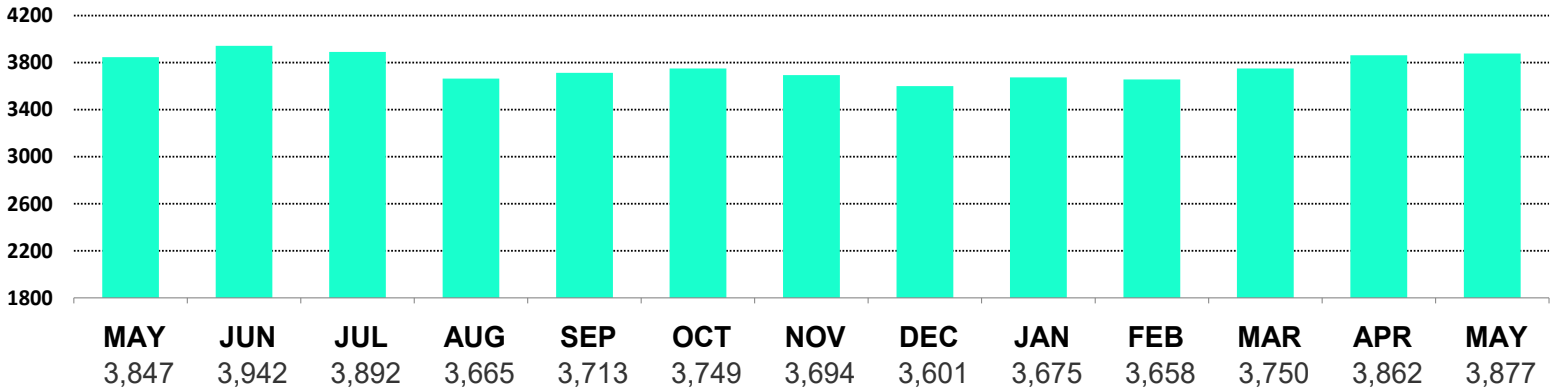
## FORT GREENE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



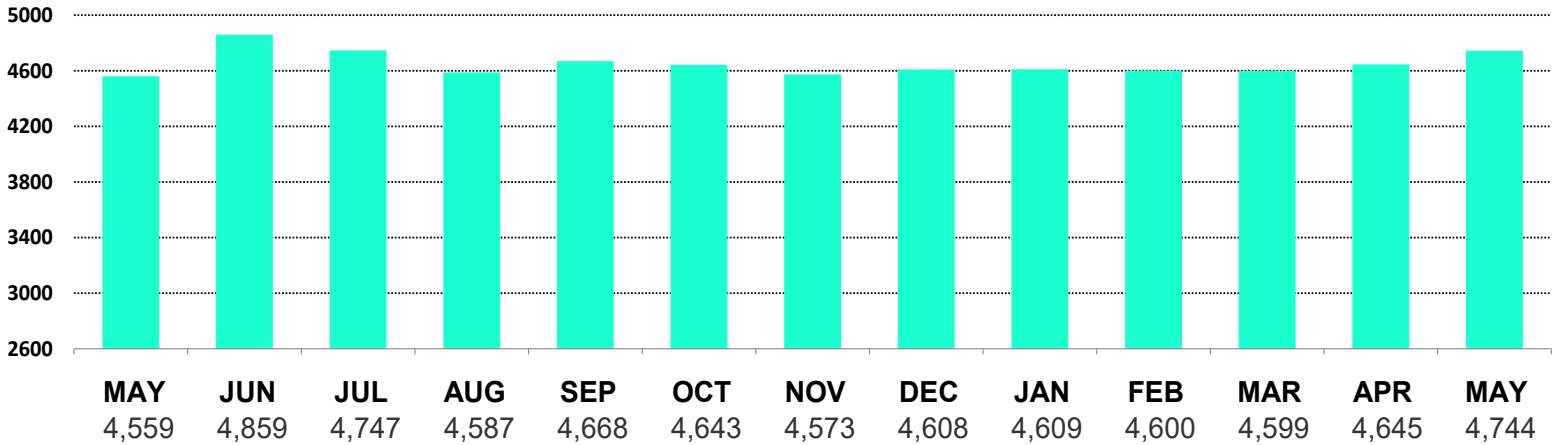
# PRICE TRENDS: GREENPOINT

OVER THE PAST MONTH, AVERAGE RENTAL PRICE IN GREENPOINT SLIGHTLY INCREASED BY JUST 0.66%.

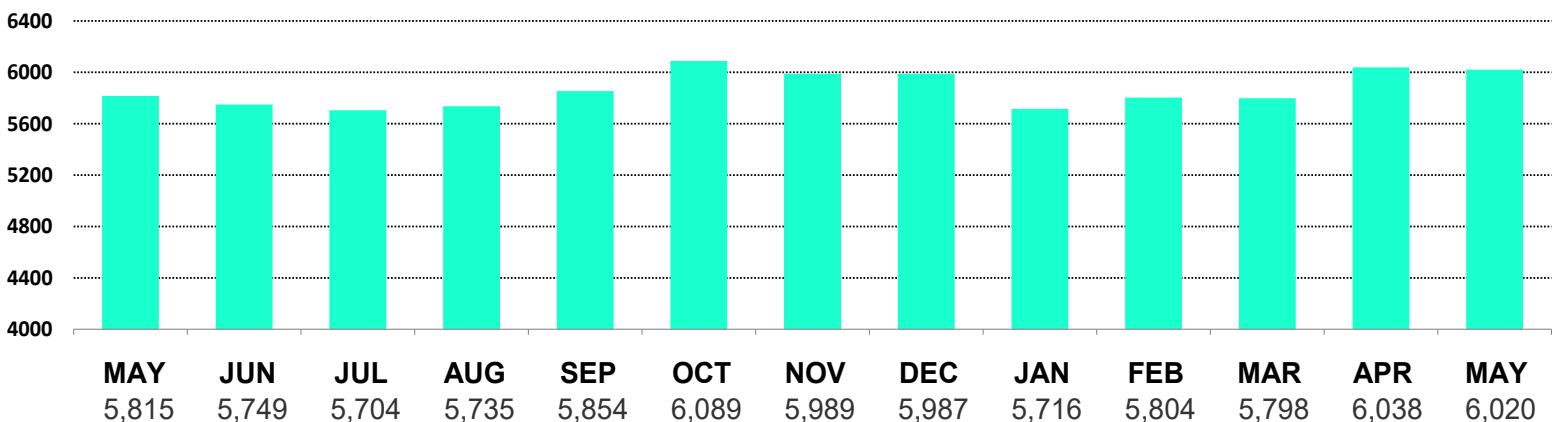
## GREENPOINT STUDIO PRICE TRENDS OVER 13 MONTHS



## GREENPOINT ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



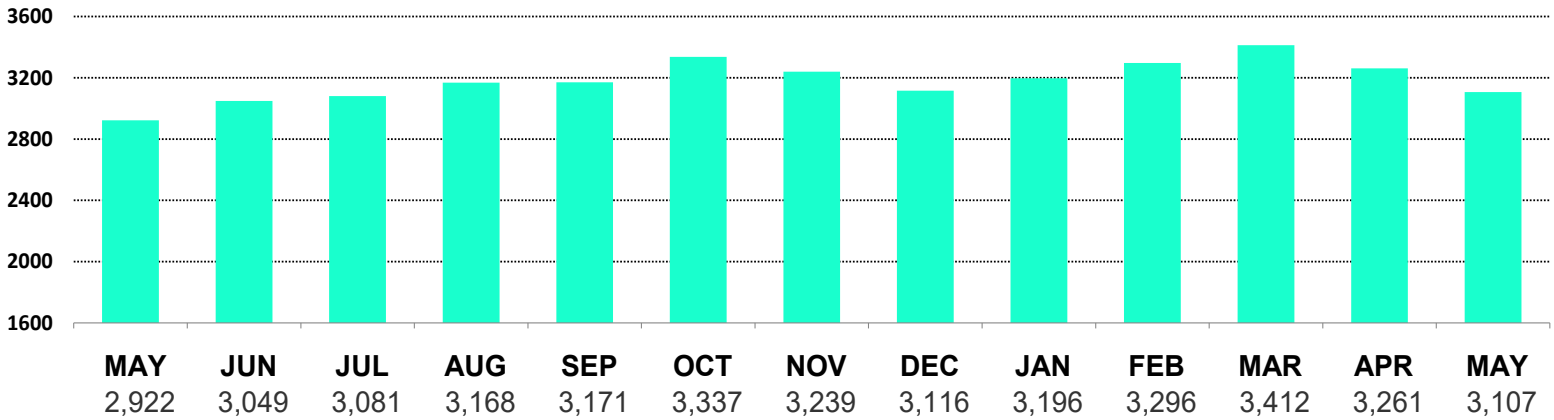
## GREENPOINT TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



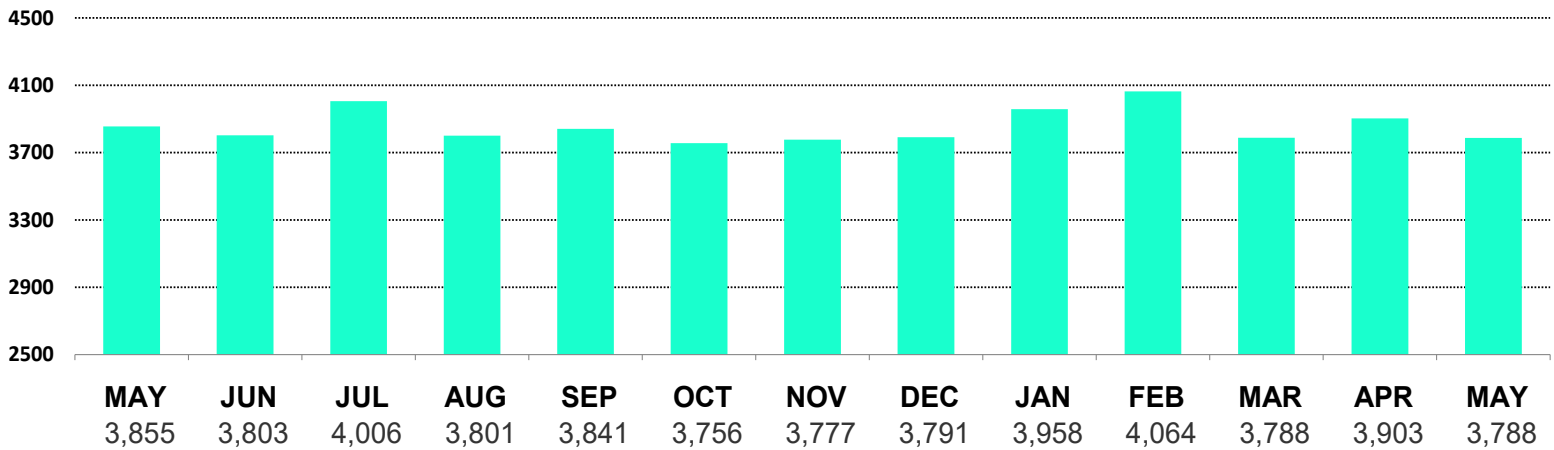
# PRICE TRENDS: PARK SLOPE

AVERAGE RENTS IN PARK SLOPE SLIGHTLY DECREASED BY JUST 0.58% THIS PAST MONTH.

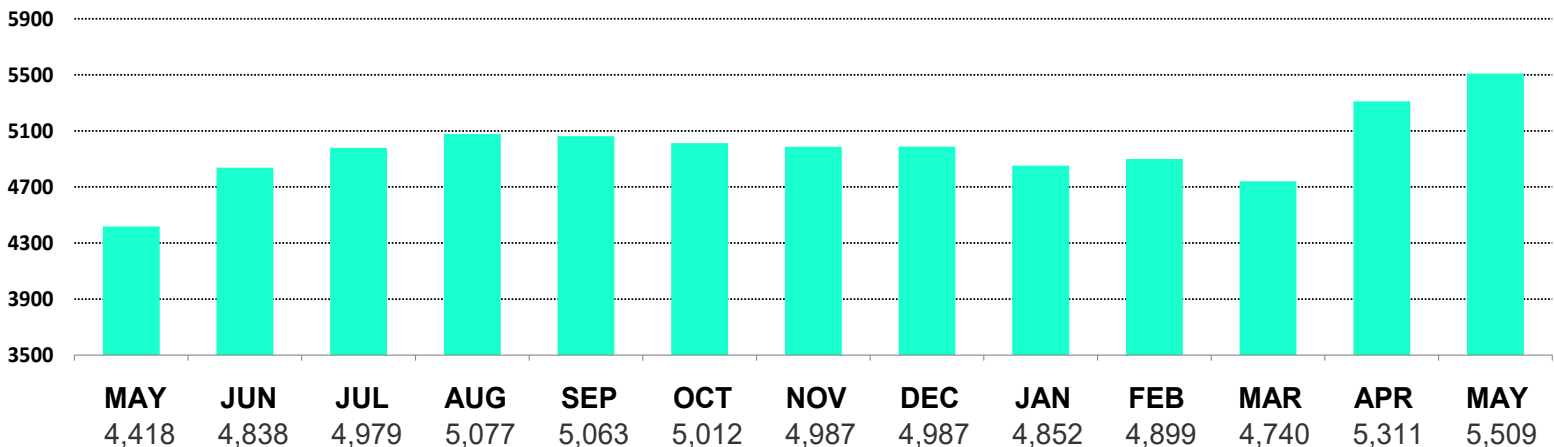
## PARK SLOPE STUDIO PRICE TRENDS OVER 13 MONTHS



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



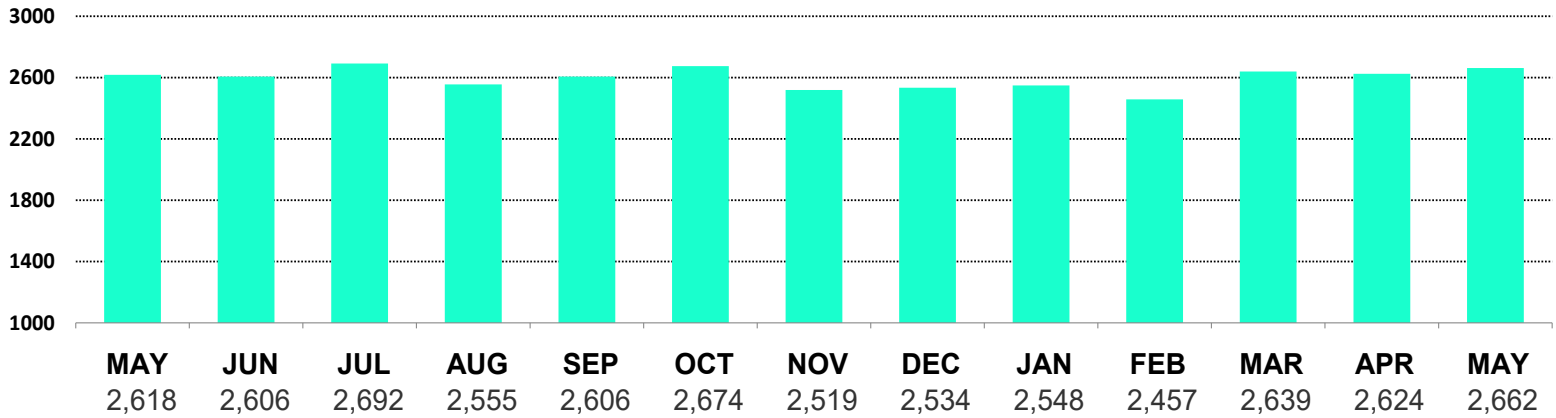
## PARK SLOPE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



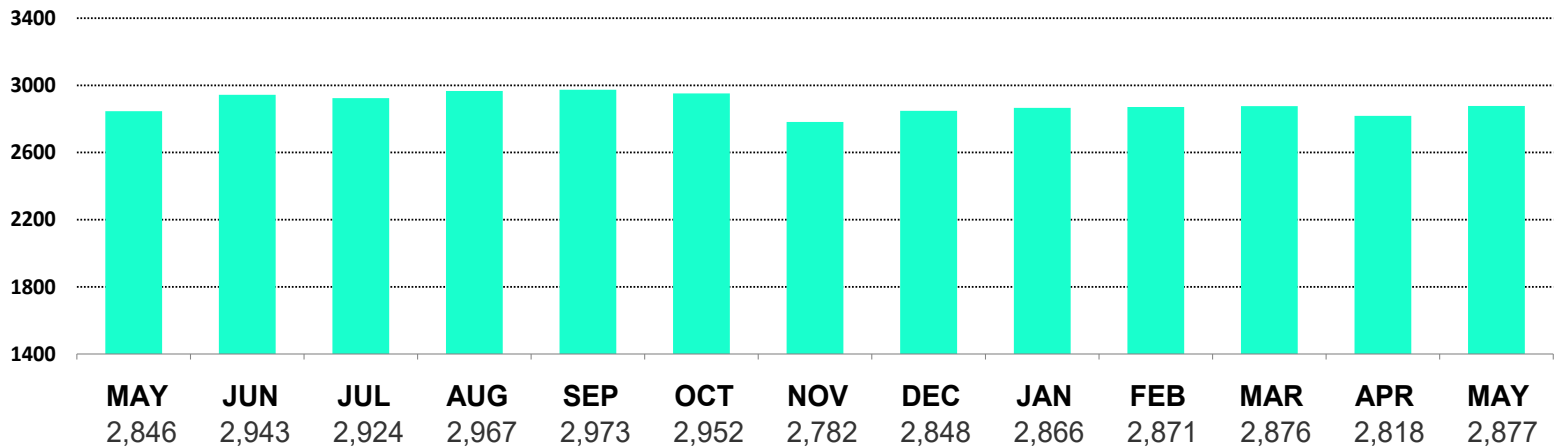
# PRICE TRENDS: PLG/FLATBUSH

THE AVERAGE RENTAL PRICE IN PLG / FLATBUSH SLIGHTLY INCREASED BY JUST 0.19% OVER THE PAST MONTH.

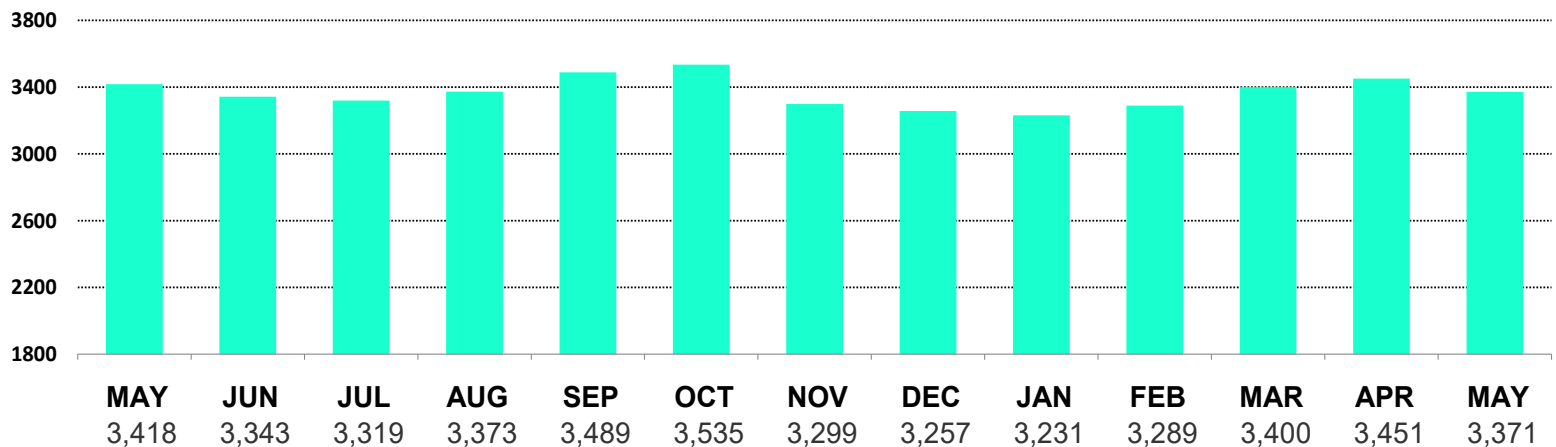
## PROSPECT LEFFERTS GARDEN/FLATBUSH STUDIO PRICE TRENDS OVER 13 MONTHS



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



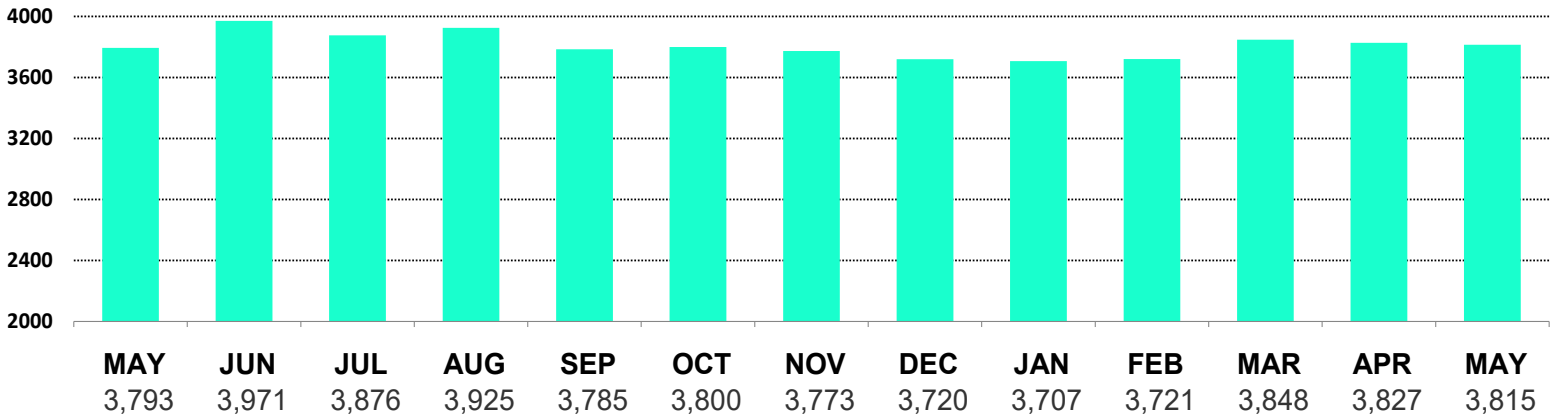
## PROSPECT LEFFERTS GARDEN/FLATBUSH TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



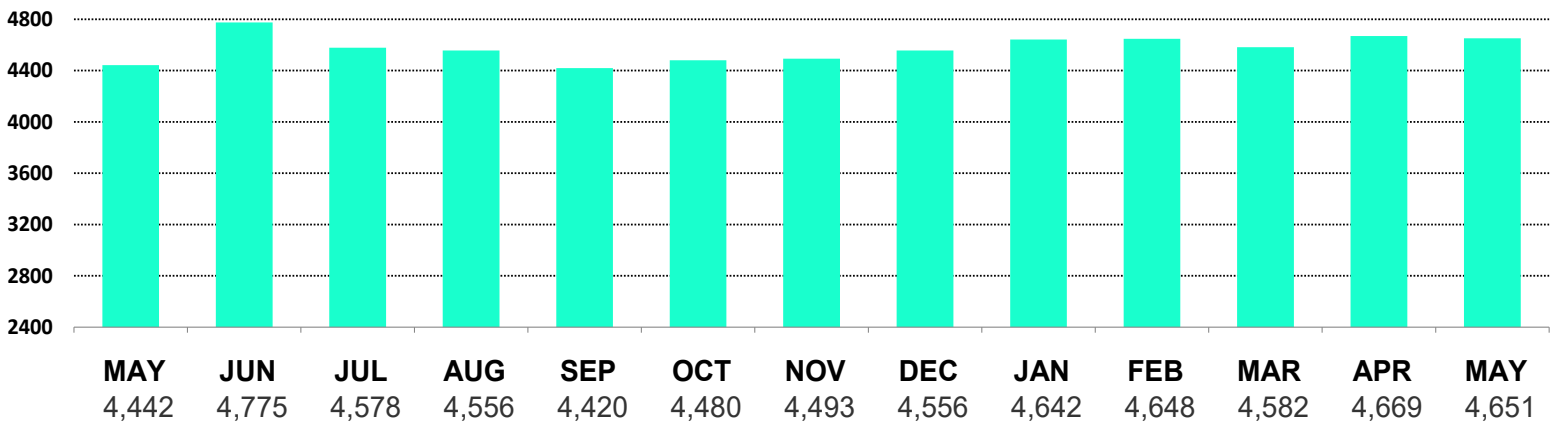
# PRICE TRENDS: WILLIAMSBURG

THE AVERAGE RENTAL PRICE IN WILLIAMSBURG INCREASED BY 2.66% THIS PAST MONTH.

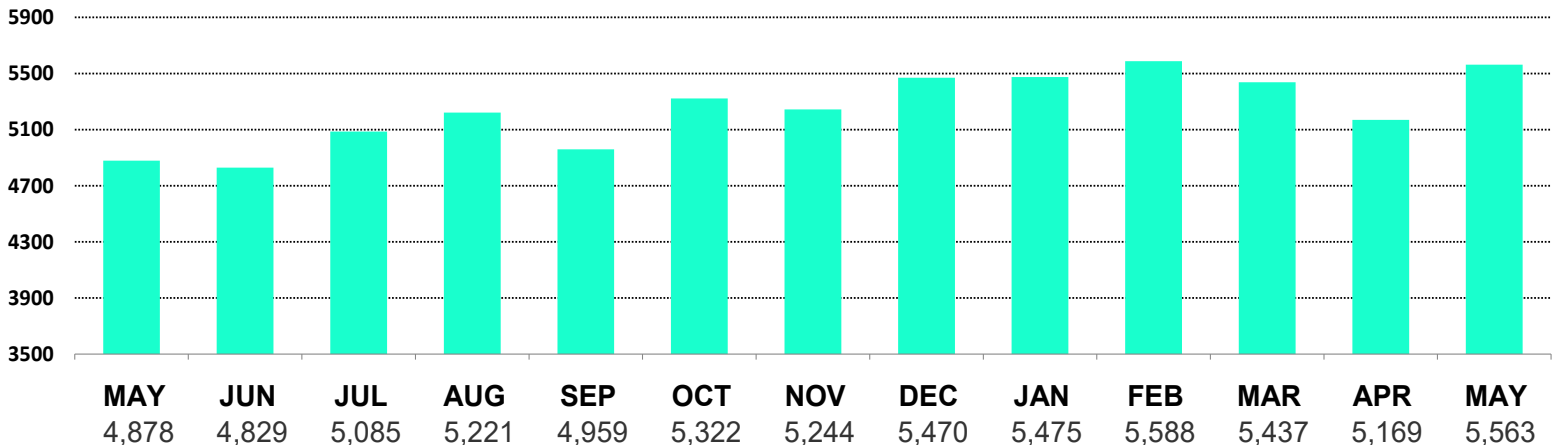
## WILLIAMSBURG STUDIO PRICE TRENDS OVER 13 MONTHS



## 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

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