

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

**BROOKLYN**  
YEAR END REPORT



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# INTRODUCTION

WE ARE PROUD TO PRESENT MNS' FOURTEENTH ANNUAL  
YEAR END REPORT

# BROOKLYN

MNS is proud to present our fourteenth annual Year End Report for Brooklyn, the summation of a year's worth of data collected from our monthly Brooklyn Rental Market Reports. We hope you find this report useful in determining the rental trends in Brooklyn's major neighborhoods, as well as the overall climate of the Brooklyn rental market.

Compared to last year, the average rental price in Brooklyn for 2024 is up 1.85%, from \$3,596 in 2023 to \$3,662 this past year. The average rental price for a studio increased by 3.46%, from \$2,820 to \$2,917. The average rental price for a one-bedroom unit increased by 3.78%, from \$3,426 to \$3,556. The average rental price for a two-bedroom unit decreased by 0.61%, from \$4,542 to \$4,514.

#### Price Changes:

Bay Ridge (4.84%) experienced the greatest overall year-over-year positive price change, followed by Cobble Hill (4.77%). All 16 neighborhoods analyzed in this report saw positive increases this year.

# NOTABLE TRENDS

## BROOKLYN RENTS: 2023 VS. 2024

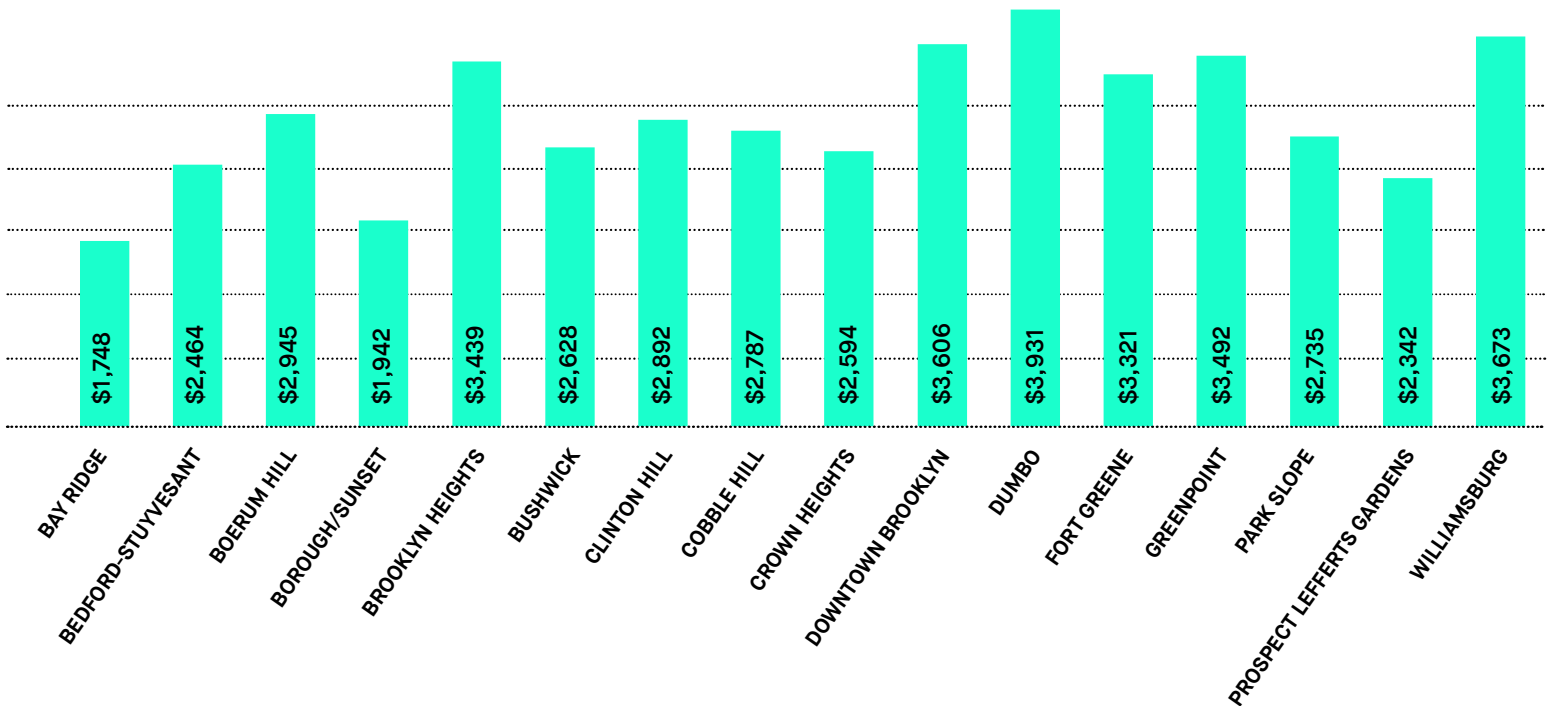
TYPE	2023	2024	CHANGE
Studios	\$2,820	\$2,917	↑ 3.46%
One bedrooms	\$3,426	\$3,556	↑ 3.78%
Two bedrooms	\$4,542	\$4,514	↓ 0.61%

# MEAN RENTAL PRICES

## 2024 MEAN BROOKLYN RENTAL PRICES

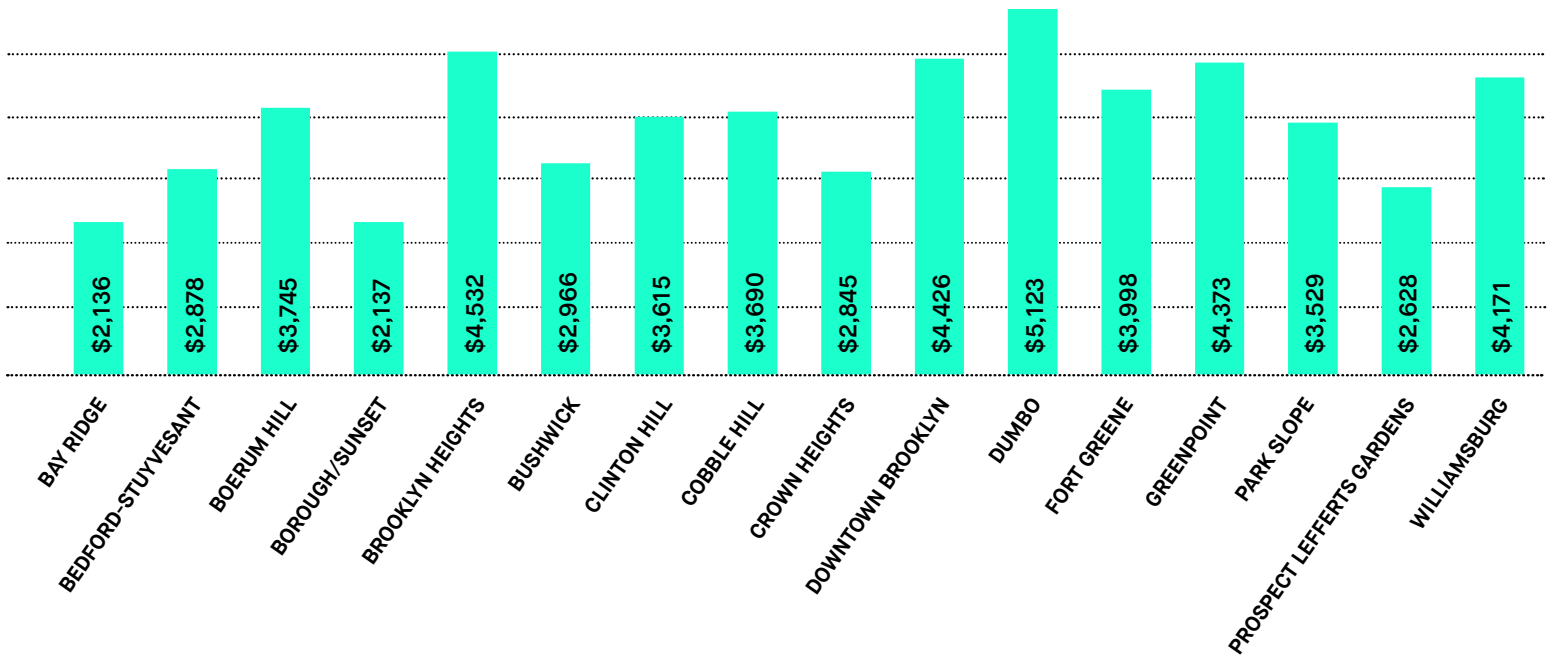
TYPE	PRICE
Studios	\$2,917
One bedrooms	\$3,556
Two bedrooms	\$4,514

## 2024 MEAN STUDIO RENTAL PRICES

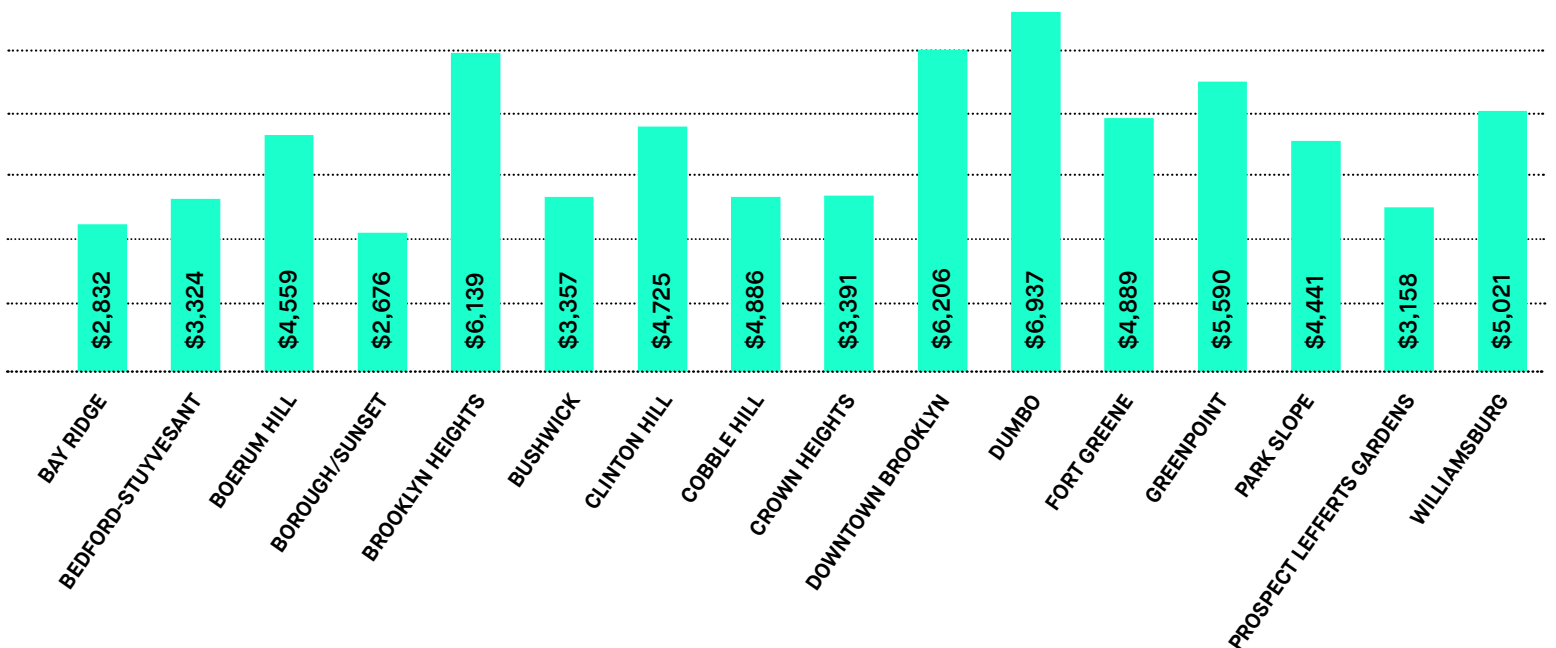


# MEAN RENTAL PRICES

2024 MEAN ONE BEDROOM RENTAL PRICES



2024 MEAN 2 BEDROOM RENTAL PRICES



# BROOKLYN PRICE TRENDS

## PRICE CHANGES

### BAY RIDGE

Price changes of 2024\*

#### TYPE

Studios	↑ 4.5%
One bedrooms	↑ 2.3%
Two bedrooms	↑ 7.1%

### BEDFORD-STUYVESANT

Price changes of 2024\*

#### TYPE

Studios	↑ 3.8%
One bedrooms	↑ 3.8%
Two bedrooms	↑ 5.1%

\*This figure represents the percentage change in the total average pricing from 2023 to 2024 for each unit type.



# BROOKLYN PRICE TRENDS

## PRICE CHANGES

### BOERUM HILL

Price changes of 2024\*

#### TYPE

Studios	↓ 3.7%
One bedrooms	↑ 5.3%
Two bedrooms	↓ 10.7%

### BOROUGH PARK / SUNSET PARK

Price changes of 2024\*

#### TYPE

Studios	↑ 6.0%
One bedrooms	↓ 1.1%
Two bedrooms	↑ 1.1%

\*This figure represents the percentage change in the total average pricing from 2023 to 2024 for each unit type.

# BROOKLYN PRICE TRENDS

## PRICE CHANGES

### BROOKLYN HEIGHTS

Price changes of 2024\*

#### TYPE

Studios	↑ 15.1%
One bedrooms	↑ 14.0%
Two bedrooms	↓ 6.5%

### BUSHWICK

Price changes of 2024\*

#### TYPE

Studios	↑ 6.0%
One bedrooms	↑ 2.4%
Two bedrooms	↑ 2.3%

\*This figure represents the percentage change in the total average pricing from 2023 to 2024 for each unit type.

# BROOKLYN PRICE TRENDS

## PRICE CHANGES

### CLINTON HILL

Price changes of 2024\*

#### TYPE

Studios	↓ 0.5%
One bedrooms	↑ 0.6%
Two bedrooms	↓ 2.7%

### COBBLE HILL

Price changes of 2024\*

#### TYPE

Studios	↑ 1.0%
One bedrooms	↑ 5.8%
Two bedrooms	↓ 4.8%

\*This figure represents the percentage change in the total average pricing from 2023 to 2024 for each unit type.

# BROOKLYN PRICE TRENDS

## PRICE CHANGES

### CROWN HEIGHTS

Price changes of 2024\*

#### TYPE

Studios	↑ 6.6%
One bedrooms	↑ 3.4%
Two bedrooms	↑ 3.9%

### DOWNTOWN BROOKLYN

Price changes of 2024\*

#### TYPE

Studios	↑ 3.6%
One bedrooms	↑ 3.9%
Two bedrooms	↑ 0.5%

\*This figure represents the percentage change in the total average pricing from 2023 to 2024 for each unit type.

# BROOKLYN PRICE TRENDS

## PRICE CHANGES

### DUMBO

Price changes of 2024\*

#### TYPE

Studios	↓ 1.8%
One bedrooms	↑ 2.7%
Two bedrooms	↓ 0.2%

### FORT GREENE

Price changes of 2024\*

#### TYPE

Studios	↑ 6.2%
One bedrooms	↑ 1.0%
Two bedrooms	↓ 2.9%

\*This figure represents the percentage change in the total average pricing from 2023 to 2024 for each unit type.

# BROOKLYN PRICE TRENDS

## PRICE CHANGES

### GREENPOINT

Price changes of 2024\*

#### TYPE

Studios	↓ 0.7%
One bedrooms	↑ 2.0%
Two bedrooms	↑ 4.7%

### PARK SLOPE

Price changes of 2024\*

#### TYPE

Studios	↑ 1.7%
One bedrooms	↑ 4.0%
Two bedrooms	↓ 1.2%

\*This figure represents the percentage change in the total average pricing from 2023 to 2024 for each unit type.

# BROOKLYN PRICE TRENDS

## PRICE CHANGES

### PROSPECT LEFFERTS GARDENS

Price changes of 2024\*

#### TYPE

Studios	↑ 6.0%
One bedrooms	↑ 3.4%
Two bedrooms	↑ 3.9%

### WILLIAMSBURG

Price changes of 2024\*

#### TYPE

Studios	↑ 2.4%
One bedrooms	↑ 1.7%
Two bedrooms	↑ 1.0%

\*This figure represents the percentage change in the total average pricing from 2023 to 2024 for each unit type.

# BROOKLYN PRICE TRENDS

## AVERAGE PRICES

### AVERAGE PRICES OVER THE YEAR

<b>BAY RIDGE</b>	\$2,239	<b>CLINTON HILL</b>	\$3,744	<b>FORT GREENE</b>	\$4,069
<b>BED STUY</b>	\$2,889	<b>COBBLE HILL</b>	\$4,013	<b>GREENPOINT</b>	\$4,485
<b>BOERUM HILL</b>	\$3,750	<b>CROWN HEIGHTS</b>	\$2,943	<b>PARK SLOPE</b>	\$3,568
<b>BOROUGH/SUNSET</b>	\$2,269	<b>DOWNTOWN BK</b>	\$4,746	<b>PLG/FLATBUSH</b>	\$2,709
<b>BROOKLYN HEIGHTS</b>	\$4,703	<b>DUMBO</b>	\$5,330	<b>WILLIAMSBURG</b>	\$4,288
<b>BUSHWICK</b>	\$2,984				



# THE REPORT EXPLAINED

**THE BROOKLYN RENTAL MARKET REPORT IS THE ONLY REPORT THAT 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 is based on data cross-sectioned from over 10,000 currently available listings priced under \$10,000, with ultra-luxury 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 at 718.222.0211

Note All market data is collected and compiled by MNS' 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. If you would like to republish this report on the web, please be sure to source it as the "Brooklyn Rental Market Report" with a link back to its original location.

[HTTP://WWW.MNS.COM/BROOKLYN\\_YEAR\\_END\\_MARKET\\_REPORT\\_2024](http://www.mns.com/brooklyn_year_end_market_report_2024)

THANK YOU

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