

# The Corcoran Residential Rental Market Report

JULY 2020 | MANHATTAN & BROOKLYN

*corcoran*



# Manhattan Residential Rental Market Report

July 2020

*corcoran*

## Average Rent by Bedroom | July 2020

	Studio	1BR	2BR	3BR
July 2020	\$2,082	\$2,914	\$4,232	\$6,520
June 2020	\$2,090	\$2,772	\$3,865	\$5,880
% Change Mo./Mo.	0%	5%	9%	11%
July 2019	\$2,518	\$3,112	\$4,220	\$5,878
% Change Yr./Yr.	-17%	-6%	0%	11%

## Average Rent by Bedroom by Building Type | July 2020

Type	Studio	1BR	2BR	3BR	Total
Non-Doorman	\$2,038	\$2,796	\$3,858	\$5,292	\$3,141
Full-Time Doorman	\$2,417	\$3,745	\$6,062	\$9,935	\$4,912

## OP Broker Fees | July 2020

Location	Percent with OP
Manhattan Average	43%
Brooklyn Average	51%
Overall Average	48%

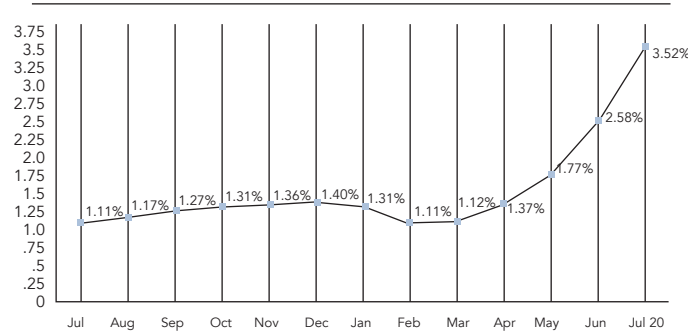
## Vacancy Rate by Neighborhood | July 2020

Location	Vacancy Rate
BPC / Financial Dist.	2.73%
Chelsea	4.08%
East Village	6.28%
Gramercy	4.28%
Midtown East	4.27%
Midtown West	2.97%
Murray Hill	2.92%
Soho/Tribeca	3.66%
Upper East Side	2.86%
Upper West Side	3.40%
West Village	3.87%
<b>Average   July 2020</b>	<b>3.52%</b>
<b>Average   June 2020</b>	<b>2.58%</b>
<b>% Change Mo./Mo.</b>	<b>0.94%</b>
<b>Average   July 2019</b>	<b>1.11%</b>
<b>% Change Yr./Yr.</b>	<b>2.41%</b>

## Median Rent by Neighborhood | July 2020



## Manhattan Rental Vacancy Rates | July 2020



# Brooklyn Residential Rental Market Report

July 2020

*corcoran*

## Average Rent by Bedroom | July 2020

	Studio	1BR	2BR	3BR
July 2020	\$2,496	\$2,994	\$3,959	\$4,655
June 2020	\$2,512	\$3,075	\$3,973	\$4,690
% Change Mo./Mo.	-1%	-3%	0%	-1%
July 2019	\$2,538	\$3,142	\$4,159	\$5,383
% Change Yr./Yr.	-2%	-5%	-5%	-14%

## Median Rent by Neighborhood | July 2020

