The Corcoran Report

DECEMBER 2021 | BROOKLYN | RENTAL MARKET

December 2021: Monthly Rent Continued to Climb as Renters Face Fewer Options

Compared to the past eighteen months, median rent reached its highest point and inventory reached its lowest point. Both dynamics, along with seasonality of the rental market, coalescing to drive December's leasing activity to the lowest level since the market went on pause. Lack of inventory caused days on market to fall as renters had to act quickly to secure remaining units.

Leases Signed

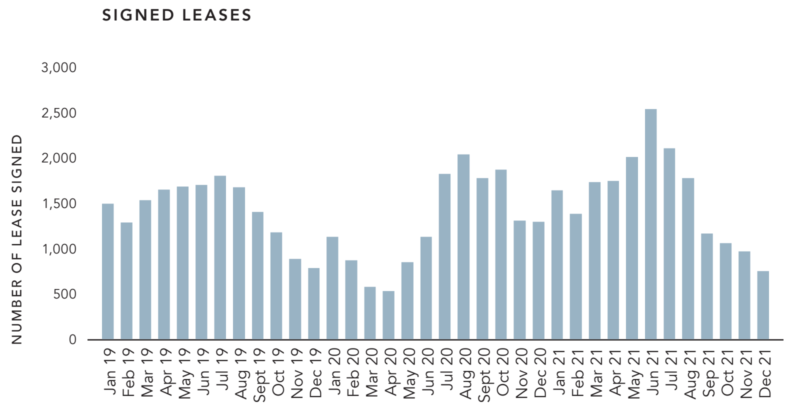
752

-42% VS. DECEMBER 2020

-22% VS. NOVEMBER 2021

November 2021	970	December 2019	788
December 2020	1,297		

Signed leases fell to its lowest point since April 2020, and while this was a 43% year-over-year decline, activity was far closer to its December 2019 level.



Rent Rates

December 2021 Median Rent

$3,000

+13% VS. DECEMBER 2020

+4% VS. NOVEMBER 2021

December 2020	$2,650

December 2021 Average Rent

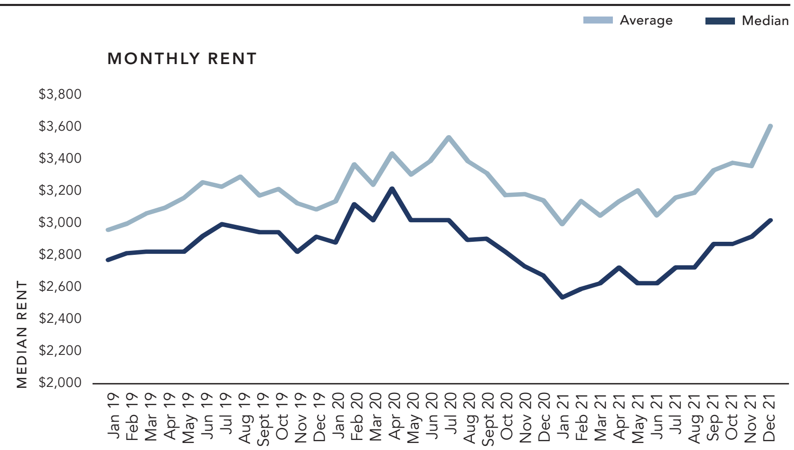
$3,596

+15% VS. DECEMBER 2020

+8% VS. NOVEMBER 2021

December 2020	$3,125

Median rent has reached $3,000 for the first time since Summer 2020. Average rent also continued to climb, surpassing the previous high from July 2020 by 2%, prompted by the expanding share of two and three bedrooms leases.



Average Listings

2,777

-73% VS. DECEMBER 2020

-7% VS. NOVEMBER 2021

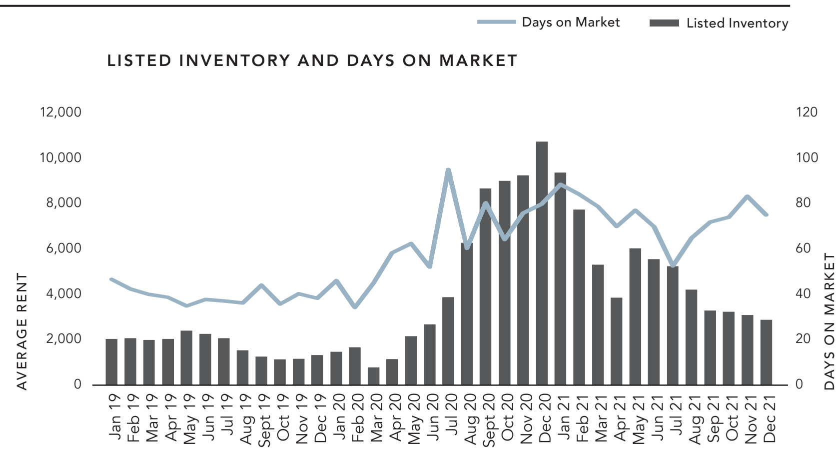
Days on Market

73

-6% VS. DECEMBER 2020

-10% VS. NOVEMBER 2021

Inventory was down 73% versus last year, the fifth consecutive month with a double-digit annual decline. The number of listings was the lowest seen in eighteen months. Days on market sank year- over-year and month-over-month due to the notably lower inventory. However, December 2021 still had twice the number of listings compared to December 2019.



corcoran

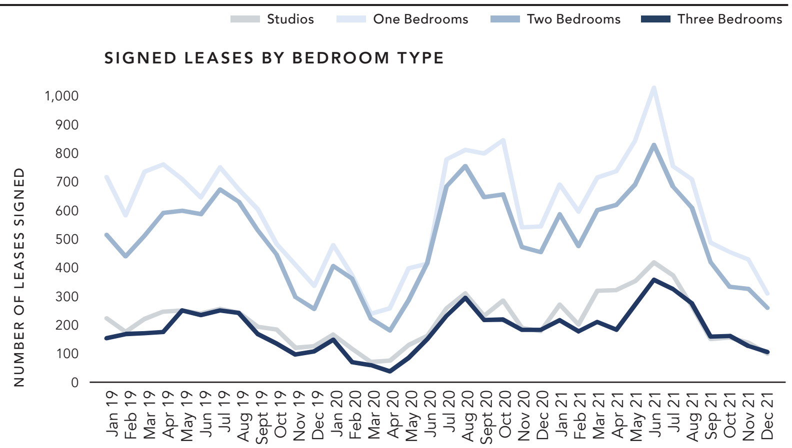
The Corcoran Report

DECEMBER 2021 | BROOKLYN | RENTAL MARKET

Leases Signed by Bedroom

Studios	98	▼	-42%	YoY
One Bedrooms	285	▼	-42%	YoY
Two Bedrooms	241	▼	-42%	YoY
Three Bedrooms	103	▼	-40%	YoY

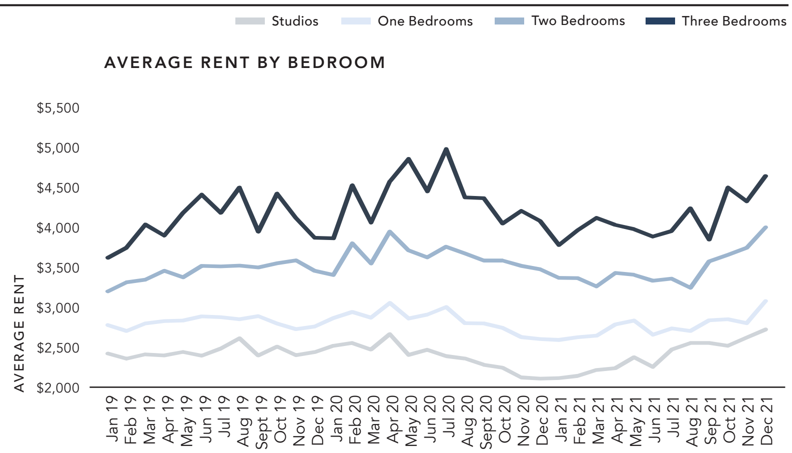
All units types experienced year-over-year decreases in leases signed by 40% or greater. One bedrooms continued to holding the largest market share, though the share of two and three bedroom leases expanded to its second highest level in sixteen months.



Average Rent by Bedroom

Studios	$2,713	▲	30%	YoY
One Bedrooms	$3,072	▲	19%	YoY
Two Bedrooms	$4,002	▲	15%	YoY
Three Bedrooms	$4,652	▲	14%	YoY

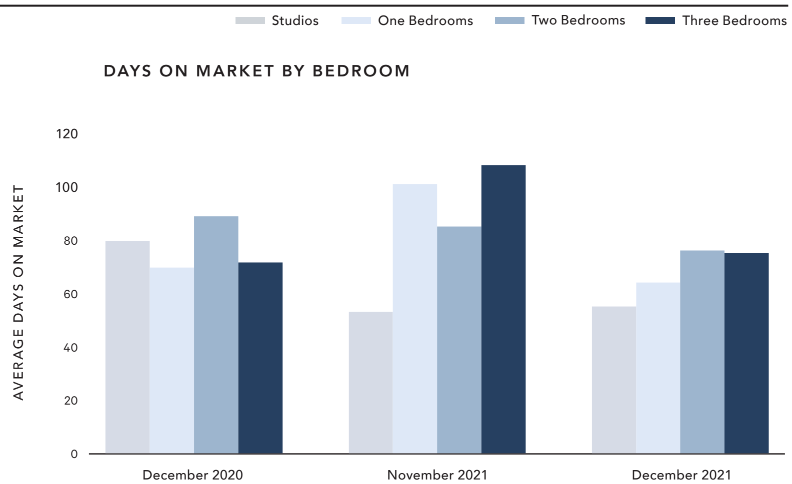
Average rent increased year-over-year by double-digits for all bedroom types. Studio annual rent growth outperformed other unit types for the sixth month in a row. Average rent for all unit types, except for three bedrooms, set three-year high records. The three bedrooms figure reached an eighteen month high.



Days on Market by Bedroom

Studios	55	▼	-31%	YoY
One Bedrooms	64	▼	-8%	YoY
Two Bedrooms	76	▼	-15%	YoY
Three Bedrooms	75	▲	5%	YoY

Rising prices created urgency, driving down the marketing time for nearly all unit types. For only the fourth time all year, studios rented the fastest, driven by the sharp rise in rent. This was a shift from past months as days on market during eight of the past twelve months was shortest for two and three bedrooms.



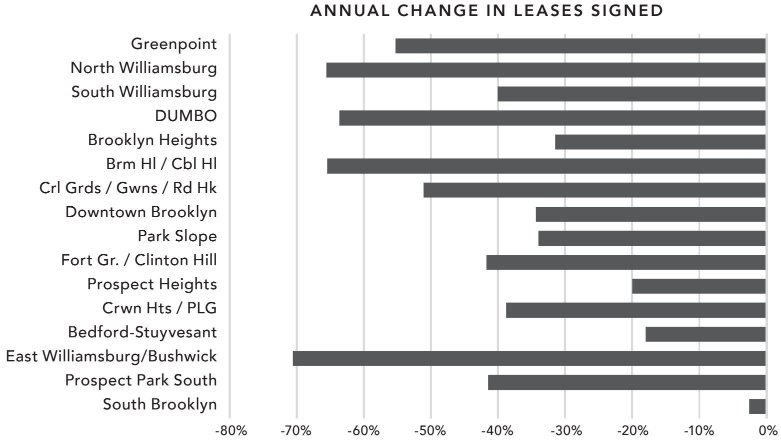
The Corcoran Report

DECEMBER 2021 | BROOKLYN | RENTAL MARKET

December 2021: Leasing activity decreased by double digits year-over-year for almost all Brooklyn neighborhoods. North Williamsburg reported the largest decrease at 66%, driven by limited inventory. Average rent grew annually across all neighborhoods, the largest annual gains driven by new lease-ups in Prospect Heights and Downtown Brooklyn.

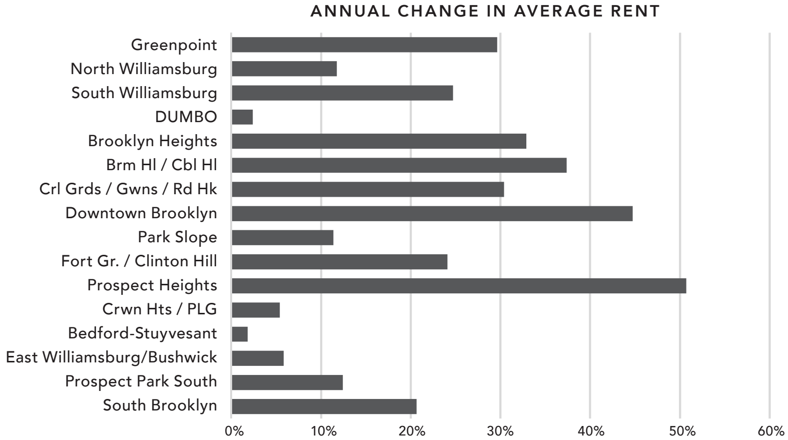
Leases Signed by Neighborhood

	Dec 2021	Dec 2020	YoY
Greenpoint	21	47	-55%
North Williamsburg	43	125	-66%
South Williamsburg	33	55	-40%
DUMBO	12	33	-64%
Brooklyn Heights	37	54	-31%
Boerum Hill / Cobble Hill	29	84	-65%
Carroll Gardens / Gowanus / Red Hook	23	47	-51%
Downtown Brooklyn	84	128	-34%
Park Slope	72	109	-34%
Fort Greene / Clinton Hill	67	115	-42%
Prospect Heights	36	45	-20%
Crown Heights / Prospect-Lefferts	63	103	-39%
Bedford-Stuyvesant	73	89	-18%
East Williamsburg/Bushwick	35	119	-71%
Prospect Park South	48	82	-41%
South Brooklyn	76	78	-3%



Average Rent by Neighborhood

	Dec 2021	Dec 2020	YoY
Greenpoint	$3,723	$2,872	30%
North Williamsburg	$4,142	$3,706	12%
South Williamsburg	$4,425	$3,549	25%
DUMBO	$5,932	$5,794	2%
Brooklyn Heights	$6,222	$4,681	33%
Boerum Hill / Cobble Hill	$4,843	$3,525	37%
Carroll Gardens / Gowanus / Red Hook	$4,184	$3,209	30%
Downtown Brooklyn	$4,335	$2,995	45%
Park Slope	$3,787	$3,400	11%
Fort Greene / Clinton Hill	$4,030	$3,248	24%
Prospect Heights	$4,288	$2,845	51%
Crown Heights / Prospect-Lefferts	$2,599	$2,466	5%
Bedford-Stuyvesant	$2,891	$2,613	2%
East Williamsburg/Bushwick	$2,834	$2,731	6%
Prospect Park South	$2,562	$2,279	12%
South Brooklyn	$2,374	$1,968	21%



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.