

BOND MARKET REPORT

Q3 2023 • BROOKLYN • RENTAL MARKET



WELCOME TO THE THIRD EDITION OF THE BOND RENTAL REPORT

While it has been observed that rents in Brownstone Brooklyn have achieved a parity with prime Manhattan neighborhoods, Brooklyn offered some valuable alternatives to Manhattan's historic highs during the summer of 2023.

Brooklyn rent prices, already robust in the Second Quarter, increased only slightly in the luxury sector during Q3, while rents in non-doorman buildings saw increases of 2% - 4% for studios, and one and two bedrooms. Three-bedroom homes in luxury buildings increased almost 13%, while they decreased by 11.5% in non-doorman buildings in the borough. Downtown Brooklyn, Dumbo, Carroll Gardens, and Brooklyn Heights all experienced Manhattan level price points, with one-bedroom apartments nearing \$5,000 and two-bedroom apartments nearing \$7,000 monthly. Other leafy areas like the constantly gentrifying Bed Stuy still offered studios around \$2,000, one-bedroom units around \$3,000 and three-bedroom units under \$4,500.

The borough sprawls from one tony enclave to the next, with record rents above \$10,000 monthly in Brooklyn Heights, Boerum Hill, Williamsburg, and Greenpoint. Dumbo saw the highest median rent for doorman three-bedroom apartments at \$13,100! Alternately, both Bushwick and Crown Heights provided excellent choices of studios under \$2,500, one-bedroom apartments under \$3,200 and two-bedroom units below \$3,800. While these prices are higher than in previous years, they stood in strong contrast to Manhattan's all-time high prices during Q3.

Like the rest of NYC, Brooklyn vacancies were fewer and further between all summer. Landlords experienced a higher level of lease renewals, fueling lower vacancy rates, which in turn influenced the higher rents for what small amount of inventory actually came to market. It appears that most renters who moved away during 2020 and returned the following year had only just settled into their new NYC homes and were not yet ready to move in 2023.

BOND agents are among the most experienced and highly trained professionals in New York. Whether you're searching for a home in NYC or you own property and seek representation in identifying new tenants, BOND New York is a full-service brokerage offering strategy and solutions in every segment of the market. Please visit us at our brand-new Brooklyn market hub at 713 Lorimer Street, at the crossroads of Williamsburg and Greenpoint, or find us online at www.bondnewyork.com.

BROOKLYN MARKETWIDE AVERAGES

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$3,290	+1.07%	\$3,255
	Average Rent	\$3,292	+4.10%	\$3,163
One Bedroom	Median Rent	\$4,214	+2.39%	\$4,115
	Average Rent	\$4,096	+3.31%	\$3,965
Two Bedroom	Median Rent	\$6,040	+0.26%	\$6,024
	Average Rent	\$5,682	+1.25%	\$5,612
Three Bedroom	Median Rent	\$8,765	+12.85%	\$7,767
	Average Rent	\$8,519	-6.42%	\$9,104

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$3,038	+4.74%	\$2,900
	Average Rent	\$3,163	+7.49%	\$2,942
One Bedroom	Median Rent	\$3,675	+4.26%	\$3,525
	Average Rent	\$3,747	+2.14%	\$3,669
Two Bedroom	Median Rent	\$4,563	+1.67%	\$4,488
	Average Rent	\$5,021	+1.13%	\$4,965
Three Bedroom	Median Rent	\$5,100	-17.74%	\$6,200
	Average Rent	\$6,164	-11.47%	\$6,963

BEDFORD-STUYVESANT

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$2,960	+2.88%	\$2,877
	Average Rent	\$2,913	-0.08%	\$2,915
	Average Square Foot	550	+0.92%	545
	Average Days on Market	30	+15.38%	26
One Bedroom	Median Rent	\$3,439	+16.58%	\$2,950
	Average Rent	\$3,439	+6.46%	\$3,230
	Average Square Foot	950	+28.03%	742
	Average Days on Market	33	+13.79%	29
Two Bedroom	Median Rent	\$4,361	-3.08%	\$4,499
	Average Rent	\$4,292	+4.17%	\$4,120
	Average Square Foot	963	-1.83%	981
	Average Days on Market	33	-41.07%	56
Three Bedroom	Median Rent	\$4,200	+25.56%	\$3,345
	Average Rent	\$4,200	+5.26%	\$3,990
	Average Square Foot	1250	-2.72%	1285
	Average Days on Market	17	-59.52%	42

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$2,000	-13.04%	\$2,300
	Average Rent	\$2,116	-9.74%	\$2,345
	Average Square Foot	449	-15.28%	530
	Average Days on Market	15	-6.25%	16
One Bedroom	Median Rent	\$2,900	+3.57%	\$2,800
	Average Rent	\$2,967	+6.43%	\$2,787
	Average Square Foot	808	+8.17%	747
	Average Days on Market	21	+5.00%	20
Two Bedroom	Median Rent	\$3,500	0.00%	\$3,500
	Average Rent	\$3,676	-8.35%	\$4,011
	Average Square Foot	1005	-6.51%	1075
	Average Days on Market	27	+8.00%	25
Three Bedroom	Median Rent	\$3,900	+3.81%	\$3,757
	Average Rent	\$4,327	+0.68%	\$4,298
	Average Square Foot	1545	+13.35%	1,363
	Average Days on Market	26	-16.13%	31

BOERUM HILL

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$3,200	-0.48%	\$3,216
	Average Rent	\$3,149	-1.54%	\$3,198
	Average Square Foot	503	+3.07%	488
	Average Days on Market	20	+81.82%	11
One Bedroom	Median Rent	\$4,186	+2.96%	\$4,066
	Average Rent	\$4,154	+1.26%	\$4,102
	Average Square Foot	670	+0.15%	669
	Average Days on Market	18	-18.18%	22
Two Bedroom	Median Rent	\$6,333	+2.15%	\$6,200
	Average Rent	\$6,488	+2.91%	\$6,304
	Average Square Foot	1106	+1.94%	1,085
	Average Days on Market	19	-17.39%	23
Three Bedroom	Median Rent	\$10,000	-25.93%	\$13,500
	Average Rent	\$10,000	-25.93%	\$13,500
	Average Square Foot	1485	-13.66%	1720
	Average Days on Market	28	+16.67%	24

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$3,200	-1.54%	\$3,250
	Average Rent	\$3,088	-7.33%	\$3,332
	Average Square Foot	578	-52.19%	1,209
	Average Days on Market	14	-17.65%	17
One Bedroom	Median Rent	\$3,750	+7.14%	\$3,500
	Average Rent	\$3,709	+3.82%	\$3,572
	Average Square Foot	760	-13.54%	879
	Average Days on Market	19	-9.52%	21
Two Bedroom	Median Rent	\$4,973	-5.29%	\$5,250
	Average Rent	\$4,973	-7.33%	\$5,367
	Average Square Foot	1142	+4.58%	1,092
	Average Days on Market	20	-9.09%	22
Three Bedroom	Median Rent	\$7,100	+3.09%	\$6,888
	Average Rent	\$7,927	+11.51%	\$7,109
	Average Square Foot	1502	+1.83%	1,475
	Average Days on Market	25	-7.41%	27

BROOKLYN HEIGHTS

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$3,100	0.00%	\$3,100
	Average Rent	\$3,194	+1.06%	\$3,161
	Average Square Foot	472	+11.85%	422
	Average Days on Market	20	+11.11%	18
One Bedroom	Median Rent	\$4,241	+1.74%	\$4,169
	Average Rent	\$4,617	+6.84%	\$4,321
	Average Square Foot	690	+5.34%	655
	Average Days on Market	19	-13.64%	22
Two Bedroom	Median Rent	\$6,719	-0.59%	\$6,759
	Average Rent	\$6,668	-7.01%	\$7,170
	Average Square Foot	1053	-9.77%	1,167
	Average Days on Market	15	-16.67%	18
Three Bedroom	Median Rent	\$10,210	-5.83%	\$10,841
	Average Rent	\$10,878	+1.11%	\$10,758
	Average Square Foot	1391	-4.33%	1,454
	Average Days on Market	35	+9.38%	32

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$2,600	+4.00%	\$2,500
	Average Rent	\$3,104	+16.42%	\$2,666
	Average Square Foot	492	+3.58%	475
	Average Days on Market	17	-15.00%	20
One Bedroom	Median Rent	\$3,500	-1.41%	\$3,550
	Average Rent	\$3,572	-0.07%	\$3,575
	Average Square Foot	742	+6.30%	698
	Average Days on Market	18	-33.33%	27
Two Bedroom	Median Rent	\$6,750	+2.55%	\$6,582
	Average Rent	\$6,774	+1.05%	\$6,704
	Average Square Foot	1110	-13.95%	1,290
	Average Days on Market	26	-10.34%	29
Three Bedroom	Median Rent	\$10,875	-5.43%	\$11,500
	Average Rent	\$11,025	-7.60%	\$11,932
	Average Square Foot	1520	-13.54%	1,758
	Average Days on Market	29	-14.71%	34

BUSHWICK

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	-	-	\$2,588
	Average Rent	-	-	\$2,588
	Average Square Foot	-	-	499
	Average Days on Market	-	-	70
One Bedroom	Median Rent	\$2,567	-1.99%	\$2,619
	Average Rent	\$2,772	+4.24%	\$2,660
	Average Square Foot	677	+21.33%	558
	Average Days on Market	17	-34.62%	26
Two Bedroom	Median Rent	\$3,230	+7.67%	\$3,000
	Average Rent	\$3,315	+6.08%	\$3,125
	Average Square Foot	1396	-6.93%	1,500
	Average Days on Market	10	+42.86%	7
Three Bedroom	Median Rent	\$3,800	+43.40%	\$2,650
	Average Rent	\$3,838	+44.81%	\$2,650
	Average Square Foot	1501	+1.08%	1485
	Average Days on Market	8	+33.33%	6

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$2,875	+17.73%	\$2,442
	Average Rent	\$2,916	+11.80%	\$2,608
	Average Square Foot	804	+9.09%	737
	Average Days on Market	28	12.00%	25
One Bedroom	Median Rent	\$2,950	+4.20%	\$2,831
	Average Rent	\$2,966	+3.67%	\$2,861
	Average Square Foot	736	+4.25%	706
	Average Days on Market	30	+7.14%	28
Two Bedroom	Median Rent	\$3,495	+9.22%	\$3,200
	Average Rent	\$3,497	+7.84%	\$3,243
	Average Square Foot	1013	-5.06%	1,067
	Average Days on Market	29	-3.33%	30
Three Bedroom	Median Rent	\$3,795	+11.62%	\$3,400
	Average Rent	\$3,967	+2.08%	\$3,886
	Average Square Foot	1083	-8.45%	1,183
	Average Days on Market	30	+11.11%	27

CLINTON HILL/FORT GREENE

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$3,400	+3.19%	\$3,295
	Average Rent	\$3,423	+4.57%	\$3,274
	Average Square Foot	571	-3.06%	589
	Average Days on Market	17	-19.05%	21
One Bedroom	Median Rent	\$4,370	+6.59%	\$4,100
	Average Rent	\$4,401	+5.96%	\$4,153
	Average Square Foot	687	-4.32%	718
	Average Days on Market	24	0.00%	24
Two Bedroom	Median Rent	\$6,075	-4.29%	\$6,348
	Average Rent	\$5,994	-3.96%	\$6,242
	Average Square Foot	988	-2.85%	1,017
	Average Days on Market	25	-13.79%	29
Three Bedroom	Median Rent	\$9,035	+26.29%	\$7,154
	Average Rent	\$9,161	+36.10%	\$6,731
	Average Square Foot	1649	+14.91%	1,435
	Average Days on Market	35	-7.89%	38

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$2,800	+7.69%	\$2,600
	Average Rent	\$2,944	+12.67%	\$2,613
	Average Square Foot	433	-9.22%	477
	Average Days on Market	20	-16.67%	24
One Bedroom	Median Rent	\$3,600	0.00%	\$3,600
	Average Rent	\$3,685	+1.83%	\$3,619
	Average Square Foot	774	-7.64%	838
	Average Days on Market	18	-5.26%	19
Two Bedroom	Median Rent	\$4,500	0.00%	\$4,500
	Average Rent	\$4,974	+4.28%	\$4,770
	Average Square Foot	1161	+14.95%	1,010
	Average Days on Market	24	0.00%	24
Three Bedroom	Median Rent	\$5,200	-13.33%	\$6,000
	Average Rent	\$5,598	-24.73%	\$7,438
	Average Square Foot	1315	-8.36%	1,435
	Average Days on Market	25	+31.58%	19

CROWN HEIGHTS

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$2,460	-2.59%	\$2,525
	Average Rent	\$2,500	-1.94%	\$2,549
	Average Square Foot	498	-1.39%	505
	Average Days on Market	17	0.00%	17
One Bedroom	Median Rent	\$3,143	-3.31%	\$3,250
	Average Rent	\$3,079	-5.26%	\$3,250
	Average Square Foot	723	+6.95%	676
	Average Days on Market	20	-25.93%	27
Two Bedroom	Median Rent	\$3,795	-8.55%	\$4,150
	Average Rent	\$4,042	-4.77%	\$4,244
	Average Square Foot	906	-17.56%	1,099
	Average Days on Market	18	-40.00%	30
Three Bedroom	Median Rent	\$6,300	+29.50%	\$4,865
	Average Rent	\$6,300	+31.25%	\$4,800
	Average Square Foot	1128	-17.48%	1367
	Average Days on Market	35	-5.41%	37

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$2,450	-3.54%	\$2,540
	Average Rent	\$2,471	+0.91%	\$2,449
	Average Square Foot	451	-13.93%	524
	Average Days on Market	27	-18.18%	33
One Bedroom	Median Rent	\$2,954	+3.65%	\$2,850
	Average Rent	\$3,018	+4.60%	\$2,885
	Average Square Foot	668	-20.76%	843
	Average Days on Market	21	-8.70%	23
Two Bedroom	Median Rent	\$3,200	-0.78%	\$3,225
	Average Rent	\$3,713	+5.38%	\$3,523
	Average Square Foot	1110	+8.72%	1,021
	Average Days on Market	22	-29.03%	31
Three Bedroom	Median Rent	\$3,800	-2.56%	\$3,900
	Average Rent	\$4,157	-2.82%	\$4,277
	Average Square Foot	1311	-7.48%	1,417
	Average Days on Market	19	-29.63%	27

DOWNTOWN BROOKLYN

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$3,495	+5.91%	\$3,300
	Average Rent	\$3,420	+4.00%	\$3,288
	Average Square Foot	504	+1.41%	497
	Average Days on Market	23	0.00%	23
One Bedroom	Median Rent	\$4,290	+3.86%	\$4,130
	Average Rent	\$4,258	+2.78%	\$4,143
	Average Square Foot	717	+6.86%	671
	Average Days on Market	25	-3.85%	26
Two Bedroom	Median Rent	\$5,925	+1.32%	\$5,848
	Average Rent	\$5,971	+1.58%	\$5,878
	Average Square Foot	1050	+0.29%	1047
	Average Days on Market	22	-24.14%	29
Three Bedroom	Median Rent	\$8,495	+7.76%	\$7,883
	Average Rent	\$8,969	+10.21%	\$8,138
	Average Square Foot	1377	-0.58%	1385
	Average Days on Market	31	-13.89%	36

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$3,682	+11.75%	\$3,295
	Average Rent	\$3,541	+7.90%	\$3,281
	Average Square Foot	440	-9.84%	488
	Average Days on Market	22	-4.35%	23
One Bedroom	Median Rent	\$5,074	+8.81%	\$4,663
	Average Rent	\$4,599	+2.09%	\$4,505
	Average Square Foot	609	-6.02%	648
	Average Days on Market	14	-12.50%	16
Two Bedroom	Median Rent	\$6,469	-4.16%	\$6,750
	Average Rent	\$6,311	-3.18%	\$6,518
	Average Square Foot	1015	-0.78%	1023
	Average Days on Market	20	+5.26%	19
Three Bedroom	Median Rent	-	-	\$7,365
	Average Rent	-	-	\$7,640
	Average Square Foot	-	-	1265
	Average Days on Market	-	-	36

DUMBO

Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$3,750	+0.74%	\$3,723
	Average Rent	\$3,829	-3.60%	\$3,973
	Average Square Foot	560	-0.18%	561
	Average Days on Market	20	+11.11%	18
One Bedroom	Median Rent	\$4,798	-0.30%	\$4,812
	Average Rent	\$5,366	+9.91%	\$4,882
	Average Square Foot	917	+0.77%	910
	Average Days on Market	26	-7.14%	28
Two Bedroom	Median Rent	\$6,898	-6.16%	\$7,350
	Average Rent	\$6,683	-7.95%	\$7,260
	Average Square Foot	1156	-2.94%	1191
	Average Days on Market	43	+4.88%	41
Three Bedroom	Median Rent	\$13,100	+6.94%	\$12,250
	Average Rent	\$12,938	+5.62%	\$12,250
	Average Square Foot	1898	+7.17%	1771
	Average Days on Market	19	+18.75%	16

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$4,175	+24.63%	\$3,350
	Average Rent	\$4,175	+24.63%	\$3,350
	Average Square Foot	660	0.00%	660
	Average Days on Market	42	0.00%	42
One Bedroom	Median Rent	\$5,195	+8.34%	\$4,795
	Average Rent	\$5,062	-4.04%	\$5,275
	Average Square Foot	835	-29.30%	1181
	Average Days on Market	18	-5.26%	19
Two Bedroom	Median Rent	\$6,445	+7.42%	\$6,000
	Average Rent	\$6,273	-5.42%	\$6,632
	Average Square Foot	1389	+3.89%	1337
	Average Days on Market	18	-30.77%	26
Three Bedroom	Median Rent	-	-	\$10,100
	Average Rent	-	-	\$9,865
	Average Square Foot	-	-	1662
	Average Days on Market	-	-	40

GREENPOINT

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$3,290	+12.10%	\$2,935
	Average Rent	\$3,290	+9.85%	\$2,995
	Average Square Foot	552	-2.30%	565
	Average Days on Market	12	+20.00%	10
One Bedroom	Median Rent	\$4,625	+11.67%	\$4,142
	Average Rent	\$4,625	+9.94%	\$4,207
	Average Square Foot	719	-0.96%	726
	Average Days on Market	14	-67.44%	43
Two Bedroom	Median Rent	\$6,004	+32.73%	\$4,524
	Average Rent	\$6,606	+46.04%	\$4,524
	Average Square Foot	1207	+21.06%	997
	Average Days on Market	16	-5.88%	17
Three Bedroom	Median Rent	\$9,995	-16.71%	\$12,000
	Average Rent	\$9,995	-16.71%	\$12,000
	Average Square Foot	1443	-11.15%	1624
	Average Days on Market	36	-7.69%	39

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$3,500	+9.38%	\$3,200
	Average Rent	\$3,571	+15.73%	\$3,086
	Average Square Foot	600	-10.98%	674
	Average Days on Market	15	-42.31%	26
One Bedroom	Median Rent	\$3,843	+13.03%	\$3,400
	Average Rent	\$3,796	+3.88%	\$3,654
	Average Square Foot	777	-2.26%	795
	Average Days on Market	18	-14.29%	21
Two Bedroom	Median Rent	\$4,362	+4.47%	\$4,175
	Average Rent	\$4,747	+10.12%	\$4,311
	Average Square Foot	1106	+18.29%	935
	Average Days on Market	24	-7.69%	26
Three Bedroom	Median Rent	\$4,850	-32.62%	\$7,198
	Average Rent	\$6,000	-21.27%	\$7,621
	Average Square Foot	1526	-5.39%	1613
	Average Days on Market	28	-15.15%	33

PARK SLOPE

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$3,350	+1.30%	\$3,307
	Average Rent	\$3,286	+5.13%	\$3,126
	Average Square Foot	503	+30.99%	384
	Average Days on Market	24	-11.11%	27
One Bedroom	Median Rent	\$4,140	-1.44%	\$4,200
	Average Rent	\$4,124	+0.38%	\$4,108
	Average Square Foot	576	-10.70%	645
	Average Days on Market	24	-14.29%	28
Two Bedroom	Median Rent	\$6,330	+1.82%	\$6,217
	Average Rent	\$6,109	+1.11%	\$6,042
	Average Square Foot	1171	-6.09%	1247
	Average Days on Market	22	-15.38%	26
Three Bedroom	Median Rent	\$8,000	+4.58%	\$7,650
	Average Rent	\$7,300	-11.51%	\$8,249
	Average Square Foot	1470	+10.36%	1332
	Average Days on Market	20	-9.09%	22

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$2,448	-2.10%	\$2,500
	Average Rent	\$2,943	+10.99%	\$2,652
	Average Square Foot	448	+3.70%	432
	Average Days on Market	21	-19.23%	26
One Bedroom	Median Rent	\$3,300	0.00%	\$3,300
	Average Rent	\$3,336	-1.66%	\$3,392
	Average Square Foot	723	-0.14%	724
	Average Days on Market	15	-21.05%	19
Two Bedroom	Median Rent	\$4,050	+1.25%	\$4,000
	Average Rent	\$4,479	+2.95%	\$4,351
	Average Square Foot	972	-3.48%	1007
	Average Days on Market	18	+5.88%	17
Three Bedroom	Median Rent	\$5,973	-3.67%	\$6,200
	Average Rent	\$6,346	-2.04%	\$6,478
	Average Square Foot	1462	-2.01%	1492
	Average Days on Market	22	-31.25%	32

PROSPECT HEIGHTS

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$2,750	+5.77%	\$2,600
	Average Rent	\$3,443	+26.19%	\$2,728
	Average Square Foot	600	+18.34%	507
	Average Days on Market	22	-4.35%	23
One Bedroom	Median Rent	\$3,290	-9.62%	\$3,640
	Average Rent	\$3,552	-4.29%	\$3,711
	Average Square Foot	794	+30.16%	610
	Average Days on Market	29	+3.57%	28
Two Bedroom	Median Rent	\$4,357	-5.29%	\$4,600
	Average Rent	\$4,593	-15.17%	\$5,415
	Average Square Foot	1189	-2.22%	1216
	Average Days on Market	25	-3.85%	26
Three Bedroom	Median Rent	\$8,000	+34.23%	\$5,960
	Average Rent	\$8,000	+15.88%	\$6,904
	Average Square Foot	1500	-16.57%	1798
	Average Days on Market	29	-12.12%	33

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$3,635	+2.47%	\$3,548
	Average Rent	\$3,586	+1.93%	\$3,519
	Average Square Foot	786	-1.75%	800
	Average Days on Market	19	-13.64%	22
One Bedroom	Median Rent	\$4,355	+7.64%	\$4,046
	Average Rent	\$4,303	+9.02%	\$3,947
	Average Square Foot	900	+15.09%	782
	Average Days on Market	21	+5.00%	20
Two Bedroom	Median Rent	\$6,172	+7.39%	\$5,748
	Average Rent	\$5,874	+11.91%	\$5,249
	Average Square Foot	1204	+19.21%	1010
	Average Days on Market	19	-20.83%	24
Three Bedroom	Median Rent	\$6,000	-18.37%	\$7,350
	Average Rent	\$6,118	-16.13%	\$7,294
	Average Square Foot	1406	-8.64%	1539
	Average Days on Market	25	-32.43%	37

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Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$3,748	+0.63%	\$3,725
	Average Rent	\$3,768	+0.73%	\$3,741
	Average Square Foot	521	+3.99%	501
	Average Days on Market	17	-10.53%	19
One Bedroom	Median Rent	\$4,800	+1.05%	\$4,750
	Average Rent	\$4,767	-0.95%	\$4,813
	Average Square Foot	706	-3.68%	733
	Average Days on Market	14	-22.22%	18
Two Bedroom	Median Rent	\$7,200	+2.86%	\$7,000
	Average Rent	\$7,426	+5.78%	\$7,020
	Average Square Foot	1145	+0.62%	1138
	Average Days on Market	31	+6.90%	29
Three Bedroom	Median Rent	\$11,500	+53.33%	\$7,500
	Average Rent	\$10,652	+8.06%	\$9,857
	Average Square Foot	1824	+14.72%	1590
	Average Days on Market	25	-13.79%	29

Non-Doorman Rentals Matrix By Size		Q3 2023	% CHG (QTR)	Q2 2023
Studios	Median Rent	\$3,473	+3.66%	\$3,350
	Average Rent	\$3,500	+2.64%	\$3,410
	Average Square Foot	816	+71.07%	477
	Average Days on Market	19	+11.76%	17
One Bedroom	Median Rent	\$3,968	+3.74%	\$3,825
	Average Rent	\$3,955	+0.06%	\$3,953
	Average Square Foot	802	+0.38%	799
	Average Days on Market	15	-6.25%	16
Two Bedroom	Median Rent	\$4,625	+3.35%	\$4,475
	Average Rent	\$4,966	+1.23%	\$4,906
	Average Square Foot	1027	-10.31%	1145
	Average Days on Market	18	-10.00%	20
Three Bedroom	Median Rent	\$5,000	-9.09%	\$5,500
	Average Rent	\$6,180	-3.33%	\$6,393
	Average Square Foot	1445	-9.86%	1603
	Average Days on Market	19	-20.83%	24

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