

BOND MARKET REPORT

Q1 2024 • BROOKLYN • RENTAL MARKET



WELCOME TO THE FIFTH EDITION OF THE BOND RENTAL REPORT

This Q1 Brooklyn Rental Market Report looks surprisingly similar to the Manhattan Report as 2024 kicks off! Overall market averages show studios hovering at \$3,367, one bedrooms at \$4,238, and two bedrooms around \$5,950. Brooklyn has been a sought-after destination for renters for decades now, so it's no surprise to recognize the extension of Manhattan's tight inventory market spreading throughout Brooklyn's leafy-green brownstone neighborhoods as well.

Brooklyn Heights, Cobble Hill, Fort Greene, and Dumbo all experienced slight rent increases despite longer elapsed time on market among all apartment sizes. Bed-Stuy, Bushwick, and Crown Heights all saw slight percentage decreases in rents, signaling opportunities for value in those neighborhoods. The gleaming towers of Downtown Brooklyn were off by less than 5% for the quarter, with some larger three-bedroom homes surging by as much as 10% since December. Park Slope seemed to offer the most reasonable choice in Q1 with \$4,000 one bedrooms and \$6,200 two bedrooms, coming in below neighboring Cobble Hill and Boerum Hill. The perennially cool Williamsburg saw a proliferation of \$4,800 one bedrooms and \$7,200 two bedrooms, while trendy Greenpoint was often more affordable with \$4,600 one bedrooms and \$5,000 two bedroom homes spread out among its low-rise multifamily buildings and impressively amenitized new luxury towers along the East River.

Similar to Manhattan, affluent renters continued to park their cash in high-yield savings accounts rather than dive into the warming home sales market, as mortgage interest rates were slower to cool than experts expected before the new year started. This protracted period of gradually easing inflation enticed renters to remain in their current apartments longer, which is influencing the already low vacancy rates throughout the most desirable neighborhoods in the borough.

All indicators point to yet another tight spring rental market, with limited inventory anticipated to push higher rents, while demand and competition among consumers is already heating up.

Finding an apartment is proving to be only half the battle in 2024, as tenant qualifications are increasingly strict and landlords look to limit their risk by only offering leases to the most creditworthy and best financially-documented applicants. Schedule a consultation with a BOND agent as the spring season gets underway, to develop a winning strategy that will ensure your application is the most attractive in any landlord's pile. Preparation and insider market knowledge will become even more important this year, when there will be fewer units available and even more consumers vying for new apartments in Brooklyn and beyond.

Whether renting, buying, leasing, or selling in the NYC residential market, BOND New York stands ready to successfully bring your dreams home.

BROOKLYN MARKETWIDE AVERAGES

Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$3,282	-1.68%	\$3,338
	Average Rent	\$3,367	+3.29%	\$3,259
One Bedroom	Median Rent	\$4,186	+1.90%	\$4,108
	Average Rent	\$4,238	+5.79%	\$4,006
Two Bedroom	Median Rent	\$5,884	-0.44%	\$5,910
	Average Rent	\$5,950	+3.02%	\$5,775
Three Bedroom	Median Rent	\$7,375	-26.22%	\$9,995
	Average Rent	\$7,979	-17.51%	\$9,673

Non-Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$2,839	-1.16%	\$2,873
	Average Rent	\$3,117	+5.14%	\$2,964
One Bedroom	Median Rent	\$3,563	-2.73%	\$3,663
	Average Rent	\$3,774	-0.72%	\$3,801
Two Bedroom	Median Rent	\$4,972	+1.23%	\$4,911
	Average Rent	\$5,123	+2.87%	\$4,980
Three Bedroom	Median Rent	\$6,100	+2.09%	\$5,975
	Average Rent	\$6,641	-11.19%	\$7,478

BEDFORD-STUYVESANT

Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	-	-	\$3,450
	Average Rent	-	-	\$3,450
	Average Square Foot	-	-	543
	Average Days on Market	-	-	54
One Bedroom	Median Rent	\$3,315	-3.93%	\$3,450
	Average Rent	\$3,224	-6.54%	\$3,450
	Average Square Foot	676	-31.37%	985
	Average Days on Market	33	-63.33%	90
Two Bedroom	Median Rent	\$4,293	-0.92%	\$4,333
	Average Rent	\$4,110	-4.65%	\$4,310
	Average Square Foot	1000	-4.58%	1048
	Average Days on Market	49	+8.89%	45
Three Bedroom	Median Rent	-	-	4101
	Average Rent	-	-	4185
	Average Square Foot	-	-	1264
	Average Days on Market	-	-	26

Non-Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$2,100	-8.60%	\$2,298
	Average Rent	\$2,336	-2.33%	\$2,392
	Average Square Foot	388	+3.47%	375
	Average Days on Market	47	+95.83%	24
One Bedroom	Median Rent	\$2,825	-2.59%	\$2,900
	Average Rent	\$2,966	+3.02%	\$2,879
	Average Square Foot	748	-13.02%	860
	Average Days on Market	34	+17.24%	29
Two Bedroom	Median Rent	\$3,000	-6.25%	\$3,200
	Average Rent	\$3,280	-3.18%	\$3,388
	Average Square Foot	984	-4.93%	1035
	Average Days on Market	42	+61.54%	26
Three Bedroom	Median Rent	\$3,700	-7.50%	\$4,000
	Average Rent	\$4,187	-4.23%	\$4,373
	Average Square Foot	1488	-2.62%	1528
	Average Days on Market	49	+28.95%	38

BOERUM HILL

Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$3,281	-0.58%	\$3,300
	Average Rent	\$3,287	-0.68%	\$3,310
	Average Square Foot	512	+1.19%	506
	Average Days on Market	19	+5.56%	18
One Bedroom	Median Rent	\$4,186	+0.25%	\$4,175
	Average Rent	\$4,059	-1.32%	\$4,113
	Average Square Foot	682	-2.29%	698
	Average Days on Market	40	+5.26%	38
Two Bedroom	Median Rent	\$5,968	-7.26%	\$6,435
	Average Rent	\$6,055	-7.61%	\$6,554
	Average Square Foot	1043	-7.04%	1122
	Average Days on Market	27	-32.50%	40
Three Bedroom	Median Rent	\$9,325	-3.52%	9665
	Average Rent	\$10,150	0.00%	10150
	Average Square Foot	1530	+3.59%	1477
	Average Days on Market	72	+105.71%	35

Non-Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$2,838	+9.13%	\$2,600
	Average Rent	\$2,863	+6.40%	\$2,690
	Average Square Foot	411	+1.23%	406
	Average Days on Market	24	0.00%	24
One Bedroom	Median Rent	\$3,500	+7.69%	\$3,250
	Average Rent	\$3,677	+8.75%	\$3,381
	Average Square Foot	803	+4.02%	772
	Average Days on Market	30	+42.86%	21
Two Bedroom	Median Rent	\$4,800	-4.00%	\$5,000
	Average Rent	\$5,175	-3.71%	\$5,374
	Average Square Foot	1040	-22.96%	1350
	Average Days on Market	54	+116.00%	25
Three Bedroom	Median Rent	\$7,550	+11.03%	\$6,800
	Average Rent	\$8,250	+7.83%	\$7,651
	Average Square Foot	1547	-0.90%	1561
	Average Days on Market	38	+22.58%	31

BROOKLYN HEIGHTS

Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$3,250	+8.33%	\$3,000
	Average Rent	\$3,522	+5.58%	\$3,336
	Average Square Foot	633	+39.12%	455
	Average Days on Market	59	+11.32%	53
One Bedroom	Median Rent	\$4,390	-0.24%	\$4,400
	Average Rent	\$4,964	+9.40%	\$4,537
	Average Square Foot	735	+8.89%	675
	Average Days on Market	33	0.00%	33
Two Bedroom	Median Rent	\$7,999	+6.65%	\$7,500
	Average Rent	\$8,531	+11.41%	\$7,658
	Average Square Foot	1213	-2.26%	1241
	Average Days on Market	39	+14.71%	34
Three Bedroom	Median Rent	-	-	\$11,000
	Average Rent	-	-	\$11,333
	Average Square Foot	-	-	1778
	Average Days on Market	-	-	83

Non-Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$2,700	+10.20%	\$2,450
	Average Rent	\$2,797	+8.26%	\$2,583
	Average Square Foot	400	-21.10%	507
	Average Days on Market	31	+34.78%	23
One Bedroom	Median Rent	\$3,600	-5.88%	\$3,825
	Average Rent	\$3,676	-12.02%	\$4,178
	Average Square Foot	705	-6.87%	757
	Average Days on Market	37	+12.12%	33
Two Bedroom	Median Rent	\$6,190	+10.53%	\$5,600
	Average Rent	\$6,081	+3.51%	\$5,875
	Average Square Foot	1128	+11.46%	1012
	Average Days on Market	27	-6.90%	29
Three Bedroom	Median Rent	\$9,375	+1.90%	\$9,200
	Average Rent	\$10,647	+11.14%	\$9,579
	Average Square Foot	1724	-7.06%	1855
	Average Days on Market	47	+27.03%	37

BUSHWICK

Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	-	-	-
	Average Rent	-	-	-
	Average Square Foot	-	-	-
	Average Days on Market	-	-	-
One Bedroom	Median Rent	-	-	\$2,664
	Average Rent	-	-	\$2,664
	Average Square Foot	-	-	702
	Average Days on Market	-	-	14
Two Bedroom	Median Rent	\$3,750	+25.00%	\$3,000
	Average Rent	\$4,079	+26.48%	\$3,225
	Average Square Foot	961	-32.08%	1415
	Average Days on Market	50	+316.67%	12
Three Bedroom	Median Rent	\$3,050	-17.52%	3698
	Average Rent	\$3,050	-22.09%	3915
	Average Square Foot	1200	-19.25%	1486
	Average Days on Market	47	+176.47%	17

Non-Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$2,841	-8.21%	\$3,095
	Average Rent	\$2,841	-0.84%	\$2,865
	Average Square Foot	816	+2.13%	799
	Average Days on Market	28	-56.92%	65
One Bedroom	Median Rent	\$2,700	-6.90%	\$2,900
	Average Rent	\$2,713	-9.25%	\$2,990
	Average Square Foot	709	-0.70%	714
	Average Days on Market	33	-26.67%	45
Two Bedroom	Median Rent	\$3,100	-7.74%	\$3,360
	Average Rent	\$3,212	-5.35%	\$3,394
	Average Square Foot	944	-12.27%	1076
	Average Days on Market	45	+15.38%	39
Three Bedroom	Median Rent	\$3,500	+2.94%	\$3,400
	Average Rent	\$3,825	+4.43%	\$3,663
	Average Square Foot	1220	-5.21%	1287
	Average Days on Market	42	-2.33%	43

CLINTON HILL/FORT GREENE

Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$3,491	-1.24%	\$3,535
	Average Rent	\$3,452	+1.60%	\$3,397
	Average Square Foot	506	+0.20%	505
	Average Days on Market	34	+100.00%	17
One Bedroom	Median Rent	\$4,135	-5.45%	\$4,374
	Average Rent	\$4,044	-5.66%	\$4,287
	Average Square Foot	681	+0.44%	678
	Average Days on Market	33	+43.48%	23
Two Bedroom	Median Rent	\$6,231	+3.85%	\$6,000
	Average Rent	\$6,103	+0.85%	\$6,051
	Average Square Foot	977	-4.68%	1025
	Average Days on Market	43	+30.30%	33
Three Bedroom	Median Rent	\$7,237	-7.19%	\$7,798
	Average Rent	\$7,113	-11.79%	\$8,064
	Average Square Foot	1628	-2.28%	1666
	Average Days on Market	40	+66.67%	24

Non-Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$2,500	-5.66%	\$2,650
	Average Rent	\$2,687	-0.72%	\$2,706
	Average Square Foot	611	+35.78%	450
	Average Days on Market	25	+31.58%	19
One Bedroom	Median Rent	\$3,525	+0.71%	\$3,500
	Average Rent	\$3,624	+3.11%	\$3,515
	Average Square Foot	709	-9.57%	784
	Average Days on Market	26	0.00%	26
Two Bedroom	Median Rent	\$4,993	+1.38%	\$4,925
	Average Rent	\$4,972	-1.65%	\$5,056
	Average Square Foot	1032	-7.03%	1110
	Average Days on Market	33	+13.79%	29
Three Bedroom	Median Rent	\$6,650	+15.70%	\$5,748
	Average Rent	\$6,524	-1.02%	\$6,592
	Average Square Foot	1286	-11.37%	1451
	Average Days on Market	17	-45.16%	31

CROWN HEIGHTS

Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$2,467	+5.34%	\$2,342
	Average Rent	\$2,535	+4.61%	\$2,424
	Average Square Foot	450	-10.36%	502
	Average Days on Market	50	+177.78%	18
One Bedroom	Median Rent	\$3,200	0.00%	\$3,200
	Average Rent	\$3,155	-3.25%	\$3,261
	Average Square Foot	628	+27.64%	492
	Average Days on Market	40	+48.15%	27
Two Bedroom	Median Rent	\$4,083	-5.06%	\$4,300
	Average Rent	\$4,079	-2.70%	\$4,193
	Average Square Foot	1012	+11.45%	908
	Average Days on Market	39	+30.00%	30
Three Bedroom	Median Rent	\$5,323	+10.04%	\$4,837
	Average Rent	\$5,323	+10.04%	\$4,837
	Average Square Foot	1091	-5.13%	1150
	Average Days on Market	48	-46.67%	90

Non-Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$2,600	+20.93%	\$2,150
	Average Rent	\$2,541	+13.03%	\$2,248
	Average Square Foot	492	+11.31%	442
	Average Days on Market	30	+20.00%	25
One Bedroom	Median Rent	\$3,000	-8.17%	\$3,267
	Average Rent	\$2,958	-8.38%	\$3,228
	Average Square Foot	712	+2.89%	692
	Average Days on Market	34	+36.00%	25
Two Bedroom	Median Rent	\$3,725	+6.43%	\$3,500
	Average Rent	\$4,016	+7.19%	\$3,746
	Average Square Foot	1004	-12.08%	1142
	Average Days on Market	41	+78.26%	23
Three Bedroom	Median Rent	\$3,834	+3.61%	\$3,700
	Average Rent	\$4,234	+2.27%	\$4,140
	Average Square Foot	1369	+5.07%	1303
	Average Days on Market	33	0.00%	33

DOWNTOWN BROOKLYN

Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$3,282	-2.76%	\$3,375
	Average Rent	\$3,280	-2.25%	\$3,355
	Average Square Foot	492	-3.91%	512
	Average Days on Market	39	+25.81%	31
One Bedroom	Median Rent	\$4,012	-0.69%	\$4,040
	Average Rent	\$4,082	-0.45%	\$4,100
	Average Square Foot	699	+0.43%	696
	Average Days on Market	42	+23.53%	34
Two Bedroom	Median Rent	\$5,721	-4.57%	\$5,995
	Average Rent	\$5,888	-4.55%	\$6,169
	Average Square Foot	1057	-2.49%	1084
	Average Days on Market	47	+17.50%	40
Three Bedroom	Median Rent	\$8,852	-2.98%	\$9,124
	Average Rent	\$9,379	+9.88%	\$8,536
	Average Square Foot	1551	+9.46%	1417
	Average Days on Market	26	-7.14%	28

Non-Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$3,688	+0.99%	\$3,652
	Average Rent	\$3,504	+4.62%	\$3,350
	Average Square Foot	430	+1.90%	422
	Average Days on Market	15	-21.05%	19
One Bedroom	Median Rent	\$4,533	+3.26%	\$4,390
	Average Rent	\$4,462	+3.19%	\$4,324
	Average Square Foot	617	-2.83%	635
	Average Days on Market	21	+40.00%	15
Two Bedroom	Median Rent	\$6,190	+6.94%	\$5,788
	Average Rent	\$6,081	+1.50%	\$5,991
	Average Square Foot	1128	+13.25%	996
	Average Days on Market	27	+8.00%	25
Three Bedroom	Median Rent	\$6,100	-	-
	Average Rent	\$6,100	-	-
	Average Square Foot	1000	-	-
	Average Days on Market	14	-	-

DUMBO

Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$3,961	+2.22%	\$3,875
	Average Rent	\$4,390	+21.17%	\$3,623
	Average Square Foot	908	+66.91%	544
	Average Days on Market	52	+205.88%	17
One Bedroom	Median Rent	\$5,223	+4.45%	\$5,000
	Average Rent	\$5,444	+10.24%	\$4,938
	Average Square Foot	988	+21.53%	813
	Average Days on Market	33	+6.45%	31
Two Bedroom	Median Rent	\$7,625	+16.66%	\$6,536
	Average Rent	\$8,277	+21.92%	\$6,789
	Average Square Foot	1296	+11.44%	1163
	Average Days on Market	54	+80.00%	30
Three Bedroom	Median Rent	\$13,125	+6.06%	\$12,375
	Average Rent	\$14,588	+23.64%	\$11,799
	Average Square Foot	1905	+5.66%	1803
	Average Days on Market	80	+29.03%	62

Non-Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$4,800	+20.00%	\$4,000
	Average Rent	\$4,800	+20.00%	\$4,000
	Average Square Foot	682	+3.33%	660
	Average Days on Market	21	-62.50%	56
One Bedroom	Median Rent	\$5,248	+9.44%	\$4,795
	Average Rent	\$5,397	+7.57%	\$5,018
	Average Square Foot	1082	+7.98%	1002
	Average Days on Market	14	-12.50%	16
Two Bedroom	Median Rent	\$8,295	+25.41%	\$6,614
	Average Rent	\$8,129	+30.73%	\$6,218
	Average Square Foot	1481	-4.94%	1558
	Average Days on Market	48	+108.70%	23
Three Bedroom	Median Rent	-	-	\$18,500
	Average Rent	-	-	\$18,500
	Average Square Foot	-	-	2664
	Average Days on Market	-	-	49

GREENPOINT

Non-Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$3,116	-0.89%	3144
	Average Rent	\$3,116	-2.78%	3205
	Average Square Foot	556	+2.58%	542
	Average Days on Market	11	-42.11%	19
One Bedroom	Median Rent	\$4,622	+10.05%	\$4,200
	Average Rent	\$4,662	+10.87%	\$4,205
	Average Square Foot	709	+2.46%	692
	Average Days on Market	55	+66.67%	33
Two Bedroom	Median Rent	\$4,972	-14.64%	\$5,825
	Average Rent	\$4,972	-14.64%	\$5,825
	Average Square Foot	899	-3.02%	927
	Average Days on Market	49	+25.64%	39
Three Bedroom	Median Rent	\$7,250	-27.47%	\$9,995
	Average Rent	\$7,250	-14.70%	\$8,498
	Average Square Foot	1443	+15.44%	1250
	Average Days on Market	57	+32.56%	43

Non-Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$3,700	+3.86%	\$3,563
	Average Rent	\$3,598	+3.59%	\$3,473
	Average Square Foot	702	-9.18%	773
	Average Days on Market	51	+59.38%	32
One Bedroom	Median Rent	\$4,425	-1.67%	\$4,500
	Average Rent	\$4,423	+0.76%	\$4,389
	Average Square Foot	838	+12.63%	744
	Average Days on Market	47	+42.42%	33
Two Bedroom	Median Rent	\$5,800	+18.43%	\$4,898
	Average Rent	\$6,111	+12.59%	\$5,428
	Average Square Foot	1221	+18.77%	1028
	Average Days on Market	41	+24.24%	33
Three Bedroom	Median Rent	\$6,617	+20.30%	\$5,500
	Average Rent	\$7,328	+25.27%	\$5,850
	Average Square Foot	1368	+14.00%	1200
	Average Days on Market	21	-16.00%	25

PARK SLOPE

Non-Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$3,550	+9.23%	\$3,250
	Average Rent	\$3,451	+7.25%	\$3,218
	Average Square Foot	480	+14.29%	420
	Average Days on Market	44	+214.29%	14
One Bedroom	Median Rent	\$3,999	+0.49%	\$3,980
	Average Rent	\$4,029	-2.88%	\$4,148
	Average Square Foot	722	-20.40%	907
	Average Days on Market	57	+67.65%	34
Two Bedroom	Median Rent	\$5,800	+0.91%	\$5,748
	Average Rent	\$6,170	+2.99%	\$5,991
	Average Square Foot	1073	-0.19%	1075
	Average Days on Market	59	+110.71%	28
Three Bedroom	Median Rent	\$7,500	-51.61%	\$15,500
	Average Rent	\$7,500	-51.61%	\$15,500
	Average Square Foot	2206	+0.68%	2191
	Average Days on Market	60	-33.33%	90

Non-Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$2,450	+5.38%	\$2,325
	Average Rent	\$2,364	+0.11%	\$2,362
	Average Square Foot	414	-14.29%	483
	Average Days on Market	42	+82.61%	23
One Bedroom	Median Rent	\$3,250	-2.26%	\$3,325
	Average Rent	\$3,575	+5.25%	\$3,397
	Average Square Foot	690	+0.29%	688
	Average Days on Market	42	+61.54%	26
Two Bedroom	Median Rent	\$4,200	+5.00%	\$4,000
	Average Rent	\$4,410	-0.18%	\$4,418
	Average Square Foot	982	-7.45%	1061
	Average Days on Market	34	+17.24%	29
Three Bedroom	Median Rent	\$5,600	-6.28%	\$5,975
	Average Rent	\$6,176	-5.85%	\$6,559
	Average Square Foot	1765	+1.85%	1733
	Average Days on Market	34	-8.11%	37

PROSPECT HEIGHTS

Non-Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$3,195	+21.71%	\$2,625
	Average Rent	\$2,989	+7.30%	\$2,785
	Average Square Foot	510	+4.08%	490
	Average Days on Market	37	+2.78%	36
One Bedroom	Median Rent	\$4,400	+31.12%	\$3,356
	Average Rent	\$4,130	+14.90%	\$3,594
	Average Square Foot	717	-4.65%	752
	Average Days on Market	42	+20.00%	35
Two Bedroom	Median Rent	\$6,363	+49.99%	\$4,242
	Average Rent	\$5,930	+13.41%	\$5,229
	Average Square Foot	1091	-20.54%	1373
	Average Days on Market	42	+20.00%	35
Three Bedroom	Median Rent	\$4,942	+3.07%	\$4,795
	Average Rent	\$4,942	-18.83%	\$6,088
	Average Square Foot	\$1,674	+0.48%	1666
	Average Days on Market	60	+172.73%	22

Non-Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$3,487	-0.19%	\$3,494
	Average Rent	\$3,434	+1.04%	\$3,399
	Average Square Foot	\$609	+5.00%	580
	Average Days on Market	15	-25.00%	20
One Bedroom	Median Rent	\$4,006	-5.00%	\$4,217
	Average Rent	\$3,974	-6.27%	\$4,240
	Average Square Foot	771	+2.39%	753
	Average Days on Market	24	+33.33%	18
Two Bedroom	Median Rent	\$5,743	-5.74%	\$6,093
	Average Rent	\$4,998	-13.28%	\$5,763
	Average Square Foot	1303	+14.70%	1136
	Average Days on Market	22	+37.50%	16
Three Bedroom	Median Rent	\$8,750	+26.81%	\$6,900
	Average Rent	\$8,608	+29.95%	\$6,624
	Average Square Foot	\$2,466	+66.06%	1485
	Average Days on Market	59	+55.26%	38

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Non-Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$3,643	+0.77%	\$3,615
	Average Rent	\$3,645	-1.37%	\$3,696
	Average Square Foot	583	-9.47%	644
	Average Days on Market	43	+86.96%	23
One Bedroom	Median Rent	\$4,828	+0.58%	\$4,800
	Average Rent	\$4,828	+1.04%	\$4,779
	Average Square Foot	713	-1.93%	727
	Average Days on Market	38	+40.74%	27
Two Bedroom	Median Rent	\$6,800	-4.43%	\$7,116
	Average Rent	\$7,199	-1.47%	\$7,307
	Average Square Foot	1129	+3.29%	1093
	Average Days on Market	45	+25.00%	36
Three Bedroom	Median Rent	\$10,073	-14.26%	\$11,748
	Average Rent	\$10,495	-15.36%	\$12,399
	Average Square Foot	2143	+10.01%	1948
	Average Days on Market	53	+3.92%	51

Non-Doorman Rentals Matrix By Size		Q1 2024	% CHG (QTR)	Q4 2023
Studios	Median Rent	\$3,615	+2.80%	\$3,517
	Average Rent	\$3,634	+3.71%	\$3,504
	Average Square Foot	784	+24.25%	631
	Average Days on Market	33	+65.00%	20
One Bedroom	Median Rent	\$3,750	-6.31%	\$4,003
	Average Rent	\$3,843	-5.74%	\$4,077
	Average Square Foot	716	-11.17%	806
	Average Days on Market	35	+59.09%	22
Two Bedroom	Median Rent	\$4,950	+2.59%	\$4,825
	Average Rent	\$5,017	-1.89%	\$5,114
	Average Square Foot	1107	-2.21%	1132
	Average Days on Market	35	+34.62%	26
Three Bedroom	Median Rent	\$5,750	-32.35%	\$8,500
	Average Rent	\$7,175	-17.77%	\$8,725
	Average Square Foot	1456	-18.39%	1784
	Average Days on Market	42	+950.00%	4

OFFICE LOCATIONS

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