



MULTIFAMILY REPORT

Brooklyn's Endurance

January 2025

Consistent Supply Endures

T3 Rent Growth Negative

Occupancy Tight

BROOKLYN MULTIFAMILY



Short-Term Rent Growth Negative, Supply Strong

Brooklyn's average advertised asking rents were down 0.2% on a trailing three-month basis through November—to \$3,560—in line with U.S. trends. The rate was positive for much of 2024, but turned negative in October, mirroring nationwide trends. Overall occupancy for stabilized assets in Brooklyn was down 30 basis points year-over-year, to 98.6% in October, well above the 94.8% national rate.

New York City's unemployment rate was 4.3% as of September, 20 basis points higher than the U.S. rate, according to data from the Bureau of Labor Statistics. Job growth stood at 1.7% in September, 30 basis points ahead of the U.S. figure. NYC gained 106,700 net jobs in the 12 months ending in September, despite five sectors losing a total of 40,200 jobs. Bolstered by a \$164 million federal grant on top of an initial \$95 million investment, the Brooklyn Marine Terminal is set for a major upgrade. Another project reshaping the waterfront is Empire Wind 1. Equinor started construction on the first phase of the offshore wind project in June.

Brooklyn developers completed 3,935 units in the first 11 months of the year. The development pipeline included 28,007 units under construction and 32,000 units in the planning and permitting stages. Transactions totaled \$709 million, already outpacing 2023's total volume of \$199 million.

Recent Brooklyn Transactions

DKLB BKLN



City: Brooklyn, N.Y.
Buyer: Atlas Capital Group
Purchase Price: \$203 MM
Price per Unit: \$554,795

The Azure



City: Brooklyn, N.Y.
Buyers: Canvas Property Group,
Tokyu Land US Corp.
Purchase Price: \$113 MM
Price per Unit: \$752,000

Market Analysis | January 2025

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