Dumbo real estate is hotter than an at-home COVID test.

In the entire waterfront Brooklyn neighborhood, just 16 apartments are available for rent on StreetEasy currently — last week it was a mere six.

According to StreetEasy’s lead economist Nancy Wu, Dumbo saw a 52% year-over-year increase in searches on its site. “We had predicted that demand in Dumbo would be very high this year. In fact, it landed No. 2 on our list of top neighborhoods to watch for in 2022,” she said.

But pre-pandemic it was a completely different story.

“There was plenty of supply, and you would have no problem finding a rental,” Miller Samuel CEO Jonathan Miller told The Post. “The pandemic caused the high-end housing market to take off, and Dumbo means luxury. It would have been unimaginable before the pandemic to think that the neighborhood only had six rentals.”

But those dying to live in Brooklyn’s most sought-after neighborhood are in luck, at least temporarily: Magnolia DUMBO, a 320-unit luxury rental property at 160 Front St. with 100,000 square feet of amenities to boot, is hitting the market today.

Magnolia DUMBO will boost the current inventory, but the rentals are being released in phases of six to 10 units at a time, said Matthew Villetto, the EVP of Douglas Elliman Marketing Group, the exclusive leasing agent for the property. Pricing will begin at around $3,800 for studios, $3,900 for junior one-bedrooms, $4,880 for one-bedrooms and $7,100 for two-bedroom residences. The building also offers a three-bedroom unit, but the pricing has not yet been released. All the apartments have living rooms with approximately 10-foot ceiling heights and oversize grid windows.

The celebrated New York-based Morris Adjmi is behind the architecture, and the amenities include an outdoor pool club, a 23,000-square-foot interior park designed by Michael Van Valkenburgh, the landscape architect of Brooklyn Bridge Park, multiple lounges and a game room with billiards. Gym die-hards will appreciate the huge fitness floor with multiple studios, an indoor swimming pool and spa, a full-size indoor basketball court and a café.

Amenities are lagging behind the units just developing Manhattan, they’re buying it up too.

Bolat Nazarbayev, the brother of the former president of Kazakhstan, bought a unit on the 18th floor of the Plaza Hotel in 2008 for $20.1 million. After a divorce, Bolat sold it at a loss for $14 million in 2018, according to property records.

With his former stepson, he also spent more than $7 million on at least four properties at Cipriani Wall Street at 55 Wall St. “They came in 29 SUVs with guns behind them during UN week,” according to broker Dolly Lenz, who marketed 55 Wall St. at the time and recalls raucous, celeb-filled parties at the building. “I had never heard of Kazakhstan. I was like, who are these people?”

By SHIVANI VORA

Real estate in New York been “a favorite placement vehicle for kleptocrats, corrupt officials and criminals,” said Louise Shelley, director of the Terrorism, Transnational Crime and Corruption Center at George Mason University. “Until very recently, the US government had almost no legal actions it could take against money laundering in real estate.”

But the Kazakh kleptocrats being protested back home aren’t just developing Manhattan, they’re buying it up too. Bolat Nazarbayev, the brother of the former president of Kazakhstan, bought a unit on the 18th floor of the Plaza Hotel in 2008 for $20.1 million. After a divorce, Bolat sold it at a loss for $14 million in 2018, according to property records.

When it comes to 50 W. 66th St. and 570 Fifth Ave. — and the many other towers already developed using shady cash — it’s time for both buyers and developers to start asking tough questions, Jack Blum, a legendary money laundering and tax evasion expert and former US Senate staff attorney, said.

“Why is Kazakh money moving to New York to build a beautiful tower to benefit very wealthy buyers instead of being invested in Kazakhstan?” he asked. “Can Meridian Capital demonstrate that its source of funds is legitimate? There’s a strong possibility that it isn’t.”

Last week, there were just six rentals on the market in all of Dumbo. The new, amenity-rich rental, Magnolia DUMBO (above) is now adding 320 apartments to the area.