

Q3 2026

Brooklyn Market Report

COMPASS



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Agent/Team: Wilding Woods Team
Photo: Melanie Greene, Greenhouse NYC

Brooklyn's residential market showed momentum in the third quarter, with sales activity up 12.1% from the previous quarter following spring's strong contract performance. The results point to an active market, with buyers continuing to move quickly when the right properties come to market. While new listings declined 16.8% year over year, inventory increased 4.8% from the previous quarter, giving buyers more opportunities to find properties that meet their needs.

The luxury sector was the quarter's strongest performer and accounted for much of the market's growth. Sales of houses priced between \$2 million and \$3 million increased 17.2% year-over-year, while sales at \$3 million and above rose another 4.8%. This strength at the higher end of the market was reflected in buyer

activity across North and Northwest Brooklyn, where areas including Greenpoint, Williamsburg, Carroll Gardens, Cobble Hill and Fort Greene proved particularly popular with house buyers. Condo sales at \$2 million and above held steady compared to last summer. Buyers also continued to prioritize space, with sales of multiple-bedroom condos posting double-digit gains. Together, these results point to particularly strong demand for higher-end properties.

Contract activity also remained healthy, with buyers continuing to move forward when properties met their needs. While total contracts were down 9.0% from a year ago, the market's performance varied significantly by segment, with several areas showing notable strength. Co-ops were standouts, with contracts

increasing 1.7%. High-end demand was particularly strong, as condo contracts at \$3 million and above jumped 32.4% and house contracts at \$3 million and above increased 16.9%.

Overall, Brooklyn enters the fourth quarter on solid footing. The increase in closed sales from the spring, combined with continued strength in the luxury segment and sustained activity among higher-end buyers, demonstrates that demand remains firmly in place.

Although the decline in new listings has limited the number of opportunities available, buyers continue to engage selectively with luxury properties, leading the market. Together, these trends underscore Brooklyn's strength and resilience and set the stage for a balanced fourth quarter.

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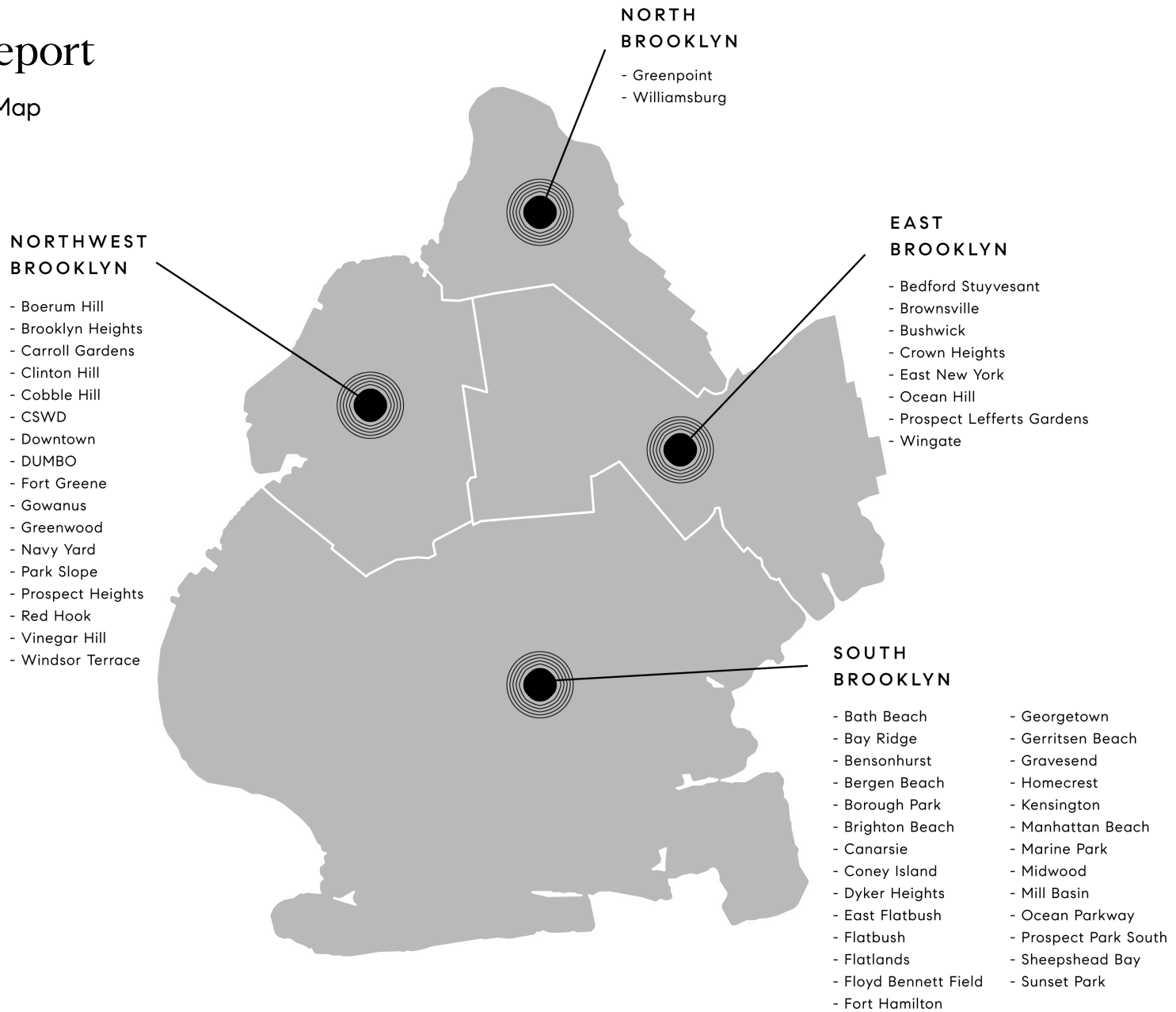
SOURCES

REBNY RLS,
ACRIS (Automated City Register Information System)

Brooklyn

Market Report

Neighborhood Map



The luxury sector was the quarter’s strongest performer and accounted for much of the market’s growth.

\$1,458,781

Average Sales Price
Q3 2026

\$1,437,604

Average Condo Price
Q3 2026

\$975

Average Price Per
Square Foot Q3 2026

4%

Average Discount
Q3 2026

\$1,115,000

Median Sales Price
Q3 2026

\$783,015

Average Co-op Price
Q3 2026

82

Average Days
on the Market
Q3 2026

19%

of Properties Took
More Than 180 Days
to Enter Contract

Methodology

Geography covered in this report is Brooklyn.

Inventory is calculated based on all properties actively listed during the quarter at the time the report is prepared.

Contract Signed figures for the current quarter are based on publicly reported transactions at the time the report is prepared. The signed price reflects the latest available asking price.

Recorded Sales figures for the quarter are based on known closings recorded at the time the report is prepared.

Median Price is the middle price of a given dataset.

Average Price is the sum of all prices divided by the total number of properties.

Months of Supply is an estimated time it would take to sell all current active listings based on the trailing 12-month sales rate.

Time on Market is calculated by how many properties entered contract during the quarter in the given period.

Discount is the percentage difference between the initial list and recorded sale price.

Bedroom Count is the number of bedrooms a property has, as reported in the listing, or acquired from tax records, when available.

Current Quarter is reflective of the initial day of the quarter until the 20th day of the quarter's closing month. These numbers will be updated in subsequent reports to reflect the dataset of the entire quarter.

Quarters

Q1: January 1 - March 31

Q2: April 1 - June 30

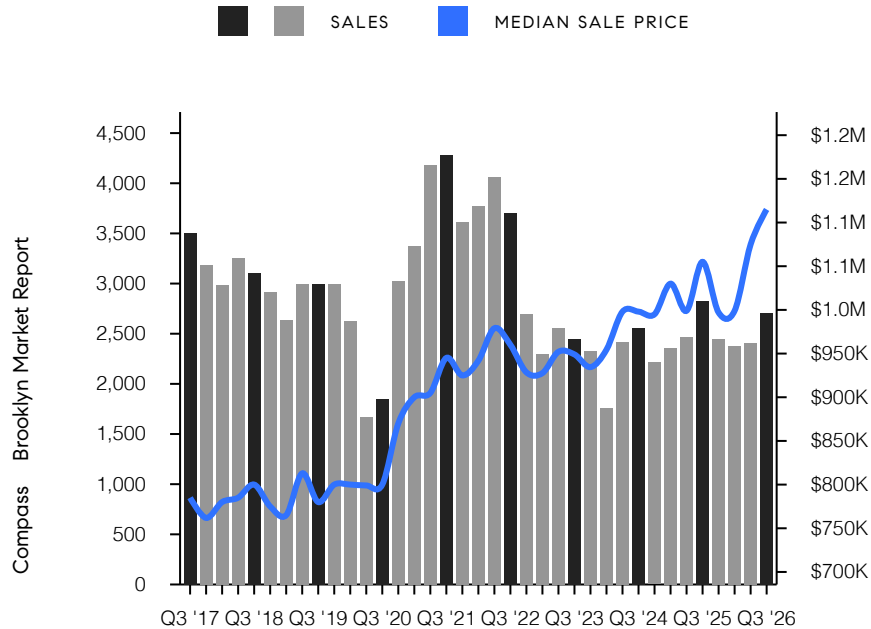
Q3: July 1 - September 30

Q4: October 1 - December 31

Recorded Sales

BY PROPERTY TYPE

- Overall sales saw a 4.4% decline year-over-year, but a 12.1% increase from last quarter
- Condos at the luxury threshold of \$2M and above were effectively unchanged in number of sales from last year
- Co-op performance was mixed, with year-over-year improvement of 3.3% at the \$500,000 to \$1M price point, while units sold for under \$500,000 were down 4.5%
- North and Northwest Brooklyn were popular amongst house buyers, at 1.2% and 5.0% more closings year over year, respectively



Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	865	852	1.5%	951	-9.0%
SALES VOLUME	\$1,243,527,198	\$1,252,022,847	-0.7%	\$1,333,905,622	-6.8%
AVG. DISCOUNT	3%	3%	-	2%	-
MEDIAN PRICE	\$1,200,000	\$1,220,950	-1.7%	\$1,159,750	3.5%
AVERAGE PRICE	\$1,437,604	\$1,469,510	-2.2%	\$1,402,635	2.5%
AVERAGE PPSF	\$1,261	\$1,265	-0.3%	\$1,319	-4.4%
AVERAGE SF	1,141	1,115	2.3%	1,077	5.9%

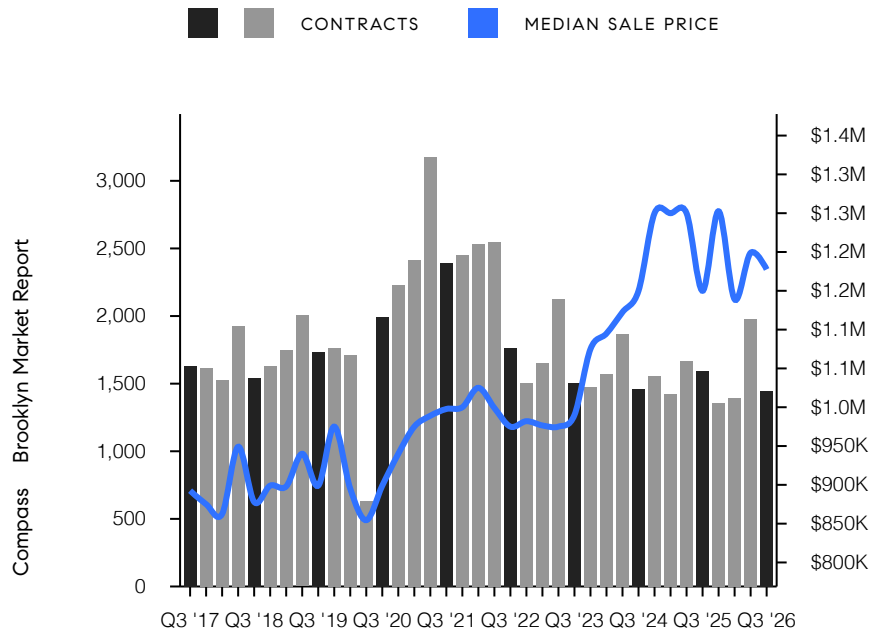
Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	558	450	24.0%	566	-1.4%
SALES VOLUME	\$436,922,142	\$288,897,159	51.2%	\$425,354,834	2.7%
AVG. DISCOUNT	2%	3%	-	2%	-
MEDIAN PRICE	\$539,500	\$456,500	18.2%	\$532,500	1.3%
AVERAGE PRICE	\$783,015	\$641,994	22.0%	\$751,510	4.2%

Houses	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	1,282	1,110	15.5%	1,313	-2.4%
SALES VOLUME	\$2,265,552,205	\$1,920,000,652	18.0%	\$2,197,809,862	3.1%
AVG. DISCOUNT	6%	8%	-	7%	-
MEDIAN PRICE	\$1,375,000	\$1,250,000	10.0%	\$1,250,000	10.0%
AVERAGE PRICE	\$1,767,201	\$1,729,730	2.2%	\$1,673,884	5.6%
AVERAGE PPSF	\$795	\$707	12.4%	\$717	10.9%
AVERAGE SF	2,624	2,688	-2.4%	2,594	1.2%

Contracts Signed

BY PROPERTY TYPE

- Overall, contracts declined 9.0% year over year
- Condo contracts at \$3M and above were up 32.4% compared to this time last year, highlighting the strength of the luxury market, though the \$500,000 to \$1M segment also saw 5.0% more activity year over year
- Luxury homes at \$3M and above were up 16.9% in signings year over year, while all other segments had significantly less activity than last year
- Co-ops were the only property type to see an increase in contracts, up 1.7% year over year, with significantly increased last asking prices at a 10.0% higher median price



Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# CONTRACTS	550	734	-25.1%	583	-5.7%
AVG. DISCOUNT	4%	3%	-	4%	-
MEDIAN PRICE	\$1,250,000	\$1,325,000	-5.7%	\$1,250,000	-
AVERAGE PRICE	\$1,530,113	\$1,622,492	-5.7%	\$1,475,246	3.7%
AVERAGE PPSF	\$1,300	\$1,320	-1.5%	\$1,327	-2.0%
AVERAGE SF	1,130	1,186	-4.7%	1,101	2.6%

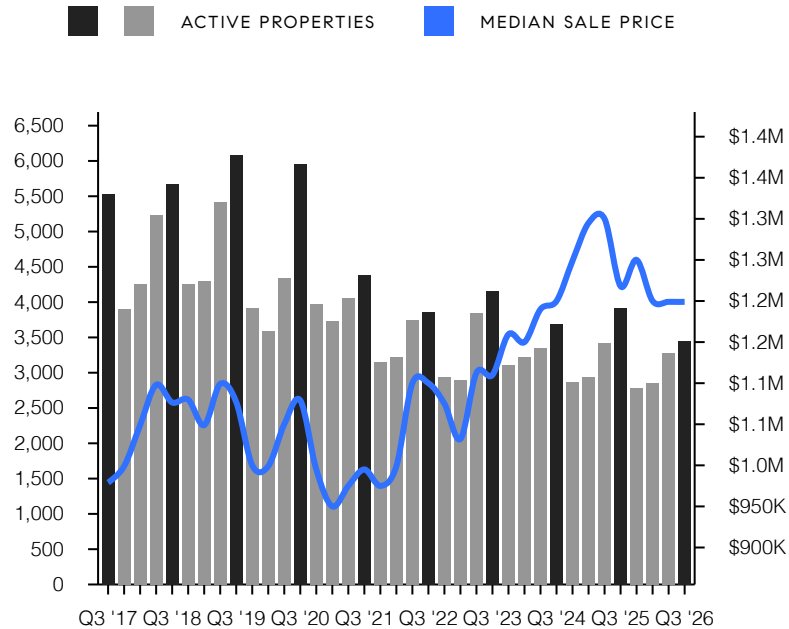
Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# CONTRACTS	351	511	-31.3%	345	1.7%
AVG. DISCOUNT	4%	4%	-	4%	-
MEDIAN PRICE	\$549,000	\$575,000	-4.5%	\$499,000	10.0%
AVERAGE PRICE	\$733,186	\$791,968	-7.4%	\$651,831	12.5%

Houses	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# CONTRACTS	547	730	-25.1%	663	-17.5%
AVG. DISCOUNT	4%	4%	-	5%	-
MEDIAN PRICE	\$1,458,000	\$1,600,000	-8.9%	\$1,400,000	4.1%
AVERAGE PRICE	\$1,931,606	\$2,089,996	-7.6%	\$1,758,889	9.8%
AVERAGE PPSF	\$749	\$780	-4.0%	\$711	5.3%
AVERAGE SF	2,575	2,658	-3.1%	2,542	1.3%

Inventory

BY PROPERTY TYPE

- Inventory saw a 12.2% year-over-year decrease, but a slight improvement of 4.8% from last quarter
- New listings during Q3 2026 were down 16.8% year over year, with a 28.4% decline for houses, driving the decline in contract activity seen this quarter
- House inventory was down the most with 17.3% fewer properties on the market, and limited asking price movement



Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# ACTIVES	1,157	1,129	2.5%	1,262	-8.3%
MEDIAN PRICE	\$999,000	\$1,050,000	-4.9%	\$1,100,000	-9.2%
AVERAGE PRICE	\$1,404,716	\$1,461,319	-3.9%	\$1,527,466	-8.0%
AVERAGE PPSF	\$1,240	\$1,267	-2.1%	\$1,243	-0.2%
AVERAGE SF	1,109	1,119	-0.9%	1,192	-7.0%

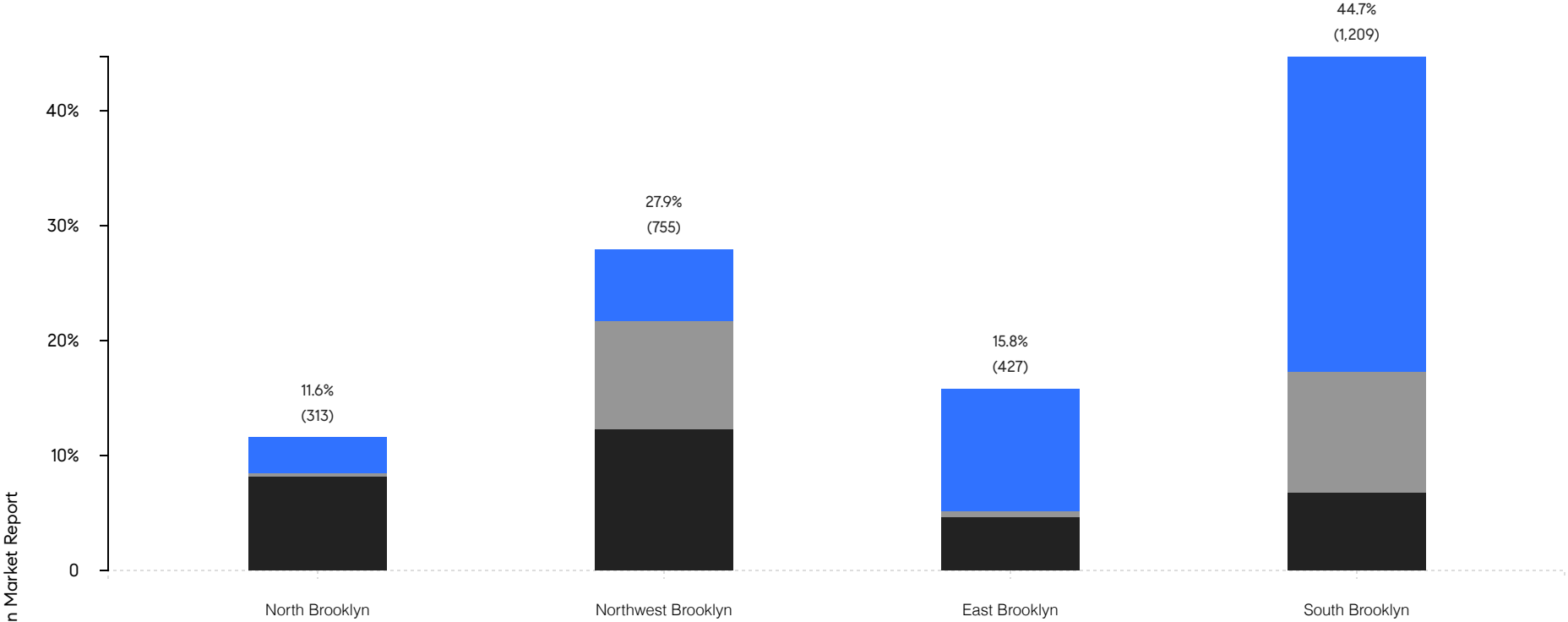
Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# ACTIVES	673	689	-2.3%	708	-4.9%
MEDIAN PRICE	\$460,000	\$439,000	4.8%	\$439,499	4.7%
AVERAGE PRICE	\$638,497	\$649,210	-1.7%	\$578,949	10.3%

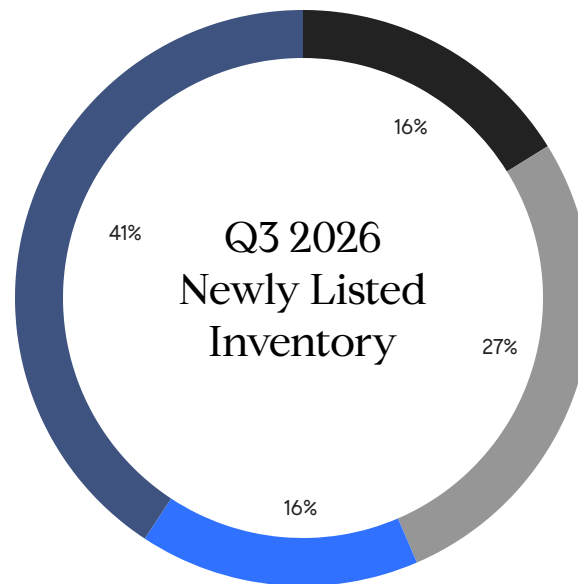
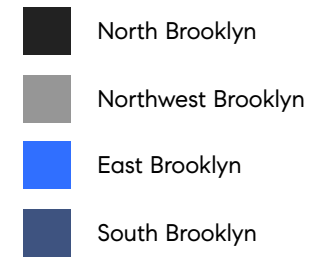
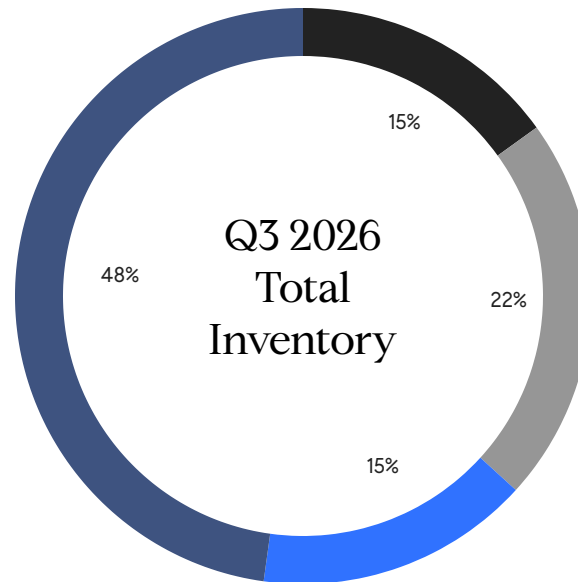
Houses	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# ACTIVES	1,615	1,468	10.0%	1,953	-17.3%
MEDIAN PRICE	\$1,699,000	\$1,750,000	-2.9%	\$1,680,000	1.1%
AVERAGE PRICE	\$2,321,309	\$2,417,784	-4.0%	\$2,299,790	0.9%
AVERAGE PPSF	\$766	\$777	-1.4%	\$786	-2.5%
AVERAGE SF	3,170	3,235	-2.0%	3,262	-2.8%

Recorded Sales

BY SUBMARKET

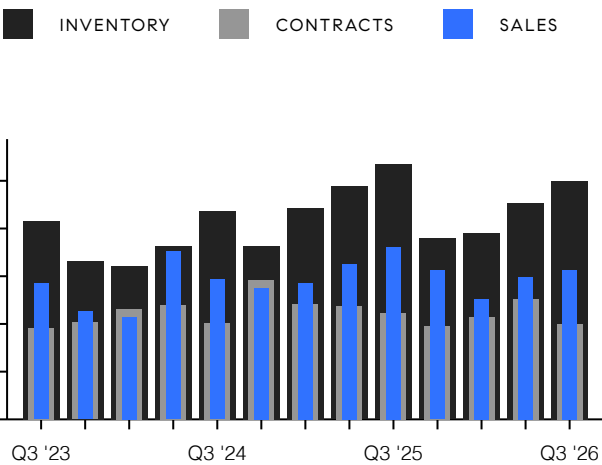
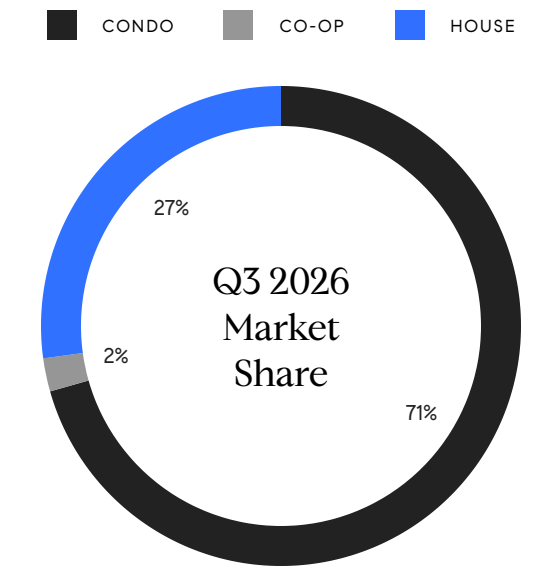
CONDO CO-OP HOUSE





North Brooklyn

SUBMARKET OVERVIEW



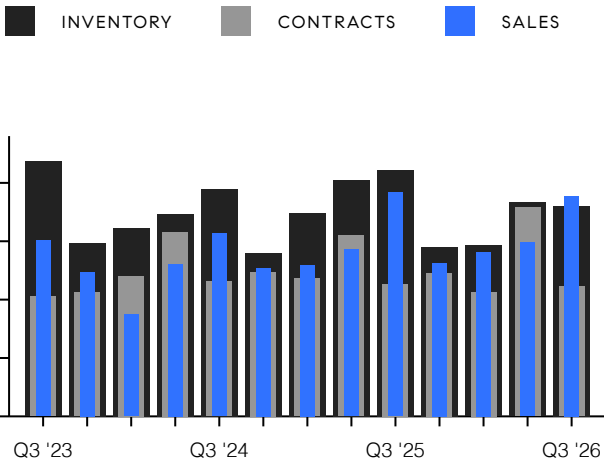
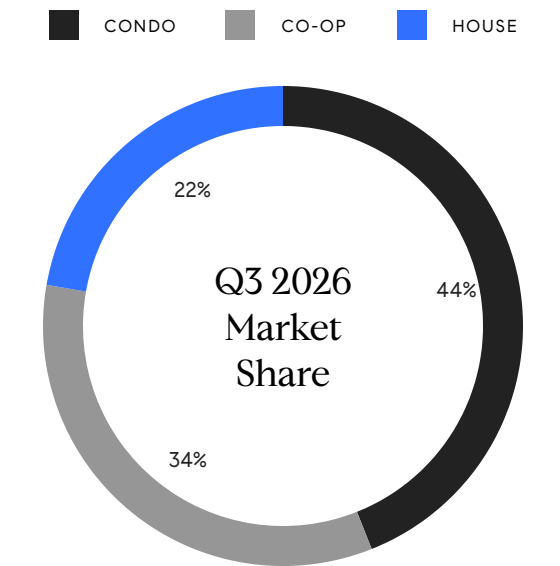
Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	221	212	4.2%	262	-15.6%
SALES VOLUME	\$367,334,007	\$336,078,583	9.3%	\$406,177,527	-9.6%
AVG. DISCOUNT	5%	2%	-	2%	-
MEDIAN PRICE	\$1,450,000	\$1,322,000	9.7%	\$1,319,317	9.9%
AVERAGE PRICE	\$1,662,145	\$1,585,276	4.8%	\$1,550,296	7.2%
AVERAGE PPSF	\$1,427	\$1,455	-1.9%	\$1,529	-6.7%
AVERAGE SF	1,105	1,029	7.4%	967	14.3%

Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	7	9	-22.2%	15	-53.3%
SALES VOLUME	\$4,429,000	\$4,069,860	8.8%	\$7,015,500	-36.9%
AVG. DISCOUNT	-3%	4%	-	1%	-
MEDIAN PRICE	\$580,000	\$425,000	36.5%	\$440,000	31.8%
AVERAGE PRICE	\$632,714	\$452,207	39.9%	\$467,700	35.3%

Houses	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	85	78	9.0%	84	1.2%
SALES VOLUME	\$173,226,356	\$154,417,054	12.2%	\$192,908,315	-10.2%
AVG. DISCOUNT	4%	5%	-	6%	-
MEDIAN PRICE	\$1,860,000	\$1,812,500	2.6%	\$1,947,500	-4.5%
AVERAGE PRICE	\$2,037,957	\$1,979,706	2.9%	\$2,296,528	-11.3%
AVERAGE PPSF	\$819	\$776	5.5%	\$882	-7.1%
AVERAGE SF	2,860	3,016	-5.2%	3,074	-7.0%

Northwest Brooklyn

SUBMARKET OVERVIEW



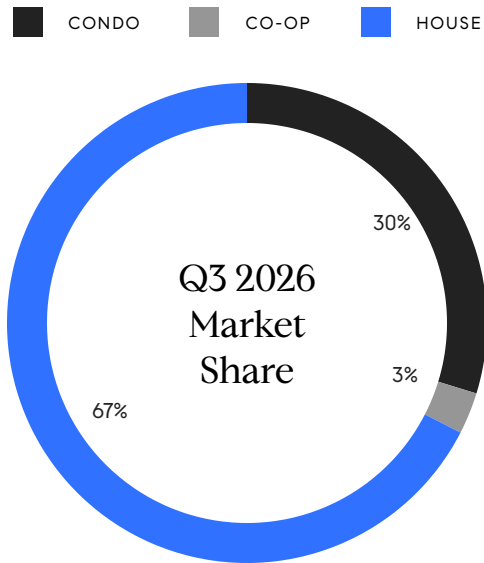
Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	332	305	8.9%	349	-4.9%
SALES VOLUME	\$600,874,743	\$581,114,911	3.4%	\$645,992,090	-7.0%
AVG. DISCOUNT	2%	3%	-	0%	-
MEDIAN PRICE	\$1,570,000	\$1,675,000	-6.3%	\$1,600,000	-1.9%
AVERAGE PRICE	\$1,809,864	\$1,905,295	-5.0%	\$1,850,980	-2.2%
AVERAGE PPSF	\$1,426	\$1,396	2.1%	\$1,489	-4.2%
AVERAGE SF	1,244	1,280	-2.8%	1,236	0.6%

Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	255	168	51.8%	258	-1.2%
SALES VOLUME	\$306,740,393	\$179,671,340	70.7%	\$294,818,157	4.0%
AVG. DISCOUNT	-2%	-2%	-	0%	-
MEDIAN PRICE	\$896,111	\$825,000	8.6%	\$956,750	-6.3%
AVERAGE PRICE	\$1,202,904	\$1,069,472	12.5%	\$1,142,706	5.3%

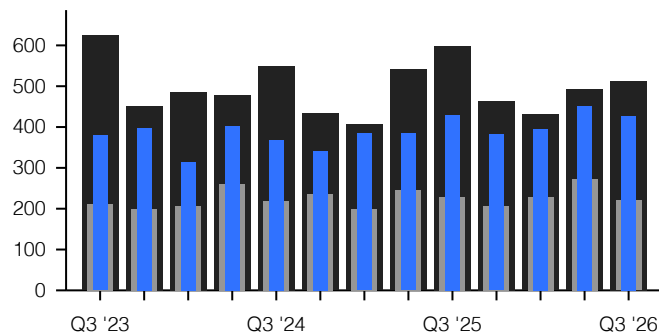
Houses	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	168	123	36.6%	160	5.0%
SALES VOLUME	\$629,616,009	\$513,057,262	22.7%	\$593,453,714	6.1%
AVG. DISCOUNT	2%	5%	-	4%	-
MEDIAN PRICE	\$3,322,500	\$3,500,000	-5.1%	\$3,386,000	-1.9%
AVERAGE PRICE	\$3,747,714	\$4,171,197	-10.2%	\$3,709,086	1.0%
AVERAGE PPSF	\$1,469	\$1,281	14.7%	\$1,206	21.8%
AVERAGE SF	3,069	3,343	-8.2%	3,218	-4.6%

East Brooklyn

SUBMARKET OVERVIEW



INVENTORY CONTRACTS SALES



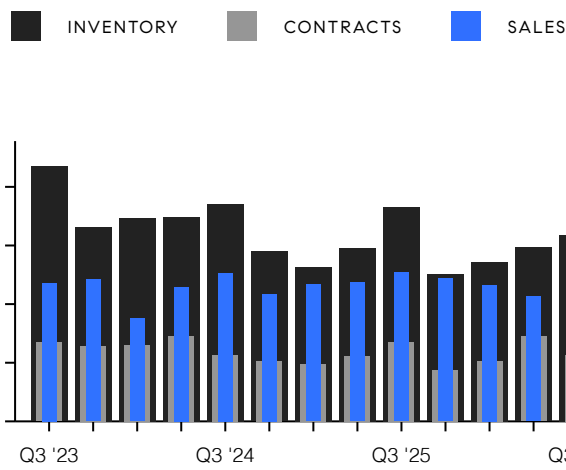
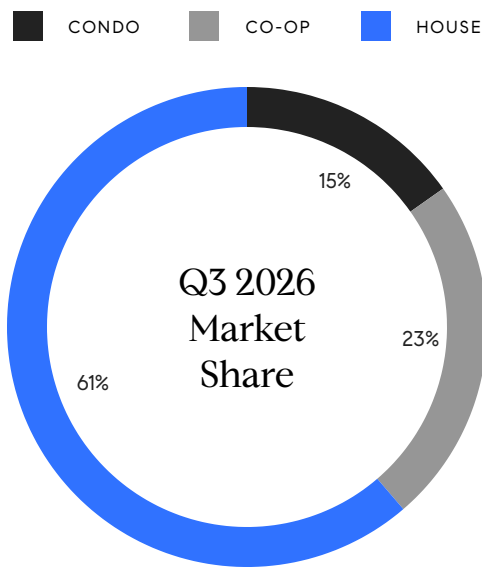
Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	127	166	-23.5%	110	15.5%
SALES VOLUME	\$134,047,141	\$193,087,169	-30.6%	\$111,951,043	19.7%
AVG. DISCOUNT	3%	2%	-	4%	-
MEDIAN PRICE	\$890,000	\$1,102,500	-19.3%	\$938,304	-5.1%
AVERAGE PRICE	\$1,055,489	\$1,163,176	-9.3%	\$1,017,737	3.7%
AVERAGE PPSF	\$1,068	\$1,113	-4.0%	\$1,066	0.2%
AVERAGE SF	1,043	998	4.5%	1,003	4.0%

Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	12	22	-45.5%	18	-33.3%
SALES VOLUME	\$6,308,597	\$10,067,433	-37.3%	\$11,059,410	-43.0%
AVG. DISCOUNT	4%	4%	-	3%	-
MEDIAN PRICE	\$416,500	\$433,915	-4.0%	\$647,500	-35.7%
AVERAGE PRICE	\$525,716	\$457,611	14.9%	\$614,412	-14.4%

Houses	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	288	263	9.5%	302	-4.6%
SALES VOLUME	\$431,344,301	\$372,098,810	15.9%	\$415,455,766	3.8%
AVG. DISCOUNT	6%	7%	-	7%	-
MEDIAN PRICE	\$1,246,406	\$1,165,000	7.0%	\$1,105,000	12.8%
AVERAGE PRICE	\$1,497,723	\$1,414,824	5.9%	\$1,375,681	8.9%
AVERAGE PPSF	\$639	\$577	10.7%	\$636	0.5%
AVERAGE SF	3,042	2,918	4.2%	2,679	13.5%

South Brooklyn

SUBMARKET OVERVIEW



Condos	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	184	169	8.9%	230	-20.0%
SALES VOLUME	\$140,621,307	\$141,742,184	-0.8%	\$169,784,962	-17.2%
AVG. DISCOUNT	5%	6%	-	6%	-
MEDIAN PRICE	\$667,500	\$712,775	-6.4%	\$654,000	2.1%
AVERAGE PRICE	\$764,246	\$838,711	-8.9%	\$738,195	3.5%
AVERAGE PPSF	\$749	\$825	-9.2%	\$772	-3.0%
AVERAGE SF	1,015	1,000	1.5%	922	10.1%

Co-ops	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	284	251	13.1%	274	3.6%
SALES VOLUME	\$119,444,152	\$95,088,526	25.6%	\$112,081,767	6.6%
AVG. DISCOUNT	5%	6%	-	4%	-
MEDIAN PRICE	\$376,000	\$339,800	10.7%	\$350,000	7.4%
AVERAGE PRICE	\$420,578	\$378,839	11.0%	\$409,058	2.8%

Houses	Q3 '26	Q2 '26	%Δ	Q3 '25	%Δ
# SALES	741	644	15.1%	766	-3.3%
SALES VOLUME	\$1,031,365,539	\$877,975,510	17.5%	\$994,342,067	3.7%
AVG. DISCOUNT	7%	9%	-	8%	-
MEDIAN PRICE	\$1,195,000	\$1,119,000	6.8%	\$1,100,000	8.6%
AVERAGE PRICE	\$1,391,856	\$1,363,316	2.1%	\$1,298,097	7.2%
AVERAGE PPSF	\$629	\$584	7.7%	\$564	11.5%
AVERAGE SF	2,279	2,347	-2.9%	2,292	-0.6%

COMPASS

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