Q1 2026

Brooklyn Market Report

COMPASS

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Photo: Andrew Brincka, DDReps

The start of the year brought a unique set of challenges to the Brooklyn real estate market, as a series of severe winter storms stalled the market against the initial spring optimism. Despite these hurdles, the Brooklyn market showed remarkable resilience with 2,376 sales overall this quarter, representing a minor 0.7% decline year-over-year and a 2.7% decline quarter-over-quarter.

Co-ops and houses saw notable growth, climbing 8.7% and 3.3% compared to last year. While overall condo sales fell 12.0% compared to Q1 2025, they still commanded a robust 7.1% higher average price per square foot. Areas with fresh inventory options saw great engagement. For instance, East Brooklyn—which includes neighborhoods like Bushwick, Crown Heights, Ocean Hill, and Bedford Stuyvesant—experienced a nearly 35% year-over-year surge in condo inventory. This influx of new properties helped it become the only submarket to see condo contract growth, with a 13.3% climb compared to last year.

The luxury market emerged as a bright spot this quarter, underscoring that high-end buyers remain prepared for when the right properties become available and continue to recognize growing opportunity in Brooklyn. Similarly, the luxury condo sector experienced notable contract growth, with the $2M–$3M range up 6.3% and the $3+ million bracket experiencing an impressive increase of 30.6% compared to this time last year. This momentum carried over to the townhouse and single-family market as well, where luxury house sales at $3 million and above were up 14.1% year over year.

As we enter the second quarter and the busy spring season, the market is poised for increased activity, with new listings expected to play a pivotal role. Should economic conditions stabilize, seller confidence is likely to strengthen, bringing more properties to market and supporting greater deal flow. If inventory growth keeps pace with steady demand, we anticipate a dynamic and competitive landscape across all property types, creating meaningful opportunities for both buyers and sellers. Overall, Brooklyn not only remains resilient but continues to demonstrate growth despite broader economic uncertainty, reinforcing its enduring appeal among buyers.

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SOURCES

REBNY RLS,
ACRIS (Automated City Register Information System)

Brooklyn Market Report

Neighborhood Map

NORTH BROOKLYN

- Greenpoint
- Williamsburg

NORTHWEST BROOKLYN

- Boerum Hill
- Brooklyn Heights
- Carroll Gardens
- Clinton Hill
- Cobble Hill
- CSWD
- Downtown
- DUMBO
- Fort Greene
- Gowanus
- Greenwood
- Navy Yard
- Park Slope
- Prospect Heights
- Red Hook
- Vinegar Hill
- Windsor Terrace

EAST BROOKLYN

- Bedford Stuyvesant
- Brownsville
- Bushwick
- Crown Heights
- East New York
- Ocean Hill
- Prospect Lefferts Gardens
- Wingate

SOUTH BROOKLYN

- Bath Beach
- Bay Ridge
- Bensonhurst
- Bergen Beach
- Borough Park
- Brighton Beach
- Canarsie
- Coney Island
- Dyker Heights
- East Flatbush
- Flatbush
- Flatlands
- Floyd Bennett Field
- Fort Hamilton
- Georgetown
- Gerritsen Beach
- Gravesend
- Homecrest
- Kensington
- Manhattan Beach
- Marine Park
- Midwood
- Mill Basin
- Ocean Parkway
- Prospect Park South
- Sheepshead Bay
- Sunset Park

New listings are expected to play a pivotal role in the overall market this spring.

$1,368,580
Average Sales Price
Q1 2026

$1,440,582
Average Condo Price
Q1 2026

$899
Average Price Per
Square Foot Q1 2026

5%
Average Discount
Q1 2026

$999,000
Median Sales Price
Q1 2026

$672,447
Average Co-op Price
Q1 2026

92
Average Days
on the Market
Q1 2026

21%
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.

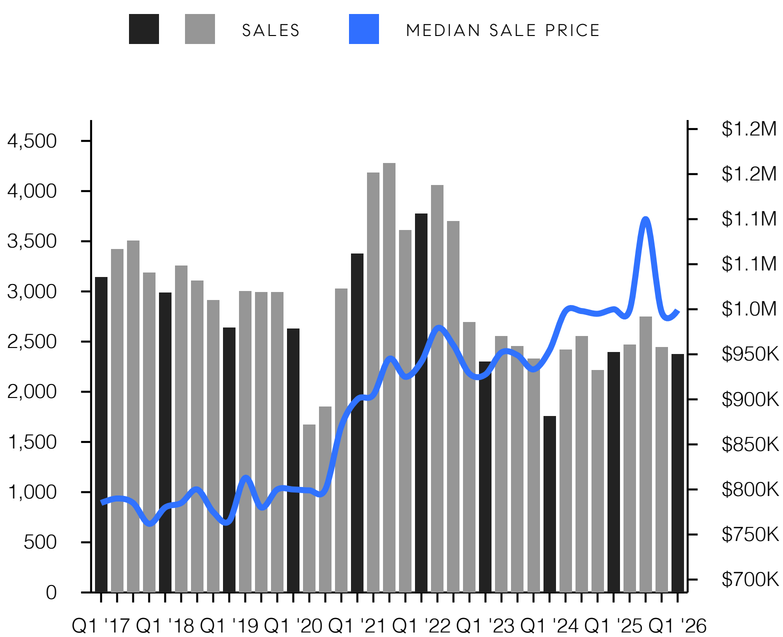
Current Quarter is reflective of the initial day of the quarter until the 20th day of the quarter's closing month. These numbers will be updated in subsequent reports to reflect the dataset of the entire quarter.

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

- There were 2,376 sales overall this quarter, a small decline of 0.7% year over year and 2.7% quarter over quarter
- The luxury condo sector saw significant growth, with the $2M-3M range up 13.3% year over year, while the $3M+ bracket was up 13.9%, with the majority of these sales in North and Northwest Brooklyn
- Co-ops performed well at nearly all price points, with the most growth seen at the $500,000 to $1M price point, climbing 20.0% year over year in the number of closings
- Luxury house sales at $3M and above were up 14.1% year over year and saw a 5.6% higher average price per square foot



Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	684	772	-11.4%	777	-12.0%
SALES VOLUME	$985,358,344	$1,063,563,876	-7.4%	$1,040,551,164	-5.3%
AVG. DISCOUNT	4%	5%	-	4%	-
MEDIAN PRICE	$1,172,994	$1,100,000	6.6%	$1,100,000	6.6%
AVERAGE PRICE	$1,440,582	$1,377,673	4.6%	$1,339,191	7.6%
AVERAGE PPSF	$1,250	$1,236	1.1%	$1,167	7.1%
AVERAGE SF	1,116	1,071	4.2%	1,097	1.7%

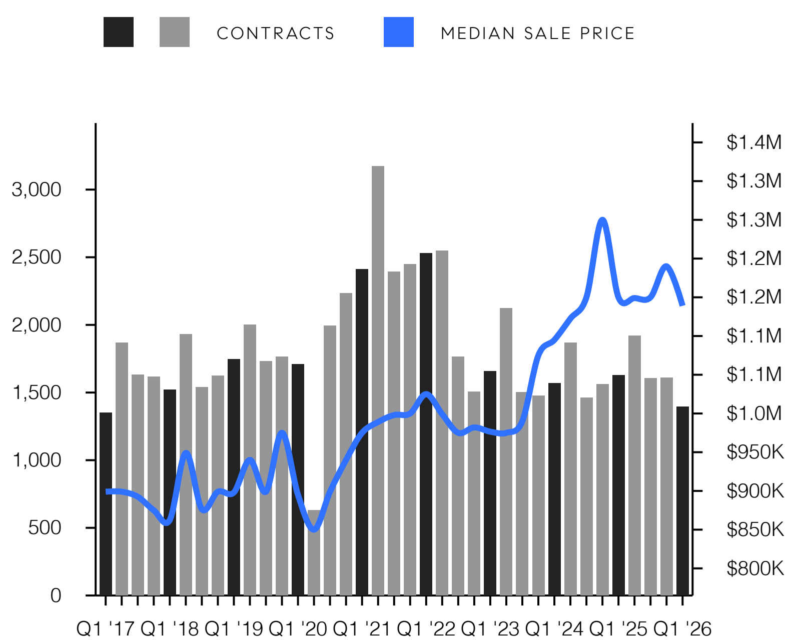
Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	451	406	11.1%	415	8.7%
SALES VOLUME	$303,273,389	$271,276,612	11.8%	$270,401,847	12.2%
AVG. DISCOUNT	3%	2%	-	4%	-
MEDIAN PRICE	$469,000	$489,700	-4.2%	$450,000	4.2%
AVERAGE PRICE	$672,447	$668,169	0.6%	$651,571	3.2%

Houses	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	1,241	1,265	-1.9%	1,201	3.3%
SALES VOLUME	$1,963,114,449	$1,923,147,641	2.1%	$1,818,960,229	7.9%
AVG. DISCOUNT	8%	8%	-	8%	-
MEDIAN PRICE	$1,200,000	$1,199,000	0.1%	$1,200,000	-
AVERAGE PRICE	$1,581,881	$1,520,275	4.1%	$1,514,538	4.4%
AVERAGE PPSF	$682	$654	4.3%	$649	5.1%
AVERAGE SF	2,590	2,489	4.1%	2,561	1.1%

Contracts Signed

BY PROPERTY TYPE

- Houses saw a 21.0% decline in activity and saw mixed price performance, with a lower average, but higher median, indicating a shifting price distribution
- Luxury condos at both the $2M-3M and $3M+ ranges were up 6.3% and 30.6% in contracts signed over Q1 2025, respectively, with the latter seeing a 9.3% higher average price per square foot
- East Brooklyn was the only submarket to see condo growth, climbing 13.3% year over year, with notable increases in all price metrics



Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# CONTRACTS	558	587	-4.9%	631	-11.6%
AVG. DISCOUNT	4%	4%	-	3%	-
MEDIAN PRICE	$1,248,563	$1,200,000	4.0%	$1,195,000	4.5%
AVERAGE PRICE	$1,563,599	$1,479,760	5.7%	$1,406,529	11.2%
AVERAGE PPSF	$1,324	$1,278	3.6%	$1,285	3.0%
AVERAGE SF	1,133	1,122	1.0%	1,091	3.8%

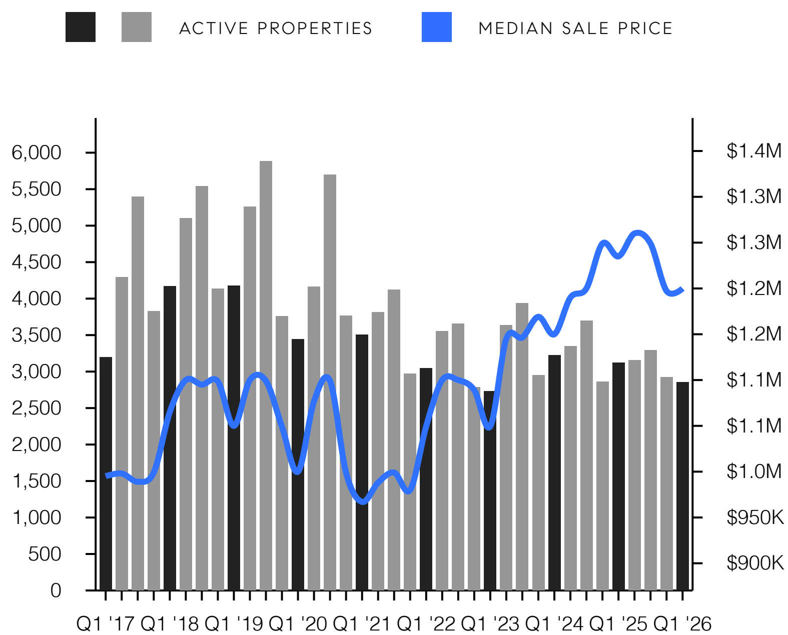
Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# CONTRACTS	349	376	-7.2%	378	-7.7%
AVG. DISCOUNT	4%	4%	-	3%	-
MEDIAN PRICE	$499,000	$537,000	-7.1%	$499,000	-
AVERAGE PRICE	$704,412	$718,219	-1.9%	$703,734	0.1%

Houses	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# CONTRACTS	488	648	-24.7%	618	-21.0%
AVG. DISCOUNT	5%	5%	-	4%	-
MEDIAN PRICE	$1,582,500	$1,525,000	3.8%	$1,499,944	5.5%
AVERAGE PRICE	$1,849,488	$1,925,728	-4.0%	$1,920,718	-3.7%
AVERAGE PPSF	$701	$739	-5.1%	$728	-3.7%
AVERAGE SF	2,694	2,596	3.8%	2,684	0.4%

Inventory

BY PROPERTY TYPE

- Inventory declined overall, falling 8.7% year over year and 2.4% quarter over quarter
- There was a surge in East Brooklyn condo inventory, climbing nearly 35% year over year, driving the average price per square foot 3.0% higher
- Houses saw 7.4% less inventory, but location and price played a huge role, with significantly reduced inventory in Northwest Brooklyn, while properties listed for $2M-3M were up nearly 10%
- Co-op inventory was down the least, at 4.3% fewer active listings than Q1 2025, though the under $500,000 segment, accounting for more than 61% of inventory, was up 2.0% and commanded slightly higher prices



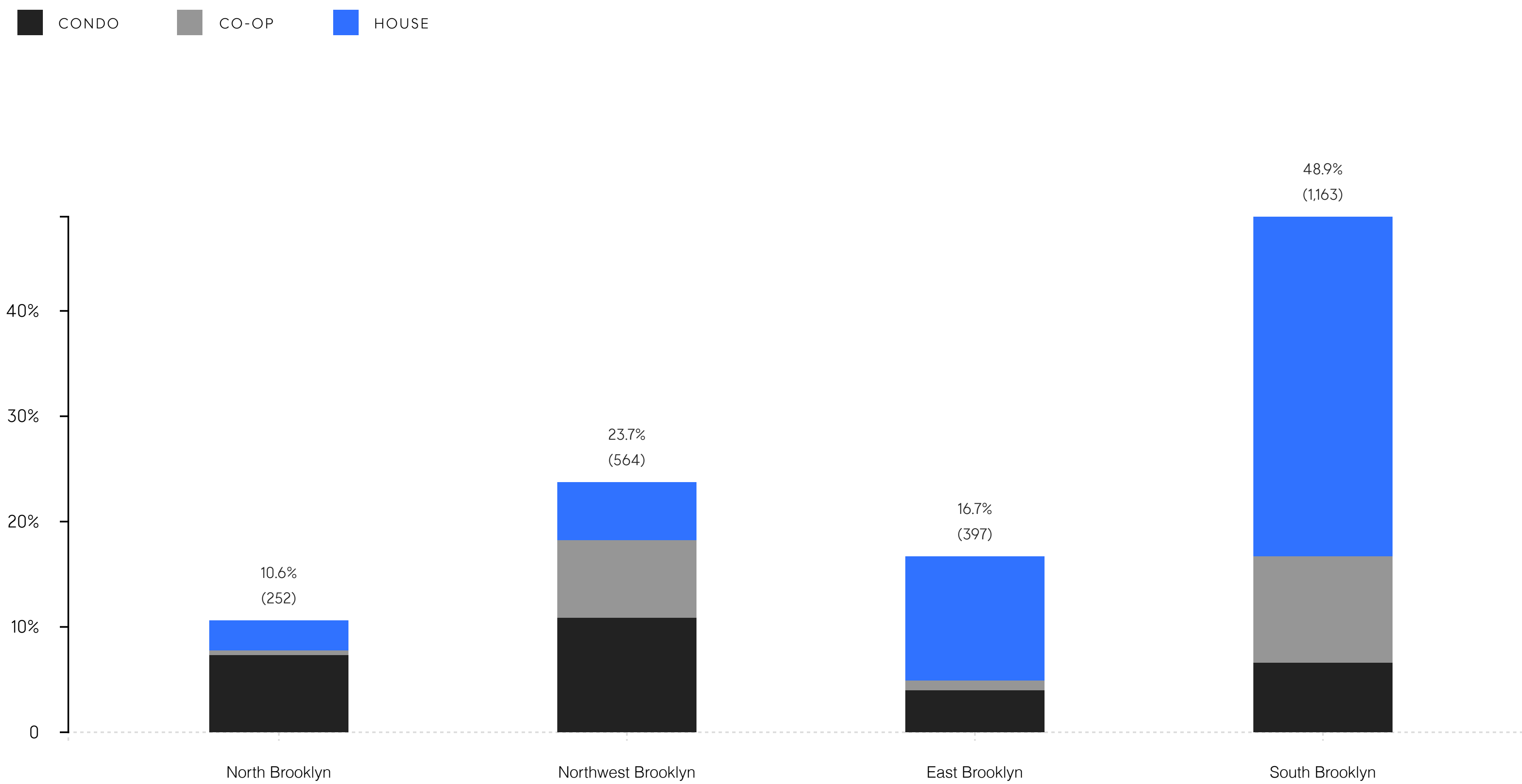
Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# ACTIVES	942	910	3.5%	1,080	-12.8%
MEDIAN PRICE	$1,068,000	$1,150,000	-7.1%	$1,130,000	-5.5%
AVERAGE PRICE	$1,502,698	$1,583,002	-5.1%	$1,545,920	-2.8%
AVERAGE PPSF	$1,264	$1,283	-1.5%	$1,270	-0.5%
AVERAGE SF	1,160	1,181	-1.8%	1,198	-3.2%

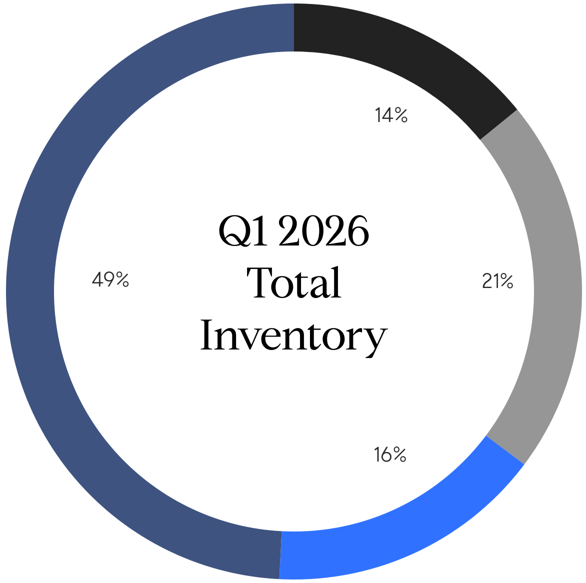
Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# ACTIVES	577	607	-4.9%	603	-4.3%
MEDIAN PRICE	$429,000	$420,000	2.1%	$449,000	-4.5%
AVERAGE PRICE	$630,538	$577,207	9.2%	$691,658	-8.8%

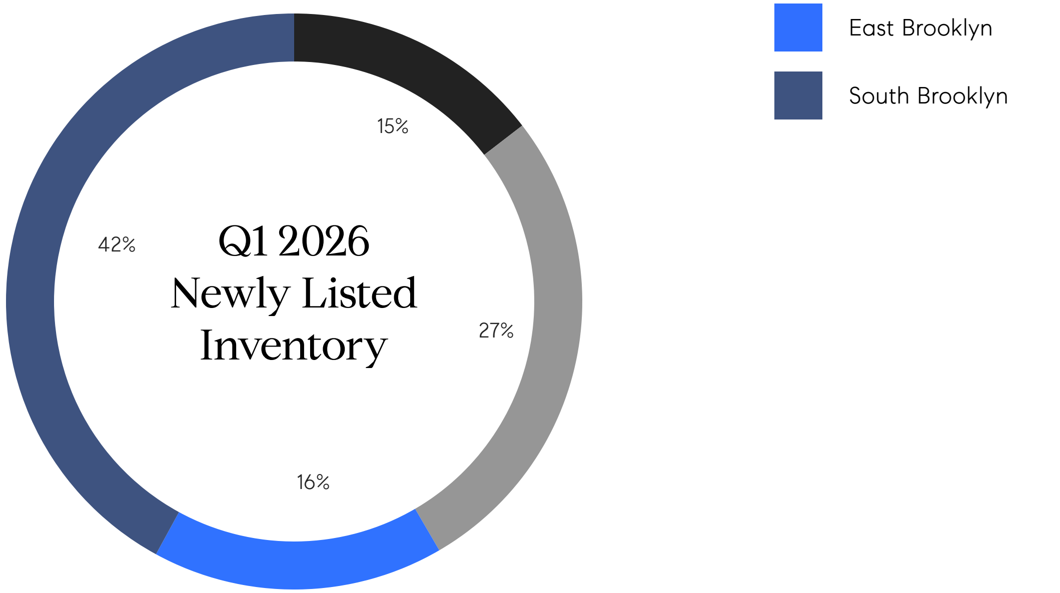
Houses	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# ACTIVES	1,332	1,403	-5.1%	1,439	-7.4%
MEDIAN PRICE	$1,700,000	$1,680,000	1.2%	$1,650,000	3.0%
AVERAGE PRICE	$2,319,629	$2,133,145	8.7%	$2,353,440	-1.4%
AVERAGE PPSF	$757	$760	-0.4%	$801	-5.5%
AVERAGE SF	3,165	2,868	10.4%	3,359	-5.8%

Recorded Sales

BY SUBMARKET

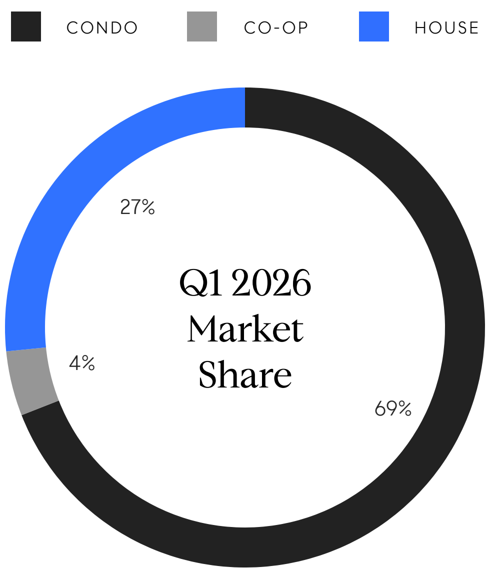


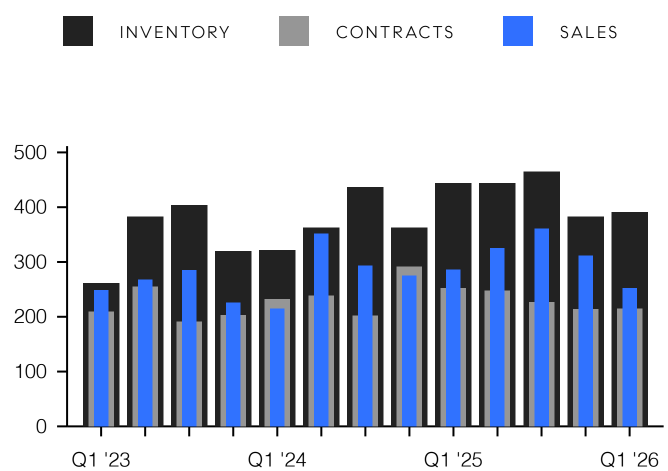

Q1 2026
Total
Inventory
14%
21%
16%
49%


Q1 2026
Newly Listed
Inventory
15%
27%
16%
42%
North Brooklyn
Northwest Brooklyn
East Brooklyn
South Brooklyn

North Brooklyn

SUBMARKET OVERVIEW





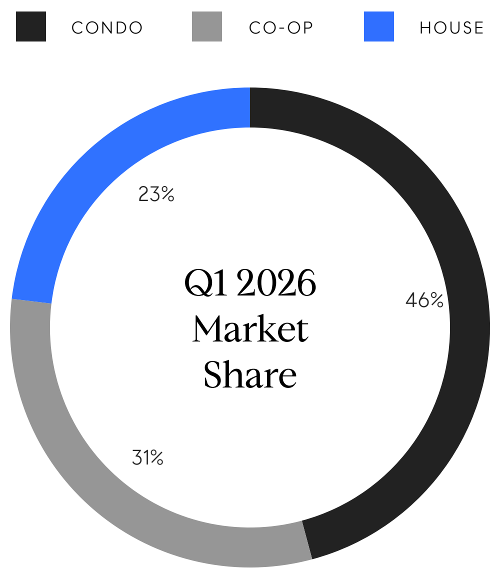
Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	174	207	-15.9%	192	-9.4%
SALES VOLUME	$285,512,229	$337,627,379	-15.4%	$314,683,963	-9.3%
AVG. DISCOUNT	4%	4%	-	6%	-
MEDIAN PRICE	$1,220,859	$1,395,000	-12.5%	$1,410,000	-13.4%
AVERAGE PRICE	$1,640,875	$1,631,050	0.6%	$1,638,979	0.1%
AVERAGE PPSF	$1,377	$1,395	-1.3%	$1,365	0.9%
AVERAGE SF	1,071	1,191	-10.1%	1,112	-3.7%

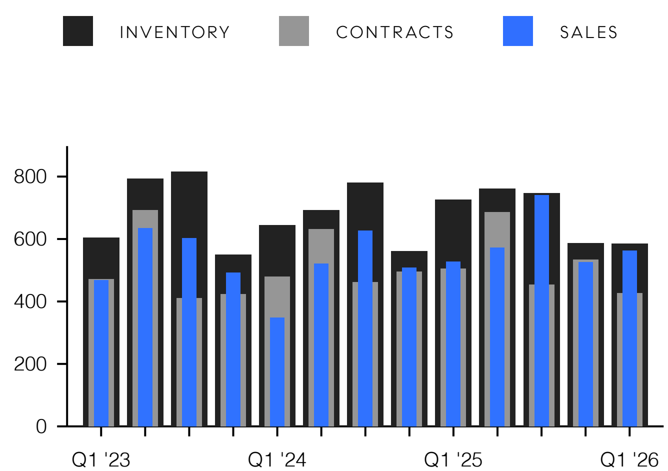
Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	11	16	-31.2%	8	37.5%
SALES VOLUME	$5,827,333	$10,128,500	-42.5%	$5,159,900	12.9%
AVG. DISCOUNT	5%	2%	-	2%	-
MEDIAN PRICE	$520,000	$503,750	3.2%	$530,000	-1.9%
AVERAGE PRICE	$529,758	$633,031	-16.3%	$644,988	-17.9%

Houses	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	67	89	-24.7%	86	-22.1%
SALES VOLUME	$124,948,821	$162,228,799	-23.0%	$155,484,480	-19.6%
AVG. DISCOUNT	9%	8%	-	10%	-
MEDIAN PRICE	$1,720,000	$1,575,000	9.2%	$1,684,500	2.1%
AVERAGE PRICE	$1,864,908	$1,822,795	2.3%	$1,807,959	3.1%
AVERAGE PPSF	$742	$793	-6.4%	$758	-2.1%
AVERAGE SF	3,005	2,981	0.8%	3,114	-3.5%

Northwest Brooklyn

SUBMARKET OVERVIEW





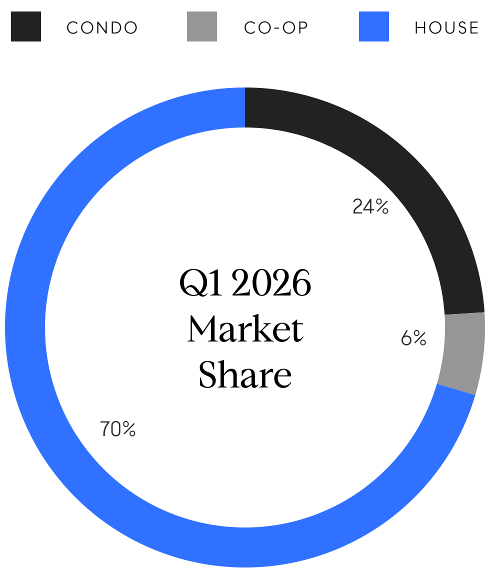
Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	258	255	1.2%	263	-1.9%
SALES VOLUME	$469,267,356	$474,227,349	-1.0%	$460,102,499	2.0%
AVG. DISCOUNT	3%	4%	-	3%	-
MEDIAN PRICE	$1,650,000	$1,575,000	4.8%	$1,500,000	10.0%
AVERAGE PRICE	$1,818,866	$1,859,715	-2.2%	$1,749,439	4.0%
AVERAGE PPSF	$1,434	$1,442	-0.6%	$1,367	4.9%
AVERAGE SF	1,268	1,165	8.8%	1,235	2.7%

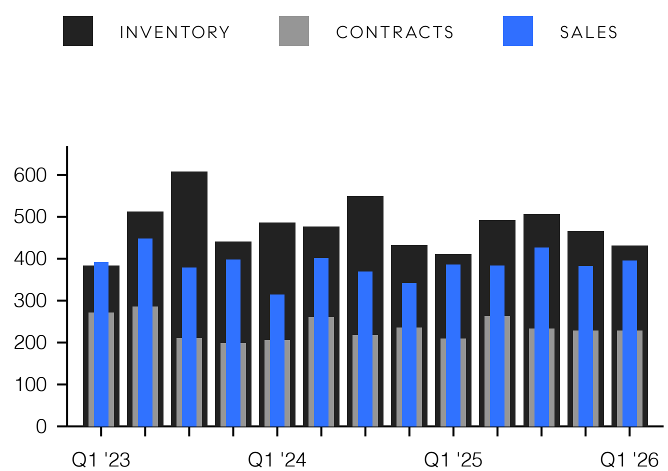
Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	175	151	15.9%	150	16.7%
SALES VOLUME	$189,835,042	$164,886,871	15.1%	$162,881,737	16.5%
AVG. DISCOUNT	0%	0%	-	2%	-
MEDIAN PRICE	$850,000	$885,000	-4.0%	$922,500	-7.9%
AVERAGE PRICE	$1,084,772	$1,091,966	-0.7%	$1,085,878	-0.1%

Houses	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	130	120	8.3%	114	14.0%
SALES VOLUME	$450,258,288	$406,485,090	10.8%	$369,265,689	21.9%
AVG. DISCOUNT	6%	7%	-	7%	-
MEDIAN PRICE	$2,995,000	$3,000,000	-0.2%	$2,840,000	5.5%
AVERAGE PRICE	$3,463,525	$3,387,376	2.2%	$3,239,173	6.9%
AVERAGE PPSF	$1,128	$1,101	2.5%	$1,059	6.5%
AVERAGE SF	3,339	3,053	9.4%	3,325	0.4%

East Brooklyn

SUBMARKET OVERVIEW





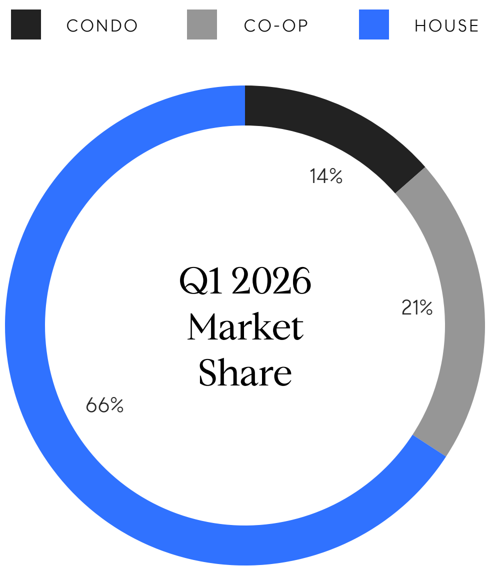
Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	95	111	-14.4%	118	-19.5%
SALES VOLUME	$103,239,376	$101,448,537	1.8%	$123,945,617	-16.7%
AVG. DISCOUNT	3%	4%	-	4%	-
MEDIAN PRICE	$1,095,000	$825,000	32.7%	$995,000	10.1%
AVERAGE PRICE	$1,086,730	$913,951	18.9%	$1,050,387	3.5%
AVERAGE PPSF	$1,126	$1,116	0.9%	$1,018	10.6%
AVERAGE SF	949	907	4.6%	1,003	-5.4%

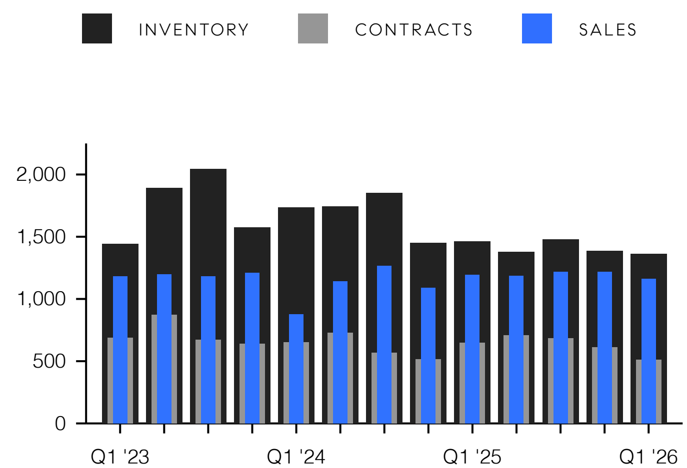
Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	22	12	83.3%	21	4.8%
SALES VOLUME	$10,222,591	$6,822,000	49.8%	$12,267,500	-16.7%
AVG. DISCOUNT	4%	3%	-	2%	-
MEDIAN PRICE	$447,500	$402,500	11.2%	$475,000	-5.8%
AVERAGE PRICE	$464,663	$568,500	-18.3%	$584,167	-20.5%

Houses	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	279	259	7.7%	247	13.0%
SALES VOLUME	$365,653,822	$331,249,814	10.4%	$316,194,675	15.6%
AVG. DISCOUNT	7%	6%	-	9%	-
MEDIAN PRICE	$1,070,000	$999,999	7.0%	$1,050,000	1.9%
AVERAGE PRICE	$1,310,587	$1,278,957	2.5%	$1,280,140	2.4%
AVERAGE PPSF	$601	$567	6.0%	$568	5.8%
AVERAGE SF	2,699	2,772	-2.6%	2,620	3.0%

South Brooklyn

SUBMARKET OVERVIEW





Condos	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	157	199	-21.1%	204	-23.0%
SALES VOLUME	$127,339,383	$150,260,611	-15.3%	$141,819,085	-10.2%
AVG. DISCOUNT	5%	7%	-	5%	-
MEDIAN PRICE	$687,318	$650,000	5.7%	$660,000	4.1%
AVERAGE PRICE	$811,079	$755,078	7.4%	$695,192	16.7%
AVERAGE PPSF	$742	$791	-6.2%	$752	-1.3%
AVERAGE SF	939	887	5.9%	918	2.3%

Co-ops	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	240	227	5.7%	236	1.7%
SALES VOLUME	$96,670,923	$89,439,241	8.1%	$90,092,710	7.3%
AVG. DISCOUNT	5%	5%	-	5%	-
MEDIAN PRICE	$358,500	$340,000	5.4%	$344,000	4.2%
AVERAGE PRICE	$402,796	$394,005	2.2%	$381,749	5.5%

Houses	Q1 '26	Q4 '25	%Δ	Q1 '25	%Δ
# SALES	764	793	-3.7%	753	1.5%
SALES VOLUME	$1,019,353,518	$1,017,213,938	0.2%	$976,635,385	4.4%
AVG. DISCOUNT	9%	9%	-	8%	-
MEDIAN PRICE	$1,100,000	$999,999	10.0%	$1,100,000	-
AVERAGE PRICE	$1,334,232	$1,282,741	4.0%	$1,296,993	2.9%
AVERAGE PPSF	$583	$572	1.9%	$567	2.8%
AVERAGE SF	2,303	2,226	3.5%	2,304	0.0%

COMPASS