

MARKET UPDATE · THIRD QUARTER 2026

THE BROOKLYN MARKET, IN BRIEF

THIRD QUARTER 2026 VS. THIRD QUARTER 2025 | CONDO, CO-OP AND HOUSES

Attached is our Brooklyn Market Update covering July 1 through September 30, 2026. Below is the short version: what the numbers say about a decision to sell.

\$1,180

Average contract price per sq ft, Q3 2026

Level on the year, down 2.1% on the quarter

100 days

Average time on market to contract

Resale co-ops fastest at 86 days

-20.8%

New listings vs. prior quarter

Supply tightened through the summer

WHAT THE THIRD QUARTER DATA IS SHOWING

- **Prices held while activity eased.** Contracts fell 27.9% to 915 from the second quarter, yet the average contract price per square foot held at \$1,180 and the average price rose 6.2% year over year to \$1.72M.
- **Closings kept coming.** Recorded sales rose 6.6% to 2,957 as the spring's contracts completed, at \$914 a square foot, up 5.8% on the quarter.
- **The strength sat with resale condos.** Condo closings rose 34.3% to 623 at \$1,182 a square foot, up 7.3% on the year. Above \$4M, contracts fell 23% on the quarter but stood a third higher than a year ago.
- **Supply is the tighter constraint.** New listings fell 20.8% against the prior quarter to 3,226. Fewer homes are competing for the same buyers into the autumn.

WHAT THIS MEANS IF YOU ARE CONSIDERING A SALE

- **Apartments are closing higher than last year.** Resale condo average closing prices rose 12.0% year over year to \$1.36M, and co-op closings rose 3.5% to \$773K at \$709 a square foot.
- **Product type matters more than the average.** Resale condos reached contract in 92 days and co-ops in 86, against 105 for new development and 112 above \$4M. Price to your product type, not the borough average.
- **Speed favors well-priced homes.** A home priced where the spring's buyers paid is still finding one in about three months. One priced above that is waiting with the 3,226 that came on in the quarter.

THE JINTOORKAR TEAM AT DOUGLAS ELLIMAN REAL ESTATE

575 Madison Avenue, 3rd Floor, New York, NY 10022 · 104 Main Street, Westhampton Beach, NY 11978 · 83 Katonah Avenue, Katonah, NY 10536

TeamAnilSellsNY.com · Instagram @ajintoorkar · LinkedIn · Facebook · YouTube · X @Jintoorkar

Provided for information only and not tax, legal or investment advice. All property information should be verified by your own attorney, accountant or other adviser. Market data powered by Marketproof. Figures from the Brooklyn Market Snapshot, Q3 2026 (July 1 to September 30, 2026); quarter-over-quarter comparisons are Q3 vs. Q2 2026, year-over-year are Q3 2026 vs. Q3 2025. If your property is currently listed with another broker, please disregard this offer. © 2026 Douglas Elliman Real Estate. Equal Housing Opportunity.

BROOKLYN AT A GLANCE

THIRD QUARTER 2026 | JULY 1 TO SEPTEMBER 30 | CONDO, CO-OP AND HOUSES

CONTRACTS SIGNED

915

▼ 3.3% YoY -27.9% vs. prior period

AVG. PRICE / SF

\$1,180

▲ 0.1% YoY -2.1% vs. prior period

AVERAGE PRICE

\$1.72M

▲ 6.2% YoY -0.6% vs. prior period

DOLLAR VOLUME

\$1.6B

▲ 2.7% YoY -28.3% vs. prior period

CONTRACTS SIGNED BY SEGMENT

SEGMENT	CONTRACTS	VS. PRIOR PERIOD	VS. PRIOR YR	DAYS ON MKT	AVG \$/SF	YOY	AVG PRICE	YOY
Marketwide	915	-27.9%	-3.3%	100	\$1,180	+0.1%	\$1.72M	+6.2%
Resale condo	241	-37.2%	+1.3%	92	\$1,330	+4.3%	\$1.60M	+11.7%
Resale co-op	212	-41.9%	-2.8%	86	\$788	-3.0%	\$800K	+8.2%
New development	200	-13.8%	-22.2%	105	\$1,464	-1.8%	\$1.74M	-0.5%
Luxury (\$4M+)	60	-23.1%	+33.3%	112	\$1,688	+8.9%	\$5.62M	-7.5%

SUPPLY AND CLOSINGS · MARKETWIDE

MEASURE	THIS PERIOD	VS. PRIOR PERIOD	VS. PRIOR YEAR
New listings	3,226	-20.8%	-3.2%
New listing avg. \$/sf	\$875	-4.0%	+2.7%
Recorded sales	2,957	+6.6%	-9.0%
Recorded sale avg. \$/sf	\$914	+5.8%	+1.9%
Recorded dollar volume	\$4.4B	+7.6%	-7.6%

What it means.

The summer was quieter than the spring. Contracts fell 27.9 per cent from the second quarter while closings rose 6.6 per cent: the deals agreed in the spring were completing, fewer new ones were being struck.

Prices held while volume slipped. Marketwide price per square foot was level on the year at \$1,180, and the average contract price rose 6.2 per cent to \$1.72M.

Resale apartments carried the quarterly decline, with co-op contracts down 41.9 per cent and condos down 37.2 per cent from the spring, though both finished within 3 per cent of last year.

Luxury grew on the year. Contracts above \$4M fell 23.1 per cent on the quarter to 60 but stood a third higher than a year ago, at \$1,688 a square foot, up 8.9 per cent.

THE JINTOORKAR TEAM AT DOUGLAS ELLIMAN REAL ESTATE

575 Madison Avenue, 3rd Floor, New York, NY 10022 · 104 Main Street, Westhampton Beach, NY 11978 · 83 Katonah Avenue, Katonah, NY 10536

TeamAnilSellsNY.com · Instagram @ajintoorkar · LinkedIn · Facebook · YouTube · X @Jintoorkar

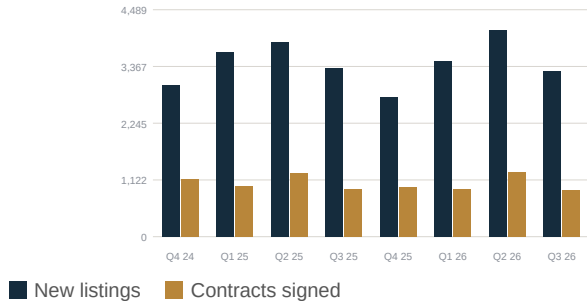
Provided for information only and not tax, legal or investment advice. All property information should be verified by your own attorney, accountant or other adviser. Market data powered by Marketproof: Brooklyn Market Snapshot Q3 2026 and quarterly contract, listing, recorded sale and discount series, Q4 2024 to Q3 2026, accessed 6 October 2026. Quarter-over-quarter comparisons are Q3 vs. Q2 2026; year-over-year are Q3 2026 vs. Q3 2025. If your property is currently listed with another broker, please disregard this offer. © 2026 Douglas Elliman Real Estate. Equal Housing Opportunity.

EIGHT QUARTERS IN FOUR CHARTS

BROOKLYN, ALL RESIDENTIAL | Q4 2024 TO Q3 2026

How many sellers, how many buyers

New listings against contracts signed.



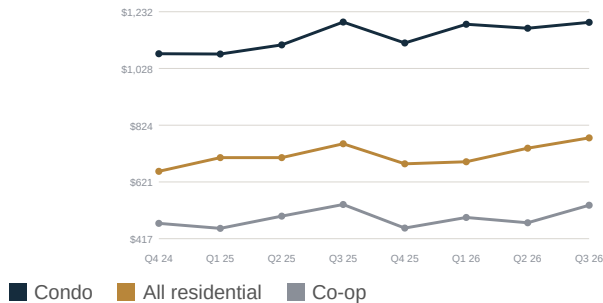
How quickly contracts are reached

Median days on market to contract.



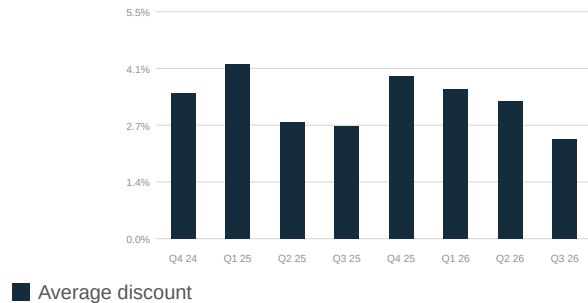
Where closed pricing has gone

Median recorded price per square foot.



What buyers negotiate off the ask

Average discount to last asking price on recorded sales.



RECORDED PRICE PER SQUARE FOOT BY BEDROOMS, APARTMENTS AND HOUSES

SIZE	SALES	MEDIAN \$/SF	AVERAGE \$/SF	SIZE	SALES	MEDIAN \$/SF	AVERAGE \$/SF
Studio	36	\$756	\$836	Three bedroom	426	\$758	\$955
One bedroom	347	\$1,007	\$962	Four bedroom	200	\$765	\$936
Two bedroom	510	\$1,070	\$1,092	Condo / co-op, all sizes	797 / 284	\$1,194 / \$537	\$1,224 / \$683

What it means if you are considering a sale.

The spring is the market's season. In both years the second quarter brought the most contracts and the fastest deals (55 and 59 days to contract against 68 to 81 in the other quarters). A sale planned for 2027 is photographed in February.

Supply has thinned into the autumn. New listings fell 19.9 per cent from the spring to 3,267, a little below last summer. Fewer homes are competing for the same buyers.

Buyers negotiate less than they did. The average discount to the last ask fell to 2.4 per cent, the smallest in two years. A home priced where the market pays is closing near its number.

Condos lead on price. Condos cleared at a median \$1,194 a square foot and co-ops at \$537; the borough median of \$779 includes houses. Price to your product type, not to the borough average.

THE JINTOORKAR TEAM AT DOUGLAS ELLIMAN REAL ESTATE

575 Madison Avenue, 3rd Floor, New York, NY 10022 · 104 Main Street, Westhampton Beach, NY 11978 · 83 Katonah Avenue, Katonah, NY 10536

TeamAnilSellsNY.com · Instagram @ajintoorkar · LinkedIn · Facebook · YouTube · X @Jintoorkar

Provided for information only and not tax, legal or investment advice. All property information should be verified by your own attorney, accountant or other adviser. Market data powered by Marketproof: Brooklyn Market Snapshot Q3 2026 and quarterly contract, listing, recorded sale and discount series, Q4 2024 to Q3 2026, accessed 6 October 2026. Quarter-over-quarter comparisons are Q3 vs. Q2 2026; year-over-year are Q3 2026 vs. Q3 2025. If your property is currently listed with another broker, please disregard this offer. © 2026 Douglas Elliman Real Estate. Equal Housing Opportunity.