

Q3 2026

# Brooklyn Market Report

**SERHANT.**

## Letter From Coury



**COURY NAPIER**  
Director of Research

Brooklyn's market showed continued strength in the third quarter of 2026, as tight supply and rising prices defined activity across the borough. Active listings fell 22.3% year over year to just over 2,700, leaving buyers with noticeably fewer options in every submarket. Rather than slowing the market, this scarcity pushed values higher, with co-ops, condos, and houses all posting price gains. The luxury segment stood out in particular. Contracts at \$3M and above rose 30.6% from last year, even as inventory in that range declined sharply, while every price bracket below \$2M saw fewer closings. Houses were a key driver of this upper-end growth. With house inventory down more than 31%, buyers paid a premium for the limited options available, lifting the median house price 9.1% and the average price per square foot 11.2% year over year. Although overall closings dipped slightly, total sales volume edged up to nearly \$4.0B, reflecting the higher price points at which homes are trading. Heading into the final quarter of the year, Brooklyn remains a market where demand continues to outpace supply and pricing holds firmly on an upward path.

## Market Highlights:

Average Price

**\$1,457,722**

Year-Over-Year

**3.5%**

Median Price

**\$1,115,000**

Year-Over-Year

**3.2%**

Average PPSF

**\$973**

Year-Over-Year

**-0.1%**

**54%**

Share of Inventory  
Over \$1M

**4%**

Average Discount

**16%**

Of Properties Took  
Less Than 30 Days To  
Enter Contract

**53.0%**

Share of Closings  
Over \$1M

**82**

Average Days on  
Market

**19%**

Of Properties Took  
Over 180 Days To  
Enter Contract

## Closed Sales

There were 2,729 sales in the third quarter of 2026, a 2.8% decrease year over year but a 17.2% jump from the previous quarter. Despite fewer closings, total sales volume edged up 0.6% to nearly \$4.0B. Co-ops led the way with 5.8% more sales and a 10.7% rise in volume, while the average co-op price climbed 4.6%. Houses dipped 2.1% in closings but commanded higher prices, with the median up 9.1% and the average price per square foot up 11.2% year over year. Condo sales slowed 8.6%, though the median condo price still rose 3.0%. The market was split at the \$2M price point, with every bracket below that threshold showing year-over-year declines, while the \$2M-3M and \$3M and above brackets grew 7.8% and 6.1%, respectively. Houses drove much of this upper-end growth, with 16.5% more closings between \$2M and \$3M. East Brooklyn was the only submarket to post more sales overall, up 0.8%, helped by 16.3% more condo trades and a 19.1% boost in condo sales volume.

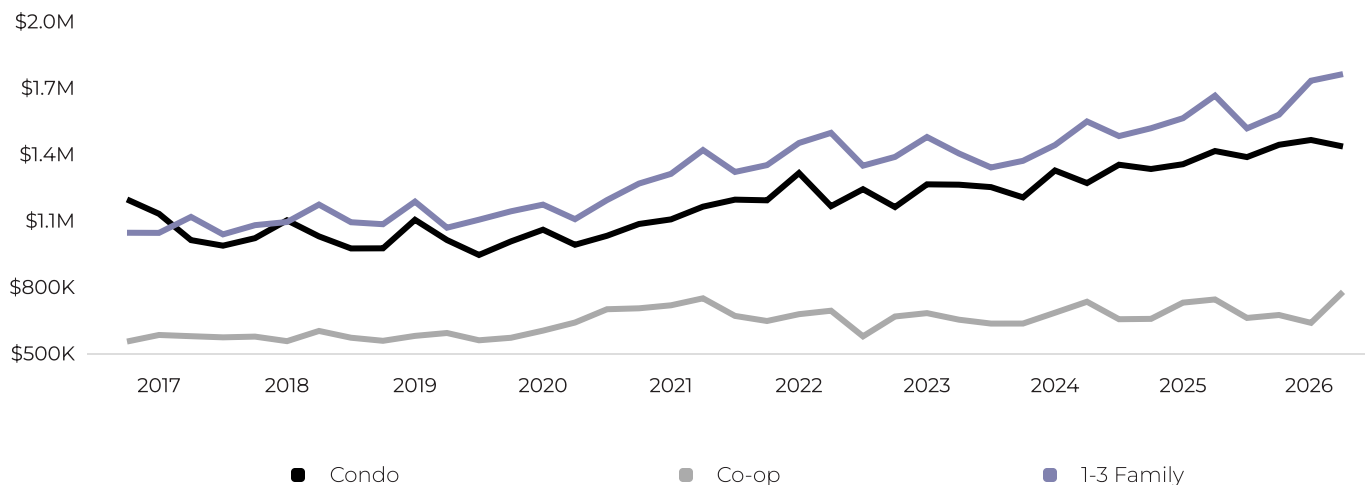
### By Property Type

|                   | % Units | Average Discount | Median Price | YoY  | Average Price | YoY  | Average PPSF | YoY   | Average SF | YoY   |
|-------------------|---------|------------------|--------------|------|---------------|------|--------------|-------|------------|-------|
| <b>Condo</b>      | 32.0%   | 3%               | \$1,200,000  | 3.0% | \$1,437,455   | 1.4% | \$1,261      | -5.3% | 1,140      | 5.3%  |
| <b>Co-op</b>      | 20.6%   | 2%               | \$535,000    | -    | \$780,739     | 4.6% | \$744        | 2.6%  | 1,021      | 13.4% |
| <b>1-3 Family</b> | 47.5%   | 6%               | \$1,375,000  | 9.1% | \$1,764,657   | 5.8% | \$794        | 11.2% | 2,621      | 0.5%  |

### By Location

|                           | % Units | Average Discount | Median Price | YoY   | Average Price | YoY  | Average PPSF | YoY   | Average SF | YoY   |
|---------------------------|---------|------------------|--------------|-------|---------------|------|--------------|-------|------------|-------|
| <b>North Brooklyn</b>     | 11.7%   | 4%               | \$1,500,000  | 13.7% | \$1,691,399   | 4.5% | \$1,280      | -9.5% | 1,508      | 12.2% |
| <b>Northwest Brooklyn</b> | 30.7%   | 1%               | \$1,550,000  | -1.3% | \$2,028,821   | 0.7% | \$1,376      | 1.5%  | 1,642      | 3.9%  |
| <b>East Brooklyn</b>      | 14.8%   | 4%               | \$1,170,000  | 8.2%  | \$1,367,503   | 5.8% | \$818        | 6.4%  | 2,173      | 6.9%  |
| <b>South Brooklyn</b>     | 42.7%   | 6%               | \$829,450    | 4.7%  | \$1,000,717   | 5.6% | \$604        | 4.9%  | 1,651      | 1.7%  |

### Historic Average Price Trends



## Contracts Signed

Contract activity eased in the third quarter, down 5.7% year over year and 23.4% quarter over quarter, though contract volume held nearly flat at just 0.6% lower. Co-ops had the strongest performance with 6.7% more signings, a 20.0% jump in volume, and a 12.0% higher median last asking price. The average condo last asking price was up 3.8%, even with 3.3% fewer contracts. Luxury demand was robust, with \$3M and above contracts up 30.6%, and condos in that bracket up 32.4%. Northwest Brooklyn was the only submarket with contract growth, up 2.3% with an 11.7% increase in volume, year over year.

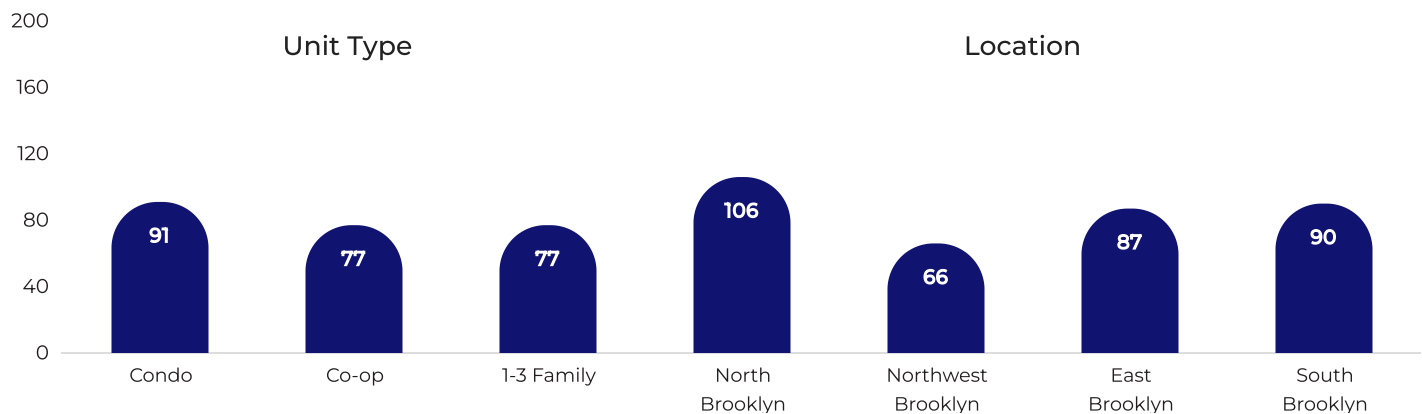
### By Property Type

|                   | % Units | Median Price | YoY   | Average Price | YoY   | Average PPSF | YoY   | Average SF | YoY   |
|-------------------|---------|--------------|-------|---------------|-------|--------------|-------|------------|-------|
| <b>Condo</b>      | 38.0%   | \$1,250,000  | -     | \$1,530,113   | 3.8%  | \$1,300      | -2.2% | 1,130      | 2.9%  |
| <b>Co-op</b>      | 24.2%   | \$549,000    | 12.0% | \$733,186     | 12.5% | \$700        | 6.1%  | 917        | -6.3% |
| <b>1-3 Family</b> | 37.8%   | \$1,458,000  | 4.1%  | \$1,931,606   | 10.4% | \$749        | 5.6%  | 2,575      | 1.3%  |

### By Location

|                           | % Units | Median Price | YoY   | Average Price | YoY   | Average PPSF | YoY   | Average SF | YoY   |
|---------------------------|---------|--------------|-------|---------------|-------|--------------|-------|------------|-------|
| <b>North Brooklyn</b>     | 13.9%   | \$1,450,000  | -4.6% | \$1,737,605   | -4.1% | \$1,352      | -2.9% | 1,374      | -7.4% |
| <b>Northwest Brooklyn</b> | 31.0%   | \$1,600,000  | 3.2%  | \$2,131,211   | 9.2%  | \$1,410      | 5.3%  | 1,654      | 2.2%  |
| <b>East Brooklyn</b>      | 15.3%   | \$1,244,500  | 13.3% | \$1,367,072   | 6.5%  | \$838        | 0.8%  | 1,896      | 3.3%  |
| <b>South Brooklyn</b>     | 39.7%   | \$830,000    | 3.8%  | \$935,140     | -2.2% | \$584        | -1.4% | 1,677      | -0.1% |

## Average Days on Market



# Active Listings

Active inventory at quarter end fell 22.3% year over year to 2,722 listings, keeping supply very tight across the borough. House inventory tightened the most, down 31.6%, as new house listings dropped 26.0%. Condo inventory declined 15.4%, even as new condo listings ticked up 1.0% year over year. Luxury supply was especially scarce, with inventory for properties \$3M and above down 38.2% and the \$2M-3M bracket down 34.8%, though new condo listings at \$3M and above bucked the trend and rose 17.1% compared to Q3 2025. Co-op inventory saw the smallest decline of any property type at 10.3%. All submarkets declined between 20 and 25% year over year.

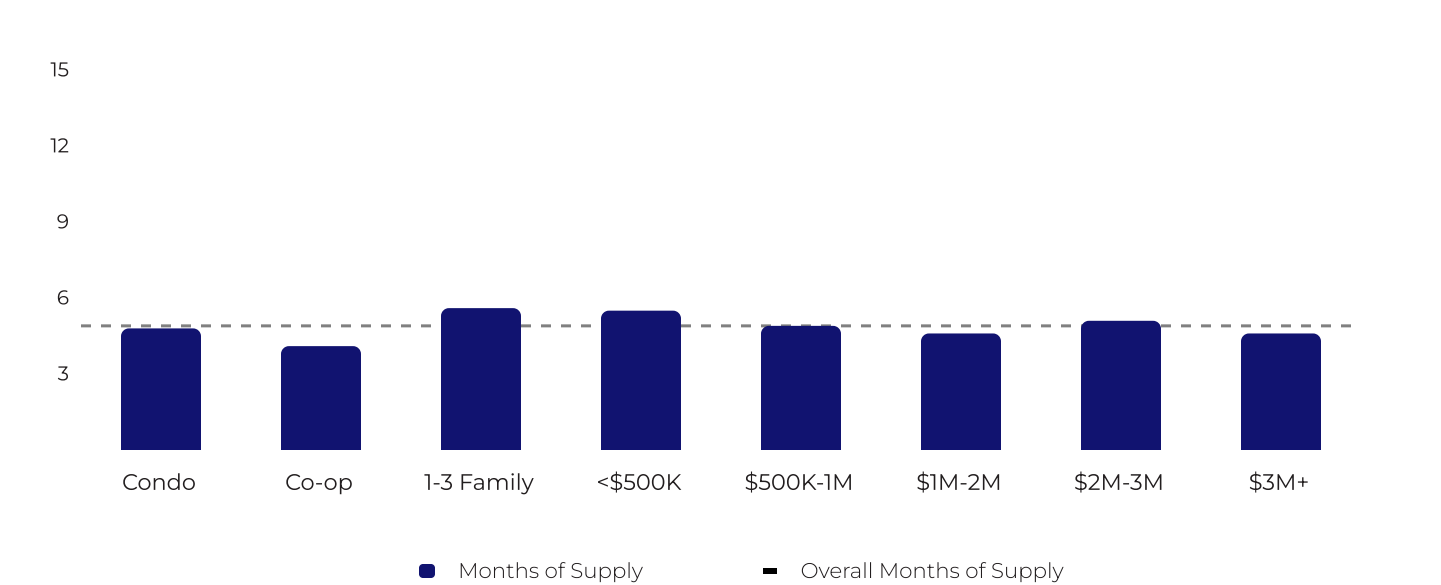
## By Property Type

|            | % Units | Median Price | YoY   | Average Price | YoY   | Average PPSF | YoY   | Average SF | YoY   |
|------------|---------|--------------|-------|---------------|-------|--------------|-------|------------|-------|
| Condo      | 36.6%   | \$1,025,000  | -6.8% | \$1,398,044   | -8.8% | \$1,261      | 0.6%  | 1,076      | -9.1% |
| Co-op      | 21.0%   | \$459,000    | 5.0%  | \$609,435     | 9.6%  | \$623        | 5.4%  | 908        | 2.4%  |
| 1-3 Family | 42.4%   | \$1,600,000  | -4.8% | \$2,102,290   | -8.5% | \$774        | -2.9% | 2,845      | -2.0% |

## By Location

|                    | % Units | Median Price | YoY    | Average Price | YoY    | Average PPSF | YoY   | Average SF | YoY    |
|--------------------|---------|--------------|--------|---------------|--------|--------------|-------|------------|--------|
| North Brooklyn     | 15.0%   | \$1,400,000  | -13.3% | \$1,708,232   | -15.1% | \$1,289      | 4.1%  | 1,482      | -20.2% |
| Northwest Brooklyn | 22.4%   | \$1,595,000  | -8.9%  | \$2,346,641   | -6.3%  | \$1,443      | 4.3%  | 1,713      | -8.8%  |
| East Brooklyn      | 15.6%   | \$1,200,000  | -7.3%  | \$1,471,872   | -5.6%  | \$823        | 4.3%  | 2,111      | -4.0%  |
| South Brooklyn     | 47.1%   | \$850,000    | -2.9%  | \$1,070,543   | -14.9% | \$642        | -5.0% | 1,741      | -8.4%  |

## Months of Supply



## Research

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