Q2 2026

Brooklyn New Development Market Report

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Letter From Coury

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Buyer activity remained healthy in Brooklyn's new development market during the second quarter, with signed contracts increasing 4.1% year over year. The $1 million to $2 million segment accounted for the largest share of demand, while the luxury market continued to outperform. Contracts above $3 million surged 86.7% from a year ago and achieved substantially higher asking prices, highlighting continued demand for premium new development opportunities. North, Northwest, and East Brooklyn all recorded annual gains, while South Brooklyn's activity was constrained by a limited supply of available inventory.

Sales also reflected the market's resilience, rising 14.5% year over year to 356 closings. Growth was more measured from the first quarter, as limited inventory and a shortage of new listings continued to cap transaction volume, particularly below the $1 million price point. In contrast, the luxury market accelerated, with sales between $1 million and $2 million increasing 31.0% and closings above $3 million nearly tripling from a year ago. East Brooklyn led the borough with strong price appreciation and increased sales, while Northwest Brooklyn maintained healthy transaction volume as buyers gravitated toward smaller residences.

Inventory remained one of the market's defining themes, ending the quarter 10.9% below year ago levels despite a modest seasonal increase. New listings rose only slightly, reinforcing the limited supply of new development opportunities across the borough. With the pipeline remaining thin and steady demand from the marketplace, pricing should remain well supported through the remainder of the year.

Market Highlights:

Average Price	Median Price	Average PPSF
$1,611,316	**$1,359,682**	**$1,370**
Year-Over-Year	Year-Over-Year	Year-Over-Year
11.1%	**9.9%**	**5.0%**

21%
Share of Inventory Over $2M

27.0%
Share of Closings Over $2M

109
Average Days On Market

2%
Average Discount

Closed Sales

There were 356 new development sales in Brooklyn during the second quarter of 2026, a 14.5% increase year over year, but only a 2.0% seasonal increase. The limited quarter-over-quarter growth stems from a lack of inventory and limited new listings in the borough, and reduced activity for properties less than $1M, which comprised 36.2% of closings this quarter. While this portion of the market slowed, the luxury market boomed. Sales at $1M-2M were up 31.0% year over year, and the $3M and above bracket nearly tripled. East Brooklyn was a standout for growth, climbing 13.5% in average price per square foot compared to Q2 2025, and a huge boost in sales. Northwest Brooklyn also performed well, up 44.3% year over year in closings, but interestingly saw a much different style of unit trading this quarter, at an 11.5% reduced average size and –6.9% in average price per square foot.

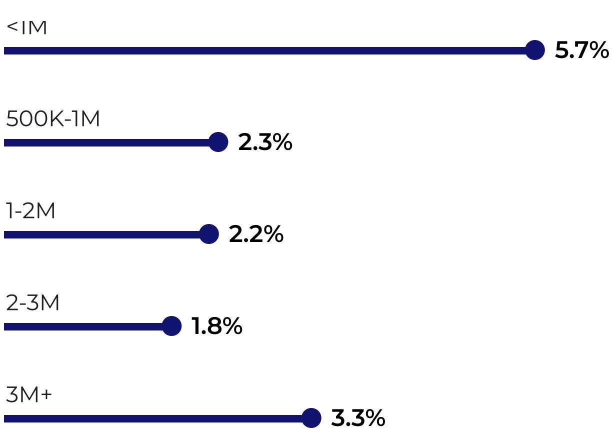
By Bed

	Studio	1 Bed	2 Bed	3 Bed	4+ Bed
% Units	4.8%	30.9%	42.6%	19.2%	2.4%
Average Discount	4%	2%	1%	3%	11%
Median Price	$510,000	$754,298	$1,412,500	$2,600,000	$3,400,000
YoY	-22.7%	14.3%	3.9%	19.8%	-2.9%
Average Price	$609,625	$845,713	$1,512,552	$2,522,937	$3,684,115
YoY	-7.2%	3.4%	6.1%	16.3%	2.6%
Average PPSF	$1,208	$1,219	$1,392	$1,592	$1,479
YoY	-14.3%	1.2%	5.7%	10.2%	45.1%
Average SF	507	715	1,075	1,567	2,798
YoY	-6.6%	-	-0.6%	3.8%	-21.7%

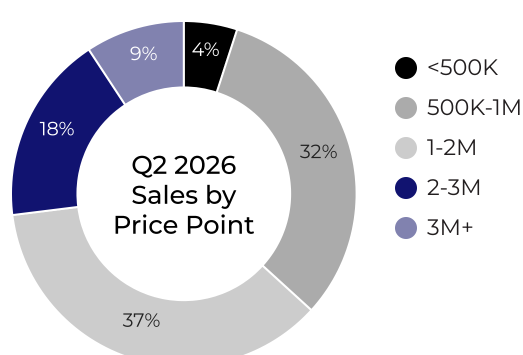
By Location

	North Brooklyn	Northwest Brooklyn	East Brooklyn	South Brooklyn
% Units	32.6%	32.0%	26.1%	9.3%
Average Discount	2%	3%	2%	3%
Median Price	$1,370,000	$1,755,000	$1,160,000	$813,581
YoY	32.6%	-12.0%	22.1%	31.7%
Average Price	$1,741,947	$1,982,269	$1,216,056	$984,564
YoY	4.1%	-5.1%	12.0%	45.0%
Average PPSF	$1,529	$1,471	$1,142	$1,050
YoY	4.7%	-6.9%	13.5%	13.4%
Average SF	1,022	1,214	976	1,002
YoY	-3.2%	-11.5%	-10.7%	27.3%

Discount Rate



By Price



Closed Sales

Contracts Signed

Contracts were up 4.1% year over year and fell 4.5% quarter over quarter in Q2 2026. The $1M-2M market accounted for the largest market share, with 34.6% of signings, and was up 15.9% in activity. The $3M and above segment saw 86.7% more contracts compared to Q2 2025 and commanded an incredible 22.2% higher average price per square foot, following a major increase in median last asking price. North, Northwest, and East Brooklyn all saw year-over-year growth, while South Brooklyn had limited activity due to a significant reduction in available properties compared with last year.

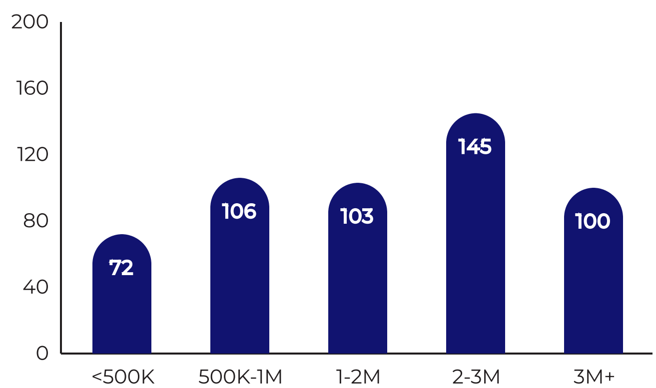
By Bed

	Studio	1 Bed	2 Bed	3 Bed	4+ Bed
% Units	1.7%	28.6%	42.4%	22.1%	5.2%
Median Price	$530,000	$782,500	$1,499,000	$2,400,000	$5,562,500
YoY	-37.6%	-1.6%	7.1%	0.2%	-8.8%
Average Price	$508,250	$839,894	$1,652,482	$2,767,407	$5,788,667
YoY	-35.5%	-9.1%	12.9%	10.8%	13.9%
Average PPSF	$938	$1,191	$1,463	$1,607	$2,269
YoY	-43.0%	-8.9%	7.4%	4.6%	93.4%
Average SF	547	703	1,128	1,689	2,455
YoY	0.9%	-6.1%	4.6%	3.7%	-37.0%

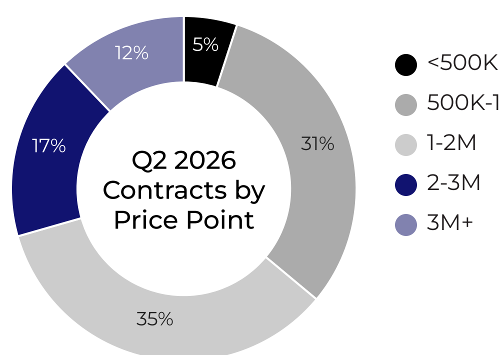
By Location

	North Brooklyn	Northwest Brooklyn	East Brooklyn	South Brooklyn
% Units	32.5%	38.5%	19.5%	9.5%
Median Price	$1,380,000	$1,985,000	$970,000	$677,000
YoY	32.5%	7.3%	2.1%	-1.1%
Average Price	$1,707,227	$2,632,292	$1,150,044	$724,682
YoY	-2.8%	29.5%	1.0%	-4.0%
Average PPSF	$1,448	$1,752	$1,175	$840
YoY	-6.5%	12.8%	3.2%	-9.3%
Average SF	1,125	1,429	1,011	924
YoY	0.5%	4.5%	-5.1%	1.5%

Average Days on Market



By Price



Active Listings

There were 433 new development units on the market at the end of the second quarter of 2026, a 10.9% year-over-year decrease, and a 27.4% quarter-over-quarter increase. Last asking prices were down overall, leading to a 2.9% reduction in average price per square foot compared to this time last year. The $1M-2M and under $500,000 price ranges were the only two brackets to see an increase in inventory year over year, with the former commanding a 3.7% higher average asking price per square foot. New listings during the quarter were up a modest 3.6% compared to Q2 2025, and only 1.9% against Q1 2026.

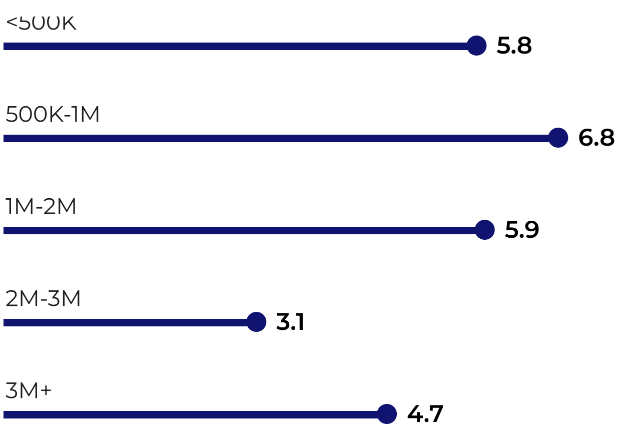
By Bed

	Studio	1 Bed	2 Bed	3 Bed	4+ Bed
% Units	5.6%	34.2%	40.5%	16.7%	3.0%
Median Price	$544,000	$775,000	$1,375,000	$2,685,000	$5,750,000
YoY	-11.5%	-2.5%	10.0%	7.8%	60.8%
Average Price	$608,683	$920,883	$1,526,666	$2,906,342	$6,909,923
YoY	-2.0%	0.0%	1.4%	8.8%	44.9%
Average PPSF	$1,056	$1,270	$1,340	$1,684	$2,090
YoY	3.3%	-0.9%	-2.3%	5.5%	23.4%
Average SF	647	734	1,145	1,657	3,283
YoY	-5.8%	-0.8%	5.4%	-0.7%	28.3%

By Location

	North Brooklyn	Northwest Brooklyn	East Brooklyn	South Brooklyn
% Units	30.0%	36.8%	19.4%	13.8%
Median Price	$1,150,000	$1,775,000	$989,000	$800,000
YoY	30.0%	-19.1%	-1.0%	-10.4%
Average Price	$1,609,984	$2,358,798	$1,011,301	$834,705
YoY	-14.3%	-11.2%	-13.1%	-15.0%
Average PPSF	$1,401	$1,648	$1,127	$895
YoY	-7.0%	-2.3%	-3.6%	-9.7%
Average SF	1,076	1,332	934	909
YoY	-11.6%	-11.0%	-3.5%	-11.9%

Months of Supply



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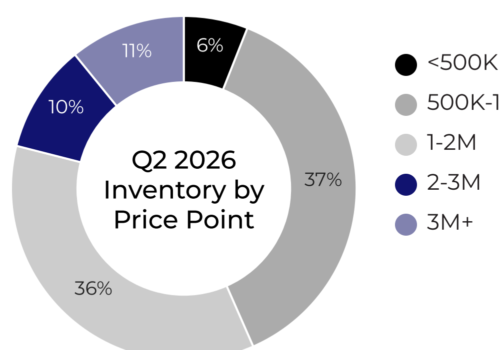

Active Listings

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