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QUARTER 3, 2026

The BPC Report

A Survey of apartment trends in
New York's Battery Park City.

Battery Park City’s sales market strengthened during the third quarter of 2026, with both prices and transaction activity moving higher as larger residences accounted for a larger share of sales.

Average sale price rose 23% quarter-over-quarter to \$1,774,607, while average price per square foot increased 10.7% to \$1,427. Median price climbed 27.8% to \$1,494,000. The gains, however, were concentrated in larger residences, with two-bedroom average pricing rising 8.99% and three-bedroom-plus homes increasing 39.35% from the prior quarter.

Transaction activity also improved, with 28 units sold, up 33.3% quarter-over-quarter and 47.37% from the same period last year. Performance among smaller homes was more mixed, though as studio and one-bedroom average prices declined 4.17% and 19.62%, respectively. Taken together, Q3 reflects stronger activity with a shift toward larger, pricier homes, which contributed to the rise in overall market pricing.

CURRENT MARKET SNAPSHOT

\$1,774,607

Average Price

23%

Change in Price (QoQ)

\$1,427

Average PPSF

47.4%

Change in Units Sold (YoY)

BPC SALES BY THE NUMBERS

\$797,889



1 Bedroom



One-bedroom homes averaged \$797,889, down 19.62% QoQ and 4.85% YoY.

\$1,829,222



2 Bedrooms



Two-bedroom homes averaged \$1,829,222, up 8.99% QoQ and 33.76% YoY.

39.35%



3+ Bedrooms



Three-bedroom-plus homes saw average pricing rise 39.35% QoQ to \$3,474,286.

BPC SALES MARKET

	Q3 2026	%Change (QoQ)	Q2 2026	%Change (YoY)	Q3 2025
Average Price	\$1,774,607	23%	\$1,442,786	69.63%	\$1,046,194
Average PPSF	\$1,427	10.7%	\$1,289	32.25%	\$1,079
Average Discount	-2.86%	N/A	0%	N/A	2.03%
Median Price	\$1,494,000	27.8%	\$1,168,750	53.23%	\$975,000
Median PPSF	\$1,417	12%	\$1,265	31.20%	\$1,080
Units Sold	28	33.3%	21	47.37%	19

BPC SALES MARKET
BY SIZE

	Q3 2026	%Change (QoQ)	Q2 2026	%Change (YoY)	Q3 2025
Average Price	\$575,000	-4.17%v	\$600,000	-10.16%	\$640,000
Median Price	\$560,000	-6.67%	\$600,000	-12.50%	\$640,000
Average PPSF	\$1,068	-2.02%	\$1,090	-8.95%	\$1,173
Units Sold	3	200%	1	200%	1

	Q3 2026	%Change (QoQ)	Q2 2026	%Change (YoY)	Q3 2025
Average Price	\$797,889	-19.62%	\$992,611	-4.85%	\$838,588
Median Price	\$935,000	-12.21%	\$1,065,000	27.91%	\$731,000
Average PPSF	\$1,198	-3.62%	\$1,243	20.16%	\$997
Units Sold	9	0%	9	-25%	12

	Q3 2026	%Change (QoQ)	Q2 2026	%Change (YoY)	Q3 2025
Average Price	\$1,829,222	8.99%	\$1,678,333	33.76%	\$1,367,500
Median Price	\$1,885,000	20.64%	\$1,562,500	24.83%	\$1,510,000
Average PPSF	\$1,458	16.73%	\$1,249	23.04%	\$1,185
Units Sold	9	50%	6	80.00%	5

	Q3 2026	%Change (QoQ)	Q2 2026	%Change (YoY)	Q3 2025
Average Price	\$3,474,286	39.35%	\$2,493,214	48.66%	\$2,337,139
Median Price	\$3,525,000	35.58%	\$2,600,000	50.83%	\$2,337,139
Average PPSF	\$1,801	16.49%	\$1,546	25.16%	\$1,439
Units Sold	7	40%	5	600%	1

Battery Park City’s rental market posted modest rent growth during the third quarter of 2026, even as leasing activity and available inventory declined from the elevated levels seen during the prior quarter.

Average rent increased 1.78% quarter-over-quarter to \$7,089, while median rent rose 4.73% to \$6,843. Average rent remained 5.67% below year-ago levels, although rent per square foot increased 4.40% annually to \$95. Performance varied by apartment size, though, with studios and two-bedrooms posting quarterly gains while one-bedroom rents remained nearly unchanged.

Larger residences recorded the strongest price increase, with the average rent for three-bedroom-plus units rising 23.94% quarter-over-quarter to \$18,300, though this was based on only nine leases. Overall leasing volume declined 27.22% from the prior quarter to 131 units, while inventory fell 40.12%. Price reductions increased 20%, suggesting that despite tighter supply, landlords continued to adjust asking rents selectively to meet variable market conditions.

CURRENT MARKET SNAPSHOT

\$7,089

Average Rent

-5.67%

% Change Average Rent (YoY)

20%

% Change Listings with Price Drops (QoQ)

-27.22%

% Change Units Rented (QoQ)

BPC LEASING BY THE NUMBERS

\$4,586



Studio



Studios averaged \$4,586, up 4.61% QoQ while remaining 0.97% below last year.

\$9,435



2 Bedrooms



Two-bedroom homes averaged \$9,435, rising 3.44% QoQ and 5.32% YoY.

23.94%



3+ Bedrooms



Three-bedroom-plus rents increased 23.94% QoQ to an average of \$18,300.

BPC RENTAL MARKET

	Q3 2026	%Change (QoQ)	Q2 2026	%Change (YoY)	Q3 2025
Average Rent	\$7,089	1.78%	\$6,965	-5.67%	\$7,515
Averager RPSF	\$95	1.06%	\$94	4.40%	\$91
Price Drops	132	20%	110	-19.02%	163
Median Rent	\$6,843	4.73%	\$6,534	-5.43%	\$7,236
Total Inventory	197	-40.12%	329	-8.37%	215
Units Rented	131	-27.22%	180	-3.68%	136

BPC RENTAL MARKET
BY SIZE

	Q3 2026	%Change (QoQ)	Q2 2026	%Change (YoY)	Q3 2025
Average Rent	\$4,586	4.61%	\$4,384	-0.97%	\$4,631
Median Rent	\$4,200	6.33%	\$3,950	-16%	\$5,000
Average RPSF	\$96	-2.04%	\$98	11.63%	\$86
Units Rented	13	-23.53%	17	-35%	20

	Q3 2026	%Change (QoQ)	Q2 2026	%Change (YoY)	Q3 2025
Average Rent	\$5,530	-0.41%	\$5,553	-2.07%	\$5,647
Median Rent	\$5,200	4%	\$5,000	-2.80%	\$5,350
Average RPSF	\$92	3.37%	\$89	3.37%	\$89
Units Rented	83	-18.63%	102	27.69%	65

	Q3 2026	%Change (QoQ)	Q2 2026	%Change (YoY)	Q3 2025
Average Rent	\$9,435	3.44%	\$9,121	5.32%	\$8,958
Median Rent	\$9,068	1.89%	\$8,900	6.68%	\$8,500
Average RPSF	\$98	-2%	\$100	3.16%	\$95
Units Rented	26	-49.02%	51	-21.21%	33

	Q3 2026	%Change (QoQ)	Q2 2026	%Change (YoY)	Q3 2025
Average Rent	\$18,300.00	23.94%	\$14,765.00	23.47%	\$14,821
Median Rent	\$19,378	33.64%	\$14,500	36.32%	\$14,215
Average RPSF	\$109	5.83%	\$103	11.22%	\$98
Units Rented	9	-10%	10	-50%	18

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