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QUARTER 2, 2026

The BPC Report

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

Sales Market Overview

Quarter 2, 2026

Battery Park City's sales market posted a notable increase in pricing during the second quarter of 2026, underscoring the continued appeal of the neighborhood despite a meaningful decline in transaction volume.

The average sale price climbed 24.33% quarter-over-quarter to $1,442,786, while average pricing reached $1,289 per square foot. Much of the quarterly strength was driven by robust gains in the one and two-bedroom segments, with one-bedroom residences averaging $992,611, up 22.8% from the prior quarter and 23.25% year-over-year. Two-bedroom homes rose 16.47% quarter-over-quarter to $1,678,333.

Larger residences remained comparatively mixed, as three-bedroom and larger homes posted a modest 0.4% quarterly increase but remained down 18.4% from a year ago, reflecting the impact of limited luxury transaction activity. Although the number of units sold declined 43.2% year-over-year, the sharp rise in average pricing suggests that demand for well-positioned homes in Battery Park City remains resilient, particularly among buyers seeking value, waterfront living, and lifestyle-oriented amenities.

CURRENT MARKET SNAPSHOT

$1,442,786
Average Price

+24.33%
Change in Price (QoQ)

$1,289
Average PPSF

-43.2%
Change in Units Sold (YoY)

BPC SALES BY THE NUMBERS

1 Bedroom

22.8%

One-bedrooms were at an average price of $992,611 up 22.8% QoQ, advancing 23.25% YoY.

2 Bedrooms

$1,678,333

Two-bedroom layouts averaged at $1,678,333, up 16.47% QoQ, decreasing 8.67% YoY.

3+ Bedrooms

18.4%

The average price for Three-bedroom (+) units was $2,493,214, a 0.4% increase QoQ, declining 18.4% for the year.

Sales Market

PF
GP

BPC SALES MARKET

	Q2 2026	%Change (QoQ)	Q1 2026	%Change (YoY)	Q2 2025
Average Price	$1,442,786	24.33%	$1,160,490	11.55%	$1,293,435
Average PPSF	$1,289	5.2%	$1,225	-2.79%	$1,326
Average Discount	0.00%	0.0%	-4.00%	N/A	0.00%
Median Price	$1,168,750	18.7%	$985,000	27.04%	$920,000
Median PPSF	$1,265	5.4%	$1,200	-3.58%	$1,312
Units Sold	21	-16.0%	25	-43.24%	37

BPC SALES MARKET BY SIZE

Studios

	Q2 2026	%Change (QoQ)	Q1 2026	%Change (YoY)	Q2 2025
Average Price	$600,000	-3.92%	$624,500	-14.36%	$700,625
Median Price	$600,000	-3.92%	$624,500	-14.13%	$698,750
Average PPSF	$1,090	7.39%	$1,015	-15.90%	$1,296
Units Sold	1	-66.67%	3	-75.00%	4

1 Bedroom

	Q2 2026	%Change (QoQ)	Q1 2026	%Change (YoY)	Q2 2025
Average Price	$992,611	22.82%	$808,212	23.25%	$805,393
Median Price	$1,065,000	42.00%	$750,000	45.69%	$731,000
Average PPSF	$1,243	5.16%	$1,182	8.09%	$1,150
Units Sold	9	-30.77%	13	-57.14%	21

2 Bedrooms

	Q2 2026	%Change (QoQ)	Q1 2026	%Change (YoY)	Q2 2025
Average Price	$1,678,333	16.47%	$1,441,000	-8.67%	$1,837,747
Median Price	$1,562,500	16.60%	$1,340,000	-13.06%	$1,797,211
Average PPSF	$1,249	2.13%	$1,223	-18.63%	$1,535
Units Sold	6	0.00%	6	-14.29%	7

3+ Bedrooms

	Q2 2026	%Change (QoQ)	Q1 2026	%Change (YoY)	Q2 2025
Average Price	$2,493,214	0.40%	$2,483,333	-18.40%	$3,055,420
Median Price	$2,600,000	-3.70%	$2,700,000	-3.53%	$2,695,000
Average PPSF	$1,546	0.13%	$1,544	-11.91%	$1,755
Units Sold	5	66.67%	3	0.00%	5

Rental Market Overview

Quarter 2, **2026**

Battery Park City's rental market remained exceptionally active during the second quarter of 2026, with strong leasing velocity and rising rents reflecting continued demand for the neighborhood's waterfront lifestyle and amenity-rich housing stock.

Average rent increased 10% year-over-year to $6,965, while the number of units rented surged 26.76% from the same period last year, highlighting sustained tenant demand. Performance across unit types was mixed, with one-bedroom apartments leading the market, averaging $5,553, up 8.99% quarter-over-quarter and 4.77% year-over-year. Studios averaged $4,384, posting a modest annual gain despite a slight quarterly decline.

Two-bedroom residences remained resilient at $9,121, up 6.93% year-over-year. Larger units, with at least three bedrooms, experienced some softening, declining both quarterly and annually, suggesting a degree of price sensitivity at the upper end of the market. At the same time, listings with price reductions increased 44.74% quarter-over-quarter, indicating that while demand remains robust, landlords are increasingly adjusting pricing strategies to remain competitive and capture tenant interest.

CURRENT MARKET SNAPSHOT

$6,965

Average Rent

+10%

% Change Average Rent (YoY)

+44.74%

% Change Listings with Price Drops (QoQ)

+26.76%

% Change Units Rented (QoQ)

BPC LEASING BY THE NUMBERS

Studio

$4,384 ↑

Studios averaged $4,384 (down 3.09% QoQ, up 1.72% YoY), while one-bedrooms averaged for $5,553.

2 Bedrooms

$9,121 ↑

Two-bedroom units averaged $9,121, declining 0.63% QoQ, advancing 6.93% YoY.

3+ Bedrooms

6.68% ↓

Three-bedroom (+) units averaged $14,765, down 6.68% QoQ, declining 4.37% YoY.

Rental Market

PFGP

BPC RENTAL MARKET

	Q2 2026	%Change (QoQ)	Q1 2026	%Change (YoY)	Q2 2025
Average Rent	$6,965	-10.13%	$7,750	10.01%	$6,331
Averager RPSF	$94	0.00%	$94	8.05%	$87
Price Drops	110	44.74%	76	-17.29%	133
Median Rent	$6,534	-12.31%	$7,451	8.41%	$6,027
Total Inventory	329	101.84%	163	128.47%	144
Units Rented	180	133.77%	77	26.76%	142

BPC RENTAL MARKET BY SIZE

Studios

	Q2 2026	%Change (QoQ)	Q1 2026	%Change (YoY)	Q2 2025
Average Rent	$4,384	-3.09%	$4,524	1.72%	$4,310
Median Rent	$3,950	-7.06%	$4,250	-1.20%	$3,998
Average RPSF	$98	5.38%	$93	14.81%	$81
Units Rented	17	183.33%	6	-75.00%	24

1 Bedroom

	Q2 2026	%Change (QoQ)	Q1 2026	%Change (YoY)	Q2 2025
Average Rent	$5,553	8.99%	$5,095	4.77%	$5,300
Median Rent	$5,000	8.11%	$4,625	1.52%	$4,925
Average RPSF	$89	5.95%	$84	5.95%	$84
Units Rented	102	168.42%	38	34.21%	76

2 Bedrooms

	Q2 2026	%Change (QoQ)	Q1 2026	%Change (YoY)	Q2 2025
Average Rent	$9,121	-0.63%	$9,179	6.93%	$8,530
Median Rent	$8,900	-1.11%	$9,000	5.95%	$8,400
Average RPSF	$100	-6.54%	$107	6.38%	$94
Units Rented	51	131.82	22	37.84%	37

3+ Bedrooms

	Q2 2026	%Change (QoQ)	Q1 2026	%Change (YoY)	Q2 2025
Average Rent	$14,765.00	-6.68%	$15,822.00	-4.37%	$15,439
Median Rent	$14,500	-8.59%	$15,862	-3.06%	$14,958
Average RPSF	$103	3.00%	$100	7.29%	$96
Units Rented	10	-9.09%	11	100.00%	5

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