

Q1

2026
APARTMENT
MARKET
REPORT

BROOKLYN



Brown Harris Stevens THE Craft OF Research

271 DECATUR STREET

Message from **Bess Freedman**

CEO of **Brown Harris Stevens**

Brooklyn apartment prices averaged \$1,120,877 in the first quarter, 6% more than a year ago. The median price posted a more modest increase of 2% during that time to \$840,000. Pricing gains were isolated in condos, whose average price per square foot rose 8% over the past year. The average co-op price per room ticked down 2% from 2025's first quarter to \$171,627. There was a 3% decline in closings compared to the first quarter of 2025, but some of that figure can be attributed to low inventory in several markets.

While the Brooklyn market currently faces the challenges of rising mortgage rates and inflation, a military conflict in Iran, and sluggish economic growth, demand has remained strong. The low inventory levels in many neighborhoods should keep prices stable in the coming months, even as mortgage rates remain elevated.



Q1 2026

ALL BROOKLYN

The average apartment price of \$1,120,877 in the first quarter was **6%** higher than a year ago.

There were **3%** fewer closings than in the first quarter of 2025.



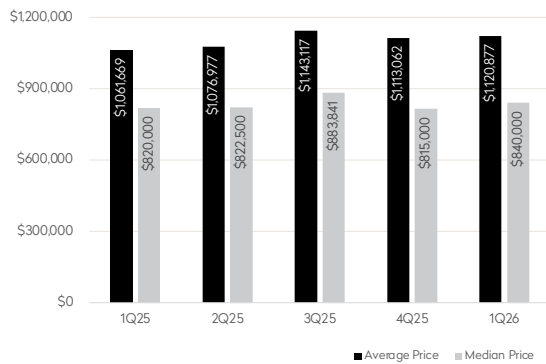
18 ARLINGTON PLACE



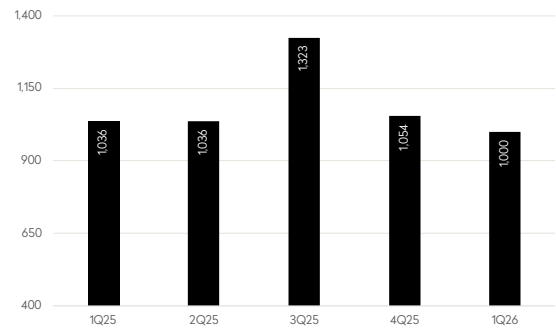
155 NOBLE STREET #1

Cooperatives & Condominiums

Average and Median Sales Prices



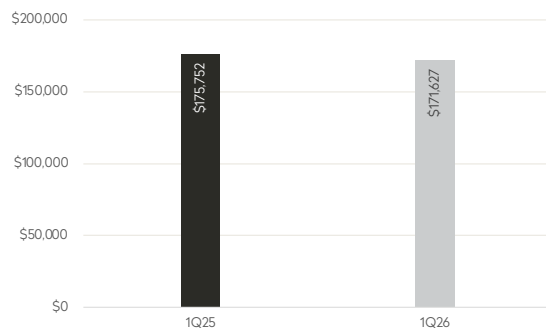
Number of Closings



To enable a fair comparison, only sales both closed and recorded during each quarter are included.

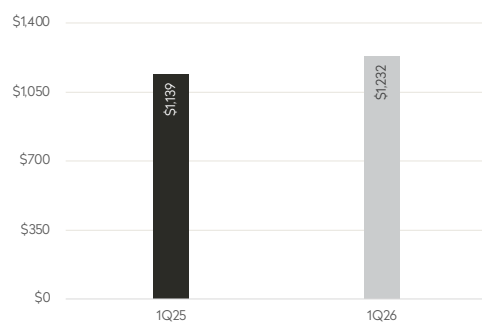
Cooperative

Average price per room



Condominium

Average price per square foot



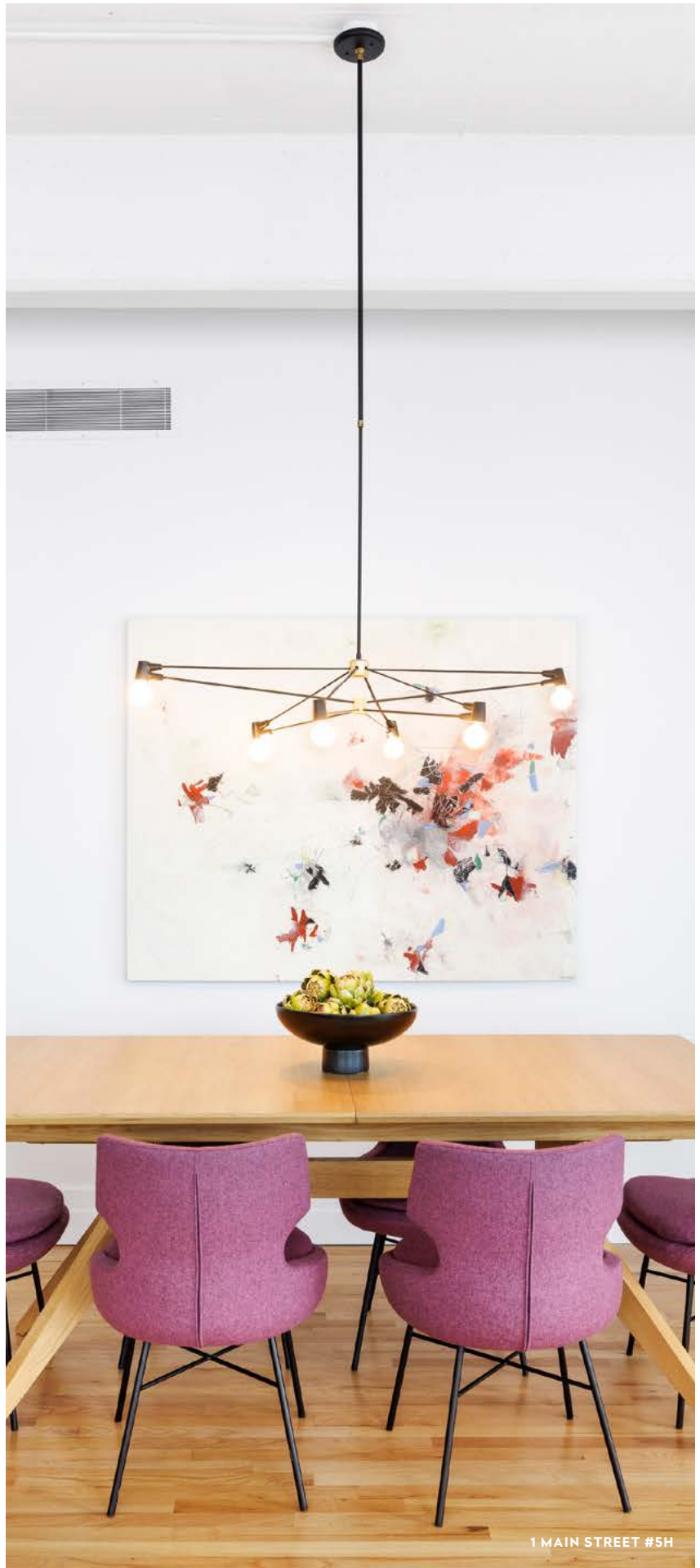
* Includes new development and resale apartments. 1Q26 data is preliminary and subject to revision in future reports. Data from the prior four quarters has been revised to include sales recorded after our initial reports were released.

Q1 2026

BOERUM HILL
BROOKLYN HEIGHTS
CARROLL GARDENS
COBBLE HILL
DUMBO

A pickup in high-end new development closings helped bring the overall average price up **12%** compared to a year ago.

The average co-op price per room was virtually unchanged from 2025's first quarter.

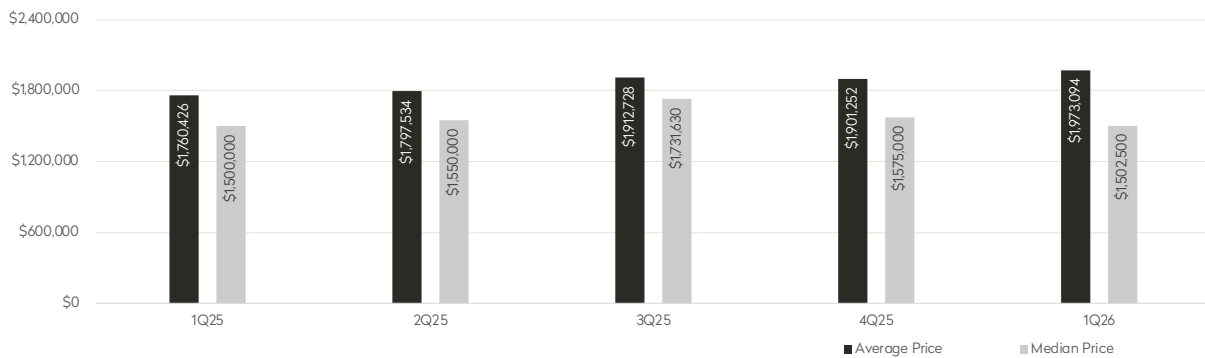


Boerum Hill, Brooklyn Heights, Carroll Gardens, Cobble Hill, & DUMBO



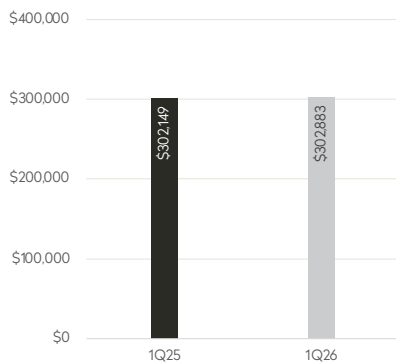
Cooperatives & Condominiums

Average and Median Sales Prices



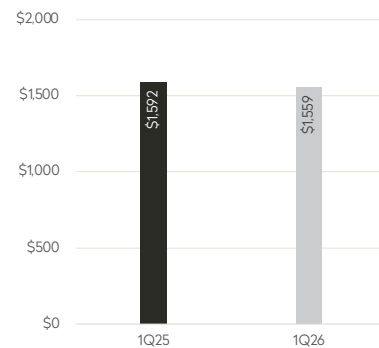
Cooperative

Average price per room



Condominium

Average price per square foot



Q1 2026

PARK SLOPE
SOUTH SLOPE
WINDSOR TERRACE

At \$1,477,274, the average price was **3%** lower than the first quarter of 2025.

The average condo price per square foot **ROSE** sharply, due to an increase in new development closings.



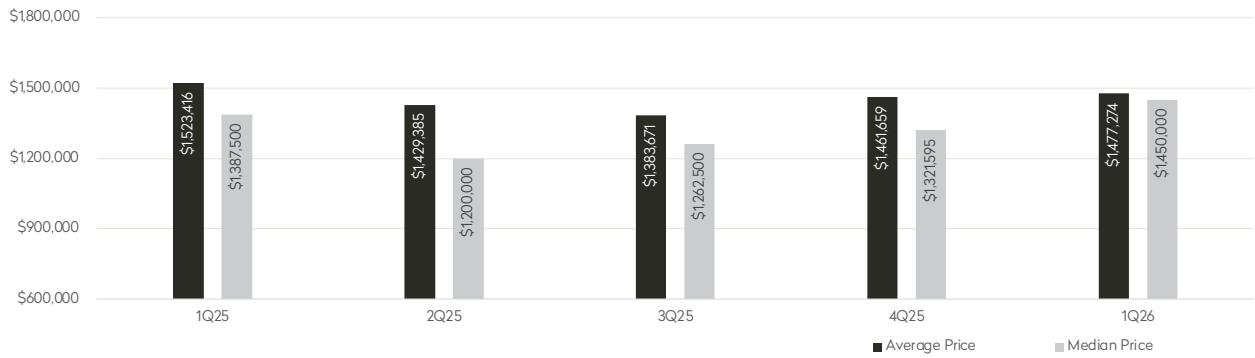
593 4TH STREET

Park Slope, South Slope, & Windsor Terrace



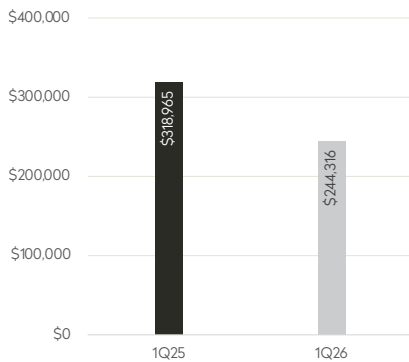
Cooperatives & Condominiums

Average and Median Sales Prices



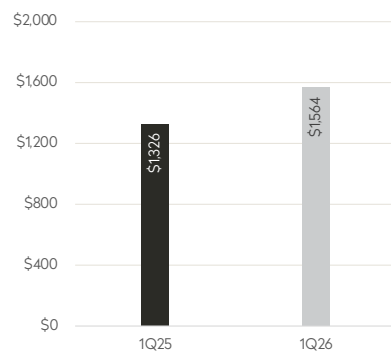
Cooperative

Average price per room



Condominium

Average price per square foot



Q1 2026

CLINTON HILL
FORT GREENE
BROOKLYN NAVY YARD
PROSPECT HEIGHTS
VINEGAR HILL

Co-op prices averaged
\$254,286 per room, which was
6% more than a year ago.

The average condo price per
square foot rose **4%** over the
past year to \$1,336.

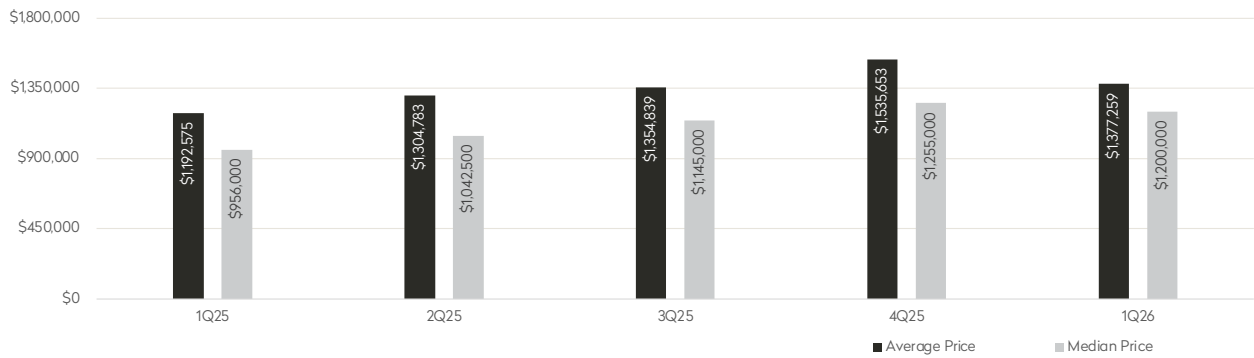


Clinton Hill, Fort Greene, Brooklyn Navy Yard, Prospect Heights, & Vinegar Hill



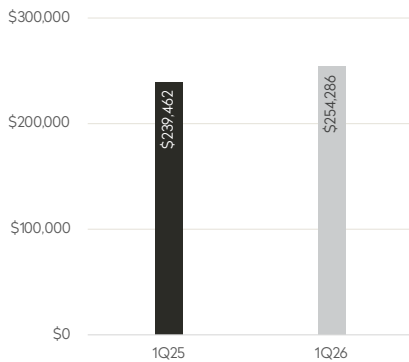
Cooperatives & Condominiums

Average and Median Sales Prices



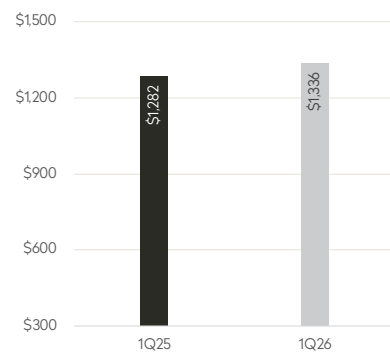
Cooperative

Average price per room



Condominium

Average price per square foot



Q1 2026

BEDFORD-STUYVESANT
BUSHWICK
CROWN HEIGHTS
STUYVESANT HEIGHTS
WEEKSVILLE

While the average price was **3%** higher than a year ago, the median was slightly lower at \$925,000.

The average condo price per square foot was **5%** above 2025's first quarter.



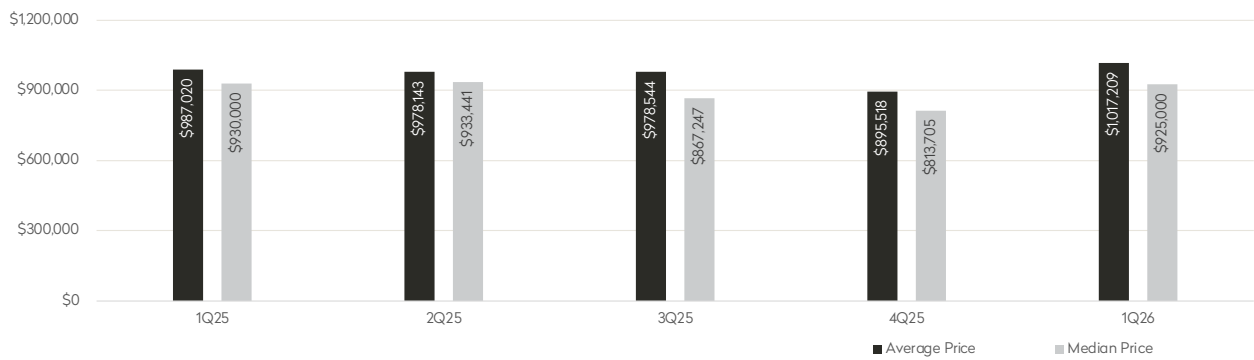
685 CHAUNCEY STREET

Bedford-Stuyvesant, Bushwick, Crown Heights, Stuyvesant Heights, & Weeksville



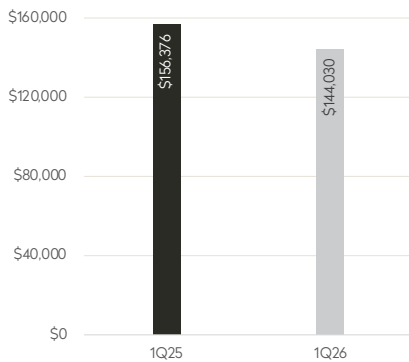
Cooperatives & Condominiums

Average and Median Sales Prices



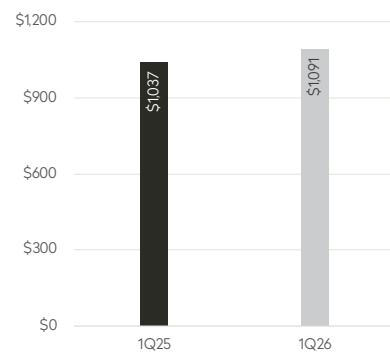
Cooperative

Average price per room



Condominium

Average price per square foot



Q1 2026

EAST WILLIAMSBURG

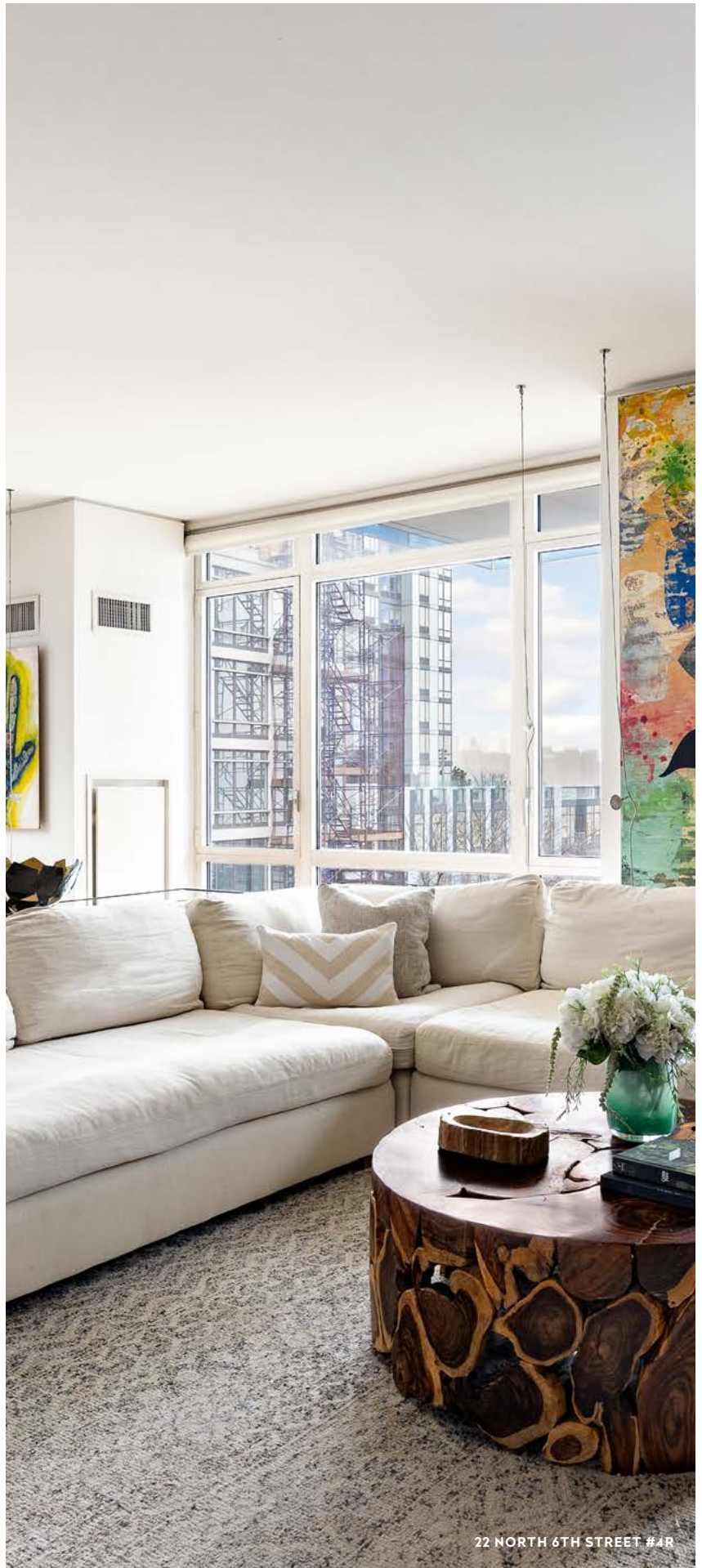
GREENPOINT

WILLIAMSBURG NORTH SIDE

WILLIAMSBURG SOUTH SIDE

A sharp decline in new development closings helped bring the average price down by **4%** compared to one year ago.

New development apartments typically sell for more than resale units, so any significant decline in new development closings can bring down the overall average price.



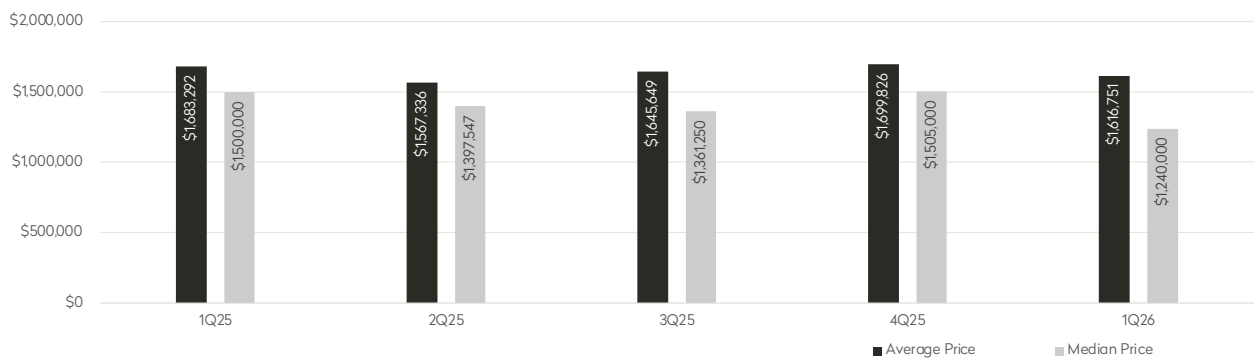
22 NORTH 6TH STREET #4R

East Williamsburg, Greenpoint, Williamsburg North Side, & Williamsburg South Side



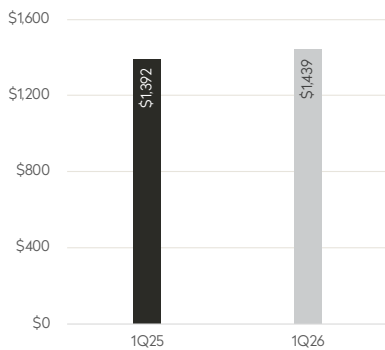
Cooperatives & Condominiums

Average and Median Sales Prices



Condominium

Average price per square foot



Q1 2026

DITMAS PARK
FARRAGUT
FISKE TERRACE
FLATBUSH
MIDWOOD
PROSPECT-LEFFERTS GARDENS
PROSPECT PARK SOUTH
WINGATE

The average co-op price per room
fell **6%** over the past year.

Condo prices averaged
\$922 per square foot,
an 8% **IMPROVEMENT**
from the first quarter of 2025.



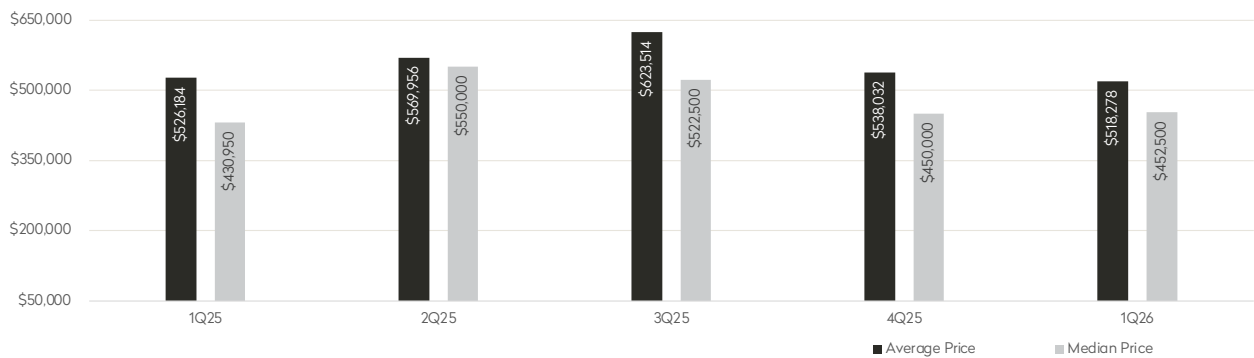
251 RUTLAND ROAD

Ditmas Park, Farragut, Fiske Terrace, Flatbush, Midwood, Prospect-Lefferts Gardens, Prospect Park South, & Wingate



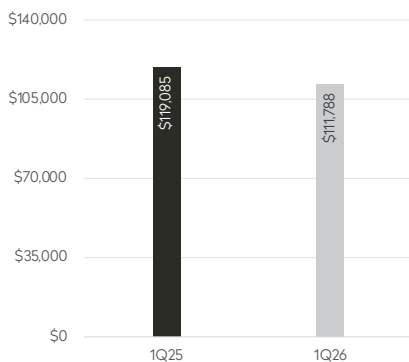
Cooperatives & Condominiums

Average and Median Sales Prices



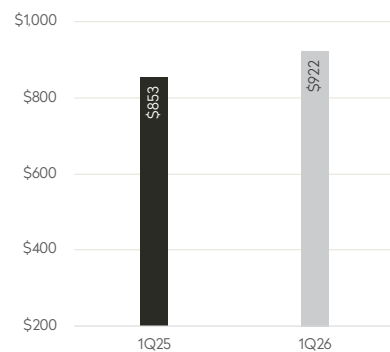
Cooperative

Average price per room



Condominium

Average price per square foot



Q1 2026

DOWNTOWN BROOKLYN

The average apartment price was little changed compared to a year ago.

Co-op prices were slightly lower than in the first quarter of 2025, while condos posted an **11%** gain in their average price per square foot.

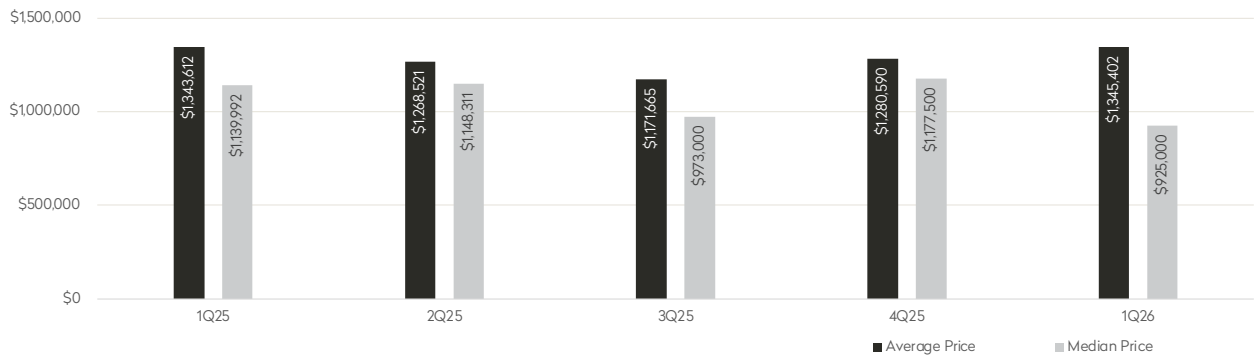


365 BRIDGE STREET #14D



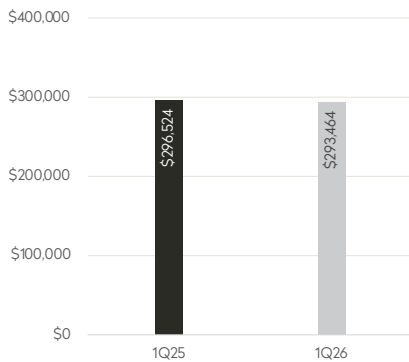
Cooperatives & Condominiums

Average and Median Sales Prices



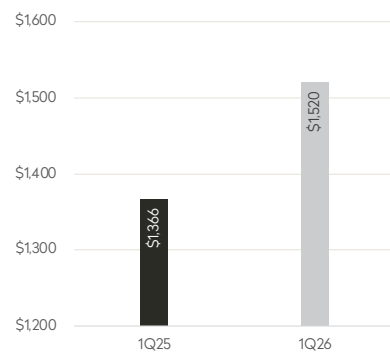
Cooperative

Average price per room



Condominium

Average price per square foot



Q1 2026

BENSONHURST
BOROUGH PARK
KENSINGTON
MAPLETON



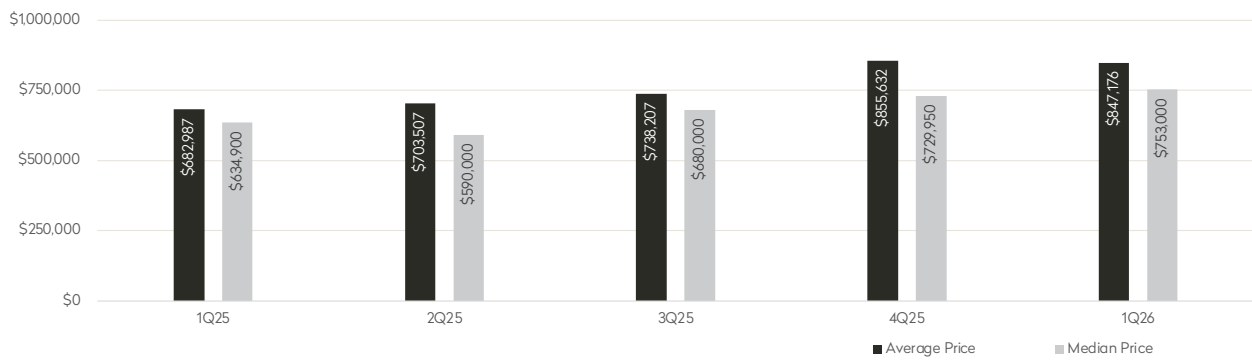
Both the average and median prices posted sharp **GAINS** over the past year.

Bensonhurst, Borough Park, Kensington, & Mapleton



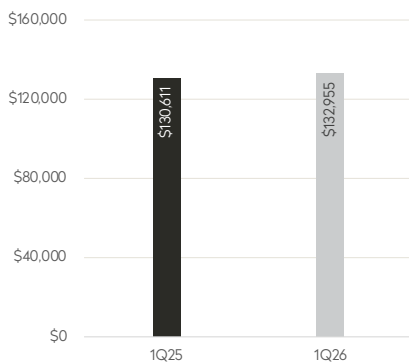
Cooperatives & Condominiums

Average and Median Sales Prices



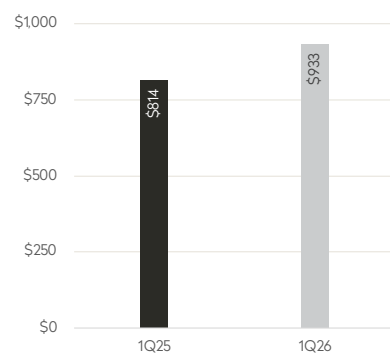
Cooperative

Average price per room



Condominium

Average price per square foot



Q1 2026

BAY RIDGE

DYKER HEIGHTS

FORT HAMILTON

GREENWOOD HEIGHTS

SUNSET PARK

While both the average and median prices were lower than a year ago, those declines can be attributed to a large shift towards co-op apartments in the first quarter of 2025.

All things being equal, co-ops typically sell for a discount to condos due to their underlying mortgages, and the strict rules co-ops can have.



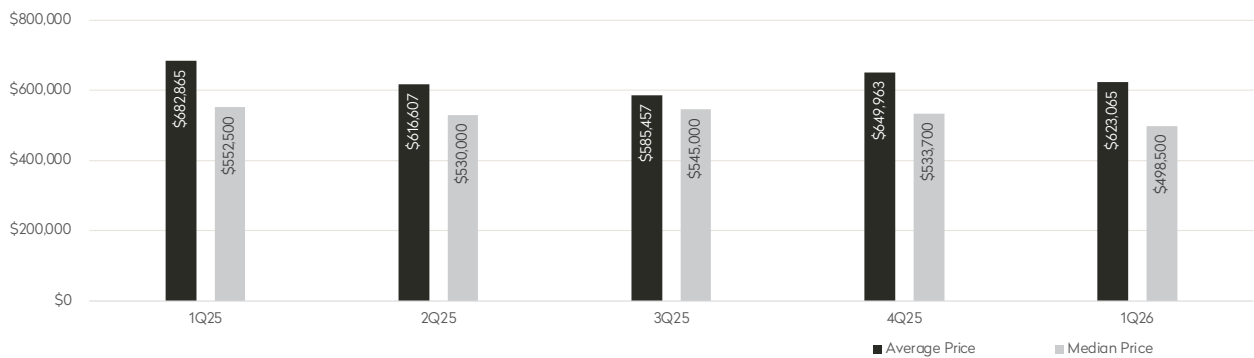
7119 SHORE ROAD #2A

Bay Ridge, Dyker Heights, Fort Hamilton, Greenwood Heights, & Sunset Park



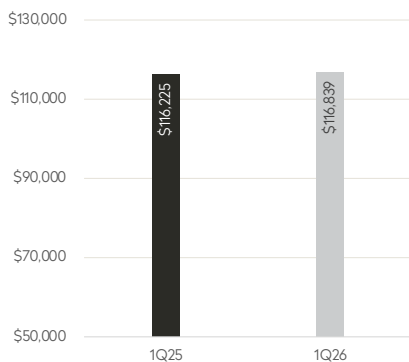
Cooperatives & Condominiums

Average and Median Sales Prices



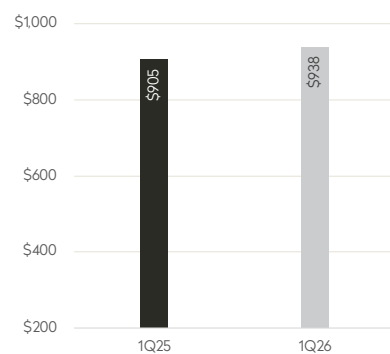
Cooperative

Average price per room



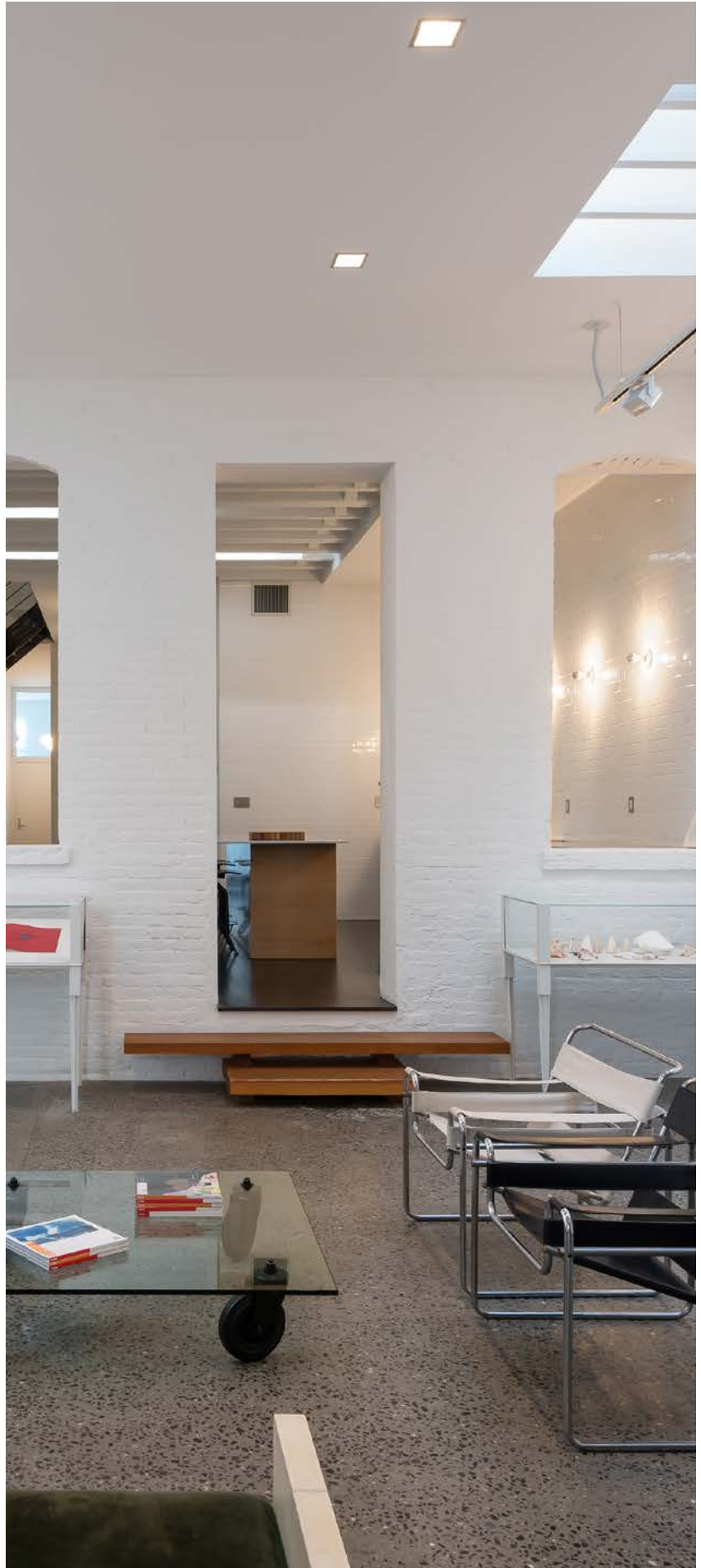
Condominium

Average price per square foot



Q1 2026

COLUMBIA STREET
WATERFRONT DISTRICT
GOWANUS
RED HOOK



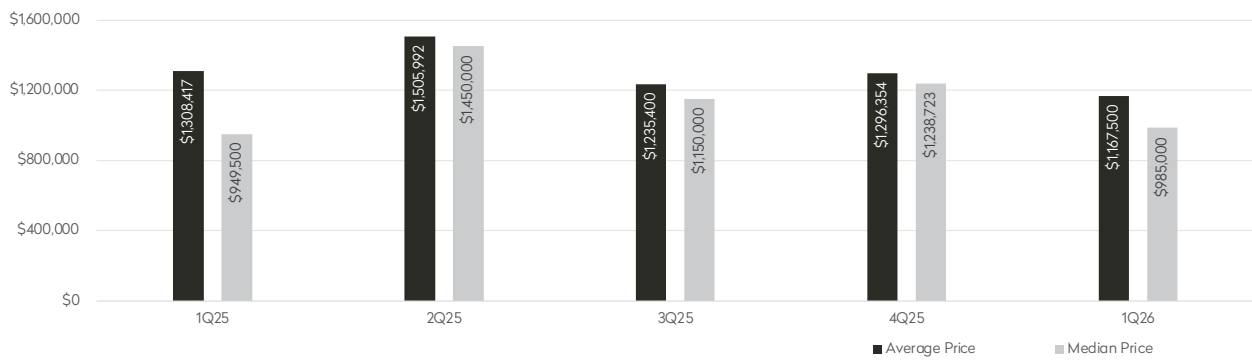
The median price rose **4%** over the past year to \$985,000.

Columbia Street Waterfront District, Gowanus & Red Hook



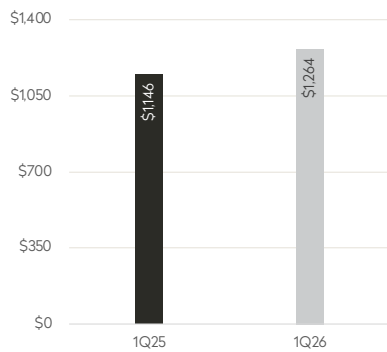
Cooperatives & Condominiums

Average and Median Sales Prices



Condominium

Average price per square foot



Q1 2026

BROWNSVILLE
CANARSIE
CITY LINE
EAST FLATBUSH
EAST NEW YORK
FLATLANDS
NEW LOTS
OCEAN HILL
STARRETT CITY



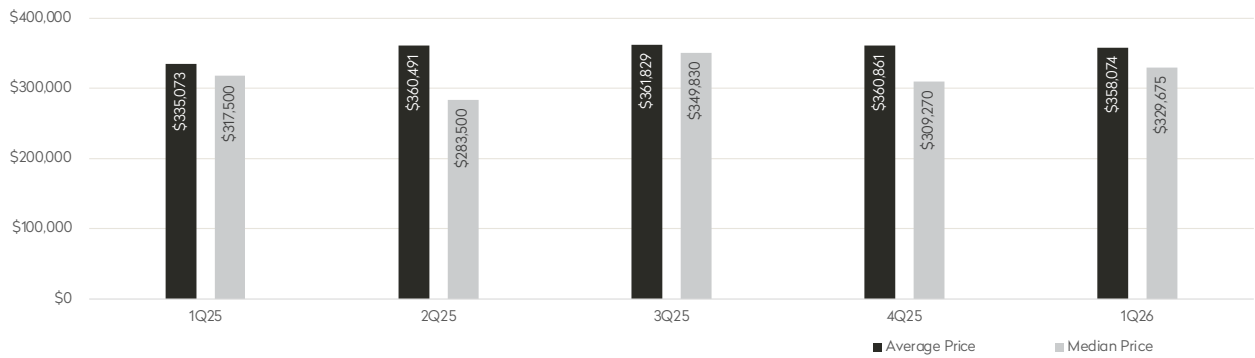
Both the average and median prices were **HIGHER** than 2025's first quarter.

Brownsville, Canarsie, City Line, East Flatbush, East New York, Flatlands, New Lots, Ocean Hill & Starrett City



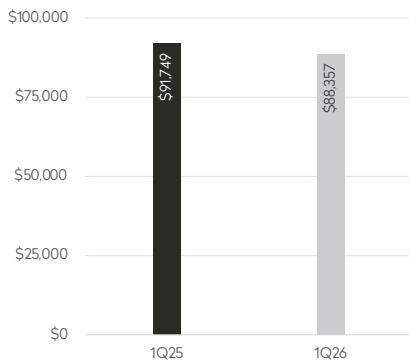
Cooperatives & Condominiums

Average and Median Sales Prices



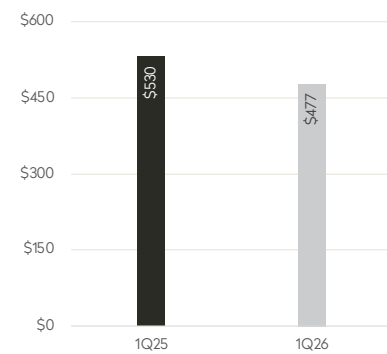
Cooperative

Average price per room



Condominium

Average price per square foot



Q1 2026

BATH BEACH
BERGEN BEACH
BRIGHTON BEACH
CONEY ISLAND
GERRITSEN BEACH
GRAVESEND
HOMECREST
MADISON
MANHATTAN BEACH
MARINE PARK
OLD MILL BASIN
SEA GATE
SHEEPSHEAD BAY

Prices averaged \$462,942 in the first quarter, 1% less than a year ago.

The median price ticked **UP** 1% compared to the first quarter of 2025.

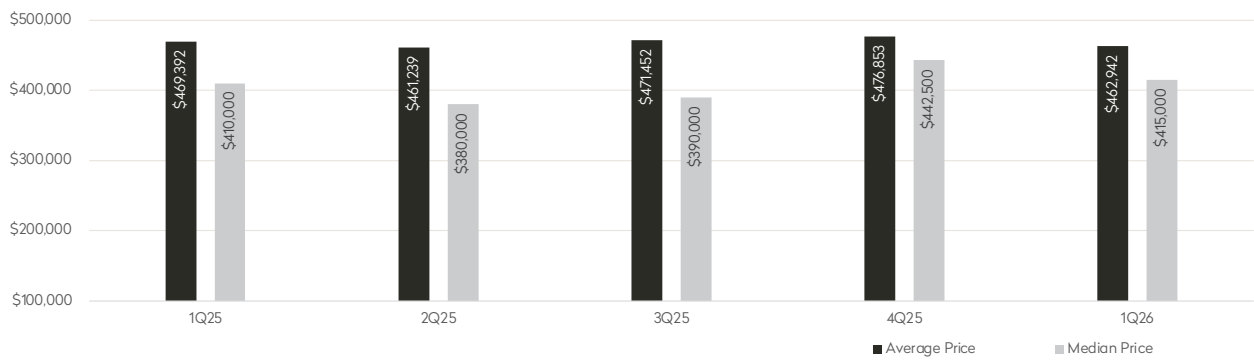


Bath Beach, Bergen Beach, Brighton Beach, Coney Island, Gerritsen Beach, Gravesend, Homecrest, Madison, Manhattan Beach, Marine Park, Old Mill Basin, Sea Gate, & Sheepshead Bay



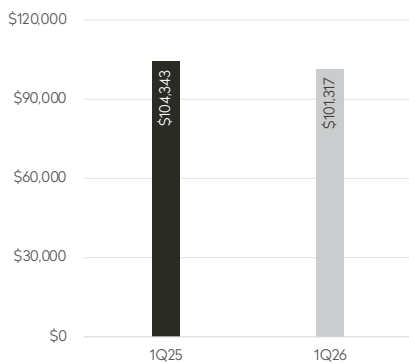
Cooperatives & Condominiums

Average and Median Sales Prices



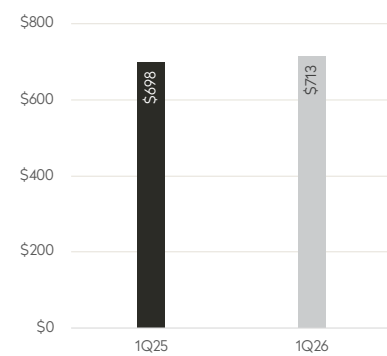
Cooperative

Average price per room



Condominium

Average price per square foot



Contact Us

FIRST QUARTER 2026

Apartment Market Report

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BHS THE Craft OF Research

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