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2026 RESIDENTIAL MARKET REPORT 1-3 FAMILY HOMES

BROOKLYN

Brown Harris Stevens THE *Craft of Research*

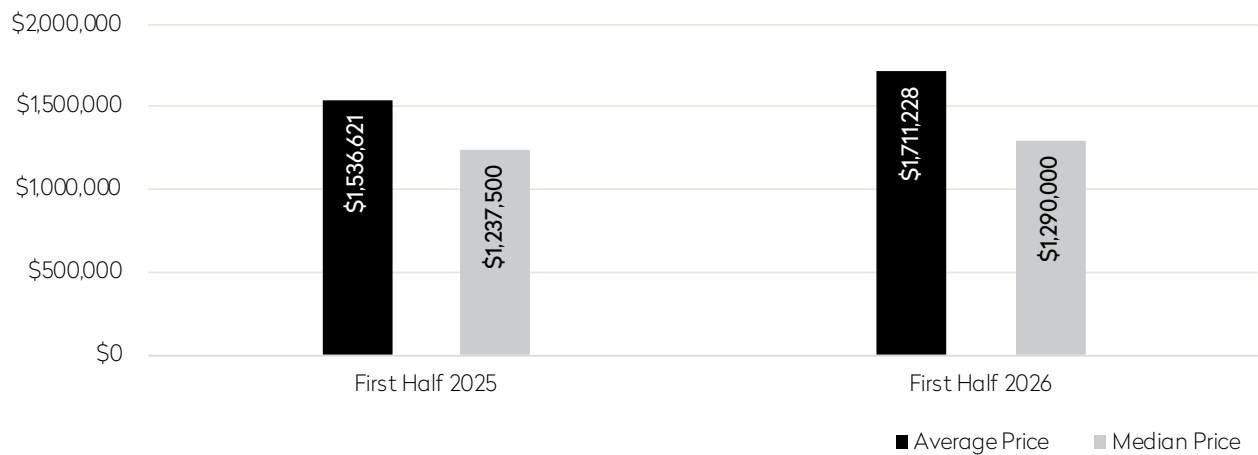
776 EAST 17TH STREET

All Brooklyn

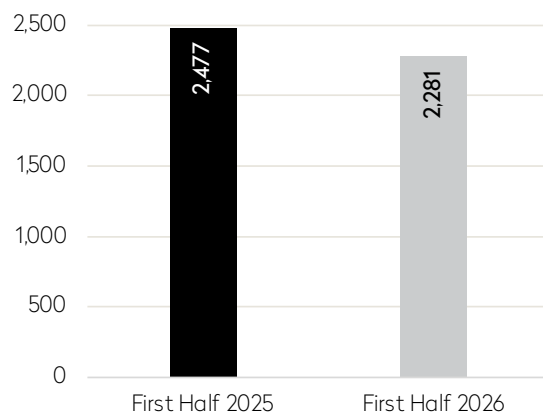
1-3 Family Homes

- The average price per square foot for Brooklyn townhouses rose 9% over the past year to \$743.
- There were 8% fewer closings reported compared to 2025's first half, due in part to limited inventory in some neighborhoods.

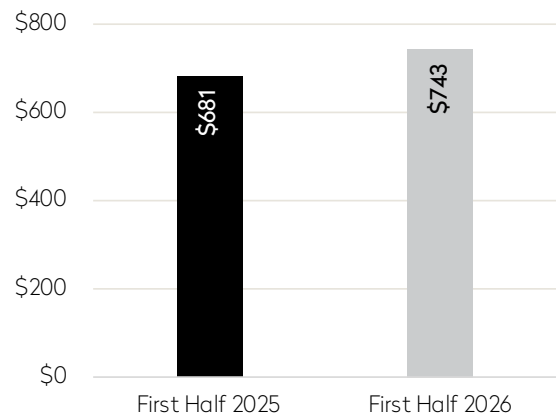
AVERAGE & MEDIAN SALES PRICES



NUMBER OF CLOSINGS



AVERAGE PRICE PER SQUARE FOOT



Brooklyn

1-3 Family Homes

BOERUM HILL, BROOKLYN HEIGHTS, CARROLL GARDENS, COBBLE HILL & DUMBO

	AVERAGE PRICE	MEDIAN PRICE
First Half 2025	\$4,776,674	\$3,825,000
First Half 2026	\$5,593,646	\$4,175,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2025	56	\$1,552
First Half 2026	69	\$1,521

- At \$4,175,000, the median price was 9% above last year's level.
- Closings were 23% higher than in the first half of 2025, which was the largest increase of any market area in this report.

PARK SLOPE, SOUTH SLOPE & WINDSOR TERRACE

- Townhouse prices averaged \$3,548,508, an 11% increase from 2025's first half.
- The median price posted a bigger increase, rising 18% over the past year.

	AVERAGE PRICE	MEDIAN PRICE
First Half 2025	\$3,207,643	\$2,775,000
First Half 2026	\$3,548,508	\$3,275,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2025	77	\$1,214
First Half 2026	80	\$1,260

CLINTON HILL, FORT GREENE, NAVY YARD, PROSPECT HEIGHTS & VINEGAR HILL

	AVERAGE PRICE	MEDIAN PRICE
First Half 2025	\$3,316,875	\$3,100,000
First Half 2026	\$3,930,378	\$3,800,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2025	53	\$1,129
First Half 2026	37	\$1,165

- The average price was 18% higher than a year ago, at \$3,930,378.
- This increase was fueled by a rise in the size of townhouses sold, as the average price per square foot was just 3% higher than the first half of 2025.

Brooklyn

1-3 Family Homes

BEDFORD-STUYVESANT, BUSHWICK, CROWN HEIGHTS & STUYVESANT HEIGHTS

	AVERAGE PRICE	MEDIAN PRICE
First Half 2025	\$1,658,385	\$1,500,000
First Half 2026	\$1,835,610	\$1,700,478

- The average townhouse price rose 11% over the past year to \$1,835,610.
- The 325 closings reported in the first half were 8% less than a year ago.

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2025	352	\$631
First Half 2026	325	\$675

EAST WILLIAMSBURG, GREENPOINT, WILLIAMSBURG NORTH SIDE & WILLIAMSBURG SOUTH SIDE

- Compared to a year ago, the median price in the first half of 2026 was up 8%.
- Closings were unchanged from the same period last year.

	AVERAGE PRICE	MEDIAN PRICE
First Half 2025	\$2,546,083	\$2,312,500
First Half 2026	\$2,693,731	\$2,500,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2025	64	\$998
First Half 2026	64	\$1,122

DITMAS PARK, FLATBUSH, MIDWOOD, PROSPECT LEFFERTS-GARDENS & PROSPECT PARK SOUTH

	AVERAGE PRICE	MEDIAN PRICE
First Half 2025	\$1,536,744	\$1,360,125
First Half 2026	\$1,779,506	\$1,500,000

- Prices averaged \$715 per square foot in the first half of 2026, slightly more than a year ago.
- 280 townhouses sold in the first half of 2026, 12% more than last year's comparable period.

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2025	249	\$705
First Half 2026	280	\$715

Brooklyn

1-3 Family Homes

BENSONHURST, BOROUGH PARK & KENSINGTON

	AVERAGE PRICE	MEDIAN PRICE
First Half 2025	\$1,775,068	\$1,630,000
First Half 2026	\$1,999,481	\$1,800,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2025	267	\$711
First Half 2026	186	\$841

- At \$1,800,000, the median price was 10% higher than a year ago.
- Closings were 30% lower than 2025's first half.

BAY RIDGE, DYKER HEIGHTS, GREENWOOD HEIGHTS & SUNSET PARK

- The average price rose 5% over the past year to \$1,534,330.
- There were 15% fewer closings than in the first half of 2025.

	AVERAGE PRICE	MEDIAN PRICE
First Half 2025	\$1,465,947	\$1,400,000
First Half 2026	\$1,534,330	\$1,457,500

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2025	253	\$698
First Half 2026	214	\$732

COLUMBIA STREET WATERFRONT DISTRICT, GOWANUS & RED HOOK

	AVERAGE PRICE	MEDIAN PRICE
First Half 2025	\$2,372,717	\$2,000,000
First Half 2026	\$2,457,024	\$2,462,500

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2025	25	\$1,128
First Half 2026	22	\$1,039

- Townhouse prices averaged 4% more than last year's first half.
- Closings fell from 25 in 2025's first half, to 22.

Brooklyn

1-3 Family Homes

BROWNSVILLE, CANARSIE, EAST FLATBUSH, EAST NEW YORK & FLATLANDS

	AVERAGE PRICE	MEDIAN PRICE
First Half 2025	\$798,962	\$780,000
First Half 2026	\$804,859	\$775,000

- The average price ticked up 1% over the past year, while the median price fell by 1%.
- This area was 9% less active than in 2025's first half.

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2025	532	\$438
First Half 2026	485	\$449

BATH BEACH, BRIGHTON BEACH, CONEY ISLAND, GERRITSEN BEACH, GRAVESEND, MARINE PARK, MILL BASIN, SEA GATE & SHEEPSHEAD BAY

- At \$1,050,000, the median price was 6% above last year's level.
- The number of sales fell 5% over the past year.

	AVERAGE PRICE	MEDIAN PRICE
First Half 2025	\$1,197,432	\$995,000
First Half 2026	\$1,302,795	\$1,050,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2025	549	\$611
First Half 2026	519	\$594



Contact Us

FIRST HALF 2026

Residential Market Report 1-3 Family Homes

Bay Ridge

8324 4th Avenue
Brooklyn, NY 11209
718.878.1880

Development Marketing

451 West Broadway
New York, NY 10012
212-521-5757

Brooklyn Heights

129 Montague Street
Brooklyn, NY 11201
718.875.1289

BHS Relocation Services

445 Park Avenue, 10th Floor
New York, NY 10022
212-381-6521

Park Slope, 100 Seventh

100 Seventh Avenue
Brooklyn, NY 11215
718.230.5500

Park Slope, 160 Seventh

160 7th Avenue
Brooklyn, NY 11215
718.878.1960

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Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens.

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