

# Q2

## 2026 APARTMENT MARKET REPORT

# NYC BOOK BRIEF

**Brown Harris Stevens** THE Craft of Research

709 SACKETT STREET

# Message from Bess Freedman

CEO of **Brown Harris Stevens**

The average Brooklyn apartment price rose 8% over the past year to a record \$1,159,709. At \$895,000, the median apartment price was 9% higher than 2025's second quarter and also a record. Brooklyn's price appreciation over the past year shows that demand remains strong, even as mortgage rates have climbed. Despite low inventory levels in many neighborhoods, the number of closings was 2% higher than a year ago.

Even as the war in Iran stoked inflation and caused volatility in financial markets, consumers have continued to spend, helped by a solid labor market and the strong performance of stocks.

The U.S. added 552,000 jobs in the first half of 2026, compared to just 162,000 in 2025's first six months. The Dow Jones index rose 8.9% in 2026's first half, while the S&P 500 climbed 9.4% and the Nasdaq surged 12.5%. While inflation remains a concern, there are signs the war may end soon which would help bring inflation and mortgage rates down.



173 AMITY STREET #2W

# Q2

2026

ALL BROOKLYN

Apartment prices averaged \$1,159,709 in the second quarter, **8%** more than a year ago and a new record.

The median price also reached a record level of \$895,000.

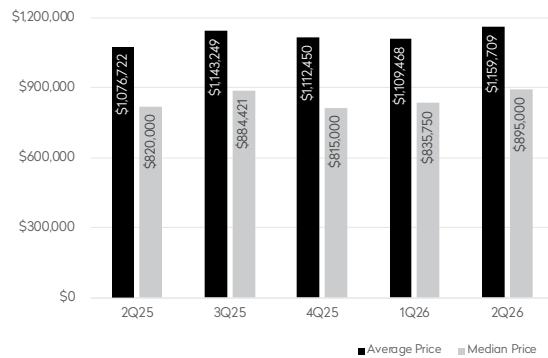


1 MAIN STREET #5H

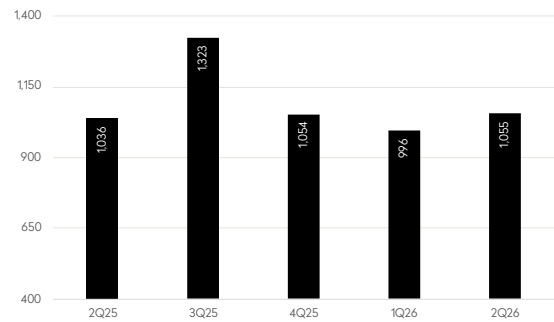


## Cooperatives & Condominiums

Average and Median Sales Prices



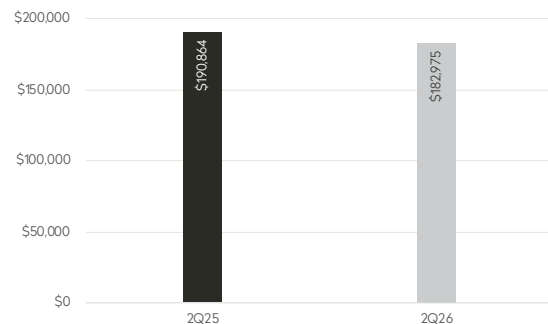
## Number of Closings



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

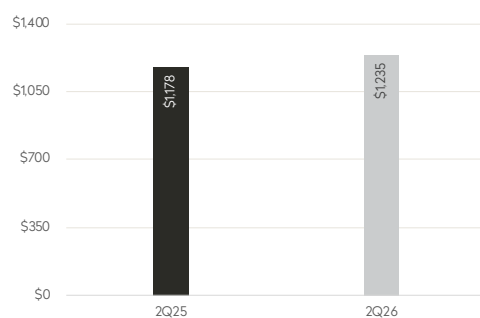
## Cooperative

Average price per room



## Condominium

Average price per square foot



\* Includes new development and resale apartments. 2Q26 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.

# Q2

2026

BOERUM HILL

BROOKLYN HEIGHTS

CARROLL GARDENS

COBBLE HILL

DUMBO

Both the average and median prices  
**ROSE** sharply compared to a year ago.

Condo prices averaged \$1,604 per  
square foot, **11%** more than in 2025's  
second quarter.



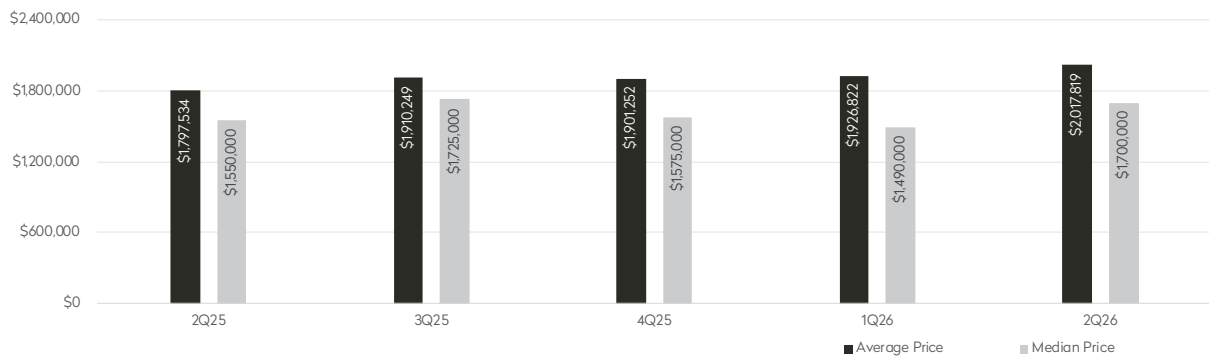
308 STATE STREET

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



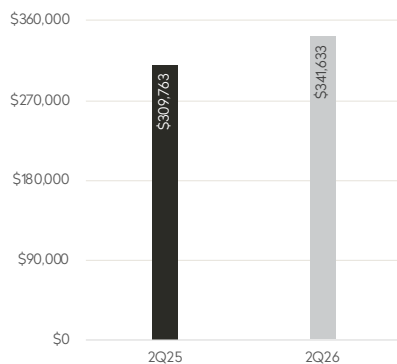
## Cooperatives & Condominiums

Average and Median Sales Prices



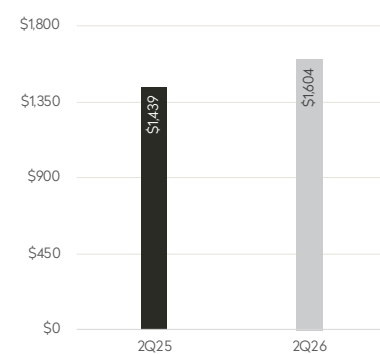
## Cooperative

Average price per room



## Condominium

Average price per square foot



# Q2 2026

PARK SLOPE

SOUTH SLOPE

WINDSOR TERRACE

The average apartment price reached \$1,554,836 in the second quarter, **9%** more than a year ago.

Pricing gains were fueled by condos, which experienced a **10%** increase in their average price per square foot compared to 2025's second quarter.



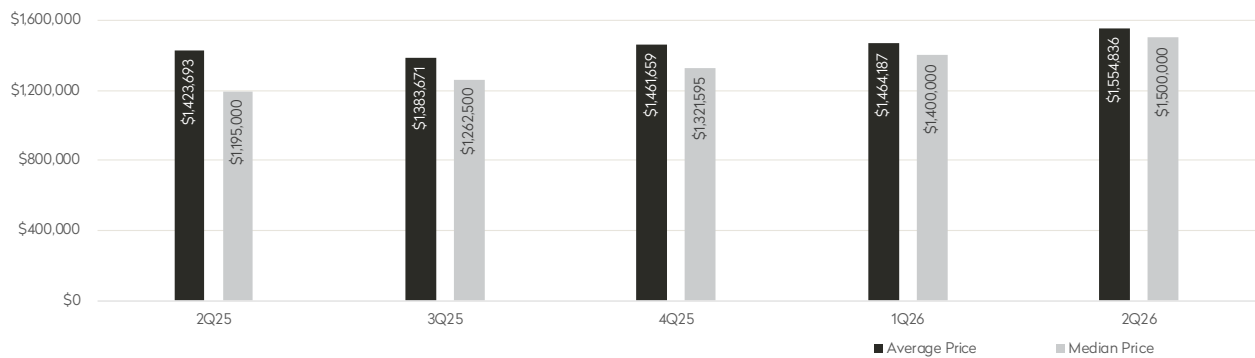
11 STERLING PLACE #5F

# Park Slope, South Slope, & Windsor Terrace



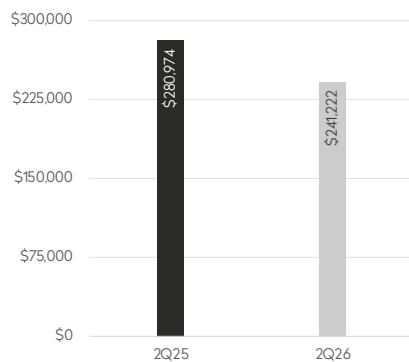
## Cooperatives & Condominiums

Average and Median Sales Prices



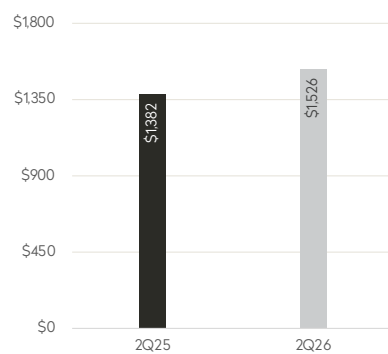
## Cooperative

Average price per room



## Condominium

Average price per square foot



# Q2

2026

CLINTON HILL

FORT GREENE

BROOKLYN NAVY YARD

PROSPECT HEIGHTS

VINEGAR HILL

Both the average and median apartment prices fell **3%** over the past year.

Co-ops saw an **INCREASE** in their average price per room, while the average condo price per square foot fell.

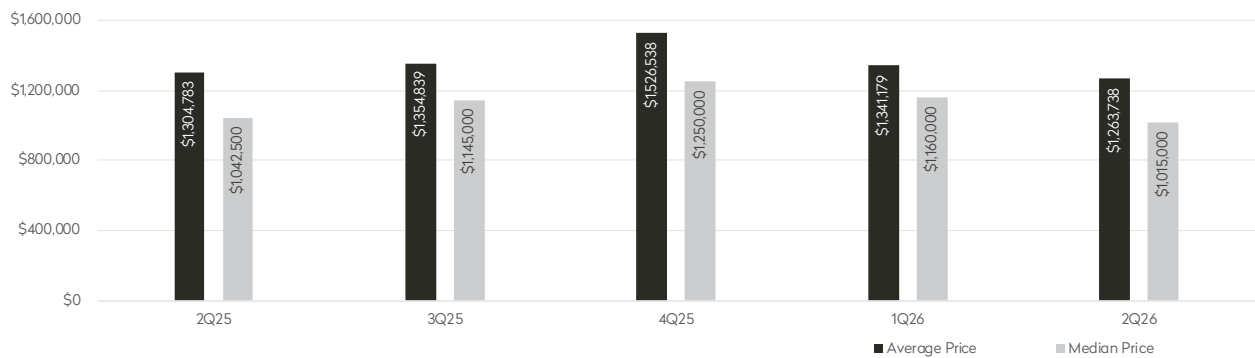


# Clinton Hill, Fort Greene, Brooklyn Navy Yard, Prospect Heights, & Vinegar Hill



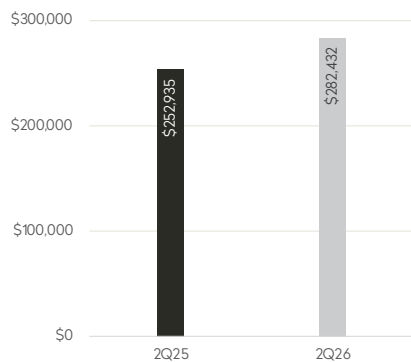
## Cooperatives & Condominiums

Average and Median Sales Prices



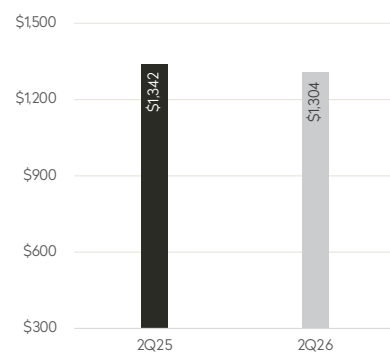
## Cooperative

Average price per room



## Condominium

Average price per square foot



# Q2

2026

BEDFORD-STUYVESANT  
BUSHWICK  
CROWN HEIGHTS  
STUYVESANT HEIGHTS  
WEEKSVILLE

A sharp **RISE** in new development closings helped bring both the average and median apartment prices higher compared to a year ago.

While the average price per room for co-ops posted a large decline, this is a very small market which can lead to large data variations from quarter-to-quarter.



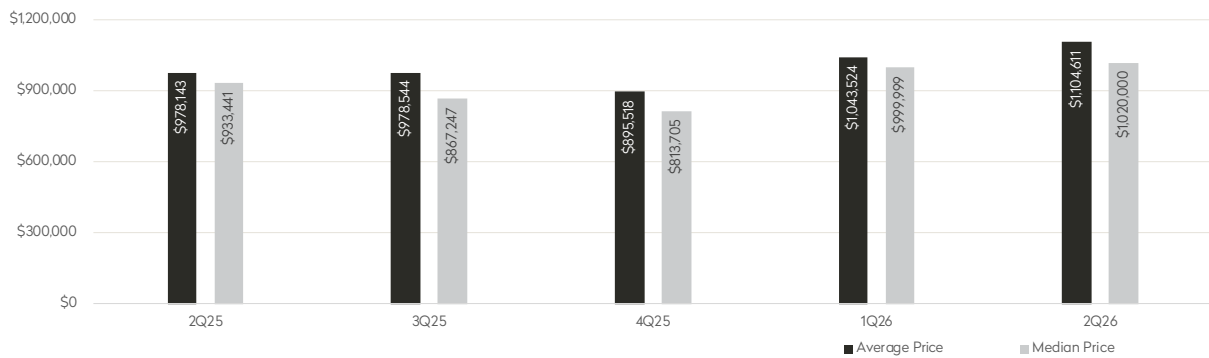
325 GREENE AVENUE #1B

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



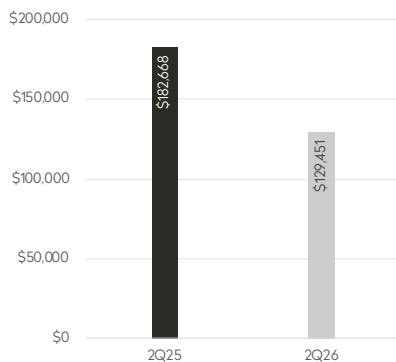
## Cooperatives & Condominiums

Average and Median Sales Prices



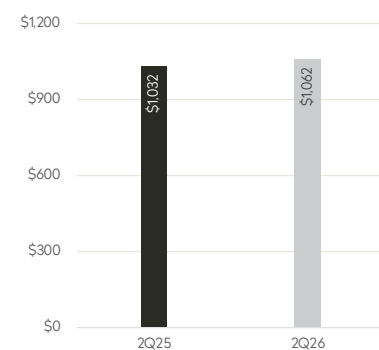
## Cooperative

Average price per room



## Condominium

Average price per square foot



# Q2 2026

EAST WILLIAMSBURG

GREENPOINT

WILLIAMSBURG NORTH SIDE

WILLIAMSBURG SOUTH SIDE

A pickup in high-end new development closings brought the overall average price up **11%** from a year ago.

Condos averaged **9%** more on a per-square-foot basis than in the second quarter of 2025.



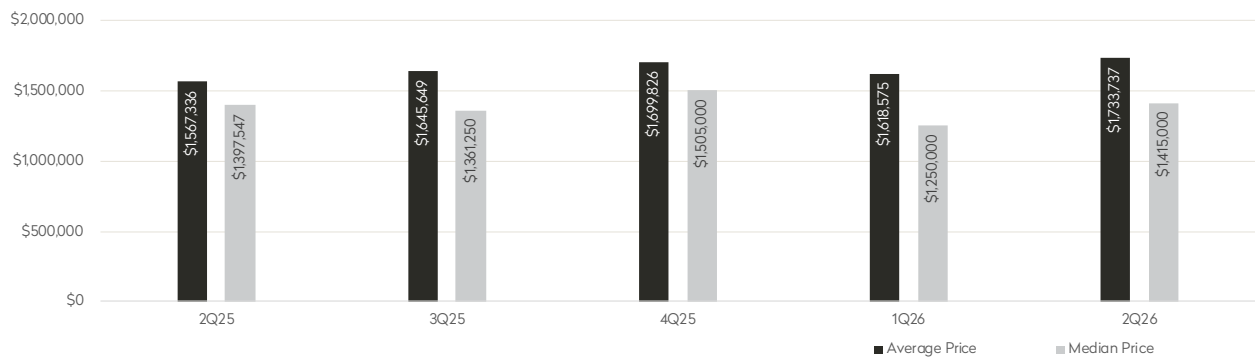
21 INDIA STREET #33B

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



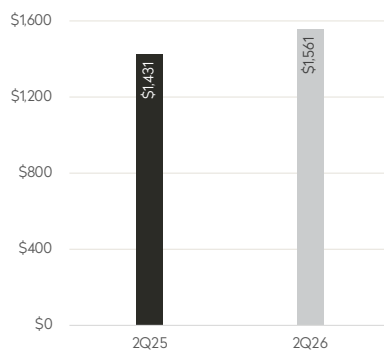
## Cooperatives & Condominiums

Average and Median Sales Prices



## Condominium

Average price per square foot



# Q2

2026

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

At \$571,202, the average price for all apartments was slightly **HIGHER** than a year ago.

The average co-op price per room rose **3%** over the past year to \$129,850.



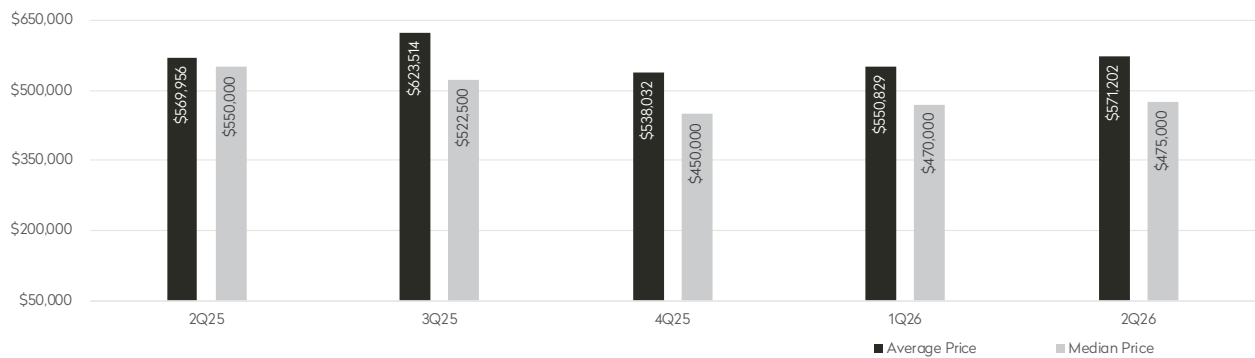
2100 BEDFORD AVENUE #8J

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



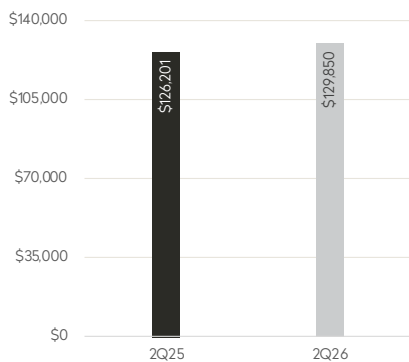
## Cooperatives & Condominiums

Average and Median Sales Prices



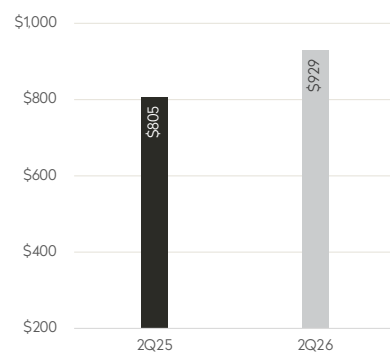
## Cooperative

Average price per room



## Condominium

Average price per square foot

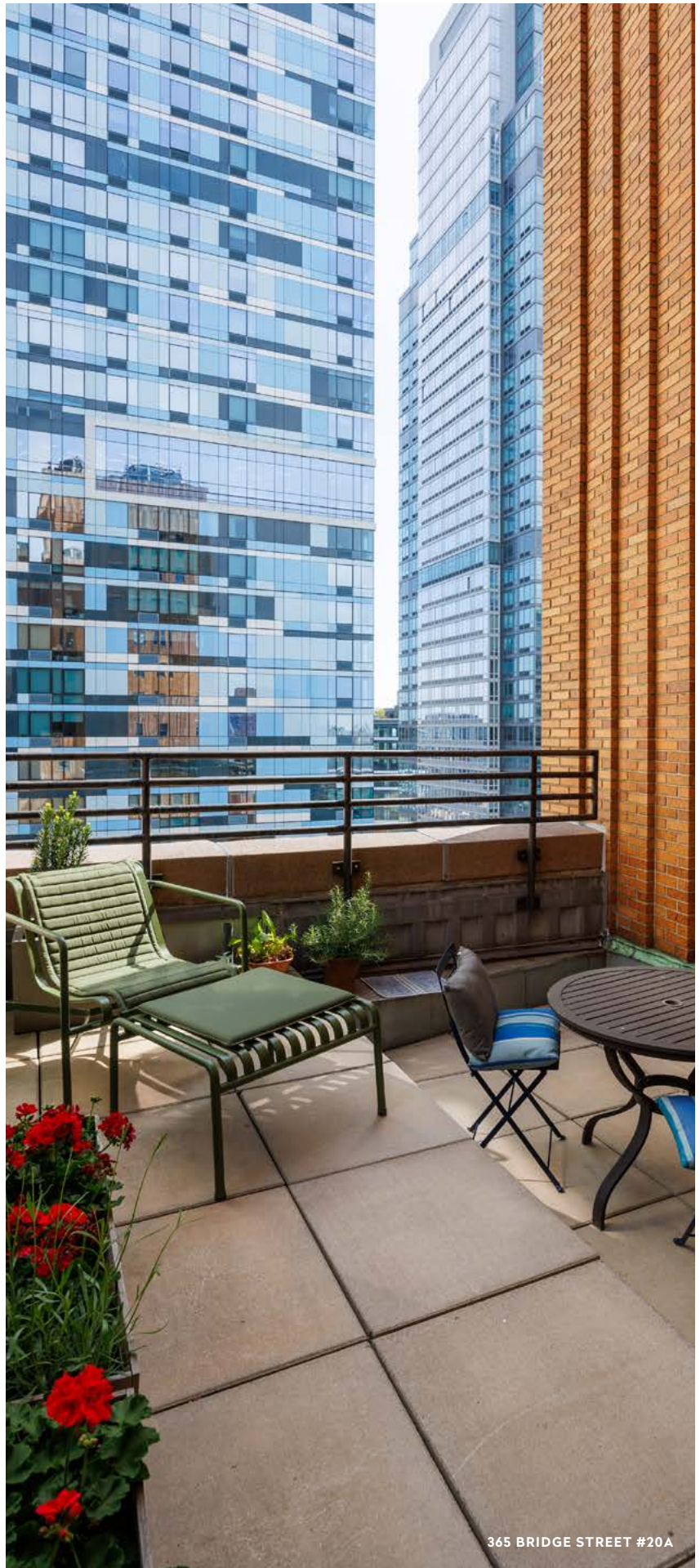


# Q2

2026

## DOWNTOWN BROOKLYN

While the average price rose **19%** compared to a year ago, this is a small market, and the increase was driven by a pickup in high-end new development closings.

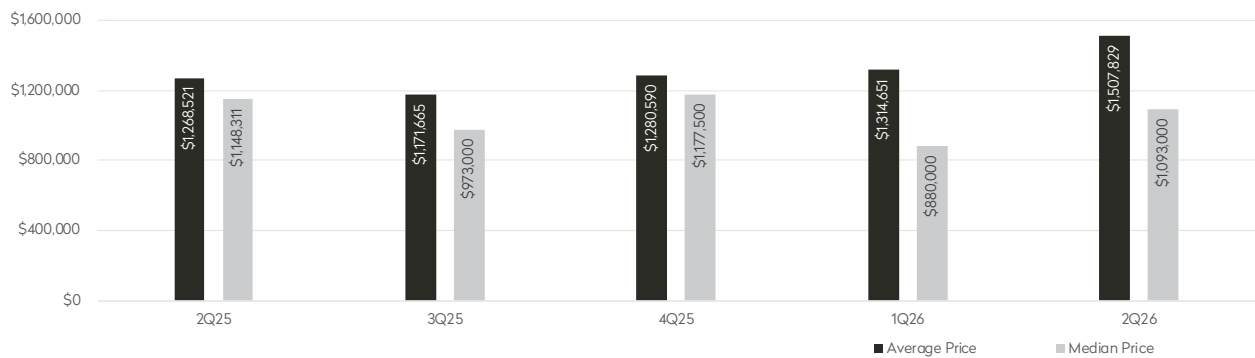


365 BRIDGE STREET #20A



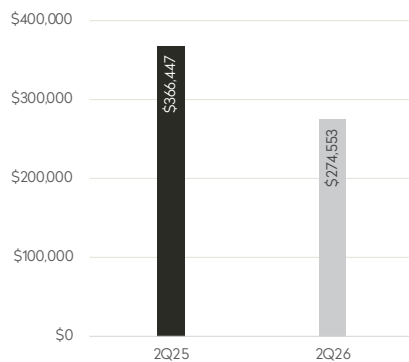
## Cooperatives & Condominiums

Average and Median Sales Prices



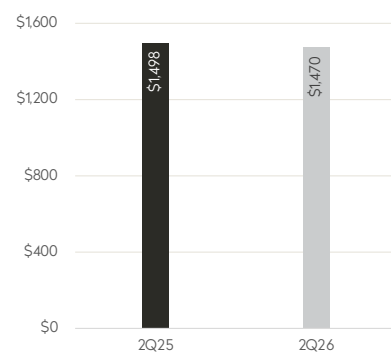
## Cooperative

Average price per room



## Condominium

Average price per square foot



# Q2

2026

BENSONHURST  
BOROUGH PARK  
KENSINGTON  
MAPLETON

Both the average and median prices posted strong **INCREASES** compared to 2025's second quarter, as condos represented a larger share of apartment sales.

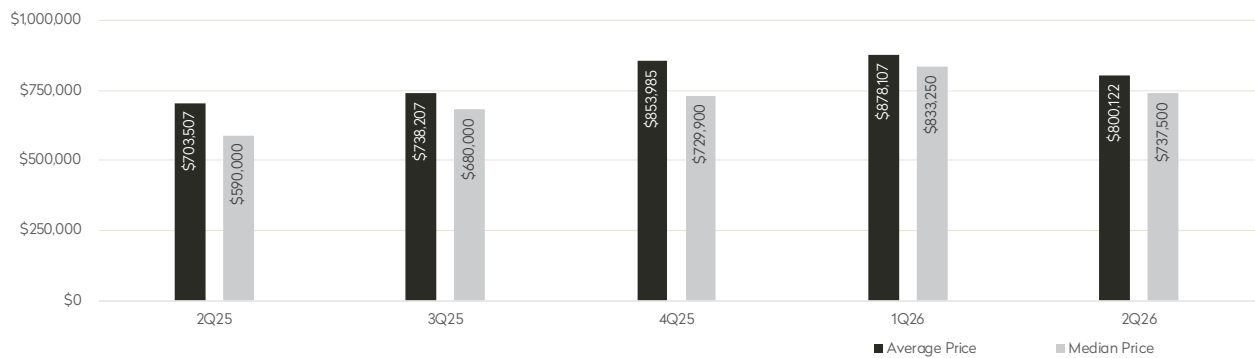


# Bensonhurst, Borough Park, Kensington, & Mapleton



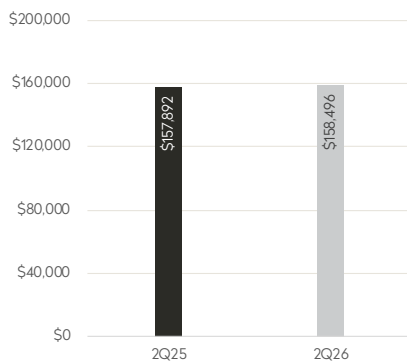
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Average and Median Sales Prices



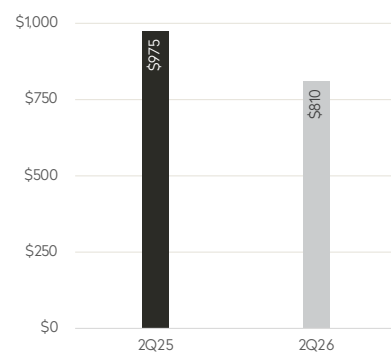
## Cooperative

Average price per room



## Condominium

Average price per square foot



# Q2 2026

BAY RIDGE

DYKER HEIGHTS

FORT HAMILTON

GREENWOOD HEIGHTS

SUNSET PARK

Condo prices averaged **11%** more per square foot than a year ago, while the average co-op price per room rose **5%**.



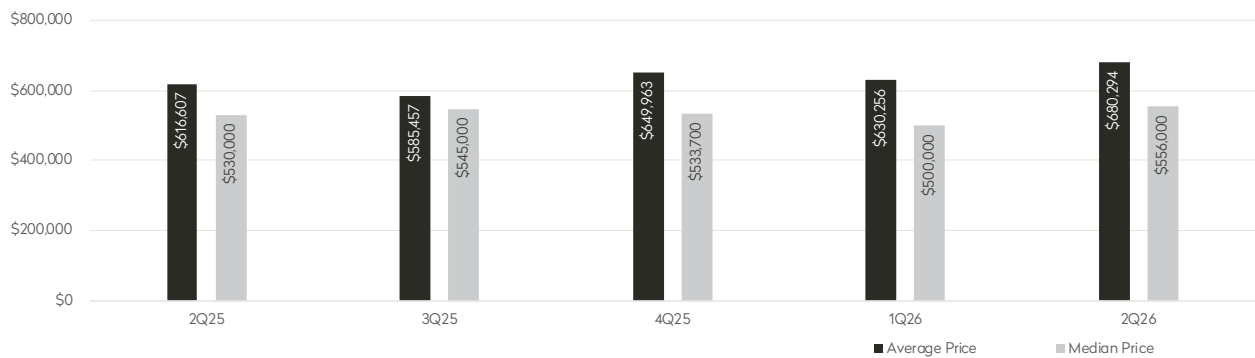
4404 6TH AVENUE #3B

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



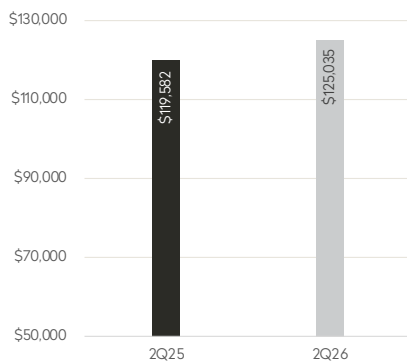
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Average and Median Sales Prices



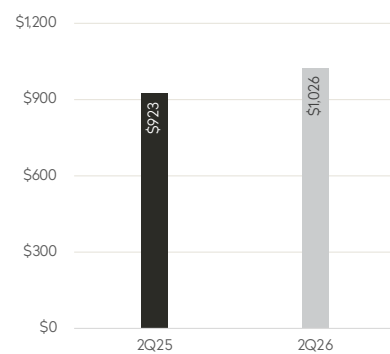
## Cooperative

Average price per room



## Condominium

Average price per square foot

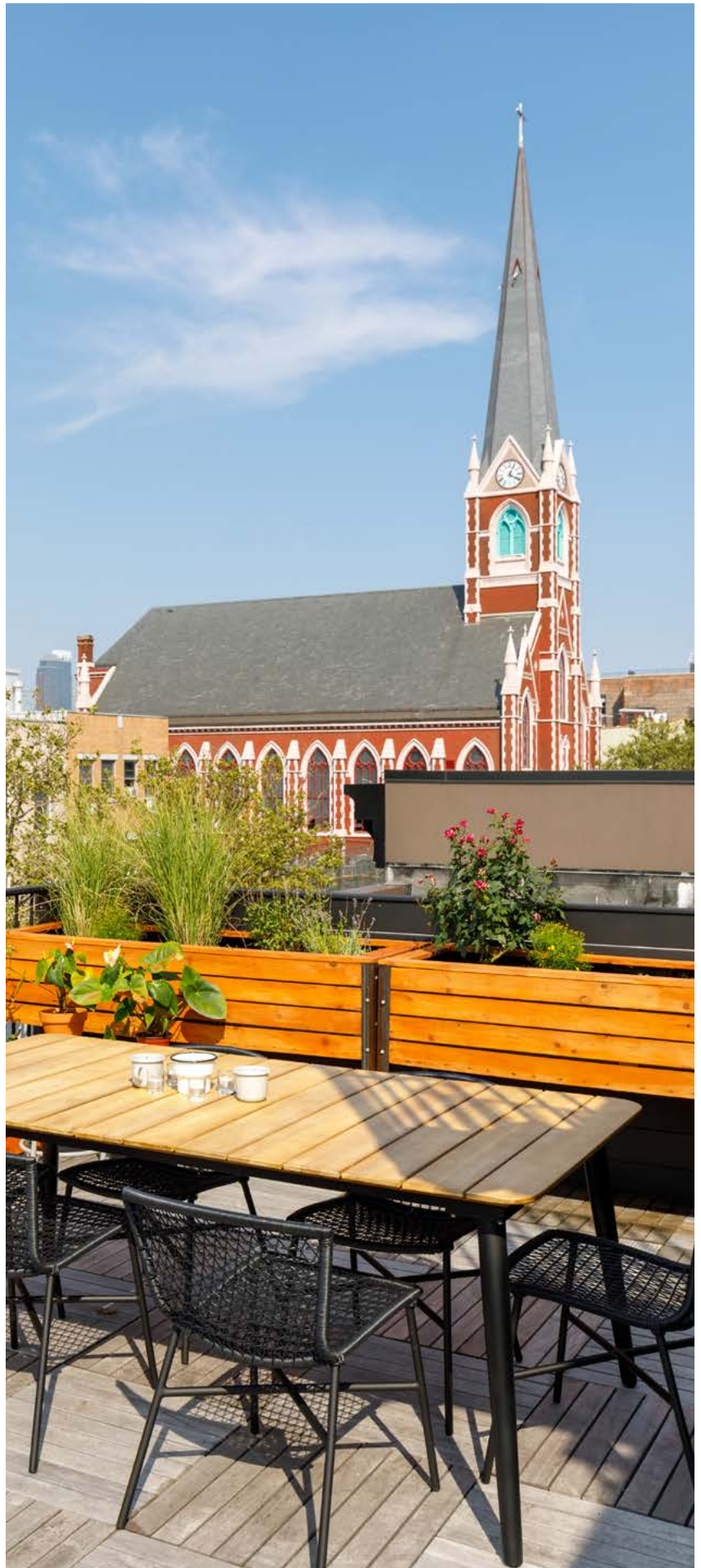


# Q2

2026

COLUMBIA STREET  
WATERFRONT DISTRICT  
GOWANUS  
RED HOOK

The average apartment price fell  
**3%** compared to the second quarter  
of 2025.

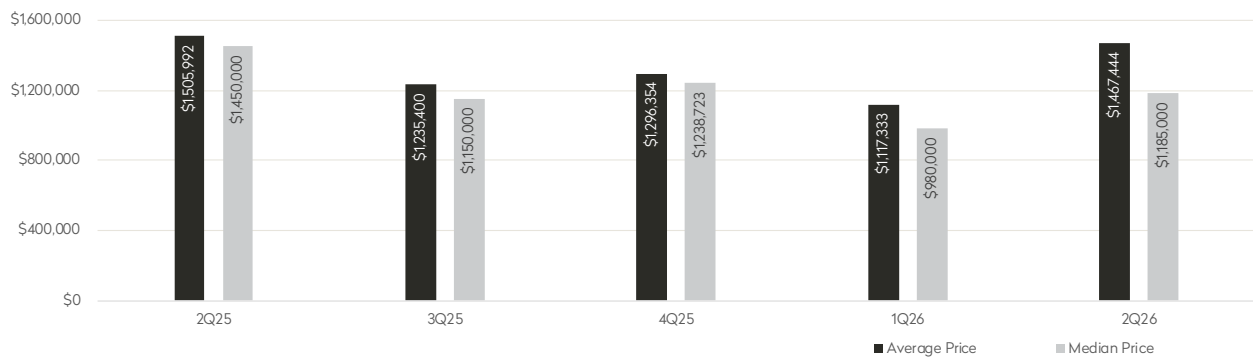


## Columbia Street Waterfront District, Gowanus & Red Hook



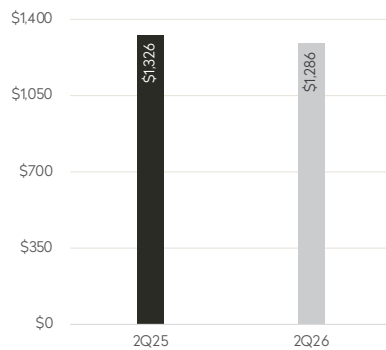
### Cooperatives & Condominiums

Average and Median Sales Prices



### Condominium

Average price per square foot



# Q2

2026

BROWNSVILLE

CANARSIE

CITY LINE

EAST FLATBUSH

EAST NEW YORK

FLATLANDS

NEW LOTS

OCEAN HILL

STARRETT CITY



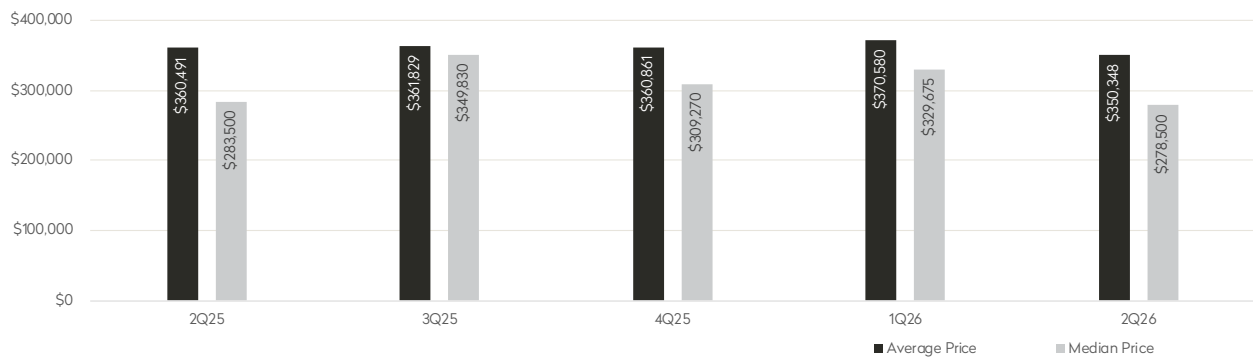
At \$350,348, the average apartment price was **3%** below last year's level.

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



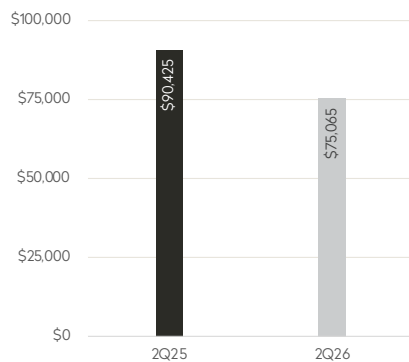
## Cooperatives & Condominiums

Average and Median Sales Prices



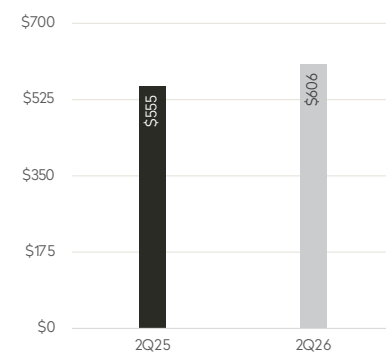
## Cooperative

Average price per room



## Condominium

Average price per square foot



# Q2

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

Co-op prices averaged **7%** more per room than a year ago, while the average condo price per square foot was unchanged.



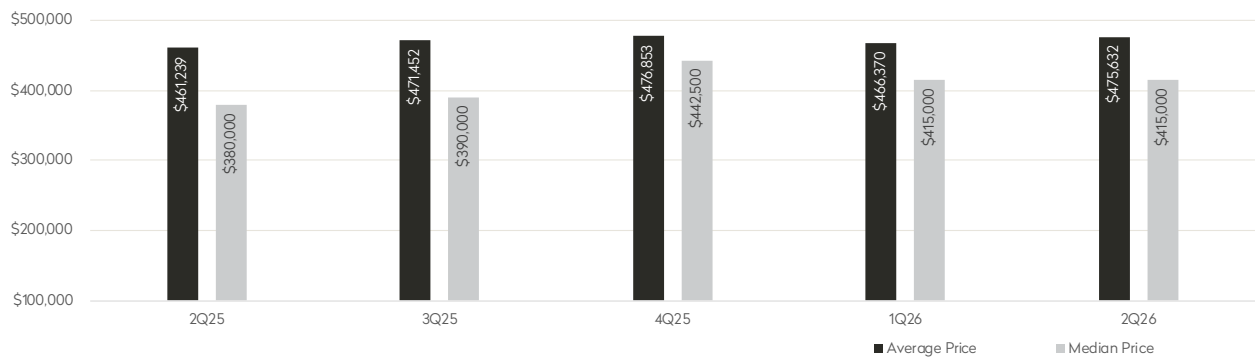
1702 EAST 28TH STREET

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



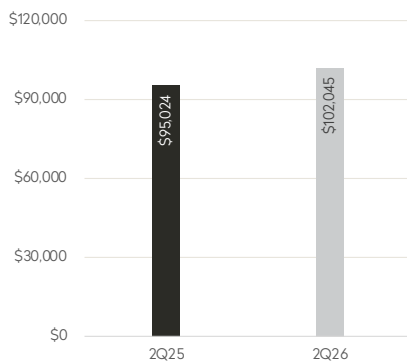
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Average and Median Sales Prices



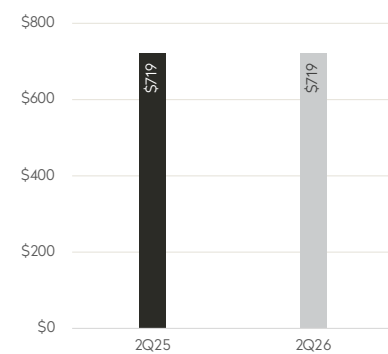
## Cooperative

Average price per room



## Condominium

Average price per square foot



# Contact Us

## SECOND QUARTER 2026

### Apartment Market Report

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**BHS** THE Craft OF Research

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

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