

Q3

2026
APARTMENT
MARKET
REPORT

BRONX

Brown Harris Stevens THE Craft OF Research

90 FURMAN STREET #N808

Message from Bess Freedman

CEO of **Brown Harris Stevens**

The average apartment price in Brooklyn rose 3% over the past year to \$1,176,072. The increase in the average price was driven by a pickup in high-end sales, as the median price, which measures the middle of the market, fell 2% from a year ago to \$865,000.

Co-op prices averaged \$202,079 per room in the third quarter, 4% more than a year ago. A sharp reduction in new development closings helped bring the average price per square foot for condos down 2% from the third quarter of 2025. There were 1,274 reported closings in the third quarter of 2026, 4% fewer than in the same period a year ago.

As we begin the fourth quarter of 2026, the Brooklyn apartment market faces several challenges. Mortgage rates have risen sharply since March and are back over 7%. Brooklyn also faces low inventory in many of its neighborhoods. These two factors, along with concerns about the war in Iran, inflation, and the upcoming elections, led to a sharp reduction in signed contracts last quarter.



Q3

2026

ALL BROOKLYN

Apartment prices averaged \$1,176,072 in the third quarter of 2026; a **3%** improvement compared to a year ago.

The number of closings was **4%** lower than 2025's third quarter.

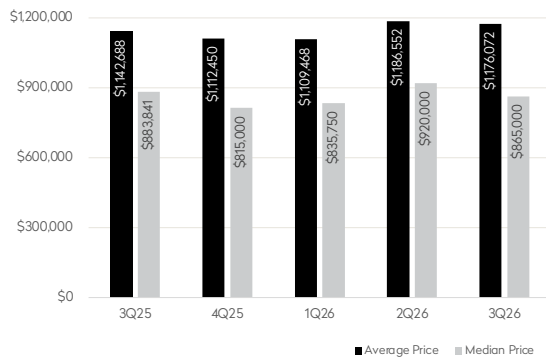


325 GREENE AVENUE #1B

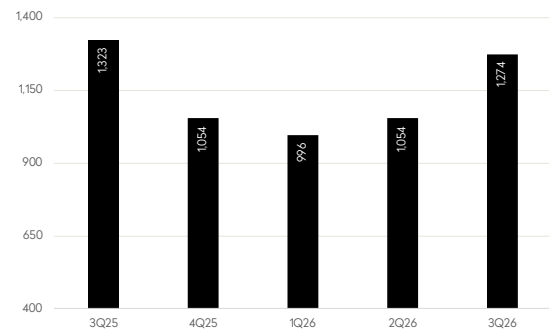


Cooperatives & Condominiums

Average and Median Sales Prices



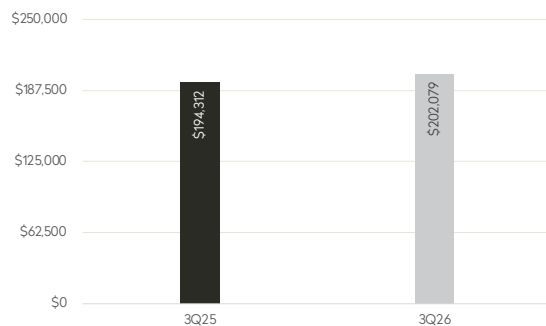
Number of Closings



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

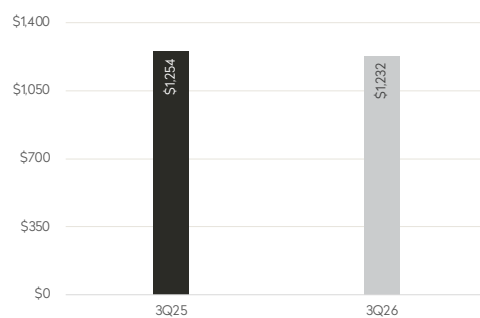
Cooperative

Average price per room



Condominium

Average price per square foot



* Includes new development and resale apartments. 3Q26 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.

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BOERUM HILL

BROOKLYN HEIGHTS

CARROLL GARDENS

COBBLE HILL

DUMBO

The average co-op price per room rose **11%** over the past year to \$348,068.

A sharp decline in new development closings brought the average condo price per square foot down **5%** from the third quarter of 2025.



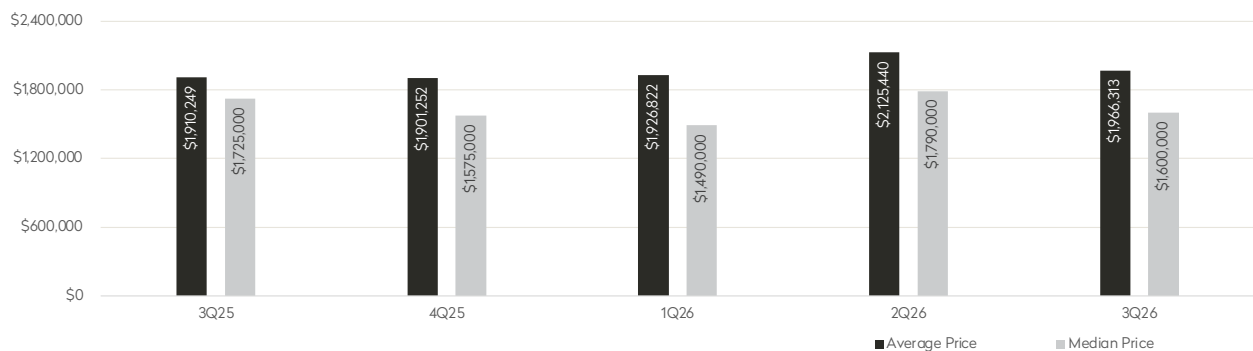
1 MAIN STREET #5H

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



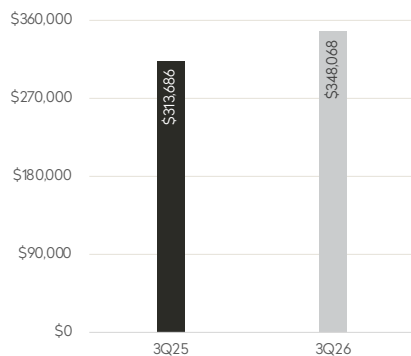
Cooperatives & Condominiums

Average and Median Sales Prices



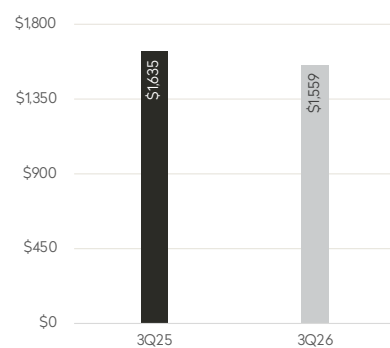
Cooperative

Average price per room



Condominium

Average price per square foot



Q3

2026

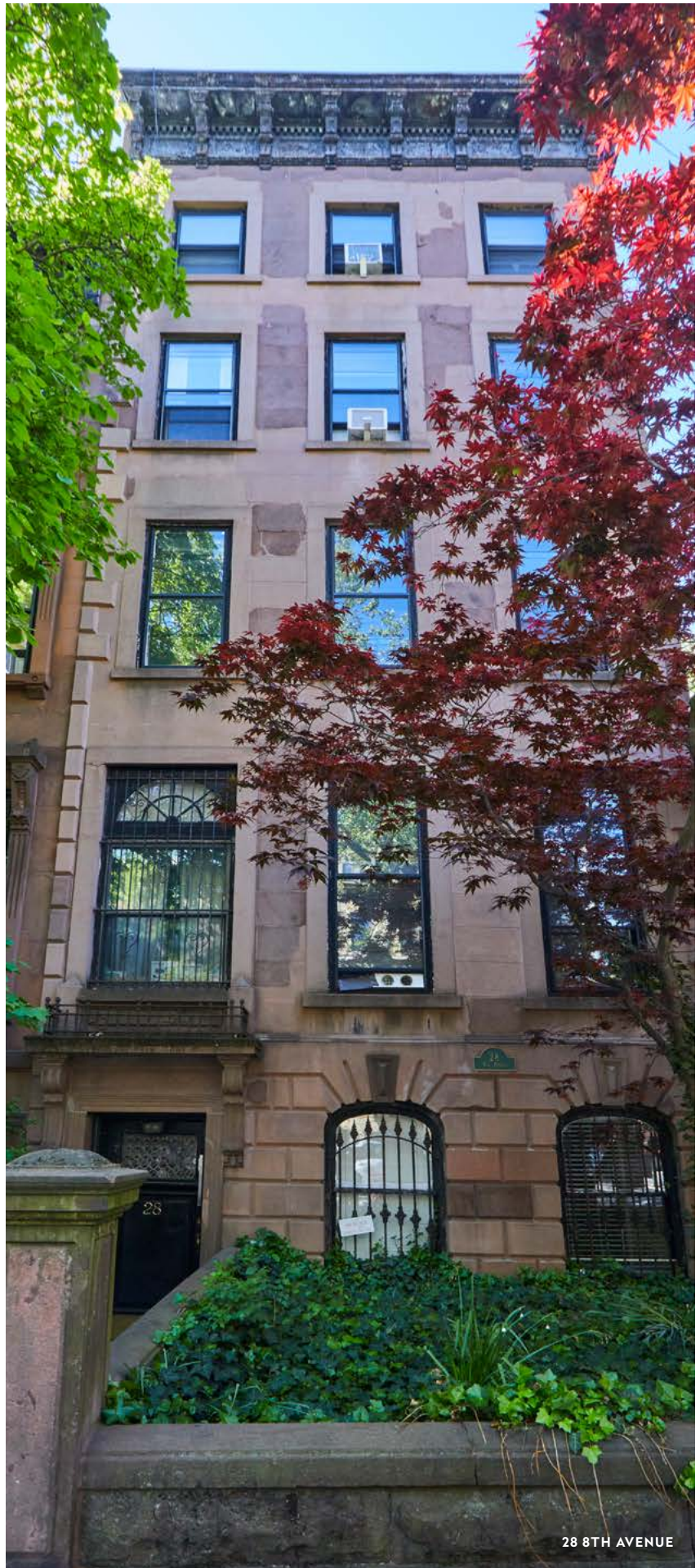
PARK SLOPE

SOUTH SLOPE

WINDSOR TERRACE

At \$1,476,897, the average price was **7%** higher than in 2025's third quarter.

The median price ticked down **1%** over the past year to \$1,250,000.



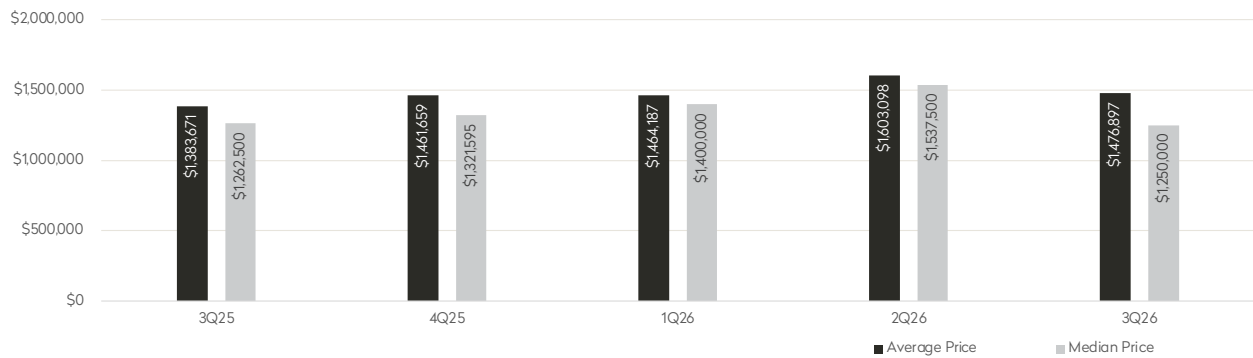
28 8TH AVENUE

Park Slope, South Slope, & Windsor Terrace



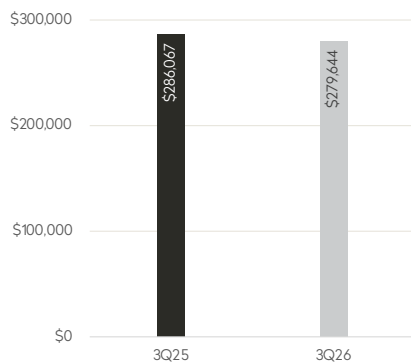
Cooperatives & Condominiums

Average and Median Sales Prices



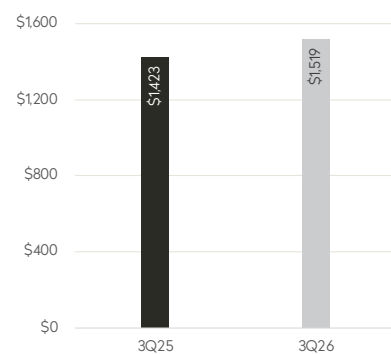
Cooperative

Average price per room



Condominium

Average price per square foot



Q3

2026

CLINTON HILL

FORT GREENE

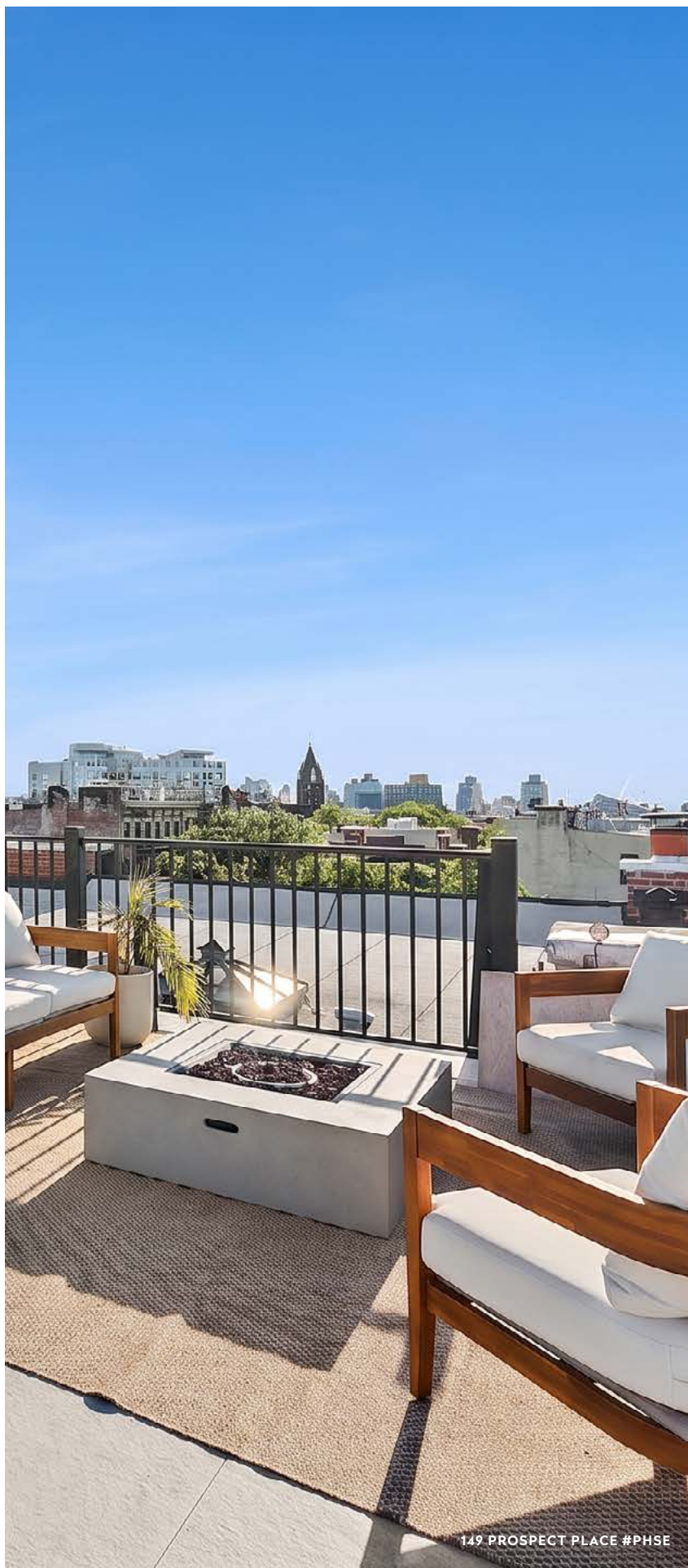
BROOKLYN NAVY YARD

PROSPECT HEIGHTS

VINEGAR HILL

Co-op prices averaged \$275,218 per room, which was **6%** above last year's level.

The average condo price per square foot was unchanged from the third quarter of 2025.

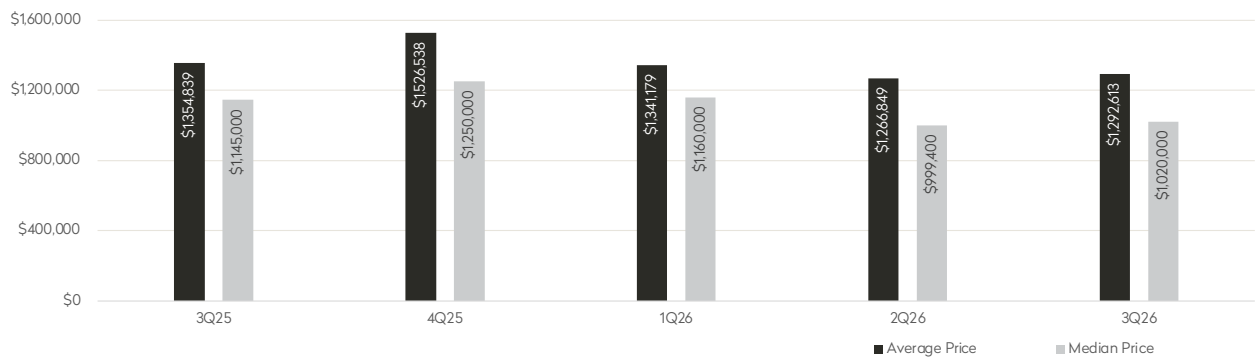


Clinton Hill, Fort Greene, Brooklyn Navy Yard, Prospect Heights, & Vinegar Hill



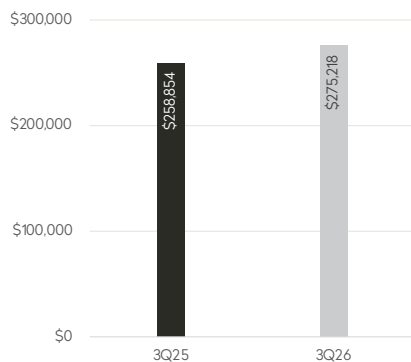
Cooperatives & Condominiums

Average and Median Sales Prices



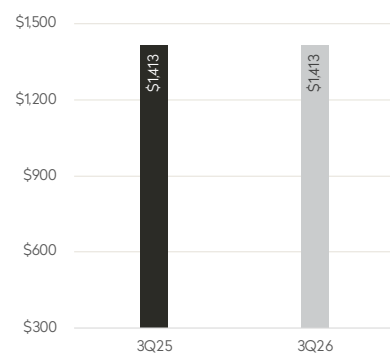
Cooperative

Average price per room



Condominium

Average price per square foot



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BEDFORD-STUYVESANT

BUSHWICK

CROWN HEIGHTS

STUYVESANT HEIGHTS

WEEKSVILLE

The average apartment price rose **5%** over the past year to \$1,022,769.

At \$899,000, the median price was **4%** above the same period in 2025.



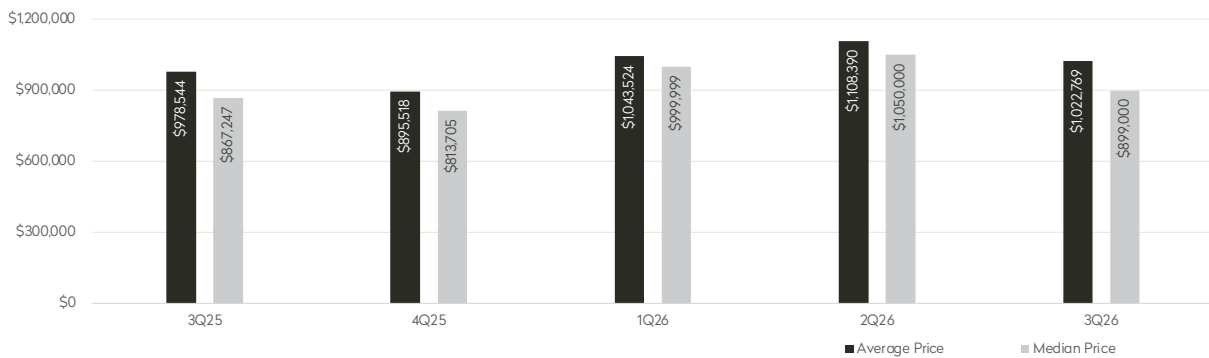
171 LEXINGTON AVENUE #1

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



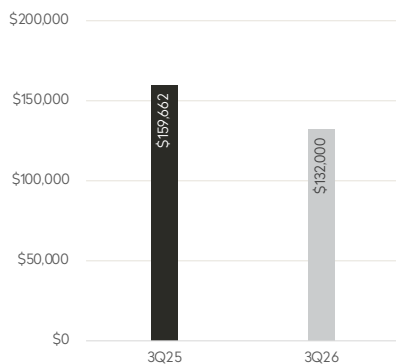
Cooperatives & Condominiums

Average and Median Sales Prices



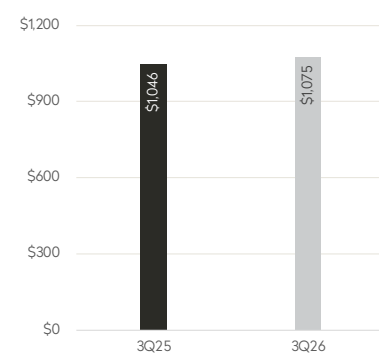
Cooperative

Average price per room



Condominium

Average price per square foot



Q3 2026

EAST WILLIAMSBURG

GREENPOINT

WILLIAMSBURG NORTH SIDE

WILLIAMSBURG SOUTH SIDE

Buyers favored larger apartments compared to a year ago, which helped bring the average price **UP** to \$1,773,271 in the third quarter of 2026.



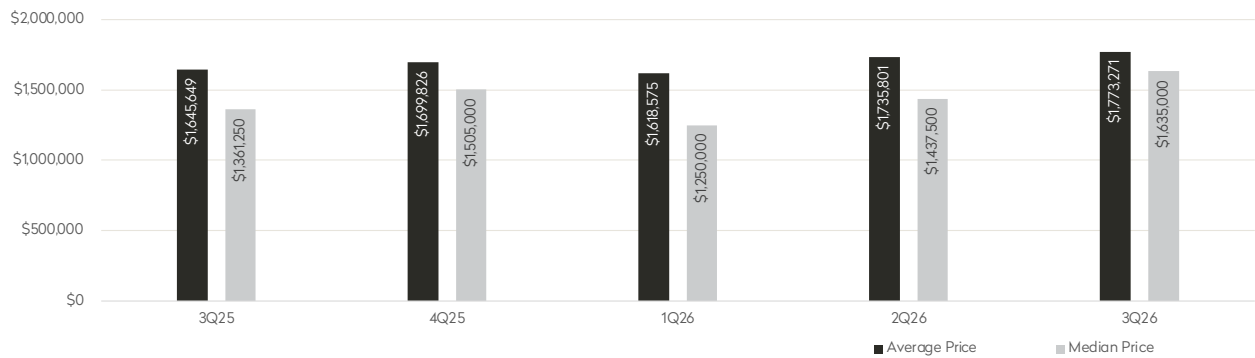
214 NORTH 11TH STREET #5A

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



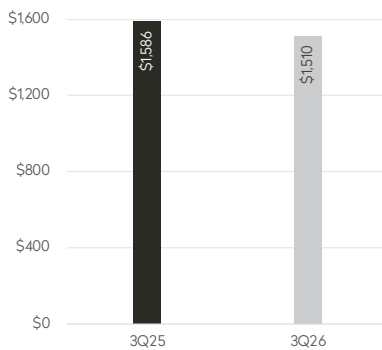
Cooperatives & Condominiums

Average and Median Sales Prices



Condominium

Average price per square foot



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2026

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

The median price rose **2%**
over the past year to \$532,000.



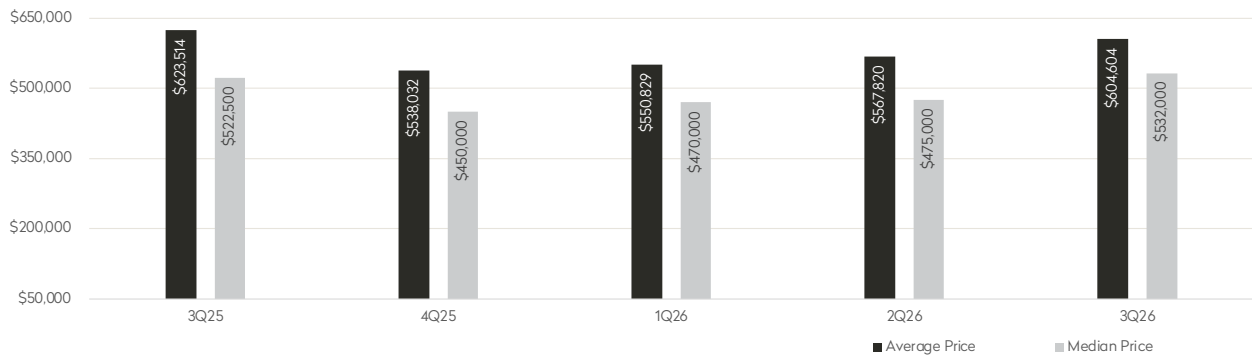
652 MARLBOROUGH COURT

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



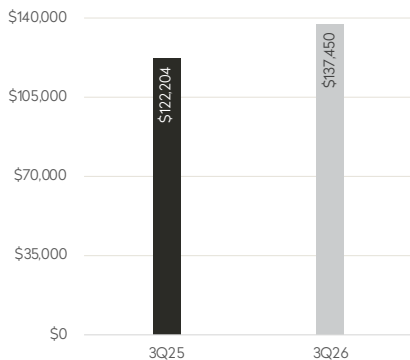
Cooperatives & Condominiums

Average and Median Sales Prices



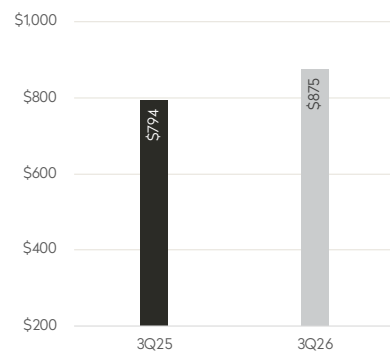
Cooperative

Average price per room



Condominium

Average price per square foot



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2026

DOWNTOWN BROOKLYN



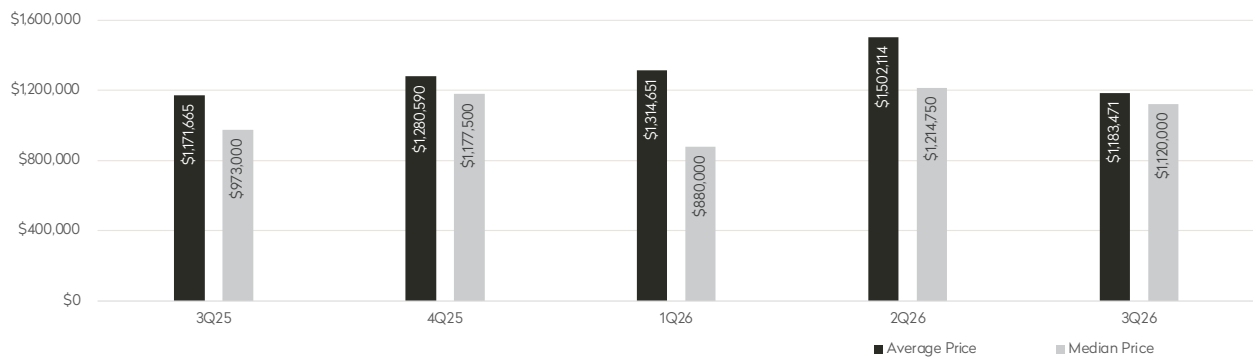
At \$1,183,471, the average price was slightly **HIGHER** than during the third quarter of 2025.

54 HUDSON AVENUE



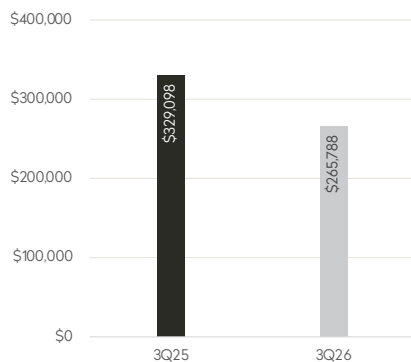
Cooperatives & Condominiums

Average and Median Sales Prices



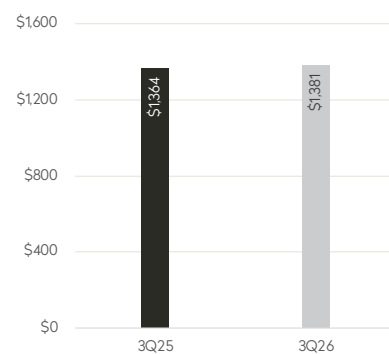
Cooperative

Average price per room



Condominium

Average price per square foot



Q3

2026

BENSONHURST
BOROUGH PARK
KENSINGTON
MAPLETON

The average apartment
price was slightly lower than
a year ago.



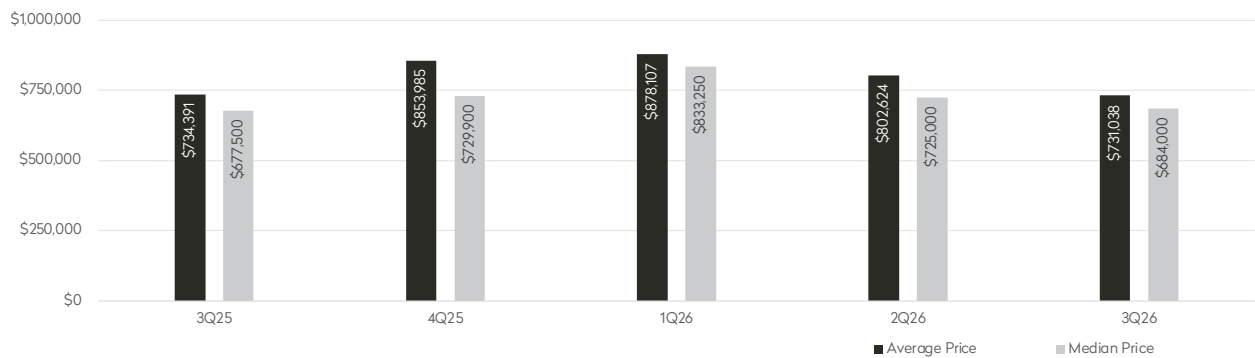
435 OCEAN PARKWAY #3K

Bensonhurst, Borough Park, Kensington, & Mapleton



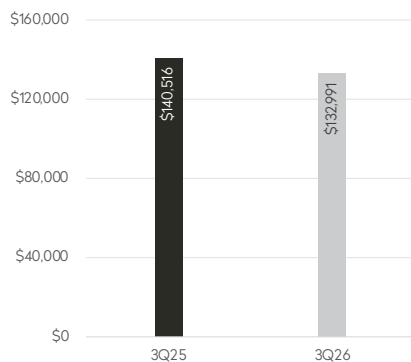
Cooperatives & Condominiums

Average and Median Sales Prices



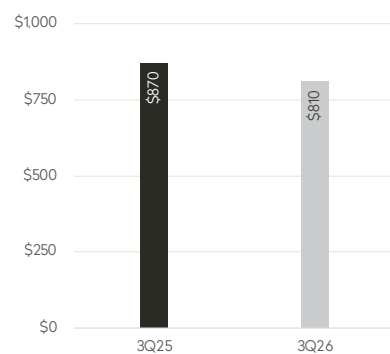
Cooperative

Average price per room



Condominium

Average price per square foot



Q3

2026

BAY RIDGE

DYKER HEIGHTS

FORT HAMILTON

GREENWOOD HEIGHTS

SUNSET PARK

The average co-op price per room **ROSE** over the past year, while the average condo price per square foot was slightly lower.



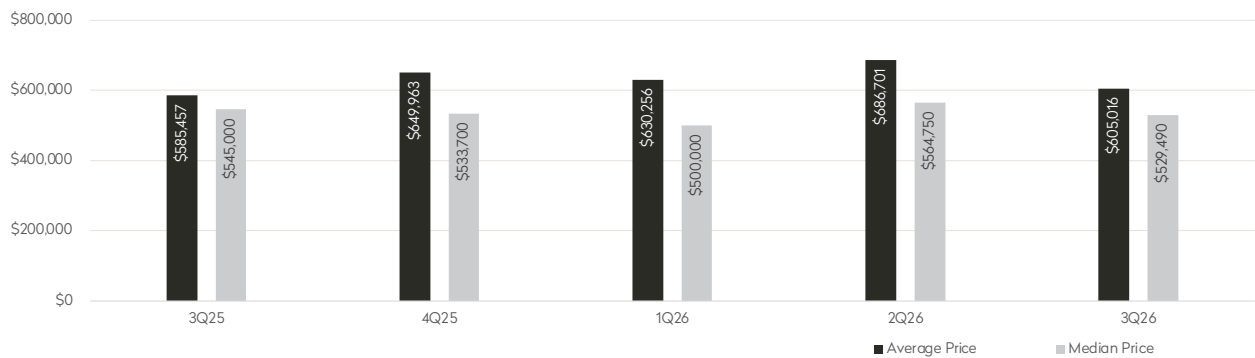
574 44TH STREET #1C

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



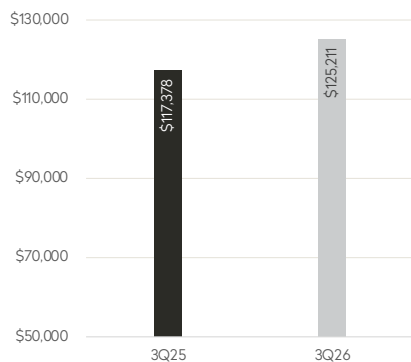
Cooperatives & Condominiums

Average and Median Sales Prices



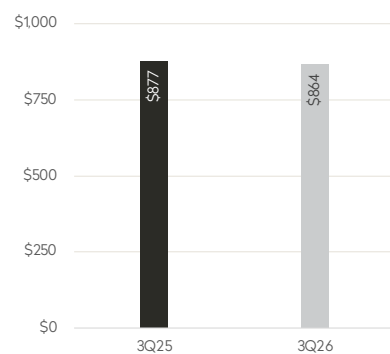
Cooperative

Average price per room



Condominium

Average price per square foot

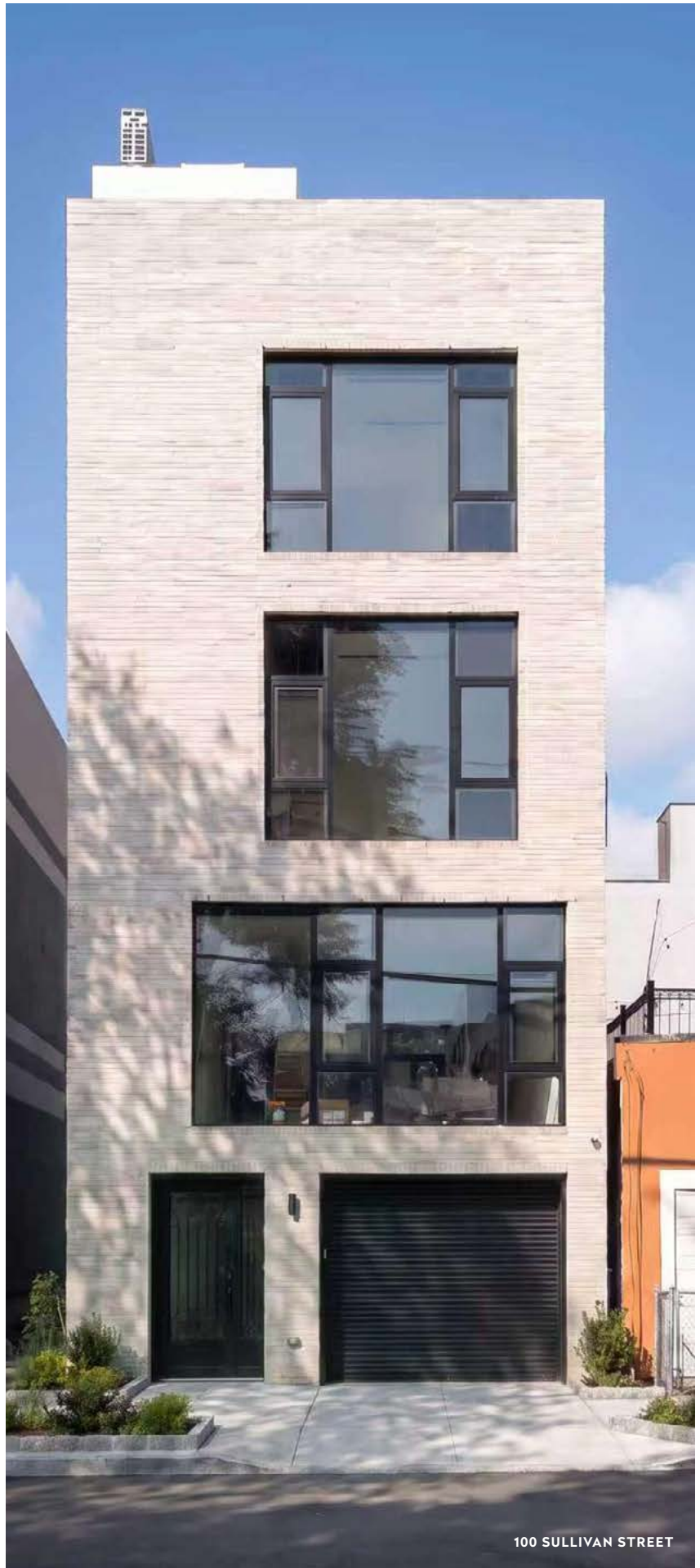


Q3

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COLUMBIA STREET
WATERFRONT DISTRICT
GOWANUS
RED HOOK

Condo prices averaged \$1,301 per square foot, which was **4%** more than in 2025's third quarter.

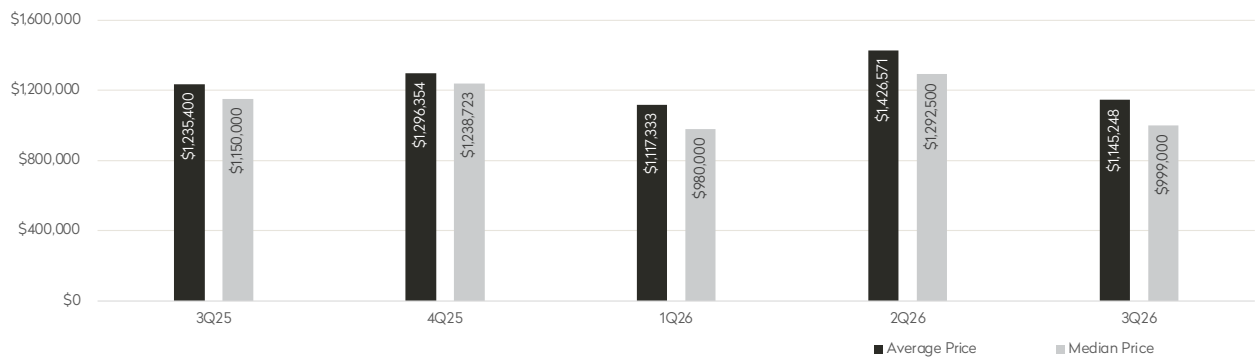


Columbia Street Waterfront District, Gowanus & Red Hook



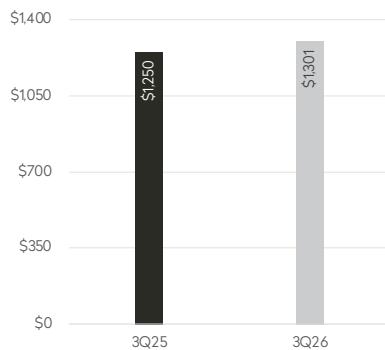
Cooperatives & Condominiums

Average and Median Sales Prices



Condominium

Average price per square foot



Q3

2026

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

The average apartment
price rose **4%** over the
past year to \$377,954.



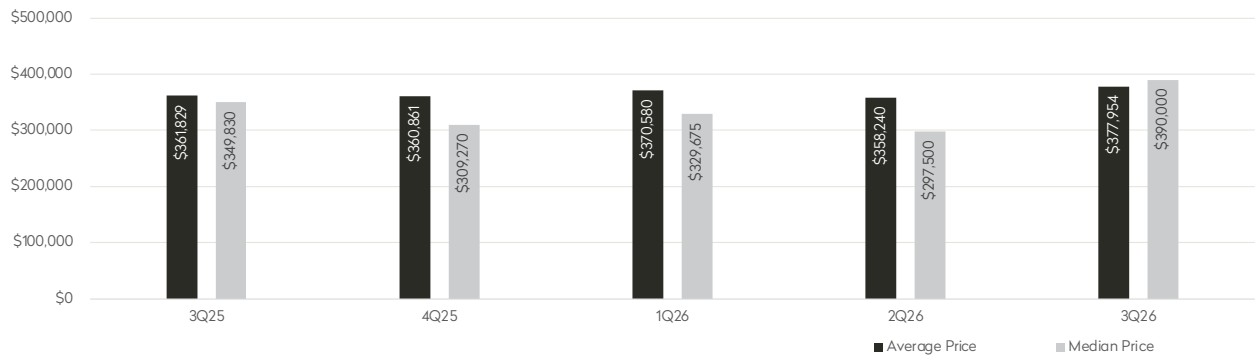
749 WYONA STREET

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



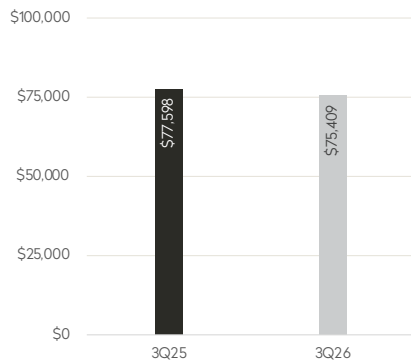
Cooperatives & Condominiums

Average and Median Sales Prices



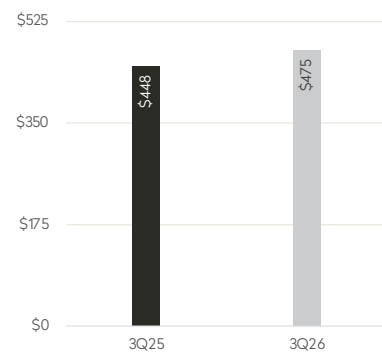
Cooperative

Average price per room



Condominium

Average price per square foot



Q3

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-ops posted a **4%** higher average price per room than in the third quarter of 2025.



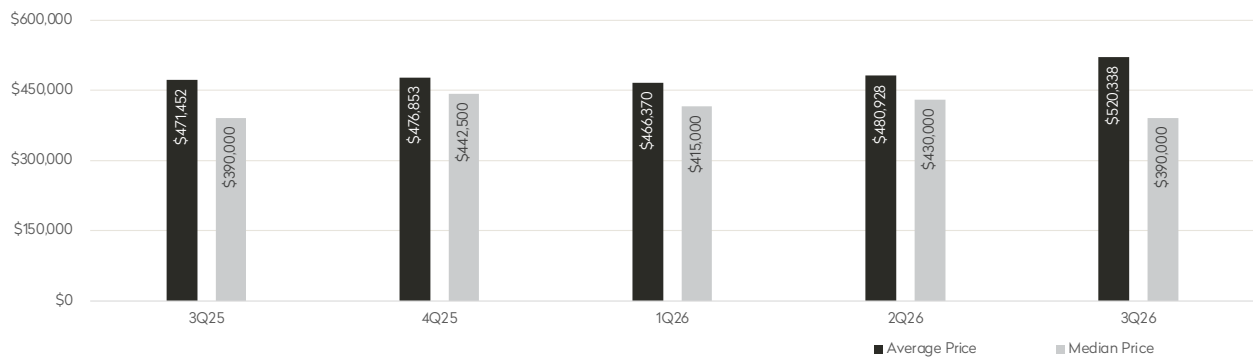
65 OCEANA DRIVE EAST #3F

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



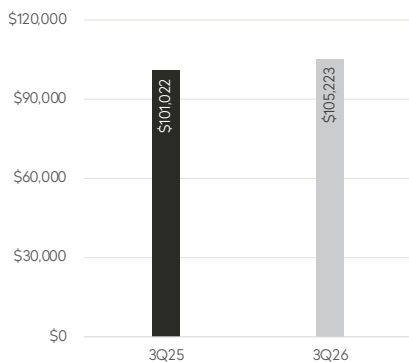
Cooperatives & Condominiums

Average and Median Sales Prices



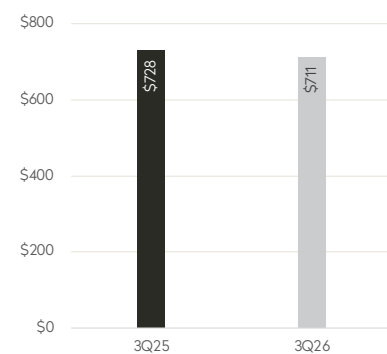
Cooperative

Average price per room



Condominium

Average price per square foot



Contact Us

THIRD 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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