The Corcoran Report

1Q | 2026 | BROOKLYN

corcoran

Overview

Closed Sales

1,061

-8% YEAR OVER YEAR
-8% QUARTER OVER QUARTER

Closings have declined in six of the last eight quarters.

Contracts Signed

835

-14% YEAR OVER YEAR
-8% QUARTER OVER QUARTER

Signed contracts fell by the largest percentage in more than two years.

Days on Market

87

-11% YEAR OVER YEAR
-3% QUARTER OVER QUARTER

Average days on market shortened annually across all price segments and bedroom types.

Inventory

1,766

+12% YEAR OVER YEAR
+18% QUARTER OVER QUARTER

Listed inventory reached its highest first-quarter average since 2022.

Median Price

$828K

+4% YEAR OVER YEAR
+4% QUARTER OVER QUARTER

Median price increased due to a growing share of sales over $2M. The metric has increased annually in eight of the last nine quarters.

Average PPSF

$1,122

+5% YEAR OVER YEAR
-1% QUARTER OVER QUARTER

Average price per square foot has been higher in only three other quarters on record.

Brooklyn's residential market moderated in First Quarter 2026, as elevated prices, economic uncertainty, and limited new development supply weighed on transaction activity. Closings declined to a 13 year first quarter low, underscoring the constrained deal flow. A continued shift toward higher-end transactions supported price growth, but fewer transactions offset rising prices to cause an annual decline in dollar volume of sales. That said, when buyers decide to move, they are moving quickly, which resulted in an 11% drop in days on market.

Signed contracts fell 14% year over year, the steepest annual decline in more than two years, reinforcing the loss of momentum. Sales volume fell 3% to $1.180B, the second-lowest first-quarter figure since 2020. New development activity declined sharply, with closings reaching their lowest level since 2016, reflecting ongoing supply constraints.

Despite slower overall sales activity, marketing times shortened, indicating swift execution when listings aligned with pricing and product expectations. Days on market averaged 87 days, 11 fewer than a year earlier, as fewer stale listings weighed down the average. Marketing times declined across all price ranges and unit types.

At the same time, inventory conditions continued to normalize. Active listings rose 12% annually, and while the number of listings is the highest first-quarter average since 2022, it is still 4% below the ten-year first quarter average. Growth was concentrated in resale inventory, while new development supply remained below historical levels, continuing to limit overall transaction capacity.

Price metrics strengthened across the board due to a greater share of high-end closings. Average price increased 6% to $1.113M, the second-highest figure on record, while median prices rose across all product types. Resale condo and new development pricing posted double-digit gains, fueled by strong activity above $2M in neighborhoods such as DUMBO, Williamsburg, Greenpoint, and Park Slope.

Overall, First Quarter 2026 exhibited a market defined by fewer transactions, but sustained pricing power, driven by a continued tilt toward luxury activity amid heightened price sensitivity at the lower end of the market. Even as these pressures remain, a broader selection of listings is creating a strong opportunity this spring for savvy, selective buyers.

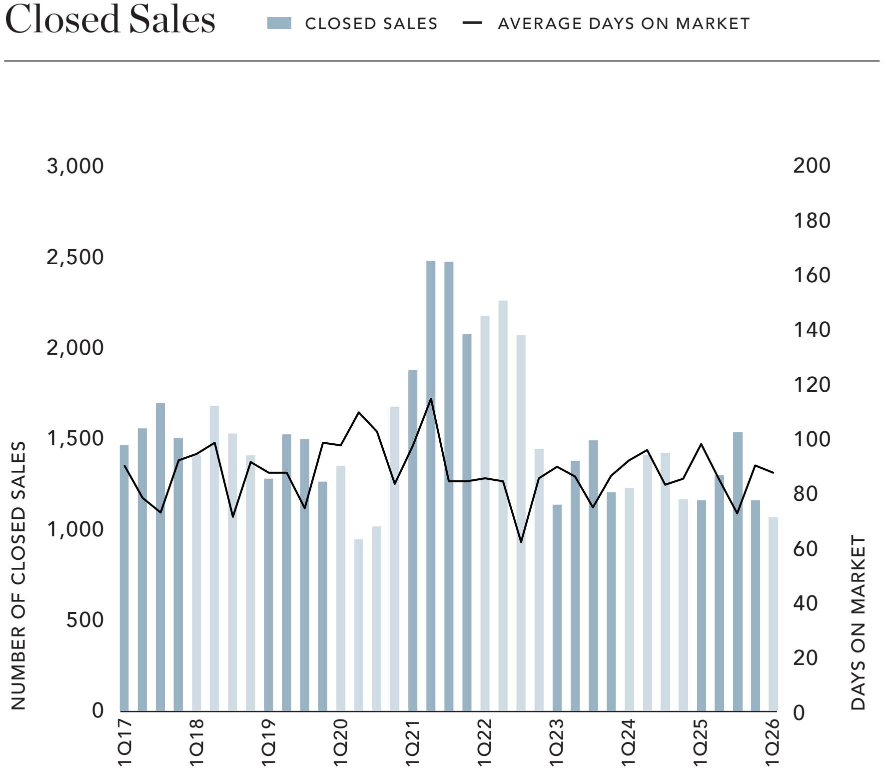
Sales

- Brooklyn closings decreased 8% year-over-year in First Quarter 2026. Closings have declined annually in six of the last eight quarters.
- Sales totaled 1,061 transactions, marking a 13-year first-quarter low. Economic concerns, fluctuating mortgage rates and geopolitical events, coupled with the diminished new development supply, weighed on sales activity.
- Due to fewer closings, sales volume decreased 3% annually to $1.180B despite higher pricing. This was the second-lowest first-quarter volume figure since 2020.
- New development closings recorded a double-digit year-over-year decline, reaching their lowest level since Third Quarter 2016. Consequently, new development represented just 24% of total sales, matching several other quarters for the lowest share in the past ten years.
- Resale condos and co-ops together accounted for 76% of closings, with co-ops (41%) slightly ahead of condos (35%) in share as has been the case for most of the last five years.

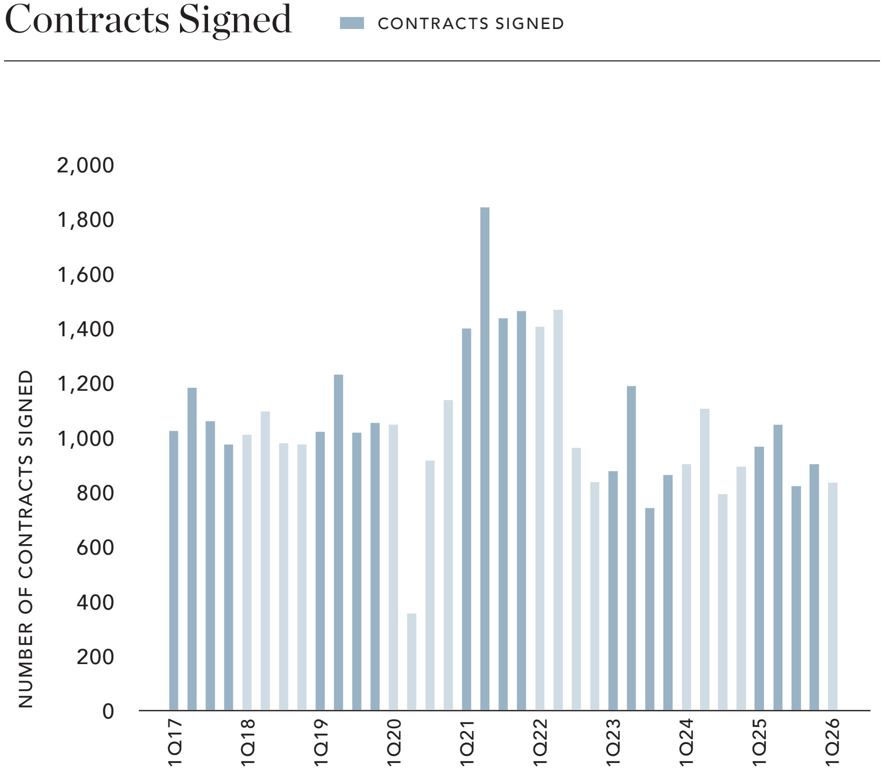
	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
CLOSED SALES	1,061	1,155	-8%	1,154	-8%
SALES VOLUME	$1.180B	$1.216B	-3%	$1.271B	-7%
CONTRACTS SIGNED	835	966	-14%	903	-8%
DAYS ON MARKET	87	98	-11%	90	-3%

- Signed contracts fell 14% year-over-year, the sharpest annual decline seen in Brooklyn in more than two years.
- Days on market averaged 87 days, 11 days fewer than the same time last year when the average marketing time was elevated because of lingering listings that had finally sold.

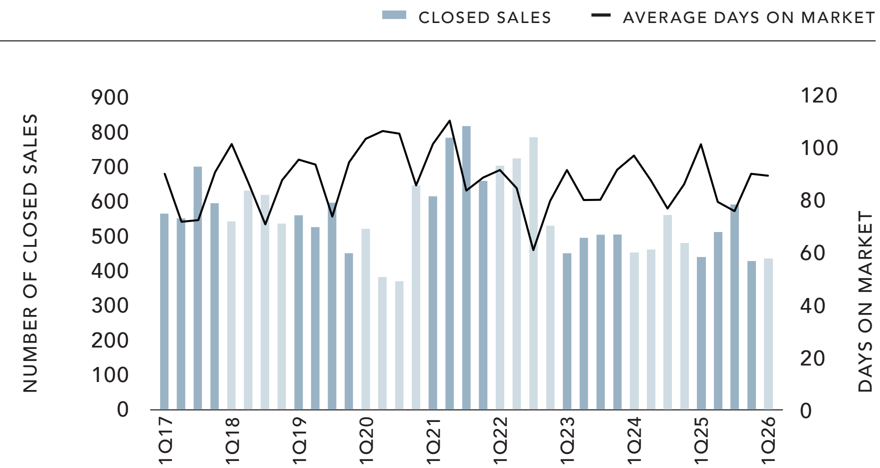
Closed Sales



Contracts Signed



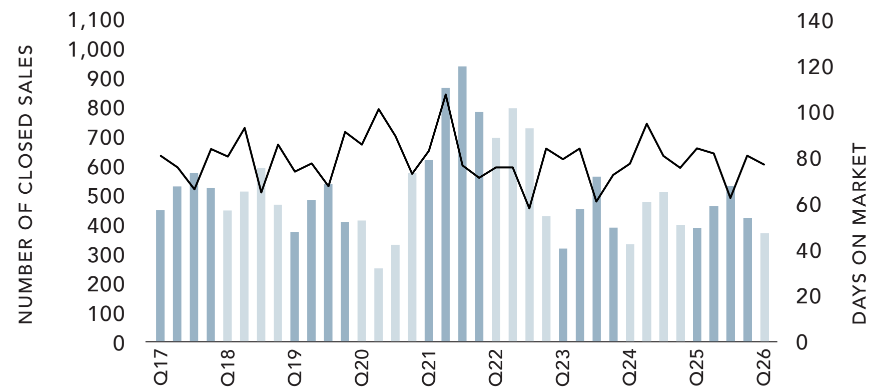
Resale Co-op Sales



	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	434	439	-1%	426	2%
MARKET SHARE	41%	38%	3%	37%	4%
DAYS ON MARKET	84	92	-8%	89	-5%

While resale co-op closings fell just 1% year-over-year, this was enough to hit their lowest first-quarter figure in more than ten years.

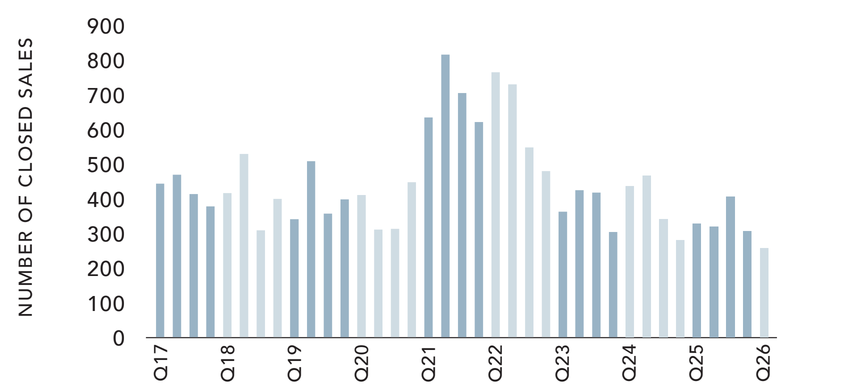
Resale Condo Sales



	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	368	386	-5%	421	-12%
MARKET SHARE	35%	33%	1%	36%	-2%
DAYS ON MARKET	90	102	-12%	91`	-1%

Resale condo closings decreased 5% year-over-year to 368 sales. This figure was 16% below the ten-year first-quarter average of 439 sales.

New Development Sales

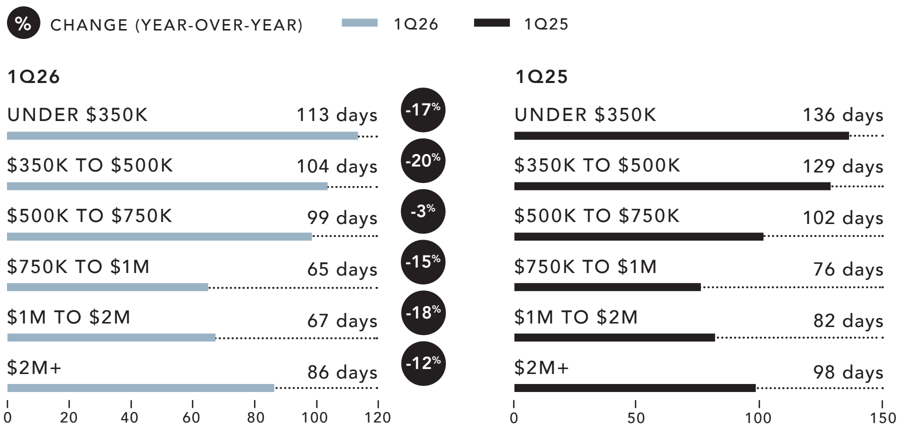


	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	259	330	-22%	307	-16%
MARKET SHARE	24%	29%	-4%	27%	-2%

New development closings fell 22% year-over-year and also reached the lowest first-quarter figure in the last ten years. At 259 sales, new development was 41% below its ten-year first-quarter average of 441 sales because of limited inventory.

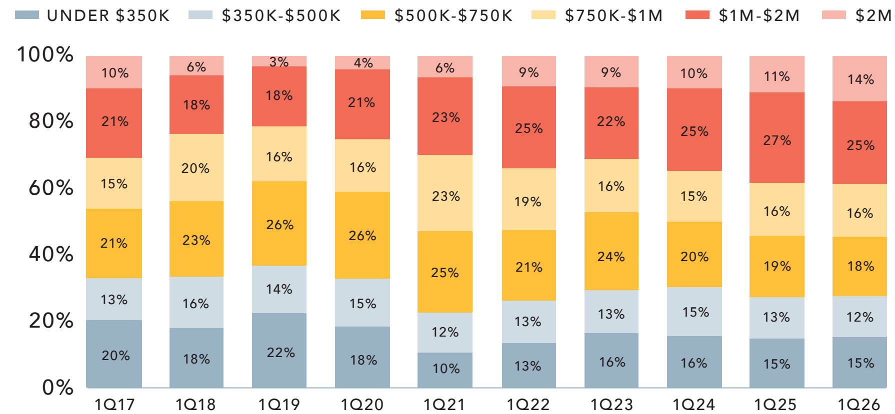
Note: New development sales are excluded from days on market statistics because some units appear to have sold the same day as the list date or are held off the market for long periods of time.

Days on Market by Price Range



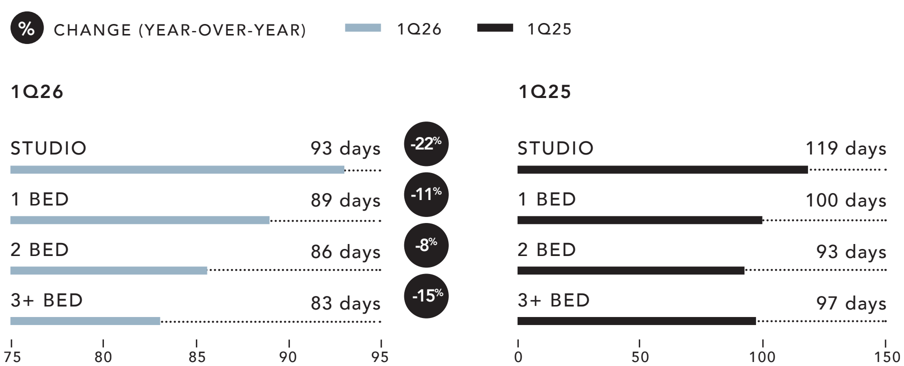
Compared to last year, days on market decreased in all six price segments. The $350K to $500K segment had the largest decline, down 20% to 104 days because of an increase in listings that sold in less than two months. The $350K category had the longest average marketing time at 113 days despite the average being 23 days shorter than a year ago. The $750K to $1M range fell 15% and had the shortest average marketing time at 65 days.

Market Share by Price Range



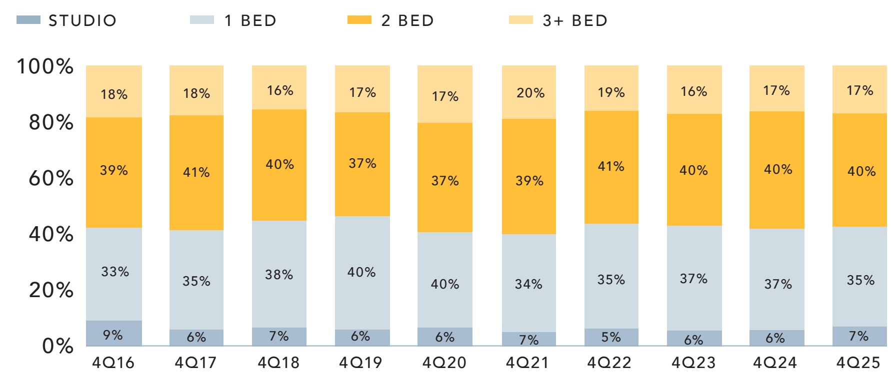
The over $2M price segment experienced the largest gain in market share, increasing by three percentage points, largely due to stronger sales activity in this price range in Dumbo and Fort Greene. The under $350K category was the only other price segment to post a year-over-year market share gain, increasing by one percentage point, driven by a higher concentration of co-op sales.

Days on Market by Bedroom Type



All four unit types reported annual declines in average marketing time. Studios had the largest year-over-year decrease with 23 fewer days on the market but still had the longest average at 113 days. Marketing time for three-plus bedrooms declined by two weeks compared to last year to 83 days, the shortest marketing time of the bedroom types. Two-bedroom marketing time fell by one week to 86, the second-shortest marketing time.

Market Share by Bedroom Type



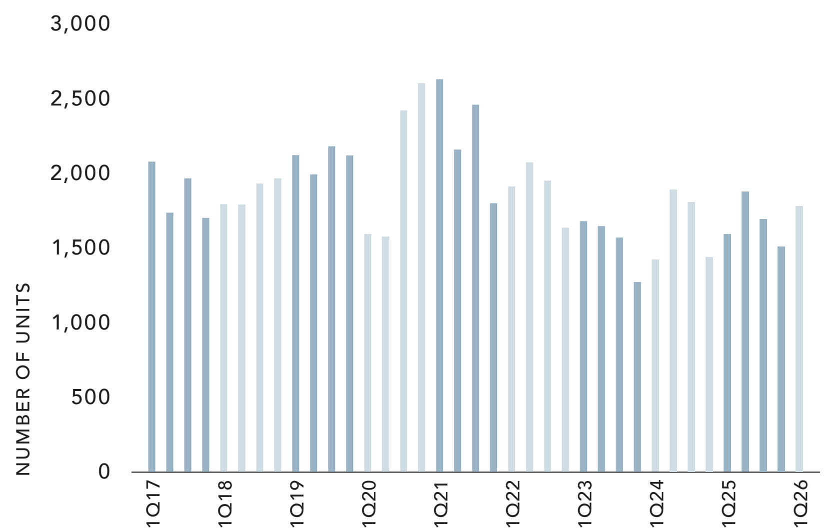
Market share increased for studios and three-plus bedrooms, each rising by one percentage point, while one and two bedrooms declined by the same margin. Two-bedroom units remained the most active segment of the Brooklyn market, accounting for 40% of sales, while studios held the smallest share at just 7%. The share of three-plus bedrooms increased to 17%, which is typical for the unit type.

Note: New development sales are excluded from days on market statistics because some units appear to have sold the same day as the list date or are held off the market for long periods of time.

Inventory

- Listed inventory increased 12% versus First Quarter 2025 to the highest first-quarter average since 2022. At 1,766, the number of listings was just 4% below the ten-year first-quarter average. Both resale co-ops and condos showed double-digit annual increases while new development showed no change.
- Inventory rose across all price segments except the over $2M category, which declined by 3% because of fewer new development units at that price point. Listings under $350K had the most significant increase, up 30%.
- The $1M to $2M segment had the largest market share with nearly one-quarter of all Brooklyn listings.
- Inventory decreased annually for three-plus bedrooms but increased for studios, one bedrooms and two bedrooms. Two bedrooms comprise the largest share of available listings in Brooklyn at 42%, with one bedrooms trailing slightly behind at 34%. Three-plus bedrooms fell 17%, a difference of 60 listings. Active studio listings jumped 15% but still made up just 7% of the market.
- Inventory grew in six of the eight submarkets. South Brooklyn had the largest percentage increase, up 24% year-over-year due to a jump in resale co-op and condo listings. The submarket reported an increase in listings in all price segments below $1M.
- Park Slope/Gowanus had the largest annual decline, down 22% to 78 listings because of a drop in both resale condo and new development inventory.

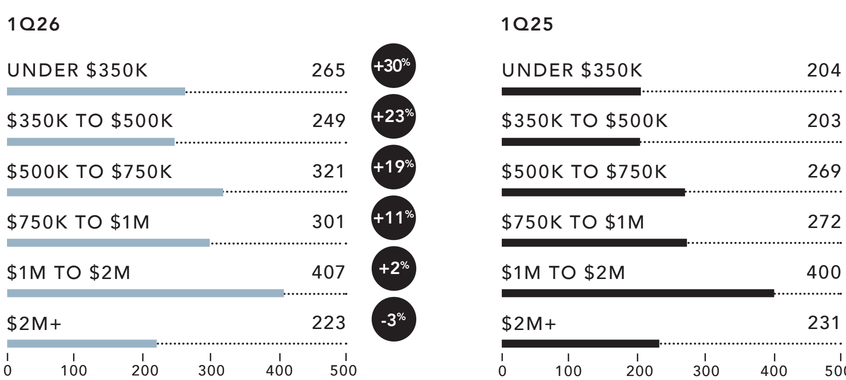
	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
INVENTORY	1,766	1,579	12%	1,496	18%



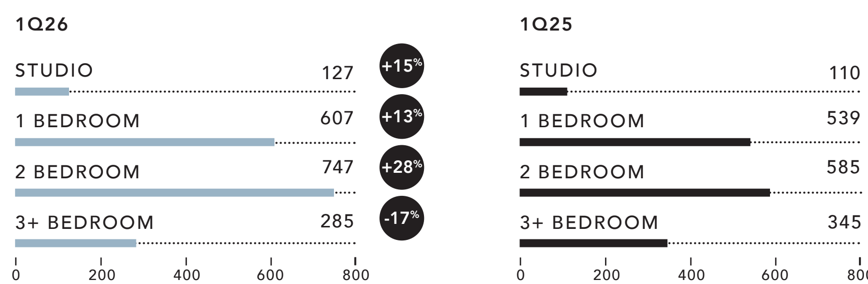
Distribution of Active Listings

% CHANGE (YEAR-OVER-YEAR) 1Q26 1Q25

BY PRICE RANGE



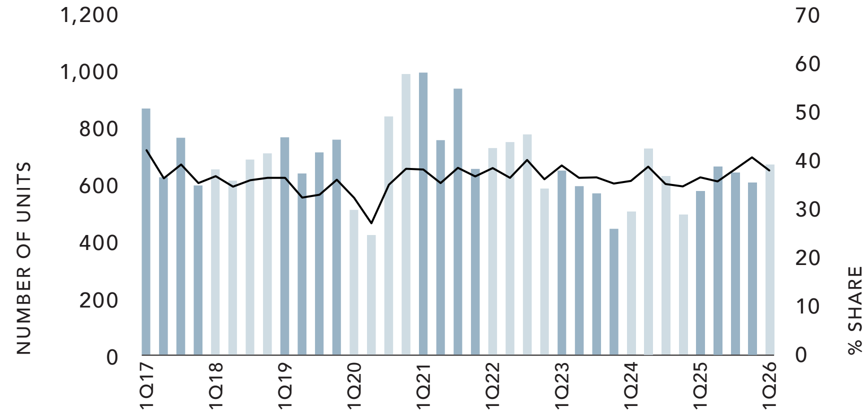
BY BEDROOM TYPE



Resale Co-op Inventory

	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
INVENTORY	677	583	16%	614	10%
MARKET SHARE	38%	37%	1%	41%	-3%

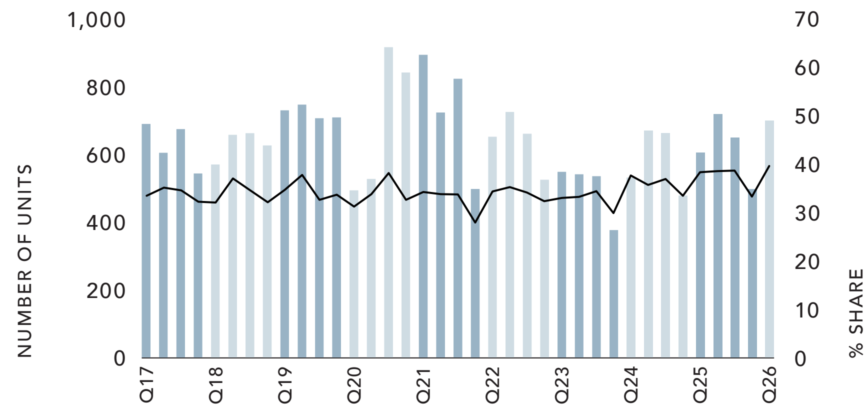
Resale co-op inventory increased 16% year-over-year to 677 listings, reaching a four-year first-quarter high. Despite slightly fewer listings in co-op heavy neighborhoods like Park Slope, additional co-op listings in neighborhoods farther south resulted in the overall increase. 65% of resale co-op listings were in South Brooklyn, compared to 57% a year ago.



Resale Condo Inventory

	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
INVENTORY	699	605	16%	497	41%
MARKET SHARE	40%	38%	1%	33%	6%

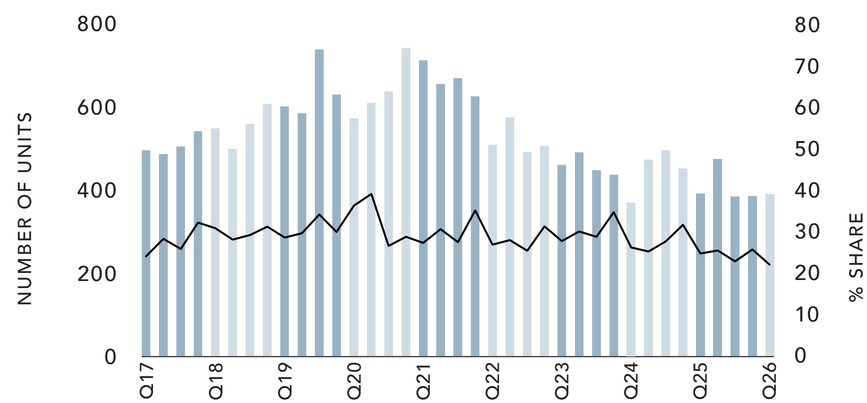
Resale condo listings also increased 16% annually to 699 units, the highest first-quarter number in the last five years and 9% above the ten-year average. Active listings in Williamsburg/Greenpoint and Brooklyn Heights/Cobble Hill/Dumbo/Downtown Brooklyn made up 39% of the resale condo inventory in Brooklyn when it is typically closer to 25%.



New Development Inventory

	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
INVENTORY	390	391	0%	385	1%
MARKET SHARE	22%	25%	-3%	26%	-4%
NEW UNIT LAUNCHES	302	60	403%	113	167%

New development inventory remained relatively level compared to a year ago but was 23% below the ten-year first-quarter average of 505. However, new development listings rose year-over-year in four of the eight submarkets.



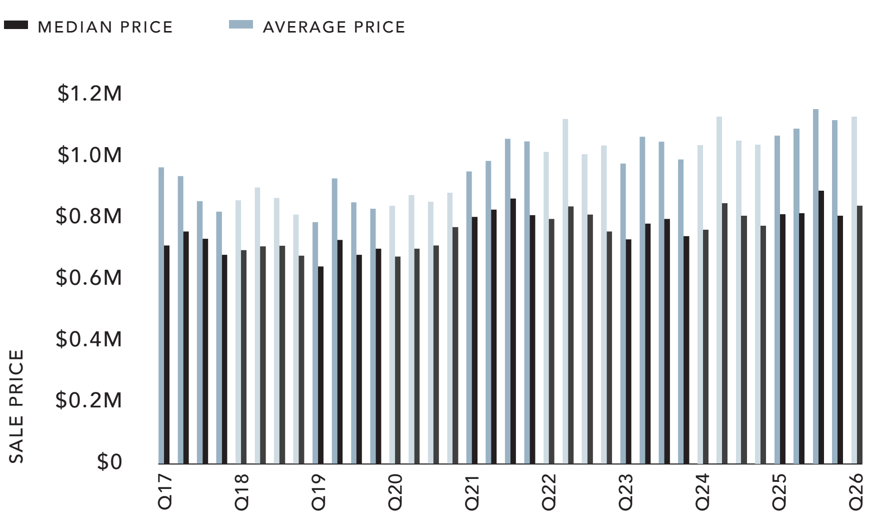
Prices

- Overall price metrics posted annual gains across-the-board. Average price increased most sharply, up 6% to $1.113M, driven by a greater proportion of sales over $2M compared to a year ago. This represented the second-highest average price figure on record.
- Median price increased annually among all three product types. Resale co-op increased by 3%, reflecting fewer transactions at the lower end of the market. Meanwhile, resale condo and new development prices rose by 12% and 8%, respectively, driven by a greater share of sales above $2M.
- Overall average price per square foot increased 5% to $1,122. Only three other quarters on record have exceeded that figure, one of which was Fourth Quarter 2025.
- Resale co-op median price increased to $453K due to a greater share of sales from $500K to $1M, particularly in Brooklyn Heights and Clinton Hill.
- Resale condo median price rose 12% year-over-year to $1.012M because of an increased share of sales over $2M. This marked the second-highest figure on record for resale condos.

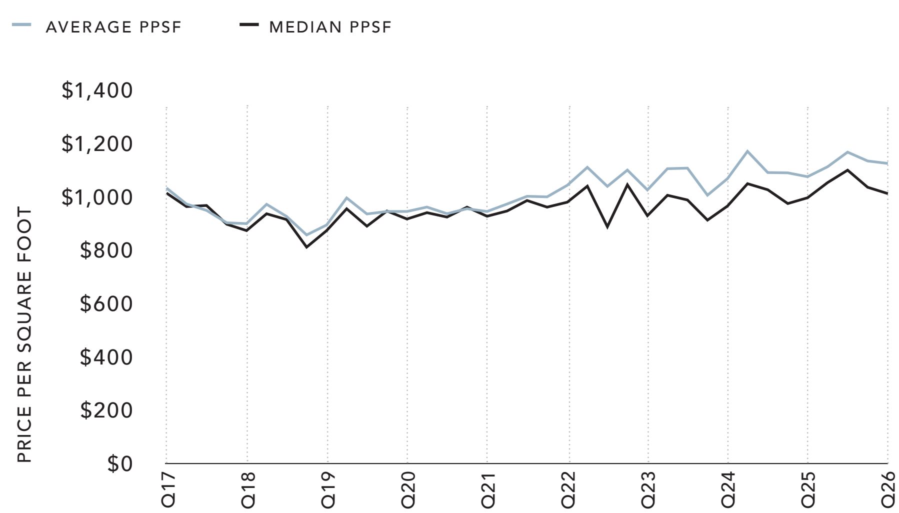
	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
MEDIAN PRICE	$828K	$800K	4%	$796K	4%
AVERAGE PRICE	$1.113M	$1.053M	6%	$1.101M	1%
MEDIAN PPSF	$1,007	$992	2%	$1,032	-2%
AVERAGE PPSF	$1,122	$1,072	5%	$1,131	-1%

- New development tied Fourth Quarter 2025 for the highest median price figure on record at $1.395M, fueled by strong sales in Williamsburg, Greenpoint, DUMBO and Park Slope. Average price per square foot rose 15% to $1,500, the second-highest average on record.

Median and Average Price

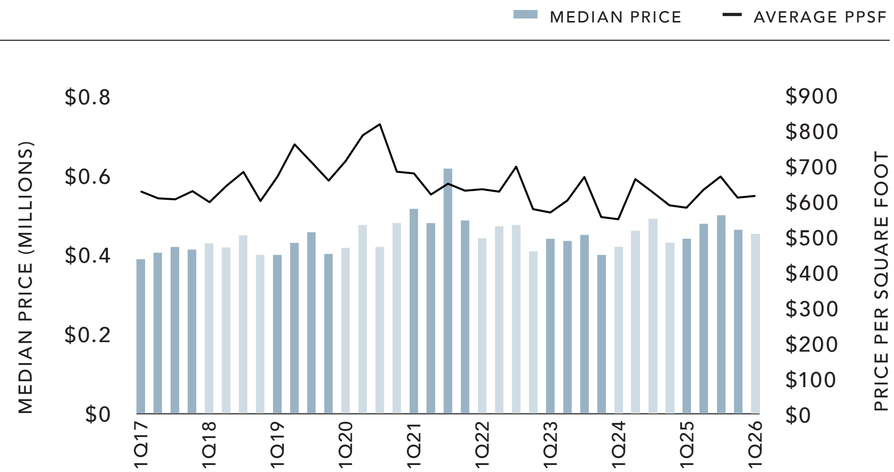


Price Per Square Foot



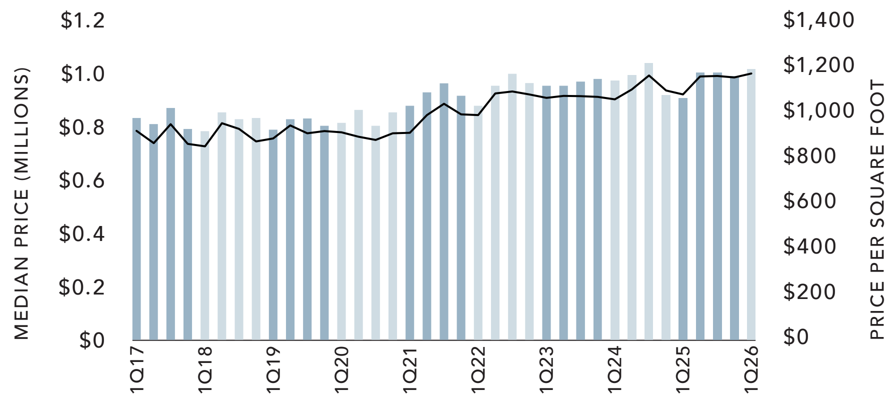
Resale Co-op Prices

PRICES	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
MEDIAN PRICE	$453K	$440K	3%	$463K	-2%
AVERAGE PRICE	$637K	$623K	2%	$615K	4%
MEDIAN PPSF	$457	$454	1%	$471	-3%
AVERAGE PPSF	$617	$583	6%	$611	1%
MEDIAN PRICE BY BEDROOM					
STUDIO	$299K	$270K	11%	$325K	-8%
1 BEDROOM	$365K	$340K	7%	$390K	-6%
2 BEDROOM	$620K	$555K	12%	$561K	11%
3+ BEDROOM	$699K	$934K	-25%	$933K	-25%



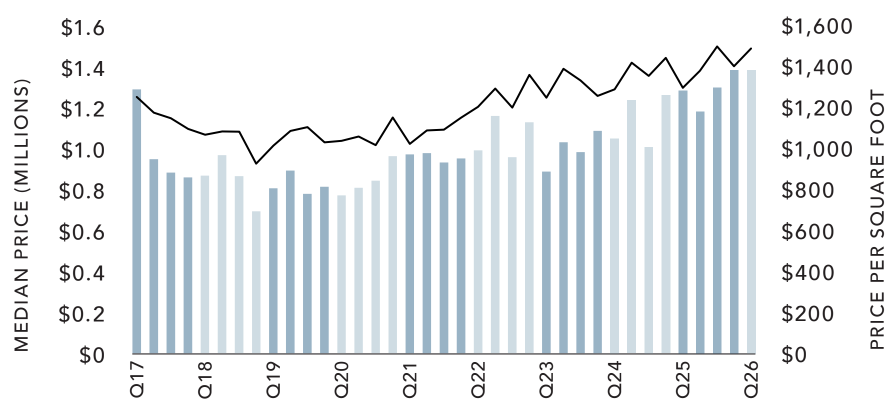
Resale Condo Prices

PRICES	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
MEDIAN PRICE	$1.012M	$903K	12%	$985K	3%
AVERAGE PRICE	$1.279M	$1.162M	10%	$1.206M	6%
MEDIAN PPSF	$1,141	$1,006	13%	$1,119	2%
AVERAGE PPSF	$1,160	$1,070	8%	$1,143	1%
MEDIAN PRICE BY BEDROOM					
STUDIO	$735K	$429K	71%	$630K	17%
1 BEDROOM	$805K	$740K	9%	$750K	7%
2 BEDROOM	$1.200M	$999K	20%	$1.209M	-1%
3+ BEDROOM	$1.995M	$1.400M	43%	$1.650M	21%



New Development Prices

PRICES	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
MEDIAN PRICE	$1.395M	$1.295M	8%	$1.395M	0%
AVERAGE PRICE	$1.714M	$1.496M	15%	$1.630M	5%
MEDIAN PPSF	$1,393	$1,260	11%	$1,287	8%
AVERAGE PPSF	$1,500	$1,306	15%	$1,412	6%
MEDIAN PRICE BY BEDROOM					
STUDIO	$591K	$446K	33%	$421K	40%
1 BEDROOM	$825K	$868K	-5%	$616K	34%
2 BEDROOM	$1.490M	$1.492M	0%	$1.504M	-1%
3+ BEDROOM	$2.510M	$2.170M	16%	$2.444M	3%



corcoran

Neighborhoods

Williamsburg & Greenpoint pp. 11/12

SALES		MEDIAN PRICE		AVERAGE PPSF	
122	-8%	$1.295M	-19%	$1,518	0%

Brooklyn Heights, Cobble Hill, Dumbo & Downtown pp. 13/14

SALES		MEDIAN PRICE		AVERAGE PPSF	
169	+21%	$1.340M	+8%	$1,533	-1%

Carroll Gardens, Boerum Hill & Red Hook pp. 15/16

SALES		MEDIAN PRICE		AVERAGE PPSF	
76	+2%	$1.400M	+1%	$1,386	+7%

Park Slope & Gowanus pp. 17/18

SALES		MEDIAN PRICE		AVERAGE PPSF	
86	-13%	$1.450M	0%	$1,453	+14%

Fort Greene, Clinton Hill & Prospect Heights pp. 19/20

SALES		MEDIAN PRICE		AVERAGE PPSF	
117	+1%	$1.233M	+29%	$1,289	+5%

Bedford-Stuyvesant, Crown Heights, Lefferts Gardens & Bushwick pp. 21/22

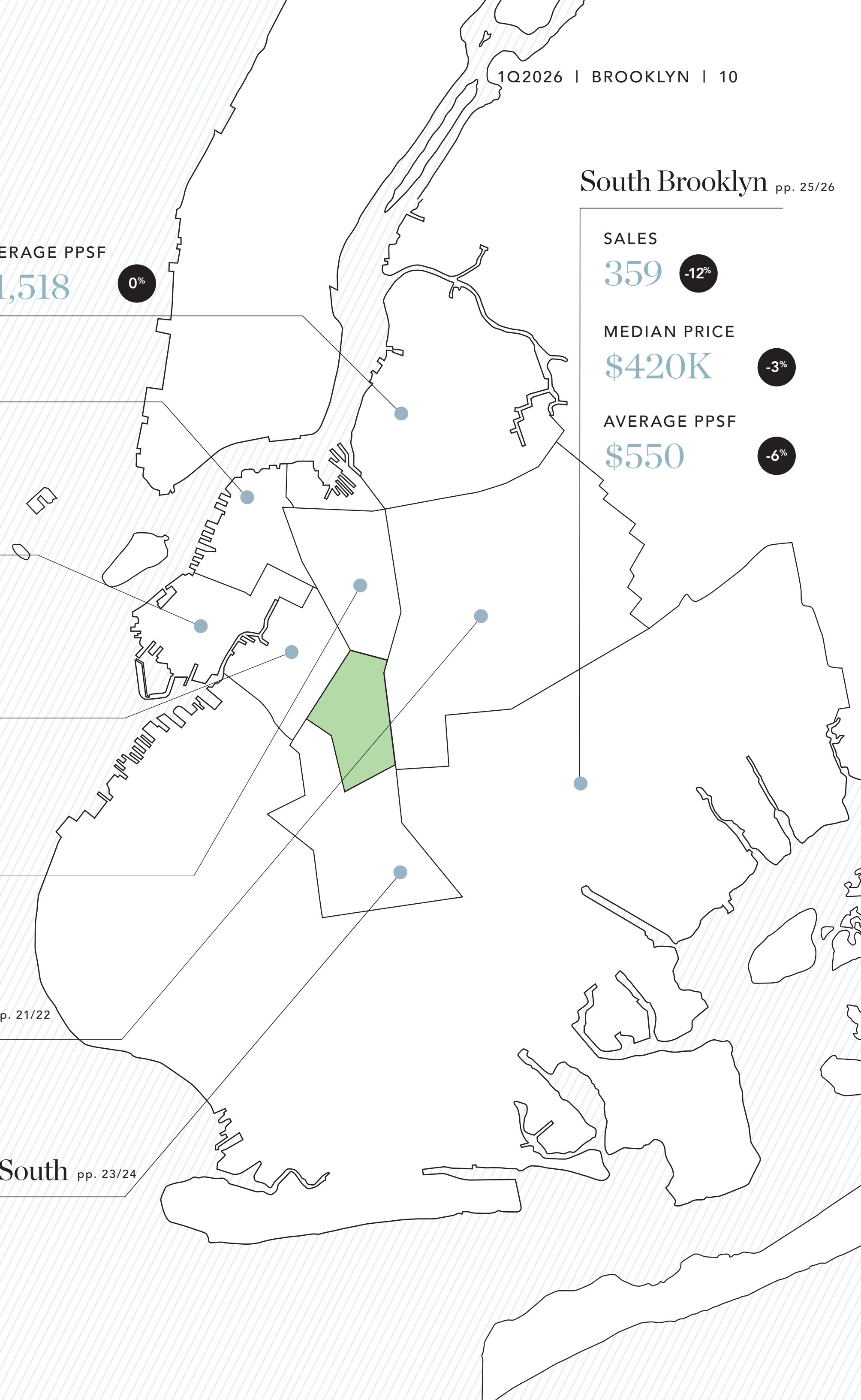
SALES		MEDIAN PRICE		AVERAGE PPSF	
74	-37%	$810K	+1%	$918	-3%

Kensington, Windsor Terrace, Ditmas Park, Flatbush & Prospect Park South pp. 23/24

SALES		MEDIAN PRICE		AVERAGE PPSF	
58	-17%	$620K	+7%	$812	+10%

South Brooklyn pp. 25/26

SALES		MEDIAN PRICE		AVERAGE PPSF	
359	-12%	$420K	-3%	$550	-6%



% CHANGE (YEAR-OVER-YEAR)

269 Eckford Street | $2,995,000 | Web# 23673816

Williamsburg & Greenpoint

Sales

122

-8% YEAR OVER YEAR
-12% QUARTER OVER QUARTER

Inventory

200

+12% YEAR OVER YEAR
+35% QUARTER OVER QUARTER

Days on Market

104

-3% YEAR OVER YEAR
+10% QUARTER OVER QUARTER

Median Price

$1.30M

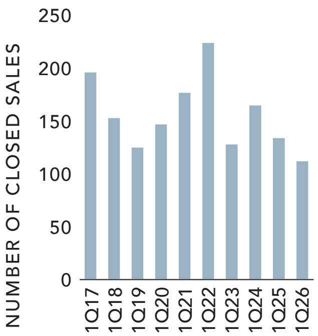
-19% YEAR OVER YEAR
-20% QUARTER OVER QUARTER

Average PPSF

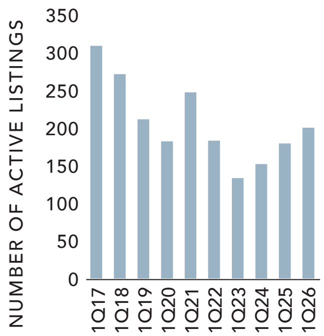
$1,518

0% YEAR OVER YEAR
+1% QUARTER OVER QUARTER

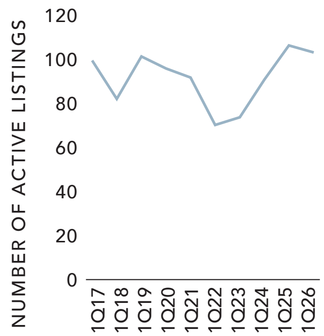
CLOSED SALES



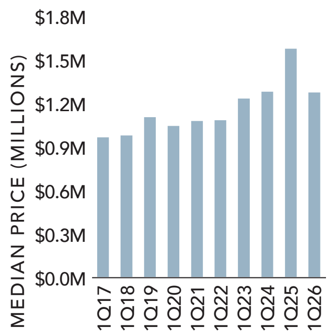
ACTIVE LISTINGS



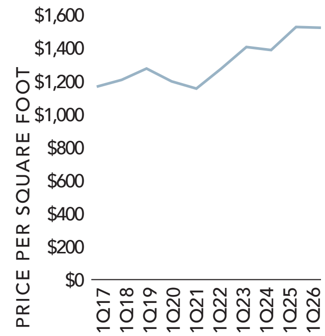
DAYS ON MARKET



MEDIAN PRICE



AVERAGE PPSF



Williamsburg & Greenpoint Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

	RESALE CO-OP 1Q26	%	RESALE CO-OP 1Q25	RESALE CONDO 1Q26	%	RESALE CONDO 1Q25	NEW DEVELOPMENT 1Q26	%	NEW DEVELOPMENT 1Q25
MEDIAN PRICE	$550K	+8%	$510K	$1.256M	+2%	$1.228M	$2.095M	+5%	$1.998M
AVERAGE PRICE	$551K	-19%	$678K	$1.473M	-2%	$1.505M	$2.080M	+2%	$2.044M
MEDIAN PPSF	$714	-26%	$967	$1,445	-1%	$1,457	$1,479	-9%	$1,622
AVERAGE PPSF	$693	-28%	$967	$1,414	+1%	$1,400	$1,653	+3%	$1,604

Williamsburg & Greenpoint Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

1Q26		%
STUDIO	N/A	N/A
1 BEDROOM	$595K	+19%
2 BEDROOM	$425K	-59%
3+ BEDROOM	$640K	+12%

1Q25	
STUDIO	$550K
1 BEDROOM	$500K
2 BEDROOM	$1.028M
3+ BEDROOM	$570K

RESALE CONDO

1Q26		%
STUDIO	$725K	-3%
1 BEDROOM	$1.063M	0%
2 BEDROOM	$1.558M	-4%
3+ BEDROOM	$2.461M	+6%

1Q25	
STUDIO	$745K
1 BEDROOM	$1.065M
2 BEDROOM	$1.620M
3+ BEDROOM	$2.330M

NEW DEVELOPMENT

1Q26		%
STUDIO	$920K	+32%
1 BEDROOM	$865K	-31%
2 BEDROOM	$2.068M	+1%
3+ BEDROOM	$2.750M	+5%

1Q25	
STUDIO	$698K
1 BEDROOM	$1.245M
2 BEDROOM	$2.043M
3+ BEDROOM	$2.608M

Note that there are a statistically insignificant number of co-op sales in this submarket.

Brooklyn Heights, Cobble Hill, Dumbo & Downtown

Sales

169

+21% YEAR OVER YEAR
+21% QUARTER OVER QUARTER

Inventory

250

+6% YEAR OVER YEAR
+38% QUARTER OVER QUARTER

Days on Market

84

-10% YEAR OVER YEAR
-5% QUARTER OVER QUARTER

Median Price

$1.34M

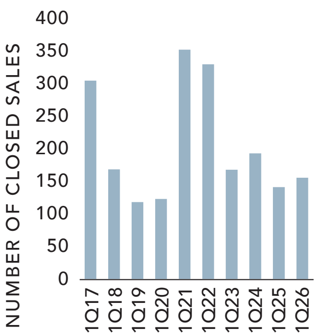
+8% YEAR OVER YEAR
+2% QUARTER OVER QUARTER

Average PPSF

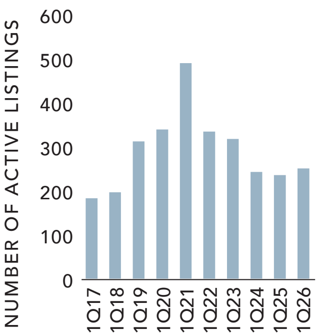
$1,533

-1% YEAR OVER YEAR
-1% QUARTER OVER QUARTER

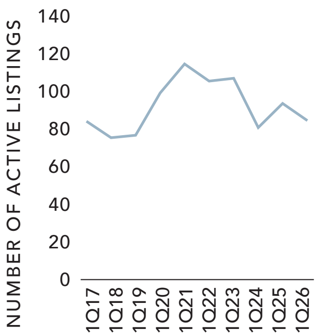
CLOSED SALES



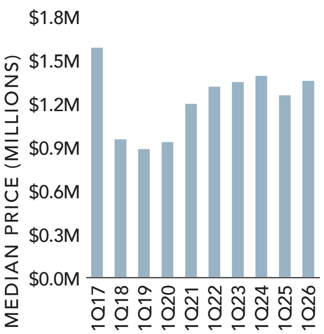
ACTIVE LISTINGS



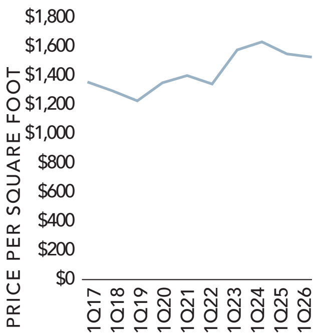
DAYS ON MARKET



MEDIAN PRICE



AVERAGE PPSF



Brooklyn Heights, Cobble Hill, Dumbo & Downtown Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

	RESALE CO-OP 1Q26	%	RESALE CO-OP 1Q25	RESALE CONDO 1Q26	%	RESALE CONDO 1Q25	NEW DEVELOPMENT 1Q26	%	NEW DEVELOPMENT 1Q25
MEDIAN PRICE	$743K	-3%	$765K	$1.593M	+9%	$1.458M	$2.035M	+11%	$1.835M
AVERAGE PRICE	$1.082M	+9%	$994K	$1.889M	-2%	$1.936M	$2.736M	+26%	$2.180M
MEDIAN PPSF	$849	-14%	$992	$1,244	-5%	$1,305	$1,781	+12%	$1,585
AVERAGE PPSF	$1,240	+21%	$1,023	$1,366	-11%	$1,540	$2,069	+21%	$1,703

Brooklyn Heights, Cobble Hill, Dumbo & Downtown Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

	1Q26	%	1Q25
STUDIO	$433K	-5%	$456K
1 BEDROOM	$707K	+4%	$680K
2 BEDROOM	$1.300M	+16%	$1.125M
3+ BEDROOM	$3.350M	+123%	$1.500M

RESALE CONDO

	1Q26	%	1Q25
STUDIO	$735K	-25%	$980K
1 BEDROOM	$993K	-1%	$998K
2 BEDROOM	$1.900M	+21%	$1.573M
3+ BEDROOM	$2.902M	-18%	$3.525M

NEW DEVELOPMENT

	1Q26	%	1Q25
STUDIO	N/A	N/A	N/A
1 BEDROOM	$1.465M	+19%	$1.232M
2 BEDROOM	$2.058M	+5%	$1.963M
3+ BEDROOM	$4.450M	+17%	$3.800M

527 Court Street | $1,650,000 | Web# 23759442

Carroll Garden, Boerum Hill & Red Hook

Sales

76

+2% YEAR OVER YEAR
+1% QUARTER OVER QUARTER

Inventory

87

-19% YEAR OVER YEAR
+19% QUARTER OVER QUARTER

Days on Market

67

-3% YEAR OVER YEAR
-5% QUARTER OVER QUARTER

Median Price

$1.40M

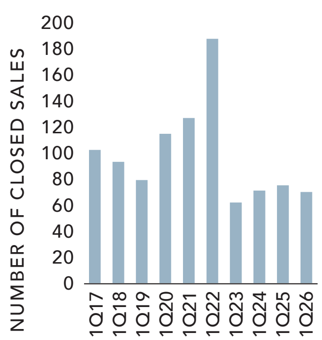
+1% YEAR OVER YEAR
-11% QUARTER OVER QUARTER

Average PPSF

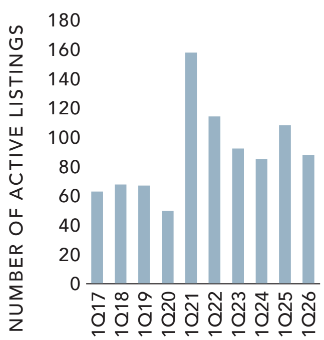
$1,386

+7% YEAR OVER YEAR
-6% QUARTER OVER QUARTER

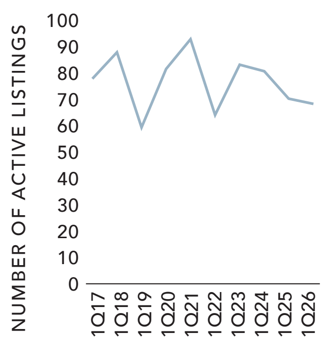
CLOSED SALES



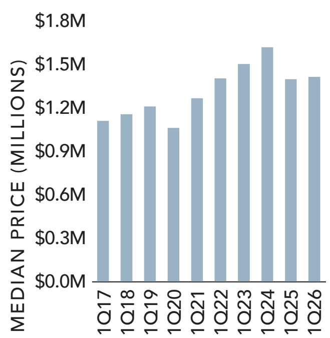
ACTIVE LISTINGS



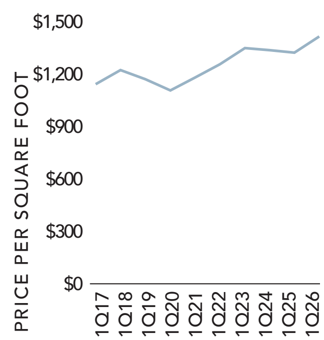
DAYS ON MARKET



MEDIAN PRICE



AVERAGE PPSF



Carroll Gardens, Boerum Hill & Red Hook Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

	RESALE CO-OP 1Q26	%	RESALE CO-OP 1Q25	RESALE CONDO 1Q26	%	RESALE CONDO 1Q25	NEW DEVELOPMENT 1Q26	%	NEW DEVELOPMENT 1Q25
MEDIAN PRICE	$1.095M	+6%	$1.030M	$1.298M	-14%	$1.509M	$2.718M	+58%	$1.723M
AVERAGE PRICE	$1.159M	-3%	$1.190M	$1.380M	-16%	$1.652M	$2.681M	+43%	$1.876M
MEDIAN PPSF	$1,092	-26%	$1,480	$1,257	+7%	$1,170	$1,732	+27%	$1,366
AVERAGE PPSF	$1,150	-22%	$1,477	$1,275	0%	$1,269	$1,595	+19%	$1,339

Carroll Gardens, Boerum Hill & Red Hook Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

1Q26

	RESALE CO-OP	%	RESALE CONDO	%	NEW DEVELOPMENT	%
STUDIO	$555K	N/A	$560K	N/A	N/A	N/A
1 BEDROOM	$765K	-15%	$715K	-47%	$1.111M	+11%
2 BEDROOM	$1.400M	+16%	$1.350M	0%	$2.743M	+94%
3+ BEDROOM	$1.820M	-15%	$1.995M	-19%	$2.810M	-7%

1Q25

	RESALE CO-OP	RESALE CONDO	NEW DEVELOPMENT
STUDIO	N/A	N/A	N/A
1 BEDROOM	$896K	$1.340M	$999K
2 BEDROOM	$1.210M	$1.350M	$1.415M
3+ BEDROOM	$2.150M	$2.470M	$3.034M

370 8th Street | $6,500,000 | Web# 23760214

Park Slope & Gowanus

Sales

86

-13% YEAR OVER YEAR
-28% QUARTER OVER QUARTER

Inventory

78

-22% YEAR OVER YEAR
+28% QUARTER OVER QUARTER

Days on Market

64

-4% YEAR OVER YEAR
+1% QUARTER OVER QUARTER

Median Price

$1.45M

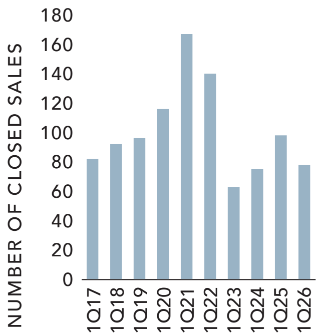
0% YEAR OVER YEAR
+5% QUARTER OVER QUARTER

Average PPSF

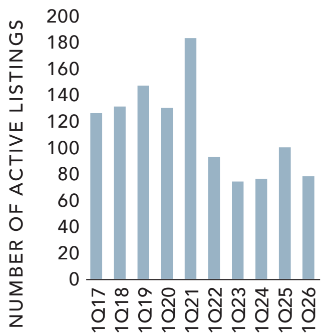
$1,453

+14% YEAR OVER YEAR
+4% QUARTER OVER QUARTER

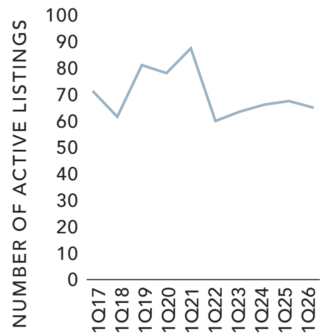
CLOSED SALES



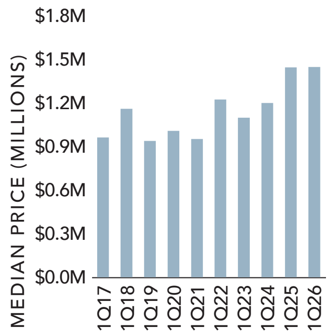
ACTIVE LISTINGS



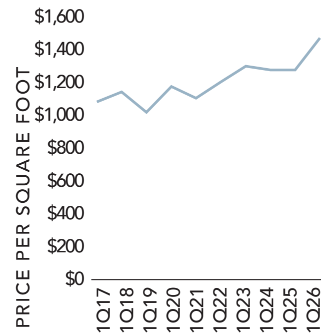
DAYS ON MARKET



MEDIAN PRICE



AVERAGE PPSF



Park Slope & Gowanus Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

	RESALE CO-OP 1Q26	%	RESALE CO-OP 1Q25	RESALE CONDO 1Q26	%	RESALE CONDO 1Q25	NEW DEVELOPMENT 1Q26	%	NEW DEVELOPMENT 1Q25
MEDIAN PRICE	$992K	-17%	$1.200M	$1.418M	+14%	$1.248M	$1.669M	-2%	$1.705M
AVERAGE PRICE	$1.170M	-18%	$1.426M	$1.550M	+3%	$1.498M	$1.796M	+6%	$1.694M
MEDIAN PPSF	$1,392	+3%	$1,352	$1,300	+8%	$1,202	$1,653	+28%	$1,295
AVERAGE PPSF	$1,445	+10%	$1,318	$1,356	+4%	$1,310	$1,652	+34%	$1,232

Park Slope & Gowanus Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

1Q26		
STUDIO	$362K	-24%
1 BEDROOM	$668K	-25%
2 BEDROOM	$1.180M	-2%
3+ BEDROOM	$2.988M	+10%

1Q25	
STUDIO	$474K
1 BEDROOM	$885K
2 BEDROOM	$1.200M
3+ BEDROOM	$2.723M

RESALE CONDO

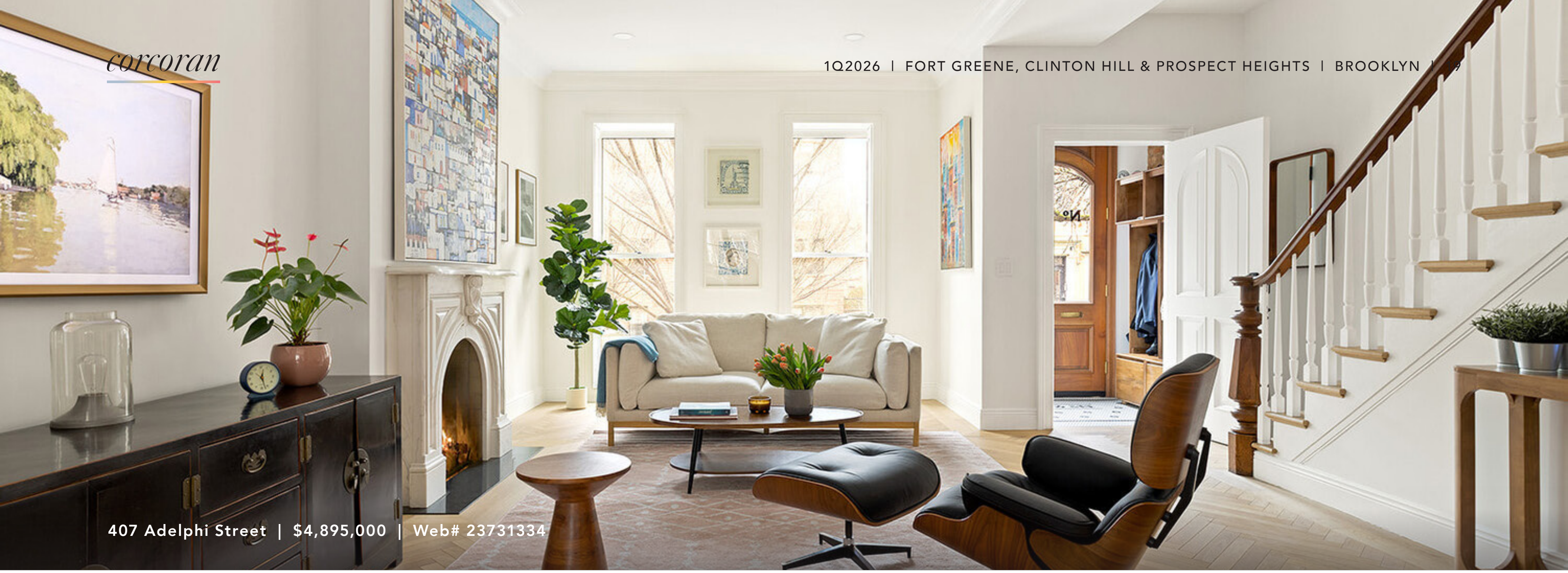
1Q26		
STUDIO	$735K	+67%
1 BEDROOM	$955K	+22%
2 BEDROOM	$1.450M	+16%
3+ BEDROOM	$2.025M	+1%

1Q25	
STUDIO	$441K
1 BEDROOM	$780K
2 BEDROOM	$1.248M
3+ BEDROOM	$2.008M

NEW DEVELOPMENT

1Q26		
STUDIO	N/A	N/A
1 BEDROOM	$1.034M	+16%
2 BEDROOM	$1.669M	+3%
3+ BEDROOM	$2.813M	+40%

1Q25	
STUDIO	N/A
1 BEDROOM	$890K
2 BEDROOM	$1.613M
3+ BEDROOM	$2.004M



Fort Greene, Clinton Hill & Prospect Heights

Sales

117

+1% YEAR OVER YEAR
+7% QUARTER OVER QUARTER

Inventory

137

+20% YEAR OVER YEAR
+59% QUARTER OVER QUARTER

Days on Market

48

-41% YEAR OVER YEAR
-29% QUARTER OVER QUARTER

Median Price

$1.23M

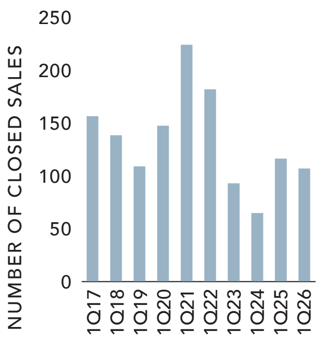
+29% YEAR OVER YEAR
+4% QUARTER OVER QUARTER

Average PPSF

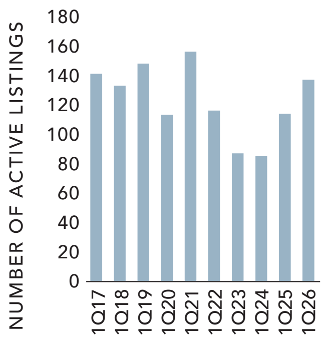
$1,289

+5% YEAR OVER YEAR
-10% QUARTER OVER QUARTER

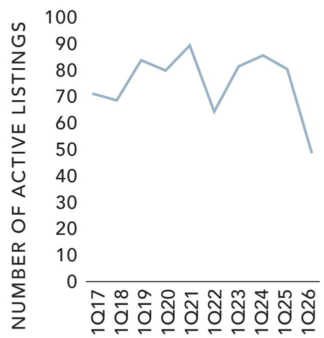
CLOSED SALES



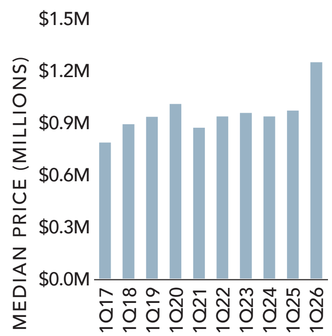
ACTIVE LISTINGS



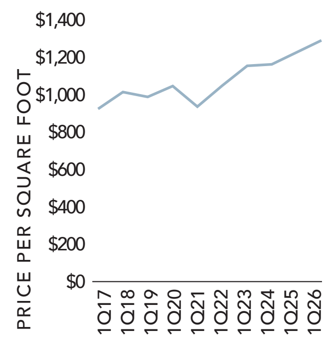
DAYS ON MARKET



MEDIAN PRICE



AVERAGE PPSF



Fort Greene, Clinton Hill & Prospect Heights Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

	RESALE CO-OP 1Q26	%	RESALE CO-OP 1Q25	RESALE CONDO 1Q26	%	RESALE CONDO 1Q25	NEW DEVELOPMENT 1Q26	%	NEW DEVELOPMENT 1Q25
MEDIAN PRICE	$875K	+5%	$830K	$1.470M	+44%	$1.023M	$1.443M	+3%	$1.397M
AVERAGE PRICE	$959K	+8%	$884K	$1.595M	+35%	$1.182M	$1.521M	+9%	$1.393M
MEDIAN PPSF	$964	-3%	$999	$1,321	+10%	$1,197	$1,299	-3%	$1,334
AVERAGE PPSF	$1,073	+6%	$1,013	$1,326	+13%	$1,174	$1,341	+2%	$1,310

Fort Greene, Clinton Hill & Prospect Heights Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

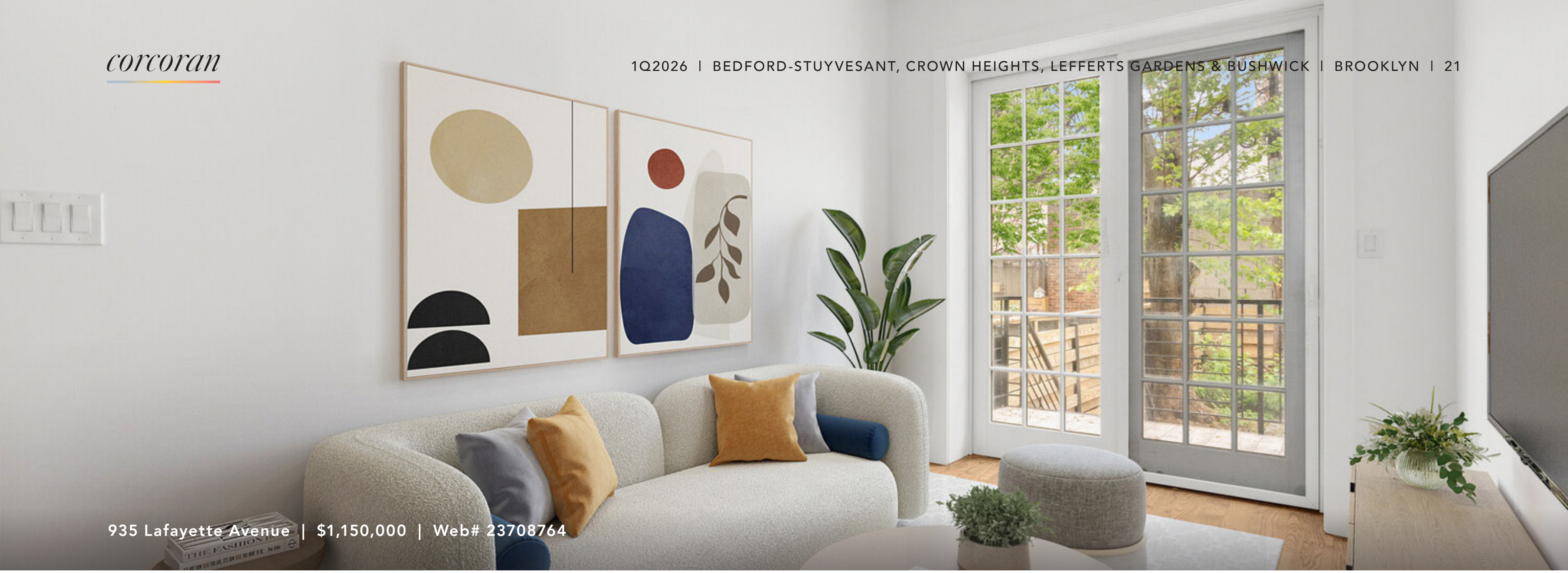
	1Q26	%	1Q25
STUDIO	$585K	+6%	$550K
1 BEDROOM	$750K	+11%	$675K
2 BEDROOM	$1.131M	+28%	$883K
3+ BEDROOM	$1.912M	+56%	$1.229M

RESALE CONDO

	1Q26	%	1Q25
STUDIO	$819K	+66%	$494K
1 BEDROOM	$935K	+20%	$779K
2 BEDROOM	$1.470M	+18%	$1.250M
3+ BEDROOM	$2.100M	-14%	$2.447M

NEW DEVELOPMENT

	1Q26	%	1Q25
STUDIO	N/A	N/A	N/A
1 BEDROOM	$1.009M	+13%	$895K
2 BEDROOM	$1.473M	-3%	$1.518M
3+ BEDROOM	$2.325M	+9%	$2.135M



935 Lafayette Avenue | $1,150,000 | Web# 23708764

Bedford-Stuyvesant, Crown Heights, Lefferts Gardens & Bushwick

Sales

74

-37% YEAR OVER YEAR
-25% QUARTER OVER QUARTER

Inventory

152

+11% YEAR OVER YEAR
+11% QUARTER OVER QUARTER

Days on Market

83

-17% YEAR OVER YEAR
-32% QUARTER OVER QUARTER

Median Price

$810K

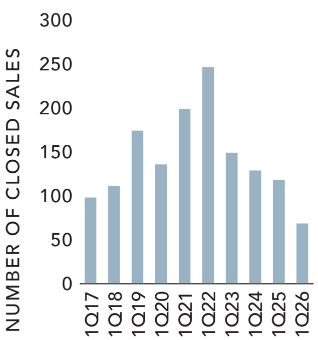
+1% YEAR OVER YEAR
+26% QUARTER OVER QUARTER

Average PPSF

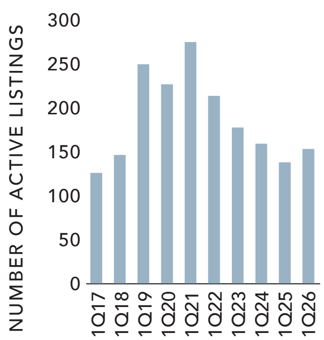
$918

-3% YEAR OVER YEAR
+2% QUARTER OVER QUARTER

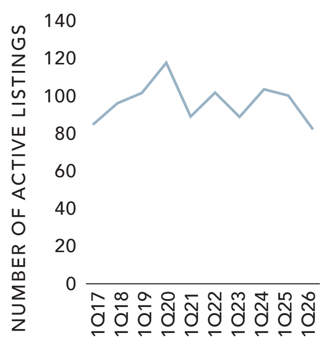
CLOSED SALES



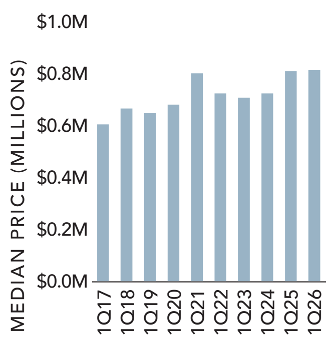
ACTIVE LISTINGS



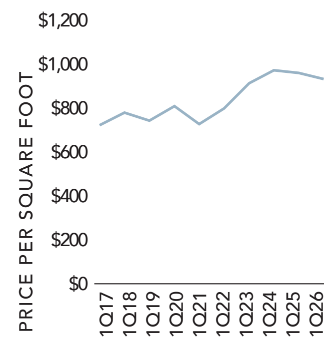
DAYS ON MARKET



MEDIAN PRICE



AVERAGE PPSF



Bedford-Stuyvesant, Crown Heights, Lefferts Gardens & Bushwick Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

	RESALE CO-OP 1Q26	%	RESALE CO-OP 1Q25	RESALE CONDO 1Q26	%	RESALE CONDO 1Q25	NEW DEVELOPMENTS 1Q26	%	NEW DEVELOPMENTS 1Q25
MEDIAN PRICE	$480K	+1%	$475K	$787K	-1%	$793K	$920K	-14%	$1.069M
AVERAGE PRICE	$500K	-3%	$517K	$803K	-3%	$826K	$985K	-5%	$1.041M
MEDIAN PPSF	$647	+10%	$590	$999	+3%	$975	$1,033	0%	$1,031
AVERAGE PPSF	$530	-14%	$617	$923	+2%	$902	$1,003	+1%	$995

Bedford-Stuyvesant, Crown Heights, Lefferts Gardens & Bushwick Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

1Q26		
STUDIO	$235K	-44%
1 BEDROOM	$455K	+9%
2 BEDROOM	$832K	+24%
3+ BEDROOM	$642K	+2%

1Q25	
STUDIO	$420K
1 BEDROOM	$418K
2 BEDROOM	$670K
3+ BEDROOM	$630K

RESALE CONDO

1Q26		
STUDIO	N/A	N/A
1 BEDROOM	$690K	+1%
2 BEDROOM	$822K	-3%
3+ BEDROOM	$845K	-9%

1Q25	
STUDIO	$457K
1 BEDROOM	$680K
2 BEDROOM	$850K
3+ BEDROOM	$930K

NEW DEVELOPMENT

1Q26		
STUDIO	N/A	N/A
1 BEDROOM	$674K	+13%
2 BEDROOM	$925K	-21%
3+ BEDROOM	$1.253M	-17%

1Q25	
STUDIO	$695K
1 BEDROOM	$595K
2 BEDROOM	$1.175M
3+ BEDROOM	$1.513M

631 East 18th Street | $599,000 | Web# 23743568

Kensington, Windsor Terrace, Ditmas Park, Flatbush & Prospect Park South

Sales

58

-17% YEAR OVER YEAR
-16% QUARTER OVER QUARTER

Inventory

119

+8% YEAR OVER YEAR
+14% QUARTER OVER QUARTER

Days on Market

86

-3% YEAR OVER YEAR
+26% QUARTER OVER QUARTER

Median Price

$620K

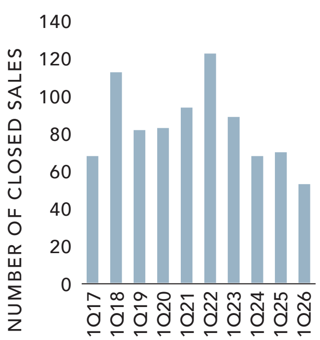
+7% YEAR OVER YEAR
+7% QUARTER OVER QUARTER

Average PPSF

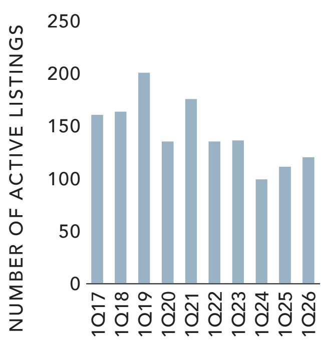
$812

+10% YEAR OVER YEAR
0% QUARTER OVER QUARTER

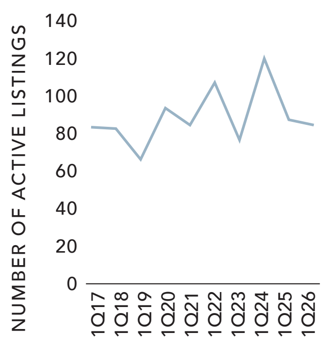
CLOSED SALES



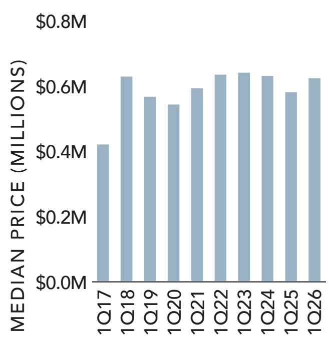
ACTIVE LISTINGS



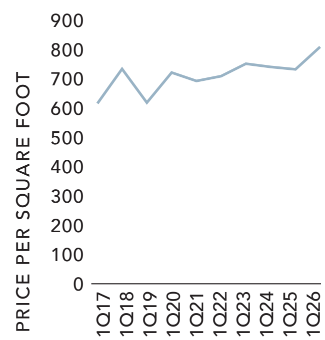
DAYS ON MARKET



MEDIAN PRICE



AVERAGE PPSF



Kensington, Windsor Terrace, Ditmas Park, Flatbush & Prospect Park South Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

	RESALE CO-OP 1Q26	%	RESALE CO-OP 1Q25	RESALE CONDO 1Q26	%	RESALE CONDO 1Q25	NEW DEVELOPMENTS 1Q26	%	NEW DEVELOPMENTS 1Q25
MEDIAN PRICE	$463K	-8%	$503K	$778K	+10%	$710K	$631K	-23%	$820K
AVERAGE PRICE	$556K	+2%	$543K	$953K	+20%	$797K	$755K	-4%	$790K
MEDIAN PPSF	$662	+8%	$612	$1,083	+35%	$799	$1,054	+17%	$898
AVERAGE PPSF	$694	+5%	$660	$1,000	+31%	$763	$996	+9%	$911

Kensington, Windsor Terrace, Ditmas Park, Flatbush & Prospect Park South Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

1Q26		
STUDIO	$260K	+4%
1 BEDROOM	$413K	-4%
2 BEDROOM	$797K	+45%
3+ BEDROOM	$906K	-18%

1Q25	
STUDIO	$250K
1 BEDROOM	$428K
2 BEDROOM	$550K
3+ BEDROOM	$1.100M

RESALE CONDO

1Q26		
STUDIO	N/A	N/A
1 BEDROOM	$685K	+585%
2 BEDROOM	$906K	+32%
3+ BEDROOM	$1.450M	+82%

1Q25	
STUDIO	N/A
1 BEDROOM	$100K
2 BEDROOM	$685K
3+ BEDROOM	$795K

NEW DEVELOPMENT

1Q26		
STUDIO	N/A	N/A
1 BEDROOM	$550K	-30%
2 BEDROOM	$881K	-13%
3+ BEDROOM	$1.413M	N/A

1Q25	
STUDIO	$425K
1 BEDROOM	$788K
2 BEDROOM	$1.017M
3+ BEDROOM	N/A

South Brooklyn

Sales

359

-12% YEAR OVER YEAR
-11% QUARTER OVER QUARTER

Inventory

743

+24% YEAR OVER YEAR
+5% QUARTER OVER QUARTER

Days on Market

112

-12% YEAR OVER YEAR
+5% QUARTER OVER QUARTER

Median Price

$420K

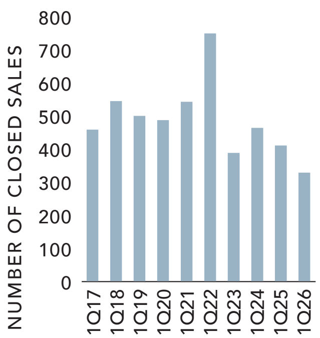
-3% YEAR OVER YEAR
-7% QUARTER OVER QUARTER

Average PPSF

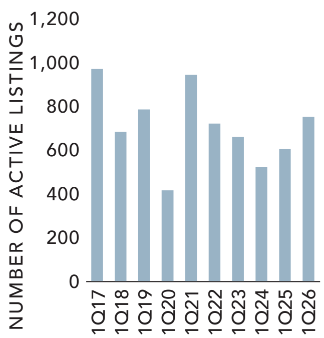
$550

-6% YEAR OVER YEAR
-5% QUARTER OVER QUARTER

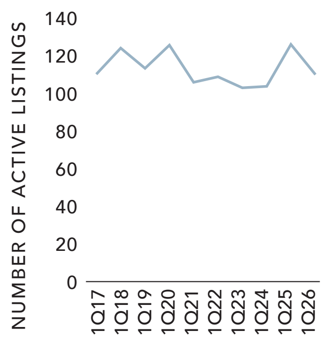
CLOSED SALES



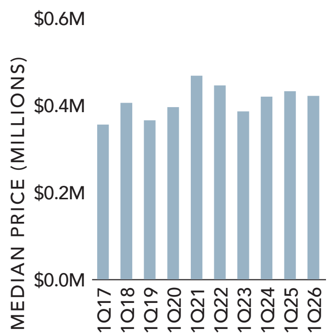
ACTIVE LISTINGS



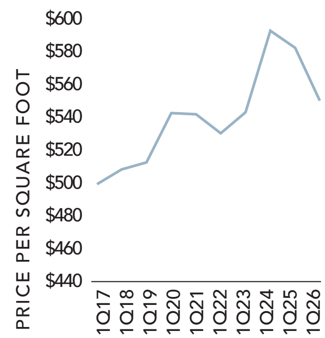
DAYS ON MARKET



MEDIAN PRICE



AVERAGE PPSF



South Brooklyn Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

	RESALE CO-OP 1Q26	%	RESALE CO-OP 1Q25	RESALE CONDO 1Q26	%	RESALE CONDO 1Q25	NEW DEVELOPMENT 1Q26	%	NEW DEVELOPMENT 1Q25
MEDIAN PRICE	$330K	+2%	$325K	$608K	-3%	$630K	$687K	+1%	$679K
AVERAGE PRICE	$361K	+2%	$354K	$634K	-1%	$639K	$789K	+4%	$757K
MEDIAN PPSF	$393	-3%	$406	$662	+3%	$644	$888	+1%	$883
AVERAGE PPSF	$404	-3%	$418	$647	+4%	$619	$905	+5%	$863

South Brooklyn Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

1Q26		
STUDIO	$203K	+4%
1 BEDROOM	$299K	+1%
2 BEDROOM	$418K	+1%
3+ BEDROOM	$542K	-17%

1Q25	
STUDIO	$195K
1 BEDROOM	$295K
2 BEDROOM	$415K
3+ BEDROOM	$655K

RESALE CONDO

1Q26		
STUDIO	$190K	-9%
1 BEDROOM	$505K	+12%
2 BEDROOM	$638K	-8%
3+ BEDROOM	$719K	-5%

1Q25	
STUDIO	$208K
1 BEDROOM	$450K
2 BEDROOM	$697K
3+ BEDROOM	$755K

NEW DEVELOPMENT

1Q26		
STUDIO	$523K	+28%
1 BEDROOM	$512K	-7%
2 BEDROOM	$841K	+10%
3+ BEDROOM	$1.016M	+21%

1Q25	
STUDIO	$408K
1 BEDROOM	$548K
2 BEDROOM	$767K
3+ BEDROOM	$840K

The Corcoran Report was Manhattan's very first market study of residential sale trends. For 40 years, we have pioneered making this information available to you and your customers in a straightforward and easy-to-understand way.

METRICS

PREVIOUS QUARTER statistics for sales and prices are revised in the subsequent report once data are available for the full quarter period.

CLOSED AND CONTRACTS SIGNED figures for the current quarter are based on reported transactions at the time the report is prepared and projected through the end of the quarter taking into account typical seasonality.

DAYS ON MARKET averages how long a unit takes to sell and is calculated from subtracting list date from contract date. Units on the market longer than three years and shorter than one day are considered outliers and removed from the data to prevent significant skewing. New developments are excluded because many available, unsold units are held off the market for long periods of time.

AVERAGE PRICE PER SQUARE FOOT is the average price divided by the average square footage. In prior Corcoran Reports this was calculated as an average of all prices per square foot, which gives a number less skewed by high price sales and more similar to a median price per square foot. The two metrics are now separated to give more insight to market dynamics.

MEDIAN PRICE AND PRICE PER SQUARE FOOT are the middle or midpoint price where half of sales fall below and half fall above this number.

INVENTORY is a count of all currently listed units and is measured two weeks before the end of the quarter. It does not include unlisted yet unsold units in new developments ("shadow" inventory).

FOR MORE INFORMATION

Research and Data Requests: Research@corcoran.com
Press Inquiries: PR@corcoran.com

SOURCE

Figures in this report are based on publicly reported closed sales information via the Automated City Register Information System (ACRIS) and the REBNY Listing System (RLS).

DISCLAIMER

THE FOLLOWING MEMBERS OF THE CORCORAN GROUP MADE SIGNIFICANT CONTRIBUTIONS TO THIS REPORT:

Nicolette Goldhirsch | Kristy Hoffman | Michael Ollerer | Ryan Schleis | Brie Train