

The Corcoran Report

2Q | 2026 | BROOKLYN

corcoran



Overview

Closed Sales

1,156

-11% YEAR OVER YEAR
+7% QUARTER OVER QUARTER

Closings fell to the second-lowest second-quarter figure in thirteen years, above only Second Quarter 2020.

Days on Market

72

-15% YEAR OVER YEAR
-20% QUARTER OVER QUARTER

Average days on market dropped to the shortest second-quarter marketing period in the last decade.

Median Price

\$895K

+11% YEAR OVER YEAR
+10% QUARTER OVER QUARTER

Median price reached a new record high.

Contracts Signed

1,207

+15% YEAR OVER YEAR
+45% QUARTER OVER QUARTER

Signed contracts have increased annually in eight of the last eleven quarters.

Inventory

2,003

+8% YEAR OVER YEAR
+13% QUARTER OVER QUARTER

Listed inventory reached its highest level since early 2022.

Average PPSF

\$1,185

+8% YEAR OVER YEAR
+4% QUARTER OVER QUARTER

Average price per square foot increased to a new record high, driven by a greater share of sales above \$2,000 per square foot.

Brooklyn's residential market moderated further in Second Quarter 2026, as economic uncertainty, stubborn mortgage rates, constrained upper-tier inventory, and limited new development supply continued to weigh on transaction activity. Closings declined 11% year-over-year, extending the pattern of annual decreases seen in most quarters over the past two years. Excluding 2020, this was the lowest second quarter for sales in thirteen years. Despite these pressures, pricing remained resilient, supported by a continued tilt toward higher-end transactions.

Signed contracts, however, told a different story. Contract activity jumped 15% year-over-year, the strongest annual gain in more than four years, signaling improving momentum and renewed buyer engagement. Closed dollar volume softened just 1% annually, as rising prices offset fewer closings, with volume reaching \$1.374B, the second-lowest second-quarter figure since 2016.

Marketing times continued to tighten, indicating swift execution when listings aligned with buyer expectations. Days on market fell 15% to 72 days, the shortest second-quarter average in a decade. The average declined across nearly all price ranges and unit types, with the \$750K to \$1M segment moving fastest at 49 days.

Inventory conditions shifted unevenly across the borough. Active listings rose 8% year-over-year to 2,003 units, the highest level since early 2022, driven by double-digit increases in resale co-ops and condos. Inventory over \$1M declined 5%, creating meaningful constraints in a segment that represents more than 40% of sales.

Price metrics strengthened across the board, supported by a greater share of high-end closings. Both average and median prices increased 11% year-over-year, reaching new record highs. Average price per square foot rose 8% to a record \$1,185, driven by elevated activity over \$2,000 per square foot. Resale condo and new development pricing posted strong gains, fueled by robust sales over \$2M in several prime Brooklyn neighborhoods. Overall, Second Quarter 2026 reflected a market defined by fewer transactions but sustained pricing power, with selective buyers competing aggressively for limited inventory.

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[INVENTORY](#) | [PAGE 6](#)

[PRICES](#) | [PAGE 8](#)

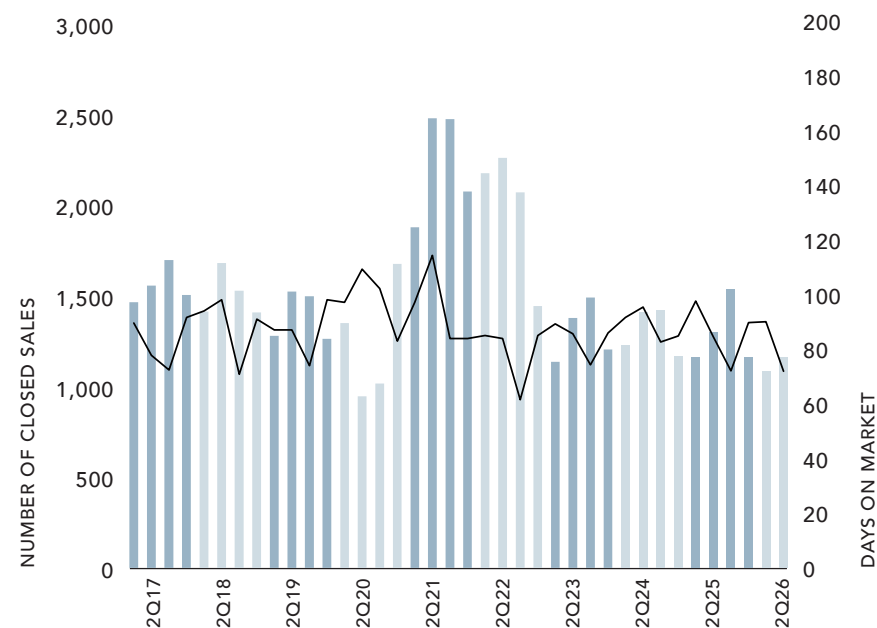
[NEIGHBORHOODS](#) | [PAGE 10](#)

Sales

- Brooklyn closings declined 11% year-over-year in Second Quarter 2026, extending the pattern of annual decreases seen in most quarters over the past two years.
- Sales activity remained muted, with total transactions falling to the second-lowest second-quarter figure in thirteen years (only 2020 was lower). A variety of factors continued to weigh on buyer demand including economic uncertainty and mortgage rates. The decline was also partly inventory driven. Overall supply increased, but that change can be attributed largely to the lower end of the market. Fewer listings over \$1M and fewer three-plus bedrooms limited options for certain buyers. Additionally, new development inventory reached its lowest second-quarter number in more than ten years.
- Excluding co-ops, sales were down only 2% year-over-year. The lower end of the Brooklyn market is experiencing meaningful softness, while buyers over \$1M continue to compete for limited supply.
- Dollar volume softened 1% year-over-year, which can be attributed to fewer closings as there were price increases across all metrics. At \$1.374B, volume reached its second-lowest second-quarter number since 2016.

Closed Sales

■ CLOSED SALES — AVERAGE DAYS ON MARKET

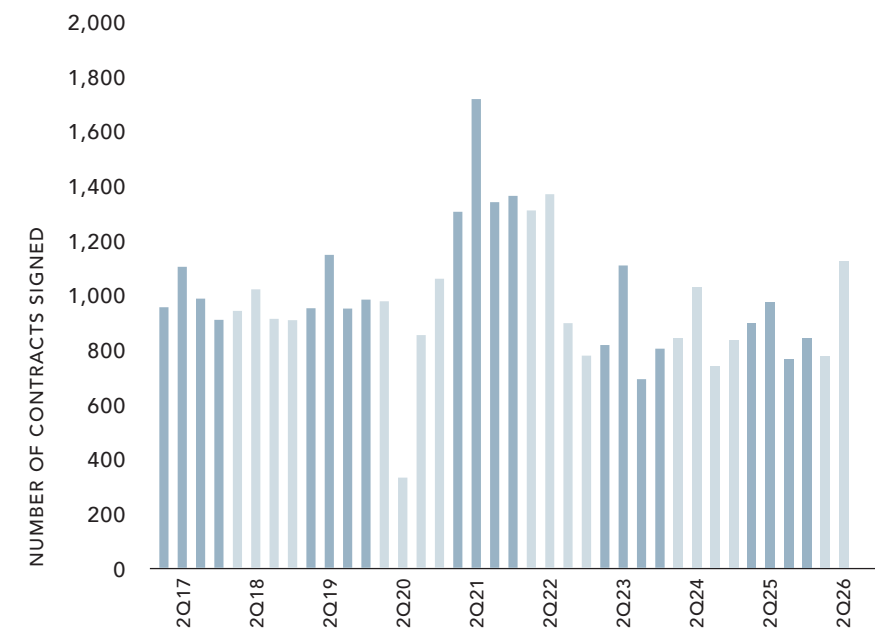


	2Q26	2Q25	%CHG (YR)	1Q26	%CHG (QTR)
CLOSED SALES	1,156	1,292	-11%	1,076	7%
SALES VOLUME	\$1.374B	\$1.389B	-1%	\$1.180B	16%
CONTRACTS SIGNED	1,207	1,048	15%	835	45%
DAYS ON MARKET	72	84	-15%	90	-20%

- Signed contracts jumped 15% annually, and as the most timely indicator of market activity, this uptick suggests improving conditions and strengthening momentum.
- Both resale condos and co-ops reached six-year second-quarter lows, while new development transactions reached their second-lowest point in the same time period.
- Days on market decreased 15% compared to the same period last year, down to 72 days. This was the shortest average second-quarter marketing period seen in the last decade. Buyers continued to contend with constrained inventory, resulting in faster marketing times.

Contracts Signed

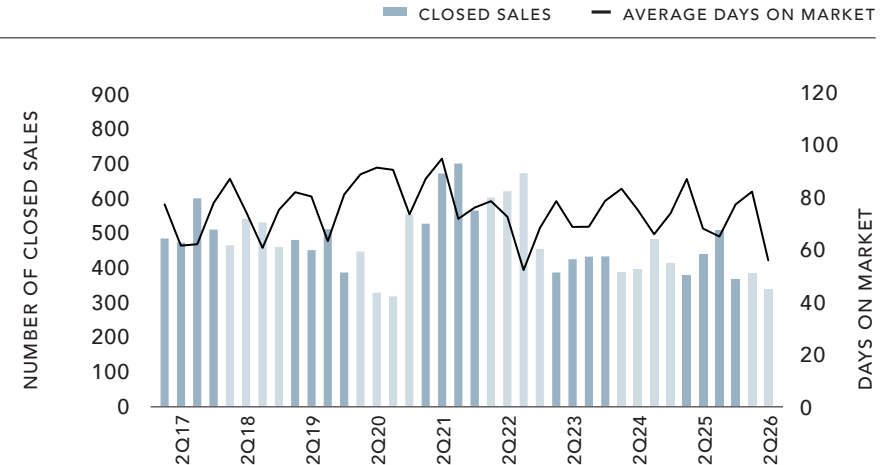
■ CONTRACTS SIGNED



Resale Co-op Sales

	2Q26	2Q25	%CHG (YR)	1Q26	%CHG (QTR)
SALES	393	510	-23%	447	-12%
MARKET SHARE	34%	39%	-5%	42%	-8%
DAYS ON MARKET	80	90	-11%	84	-5%

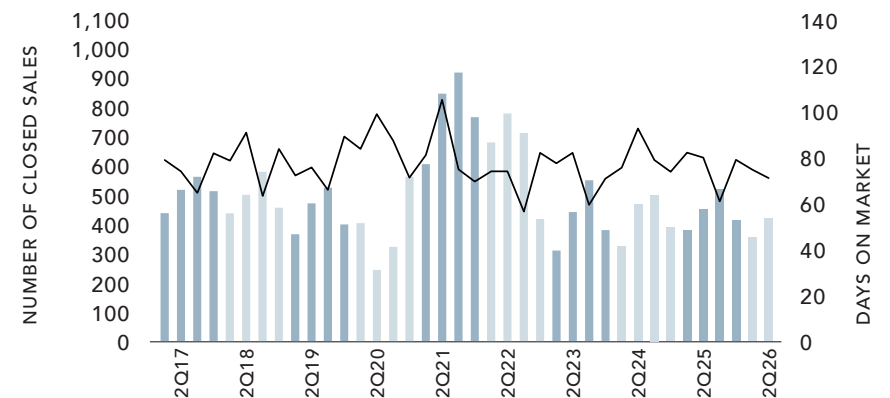
Resale co-op closings fell 23% year-over-year, which was enough to hit their second-lowest second-quarter figure in more than ten years.



Resale Condo Sales

	2Q26	2Q25	%CHG (YR)	1Q26	%CHG (QTR)
SALES	430	461	-7%	361	19%
MARKET SHARE	37%	36%	1%	34%	4%
DAYS ON MARKET	65	80	-18%	96	-32%

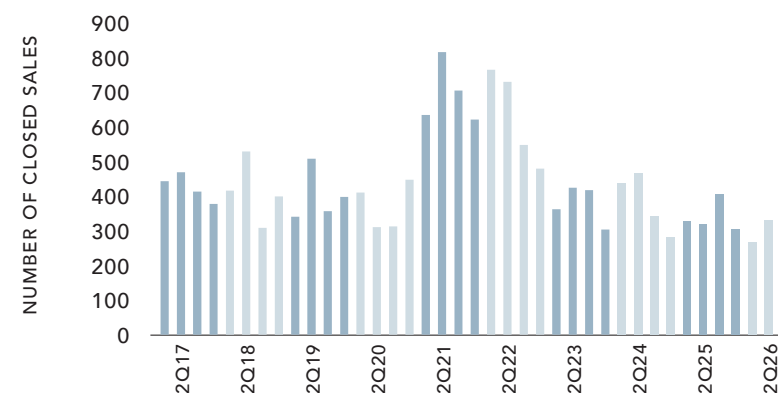
Resale condo closings decreased 7% year-over-year to 430 sales. This figure was 18% below the ten-year second-quarter average of 525 sales. Resale condos accounted for the largest share of activity at 37%, a position typically held by co-ops.



New Development Sales

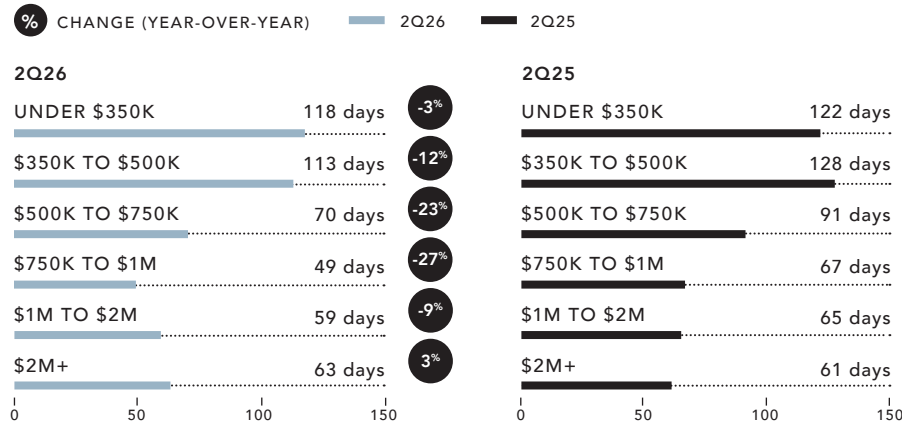
	2Q26	2Q25	%CHG (YR)	1Q26	%CHG (QTR)
SALES	333	321	4%	268	24%
MARKET SHARE	29%	25%	4%	25%	4%

New development was the only product type to report an annual gain in closings, rising 4% to 333 transactions. However, it was still 32% below the ten-year second-quarter average of 492 closings. Nevertheless, new development's share of total sales reached 29%, marking the highest level in two years.



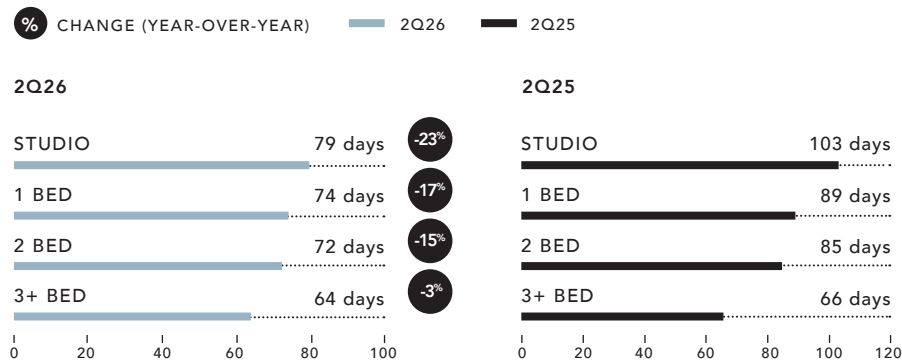
Note: New development sales are excluded from days on market statistics because some units appear to have sold the same day as the list date or are held off the market for long periods of time.

Days on Market by Price Range



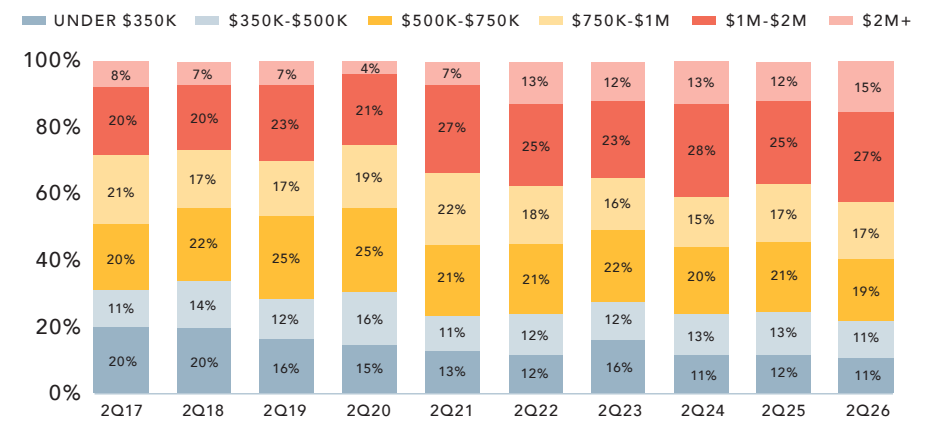
Compared to last year, days on market decreased in all price segments except over \$2M, which reported a 3% increase. The \$750K to \$1M segment had the largest percentage decline and the shortest average marketing time, down 27% to 49 days, as buyers felt pressure to transact in a price range that remains in high demand. The under \$350K segment averaged 118 days on market, four days fewer than a year ago, yet still the slowest-moving price category.

Days on Market by Bedroom Type



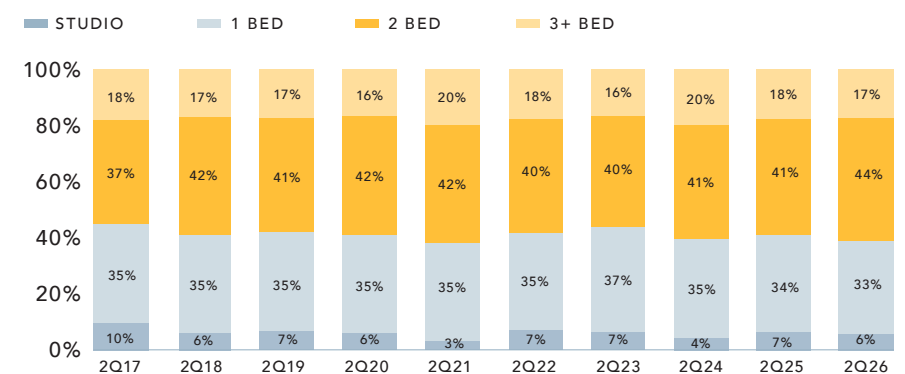
All four unit types reported annual declines in average marketing time. Studios had the largest year-over-year decrease with 24 fewer days on the market but still had the longest average at 79 days. Marketing time for three-plus bedrooms declined by two days compared to last year to 64 days, the shortest marketing time of the bedroom types. Two-bedroom marketing time fell by nearly two weeks to 72 days, the second-shortest marketing time.

Market Share by Price Range



The over \$2M price segment recorded the most significant gain in market share, rising to 15% of total closings, largely due to stronger sales activity in this price range in Williamsburg, Dumbo and Park Slope. The \$1M to \$2M category was the only other price segment to post a year-over-year market share gain, increasing by two percentage points, driven by a higher concentration of new development sales. In contrast, the three segments under \$750K declined in share.

Market Share by Bedroom Type



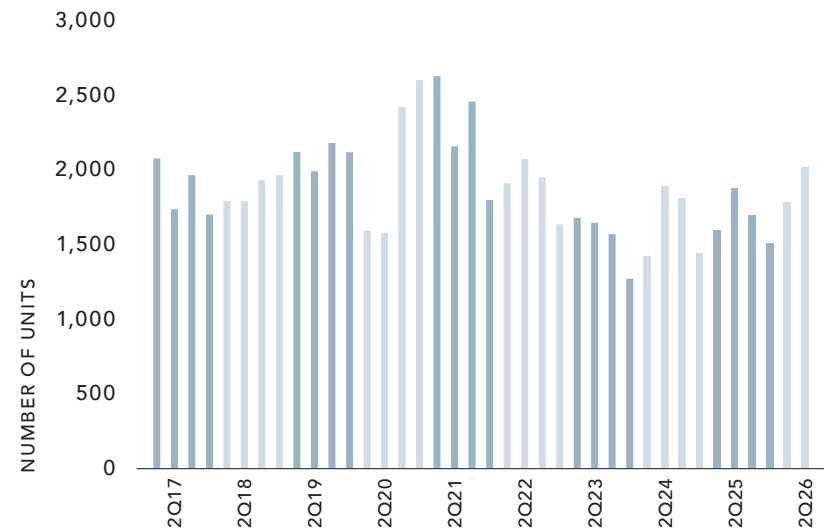
Market share increased for two bedrooms, up by two percentage points, while studios and one bedrooms declined by one percentage point each. Two-bedroom units remained the most active segment of the Brooklyn market, accounting for 44% of sales, while studios held the smallest share at just 6%. The share of three-plus bedrooms remained level at 17%, which is historically 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

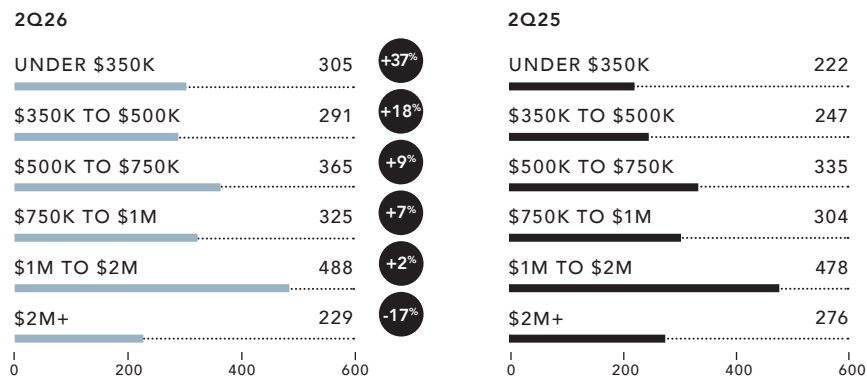
- Listed inventory increased 8% year-over-year, rising to 2,003 units, the highest level since early 2022. Gains were driven by double-digit increases in resale co-ops (+17%) and resale condos (+15%), while new development inventory declined 18% annually.
- While inventory rose across most price segments, the over \$2M category declined 17% annually due in part to a pullback in new development.
- Listings under \$350K saw the largest increase, surging 37% year-over-year.
- Inventory trends by unit type were mixed. Studios, one bedrooms and two bedrooms all had double-digit year-over-year increases, while three-plus bedrooms declined 14%, a difference of 47 fewer listings. Two bedrooms continued to dominate supply at 41% of listings, making them the most prevalent unit type in Brooklyn.
- Inventory shrank in three of the eight submarkets year-over-year. Listings decreased 22% in Park Slope and Gowanus to the second-lowest second-quarter number in at least ten years. All product types were down in this submarket, but there were nearly half as many new development listings as a year ago, suggesting supply has not kept pace with demand. Carroll Gardens, Boerum Hill and Red Hook also reported a drop in inventory because of half as many new development listings.
- Conversely, South Brooklyn inventory reached a second-quarter record high at 772 units despite fewer new development listings. Supply has accumulated because buyer demand has softened and the area has seen fewer sales.

	2Q26	2Q25	%CHG (YR)	1Q26	%CHG (QTR)
INVENTORY	2,003	1,862	8%	1,766	13%

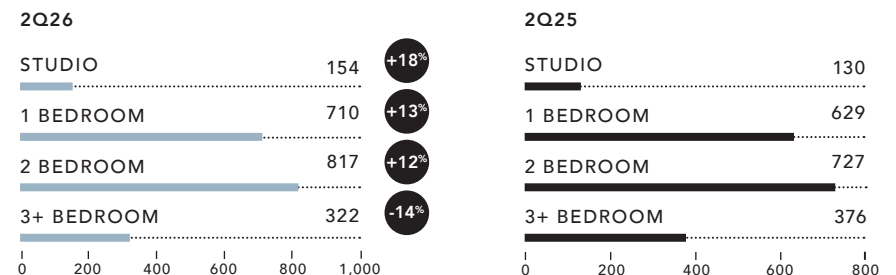


Distribution of Active Listings % CHANGE (YEAR-OVER-YEAR) 2Q26 2Q25

BY PRICE RANGE



BY BEDROOM TYPE



Resale Co-op Inventory

	2Q26	2Q25	%CHG (YR)	1Q26	%CHG (QTR)
INVENTORY	788	671	17%	677	16%
MARKET SHARE	39%	36%	3%	38%	1%

Resale co-op inventory increased 17% year-over-year to 788 listings, reaching a ten-year second-quarter high. Despite slightly fewer listings in co-op heavy neighborhoods like Brooklyn Heights, additional co-op listings in neighborhoods farther south resulted in the overall increase. 65% of resale co-op listings were under \$500K, compared to 59% a year ago.

Resale Condo Inventory

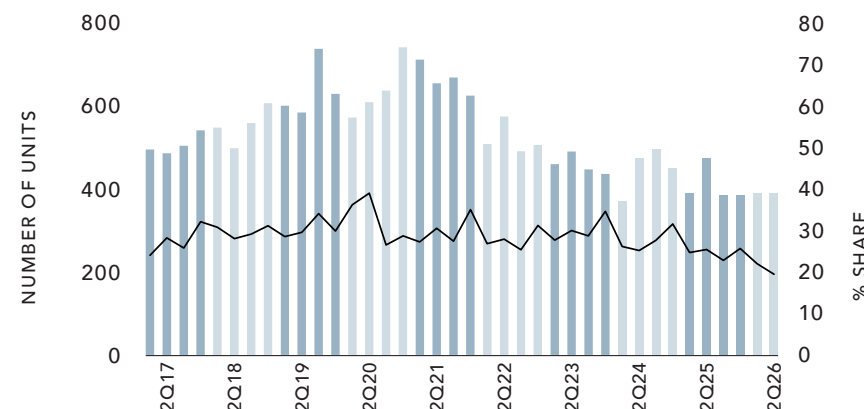
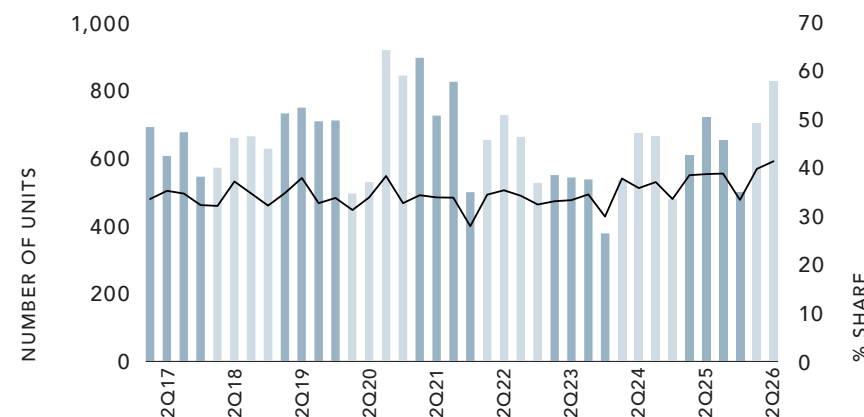
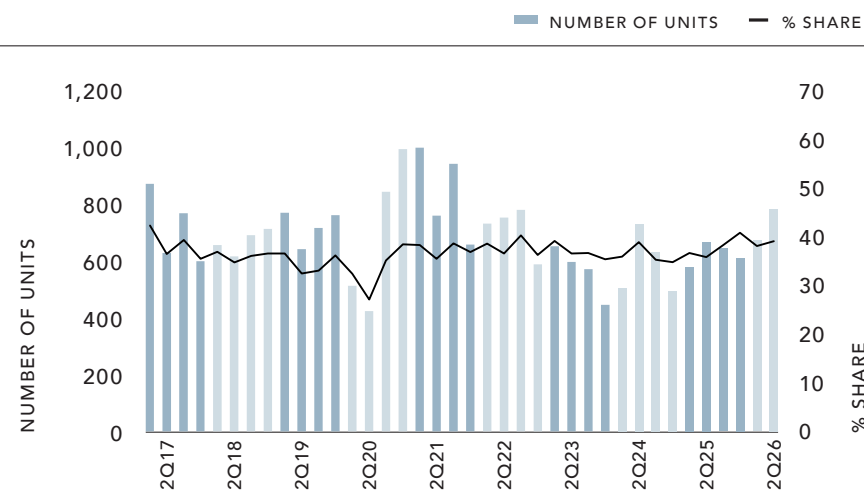
	2Q26	2Q25	%CHG (YR)	1Q26	%CHG (QTR)
INVENTORY	824	717	15%	699	18%
MARKET SHARE	41%	39%	3%	40%	2%

Resale condo listings rose 15% annually to 824 units, marking the highest second-quarter number in the last ten years and continuing to represent the largest share of inventory at 41% of the market. Active listings in Williamsburg/Greenpoint and Brooklyn Heights/Cobble Hill/Dumbo/Downtown Brooklyn made up 36% of the resale condo inventory in Brooklyn when it is typically closer to 25%.

New Development Inventory

	2Q26	2Q25	%CHG (YR)	1Q26	%CHG (QTR)
INVENTORY	391	474	-18%	390	0%
MARKET SHARE	20%	25%	-6%	22%	-3%
NEW UNIT LAUNCHES	290	103	182%	302	-4%

New development inventory declined 18% year-over-year to 391 units and remained essentially flat compared to the previous quarter. As a result, its market share fell to 20%, down from 25% a year ago. Only two of the eight submarkets (Brooklyn Heights/Cobble Hill/Dumbo/Downtown Brooklyn and Bedford-Stuyvesant/Crown Heights/Prospect Lefferts Gardens/Bushwick) reported an increase in new development listings compared to a year ago. Five reported annual declines, and one had no change.

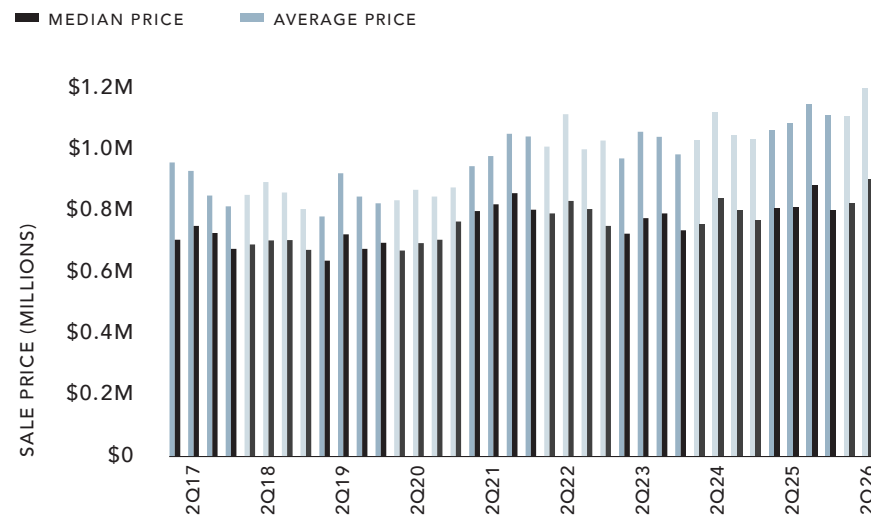


Prices

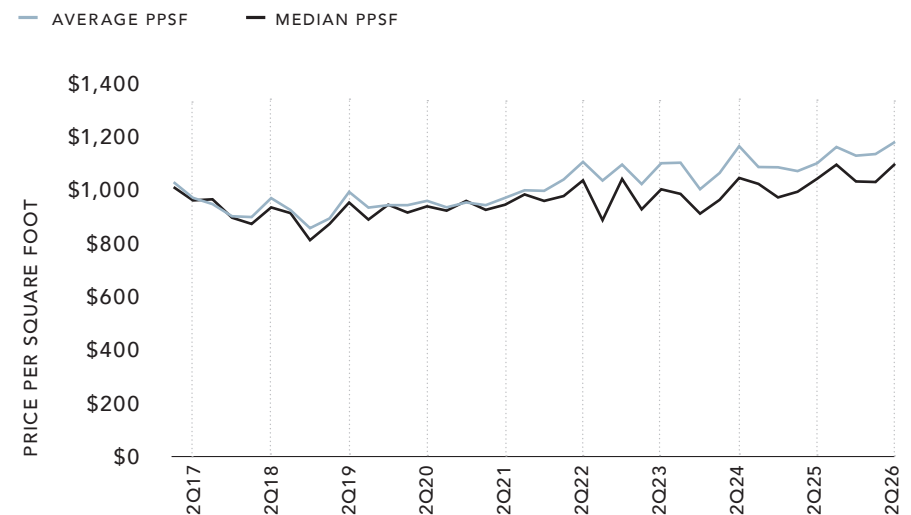
- Overall pricing metrics reported strong year-over-year gains. Both average and median price increased by 11%, driven in part by a greater share of transactions in the \$1M+ segment. Notably, both measures reached new record highs.
- Overall average price per square foot increased 8% to \$1,185, a new record high due to a greater share of sales over \$2,000 per square foot.
- Resale co-op median price decreased to \$475K due to a slightly greater share of sales under \$350K, especially in South Brooklyn.
- Resale condo median and average price rose 15% and 6% year-over-year to \$1.150M and \$1.362M, respectively, because of an increased share of sales over \$1M. Average price per square foot jumped 5% to \$1,217 per square foot. All three metrics marked new record highs.
- All price metrics also increased for new development, fueled by strong sales over \$2M in Williamsburg, Downtown Brooklyn, and Dumbo. Median price and average price per square foot increased 7% each to \$1.275M and \$1,347 per square foot.

	2Q26	2Q25	%CHG (YR)	1Q26	%CHG (QTR)
MEDIAN PRICE	\$895K	\$803K	11%	\$817K	10%
AVERAGE PRICE	\$1.188M	\$1.075M	11%	\$1.097M	8%
MEDIAN PPSF	\$1,100	\$1,042	6%	\$1,029	7%
AVERAGE PPSF	\$1,185	\$1,102	8%	\$1,137	4%

Median and Average Price

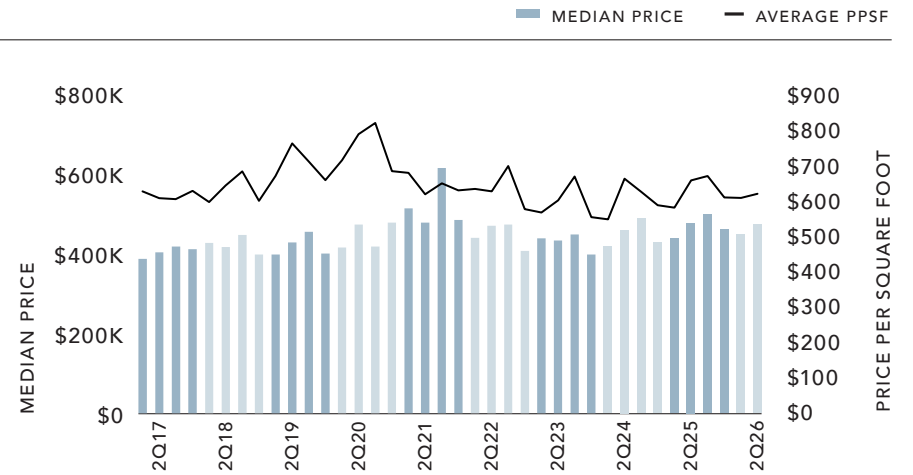


Price Per Square Foot



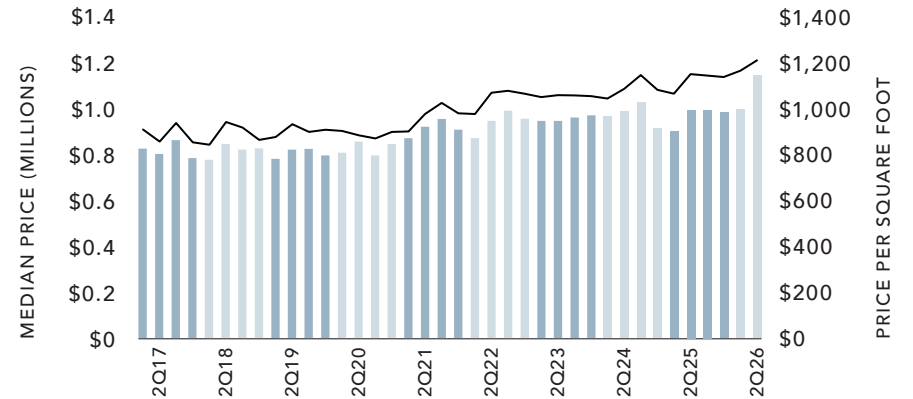
Resale Co-op Prices

PRICES	2Q26	2Q25	%CHG (YR)	1Q26	%CHG (QTR)
MEDIAN PRICE	\$475K	\$479K	-1%	\$450K	6%
AVERAGE PRICE	\$651K	\$685K	-5%	\$620K	5%
MEDIAN PPSF	\$479	\$483	-1%	\$452	6%
AVERAGE PPSF	\$622	\$660	-6%	\$610	2%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$338K	\$355K	-5%	\$299K	13%
1 BEDROOM	\$428K	\$400K	7%	\$383K	12%
2 BEDROOM	\$525K	\$616K	-15%	\$590K	-11%
3+ BEDROOM	\$1.280M	\$1.500M	-15%	\$699K	83%



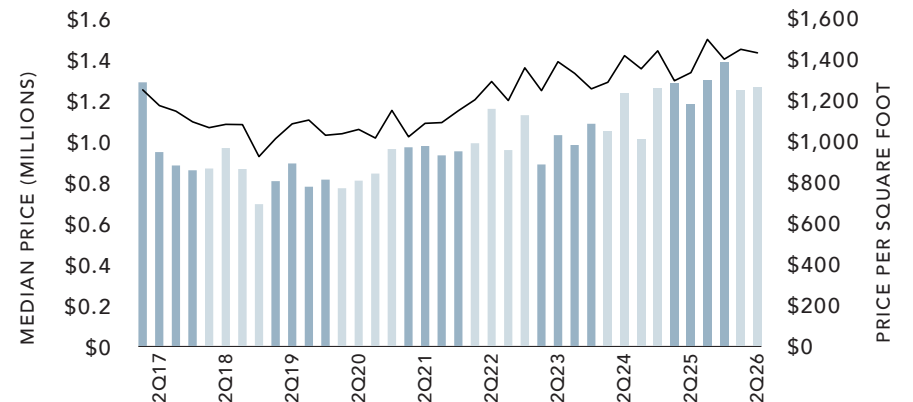
Resale Condo Prices

PRICES	2Q26	2Q25	%CHG (YR)	1Q26	%CHG (QTR)
MEDIAN PRICE	\$1.150M	\$999K	15%	\$1.000M	15%
AVERAGE PRICE	\$1.362M	\$1.279M	6%	\$1.276M	7%
MEDIAN PPSF	\$1,216	\$1,130	8%	\$1,152	6%
AVERAGE PPSF	\$1,217	\$1,156	5%	\$1,171	4%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$636K	\$685K	-7%	\$695K	-8%
1 BEDROOM	\$838K	\$788K	6%	\$785K	7%
2 BEDROOM	\$1.288M	\$1.123M	15%	\$1.128M	14%
3+ BEDROOM	\$1.870M	\$1.673M	12%	\$1.995M	-6%



New Development Prices

PRICES	2Q26	2Q25	%CHG (YR)	1Q26	%CHG (QTR)
MEDIAN PRICE	\$1.275M	\$1.190M	7%	\$1.259M	1%
AVERAGE PRICE	\$1.607M	\$1.400M	15%	\$1.653M	-3%
MEDIAN PPSF	\$1,319	\$1,276	3%	\$1,341	-2%
AVERAGE PPSF	\$1,444	\$1,347	7%	\$1,461	-1%
MEDIAN PRICE BY BEDROOM					
STUDIO	\$493K	\$800K	-38%	\$591K	-17%
1 BEDROOM	\$754K	\$650K	16%	\$813K	-7%
2 BEDROOM	\$1.450M	\$1.375M	5%	\$1.425M	2%
3+ BEDROOM	\$2.773M	\$2.245M	24%	\$2.518M	10%



Neighborhoods

Williamsburg & Greenpoint pp. 11/12

SALES	MEDIAN PRICE	AVERAGE PPSF
144 -14%	\$1.510M +8%	\$1,703 +14%

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

SALES	MEDIAN PRICE	AVERAGE PPSF
152 -17%	\$1.661M +23%	\$1,544 0%

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

SALES	MEDIAN PRICE	AVERAGE PPSF
67 -17%	\$1.675M +15%	\$1,503 +13%

Park Slope & Gowanus pp. 17/18

SALES	MEDIAN PRICE	AVERAGE PPSF
101 -11%	\$1.543M +20%	\$1,404 +5%

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

SALES	MEDIAN PRICE	AVERAGE PPSF
155 +34%	\$1.100M +5%	\$1,336 +6%

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

SALES	MEDIAN PRICE	AVERAGE PPSF
127 +29%	\$800K +4%	\$925 0%

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

SALES	MEDIAN PRICE	AVERAGE PPSF
67 -40%	\$625K +3%	\$837 +3%

South Brooklyn pp. 25/26

SALES	MEDIAN PRICE	AVERAGE PPSF
343 -19%	\$465K +7%	\$613 +5%

151 Manhattan Avenue | \$960,000 | Web# 23749583

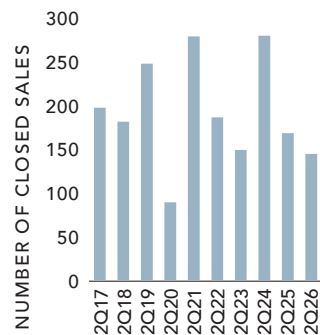
Williamsburg & Greenpoint

Sales

144

-14% YEAR OVER YEAR
+13% QUARTER OVER QUARTER

CLOSED SALES

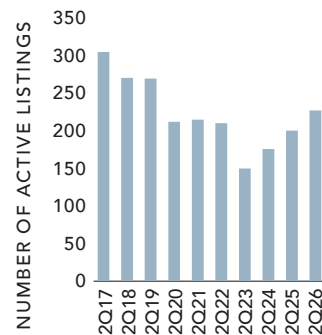


Inventory

229

+13% YEAR OVER YEAR
+15% QUARTER OVER QUARTER

ACTIVE LISTINGS

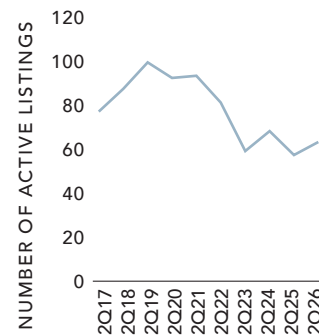


Days on Market

62

+11% YEAR OVER YEAR
-42% QUARTER OVER QUARTER

DAYS ON MARKET

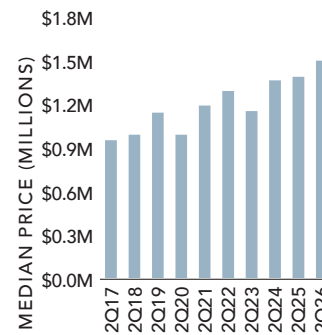


Median Price

\$1.51M

+8% YEAR OVER YEAR
+12% QUARTER OVER QUARTER

MEDIAN PRICE

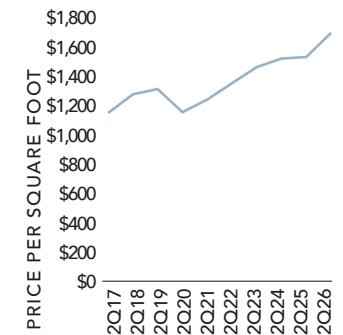


Average PPSF

\$1,703

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

AVERAGE PPSF



Williamsburg & Greenpoint Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

2Q26
\$393K

-41%

2Q25
\$666K

MEDIAN PRICE

\$443K

-41%

\$746K

AVERAGE PRICE

N/A

N/A

\$1,075

MEDIAN PPSF

N/A

N/A

\$1,104

AVERAGE PPSF

RESALE CONDO

2Q26
\$1.350M

-7%

2Q25
\$1.450M

\$1.519M

0%

\$1.517M

\$1,532

+2%

\$1,497

\$1,497

+7%

\$1,399

NEW DEVELOPMENT

2Q26
\$2.118M

+51%

2Q25
\$1.400M

\$2.233M

+28%

\$1.748M

\$1,805

+10%

\$1,634

\$1,861

+17%

\$1,588

Williamsburg & Greenpoint Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

2Q26

STUDIO	N/A	N/A
1 BEDROOM	\$423K	-6%
2 BEDROOM	\$218K	-75%
3+ BEDROOM	N/A	N/A

2Q25

STUDIO	N/A
1 BEDROOM	\$448K
2 BEDROOM	\$885K
3+ BEDROOM	N/A

RESALE CONDO

2Q26

STUDIO	\$895K	+31%
1 BEDROOM	\$1.090M	+1%
2 BEDROOM	\$1.663M	-6%
3+ BEDROOM	\$2.360M	+19%

2Q25

STUDIO	\$685K
1 BEDROOM	\$1.078M
2 BEDROOM	\$1.773M
3+ BEDROOM	\$1.985M

NEW DEVELOPMENT

2Q26

STUDIO	N/A	N/A
1 BEDROOM	\$1.085M	+10%
2 BEDROOM	\$2.200M	+38%
3+ BEDROOM	\$3.060M	+21%

2Q25

STUDIO	\$830K
1 BEDROOM	\$988K
2 BEDROOM	\$1.593M
3+ BEDROOM	\$2.537M

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

151 State Street | \$5,695,000 | Web# 23698067

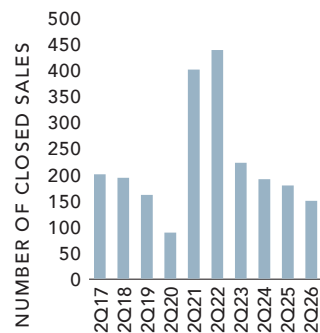
Brooklyn Heights, Cobble Hill, Dumbo & Downtown

Sales

152

-17% YEAR OVER YEAR
+7% QUARTER OVER QUARTER

CLOSED SALES

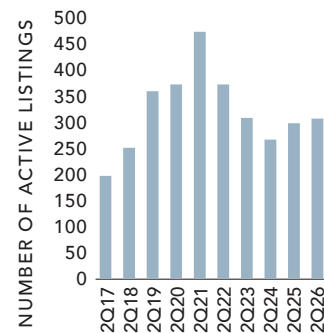


Inventory

306

+3% YEAR OVER YEAR
+22% QUARTER OVER QUARTER

ACTIVE LISTINGS

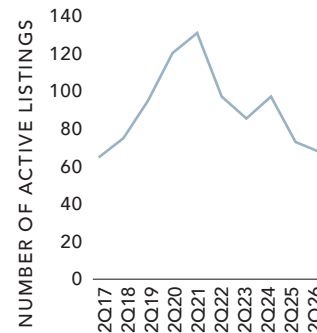


Days on Market

70

-6% YEAR OVER YEAR
-19% QUARTER OVER QUARTER

DAYS ON MARKET

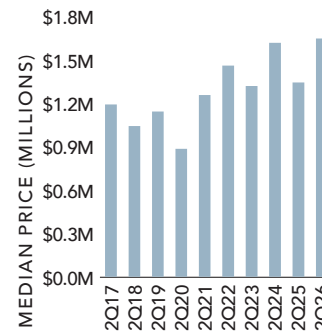


Median Price

\$1.66M

+23% YEAR OVER YEAR
+26% QUARTER OVER QUARTER

MEDIAN PRICE

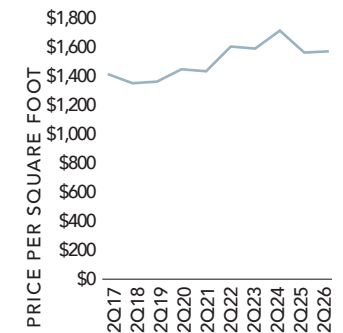


Average PPSF

\$1,544

0% YEAR OVER YEAR
-3% QUARTER OVER QUARTER

AVERAGE PPSF



Brooklyn Heights, Cobble Hill, Dumbo & Downtown Prices by Property Type % CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

2Q26
\$765K +3% 2Q25
\$741K
MEDIAN PRICE

\$1.041M -5% 2Q25
\$1.095M
AVERAGE PRICE

\$945 -17% 2Q25
\$1,140
MEDIAN PPSF

\$1,044 -20% 2Q25
\$1,307
AVERAGE PPSF

RESALE CONDO

2Q26
\$1.850M +13% 2Q25
\$1.630M

\$2.120M -4% 2Q25
\$2.198M

\$1,363 +4% 2Q25
\$1,375

\$1,366 +2% 2Q25
\$1,481

NEW DEVELOPMENT

2Q26
\$2.400M +18% 2Q25
\$2.027M

\$2.658M +29% 2Q25
\$2.055M

\$1,806 +1% 2Q25
\$1,797

\$1,813 0% 2Q25
\$1,810

Brooklyn Heights, Cobble Hill, Dumbo & Downtown Median Price by Bedroom % CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

2Q26
STUDIO \$505K +6%
1 BEDROOM \$710K +15%
2 BEDROOM \$916K -17%
3+ BEDROOM \$3.700M +42%

2Q25
STUDIO \$475K
1 BEDROOM \$618K
2 BEDROOM \$1.100M
3+ BEDROOM \$2.600M

RESALE CONDO

2Q26
STUDIO \$694K +18%
1 BEDROOM \$945K +11%
2 BEDROOM \$1.808M +17%
3+ BEDROOM \$2.750M -7%

2Q25
STUDIO \$620K
1 BEDROOM \$1.155M
2 BEDROOM \$1.500M
3+ BEDROOM \$2.995M

NEW DEVELOPMENT

2Q26
STUDIO \$954K -13%
1 BEDROOM \$1.563M +14%
2 BEDROOM \$2.218M +7%
3+ BEDROOM \$3.024M +13%

2Q25
STUDIO \$1.100M
1 BEDROOM \$1.366M
2 BEDROOM \$2.070M
3+ BEDROOM \$2.675M

265 State Street | \$1,749,500 | Web# 23863061

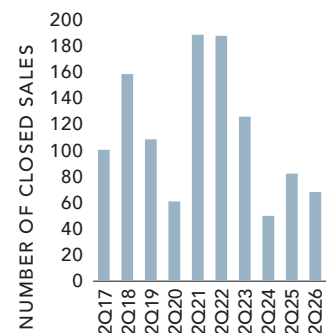
Carroll Garden, Boerum Hill & Red Hook

Sales

67

-17% YEAR OVER YEAR
-9% QUARTER OVER QUARTER

CLOSED SALES

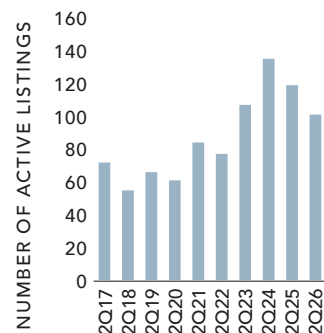


Inventory

101

-15% YEAR OVER YEAR
+16% QUARTER OVER QUARTER

ACTIVE LISTINGS

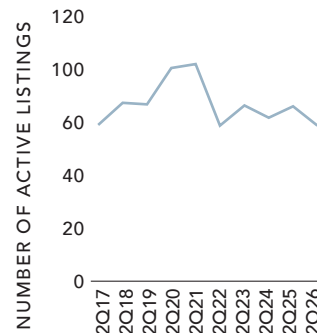


Days on Market

59

-19% YEAR OVER YEAR
-13% QUARTER OVER QUARTER

DAYS ON MARKET

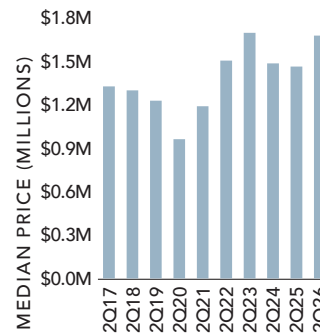


Median Price

\$1.68M

+15% YEAR OVER YEAR
+14% QUARTER OVER QUARTER

MEDIAN PRICE

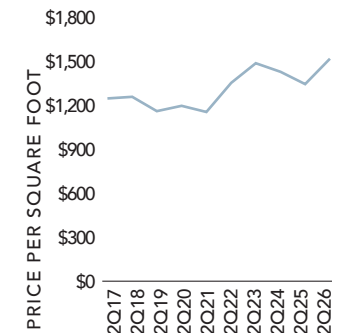


Average PPSF

\$1,503

+13% YEAR OVER YEAR
+3% QUARTER OVER QUARTER

AVERAGE PPSF



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

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

2Q26 2Q25

\$853K -22% **\$1.090M**

MEDIAN PRICE

\$957K -21% **\$1.207M**

AVERAGE PRICE

\$1,060 -13% **\$1,218**

MEDIAN PPSF

\$1,096 -11% **\$1,237**

AVERAGE PPSF

RESALE CONDO

2Q26 2Q25

\$1.700M +31% **\$1.295M**

\$1.701M +15% **\$1.476M**

\$1,291 +6% **\$1,363**

\$1,319 +4% **\$1,366**

NEW DEVELOPMENT

2Q26 2Q25

\$2.775M +24% **\$2.240M**

\$2.829M +25% **\$2.271M**

\$1,607 +11% **\$1,442**

\$1,769 +29% **\$1,371**

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

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

2Q26

STUDIO \$475K +1%

1 BEDROOM \$655K -32%

2 BEDROOM \$1.225M -13%

3+ BEDROOM N/A N/A

2Q25

STUDIO \$470K

1 BEDROOM \$970K

2 BEDROOM \$1.400M

3+ BEDROOM \$1.500M

RESALE CONDO

2Q26

STUDIO \$580K -18%

1 BEDROOM \$995K +11%

2 BEDROOM \$1.696M +17%

3+ BEDROOM \$2.403M -7%

2Q25

STUDIO \$710K

1 BEDROOM \$894K

2 BEDROOM \$1.445M

3+ BEDROOM \$2.575M

NEW DEVELOPMENT

2Q26

STUDIO \$750K N/A

1 BEDROOM \$1.125M N/A

2 BEDROOM \$2.700M +56%

3+ BEDROOM \$3.946M +73%

2Q25

STUDIO N/A

1 BEDROOM N/A

2 BEDROOM \$1.726M

3+ BEDROOM \$2.275M



383 10th Street | \$4,995,000 | Web# 23687620

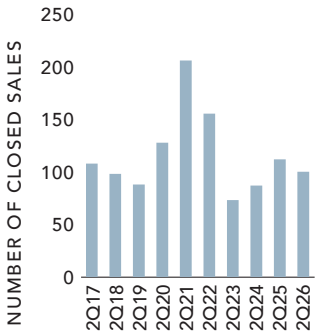
Park Slope & Gowanus

Sales

101

-11% YEAR OVER YEAR
+9% QUARTER OVER QUARTER

CLOSED SALES

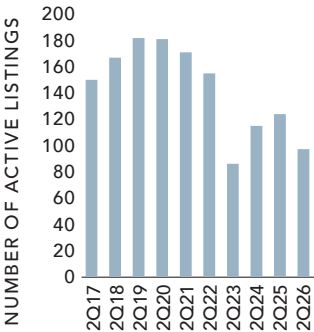


Inventory

97

-22% YEAR OVER YEAR
+24% QUARTER OVER QUARTER

ACTIVE LISTINGS

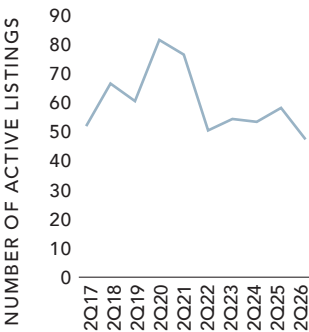


Days on Market

48

-18% YEAR OVER YEAR
-32% QUARTER OVER QUARTER

DAYS ON MARKET

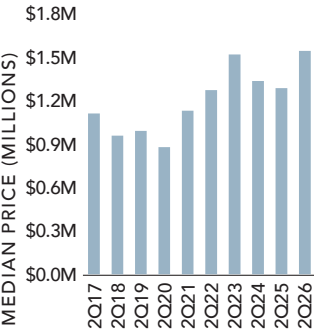


Median Price

\$1.54M

+20% YEAR OVER YEAR
+11% QUARTER OVER QUARTER

MEDIAN PRICE

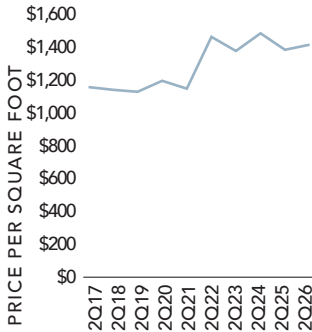


Average PPSF

\$1,404

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

AVERAGE PPSF



Park Slope & Gowanus Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

2Q26 2Q25

\$850K -9% **\$930K**

MEDIAN PRICE

\$1.159M -9% **\$1.271M**

AVERAGE PRICE

\$1,298 +19% **\$1,092**

MEDIAN PPSF

\$1,387 +12% **\$1,241**

AVERAGE PPSF

RESALE CONDO

2Q26 2Q25

\$1.560M +33% **\$1.170M**

\$1.722M +29% **\$1.332M**

\$1,347 +7% **\$1,264**

\$1,335 -1% **\$1,344**

NEW DEVELOPMENT

2Q26 2Q25

\$1.986M +10% **\$1.807M**

\$2.127M +13% **\$1.875M**

\$1,641 +26% **\$1,307**

\$1,492 +8% **\$1,377**

Park Slope & Gowanus Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

2Q26

STUDIO	\$445K	+13%
1 BEDROOM	\$730K	+7%
2 BEDROOM	\$1.335M	+29%
3+ BEDROOM	\$1.984M	-14%

2Q25

STUDIO	\$395K
1 BEDROOM	\$683K
2 BEDROOM	\$1.037M
3+ BEDROOM	\$2.300M

RESALE CONDO

2Q26

STUDIO	\$625K	-23%
1 BEDROOM	\$1.095M	+49%
2 BEDROOM	\$1.370M	+11%
3+ BEDROOM	\$2.245M	+18%

2Q25

STUDIO	\$815K
1 BEDROOM	\$735K
2 BEDROOM	\$1.232M
3+ BEDROOM	\$1.900M

NEW DEVELOPMENT

2Q26

STUDIO	\$535K	N/A
1 BEDROOM	\$2.279M	+196%
2 BEDROOM	\$1.858M	+2%
3+ BEDROOM	\$2.600M	+30%

2Q25

STUDIO	N/A
1 BEDROOM	\$770K
2 BEDROOM	\$1.829M
3+ BEDROOM	\$1.995M

166 Washington Avenue | \$1,399,000 | Web# 23441000

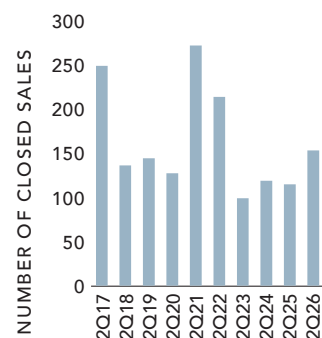
Fort Greene, Clinton Hill & Prospect Heights

Sales

155

+34% YEAR OVER YEAR
+34% QUARTER OVER QUARTER

CLOSED SALES

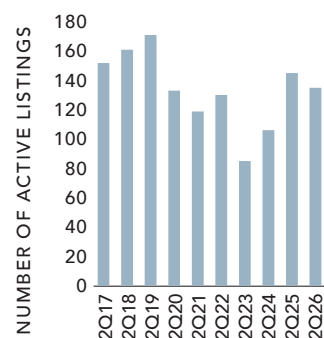


Inventory

135

-7% YEAR OVER YEAR
-1% QUARTER OVER QUARTER

ACTIVE LISTINGS

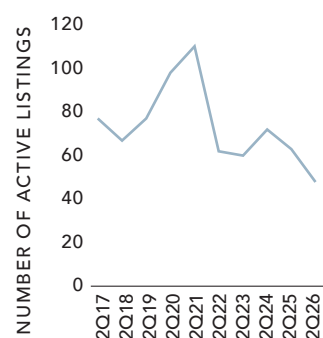


Days on Market

47

-25% YEAR OVER YEAR
-6% QUARTER OVER QUARTER

DAYS ON MARKET

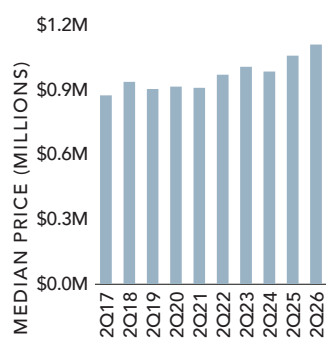


Median Price

\$1.10M

+5% YEAR OVER YEAR
-9% QUARTER OVER QUARTER

MEDIAN PRICE

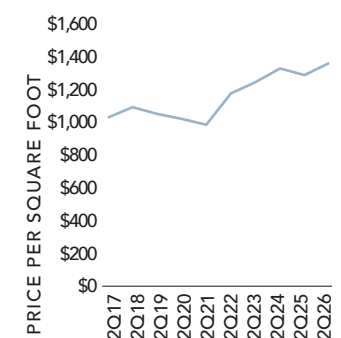


Average PPSF

\$1,336

+6% YEAR OVER YEAR
+2% QUARTER OVER QUARTER

AVERAGE PPSF



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

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

2Q26 2Q25

\$881K 0% **\$885K**

MEDIAN PRICE

\$1.016M +4% **\$977K**

AVERAGE PRICE

\$1,140 +9% **\$1,046**

MEDIAN PPSF

\$1,196 +23% **\$970**

AVERAGE PPSF

RESALE CONDO

2Q26 2Q25

\$1.305M 0% **\$1.301M**

\$1.435M -6% **\$1.528M**

\$1,357 +8% **\$1,256**

\$1,355 +3% **\$1,310**

NEW DEVELOPMENT

2Q26 2Q25

\$1.225M -12% **\$1.395M**

\$1.378M -14% **\$1.603M**

\$1,306 -6% **\$1,390**

\$1,362 0% **\$1,359**

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

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

2Q26

STUDIO	\$675K	-52%
1 BEDROOM	\$732K	-1%
2 BEDROOM	\$953K	-6%
3+ BEDROOM	\$1.584M	+1%

2Q25

STUDIO	\$1.400M
1 BEDROOM	\$743K
2 BEDROOM	\$1.010M
3+ BEDROOM	\$1.575M

RESALE CONDO

2Q26

STUDIO	\$918K	+19%
1 BEDROOM	\$873K	+15%
2 BEDROOM	\$1.430M	+11%
3+ BEDROOM	\$2.420M	+1%

2Q25

STUDIO	\$770K
1 BEDROOM	\$759K
2 BEDROOM	\$1.285M
3+ BEDROOM	\$2.400M

NEW DEVELOPMENT

2Q26

STUDIO	\$493K	N/A
1 BEDROOM	\$825K	-11%
2 BEDROOM	\$1.497M	+7%
3+ BEDROOM	\$2.209M	-9%

2Q25

STUDIO	N/A
1 BEDROOM	\$927K
2 BEDROOM	\$1.395M
3+ BEDROOM	\$2.423M

625 New York Avenue | \$875,000 | Web# 23865870

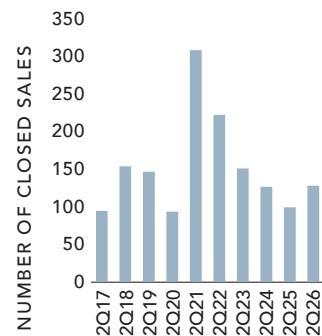
Bedford-Stuyvesant, Crown Heights, Lefferts Gardens & Bushwick

Sales

127

+29% YEAR OVER YEAR
+72% QUARTER OVER QUARTER

CLOSED SALES

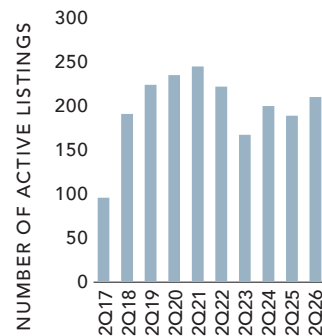


Inventory

209

+11% YEAR OVER YEAR
+38% QUARTER OVER QUARTER

ACTIVE LISTINGS

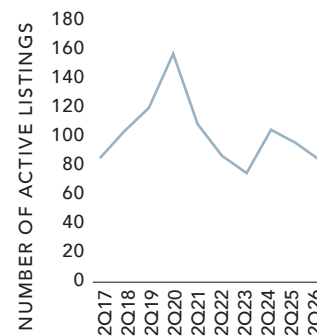


Days on Market

82

-12% YEAR OVER YEAR
-1% QUARTER OVER QUARTER

DAYS ON MARKET

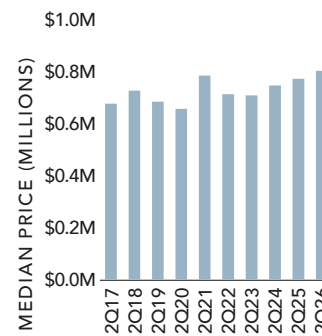


Median Price

\$800K

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

MEDIAN PRICE

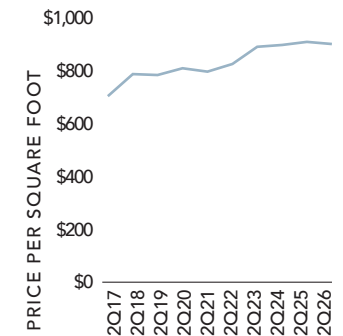


Average PPSF

\$925

0% YEAR OVER YEAR
0% QUARTER OVER QUARTER

AVERAGE PPSF



Bedford-Stuyvesant, Crown Heights, Lefferts Gardens & Bushwick Prices by Property Type % CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

2Q26
\$425K
MEDIAN PRICE

-7%

2Q25
\$455K

\$449K
AVERAGE PRICE

-7%

\$482K

\$567
MEDIAN PPSF

-5%

\$594

\$520
AVERAGE PPSF

-4%

\$540

RESALE CONDO

2Q26
\$897K

+20%

2Q25
\$747K

\$931K

+18%

\$787K

\$963

+4%

\$923

\$906

+3%

\$882

NEW DEVELOPMENTS

2Q26
\$845K

-8%

2Q25
\$920K

\$904K

-10%

\$1.002M

\$1,008

-2%

\$1,025

\$993

+2%

\$975

Bedford-Stuyvesant, Crown Heights, Lefferts Gardens & Bushwick Median Price by Bedroom % CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

2Q26

STUDIO	\$390K	+8%
1 BEDROOM	\$425K	0%
2 BEDROOM	\$475K	-3%
3+ BEDROOM	\$435K	-32%

2Q25

STUDIO	\$360K
1 BEDROOM	\$425K
2 BEDROOM	\$489K
3+ BEDROOM	\$644K

RESALE CONDO

2Q26

STUDIO	\$490K	+31%
1 BEDROOM	\$705K	+3%
2 BEDROOM	\$955K	+7%
3+ BEDROOM	\$1.060M	+6%

2Q25

STUDIO	\$375K
1 BEDROOM	\$685K
2 BEDROOM	\$892K
3+ BEDROOM	\$999K

NEW DEVELOPMENT

2Q26

STUDIO	\$495K	N/A
1 BEDROOM	\$625K	0%
2 BEDROOM	\$1.018M	-1%
3+ BEDROOM	\$1.050M	-29%

2Q25

STUDIO	N/A
1 BEDROOM	\$628K
2 BEDROOM	\$1.024M
3+ BEDROOM	\$1.483M

1155 Ocean Avenue | \$785,000 | Web# 23434953

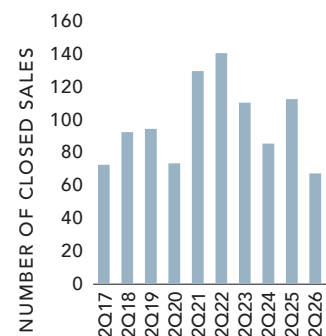
Kensington, Windsor Terrace, Ditmas Park, Flatbush & Prospect Park South

Sales

67

-40% YEAR OVER YEAR
+10% QUARTER OVER QUARTER

CLOSED SALES

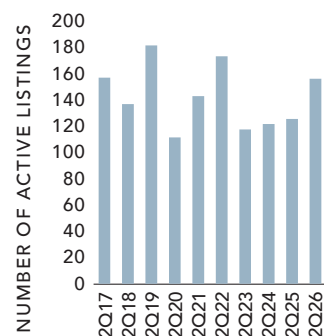


Inventory

154

+24% YEAR OVER YEAR
+29% QUARTER OVER QUARTER

ACTIVE LISTINGS

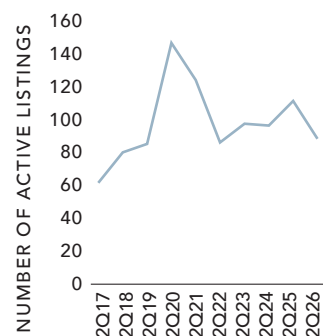


Days on Market

88

-20% YEAR OVER YEAR
+3% QUARTER OVER QUARTER

DAYS ON MARKET

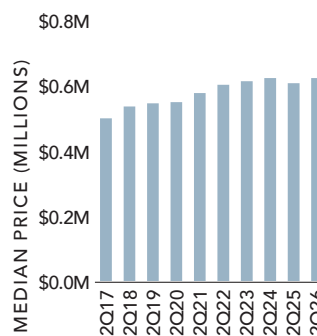


Median Price

\$625K

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

MEDIAN PRICE

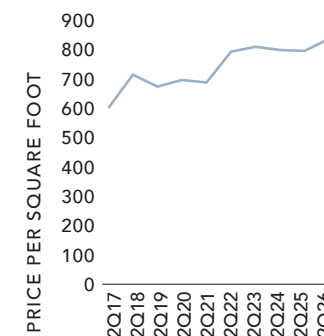


Average PPSF

\$837

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

AVERAGE PPSF



Kensington, Windsor Terrace, Ditmas Park, Flatbush & Prospect Park South Prices by Property Type % CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

2Q26
\$600K
MEDIAN PRICE

+4%

2Q25
\$574K

RESALE CONDO

2Q26
\$975K

+20%

2Q25
\$815K

NEW DEVELOPMENTS

2Q26
\$631K

+11%

2Q25
\$569K

\$610K
AVERAGE PRICE

0%

\$609K

\$918K

+9%

\$842K

\$683K

+10%

\$622K

\$650
MEDIAN PPSF

+10%

\$590

\$965

+17%

\$824

\$1,050

-1%

\$1,066

\$670
AVERAGE PPSF

+7%

\$626

\$910

+8%

\$844

\$1,028

0%

\$1,025

Kensington, Windsor Terrace, Ditmas Park, Flatbush & Prospect Park South Median Price by Bedroom % CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

2Q26

STUDIO	\$270K	-11%
1 BEDROOM	\$475K	+11%
2 BEDROOM	\$703K	-13%
3+ BEDROOM	\$976K	+20%

2Q25

STUDIO	\$303K
1 BEDROOM	\$428K
2 BEDROOM	\$810K
3+ BEDROOM	\$810K

RESALE CONDO

2Q26

STUDIO	N/A	N/A
1 BEDROOM	\$630K	+12%
2 BEDROOM	\$1.068M	+31%
3+ BEDROOM	\$1.168M	+29%

2Q25

STUDIO	N/A
1 BEDROOM	\$715K
2 BEDROOM	\$815K
3+ BEDROOM	\$907K

NEW DEVELOPMENT

2Q26

STUDIO	\$380K	-6%
1 BEDROOM	\$600K	+9%
2 BEDROOM	\$860K	-3%
3+ BEDROOM	N/A	N/A

2Q25

STUDIO	\$404K
1 BEDROOM	\$550K
2 BEDROOM	\$885K
3+ BEDROOM	N/A

2025 Ocean Avenue | \$750,000 | Web# 22111282

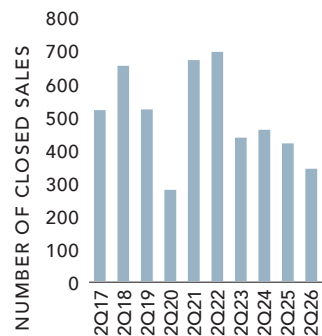
South Brooklyn

Sales

343

-19% YEAR OVER YEAR
-12% QUARTER OVER QUARTER

CLOSED SALES

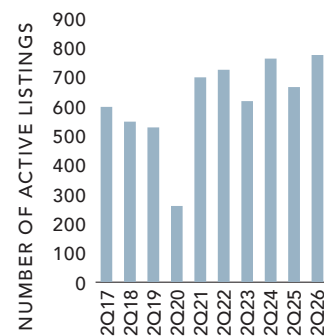


Inventory

772

+16% YEAR OVER YEAR
+4% QUARTER OVER QUARTER

ACTIVE LISTINGS

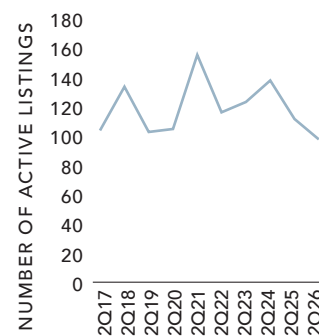


Days on Market

100

-12% YEAR OVER YEAR
-13% QUARTER OVER QUARTER

DAYS ON MARKET

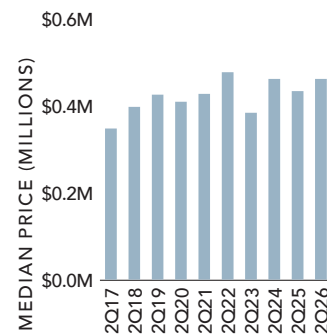


Median Price

\$465K

+7% YEAR OVER YEAR
+8% QUARTER OVER QUARTER

MEDIAN PRICE

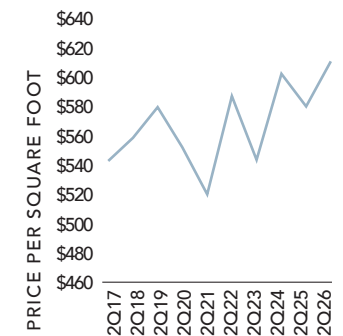


Average PPSF

\$613

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

AVERAGE PPSF



South Brooklyn Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

2Q26
\$337K

-4%

2Q25
\$349K

MEDIAN PRICE

\$360K

-1%

\$365K

AVERAGE PRICE

\$410

0%

\$411

MEDIAN PPSF

\$421

-2%

\$428

AVERAGE PPSF

RESALE CONDO

2Q26
\$627K

-1%

2Q25
\$633K

\$672K

-3%

\$691K

\$699

+5%

\$668

\$695

+3%

\$676

NEW DEVELOPMENT

2Q26
\$804K

+24%

2Q25
\$651K

\$892K

+29%

\$694K

\$1,058

+19%

\$892

\$928

+7%

\$868

South Brooklyn Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

2Q26		
STUDIO	\$222K	+9%
1 BEDROOM	\$315K	+3%
2 BEDROOM	\$425K	+3%
3+ BEDROOM	\$463K	-1%

2Q25	
STUDIO	\$203K
1 BEDROOM	\$307K
2 BEDROOM	\$414K
3+ BEDROOM	\$468K

RESALE CONDO

2Q26		
STUDIO	\$293K	N/A
1 BEDROOM	\$499K	+17%
2 BEDROOM	\$670K	+6%
3+ BEDROOM	\$820K	+11%

2Q25	
STUDIO	N/A
1 BEDROOM	\$428K
2 BEDROOM	\$635K
3+ BEDROOM	\$739K

NEW DEVELOPMENT

2Q26		
STUDIO	\$480K	-8%
1 BEDROOM	\$710K	+26%
2 BEDROOM	\$821K	+4%
3+ BEDROOM	\$1.359M	+37%

2Q25	
STUDIO	\$519K
1 BEDROOM	\$565K
2 BEDROOM	\$789K
3+ BEDROOM	\$994K

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.

FOR MORE INFORMATION

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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).

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

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

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