

# The Corcoran Report

3Q | 2026 | BROOKLYN

*corcoran*



# Overview

## Closed Sales

1,481

-3% YEAR OVER YEAR  
+17% QUARTER OVER QUARTER

The modest decline was driven by new development, as resale condo and co-op closings both increased.

## Days on Market

71

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

Average days on market fell to the shortest marketing time of any quarter since 2022.

## Median Price

\$866K

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

Median price dipped 1% due to fewer new development closings but remained the third-highest on record.

## Contracts Signed

884

+8% YEAR OVER YEAR  
-27% QUARTER OVER QUARTER

Signed contracts have increased annually in nine of the last twelve quarters.

## Inventory

2,033

+21% YEAR OVER YEAR  
+1% QUARTER OVER QUARTER

Listed inventory reached its highest level since mid-2022.

## Average PPSF

\$1,161

0% YEAR OVER YEAR  
0% QUARTER OVER QUARTER

While unchanged, average price per square foot was still the third-highest figure on record.

Brooklyn's residential market remained fairly steady in Third Quarter 2026. While economic uncertainty and elevated mortgage rates played a role, a 3% slowdown in closings also reflected limited new development supply. Meanwhile, contract activity reinforced that buyers remain engaged. Signed contracts climbed 8% from a year ago to their highest third-quarter level since 2022, marking a second straight quarter of annual growth.

The decline in closings, the eighth annual drop in nine quarters, came entirely from new development, which dropped 41% as inventory hit its lowest third-quarter level since 2015. Buyers instead turned to resale, where condo closings rose 17% to the highest third-quarter total since 2022 and co-op closings climbed 6% to their highest level of any quarter in four years. Overall, dollar volume edged up 1% to \$1.755B, the strongest of any quarter since 2022, as higher prices offset fewer transactions.

Listings grew rapidly, up 21% year-over-year to 2,033. The price breakdown shows that entry level priced listings were responsible for the most significant year-over-year gains. Listings under \$350K jumped by 43% annually. Those ranging from \$350K to \$500K spiked by 25%. Meanwhile, listings over \$2M only inched up by 1% as the lack of new development launches limited growth.

A greater proportion of sales this quarter were over \$2M, which drove average price up 4% year-over-year to a record \$1.185M. Median price was nearly the same, dipping by just \$9K versus last year's record high. Resale condos led the gains, reaching new highs on every price metric, with median price surging 22% to \$1.215M.

Overall, Brooklyn's Third Quarter 2026 continued to reflect a bifurcated market, with high-end activity outperforming while affordability pressures continued to weigh on lower-priced segments. Notably, purchasers are increasingly turning to the resale market amid a shortage of new development opportunities and price statistics remain at or near records. Unless a meaningful pipeline of new development inventory emerges, the borough is likely to continue facing targeted supply constraints that put upward pressure on pricing.

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# Sales

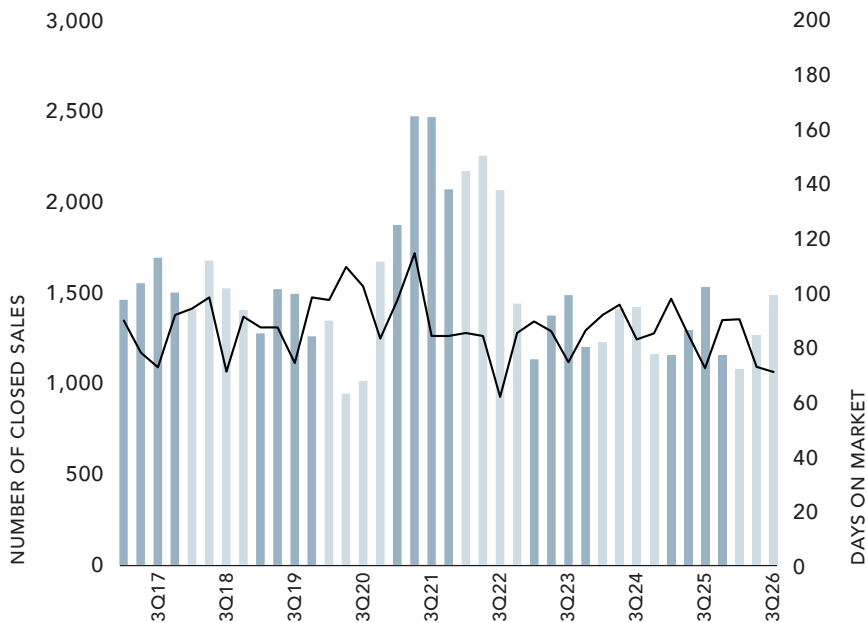
- Brooklyn closings declined 3% year-over-year, extending a pattern of annual declines in eight of the last nine quarters.
- This was the third-lowest third-quarter figure in ten years, with fewer sales in only 2020 and 2024. Economic uncertainty and elevated mortgage rates continued to weigh on activity.
- However, new development was the only product type to report an annual decline, with closings falling 41% to 240. This decrease was largely driven by limited supply. New development's share of sales fell to 16% from 27% a year ago, a decline amplified by closings at Bergen Brooklyn and One Williamsburg Wharf, which together recorded 116 more sales in Third Quarter 2025 than this quarter.
- Resale condo and co-op closings rose 17% and 6%, respectively.
- Softness was concentrated under \$350K, where a smaller share of sales occurred and days on market stretched 30% to 123 days, the longest of any price segment.

|                  | 3Q26     | 3Q25     | %CHG (YR) | 2Q26     | %CHG (QTR) |
|------------------|----------|----------|-----------|----------|------------|
| CLOSED SALES     | 1,481    | 1,526    | -3%       | 1,262    | 17%        |
| SALES VOLUME     | \$1.755B | \$1.737B | 1%        | \$1.466B | 20%        |
| CONTRACTS SIGNED | 884      | 821      | 8%        | 1,207    | -27%       |
| DAYS ON MARKET   | 71       | 72       | -2%       | 73       | -3%        |

- Dollar volume edged up 1% year-over-year to \$1.755B, the highest of any quarter since 2022, as a record average price of \$1.185M more than offset fewer closings.
- Signed contracts rose 8% year-over-year to 884 deals reported, marking the ninth of the last twelve quarters with annual gains and suggesting healthy buyer engagement.
- Days on market declined 2% year-over-year to 71 days, the shortest third-quarter marketing period since 2022. Marketing times shortened most for sales over \$2M and resale condos, while resale co-ops and units under \$350K took longer to sell.

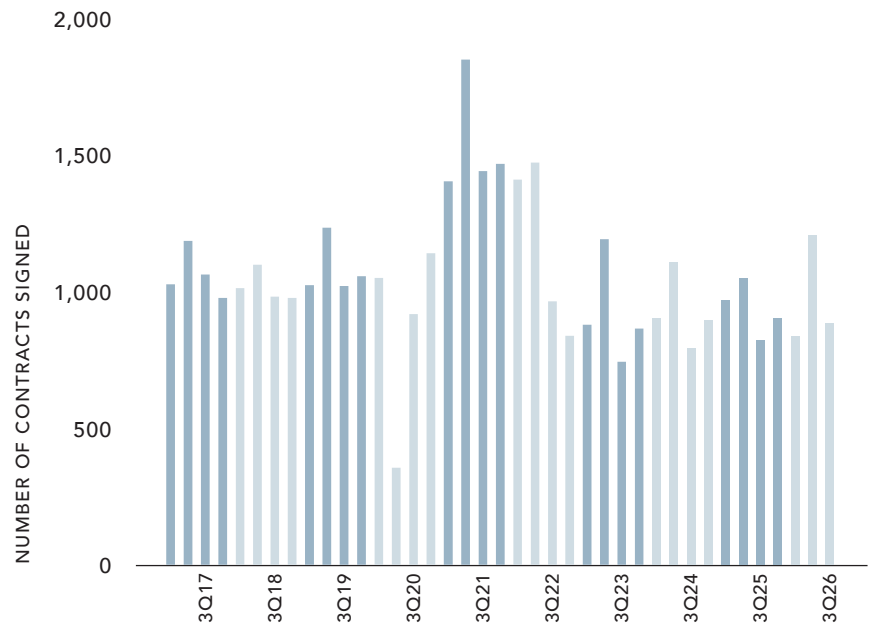
## Closed Sales

■ CLOSED SALES — AVERAGE DAYS ON MARKET



## Contracts Signed

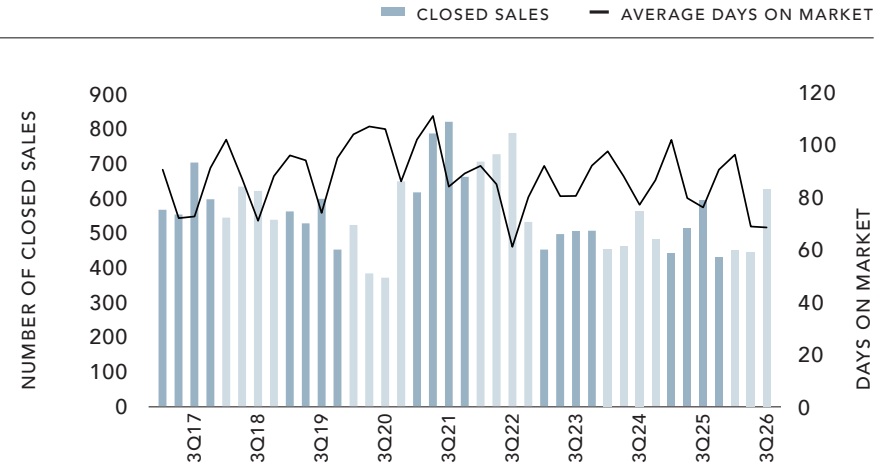
■ CONTRACTS SIGNED



## Resale Co-op Sales

|                | 3Q26 | 3Q25 | %CHG (YR) | 2Q26 | %CHG (QTR) |
|----------------|------|------|-----------|------|------------|
| SALES          | 624  | 590  | 6%        | 442  | 41%        |
| MARKET SHARE   | 42%  | 39%  | 3%        | 35%  | 7%         |
| DAYS ON MARKET | 73   | 68   | 7%        | 77   | -5%        |

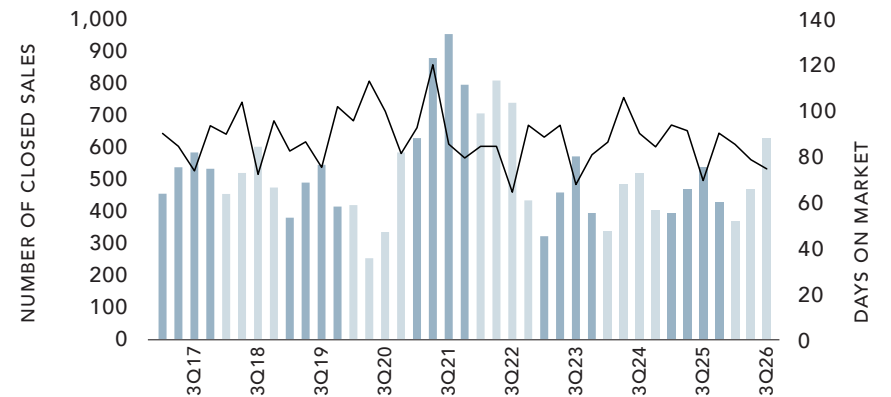
Resale co-op closings rose 6% year-over-year to 624, slightly edging above the ten-year third-quarter average. Co-ops accounted for 42% of sales.



## Resale Condo Sales

|                | 3Q26 | 3Q25 | %CHG (YR) | 2Q26 | %CHG (QTR) |
|----------------|------|------|-----------|------|------------|
| SALES          | 617  | 528  | 17%       | 461  | 34%        |
| MARKET SHARE   | 42%  | 35%  | 7%        | 37%  | 5%         |
| DAYS ON MARKET | 68   | 76   | -10%      | 69   | -1%        |

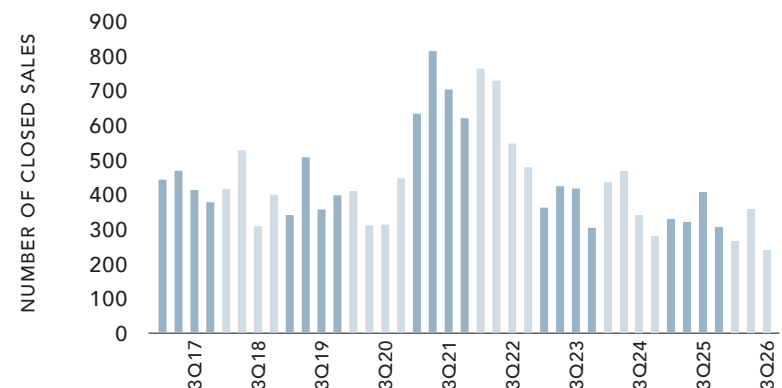
Resale condo closings rose 17% year-over-year to 617, capturing 42% of sales, the highest share since 2016. Average days on market fell 10% to 68.



## New Development Sales

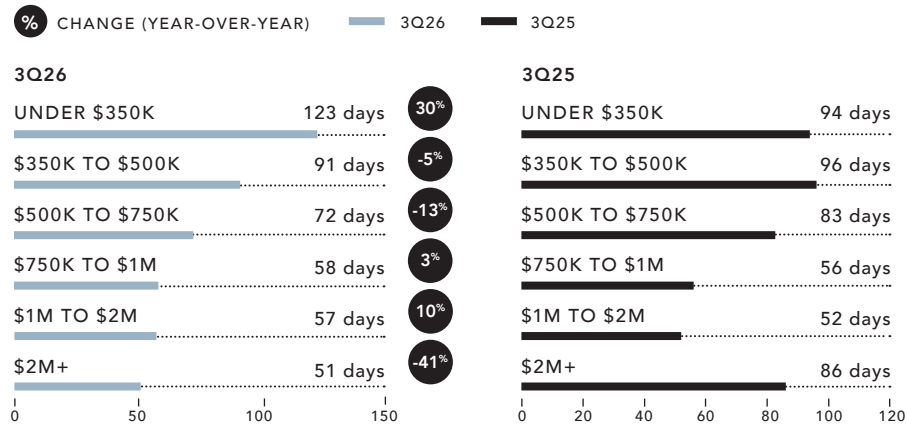
|              | 3Q26 | 3Q25 | %CHG (YR) | 2Q26 | %CHG (QTR) |
|--------------|------|------|-----------|------|------------|
| SALES        | 240  | 408  | -41%      | 359  | -33%       |
| MARKET SHARE | 16%  | 27%  | -11%      | 28%  | -12%       |

New development closings fell 41% year-over-year to 240. Transactions declined across all price ranges, led by the \$1M to \$2M range, which dropped 45%. New development accounted for 16% of total sales, the lowest share since 2016.



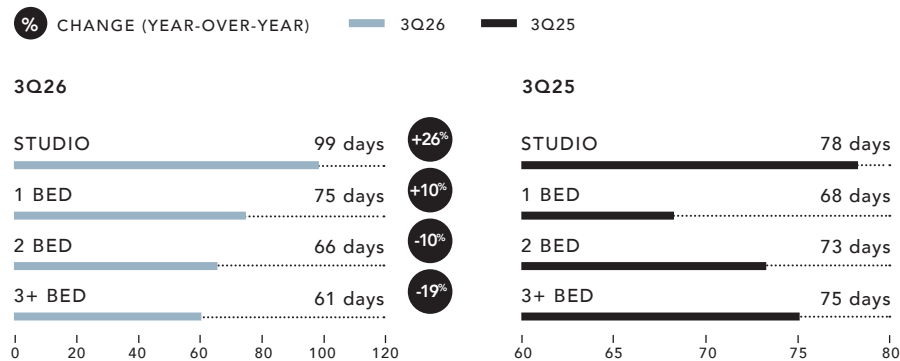
Note: New development sales are excluded from days on market statistics because some units appear to have sold the same day as the list date or are held off the market for long periods of time.

## Days on Market by Price Range



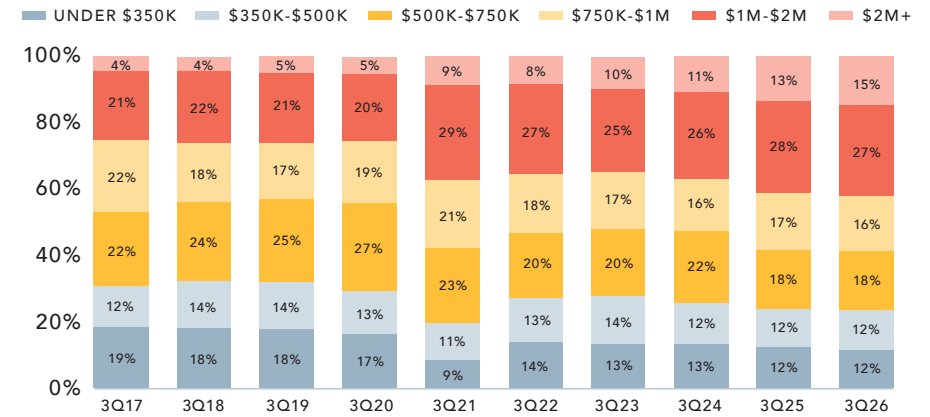
Compared to last year, overall days on market barely changed, dropping by just one day. However, looking more closely shows marketing times diverged at the high and low ends of the market. The over \$2M segment posted the largest decline, down 41% to 51 days, the shortest of any price range, as buyers competed for limited high-end supply. By contrast, the under \$350K segment rose 30% to 123 days and remained the slowest-moving price category. Average days on market fell in the \$350K to \$750K range but increased in the \$750K to \$2M range.

## Days on Market by Bedroom Type



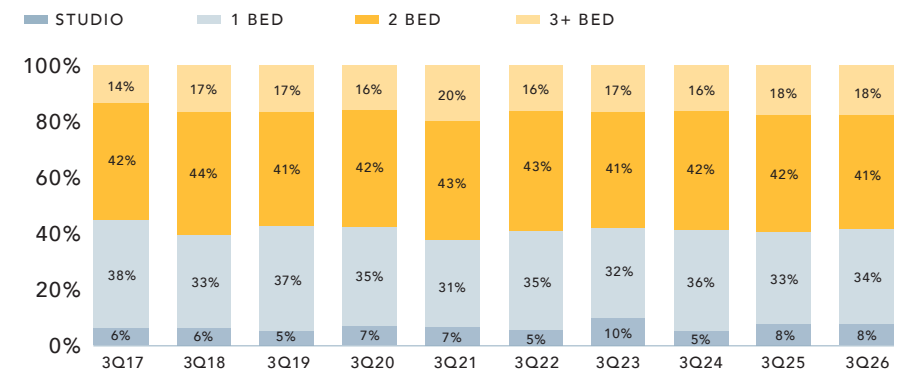
Average marketing time varied by unit size compared to a year ago. Three-plus bedrooms reported the largest decline, falling by 15 days to 61, the shortest marketing time of any unit type, while two bedroom marketing time fell by eight days to 66, the second shortest. Conversely, studios took 20 days longer to sell than a year ago, rising to 99 days, the longest average of the bedroom types, and one bedrooms rose by seven days to 75.

## Market Share by Price Range



The over \$2M price segment posted the largest increase in market share, rising to 15% of total closings, the second-highest share on record, behind only Second Quarter 2026. The increase was driven by resale condos, particularly in Williamsburg, Brooklyn Heights, Cobble Hill and Greenpoint, which helped to offset a decline in new development sales at that price point. The \$750K to \$1M segment reported the largest decrease in share, falling nearly 1%, while the \$1M to \$2M category remained the largest segment at 27% of sales.

## Market Share by Bedroom Type

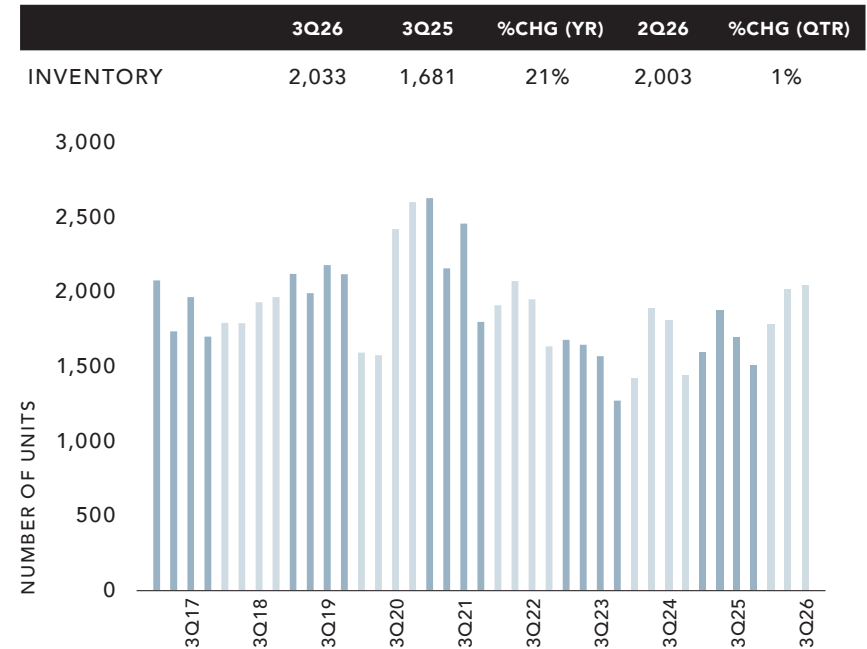


Market share by unit type remained largely stable compared to a year ago, with no unit type shifting by more than one percentage point. Two-bedroom units lost one percentage point but continued to account for the largest share of sales at 41%, while one bedrooms and studios each gained less than a point. The share of three-plus bedrooms held at 18%, in line with historical norms 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.

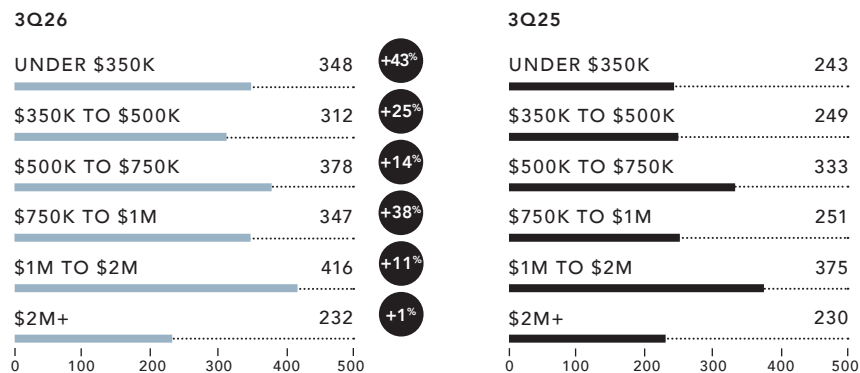
# Inventory

- Listed inventory increased 21% year-over-year to 2,033 listings, the highest level since mid-2022. Growth was driven entirely by resale, with double-digit increases in resale co-ops (+31%) and resale condos (+24%), while new development inventory slipped 2% to 377.
- Inventory rose across all price ranges, though growth was more significant below \$1M. Inventory under \$1M rose 29% to 1,385 listings, while those over \$1M increased just 7% to 648. The \$2M plus category was essentially flat, up 1% annually.
- Inventory increased across all unit types. Studios, one bedrooms and two bedrooms each reported gains of more than 20%, while three-plus bedrooms rose a more modest 9%. Two bedrooms continued to account for the largest share of listings.
- Inventory rose in six of the eight submarkets year-over-year, led by Brooklyn Heights, Cobble Hill, Dumbo and Downtown Brooklyn (+29%) and South Brooklyn (+28%). Williamsburg and Greenpoint rose 24%, reaching the submarket's highest inventory level since 2021.

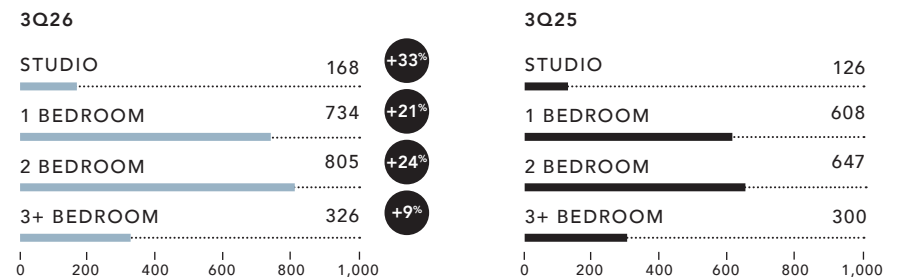


## Distribution of Active Listings % CHANGE (YEAR-OVER-YEAR) 3Q26 3Q25

### BY PRICE RANGE



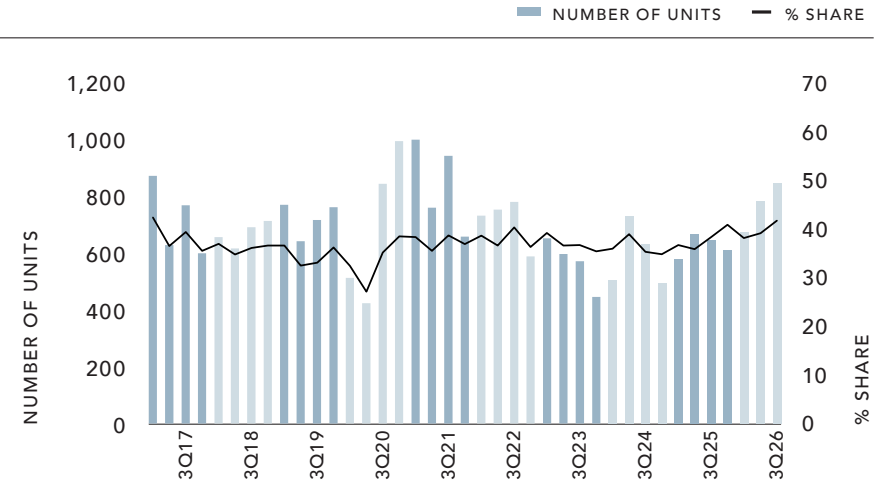
### BY BEDROOM TYPE



## Resale Co-op Inventory

|              | 3Q26 | 3Q25 | %CHG (YR) | 2Q26 | %CHG (QTR) |
|--------------|------|------|-----------|------|------------|
| INVENTORY    | 852  | 648  | 31%       | 788  | 8%         |
| MARKET SHARE | 42%  | 39%  | 3%        | 39%  | 3%         |

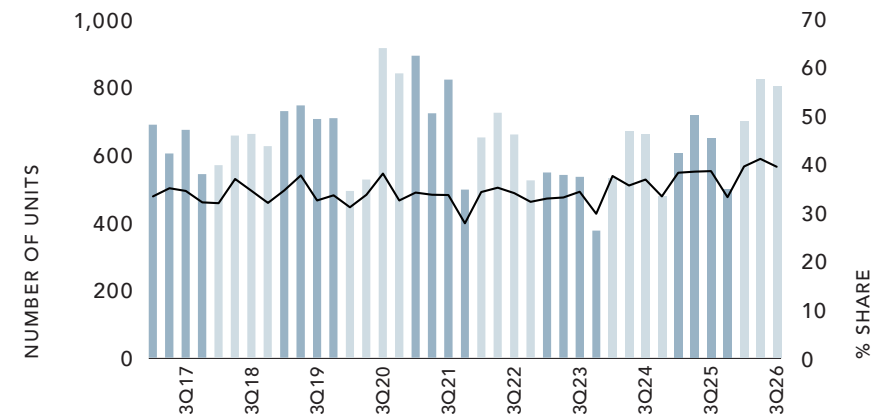
Resale co-op inventory increased 31% year-over-year to 852 listings, the highest level since Third Quarter 2021. Co-ops now account for 42% of inventory, up from 39% a year ago, overtaking resale condos as the largest share of supply. Co-op listings rose in all eight submarkets, though South Brooklyn accounted for most of the growth (over 60%).



## Resale Condo Inventory

|              | 3Q26 | 3Q25 | %CHG (YR) | 2Q26 | %CHG (QTR) |
|--------------|------|------|-----------|------|------------|
| INVENTORY    | 804  | 649  | 24%       | 824  | -2%        |
| MARKET SHARE | 40%  | 39%  | 1%        | 41%  | -2%        |

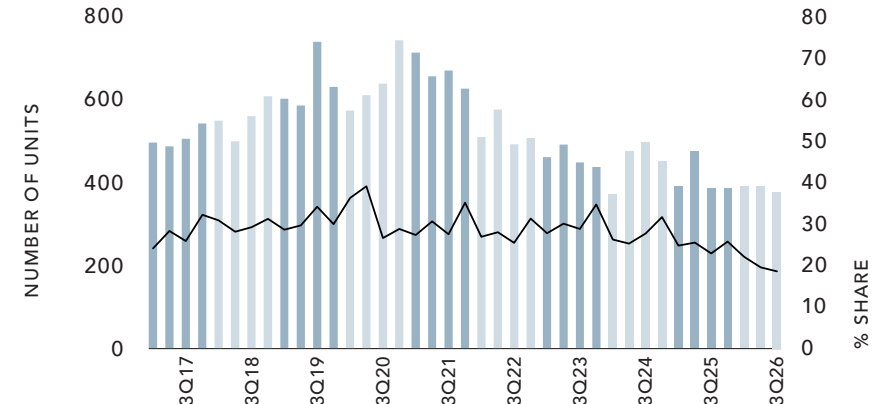
Resale condo inventory rose 24% year-over-year to 804 listings. South Brooklyn accounted for nearly half of the increase.



## New Development Inventory

|                   | 3Q26 | 3Q25 | %CHG (YR) | 2Q26 | %CHG (QTR) |
|-------------------|------|------|-----------|------|------------|
| INVENTORY         | 377  | 384  | -2%       | 391  | -4%        |
| MARKET SHARE      | 19%  | 23%  | -4%       | 20%  | -1%        |
| NEW UNIT LAUNCHES | XXX  | 135  | XX%       | 290  | XX%        |

New development inventory declined 2% year-over-year to 377 units, 29% below the ten-year third-quarter average. With resale listings expanding rapidly, new development's share of the market fell to 19%, down from 23% a year ago. Although five of the eight submarkets saw gains in new development listings, steep annual declines in South Brooklyn and Fort Greene, Clinton Hill and Prospect Heights outweighed them.



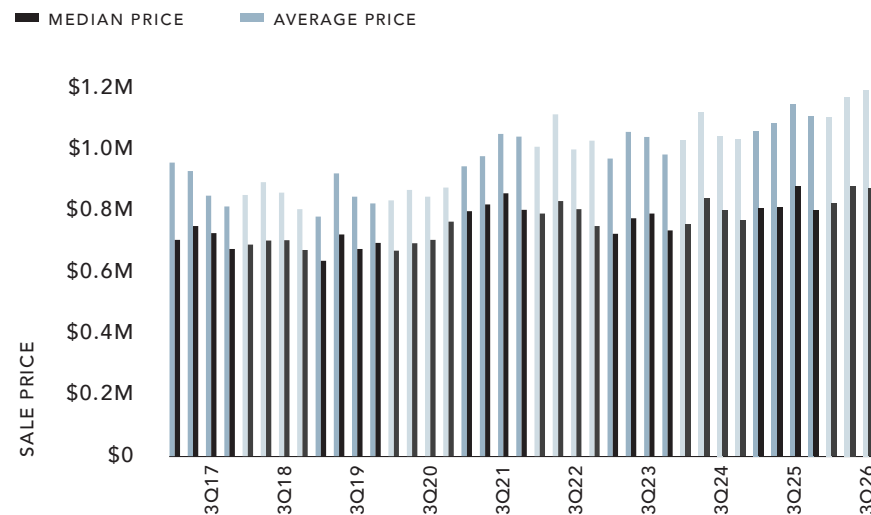
# Prices

- Average price rose 4% year-over-year to a record \$1.185M. Median price, however, dipped 1% to \$866K, nearly keeping pace with last year's record-high figure.
- Overall average price per square foot held essentially flat at \$1,161, just \$7 off the record high, as record resale condo pricing was offset by fewer new development sales
- Resale condo pricing reached new highs across every metric. Median price jumped 22% year-over-year to \$1.215M, average price rose 11% to \$1.422M, and average price per square foot climbed 9% to \$1,248, all record figures. The gains were fueled by a surge in high-end resale activity, as buyers seeking larger, higher-priced homes turned to the resale market amid limited new development supply.
- Resale co-op median price rose 4% year-over-year to \$520K, while average price climbed 7% to \$770K, the second highest on record. Average price per square foot reached \$724, the highest since 2020. These gains reflect a shift in sales toward higher price points, with more co-op closings over \$2M and transactions under \$350K declining.

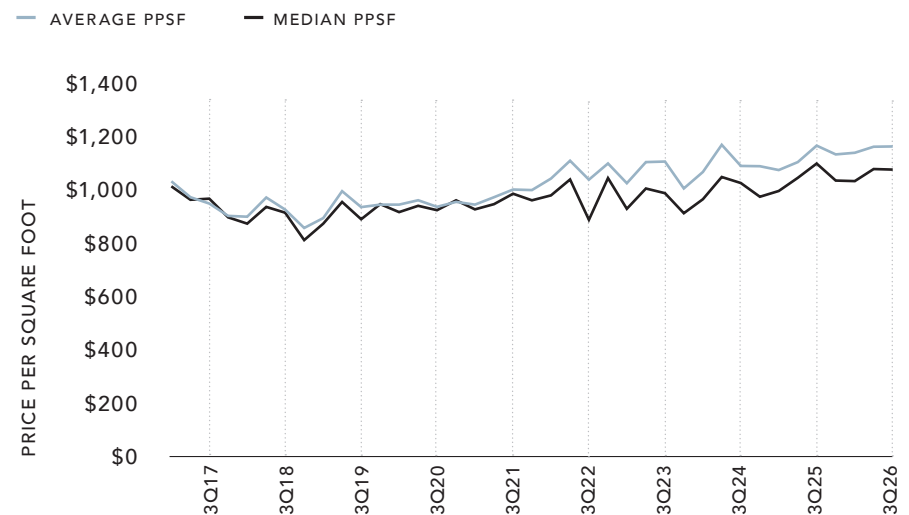
|               | 3Q26     | 3Q25     | %CHG (YR) | 2Q26     | %CHG (QTR) |
|---------------|----------|----------|-----------|----------|------------|
| MEDIAN PRICE  | \$866K   | \$875K   | -1%       | \$875K   | -1%        |
| AVERAGE PRICE | \$1.185M | \$1.138M | 4%        | \$1.162M | 2%         |
| MEDIAN PPSF   | \$1,073  | \$1,096  | -2%       | \$1,076  | 0%         |
| AVERAGE PPSF  | \$1,161  | \$1,164  | 0%        | \$1,160  | 0%         |

- New development median price rose 4% year-over-year to \$1.361M, the highest third-quarter figure on record, as studios fell to 2% of closings from 8% a year ago. Average price per square foot, however, declined 4% to \$1,451, because of fewer closings in Williamsburg, Greenpoint and Boerum Hill.

## Median and Average Price

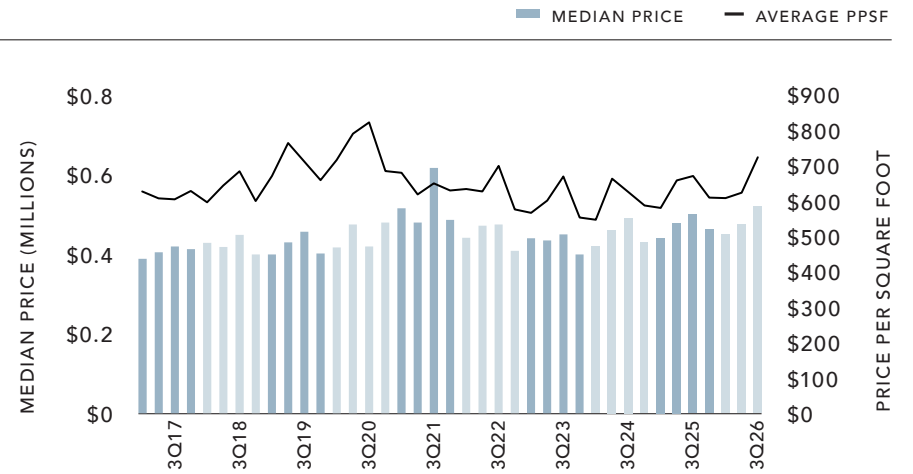


## Price Per Square Foot



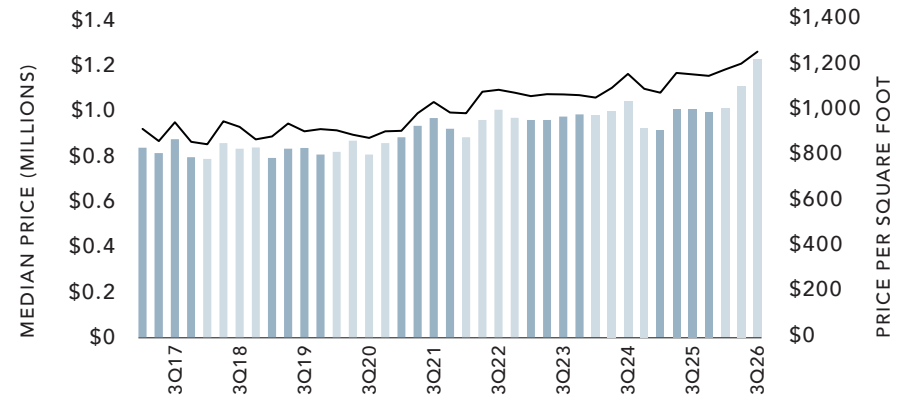
## Resale Co-op Prices

| PRICES                  | 3Q26     | 3Q25     | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|----------|----------|-----------|----------|------------|
| MEDIAN PRICE            | \$520K   | \$500K   | 4%        | \$475K   | 9%         |
| AVERAGE PRICE           | \$770K   | \$717K   | 7%        | \$668K   | 15%        |
| MEDIAN PPSF             | \$504    | \$520    | -3%       | \$476    | 6%         |
| AVERAGE PPSF            | \$724    | \$672    | 8%        | \$625    | 16%        |
| MEDIAN PRICE BY BEDROOM |          |          |           |          |            |
| STUDIO                  | \$363K   | \$298K   | 22%       | \$325K   | 12%        |
| 1 BEDROOM               | \$430K   | \$400K   | 8%        | \$400K   | 8%         |
| 2 BEDROOM               | \$677K   | \$730K   | -7%       | \$530K   | 28%        |
| 3+ BEDROOM              | \$1.770M | \$1.375M | 29%       | \$1.789M | -1%        |



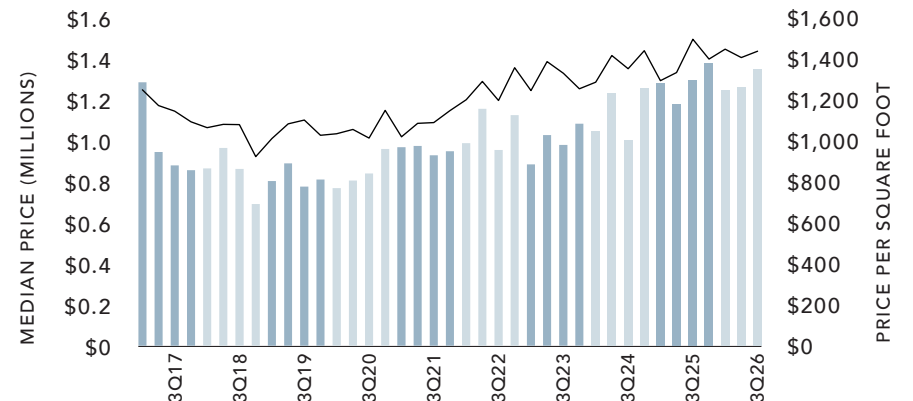
## Resale Condo Prices

| PRICES                  | 3Q26     | 3Q25     | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|----------|----------|-----------|----------|------------|
| MEDIAN PRICE            | \$1.215M | \$999K   | 22%       | \$1.100M | 10%        |
| AVERAGE PRICE           | \$1.422M | \$1.277M | 11%       | \$1.322M | 8%         |
| MEDIAN PPSF             | \$1,221  | \$1,161  | 5%        | \$1,176  | 4%         |
| AVERAGE PPSF            | \$1,248  | \$1,150  | 8%        | \$1,196  | 4%         |
| MEDIAN PRICE BY BEDROOM |          |          |           |          |            |
| STUDIO                  | \$743K   | \$655K   | 13%       | \$636K   | 17%        |
| 1 BEDROOM               | \$849K   | \$818K   | 4%        | \$823K   | 3%         |
| 2 BEDROOM               | \$1.300M | \$1.155M | 13%       | \$1.216M | 7%         |
| 3+ BEDROOM              | \$1.970M | \$1.906M | 3%        | \$1.875M | 5%         |



## New Development Prices

| PRICES                  | 3Q26     | 3Q25     | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|----------|----------|-----------|----------|------------|
| MEDIAN PRICE            | \$1.361M | \$1.309M | 4%        | \$1.275M | 7%         |
| AVERAGE PRICE           | \$1.593M | \$1.566M | 2%        | \$1.564M | 2%         |
| MEDIAN PPSF             | \$1,427  | \$1,493  | -4%       | \$1,327  | 8%         |
| AVERAGE PPSF            | \$1,451  | \$1,510  | -4%       | \$1,420  | 2%         |
| MEDIAN PRICE BY BEDROOM |          |          |           |          |            |
| STUDIO                  | \$495K   | \$790K   | -37%      | \$493K   | 0%         |
| 1 BEDROOM               | \$790K   | \$1.120M | -29%      | \$761K   | 4%         |
| 2 BEDROOM               | \$1.505M | \$1.561M | -4%       | \$1.450M | 4%         |
| 3+ BEDROOM              | \$2.541M | \$2.240M | 13%       | \$2.650M | -4%        |



# Neighborhoods

Williamsburg & Greenpoint pp. 11/12

| SALES   | MEDIAN PRICE  | AVERAGE PPSF |
|---------|---------------|--------------|
| 190 -8% | \$1.733M +24% | \$1,610 -3%  |

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

| SALES    | MEDIAN PRICE | AVERAGE PPSF |
|----------|--------------|--------------|
| 242 +40% | \$1.363M +1% | \$1,486 +3%  |

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

| SALES    | MEDIAN PRICE | AVERAGE PPSF |
|----------|--------------|--------------|
| 102 -41% | \$1.595M +2% | \$1,499 -4%  |

Park Slope & Gowanus pp. 17/18

| SALES    | MEDIAN PRICE | AVERAGE PPSF |
|----------|--------------|--------------|
| 147 +18% | \$1.298M +1% | \$1,437 +5%  |

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

| SALES    | MEDIAN PRICE  | AVERAGE PPSF |
|----------|---------------|--------------|
| 162 +10% | \$1.023M -18% | \$1,322 -3%  |

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

| SALES   | MEDIAN PRICE | AVERAGE PPSF |
|---------|--------------|--------------|
| 98 -15% | \$755K -13%  | \$918 +1%    |

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

| SALES   | MEDIAN PRICE | AVERAGE PPSF |
|---------|--------------|--------------|
| 105 +1% | \$603K -4%   | \$793 +1%    |

South Brooklyn pp. 25/26

| SALES    | MEDIAN PRICE | AVERAGE PPSF |
|----------|--------------|--------------|
| 435 -10% | \$444K -1%   | \$562 -7%    |

88 Withers Street | \$2,850,000 | Web# 24010435

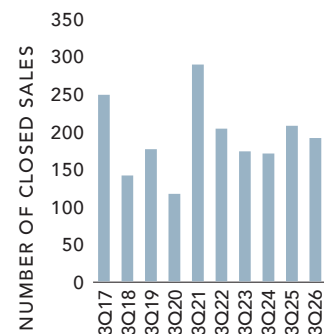
# Williamsburg & Greenpoint

## Sales

190

-8% YEAR OVER YEAR  
+30% QUARTER OVER QUARTER

### CLOSED SALES

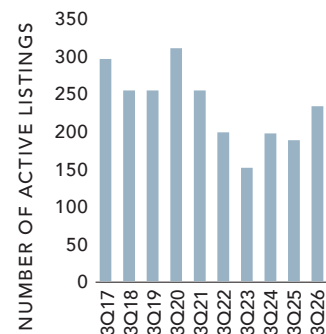


## Inventory

233

+24% YEAR OVER YEAR  
+2% QUARTER OVER QUARTER

### ACTIVE LISTINGS

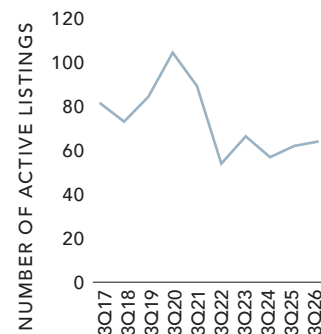


## Days on Market

63

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

### DAYS ON MARKET

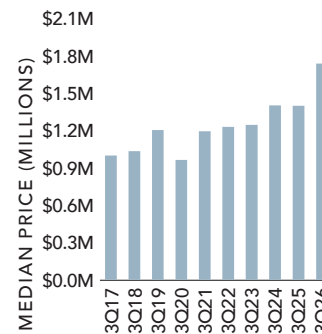


## Median Price

\$1.73M

+24% YEAR OVER YEAR  
+6% QUARTER OVER QUARTER

### MEDIAN PRICE

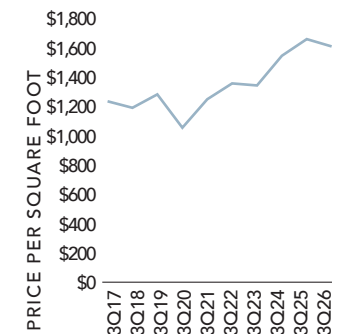


## Average PPSF

\$1,610

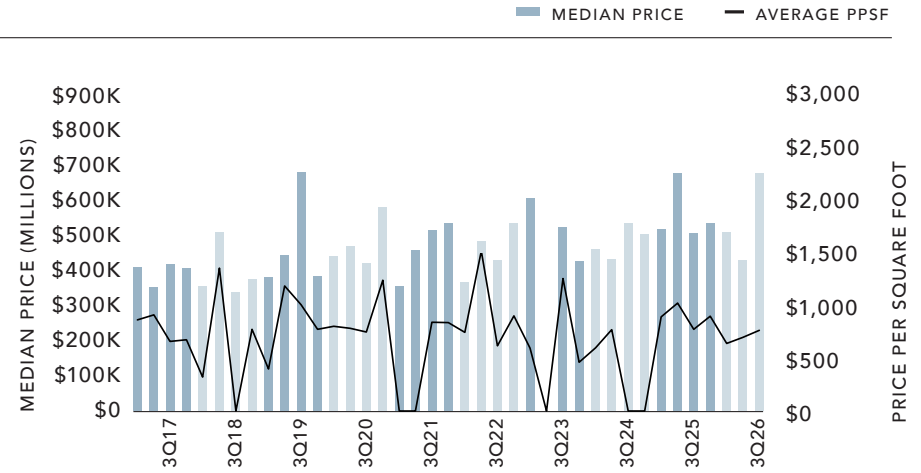
-3% YEAR OVER YEAR  
-4% QUARTER OVER QUARTER

### AVERAGE PPSF



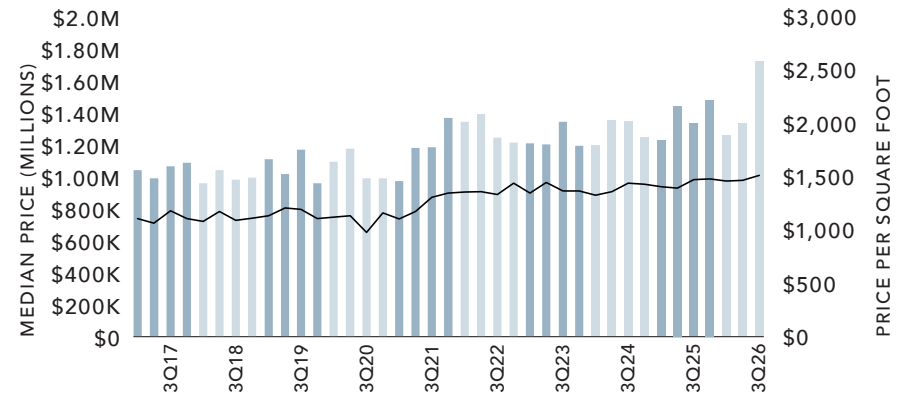
## Resale Co-op Prices

| PRICES                  | 3Q26   | 3Q25   | %CHG (YR) | 2Q26   | %CHG (QTR) |
|-------------------------|--------|--------|-----------|--------|------------|
| MEDIAN PRICE            | \$668K | \$499K | 34%       | \$423K | 58%        |
| AVERAGE PRICE           | \$685K | \$570K | 20%       | \$458K | 50%        |
| MEDIAN PPSF             | \$827  | \$838  | -1%       | \$755  | 10%        |
| AVERAGE PPSF            | \$827  | \$838  | -1%       | \$755  | 10%        |
| MEDIAN PRICE BY BEDROOM |        |        |           |        |            |
| STUDIO                  | NA     | \$575K | NA        | NA     | NA         |
| 1 BEDROOM               | \$668K | \$595K | 12%       | \$423K | 58%        |
| 2 BEDROOM               | \$703K | \$487K | 44%       | \$377K | 86%        |
| 3+ BEDROOM              | NA     | NA     | NA        | NA     | NA         |



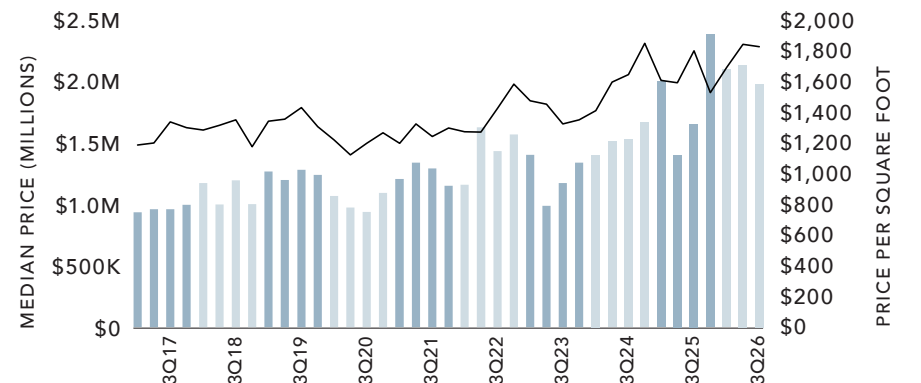
## Resale Condo Prices

| PRICES                  | 3Q26     | 3Q25     | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|----------|----------|-----------|----------|------------|
| MEDIAN PRICE            | \$1.730M | \$1.330M | 30%       | \$1.340M | 29%        |
| AVERAGE PRICE           | \$1.863M | \$1.603M | 16%       | \$1.501M | 24%        |
| MEDIAN PPSF             | \$1,551  | \$1,457  | 7%        | \$1,526  | 2%         |
| AVERAGE PPSF            | \$1,519  | \$1,482  | 3%        | \$1,473  | 3%         |
| MEDIAN PRICE BY BEDROOM |          |          |           |          |            |
| STUDIO                  | \$830K   | \$895K   | -7%       | \$895K   | -7%        |
| 1 BEDROOM               | \$1.239M | \$1.050M | 18%       | \$1.050M | 18%        |
| 2 BEDROOM               | \$1.740M | \$1.580M | 10%       | \$1.650M | 5%         |
| 3+ BEDROOM              | \$2.748M | \$5.779M | -1%       | \$2.393M | 15%        |



## New Development Prices

| PRICES                  | 3Q26     | 3Q25     | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|----------|----------|-----------|----------|------------|
| MEDIAN PRICE            | \$1.975M | \$1.652M | 20%       | \$2.130M | -7%        |
| AVERAGE PRICE           | \$2.017M | \$1.847M | 9%        | \$2.219M | -9%        |
| MEDIAN PPSF             | \$1,737  | \$1,833  | -5%       | \$1,770  | -2%        |
| AVERAGE PPSF            | \$1,823  | \$1,797  | 1%        | \$1,837  | -1%        |
| MEDIAN PRICE BY BEDROOM |          |          |           |          |            |
| STUDIO                  | NA       | \$800K   | NA        | NA       | NA         |
| 1 BEDROOM               | \$1.200M | \$1.215M | -1%       | \$976K   | 23%        |
| 2 BEDROOM               | \$2.400M | \$2.240M | 7%        | \$2.199M | 9%         |
| 3+ BEDROOM              | \$2.506M | \$2.673M | -6%       | \$2.995M | -16%       |



36 Pacific Street | \$2,995,000 | Web# 24030049

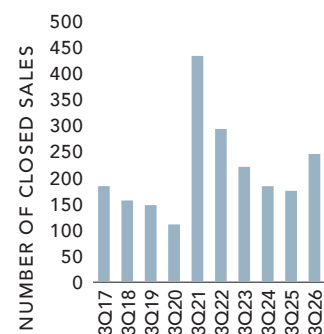
# Brooklyn Heights, Cobble Hill, Dumbo & Downtown

## Sales

242

+40% YEAR OVER YEAR  
+52% QUARTER OVER QUARTER

### CLOSED SALES

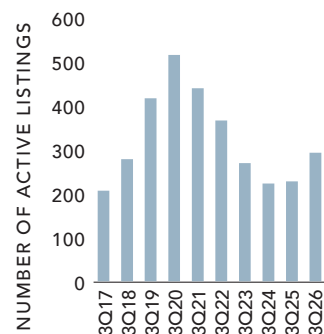


## Inventory

293

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

### ACTIVE LISTINGS

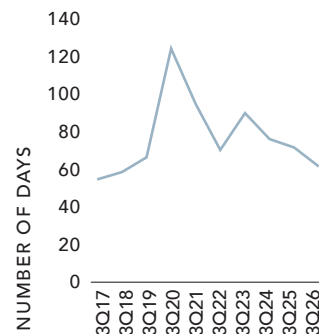


## Days on Market

62

-14% YEAR OVER YEAR  
-17% QUARTER OVER QUARTER

### DAYS ON MARKET

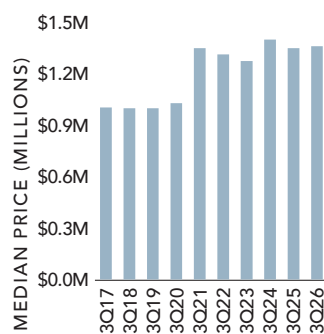


## Median Price

\$1.36M

+1% YEAR OVER YEAR  
-19% QUARTER OVER QUARTER

### MEDIAN PRICE

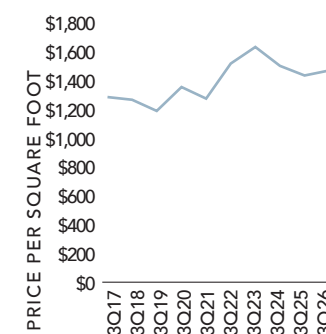


## Average PPSF

\$1,486

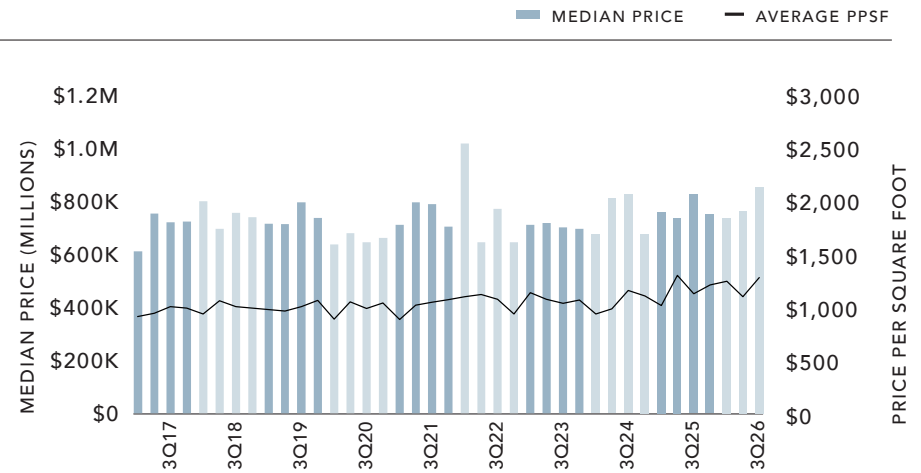
+3% YEAR OVER YEAR  
-2% QUARTER OVER QUARTER

### AVERAGE PPSF



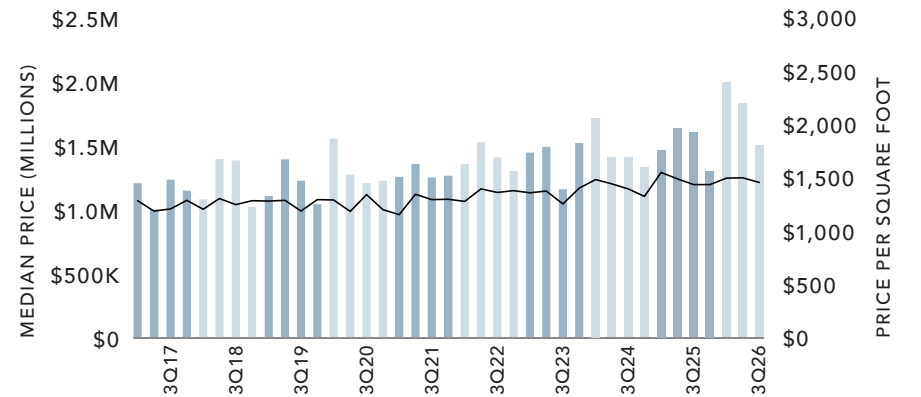
## Resale Co-op Prices

| PRICES                  | 3Q26     | 3Q25     | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|----------|----------|-----------|----------|------------|
| MEDIAN PRICE            | \$858K   | \$830K   | 3%        | \$769K   | 12%        |
| AVERAGE PRICE           | \$1.275M | \$1.087M | 17%       | \$1.171M | 9%         |
| MEDIAN PPSF             | \$1,114  | \$960    | 16%       | \$949    | 17%        |
| AVERAGE PPSF            | \$1,285  | \$1,136  | 13%       | \$1,105  | 16%        |
| MEDIAN PRICE BY BEDROOM |          |          |           |          |            |
| STUDIO                  | \$558K   | \$425K   | 31%       | \$520K   | 7%         |
| 1 BEDROOM               | \$775K   | \$720K   | 8%        | \$676K   | 15%        |
| 2 BEDROOM               | \$1.388M | \$1.365M | 2%        | \$995K   | 39%        |
| 3+ BEDROOM              | \$2.425M | \$2.463M | -2%       | \$3.513M | -31%       |



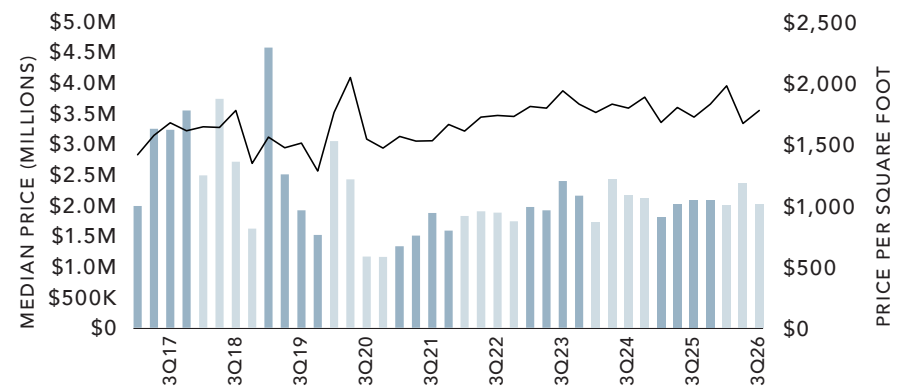
## Resale Condo Prices

| PRICES                  | 3Q26     | 3Q25     | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|----------|----------|-----------|----------|------------|
| MEDIAN PRICE            | \$1.495M | \$1.588M | -6%       | \$1.825M | -18%       |
| AVERAGE PRICE           | \$1.920M | \$1.987M | -3%       | \$2.025M | -5%        |
| MEDIAN PPSF             | \$1,310  | \$1,307  | 0%        | \$1,433  | -9%        |
| AVERAGE PPSF            | \$1,449  | \$1,427  | 2%        | \$1,492  | -3%        |
| MEDIAN PRICE BY BEDROOM |          |          |           |          |            |
| STUDIO                  | \$810K   | \$780K   | 4%        | \$694K   | 17%        |
| 1 BEDROOM               | \$1.040M | \$994K   | 5%        | \$960K   | 8%         |
| 2 BEDROOM               | \$1.570M | \$1.600M | -2%       | \$1.873M | -16%       |
| 3+ BEDROOM              | \$2.720M | \$3.570M | -24%      | \$2.638M | 3%         |



## New Development Prices

| PRICES                  | 3Q26     | 3Q25     | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|----------|----------|-----------|----------|------------|
| MEDIAN PRICE            | \$2.043M | \$2.142M | -5%       | \$2.400M | -15%       |
| AVERAGE PRICE           | \$2.548M | \$2.208M | 15%       | \$2.382M | 7%         |
| MEDIAN PPSF             | \$1,713  | \$1,795  | -5%       | \$1,685  | 2%         |
| AVERAGE PPSF            | \$1,802  | \$1,784  | 1%        | \$1,695  | 6%         |
| MEDIAN PRICE BY BEDROOM |          |          |           |          |            |
| STUDIO                  | \$2.325M | NA       | NA        | \$954K   | 144%       |
| 1 BEDROOM               | \$1.389M | \$1.385M | 0%        | \$1.310M | 6%         |
| 2 BEDROOM               | \$1.993M | \$2.122M | -6%       | \$2.185M | -9%        |
| 3+ BEDROOM              | \$4.005M | \$2.755M | 45%       | \$2.950M | 36%        |



537 Clinton Street | \$849,000 | Web# 24007071

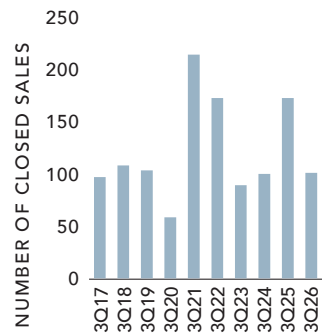
# Carroll Garden, Boerum Hill & Red Hook

## Sales

# 102

-41% YEAR OVER YEAR  
+26% QUARTER OVER QUARTER

### CLOSED SALES

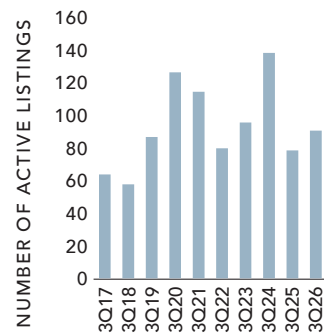


## Inventory

# 91

+15% YEAR OVER YEAR  
-10% QUARTER OVER QUARTER

### ACTIVE LISTINGS

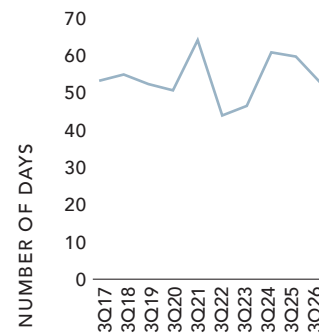


## Days on Market

# 52

-14% YEAR OVER YEAR  
-1% QUARTER OVER QUARTER

### DAYS ON MARKET

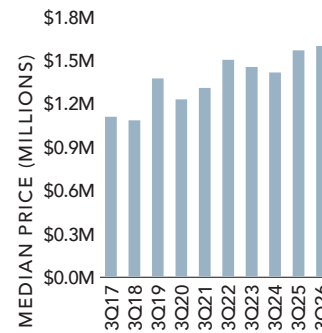


## Median Price

# \$1.60M

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

### MEDIAN PRICE

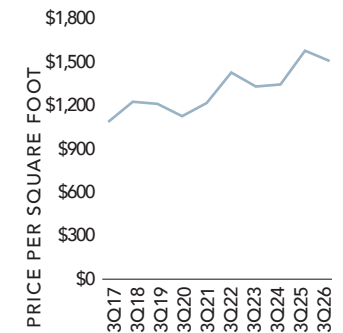


## Average PPSF

# \$1,499

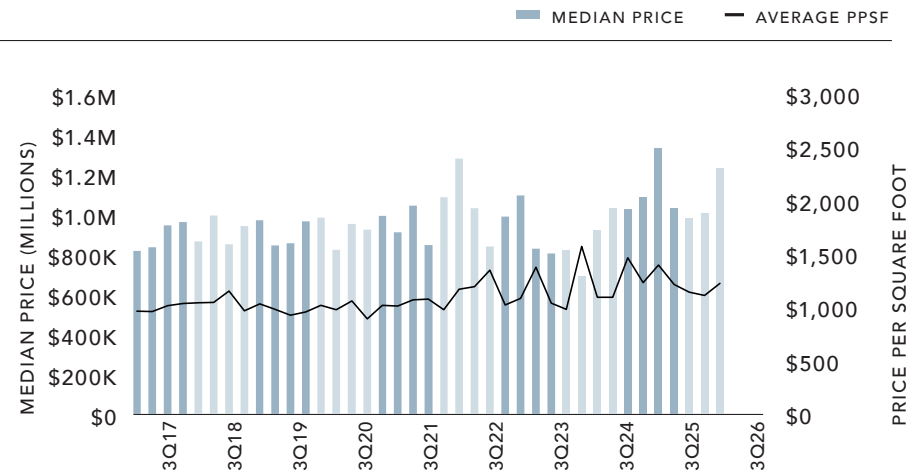
-4% YEAR OVER YEAR  
+1% QUARTER OVER QUARTER

### AVERAGE PPSF



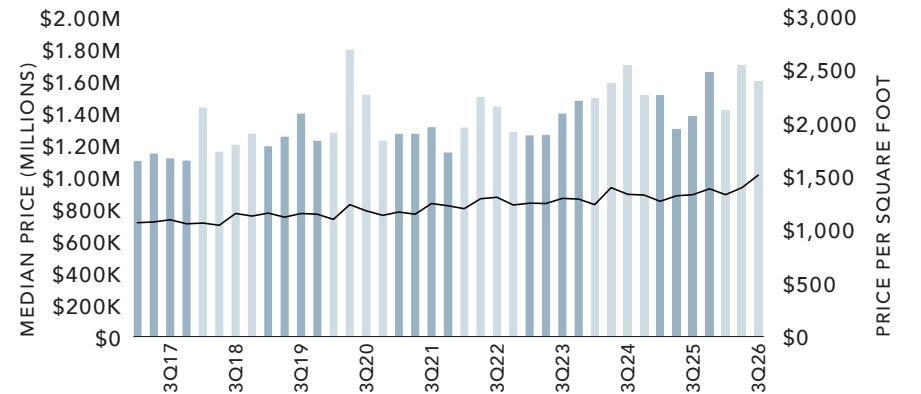
## Resale Co-op Prices

| PRICES                  | 3Q26     | 3Q25     | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|----------|----------|-----------|----------|------------|
| MEDIAN PRICE            | \$1.235M | \$1.338M | -8%       | \$1.010M | 22%        |
| AVERAGE PRICE           | \$1.395M | \$1.315M | 6%        | \$1.052M | 33%        |
| MEDIAN PPSF             | \$1,090  | \$1,390  | -22%      | \$1,115  | -2%        |
| AVERAGE PPSF            | \$1,232  | \$1,405  | -12%      | \$1,120  | 10%        |
| MEDIAN PRICE BY BEDROOM |          |          |           |          |            |
| STUDIO                  | \$545K   | \$456K   | 20%       | \$496K   | 10%        |
| 1 BEDROOM               | \$665K   | \$885K   | -25%      | \$655K   | 2%         |
| 2 BEDROOM               | \$1.723M | \$1.425M | 21%       | \$1.349M | 28%        |
| 3+ BEDROOM              | \$2.975M | \$2.238M | 33%       | \$1.585M | 88%        |



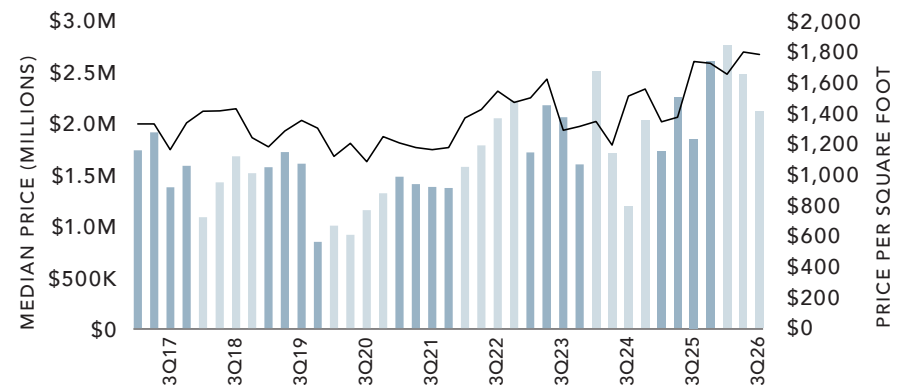
## Resale Condo Prices

| PRICES                  | 3Q26     | 3Q25     | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|----------|----------|-----------|----------|------------|
| MEDIAN PRICE            | \$1.598M | \$1.378M | 16%       | \$1.700M | -6%        |
| AVERAGE PRICE           | \$1.802M | \$1.540M | 17%       | \$1.719M | 5%         |
| MEDIAN PPSF             | \$1,480  | \$1,295  | 14%       | \$1,363  | 9%         |
| AVERAGE PPSF            | \$1,513  | \$1,331  | 14%       | \$1,397  | 8%         |
| MEDIAN PRICE BY BEDROOM |          |          |           |          |            |
| STUDIO                  | \$1.100M | \$735K   | 50%       | \$620K   | 77%        |
| 1 BEDROOM               | \$985K   | \$780K   | 26%       | \$1.010M | -2%        |
| 2 BEDROOM               | \$1.505M | \$1.395M | 8%        | \$1.618M | -7%        |
| 3+ BEDROOM              | \$2.750M | \$2.548M | 8%        | \$2.350M | 17%        |



## New Development Prices

| PRICES                  | 3Q26     | 3Q25     | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|----------|----------|-----------|----------|------------|
| MEDIAN PRICE            | \$2.112M | \$1.841M | 15%       | \$2.471M | -15%       |
| AVERAGE PRICE           | \$2.765M | \$2.130M | 30%       | \$2.631M | 5%         |
| MEDIAN PPSF             | \$1,703  | \$1,815  | -6%       | \$1,607  | 6%         |
| AVERAGE PPSF            | \$1,777  | \$1,730  | 3%        | \$1,793  | -1%        |
| MEDIAN PRICE BY BEDROOM |          |          |           |          |            |
| STUDIO                  | NA       | \$846K   | NA        | \$750K   | NA         |
| 1 BEDROOM               | \$1.236M | \$1.390M | -11%      | \$1.125M | 10%        |
| 2 BEDROOM               | \$1.650M | \$2.016M | -18%      | \$2.700M | -39%       |
| 3+ BEDROOM              | \$5.495M | \$3.630M | 51%       | \$3.309M | 66%        |



613 Baltic Street | \$3,500,000 | Web# 24029982

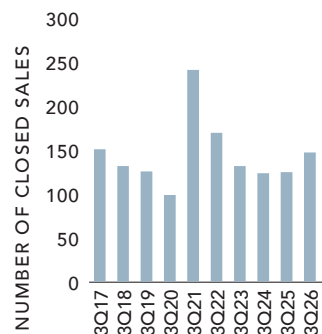
# Park Slope & Gowanus

## Sales

147

+18% YEAR OVER YEAR  
+33% QUARTER OVER QUARTER

### CLOSED SALES

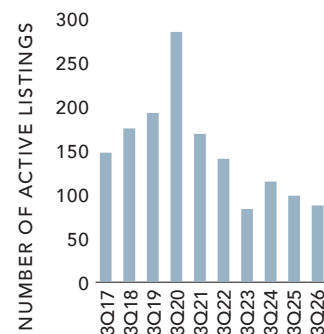


## Inventory

86

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

### ACTIVE LISTINGS

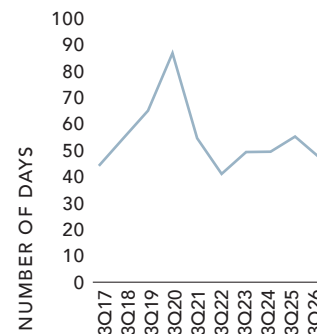


## Days on Market

47

-14% YEAR OVER YEAR  
+7% QUARTER OVER QUARTER

### DAYS ON MARKET

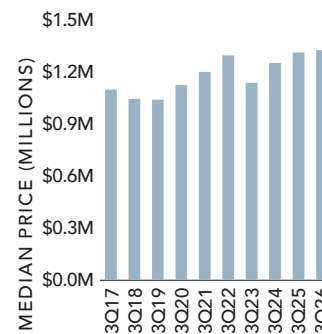


## Median Price

\$1.30M

+1% YEAR OVER YEAR  
-17% QUARTER OVER QUARTER

### MEDIAN PRICE

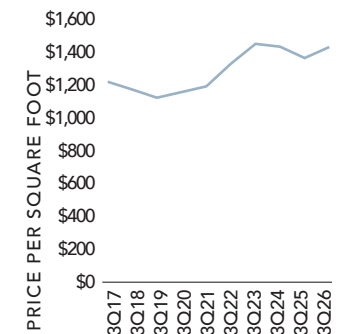


## Average PPSF

\$1,437

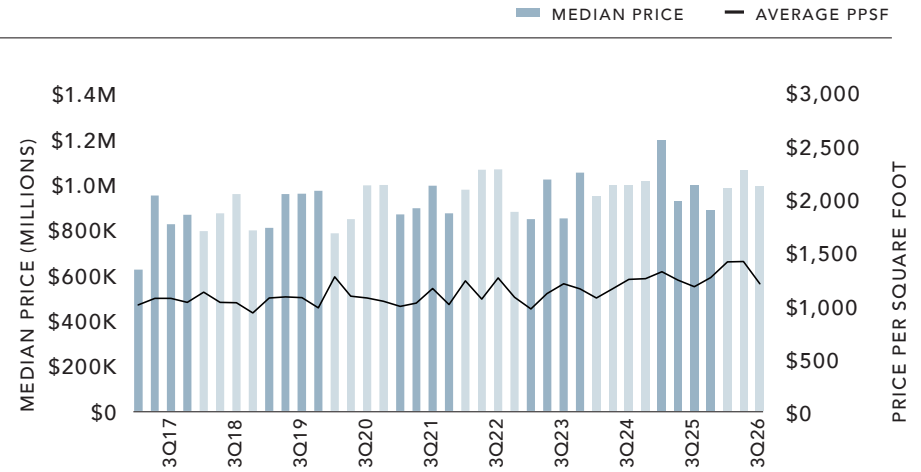
+5% YEAR OVER YEAR  
+1% QUARTER OVER QUARTER

### AVERAGE PPSF



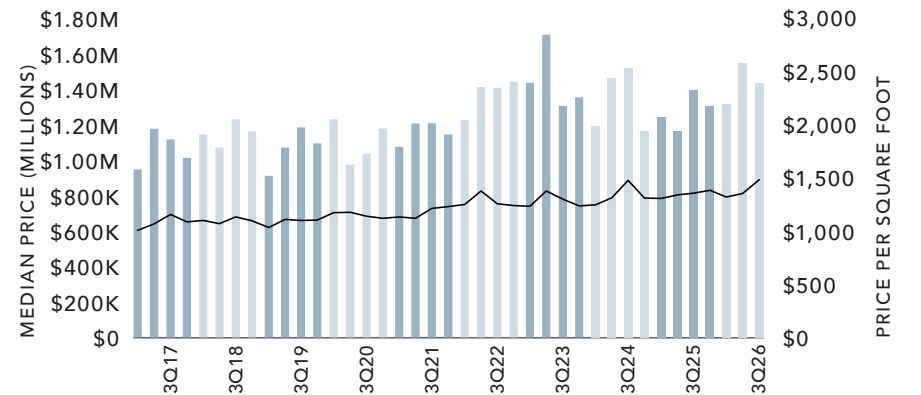
## Resale Co-op Prices

| PRICES                  | 3Q26     | 3Q25      | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|----------|-----------|-----------|----------|------------|
| MEDIAN PRICE            | \$995K   | \$999,999 | 0%        | \$1.065M | -7%        |
| AVERAGE PRICE           | \$1.249M | \$1.228M  | -2%       | \$1.294M | -4%        |
| MEDIAN PPSF             | \$1,193  | \$1,177   | 1%        | \$1,330  | -10%       |
| AVERAGE PPSF            | \$1,206  | \$1,176   | 3%        | \$1,417  | -15%       |
| MEDIAN PRICE BY BEDROOM |          |           |           |          |            |
| STUDIO                  | \$365K   | \$265K    | 38%       | \$573K   | -36%       |
| 1 BEDROOM               | \$820K   | \$695K    | 18%       | \$730K   | 12%        |
| 2 BEDROOM               | \$1.134M | \$1.250M  | -9%       | \$1.335M | -15%       |
| 3+ BEDROOM              | \$2.250M | \$2.053M  | 10%       | \$2.214M | 2%         |



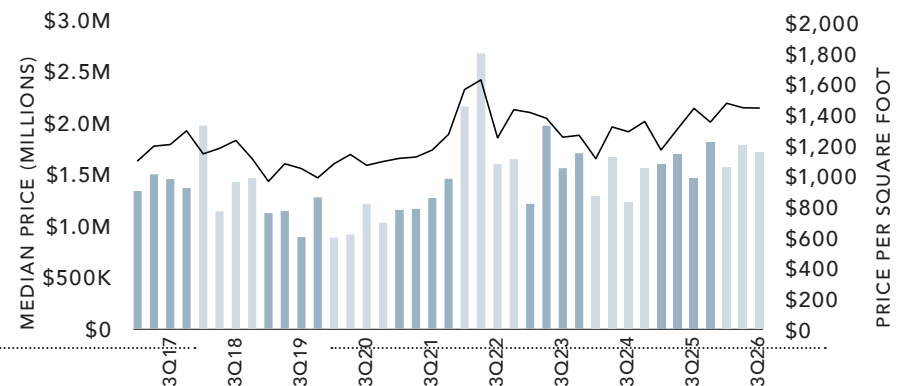
## Resale Condo Prices

| PRICES                  | 3Q26     | 3Q25     | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|----------|----------|-----------|----------|------------|
| MEDIAN PRICE            | \$1.376M | \$1.400M | 5%        | \$1.555M | -7%        |
| AVERAGE PRICE           | \$1.629M | \$1.701M | 1%        | \$1.713M | -4%        |
| MEDIAN PPSF             | \$1,275  | \$1,280  | 3%        | \$1,387  | -5%        |
| AVERAGE PPSF            | \$1,353  | \$1,363  | 10%       | \$1,356  | 10%        |
| MEDIAN PRICE BY BEDROOM |          |          |           |          |            |
| STUDIO                  | \$583K   | \$550K   | 6%        | \$888K   | -34%       |
| 1 BEDROOM               | \$786K   | \$960K   | -18%      | \$775K   | 1%         |
| 2 BEDROOM               | \$1.300M | \$1.268M | 3%        | \$1.400M | -7%        |
| 3+ BEDROOM              | \$2.118M | \$2.100M | 1%        | \$2.315M | -9%        |



## New Development Prices

| PRICES                  | 3Q26     | 3Q25     | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|----------|----------|-----------|----------|------------|
| MEDIAN PRICE            | \$1.833M | \$1.559M | 18%       | \$1.908M | -4%        |
| AVERAGE PRICE           | \$1.938M | \$1.626M | 19%       | \$2.093M | -7%        |
| MEDIAN PPSF             | \$1,527  | \$1,486  | 3%        | \$1,723  | -11%       |
| AVERAGE PPSF            | \$1,522  | \$1,520  | 0%        | \$1,525  | 0%         |
| MEDIAN PRICE BY BEDROOM |          |          |           |          |            |
| STUDIO                  | NA       | NA       | NA        | \$535K   | NA         |
| 1 BEDROOM               | NA       | \$1.051M | NA        | \$1.639M | NA         |
| 2 BEDROOM               | \$2.000M | \$1.571M | 27%       | \$1.858M | 8%         |
| 3+ BEDROOM              | \$1.833M | \$2.271M | -19%      | \$2.688M | -32%       |



98 Clifton Place | \$1,849,000 | Web# 24030034

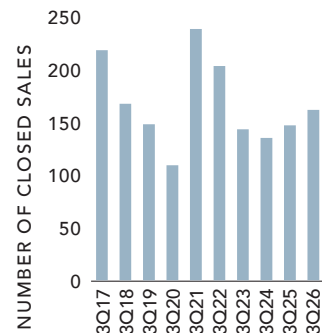
# Fort Greene, Clinton Hill & Prospect Heights

## Sales

# 162

+10% YEAR OVER YEAR  
0% QUARTER OVER QUARTER

### CLOSED SALES

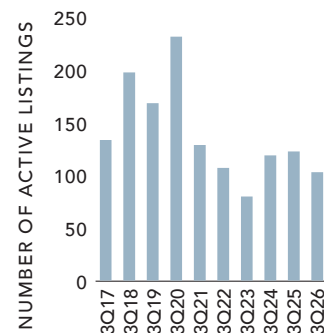


## Inventory

# 103

-16% YEAR OVER YEAR  
-24% QUARTER OVER QUARTER

### ACTIVE LISTINGS



## Days on Market

# 56

+17% YEAR OVER YEAR  
+22% QUARTER OVER QUARTER

### DAYS ON MARKET

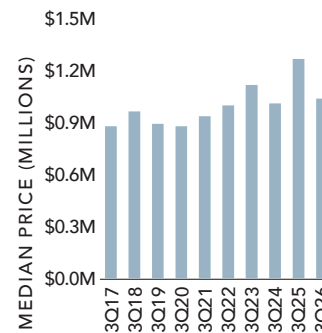


## Median Price

# \$1.02M

-18% YEAR OVER YEAR  
-8% QUARTER OVER QUARTER

### MEDIAN PRICE

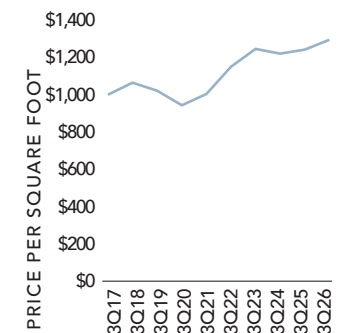


## Average PPSF

# \$1,322

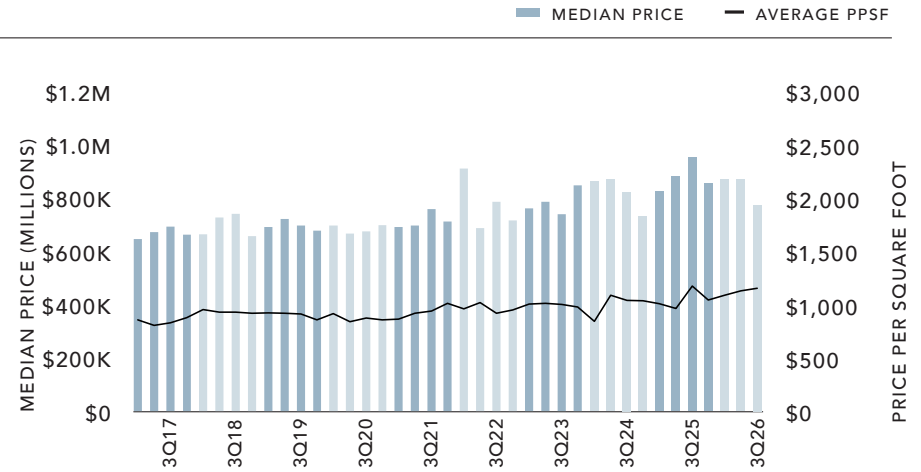
-3% YEAR OVER YEAR  
0% QUARTER OVER QUARTER

### AVERAGE PPSF



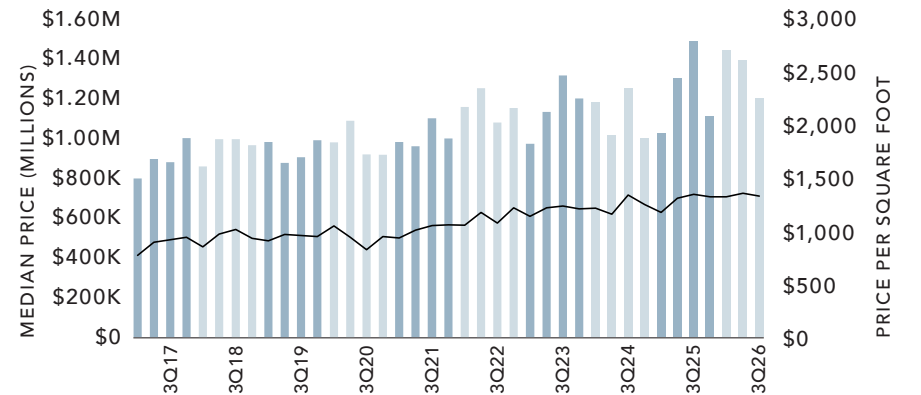
## Resale Co-op Prices

| PRICES                  | 3Q26     | 3Q25     | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|----------|----------|-----------|----------|------------|
| MEDIAN PRICE            | \$778K   | \$985K   | -19%      | \$875K   | -11%       |
| AVERAGE PRICE           | \$1.022M | \$1.072M | -5%       | \$975K   | 5%         |
| MEDIAN PPSF             | \$1,019  | \$1,103  | -8%       | \$1,094  | -7%        |
| AVERAGE PPSF            | \$1,156  | \$1,177  | -2%       | \$1,132  | 2%         |
| MEDIAN PRICE BY BEDROOM |          |          |           |          |            |
| STUDIO                  | \$440K   | \$485K   | -9%       | \$600K   | -27%       |
| 1 BEDROOM               | \$650K   | \$700K   | -7%       | \$723K   | -10%       |
| 2 BEDROOM               | \$1.225M | \$1.050M | 17%       | \$953K   | 29%        |
| 3+ BEDROOM              | \$2.725M | \$1.895M | 44%       | \$1.584M | 72%        |



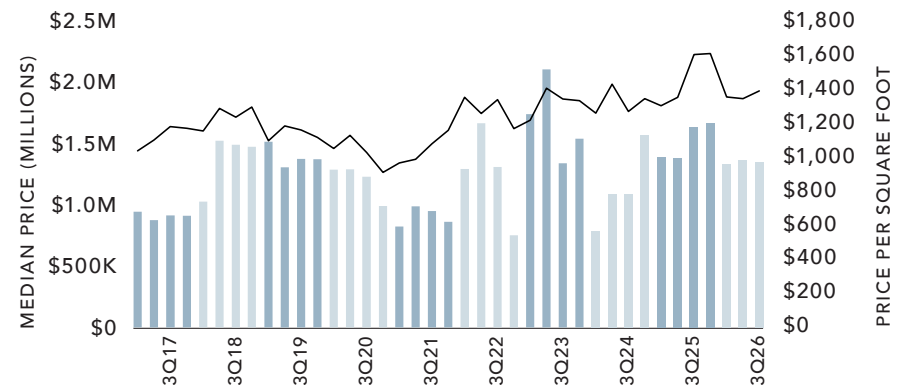
## Resale Condo Prices

| PRICES                  | 3Q26     | 3Q25     | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|----------|----------|-----------|----------|------------|
| MEDIAN PRICE            | \$1.200M | \$1.457M | -18%      | \$1.390M | -14%       |
| AVERAGE PRICE           | \$1.427M | \$1.558M | -6%       | \$1.474M | -3%        |
| MEDIAN PPSF             | \$1,314  | \$1,357  | -2%       | \$1,364  | -4%        |
| AVERAGE PPSF            | \$1,328  | \$1,345  | 0%        | \$1,354  | -2%        |
| MEDIAN PRICE BY BEDROOM |          |          |           |          |            |
| STUDIO                  | \$870K   | \$916K   | -5%       | \$918K   | -5%        |
| 1 BEDROOM               | \$853K   | \$925K   | -8%       | \$920K   | -7%        |
| 2 BEDROOM               | \$1.483M | \$1.495M | -1%       | \$1.413M | 5%         |
| 3+ BEDROOM              | \$1.950M | \$2.100M | -7%       | \$2.410M | -19%       |



## New Development Prices

| PRICES                  | 3Q26     | 3Q25     | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|----------|----------|-----------|----------|------------|
| MEDIAN PRICE            | \$1.360M | \$1.645M | -17%      | \$1.378M | -1%        |
| AVERAGE PRICE           | \$1.355M | \$2.040M | -34%      | \$1.389M | -2%        |
| MEDIAN PPSF             | \$1,424  | \$1,424  | 2%        | \$1,319  | 8%         |
| AVERAGE PPSF            | \$1,397  | \$1,613  | -13%      | \$1,352  | 3%         |
| MEDIAN PRICE BY BEDROOM |          |          |           |          |            |
| STUDIO                  | NA       | NA       | NA        | \$493K   | NA         |
| 1 BEDROOM               | \$799K   | \$992K   | -19%      | \$810K   | -1%        |
| 2 BEDROOM               | \$1.438M | \$1.550M | -7%       | \$1.480M | -3%        |
| 3+ BEDROOM              | \$2.513M | \$2.806M | -10%      | \$2.250M | 12%        |



11 Van Buren Street | \$1,210,000 | Web# 24006972

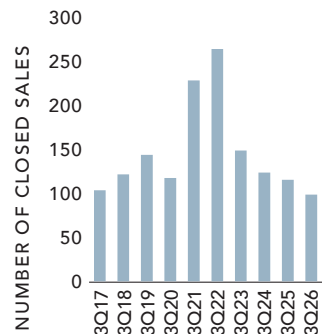
# Bedford-Stuyvesant, Crown Heights, Lefferts Gardens & Bushwick

## Sales

# 98

-1% YEAR OVER YEAR  
-28% QUARTER OVER QUARTER

### CLOSED SALES

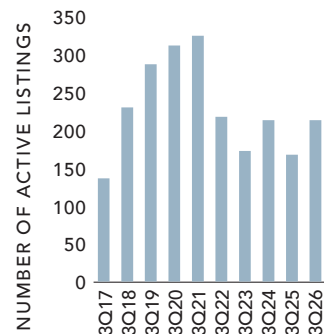


## Inventory

# 205

+27% YEAR OVER YEAR  
-2% QUARTER OVER QUARTER

### ACTIVE LISTINGS

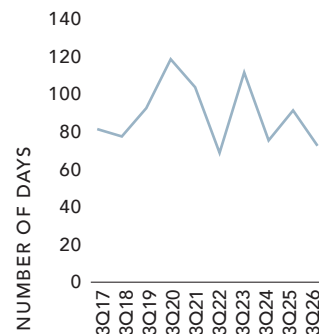


## Days on Market

# 61

-28% YEAR OVER YEAR  
-19% QUARTER OVER QUARTER

### DAYS ON MARKET

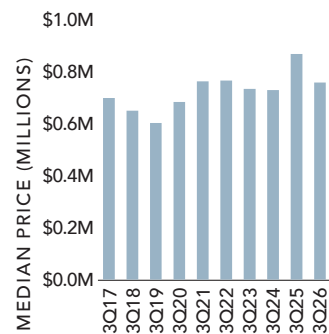


## Median Price

# \$755K

-13% YEAR OVER YEAR  
-6% QUARTER OVER QUARTER

### MEDIAN PRICE

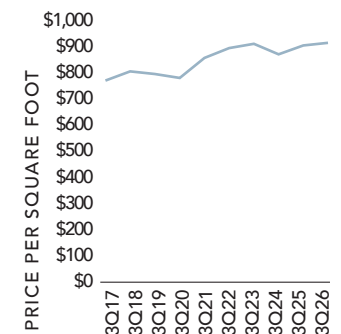


## Average PPSF

# \$918

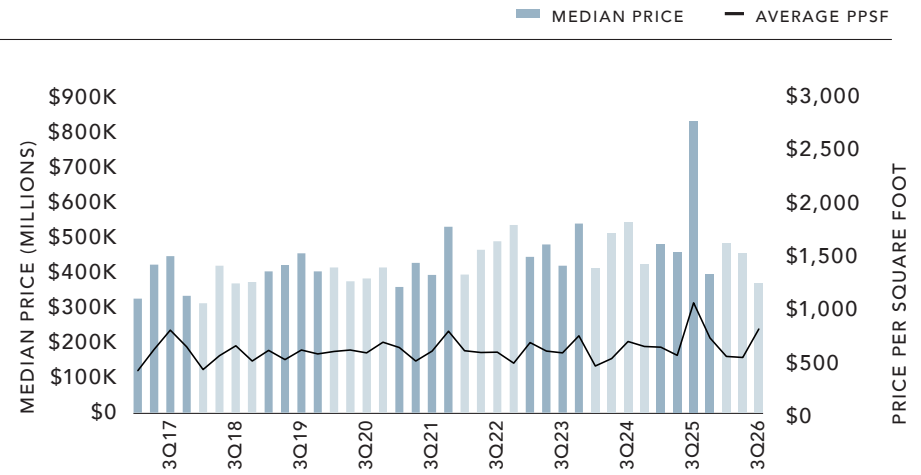
+1% YEAR OVER YEAR  
0% QUARTER OVER QUARTER

### AVERAGE PPSF



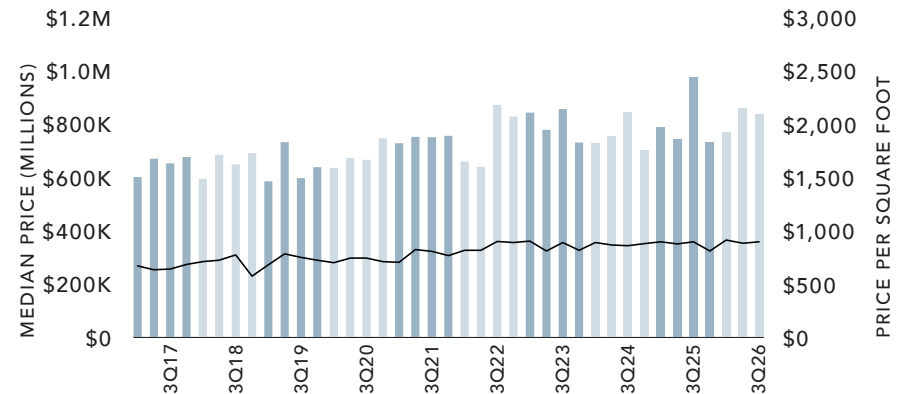
## Resale Co-op Prices

| PRICES                  | 3Q26     | 3Q25     | %CHG (YR) | 2Q26   | %CHG (QTR) |
|-------------------------|----------|----------|-----------|--------|------------|
| MEDIAN PRICE            | \$367K   | \$459K   | -20%      | \$450K | -18%       |
| AVERAGE PRICE           | \$464K   | \$578K   | -20%      | \$453K | 2%         |
| MEDIAN PPSF             | \$765    | \$658    | 16%       | \$567  | 35%        |
| AVERAGE PPSF            | \$787    | \$694    | 13%       | \$520  | 51%        |
| MEDIAN PRICE BY BEDROOM |          |          |           |        |            |
| STUDIO                  | \$215K   | \$203K   | 6%        | \$390K | -45%       |
| 1 BEDROOM               | \$379K   | \$332K   | 14%       | \$470K | -19%       |
| 2 BEDROOM               | \$295K   | \$650K   | -55%      | \$475K | -38%       |
| 3+ BEDROOM              | \$1.100M | \$1.338M | -18%      | \$435K | 153%       |



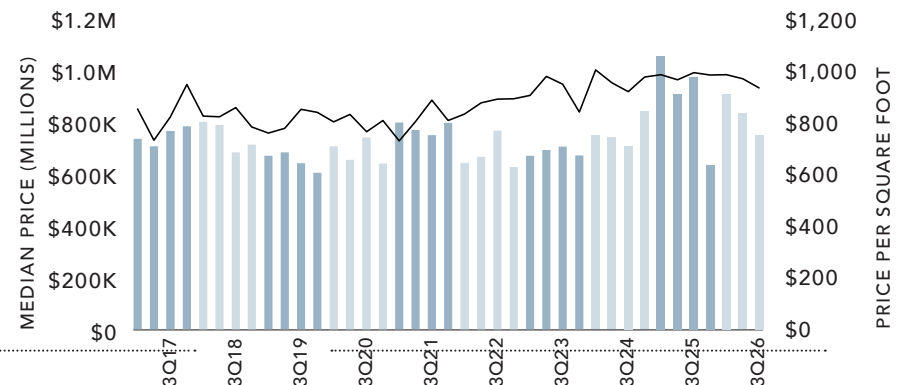
## Resale Condo Prices

| PRICES                  | 3Q26     | 3Q25   | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|----------|--------|-----------|----------|------------|
| MEDIAN PRICE            | \$845K   | \$868K | -3%       | \$867K   | -2%        |
| AVERAGE PRICE           | \$860K   | \$879K | -2%       | \$896K   | -4%        |
| MEDIAN PPSF             | \$922    | \$896  | 3%        | \$940    | -2%        |
| AVERAGE PPSF            | \$900    | \$860  | 5%        | \$886    | 2%         |
| MEDIAN PRICE BY BEDROOM |          |        |           |          |            |
| STUDIO                  | \$522K   | \$421K | 24%       | \$490K   | 7%         |
| 1 BEDROOM               | \$643K   | \$740K | -13%      | \$723K   | -11%       |
| 2 BEDROOM               | \$985K   | \$999K | -1%       | \$917K   | 7%         |
| 3+ BEDROOM              | \$1.005M | \$975K | 3%        | \$1.020M | -1%        |



## New Development Prices

| PRICES                  | 3Q26     | 3Q25     | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|----------|----------|-----------|----------|------------|
| MEDIAN PRICE            | \$760K   | \$935K   | -19%      | \$845K   | -10%       |
| AVERAGE PRICE           | \$948K   | \$988K   | -4%       | \$923K   | 3%         |
| MEDIAN PPSF             | \$980    | \$1,056  | -7%       | \$1,008  | -3%        |
| AVERAGE PPSF            | \$943    | \$988    | -4%       | \$980    | -4%        |
| MEDIAN PRICE BY BEDROOM |          |          |           |          |            |
| STUDIO                  | \$450K   | \$695K   | -35%      | \$510K   | -12%       |
| 1 BEDROOM               | \$638K   | \$685K   | -7%       | \$615K   | 4%         |
| 2 BEDROOM               | \$918K   | \$950K   | -3%       | \$999K   | -8%        |
| 3+ BEDROOM              | \$1.812M | \$1.165M | 56%       | \$1.068M | 70%        |



379 Ocean Parkway | \$899,000 | Web# 23875490

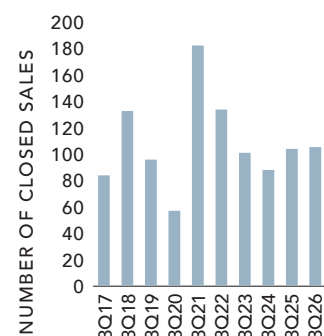
# Kensington, Windsor Terrace, Ditmas Park, Flatbush & Prospect Park South

## Sales

105

+1% YEAR OVER YEAR  
+44% QUARTER OVER QUARTER

### CLOSED SALES

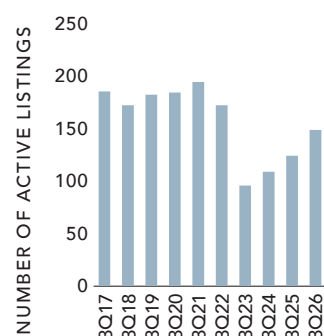


## Inventory

146

+20% YEAR OVER YEAR  
-5% QUARTER OVER QUARTER

### ACTIVE LISTINGS

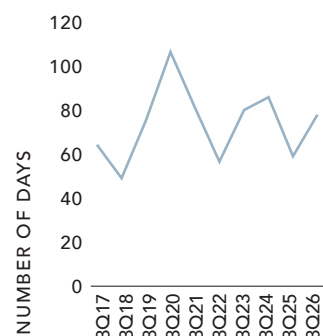


## Days on Market

78

+35% YEAR OVER YEAR  
-5% QUARTER OVER QUARTER

### DAYS ON MARKET

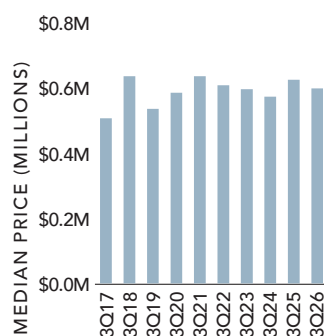


## Median Price

\$603K

-4% YEAR OVER YEAR  
-4% QUARTER OVER QUARTER

### MEDIAN PRICE

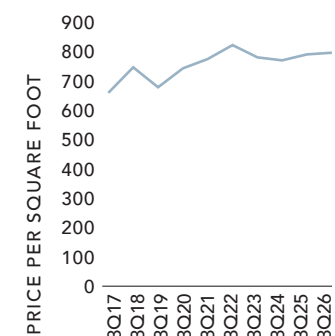


## Average PPSF

\$793

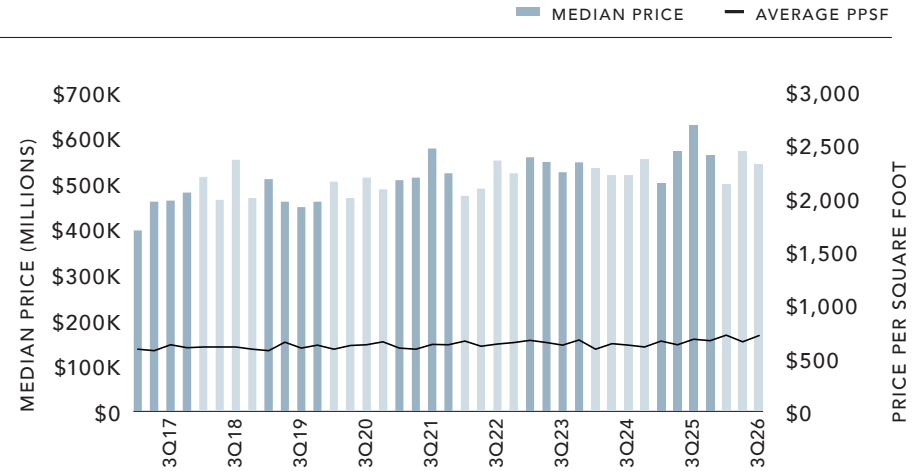
+1% YEAR OVER YEAR  
-5% QUARTER OVER QUARTER

### AVERAGE PPSF



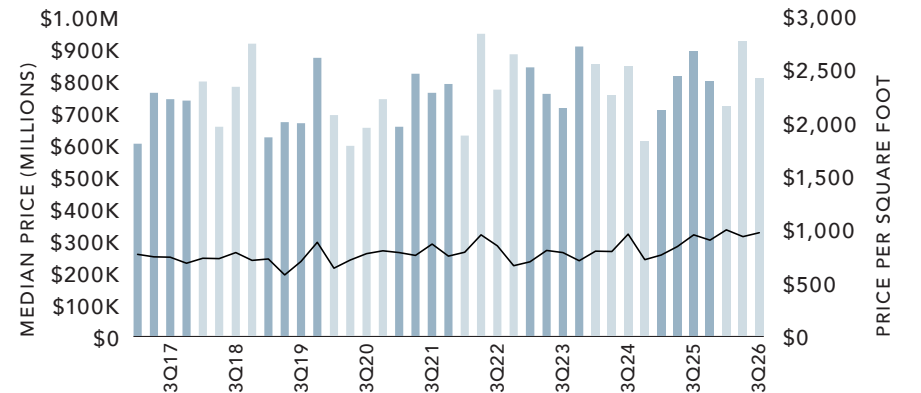
## Resale Co-op Prices

| PRICES                  | 3Q26     | 3Q25   | %CHG (YR) | 2Q26   | %CHG (QTR) |
|-------------------------|----------|--------|-----------|--------|------------|
| MEDIAN PRICE            | \$545K   | \$630K | -13%      | \$573K | -5%        |
| AVERAGE PRICE           | \$631K   | \$642K | -2%       | \$587K | 7%         |
| MEDIAN PPSF             | \$657    | \$649  | 1%        | \$621  | 6%         |
| AVERAGE PPSF            | \$710    | \$677  | 5%        | \$654  | 9%         |
| MEDIAN PRICE BY BEDROOM |          |        |           |        |            |
| STUDIO                  | \$362K   | \$220K | 65%       | \$270K | 34%        |
| 1 BEDROOM               | \$485K   | \$510K | -5%       | \$460K | 5%         |
| 2 BEDROOM               | \$728K   | \$750K | -3%       | \$680K | 7%         |
| 3+ BEDROOM              | \$1.000M | \$925K | 8%        | \$976K | 2%         |



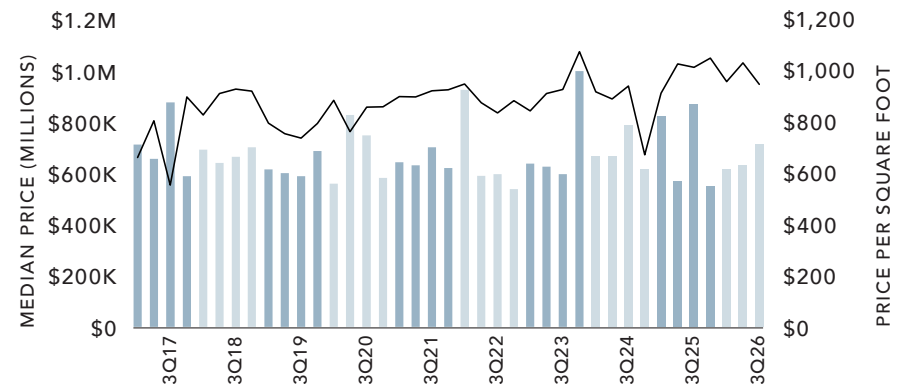
## Resale Condo Prices

| PRICES                  | 3Q26   | 3Q25   | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|--------|--------|-----------|----------|------------|
| MEDIAN PRICE            | \$810K | \$750K | 8%        | \$925K   | -12%       |
| AVERAGE PRICE           | \$829K | \$791K | 5%        | \$943K   | -12%       |
| MEDIAN PPSF             | \$901  | \$957  | -6%       | \$958    | -6%        |
| AVERAGE PPSF            | \$976  | \$896  | 9%        | \$938    | 4%         |
| MEDIAN PRICE BY BEDROOM |        |        |           |          |            |
| STUDIO                  | NA     | \$445K | NA        | NA       | NA         |
| 1 BEDROOM               | \$525K | \$614K | -14%      | \$625K   | -16%       |
| 2 BEDROOM               | \$865K | \$895K | -3%       | \$935K   | -7%        |
| 3+ BEDROOM              | \$775K | \$538K | 44%       | \$1.360M | -43%       |



## New Development Prices

| PRICES                  | 3Q26   | 3Q25     | %CHG (YR) | 2Q26    | %CHG (QTR) |
|-------------------------|--------|----------|-----------|---------|------------|
| MEDIAN PRICE            | \$713K | \$537K   | 33%       | \$631K  | 13%        |
| AVERAGE PRICE           | \$706K | \$648K   | 9%        | \$684K  | 3%         |
| MEDIAN PPSF             | \$974  | \$992    | -2%       | \$1,059 | -8%        |
| AVERAGE PPSF            | \$945  | \$987    | -4%       | \$1,029 | -8%        |
| MEDIAN PRICE BY BEDROOM |        |          |           |         |            |
| STUDIO                  | NA     | \$406K   | NA        | \$380K  | NA         |
| 1 BEDROOM               | \$529K | \$518K   | 2%        | \$600K  | -12%       |
| 2 BEDROOM               | \$796K | \$835K   | -5%       | \$860K  | -7%        |
| 3+ BEDROOM              | NA     | \$1.326M | NA        | NA      | NA         |



1401 Ocean Avenue | \$450,000 | Web# 24029990

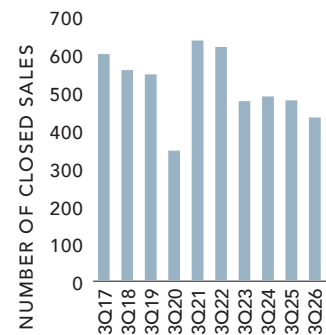
# South Brooklyn

## Sales

# 435

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

### CLOSED SALES

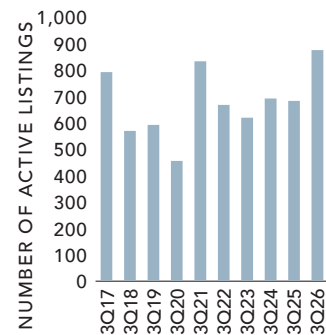


## Inventory

# 876

+28% YEAR OVER YEAR  
+13% QUARTER OVER QUARTER

### ACTIVE LISTINGS

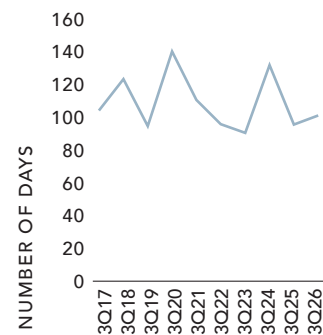


## Days on Market

# 103

+5% YEAR OVER YEAR  
-2% QUARTER OVER QUARTER

### DAYS ON MARKET

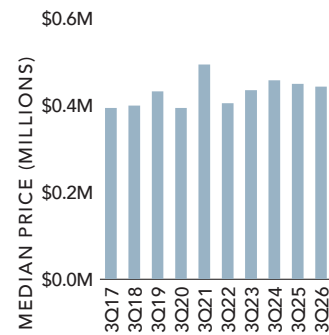


## Median Price

# \$444K

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

### MEDIAN PRICE

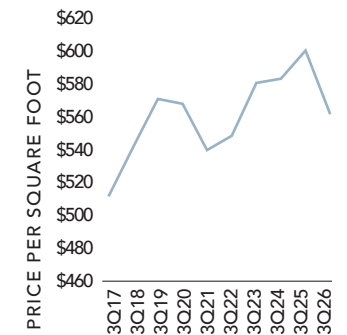


## Average PPSF

# \$562

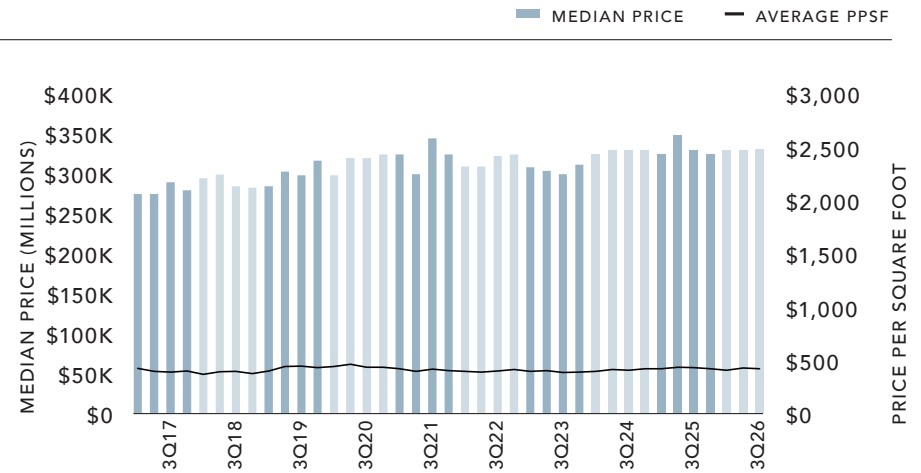
-7% YEAR OVER YEAR  
-8% QUARTER OVER QUARTER

### AVERAGE PPSF



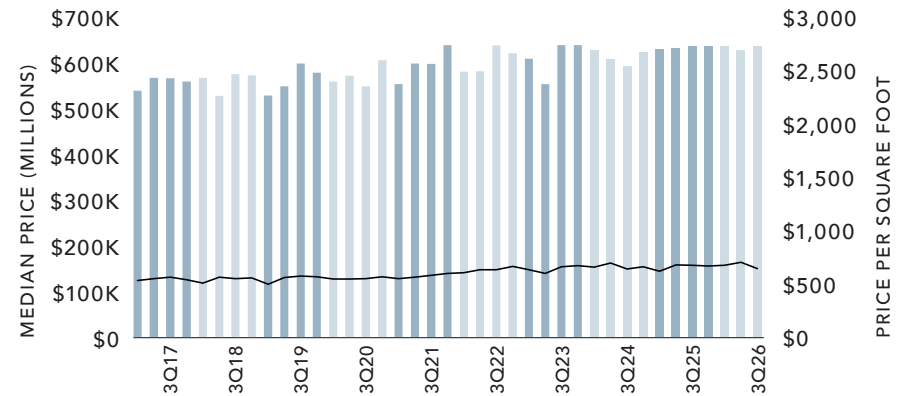
## Resale Co-op Prices

| PRICES                  | 3Q26   | 3Q25   | %CHG (YR) | 2Q26   | %CHG (QTR) |
|-------------------------|--------|--------|-----------|--------|------------|
| MEDIAN PRICE            | \$331K | \$330K | 0%        | \$330K | 0%         |
| AVERAGE PRICE           | \$358K | \$357K | 0%        | \$357K | 0%         |
| MEDIAN PPSF             | \$415  | \$411  | 1%        | \$411  | 1%         |
| AVERAGE PPSF            | \$418  | \$425  | -2%       | \$424  | -1%        |
| MEDIAN PRICE BY BEDROOM |        |        |           |        |            |
| STUDIO                  | \$225K | \$220K | 2%        | \$212K | 6%         |
| 1 BEDROOM               | \$310K | \$310K | 0%        | \$309K | 0%         |
| 2 BEDROOM               | \$433K | \$415K | 4%        | \$423K | 2%         |
| 3+ BEDROOM              | \$434K | \$400K | 9%        | \$455K | -5%        |



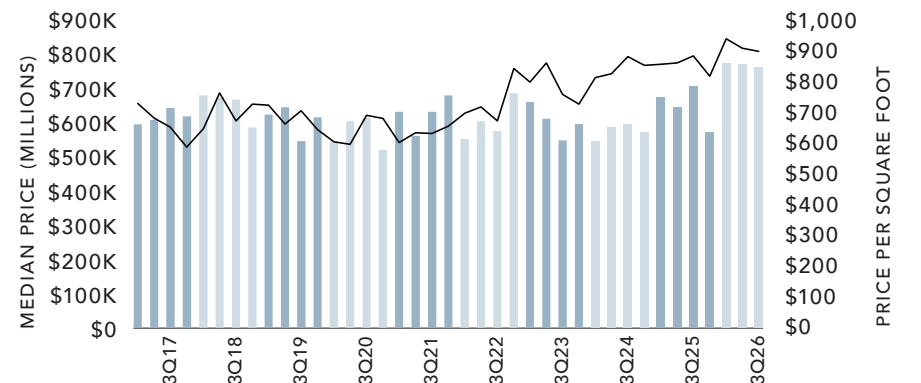
## Resale Condo Prices

| PRICES                  | 3Q26   | 3Q25   | %CHG (YR) | 2Q26   | %CHG (QTR) |
|-------------------------|--------|--------|-----------|--------|------------|
| MEDIAN PRICE            | \$638K | \$638K | 0%        | \$629K | 1%         |
| AVERAGE PRICE           | \$676K | \$680K | -1%       | \$670K | 1%         |
| MEDIAN PPSF             | \$658  | \$677  | -3%       | \$705  | -7%        |
| AVERAGE PPSF            | \$643  | \$676  | -5%       | \$699  | -8%        |
| MEDIAN PRICE BY BEDROOM |        |        |           |        |            |
| STUDIO                  | \$430K | \$360K | 19%       | \$325K | 32%        |
| 1 BEDROOM               | \$455K | \$490K | -7%       | \$505K | -10%       |
| 2 BEDROOM               | \$675K | \$658K | 3%        | \$675K | 0%         |
| 3+ BEDROOM              | \$827K | \$910K | -9%       | \$825K | 0%         |



## New Development Prices

| PRICES                  | 3Q26     | 3Q25   | %CHG (YR) | 2Q26     | %CHG (QTR) |
|-------------------------|----------|--------|-----------|----------|------------|
| MEDIAN PRICE            | \$770K   | \$712K | 8%        | \$777K   | -1%        |
| AVERAGE PRICE           | \$880K   | \$720K | 22%       | \$850K   | 4%         |
| MEDIAN PPSF             | \$987    | \$891  | 11%       | \$1,018  | -3%        |
| AVERAGE PPSF            | \$906    | \$891  | 2%        | \$916    | -1%        |
| MEDIAN PRICE BY BEDROOM |          |        |           |          |            |
| STUDIO                  | NA       | \$575K | NA        | \$480K   | NA         |
| 1 BEDROOM               | \$601K   | \$436K | 38%       | \$703K   | -15%       |
| 2 BEDROOM               | \$807K   | \$723K | 12%       | \$810K   | 0%         |
| 3+ BEDROOM              | \$1.986M | \$866K | 129%      | \$1.324M | 50%        |



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

Research and Data Requests: [Research@corcoran.com](mailto:Research@corcoran.com)  
Press Inquiries: [PR@corcoran.com](mailto:PR@corcoran.com)

**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).

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

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