CLOSED SALES, 2026-Q2

NYC Quarterly Market Report

Manhattan, Brooklyn, Queens. Closing prices, volume and timelines, computed from the quarter's closings.

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CLOSED SALES, 2026-Q2

The quarter by borough

Closed sales recorded in the RLS feed, by borough and property type.

Manhattan

2,176	$1,411,500	$1,455	182	96.4%
CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK
VS PRIOR QUARTER **+4.2%** VS YEAR AGO **-13.7%**	VS PRIOR QUARTER **-0.0%** VS YEAR AGO **+4.2%**	VS PRIOR QUARTER **-3.0%** VS YEAR AGO **-0.5%**	VS PRIOR QUARTER **0.0%** VS YEAR AGO **+4.0%**	VS PRIOR QUARTER **+0.4%** VS YEAR AGO **-0.1%**

Brooklyn

821	$1,375,000	$1,244	138	100.0%
CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK
VS PRIOR QUARTER **+7.2%** VS YEAR AGO **-11.1%**	VS PRIOR QUARTER **+3.0%** VS YEAR AGO **+10.0%**	VS PRIOR QUARTER **+2.6%** VS YEAR AGO **+8.3%**	VS PRIOR QUARTER **-6.8%** VS YEAR AGO **+8.7%**	VS PRIOR QUARTER **+1.7%** VS YEAR AGO **0.0%**

Queens

156	$750,750	$696	159	97.5%
CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK
VS PRIOR QUARTER **-10.9%** VS YEAR AGO **-25.0%**	VS PRIOR QUARTER **-7.3%** VS YEAR AGO **+0.1%**	VS PRIOR QUARTER **-27.4%** VS YEAR AGO **-31.4%**	VS PRIOR QUARTER **-10.7%** VS YEAR AGO **+13.2%**	VS PRIOR QUARTER **-0.4%** VS YEAR AGO **-1.1%**

Volume came in below the same quarter a year ago in all three boroughs: Manhattan at 2,176 closings and 13.7 percent lower, Brooklyn at 821 and 11.1 percent lower, Queens at 156 and 25.0 percent lower. Against the prior quarter the split runs the other way, with Manhattan up 4.2 percent and Brooklyn up 7.2 percent while Queens fell 10.9 percent.

Prices did not follow volume down. Brooklyn's median close of $1,375,000 is 10.0 percent above a year ago, Manhattan's $1,411,500 is 4.2 percent above, and Queens' $750,750 sits within 0.1 percent of it. On the original asking price, Brooklyn's median closing landed at 100.0 percent, Queens at 97.5 percent and Manhattan at 96.4 percent.

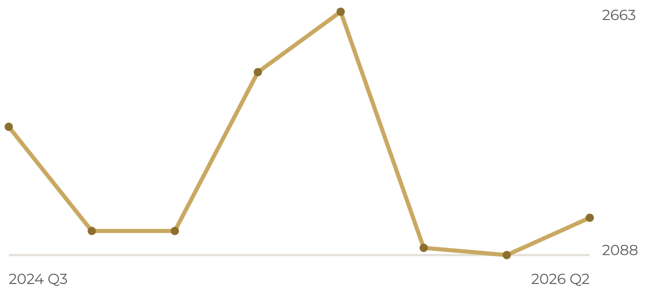
Manhattan also took the longest to reach a closing, at a median 182 days from the listing agreement, against 159 days in Queens and 138 days in Brooklyn.

CLOSED SALES, 2026-Q2

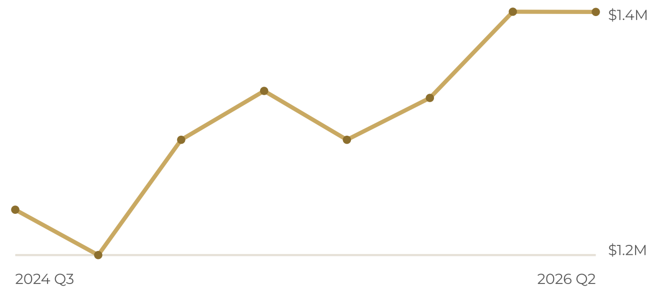
Manhattan this quarter

2,176	$1,411,500	$1,455	182	96.4%
CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK
VS PRIOR QUARTER **+4.2%** VS YEAR AGO **-13.7%**	VS PRIOR QUARTER **-0.0%** VS YEAR AGO **+4.2%**	VS PRIOR QUARTER **-3.0%** VS YEAR AGO **-0.5%**	VS PRIOR QUARTER **0.0%** VS YEAR AGO **+4.0%**	VS PRIOR QUARTER **+0.4%** VS YEAR AGO **-0.1%**

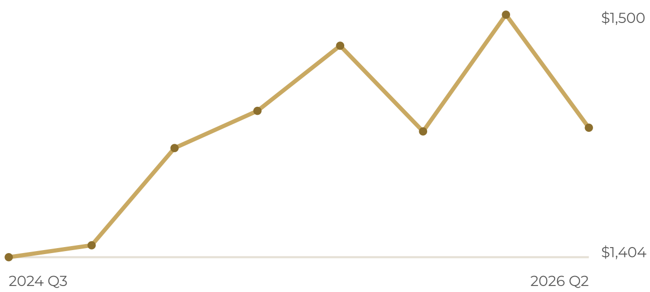
CLOSED SALES, 8 QUARTERS



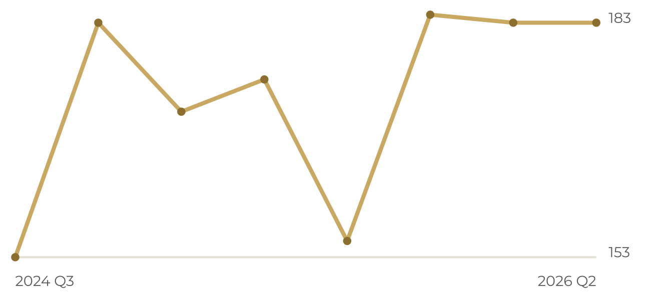
MEDIAN CLOSE, 8 QUARTERS



MEDIAN $/SQFT, 8 QUARTERS



DAYS LISTING TO CLOSING, 8 QUARTERS



Manhattan is a volume story this quarter rather than a price story. Closings came in at 2,176, up 4.2 percent from the prior quarter and 13.7 percent below the same quarter a year ago, while the median close of $1,411,500 finished within a fraction of a percent of where the prior quarter left it and 4.2 percent above a year ago.

Dollars per square foot moved the other way, with a median $1,455 that is 3.0 percent under the prior quarter. The median run from the listing agreement to closing was 182 days, level with the prior quarter and 4.0 percent longer than a year ago, and closings settled at 96.4 percent of the original asking price.

Manhattan by neighborhood (1/4)

Upper East Side

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	154	$2,232,500	$1,516	197	96.7%	52%	**+34.1%**	**+22.3%**
Co-op	353	$1,150,000	$957	202	96.2%	62%	**-11.5%**	**0.0%**
House	10	$8,025,000	$1,344	181	89.4%	89%	**-42.7%**	**+27.9%**

Upper West Side

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	219	$2,475,000	$1,707	140	98.1%	53%	**+10.2%**	**+25.6%**
Co-op	214	$1,150,000	$1,193	157	97.6%	56%	**-2.1%**	**+16.8%**
House	9	$6,495,000	-	322	93.8%	44%	**+18.1%**	**+8.3%**

Midtown East

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	139	$1,401,900	$1,349	175	95.5%	70%	**+0.1%**	**+0.3%**
Co-op	138	$689,000	$834	212	95.7%	75%	**+6.0%**	**+2.5%**
House	1	-	-	-	-	-	**-**	**-**

Chelsea

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	76	$2,385,000	$1,855	180	96.8%	67%	**-12.6%**	**+8.7%**
Co-op	52	$1,075,000	$1,430	151	96.8%	58%	**+22.9%**	**+26.5%**
House	3	-	-	-	-	-	**-**	**-**

Greenwich Village

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	25	$3,965,722	$2,880	98	97.9%	57%	**+26.9%**	**+38.5%**
Co-op	57	$1,395,000	$1,275	163	96.6%	57%	**-7.0%**	**+10.0%**
House	1	-	-	-	-	-	**-**	**-**

Financial District

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	70	$1,545,000	$1,256	148	96.3%	66%	**+4.0%**	**+20.2%**
Co-op	3	-	-	-	-	-	**-**	**-**

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Manhattan by neighborhood (2/4)

Gramercy Park

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	30	$1,890,000	$1,776	122	98.7%	45%	**+6.8%**	**+10.0%**
Co-op	40	$700,000	$1,064	174	95.4%	70%	**-4.8%**	**-19.8%**
House	1	-	-	-	-	-	**-**	**-**

Midtown

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	55	$3,495,000	$2,711	503	98.0%	54%	**+61.2%**	**+72.0%**
Co-op	10	$1,075,000	-	175	98.2%	56%	**+87.1%**	**+100.9%**

Flatiron

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	42	$2,812,500	$1,725	184	94.7%	72%	**-11.7%**	**-3.0%**
Co-op	19	$1,200,000	-	163	96.8%	59%	**-31.8%**	**+47.7%**

Midtown West

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	51	$1,050,000	$1,401	168	95.4%	63%	**-14.1%**	**-11.8%**
Co-op	10	$677,500	-	218	96.3%	67%	**+26.9%**	**+36.9%**

West Village

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	16	$2,574,500	$2,546	160	97.0%	50%	**-23.1%**	**-12.7%**
Co-op	42	$1,075,000	-	173	95.4%	69%	**-1.1%**	**-2.3%**
House	5	-	-	-	-	-	**-**	**-**

Tribeca

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	57	$4,100,000	$1,918	161	94.2%	85%	**+17.1%**	**-6.5%**
Co-op	5	-	-	-	-	-	**-**	**-**

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Manhattan by neighborhood (3/4)

Central Harlem

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	30	$855,000	$951	209	96.3%	62%	**-12.1%**	**+0.9%**
Co-op	4	-	-	-	-	-	**-**	**-**
House	10	$2,467,500	-	303	92.7%	89%	**-**	**+9.7%**

East Village

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	9	$1,995,000	$1,600	145	-	-	**+34.1%**	**+17.2%**
Co-op	23	$905,000	-	210	94.1%	80%	**+20.4%**	**+54.0%**
House	1	-	-	-	-	-	**-**	**-**

Battery Park City

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	21	$1,300,000	$1,266	115	94.2%	70%	**+59.5%**	**+62.5%**
Co-op	8	$1,471,875	$1,611	330	100.0%	25%	**-28.2%**	**+25.3%**

Morningside Heights

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	12	$2,367,500	$1,723	215	98.5%	92%	**-16.9%**	**+22.0%**
Co-op	17	$650,000	-	178	96.5%	73%	**+9.2%**	**-8.8%**

Soho

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	16	$5,600,000	$2,496	291	91.3%	92%	**+32.2%**	**+15.0%**
Co-op	13	$2,875,000	$1,576	237	95.5%	58%	**+8.5%**	**+0.9%**

Washington Heights

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	8	$650,000	$700	147	-	-	**-**	**-**
Co-op	15	$450,000	-	188	92.3%	69%	**+19.4%**	**-11.6%**

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Manhattan by neighborhood (4/4)

Inwood

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Co-op	13	$470,000	$525	272	97.6%	54%	**+16.9%**	**+3.5%**

East Harlem

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	11	$665,000	$783	176	92.4%	91%	**-**	**-13.6%**
Co-op	4	-	-	-	-	-	**-**	**-**
House	4	-	-	-	-	-	**-**	**-**

Lower East Side

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	4	-	-	-	-	-	**-**	**-**
Co-op	11	$950,000	-	183	98.0%	27%	**+6.7%**	**+20.6%**

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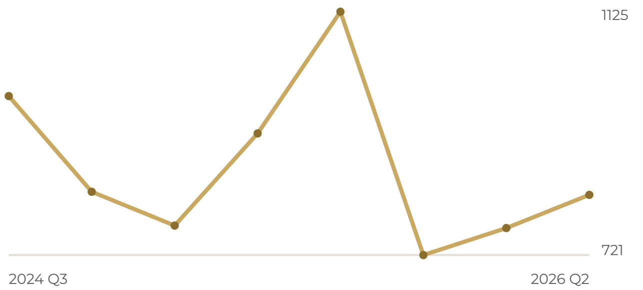
CLOSED SALES, 2026-Q2

Brooklyn this quarter

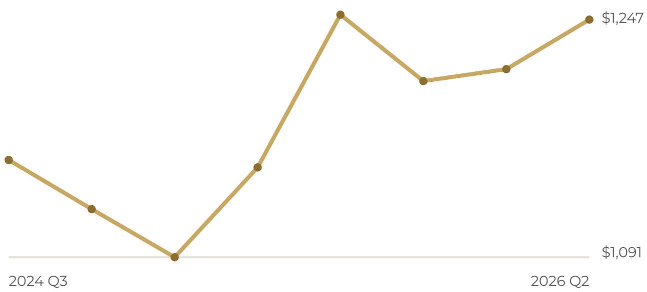
821	**$1,375,000**	**$1,244**	**138**	**100.0%**
CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK
VS PRIOR QUARTER **+7.2%** VS YEAR AGO **-11.1%**	VS PRIOR QUARTER **+3.0%** VS YEAR AGO **+10.0%**	VS PRIOR QUARTER **+2.6%** VS YEAR AGO **+8.3%**	VS PRIOR QUARTER **-6.8%** VS YEAR AGO **+8.7%**	VS PRIOR QUARTER **+1.7%** VS YEAR AGO **0.0%**

CLOSED SALES, 8 QUARTERS

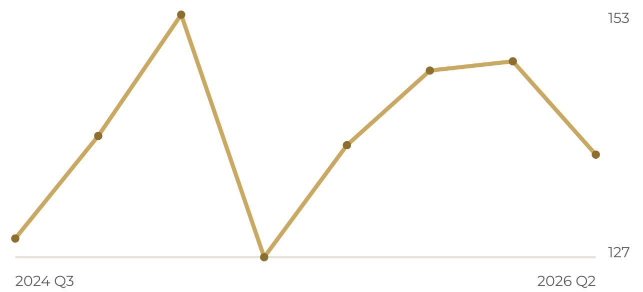


MEDIAN CLOSE, 8 QUARTERS

MEDIAN $/SQFT, 8 QUARTERS



DAYS LISTING TO CLOSING, 8 QUARTERS



Brooklyn's price figures rose on both comparisons. The median close of $1,375,000 is 10.0 percent above a year ago and 3.0 percent above the prior quarter, and median dollars per square foot reached $1,244, up 8.3 percent on the year and 2.6 percent on the quarter.

The median closing landed at 100.0 percent of the original asking price. The median run from the listing agreement to closing was 138 days, 6.8 percent shorter than the prior quarter but 8.7 percent longer than a year ago, on 821 closings, which is 11.1 percent below a year ago.

Brooklyn by neighborhood (1/4)

Williamsburg

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	94	$1,937,500	$1,721	126	100.0%	31%	**+46.5%**	**+32.3%**
Co-op	1	-	-	-	-	-	**-**	**-**
House	5	-	-	-	-	-	**-**	**-**

Park Slope

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	42	$1,925,000	$1,599	140	100.0%	25%	**+14.9%**	**+4.1%**
Co-op	31	$1,045,000	-	103	102.2%	30%	**-2.1%**	**+4.8%**
House	17	$3,925,000	$1,277	109	100.7%	25%	**-8.7%**	**+11.7%**

Bedford-Stuyvesant

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	31	$960,000	$1,000	141	98.1%	55%	**-12.3%**	**+5.8%**
Co-op	1	-	-	-	-	-	**-**	**-**
House	22	$2,380,000	$706	208	97.9%	65%	**-5.7%**	**+9.4%**

Crown Heights

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	39	$1,465,000	$1,428	113	100.0%	31%	**+14.9%**	**+7.5%**
Co-op	4	-	-	-	-	-	**-**	**-**
House	9	$2,650,000	$779	251	97.6%	75%	**-**	**+46.0%**

Downtown Brooklyn

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	31	$1,945,000	$1,436	118	98.0%	55%	**+29.7%**	**+55.4%**
Co-op	17	$760,000	-	138	100.0%	33%	**-61.9%**	**-9.9%**

Bushwick

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	30	$737,500	$968	173	97.0%	69%	**-9.0%**	**-1.7%**
House	10	$1,912,500	-	195	95.7%	78%	**-**	**+20.9%**

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Brooklyn by neighborhood (2/4)

Clinton Hill

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	22	$1,067,500	$1,208	110	97.0%	50%	**-13.6%**	**-23.6%**
Co-op	17	$900,000	-	126	104.2%	14%	**+5.3%**	**+4.3%**
House	6	-	-	-	-	-	**-**	**-**

Carroll Gardens

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	18	$1,850,000	$1,607	106	100.0%	25%	**-27.5%**	**-2.0%**
Co-op	2	-	-	-	-	-	**-**	**-**
House	12	$3,770,000	$1,347	134	101.0%	13%	**-**	**-**

DUMBO

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	29	$2,050,000	$1,614	177	97.4%	65%	**-25.9%**	**+25.0%**
Co-op	1	-	-	-	-	-	**-**	**-**

Prospect Heights

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	9	$1,250,000	$1,615	98	-	-	**-34.3%**	**-34.2%**
Co-op	16	$913,750	-	106	101.9%	42%	**-20.5%**	**-7.7%**
House	1	-	-	-	-	-	**-**	**-**

Prospect Lefferts Gardens

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	16	$867,000	$1,060	257	100.0%	15%	**-6.3%**	**-**
Co-op	1	-	-	-	-	-	**-**	**-**
House	8	$2,195,101	-	191	-	-	**-**	**-**

Brooklyn Heights

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	7	-	-	-	-	-	**-**	**-**
Co-op	23	$950,000	-	113	100.0%	25%	**+15.5%**	**+16.6%**
House	5	-	-	-	-	-	**-**	**-**

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Brooklyn by neighborhood (3/4)

Boerum Hill

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	15	$1,750,000	$1,563	106	98.9%	42%	**+11.5%**	**-10.3%**
Co-op	3	-	-	-	-	-	-	-
House	5	-	-	-	-	-	-	-

Greenwood

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	15	$1,175,000	$1,275	275	99.5%	43%	**-2.5%**	**-18.2%**
House	4	-	-	-	-	-	-	-

Greenpoint

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	14	$1,337,500	$1,488	162	99.7%	50%	**-36.5%**	**+0.9%**
Co-op	1	-	-	-	-	-	-	-
House	2	-	-	-	-	-	-	-

Windsor Terrace

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	3	-	-	-	-	-	-	-
Co-op	12	$712,500	-	122	100.0%	25%	**+14.9%**	-
House	3	-	-	-	-	-	-	-

Fort Greene

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	11	$1,870,000	$1,236	107	100.0%	36%	-	**+43.8%**
Co-op	4	-	-	-	-	-	-	-
House	6	-	-	-	-	-	-	-

Kensington

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	9	$799,000	$1,021	324	100.0%	33%	-	**+35.4%**
Co-op	6	-	-	-	-	-	-	-
House	3	-	-	-	-	-	-	-

A dash means fewer than 8 closings or no sample for that figure, so nothing is shown. Change columns are the percent change in the median close.

Brooklyn by neighborhood (4/4)

Prospect Park South

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	8	$622,500	$1,069	304	99.1%	50%	-	-
Co-op	2	-	-	-	-	-	-	-
House	2	-	-	-	-	-	-	-

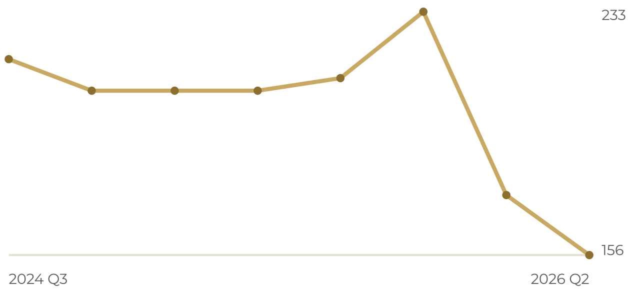
A dash means fewer than 8 closings or no sample for that figure, so nothing is shown. Change columns are the percent change in the median close.

CLOSED SALES, 2026-Q2

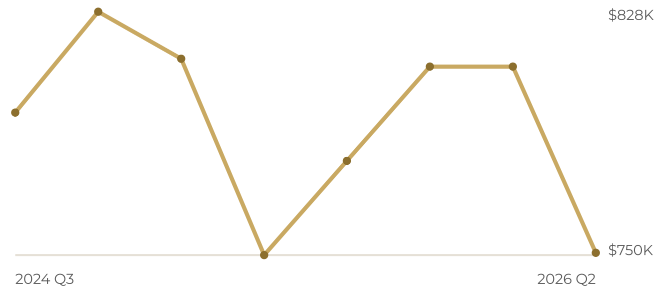
Queens this quarter

156	$750,750	$696	159	97.5%
CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK
VS PRIOR QUARTER **-10.9%** VS YEAR AGO **-25.0%**	VS PRIOR QUARTER **-7.3%** VS YEAR AGO **+0.1%**	VS PRIOR QUARTER **-27.4%** VS YEAR AGO **-31.4%**	VS PRIOR QUARTER **-10.7%** VS YEAR AGO **+13.2%**	VS PRIOR QUARTER **-0.4%** VS YEAR AGO **-1.1%**

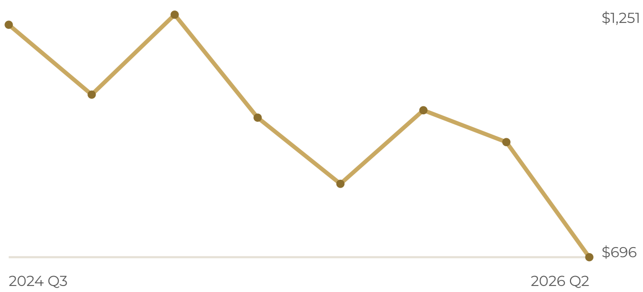
CLOSED SALES, 8 QUARTERS



MEDIAN CLOSE, 8 QUARTERS



MEDIAN $/SQFT, 8 QUARTERS



DAYS LISTING TO CLOSING, 8 QUARTERS

Queens closed 156 sales in the quarter, down 10.9 percent from the prior quarter and 25.0 percent from a year ago.

The median close of $750,750 sits within 0.1 percent of the year-ago figure while running 7.3 percent under the prior quarter, and median dollars per square foot of $696 is 31.4 percent below a year ago. Closings settled at 97.5 percent of the original asking price after a median 159 days from the listing agreement, 10.7 percent shorter than the prior quarter.

Queens by neighborhood

Forest Hills

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	10	$1,077,500	$1,051	110	100.0%	40%	**+21.1%**	**-**
Co-op	13	$345,000	-	213	96.5%	54%	**-19.8%**	**-23.8%**
House	4	-	-	-	-	-	**-**	**-**

Jackson Heights

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	3	-	-	-	-	-	**-**	**-**
Co-op	23	$410,000	$547	233	97.8%	62%	**-10.9%**	**-2.4%**
House	6	-	-	-	-	-	**-**	**-**

Long Island City

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	21	$1,268,150	$1,425	182	97.1%	53%	**-0.5%**	**+37.8%**
House	2	-	-	-	-	-	**-**	**-**

Astoria

TYPE	CLOSED SALES	MEDIAN CLOSE	MEDIAN $/SQFT	DAYS LISTING TO CLOSING	CLOSE TO ORIGINAL ASK	SHARE WITH A PRICE CUT	VS PRIOR QUARTER	VS YEAR AGO
Condo	14	$711,750	$1,079	120	97.5%	69%	**-10.5%**	**-6.0%**
Co-op	7	-	-	-	-	-	**-**	**-**
House	3	-	-	-	-	-	**-**	**-**

A dash means fewer than 8 closings or no sample for that figure, so nothing is shown. Change columns are the percent change in the median close.

About this report

Milton Coste is a Licensed Real Estate Associate Broker at Keller Williams NYC, working across all five boroughs and the Hudson Valley in English and Spanish. He has been in NYC real estate since November 2001. Some of the deals he has closed are at miltoncoste.com/listings.

This report is built from the closed sales in the RLS feed rather than typed in by hand, so every figure on every page traces to the quarter's own closings. A new edition follows each quarter once its closings post.

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Method and sources

Source: closed sales in the RLS at REBNY feed, aggregated locally. Aggregates only, never individual records. Covers 2026-Q2.

Days listing to closing is the close date minus the listing agreement date. It includes the time between the purchase contract and the closing, so it runs longer than a days-on-market-until-contract figure. It is not days on market until contract.

Sample floor: a neighborhood and property type with fewer than 8 closings in the quarter shows a dash rather than a median. Each figure also needs 8 of its own: dollars per square foot counts only closings that reported a square footage, and the close-to-ask and price-cut columns count only closings that reported an original asking price, so one of those can be a dash on a row whose median close is not. Borough figures are medians over every closing in that borough, so they include sales from neighborhoods below the floor.

Medians are computed from the individual closings inside the quarter, not by averaging three monthly medians.

Dollars per square foot uses only closings that reported a square footage. Co-op listings report it less often than condos, so a pooled figure leans toward condo closings.

A borough appears only when at least 3 of its neighborhoods clear the floor for the quarter.

Aggregates last computed September 19, 2026.