3Q 2026

Brooklyn Market Report

Sale prices, time to contract and what buyers paid, July through September 2026, for co-ops, condos and houses, with the neighborhoods that had the most sales.



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The quarter in plain English

The typical Brooklyn co-op or condo sold for **$1,160,500** from July through September 2026, 1.0% less than the same months of 2025.

- **Buyers paid the full original asking price at the median.** The sale-to-list ratio (the sale price as a share of the original asking price) was 100.0%.
- **Apartments took a median 54 days to go to contract** (from the listing agreement to a signed contract), 6.9% longer than last quarter.
- **776 co-op and condo sales closed**, 15% fewer than a year earlier.
- **Houses sold for a median $2,292,500** across 262 sales, counting one- to four-family and multi-family homes.

ALL BROOKLYN CO-OPS AND CONDOS

	THIS QUARTER	VS. LAST QUARTER	VS. A YEAR AGO
Median sale price the middle sale, half sold for more and half for less	**$1,160,500**	0.0%	−1.0%
Average sale price all sale prices added up, divided by the number of sales	**$1,409,725**	−0.5%	+2.8%
Median price per square foot	**$1,274**	−1.7%	−5.0%
Days to contract median days from the listing agreement to a signed contract	**54 days**	+6.9%	+26.7%
Sale-to-list ratio the sale price as a share of the original asking price	**100.0%**	0.0 pts	0.0 pts
Sales closed	**776**	+10.4%	−14.7%

MEDIAN SALE PRICE BY APARTMENT SIZE

	MEDIAN SALE PRICE	SALES	VS. A YEAR AGO
Studios	**$445,000**	48	−24.6%
1 bedroom	**$732,254**	246	−8.1%
2 bedrooms	**$1,389,000**	331	+2.9%
3+ bedrooms	**$2,425,000**	151	+8.3%

Co-ops, condos and houses

Resale means buildings more than five years old. Houses include one- to four-family homes and are kept separate because they sell very differently from apartments.

RESALE CO-OPS

	THIS QUARTER	VS. A YEAR AGO
Median sale price	**$720,000**	−4.0%
Median price per square foot	**$782**	−11.2%
Days to contract	**45 days**	+5.9%
Sale-to-list ratio	**100.0%**	0.0 pts
Sales closed	**299**	−0.3%

RESALE CONDOS

	THIS QUARTER	VS. A YEAR AGO
Median sale price	**$1,389,000**	+7.7%
Median price per square foot	**$1,314**	+2.7%
Days to contract	**56 days**	+9.8%
Sale-to-list ratio	**99.1%**	−0.4 pts
Sales closed	**379**	+8.0%

HOUSES

	THIS QUARTER	VS. A YEAR AGO
Median sale price	**$2,292,500**	−1.4%
Median price per square foot	**$798**	−5.9%
Days to contract	**58 days**	+7.3%
Sale-to-list ratio	**99.1%**	+0.9 pts
Sales closed	**262**	−15.2%

LUXURY, TOP 10% OF APARTMENT SALES

	THIS QUARTER	VS. A YEAR AGO
Median sale price	**$3,250,000**	+4.5%
Median price per square foot	**$1,813**	−5.0%
Days to contract	**58 days**	+27.5%
Sale-to-list ratio	**100.0%**	0.0 pts
Sales closed	**78**	−15.2%

This quarter the top 10% started at $2,606,300.

Neighborhoods

Every Brooklyn neighborhood with at least 10 co-op, condo and house sales this quarter, most sales first.

NEIGHBORHOOD	SALES	CO-OP / CONDO / HOUSE	MEDIAN PRICE	PER SQ FT	DAYS TO CONTRACT	SALE-TO-LIST
Park Slope	132	62 / 38 / 32	**$1,782,500**	$1,472	34 days	101.3%
Williamsburg	108	0 / 100 / 8	**$1,971,250**	$1,604	68 days	100.0%
Brooklyn Heights	73	48 / 21 / 4	**$1,775,000**	$1,539	44 days	100.0%
Bedford-Stuyvesant	58	0 / 26 / 32	**$1,512,500**	$802	65 days	97.9%
Crown Heights	53	2 / 33 / 18	**$1,425,000**	$1,144	57 days	100.0%
Clinton Hill	51	18 / 23 / 10	**$1,025,000**	$1,203	54 days	100.0%
Downtown Brooklyn	40	13 / 27 / 0	**$1,137,500**	$1,207	46 days	98.9%
Bushwick	35	1 / 20 / 14	**$1,045,000**	$823	71 days	97.5%
Kensington	32	19 / 6 / 7	**$765,000**	$758	64 days	99.6%
Boerum Hill	32	2 / 21 / 9	**$2,700,000**	$1,505	67 days	99.0%
Greenpoint	31	2 / 25 / 4	**$1,900,000**	$1,459	76 days	98.6%
Carroll Gardens	28	8 / 14 / 6	**$1,812,500**	$1,497	38 days	101.3%
Cobble Hill	27	8 / 13 / 6	**$1,750,000**	$1,375	56 days	100.0%
Prospect Heights	27	13 / 13 / 1	**$1,100,000**	$1,453†	62 days	104.3%
Bay Ridge	25	13 / 2 / 10	**$858,500**	$583†	56 days	97.3%
Ditmas Park	24	14 / 6 / 4	**$647,500**	$701†	42 days	98.0%
Windsor Terrace	24	12 / 4 / 8	**$1,118,000**	$1,019†	51 days	100.0%†
Greenwood Heights	21	0 / 13 / 8	**$1,361,360**	$1,109	56 days	97.1%†
Fort Greene	20	5 / 10 / 5	**$1,875,000**	$1,161†	64 days	103.3%†
Prospect Lefferts Gardens	19	6 / 6 / 7	**$795,000†**	$901†	74 days†	100.0%†
Flatbush	18	13 / 2 / 3	**$398,500†**	Too few sales	132 days†	97.1%†
Midwood	16	12 / 1 / 3	**$472,000†**	Too few sales	151 days†	97.2%†
Stuyvesant Heights	16	0 / 3 / 13	**$1,762,500†**	Too few sales	37 days†	98.5%†
Dumbo	15	0 / 15 / 0	**$1,600,000†**	$1,452†	112 days†	93.7%†
Prospect Park South	11	6 / 5 / 0	**$675,000†**	Too few sales	86 days†	96.8%†
Sheepshead Bay	11	4 / 0 / 7	**$868,000†**	$417†	41 days†	98.0%†
Fort Hamilton	10	6 / 4 / 0	**$519,500†**	Too few sales	85 days†	98.3%†

† This figure rests on fewer than 20 sales (not every sale records square footage or a contract date), so read it with care. “Too few sales” means fewer than 10. Each neighborhood mixes co-ops, condos and houses, so its median moves with that mix; compare neighborhoods with that in mind. A change elsewhere in this report is shown only when both periods had at least 20 sales.

Every neighborhood, from city records

The city records every sale, including ones that never went through a listing service. These are the 2,442 co-op, condo and one- to three-family house sales over $50,000 recorded from July 1, 2026 through September 30, 2026, for every Brooklyn neighborhood with at least 10, most sales first.

NEIGHBORHOOD	RECORDED SALES	CO-OP / CONDO / HOUSE	MEDIAN PRICE
Bedford Stuyvesant	135	1 / 53 / 81	**$1,450,000**
Park Slope	126	59 / 35 / 32	**$1,836,610**
Bay Ridge	101	41 / 8 / 52	**$950,000**
Borough Park	97	5 / 30 / 62	**$1,675,000**
Sheepshead Bay	94	42 / 18 / 34	**$557,500**
Crown Heights	88	2 / 45 / 41	**$1,420,000**
Brooklyn Heights	87	56 / 24 / 7	**$1,362,500**
Sunset Park	78	4 / 36 / 38	**$1,282,500**
East New York	73	0 / 5 / 68	**$725,000**
Flatbush-East	71	11 / 0 / 60	**$800,000**
Canarsie	69	0 / 7 / 62	**$750,000**
Flatbush-Central	64	33 / 14 / 17	**$662,500**
Clinton Hill	63	21 / 27 / 15	**$1,360,000**
Bensonhurst	61	2 / 18 / 41	**$1,350,000**
Ocean Parkway-North	60	25 / 11 / 24	**$833,975**
Bushwick	57	1 / 23 / 33	**$1,100,000**
Gravesend	57	10 / 11 / 36	**$939,290**
Midwood	51	17 / 6 / 28	**$860,000**
Williamsburg-East	49	1 / 42 / 6	**$1,100,000**
Williamsburg-North	49	0 / 44 / 5	**$1,815,000**
Greenpoint	47	1 / 32 / 14	**$2,000,000**
Downtown-Fulton Ferry	45	3 / 42 / 0	**$1,570,000**
Williamsburg-South	42	4 / 34 / 4	**$2,047,500**
Brighton Beach	41	24 / 13 / 4	**$436,020**
Ocean Parkway-South	41	16 / 3 / 22	**$955,000**
Marine Park	40	2 / 0 / 38	**$850,000**
Madison	37	5 / 6 / 26	**$980,000**
Park Slope South	36	2 / 23 / 11	**$1,597,500**
Prospect Heights	36	17 / 15 / 4	**$1,438,234**
Carroll Gardens	34	6 / 15 / 13	**$2,200,000**

Every neighborhood, continued

NEIGHBORHOOD	RECORDED SALES	CO-OP / CONDO / HOUSE	MEDIAN PRICE
Boerum Hill	33	3 / 16 / 14	**$2,903,540**
Bath Beach	31	3 / 5 / 23	**$1,118,000**
Dyker Heights	29	0 / 6 / 23	**$1,200,000**
Downtown-Fulton Mall	28	8 / 18 / 2	**$1,215,000**
Flatbush-North	25	3 / 2 / 20	**$862,875**
Fort Greene	25	8 / 13 / 4	**$1,355,000**
Windsor Terrace	25	12 / 4 / 9	**$990,000**
Coney Island	24	16 / 4 / 4	**$461,500**
Kensington	24	15 / 2 / 7	**$915,000**
Downtown-Metrotech	22	8 / 14 / 0	**$885,000**
Ocean Hill	21	0 / 2 / 19	**$921,850**
Old Mill Basin	21	2 / 0 / 19	**$720,000**
Cypress Hills	20	0 / 1 / 19	**$850,000**
Bergen Beach	18	0 / 1 / 17	**$930,000**
Cobble Hill	18	5 / 8 / 5	**$2,150,000**
Flatbush-Lefferts Garden	18	3 / 3 / 12	**$1,765,000**
Flatlands	18	6 / 0 / 12	**$503,740**
Gerritsen Beach	18	0 / 0 / 18	**$672,500**
Gowanus	18	1 / 7 / 10	**$1,700,000**
Mill Basin	12	0 / 0 / 12	**$986,250**
Williamsburg-Central	12	0 / 10 / 2	**$1,464,144**
Wyckoff Heights	11	0 / 4 / 7	**$1,300,000**
Brownsville	10	0 / 0 / 10	**$609,970**

Neighborhood names are the city's. City records include every recorded transfer over $50,000, which can include sales between related parties. Bulk sales of many units at one price on one day are left out. They carry no asking price or listing date, so this table shows sale counts and median prices only. Each median mixes co-ops, condos and houses.

What do these terms mean?

WHAT IS A MEDIAN SALE PRICE?

The middle sale: half sold for more and half for less. It is less thrown off by a few very expensive sales than the average.

WHAT IS THE SALE-TO-LIST RATIO?

The sale price as a share of the original asking price. 97% means buyers paid about $970,000 on a home first listed at $1,000,000.

WHAT DOES DAYS TO CONTRACT MEASURE?

The median number of days from the listing agreement to a signed contract.

WHAT COUNTS AS RESALE?

A co-op or condo in a building more than five years old.

WHAT IS THE LUXURY TIER?

The top 10% of co-op and condo sales by price this quarter.



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Scan for next quarter's report

ABOUT THE DATA

Statistics derived from the REBNY Listing Service (RLS) via Trestle (Cotality): closed residential sales in Brooklyn over $50,000 with closing dates from July 1, 2026 through September 30, 2026, compared with April 1, 2026 through June 30, 2026 and July 1, 2025 through September 30, 2025. Sales that never appeared on the RLS, including most new-development sponsor sales, are not included. Information is deemed reliable but not guaranteed. REBNY makes no warranties as to the accuracy of this data. © Real Estate Board of New York. The city-records pages use NYC Department of Finance rolling sales (NYC Open Data): co-op, condo and one- to three-family house sales over $50,000 recorded from July 1, 2026 through September 30, 2026. Report prepared by Milton Coste on November 13, 2026.

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