

The Market Pulse

*Q2 2026 Sales Report
Brooklyn*

Analysis by

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Once again, Brooklyn's real estate market in Q2 2026 continues to demonstrate resilience and steady momentum, holding close to prior-year levels despite a slight dip in signed contracts compared to the same period last year. With 1,245 signed contracts this quarter—down just 0.7% from Q2 2025—activity remains robust, supported by record-high recorded sales and strong demand for luxury and family-sized homes. Recorded sales totaled more than \$4.08 billion, a 5.9% increase year over year, while the median sale price reached \$1.06 million, approximately 3% above last year's median, underscoring sustained demand across Brooklyn. New listings also increased slightly from last year, providing ample inventory, particularly in the \$1M–\$3M range, which remains the market's most active price tier with 1,843 listings.

Looking ahead, Brooklyn's market appears poised for continued stability, with consistent activity across price tiers and bedroom configurations. Here at Douglas Elliman, we're well-positioned to help our clients capitalize on this momentum by providing the insights they need to make informed decisions to navigate Brooklyn's evolving real estate landscape with confidence.

Brooklyn Q2 Market Snapshot

Quarterly Activity Across Contracts, Listings & Sales for Condos, Co-ops, 1-3 Family, and New Development • Q2 2026 vs. Q2 2025

SIGNED

Contracts

Signed contracts declined 0.7% YoY but rose 33.9% QoQ, reflecting stronger seasonal buyer activity.

1,245

▼ 0.7% YOY

▲ 33.9% QOQ

VOLUME

\$2.17B

MEDIAN PRICE

\$1.35M

AVG PRICE

\$1.74M

AVG PPSF

\$1,209

JUST LISTED

New Listings

New listings slipped 1.8% YoY but increased 14.5% QoQ, signaling a seasonal rise in inventory.

3,911

▲ 1.8% YOY

▲ 14.5% QOQ

VOLUME

\$5.94B

MEDIAN PRICE

\$1.17M

AVG PRICE

\$1.52M

AVG PPSF

\$911

CLOSED

Recorded Sales

Recorded sales rose 5.9% YoY and 2.9% QoQ, reflecting resilient buyer demand.

2,772

▲ 5.9% YOY

▲ 2.9% QOQ

VOLUME

\$4.08B

MEDIAN PRICE

\$1.06M

AVG PRICE

\$1.47M

AVG PPSF

\$869

CURRENT Q

SAME Q (PRIOR YEARS)

OTHER QUARTERS

AVG PRICE

MEDIAN PRICE

5-yr quarterly • Q2 highlighted across years

5-yr quarterly • Q2 highlighted across years

5-yr quarterly • Q2 highlighted across years

PERIOD COMPARISON

Q2 2026 vs. Q2 2025 (YoY) & Q1 2026 (QoQ)

Metric	Contracts	YoY	QoQ	New Listings	YoY	QoQ	Recorded Sales	YoY	QoQ
Count	1,245	▼ 0.7%	▲ 33.9%	3,911	▲ 1.8%	▲ 14.5%	2,772	▲ 5.9%	▲ 2.9%
Volume	\$2.17B	▲ 5.7%	▲ 42.0%	\$5.94B	▲ 1.7%	▲ 18.1%	\$4.08B	▲ 10.6%	▲ 1.7%
Avg Price	\$1.74M	▲ 6.5%	▲ 6.1%	\$1.52M	▼ 0.1%	▲ 3.2%	\$1.47M	▲ 4.5%	▼ 1.1%
Median Price	\$1.35M	▲ 4.1%	▲ 5.4%	\$1.17M	▲ 1.4%	▲ 6.1%	\$1.06M	▲ 3.3%	▲ 3.7%
Avg PPSF	\$1,209	▲ 4.6%	▲ 0.6%	\$911	▼ 0.0%	▲ 1.4%	\$869	▲ 6.8%	▲ 4.2%

Price	Count (% of Total)	YoY	QoQ	Count (% of Total)	YoY	QoQ	Count (% of Total)	YoY	QoQ
< \$999K	484 (38.9%)	▼ 4.2%	▲ 28.4%	1,746 (44.6%)	▼ 0.5%	▲ 9.1%	1,346 (48.6%)	▲ 4.3%	▲ 0.7%
\$1M-\$3M	616 (49.5%)	▼ 1.1%	▲ 38.4%	1,843 (47.1%)	▲ 3.5%	▲ 19.1%	1,200 (43.3%)	▲ 4.1%	▲ 4.5%
\$3M-\$5M	97 (7.8%)	▲ 2.1%	▲ 11.5%	222 (5.7%)	▲ 0.5%	▲ 13.3%	155 (5.6%)	▲ 28.1%	▼ 1.3%
\$5M-\$10M	42 (3.4%)	▲ 50.0%	▲ 110.0%	86 (2.2%)	▲ 22.9%	▲ 45.8%	58 (2.1%)	▲ 31.8%	▲ 31.8%
\$10M+	6 (0.5%)	▲ 100.0%	▲ 500.0%	14 (0.4%)	▼ 12.5%	▲ 16.7%	13 (0.5%)	▲ 44.4%	▲ 30.0%

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Data as of July 1, 2026

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Brooklyn Q2 Condo

Condo Activity Across Contracts, Listings & Sales · Q2 2026 vs. Q2 2025

Brooklyn condos saw a 12.7% YoY increase in recorded sales, driven by higher median prices and contract counts. New listings declined slightly by 4.8%, reflecting market stability amidst modest inventory adjustments.

SIGNED

Contracts

607

▲ 5.2% YOY

▲ 28.3% QOQ

PPSF

MED \$1,382

AVG \$1,402

PRICE

MED \$1.49M

AVG \$1.78M

VOLUME

\$1.08B

JUST LISTED

New Listings

1,166

▲ 1.3% YOY

▲ 4.7% QOQ

PPSF

MED \$1,205

AVG \$1,265

PRICE

MED \$1.10M

AVG \$1.49M

VOLUME

\$1.73B

CLOSED

Recorded Sales

843

▲ 12.7% YOY

▲ 21.3% QOQ

PPSF

MED \$1,179

AVG \$1,237

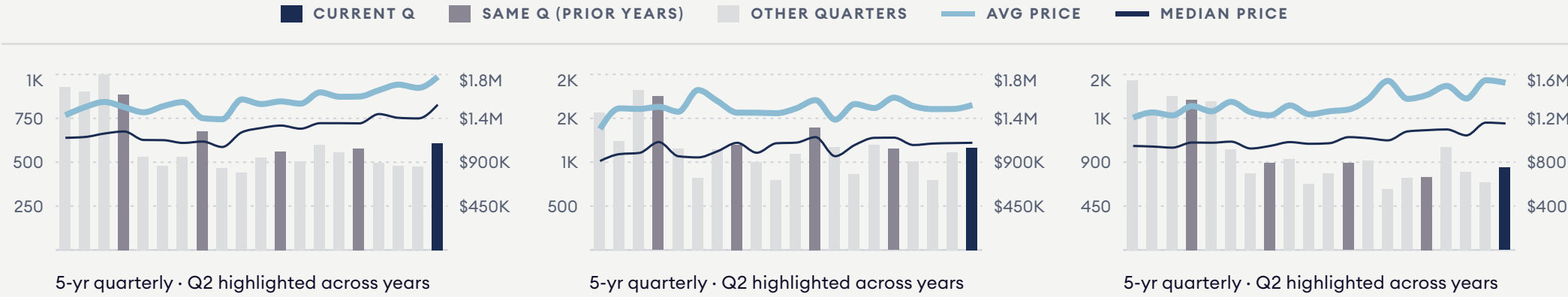
PRICE

MED \$1.15M

AVG \$1.52M

VOLUME

\$1.28B



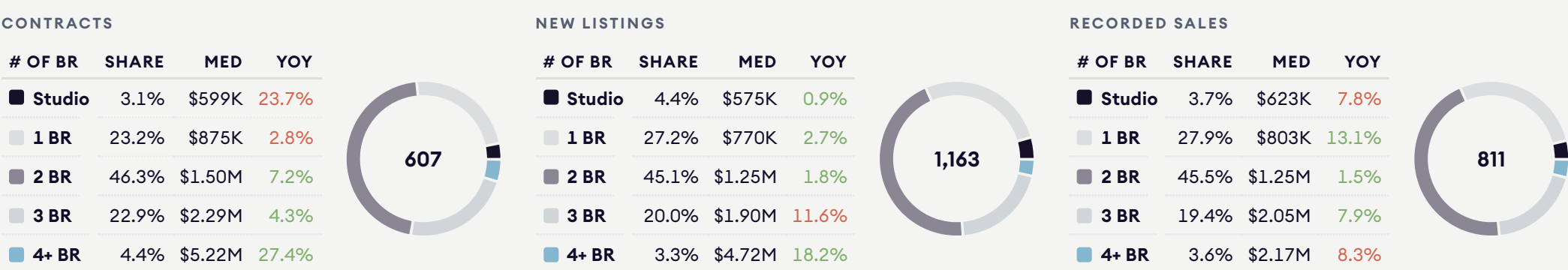
PERIOD COMPARISON

Q2 2026 vs. Q2 2025 (YoY) & Q1 2026 (QoQ)

METRIC	CONTRACTS	YOY	QOQ	NEW LISTINGS	YOY	QOQ	RECORDED SALES	YOY	QOQ
Count	607	▲ 5.2%	▲ 28.3%	1,166	▲ 1.3%	▲ 4.7%	843	▲ 12.7%	▲ 21.3%
Volume	\$1.08B	▲ 18.7%	▲ 37.1%	\$1.73B	▼ 3.6%	▲ 7.6%	\$1.28B	▲ 21.5%	▲ 19.5%
Avg Price	\$1.78M	▲ 12.9%	▲ 6.8%	\$1.49M	▼ 4.8%	▲ 2.8%	\$1.52M	▲ 7.8%	▼ 1.5%
Median Price	\$1.49M	▲ 14.8%	▲ 10.5%	\$1.10M	▼ 4.6%	▲ 0.2%	\$1.15M	▲ 5.6%	▼ 0.6%
Avg PPSF	\$1,402	▲ 5.7%	▲ 0.3%	\$1,265	▼ 0.6%	▲ 3.5%	\$1,237	▲ 6.5%	▲ 0.8%

PRICE	COUNT (% OF TOTAL)	YOY	QOQ	COUNT (% OF TOTAL)	YOY	QOQ	COUNT (% OF TOTAL)	YOY	QOQ
< \$999K	182 (30.0%)	▼ 12.9%	▲ 17.4%	542 (46.5%)	▲ 3.0%	▲ 2.5%	375 (44.5%)	▲ 5.9%	▲ 22.5%
\$1M–\$3M	368 (60.6%)	▲ 13.2%	▲ 34.3%	540 (46.3%)	▼ 0.4%	▲ 6.1%	416 (49.3%)	▲ 17.5%	▲ 25.3%
\$3M–\$5M	38 (6.3%)	▲ 8.6%	▲ 2.7%	54 (4.6%)	▼ 12.9%	▼ 6.9%	37 (4.4%)	▲ 19.4%	▼ 14.0%
\$5M–\$10M	17 (2.8%)	▲ 112.5%	▲ 183.3%	27 (2.3%)	▲ 58.8%	▲ 92.9%	10 (1.2%)	▲ 42.9%	▼ 9.1%
\$10M+	2 (0.3%)	▼ –	▲ 100.0%	3 (0.3%)	▼ 25.0%	▼ 25.0%	5 (0.6%)	▲ 150.0%	▲ 66.7%

Share & Price by Bedrooms



Brooklyn Q2 Co-op

Co-op Activity Across Contracts, Listings & Sales · Q2 2026 vs. Q2 2025

Co-op contracts declined 2.7% YoY, indicating a slight softening, while new listings remained nearly stable with a modest dip of 0.5%. Recorded sales saw a positive YoY increase of 15.6%, suggesting strong buyer activity despite a softer contract volume.

SIGNED

Contracts

357

▼ 2.7% YOY

▲ 60.8% QOQ

PPSF

MED \$862

AVG \$912

PRICE

MED \$728K

AVG \$943K

VOLUME

\$336.74M

JUST LISTED

New Listings

759

▼ 0.5% YOY

▲ 11.3% QOQ

PPSF

MED \$465

AVG \$582

PRICE

MED \$450K

AVG \$673K

VOLUME

\$510.89M

CLOSED

Recorded Sales

483

▲ 15.6% YOY

▲ 3.4% QOQ

PPSF

MED \$455

AVG \$622

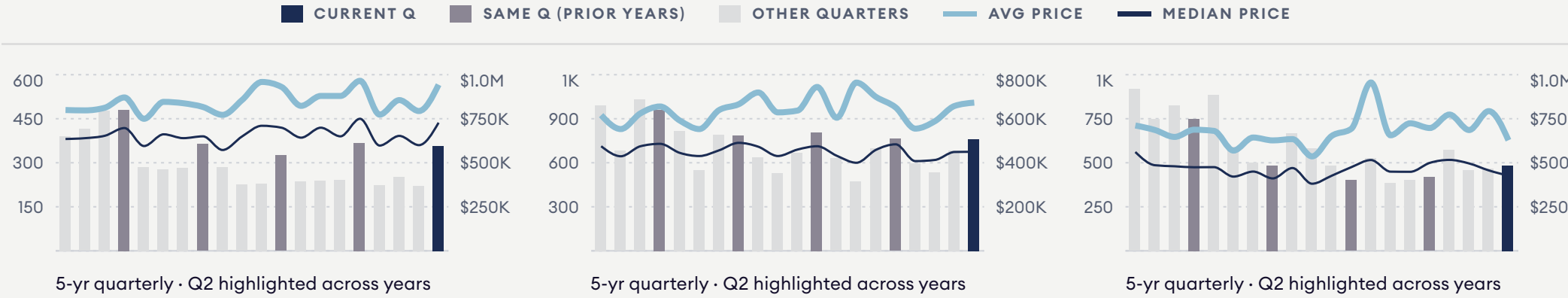
PRICE

MED \$426K

AVG \$628K

VOLUME

\$303.18M



PERIOD COMPARISON

Q2 2026 vs. Q2 2025 (YoY) & Q1 2026 (QoQ)

METRIC	CONTRACTS	YOY	QOQ	NEW LISTINGS	YOY	QOQ	RECORDED SALES	YOY	QOQ
Count	357	▼ 2.7%	▲ 60.8%	759	▼ 0.5%	▲ 11.3%	483	▲ 15.6%	▲ 3.4%
Volume	\$336.74M	▼ 4.9%	▲ 91.1%	\$510.89M	▲ 2.9%	▲ 13.8%	\$303.18M	▲ 4.0%	▼ 18.1%
Avg Price	\$943K	▼ 2.3%	▲ 18.8%	\$673K	▲ 3.4%	▲ 2.3%	\$628K	▼ 10.0%	▼ 20.9%
Median Price	\$728K	▼ 3.0%	▲ 21.3%	\$450K	▼ 7.0%	▲ 0.2%	\$426K	▼ 14.6%	▼ 6.3%
Avg PPSF	\$912	▲ 0.3%	▲ 11.1%	\$582	▼ 4.0%	▼ 3.0%	\$622	▼ 10.6%	▼ 6.0%

PRICE	COUNT (% OF TOTAL)	YOY	QOQ	COUNT (% OF TOTAL)	YOY	QOQ	COUNT (% OF TOTAL)	YOY	QOQ
< \$999K	255 (71.4%)	▼ 1.5%	▲ 37.8%	649 (85.5%)	▼ 1.5%	▲ 8.0%	428 (88.6%)	▲ 20.9%	▲ 7.3%
\$1M–\$3M	96 (26.9%)	▼ 4.0%	▲ 220.0%	102 (13.4%)	▲ 2.0%	▲ 47.8%	47 (9.7%)	▼ 20.3%	▼ 20.3%
\$3M–\$5M	6 (1.7%)	▼ 0.0%	▼ 14.3%	7 (0.9%)	▲ 75.0%	▼ 22.2%	6 (1.2%)	▲ 20.0%	▲ 20.0%
\$5M–\$10M	0 (0.0%)	▼ 100.0%	▼ –	0 (0.0%)	▼ –	▼ 100.0%	2 (0.4%)	▼ –	▼ 33.3%
\$10M+	0 (0.0%)	▼ –	▼ –	1 (0.1%)	▼ –	▼ –	0 (0.0%)	▼ –	▼ 100.0%

Share & Price by Bedrooms

CONTRACTS

OF BR

SHARE

MED

YOY

■ Studio

10.9%

\$399K

0.1%

■ 1 BR

40.9%

\$592K

1.2%

■ 2 BR

34.5%

\$925K

6.6%

■ 3 BR

11.8%

\$1.90M

10.9%

■ 4+ BR

2.0%

\$2.36M

14.2%

357

NEW LISTINGS

OF BR

SHARE

MED

YOY

■ Studio

9.5%

\$305K

18.7%

■ 1 BR

44.4%

\$350K

9.2%

■ 2 BR

37.2%

\$549K

19.3%

■ 3 BR

8.2%

\$1.18M

38.2%

■ 4+ BR

0.8%

\$2.43M

35.2%

759

RECORDED SALES

OF BR

SHARE

MED

YOY

■ Studio

8.7%

\$332K

13.7%

■ 1 BR

47.4%

\$385K

9.4%

■ 2 BR

37.7%

\$493K

29.5%

■ 3 BR

5.7%

\$1.20M

28.5%

■ 4+ BR

0.5%

\$1.98M

22.8%

403

Brooklyn Q2 1-3 Family

1-3 Family Activity Across Contracts, Listings & Sales · Q2 2026 vs. Q2 2025

The 1-3 Family segment in Brooklyn experienced a slight decline in YoY signed contracts (-7%), while new listings remained stable and recorded sales increased marginally by 12.9%. Despite fewer contracts, steady new inventory and higher recorded sales suggest a resilient market.

SIGNED

Contracts

265

▼ 7.0% YOY

▲ 21.0% QOQ

PPSF

MED \$730

AVG \$849

PRICE

MED \$2.10M

AVG \$2.72M

VOLUME

\$720.59M

JUST LISTED

New Listings

1,740

▲ 2.4% YOY

▲ 23.7% QOQ

PPSF

MED \$668

AVG \$740

PRICE

MED \$1.40M

AVG \$1.76M

VOLUME

\$3.06B

CLOSED

Recorded Sales

1,227

▼ 1.0% YOY

▼ 7.3% QOQ

PPSF

MED \$597

AVG \$694

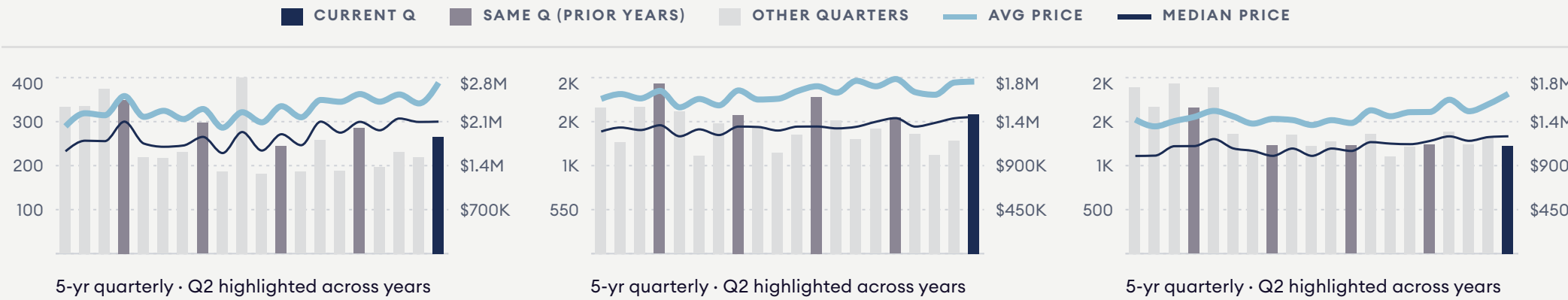
PRICE

MED \$1.20M

AVG \$1.63M

VOLUME

\$2.01B



PERIOD COMPARISON

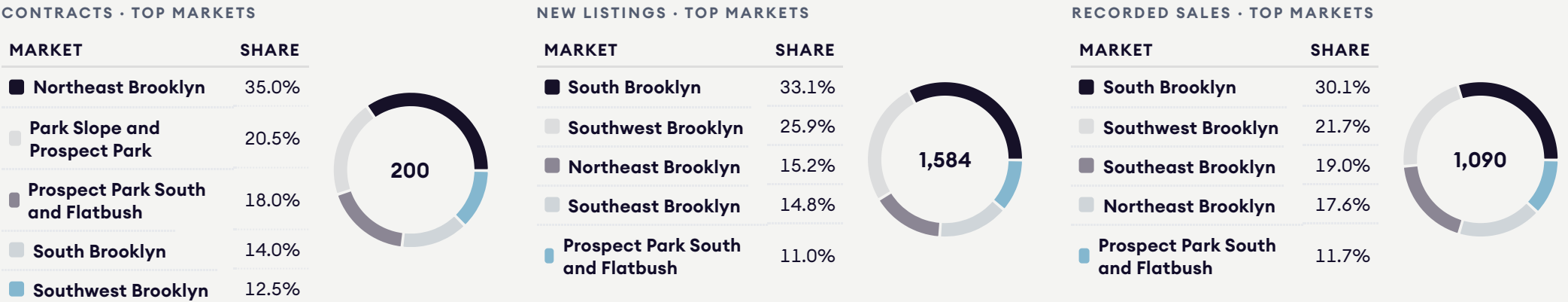
Q2 2026 vs. Q2 2025 (YoY) & Q1 2026 (QoQ)

METRIC	CONTRACTS	YOY	QOQ	NEW LISTINGS	YOY	QOQ	RECORDED SALES	YOY	QOQ
Count	265	▼ 7.0%	▲ 21.0%	1,740	▲ 2.4%	▲ 23.7%	1,227	▼ 1.0%	▼ 7.3%
Volume	\$720.59M	▼ 0.4%	▲ 37.7%	\$3.06B	▲ 0.9%	▲ 24.3%	\$2.01B	▲ 11.8%	▼ 0.9%
Avg Price	\$2.72M	▲ 7.1%	▲ 13.8%	\$1.76M	▼ 1.4%	▲ 0.5%	\$1.63M	▲ 12.9%	▲ 6.8%
Median Price	\$2.10M	▲ 0.2%	▲ 0.2%	\$1.40M	▲ 0.9%	▲ 0.9%	\$1.20M	▲ 4.2%	▲ 0.7%
Avg PPSF	\$849	▼ 2.1%	▲ 1.2%	\$740	▲ 0.2%	▲ 2.7%	\$694	▲ 9.1%	▲ 2.2%

PRICE	COUNT (% OF TOTAL)	YOY	QOQ	COUNT (% OF TOTAL)	YOY	QOQ	COUNT (% OF TOTAL)	YOY	QOQ
< \$999K	45 (17.0%)	▲ 28.6%	▲ 36.4%	530 (30.5%)	▼ 2.2%	▲ 17.8%	500 (40.7%)	▼ 7.6%	▼ 12.4%
\$1M–\$3M	142 (53.6%)	▼ 22.8%	▲ 4.4%	1,044 (60.0%)	▲ 6.0%	▲ 27.2%	612 (49.9%)	▼ 2.7%	▼ 4.8%
\$3M–\$5M	49 (18.5%)	▲ 4.3%	▲ 32.4%	114 (6.6%)	▼ 4.2%	▲ 22.6%	76 (6.2%)	▲ 61.7%	▼ 13.6%
\$5M–\$10M	25 (9.4%)	▲ 56.3%	▲ 92.3%	44 (2.5%)	▲ 2.3%	▲ 18.9%	32 (2.6%)	▲ 60.0%	▲ 60.0%
\$10M+	4 (1.5%)	▲ 33.3%	▼ –	8 (0.5%)	▼ 27.3%	▲ 33.3%	7 (0.6%)	▲ 250.0%	▲ 600.0%

TOP MARKETS

Share by Market



Brooklyn Q2 New Dev

New Dev Activity Across Contracts, Listings & Sales · Q2 2026 vs. Q2 2025

New development contracts in Brooklyn declined by 7% YoY, though recorded sales increased by 9.7%, signaling a resilient demand. Meanwhile, new listings grew modestly by 0.7%, maintaining a steady market flow.

SIGNED

Contracts

226

▼ 7.0% YOY

▼ 10.3% QOQ

PPSF

MED \$1,512

AVG \$1,530

PRICE

MED \$1.70M

AVG \$2.01M

VOLUME

\$453.78M

JUST LISTED

New Listings

413

▲ 0.7% YOY

▲ 2.2% QOQ

PPSF

MED \$1,364

AVG \$1,429

PRICE

MED \$1.29M

AVG \$1.71M

VOLUME

\$705.22M

CLOSED

Recorded Sales

394

▲ 9.7% YOY

▲ 25.1% QOQ

PPSF

MED \$1,254

AVG \$1,328

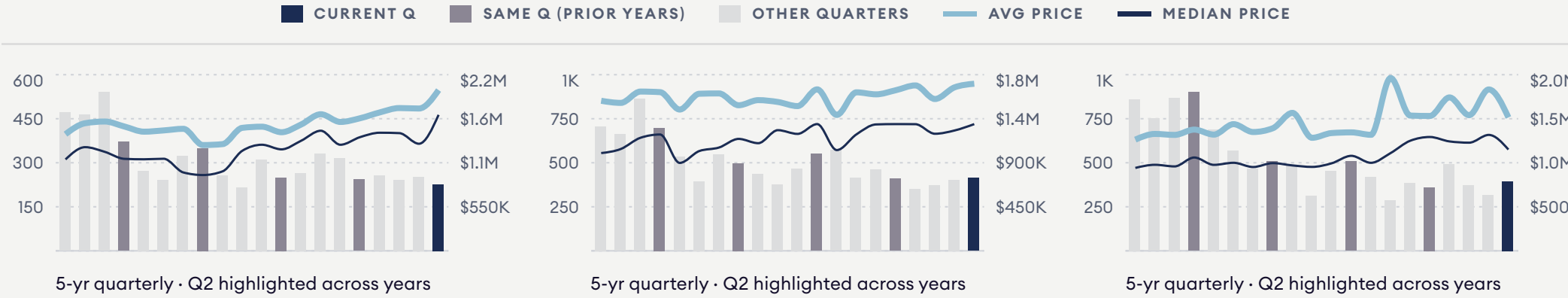
PRICE

MED \$1.15M

AVG \$1.51M

VOLUME

\$596.67M



PERIOD COMPARISON

Q2 2026 vs. Q2 2025 (YoY) & Q1 2026 (QoQ)

METRIC	CONTRACTS	YOY	QOQ	NEW LISTINGS	YOY	QOQ	RECORDED SALES	YOY	QOQ
Count	226	▼ 7.0%	▼ 10.3%	413	▲ 0.7%	▲ 2.2%	394	▲ 9.7%	▲ 25.1%
Volume	\$453.78M	▲ 12.8%	▲ 1.3%	\$705.22M	▲ 4.8%	▲ 4.5%	\$596.67M	▲ 8.5%	▲ 3.4%
Avg Price	\$2.01M	▲ 21.3%	▲ 13.0%	\$1.71M	▲ 4.0%	▲ 2.2%	\$1.51M	▼ 1.1%	▼ 17.4%
Median Price	\$1.70M	▲ 19.6%	▲ 27.0%	\$1.29M	▼ 0.0%	▲ 5.3%	\$1.15M	▼ 11.0%	▼ 12.6%
Avg PPSF	\$1,530	▲ 8.0%	▲ 2.3%	\$1,429	▲ 6.6%	▲ 3.6%	\$1,328	▲ 3.7%	▼ 0.5%

PRICE	COUNT (% OF TOTAL)	YOY	QOQ	COUNT (% OF TOTAL)	YOY	QOQ	COUNT (% OF TOTAL)	YOY	QOQ
< \$999K	64 (28.3%)	▼ 26.4%	▼ 22.9%	161 (39.0%)	▼ 2.4%	▲ 1.3%	179 (45.4%)	▲ 20.9%	▲ 50.4%
\$1M–\$3M	130 (57.5%)	▼ 4.4%	▼ 5.8%	206 (49.9%)	▼ 2.8%	▼ 1.0%	180 (45.7%)	▼ 5.8%	▲ 13.2%
\$3M–\$5M	19 (8.4%)	▲ 11.8%	▼ 26.9%	30 (7.3%)	▲ 30.4%	▲ 20.0%	29 (7.4%)	▲ 107.1%	▲ 11.5%
\$5M–\$10M	12 (5.3%)	▲ 300.0%	▲ 200.0%	14 (3.4%)	▲ 55.6%	▲ 55.6%	6 (1.5%)	▼ 0.0%	▼ 33.3%
\$10M+	1 (0.4%)	▼ –	▼ 0.0%	2 (0.5%)	▲ 100.0%	▼ 33.3%	0 (0.0%)	▼ –	▼ 100.0%

Share & Price by Bedrooms

