RENT OR BUY · MARKET REPORT · NOVEMBER 2026

# Bensonhurst, Brooklyn

Two numbers that decide it: what landlords ask, and what homes are listed at. Data through October 2026.

> In October 2026, landlords in Bensonhurst asked about $2,700 a month for a typical apartment, up 22.7% from a year earlier. The typical house for sale was listed at $1,789,500, and houses made up 175 of the 227 recorded home sales from November 2025 through October 2026.

RENTING

## What landlords ask

| APARTMENT SIZE | OCT 2025 | OCT 2026 | CHANGE |
|---|---|---|---|
| Studio | Too few listings | Too few listings | |
| 1 bedroom | $2,099 | $2,150 | +2.4% |
| 2 bedrooms | $2,500 | $2,750 | +10.0% |
| 3+ bedrooms | $3,500 | $3,300 | -5.7% |
| **All sizes** | **$2,200** | **$2,700** | **+22.7%** |

Typical (median) asking rent. Rentals listed in October 2026: 43, against 38 a year earlier.

BUYING

## What homes are listed at, and what sells

| HOME TYPE | TYPICAL ASKING PRICE | LISTED, OCT 2026 | SOLD, LAST 12 MONTHS |
|---|---|---|---|
| Co-ops | $280,000 | 9 | 15 |
| Condos | $799,000 | 20 | 37 |
| Houses | $1,789,500 | 38 | 175 |
| **All homes** | **$1,398,000** | **67** | **227** |

Typical (median) asking price in October 2026. Sold = recorded sales, November 2025 through October 2026.

**74 days**
Typical time on the market for a house (a year ago: 34)

**90.0%**
Of the asking price, the typical house sale in October 2026

**5.3%**
Of house listings cut their price in October 2026

The typical house that sold in October 2026 sold for $1,700,000 (5 recorded sales that month).

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RENT OR OWN, BY THE MONTH

# The typical house at today's rate

An example with 20% down on a 30-year fixed loan. Loan payment only, not lending advice.

| | |
|---|---|
| Typical house asking price, Bensonhurst, October 2026 | $1,789,500 |
| Down payment, 20% | $357,900 |
| Loan amount | $1,431,600 |
| 30-year fixed rate (Freddie Mac average, Nov 12, 2026) | 7.11% |
| **Loan payment** | **$9,630 a month** |

OWN: LOAN PAYMENT

$9,630

plus property taxes, upkeep and insurance

RENT: TYPICAL ASKING

$2,700

all apartment sizes, October 2026

The loan payment alone on the typical house is about $6,930 a month above the typical rent, before the property taxes, upkeep and insurance, and before the $357,900 down payment and closing costs you put in up front. A loan this size is usually a jumbo loan, and jumbo rates can differ from the Freddie Mac average.

**Want the real numbers for a specific home?**

Send me a house you like and I'll pull its taxes, recent sales nearby and your full monthly cost. Call or text 917.416.7433, email mcoste@kwnyc.com, or book 15 minutes at cal.com/miltoncoste/15min.

PLAIN ENGLISH

## What the terms mean

**Typical (median)**
The middle figure: half the listings or sales are above it, half below.

**Asking price and asking rent**
What sellers and landlords ask. Signed deals can land higher or lower.

**Recorded sales**
Sales that closed and were filed with the city.

**Days on the market**
How long a listing stays up before it goes into contract or comes off the market.

**Sources.** Rents, asking prices, listings, sales, days on the market, sale-to-asking and price cuts: StreetEasy data for Bensonhurst, data through October 2026, monthly figures for October 2025 and October 2026; sales counts sum November 2025 through October 2026. Mortgage rate: Freddie Mac Primary Mortgage Market Survey, 30-year fixed average, Nov 12, 2026. Payment uses standard amortization on the loan amount shown. Figures change monthly; ask for the latest before you decide.

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