RENT OR BUY · MARKET REPORT · NOVEMBER 2026

# Ditmas Park, Brooklyn

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

> In October 2026, landlords in Ditmas Park asked about $2,995 a month for a typical apartment, up 8.8% from a year earlier. The typical house for sale was listed at $1,999,500, and houses made up 59 of the 113 recorded home sales from November 2025 through October 2026.

RENTING

## What landlords ask

| APARTMENT SIZE | OCT 2025 | OCT 2026 | CHANGE |
|---|---|---|---|
| Studio | $1,825 | $1,750 | -4.1% |
| 1 bedroom | $2,550 | $2,550 | +0.0% |
| 2 bedrooms | $2,800 | $3,195 | +14.1% |
| 3+ bedrooms | $3,811 | $3,750 | -1.6% |
| **All sizes** | **$2,753** | **$2,995** | **+8.8%** |

Typical (median) asking rent. Rentals listed in October 2026: 90, against 87 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 | $560,000 | 34 | 47 |
| Condos | $749,000 | 10 | 7 |
| Houses | $1,999,500 | 17 | 59 |
| **All homes** | **$699,000** | **61** | **113** |

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

**25 days**
Typical time on the market for a house (a year ago: 32)

**96.4%**
Of the asking price, the typical house sale in October 2026

**5.9%**
Of house listings cut their price in October 2026

The typical house that sold in October 2026 sold for $1,799,000 (4 recorded sales that month).

**Milton Coste**, Licensed Real Estate Associate Broker · Keller Williams NYC · 360 Madison Avenue, 9th Floor, New York, NY 10017 · 917.416.7433 

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, Ditmas Park, October 2026 | $1,999,500 |
| Down payment, 20% | $399,900 |
| Loan amount | $1,599,600 |
| 30-year fixed rate (Freddie Mac average, Nov 12, 2026) | 7.11% |
| **Loan payment** | **$10,761 a month** |

OWN: LOAN PAYMENT

## $10,761

plus property taxes, upkeep and insurance

RENT: TYPICAL ASKING

## $2,995

all apartment sizes, October 2026

The loan payment alone on the typical house is about $7,770 a month above the typical rent, before the property taxes, upkeep and insurance, and before the $399,900 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 Ditmas Park, 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.

**Milton Coste**, Licensed Real Estate Associate Broker · Keller Williams NYC · 360 Madison Avenue, 9th Floor, New York, NY 10017 · D: 917.416.7433 · O: 212.301.1140 · mcoste@kwnyc.com · miltoncoste.com · NY License #10301213304 · Equal Housing Opportunity · Fair Housing Notice: dos.ny.gov 