The Corcoran Report

4Q | 2025 | BROOKLYN

corcoran

Overview

Closed Sales

1,176

+2% YEAR OVER YEAR
-23% QUARTER OVER QUARTER

Closings increased annually for the second consecutive quarter.

Contracts Signed

903

+1% YEAR OVER YEAR
+10% QUARTER OVER QUARTER

Signed contracts increased annually in seven of the last nine quarters.

Days on Market

89

+5% YEAR OVER YEAR
+23% QUARTER OVER QUARTER

Average days on market increased because units at the low end sat on the market for substantially longer.

Inventory

1,496

+5% YEAR OVER YEAR
-11% QUARTER OVER QUARTER

Overall inventory increased annually, compared to a record low a year ago.

Median Price

$800K

+5% YEAR OVER YEAR
-9% QUARTER OVER QUARTER

Median price increased annually due to a growing share of sales over $2M.

Average PPSF

$1,138

+5% YEAR OVER YEAR
-2% QUARTER OVER QUARTER

Average price per square foot has been higher in only two other quarters on record.

Brooklyn's residential market showed signs of resilience in Fourth Quarter 2025, posting modest annual gains in sales and pricing despite persistent inventory constraints. While closings rose for the second consecutive quarter, overall activity remained historically low, underscoring the dual impact of limited new development supply and a lingering lock-in effect among owners due to mortgage rates. Price metrics strengthened across all categories, driven by a shift toward higher-end transactions and a slowdown in lower-end sales due to price sensitivity among value-conscious buyers.

Signed contracts edged up 1% year-over-year, continuing a trend of steady growth in activity. Brooklyn closings rose 2% year-over-year in the fourth quarter, marking the second consecutive annual increase after four quarters of declines. Despite this improvement, the 1,176 sales represented the second-lowest fourth quarter total in thirteen years, as persistently low inventory continued to constrain buyer options. Sales volume climbed 9% annually to $1.294 billion, the highest fourth quarter figure since 2022, driven by higher prices. Days on market lengthened by 4 days compared to a year ago and was 3% above the ten-year average, with notable increases in lower price segments and studios. Three-plus bedroom units were the only category to see fewer days on market.

Listed inventory grew 5% annually but remained 18% below the ten-year fourth quarter average, reflecting a dearth of new development launches. With new development inventory down 15% to a ten-year fourth-quarter low, the resale market picked up the slack, posting a combined 14% year-over-year gain—driven primarily by the resale co-op segment.

Prices posted gains across all measures. Overall median price rose 5% year-over-year to $800K, while average price climbed 7% to $1.1M, among the highest figures on record. Average price per square foot rose 5% to $1,138, with only two other quarters on record exceeding this level. New development median price reached a record $1.4M, supported by strong sales over $2M in Williamsburg, DUMBO, and Greenpoint.

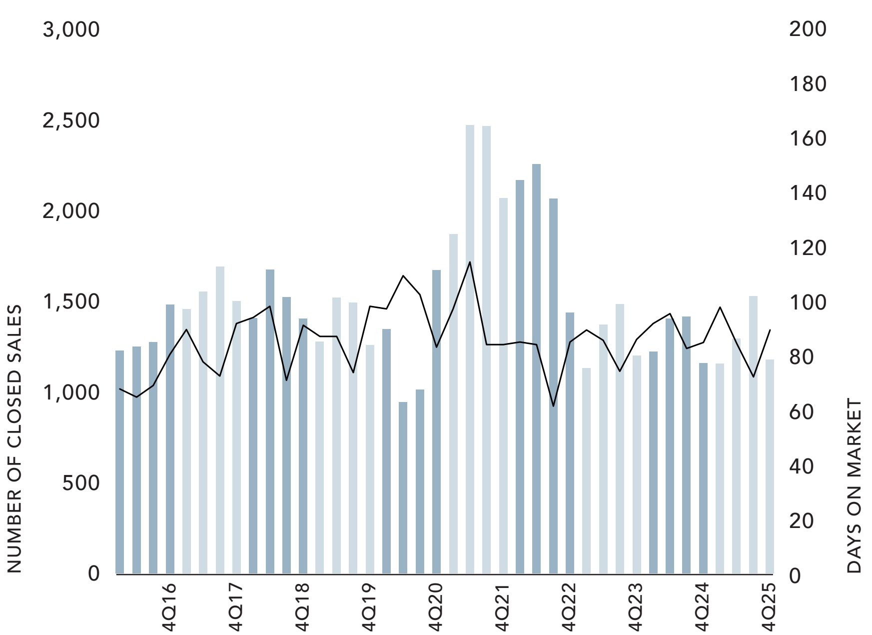
Despite price growth and selective strength in higher-end segments, low inventory and longer marketing times signal ongoing challenges for the market. However, the upward trend in sales reaffirms Brooklyn's resilience despite tight supply and elevated pricing.

Sales

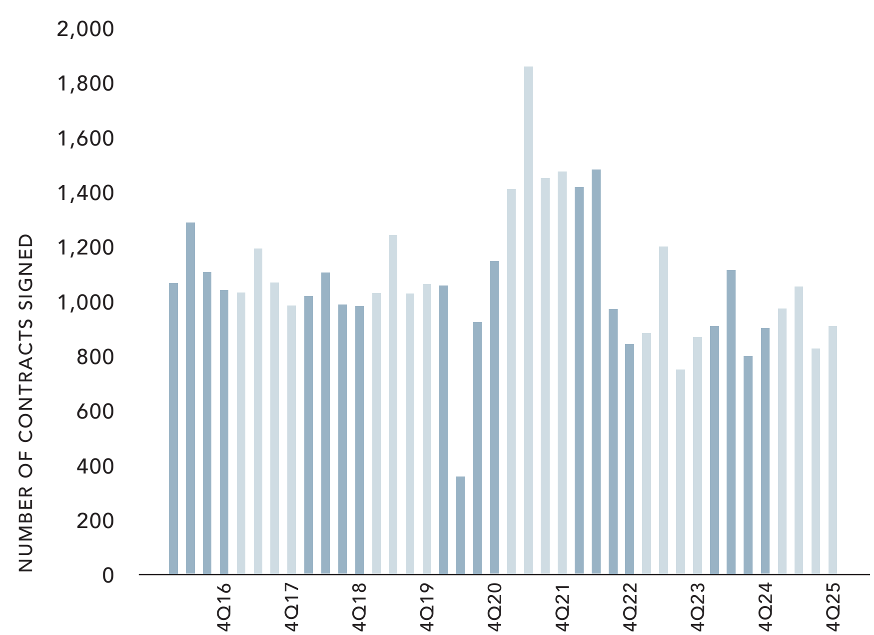
- Brooklyn closings increased 2% year-over-year in Fourth Quarter 2025. This was the second consecutive quarter with an annual sales increase, following a four-quarter stretch of declines.
- At 1,176 sales, this was the second-lowest number of fourth-quarter deals in 13 years. Persistently low inventory has constrained buyer options and dampened activity.
- Sales volume increased 9% annually to $1.294B due to higher prices. This was the highest fourth-quarter sales volume since 2022.
- New development closings posted a double-digit year-over-year gain compared to a slow Fourth Quarter 2024 when new development hit a ten-year fourth-quarter low. Despite the notable increase, new development's share of sales remained less than one-third of the market as it has been since Second Quarter 2024.
- Resale condos and co-ops together accounted for 73% of closings, with co-ops (38%) slightly ahead of condos (35%) in share as has been the case for most of the last five years.
- Signed contracts increased 1% year-over-year; contract activity has now increased annually in seven of the last nine quarters.
- Days on market averaged 89 days, 4 days more than the same time last year when the average marketing time was relatively low. This was also above the overall ten-year average of 86 days on market.

	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
CLOSED SALES	1,176	1,158	2%	1,526	-23%
SALES VOLUME	$1.294B	$1.186B	9%	$1.737B	-26%
CONTRACTS SIGNED	903	894	+1%	821	+10%
DAYS ON MARKET	89	85	5%	72	23%

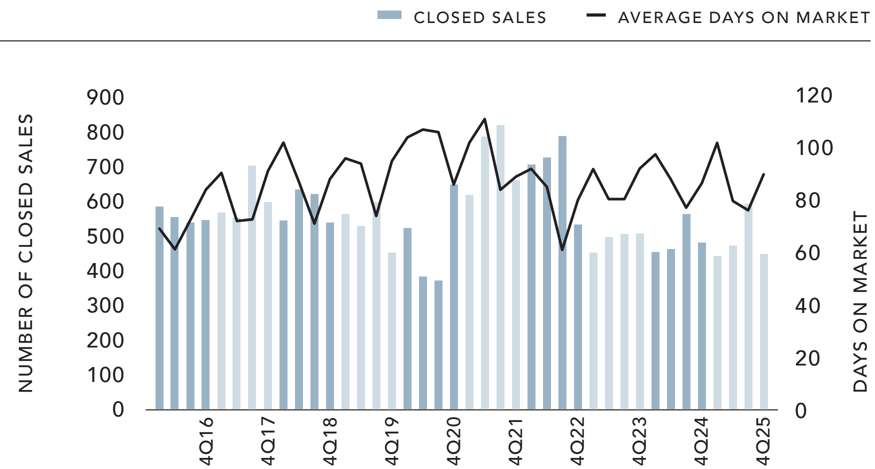
Closed Sales



Contracts Signed



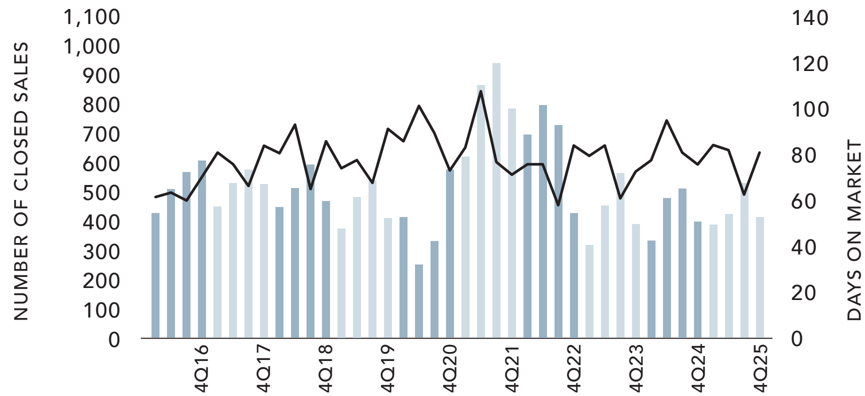
Resale Co-op Sales



	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	446	479	-7%	590	-24%
MARKET SHARE	38%	41%	-3%	39%	-1%
DAYS ON MARKET	89	83	7%	68	29%

Fewer resale co-op sales at the low end of the market under $500K, which makes up more than half of Brooklyn co-op sales, resulted in an overall 5% decline for the product type. However, strong activity over $500K in neighborhoods like Park Slope and Brooklyn Heights prevented a greater decline for co-op sales.

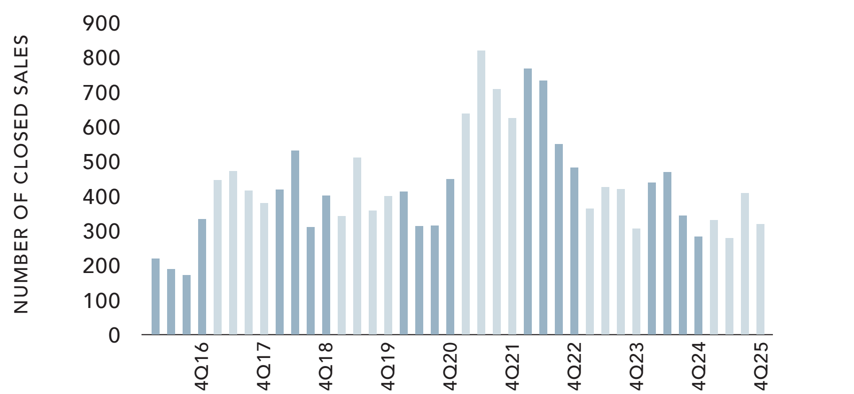
Resale Condo Sales



	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	411	397	4%	528	-22%
MARKET SHARE	35%	34%	1%	35%	0%
DAYS ON MARKET	90	86	4%	76	18%

Resale condo closings increased 4% year-over-year to 411 sales, the highest fourth-quarter figure in the last three years. However, it was 17% below the ten-year fourth-quarter average of 498 sales.

New Development Sales

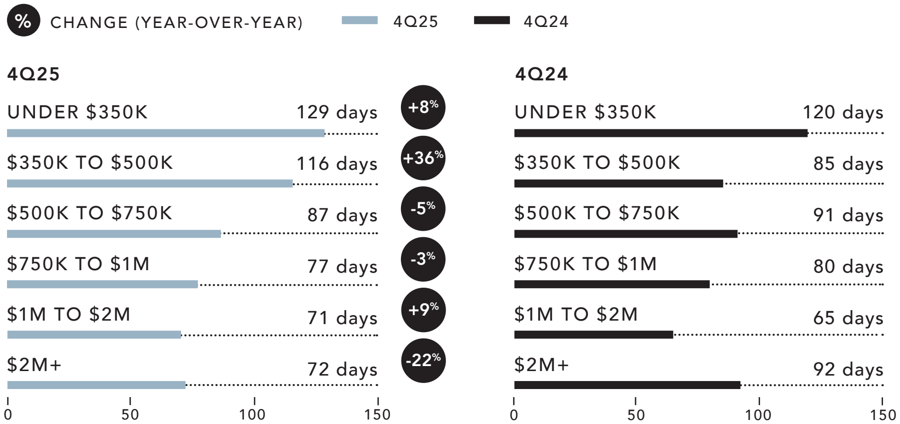


	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	319	282	13%	408	-22%
MARKET SHARE	27%	24%	3%	27%	0%

New development sales increased 13% annually. Note that this is compared to Fourth Quarter 2024, which was the slowest fourth quarter in the last ten years. The closings figure was 20% below the ten-year fourth-quarter average of 397 because of limited inventory.

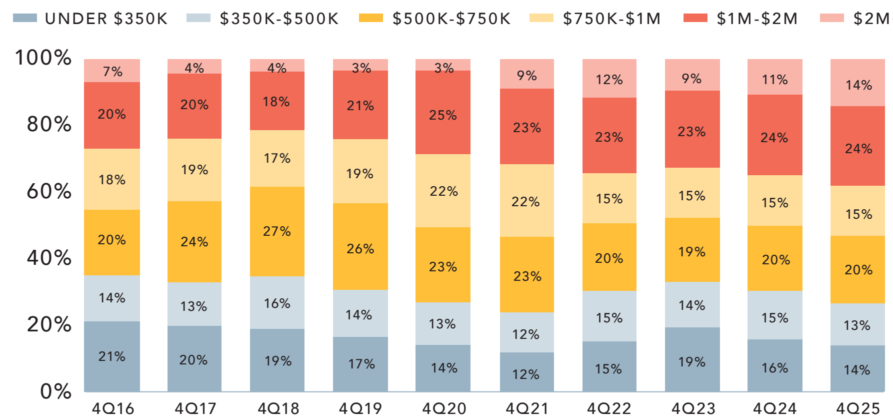
Note: New development sales are excluded from days on market statistics because some units appear to have sold the same day as the list date or are held off the market for long periods of time.

Days on Market by Price Range



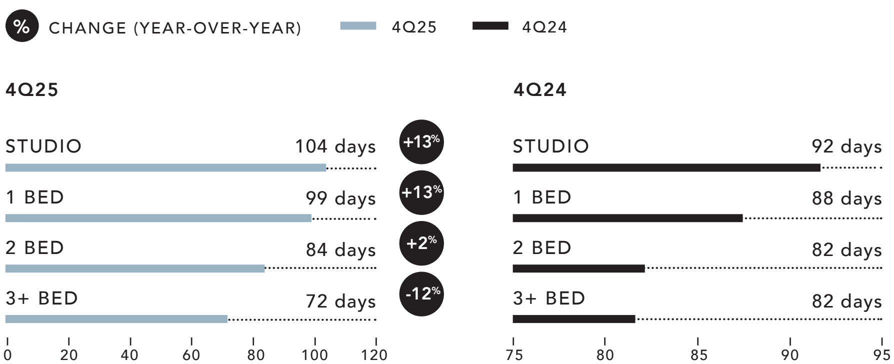
Compared to last year, days on market increased in three of the six price segments. The $1M to $2M segment increased 9% to 71 days, though it still had the shortest average marketing time of any segment. The $350K to $500K category had the largest increase with listings spending an average of 116 days on the market, up by one month from a year earlier. The over $2M segment fell most significantly, down 20 days compared to last year when numerous listings sat on the market for longer than six months.

Market Share by Price Range



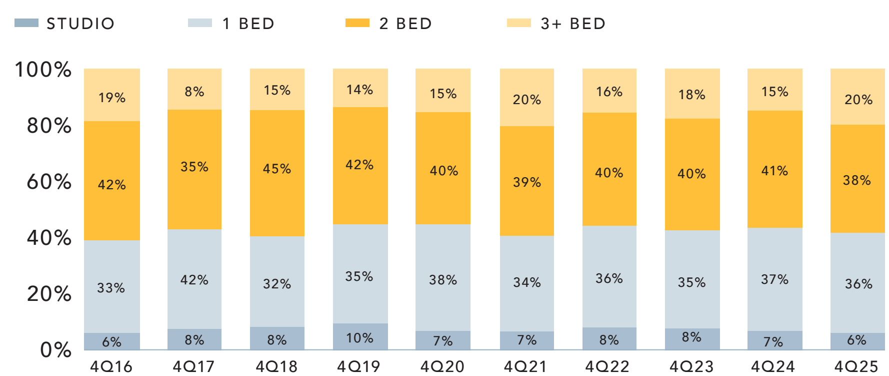
Due to fewer sales in South Brooklyn, the market share of sales below $500K dropped an aggregate 4%. The over $2M category had the largest increase, up 3% in share, due in part to an influx of new development closings in large-scale projects that offer views of Manhattan and the East River. The other three price categories showed minimal annual change.

Days on Market by Bedroom Type



Three-plus bedroom residences were the only unit type with an annual decrease in average marketing time, down by ten days. Studios had the largest increase with 12 additional days, resulting in the longest marketing time of any unit type. One bedrooms had a similar increase, up an average of 11 days. Two bedroom marketing time increased by just two days to 84, the second-shortest marketing time.

Market Share by Bedroom Type



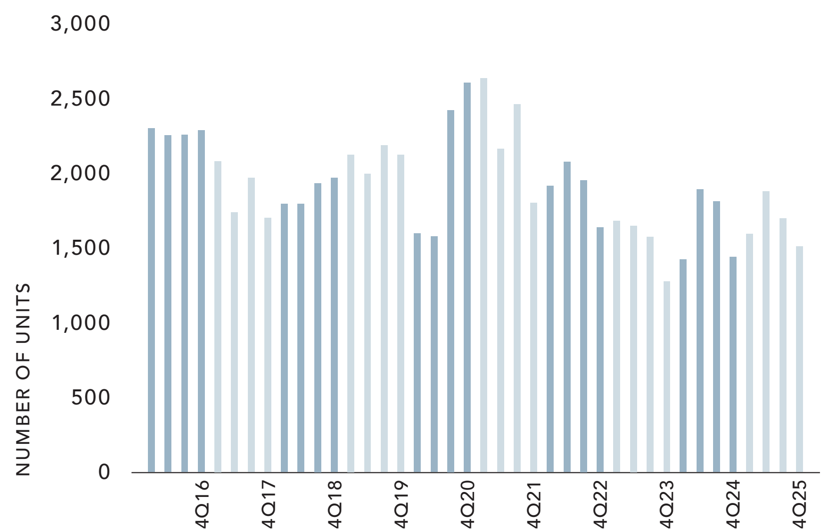
The market share of sales declined for studios, one and two bedrooms and expanded for three-plus bedrooms. Two-bedroom units remained the most active segment of the Brooklyn market, accounting for 38% of sales, while studios held the smallest share at just 6%. The share of three-plus bedrooms increased to 20%, representing one of the highest shares for the unit type in five years.

Note: New development sales are excluded from days on market statistics because some units appear to have sold the same day as the list date or are held off the market for long periods of time.

Inventory

- Listed inventory increased 5% versus Fourth Quarter 2024, which was the second-lowest fourth quarter in ten years. However, the number of listings still registered 18% below the ten-year fourth-quarter average. Limited new development launches and hesitant sellers continue to keep inventory low.
- Inventory fell in all segments above $750K. The over $2M category fell furthest, down 12% or 24 fewer listings.
- Inventory decreased annually for three-plus bedrooms but increased for studios, one bedrooms and two bedrooms by double-digits. Two bedrooms comprise the largest share of available listings in Brooklyn at 41%, with one bedrooms trailing slightly behind at 36%. Three-plus bedrooms fell 26%, a difference of 86 listings. Active studio listings jumped 31% but still made up just 7% of the market.
- Inventory grew in five of the eight submarkets. Fort Greene/Clinton Hill/Prospect Heights had the largest percentage increase, up 18% year-over-year due to nearly twice as many new development listings.
- Carroll Gardens/Boerum Hill/Red Hook had the largest annual decline, down 25% to 73 listings because of a drop in both resale and new development inventory.

	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
INVENTORY	1,496	1,427	5%	1,681	-11%

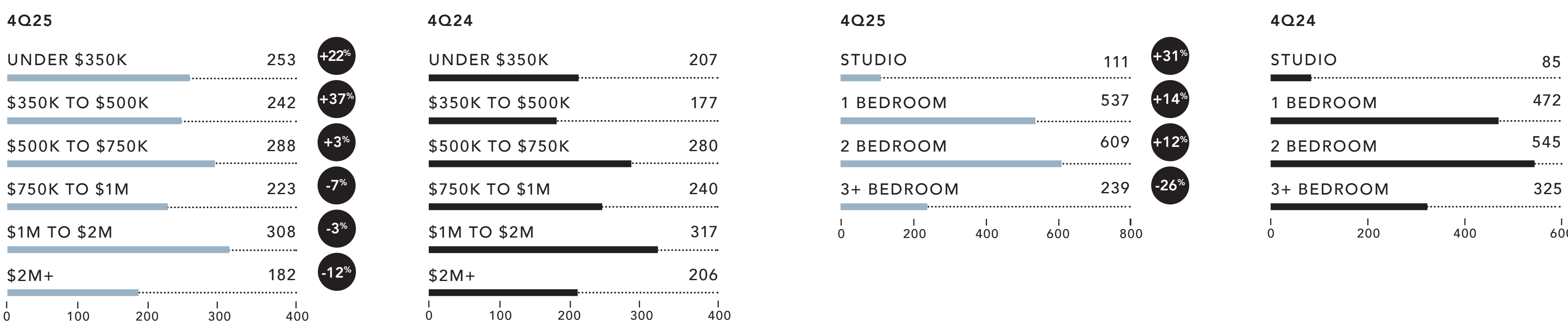


Distribution of Active Listings

% CHANGE (YEAR-OVER-YEAR) 4Q25 4Q24

BY PRICE RANGE

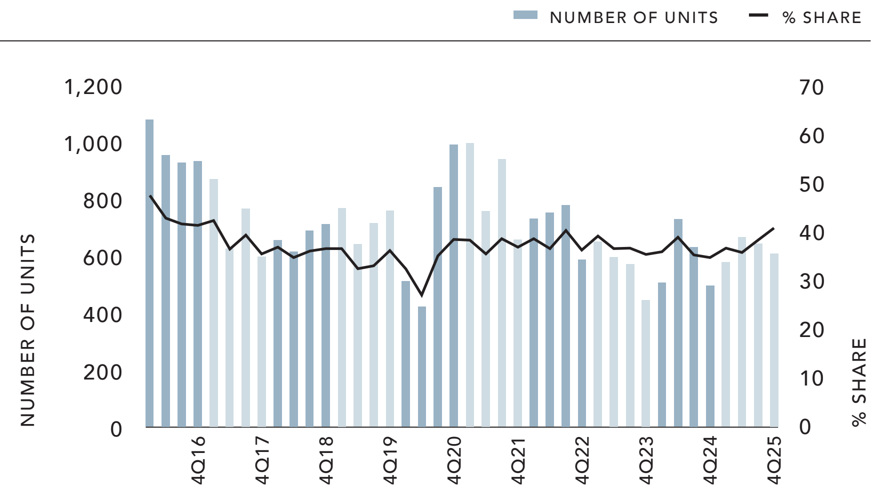
BY BEDROOM TYPE



Resale Co-op Inventory

	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
INVENTORY	614	499	23%	648	-5%
MARKET SHARE	41%	35%	6%	39%	2%

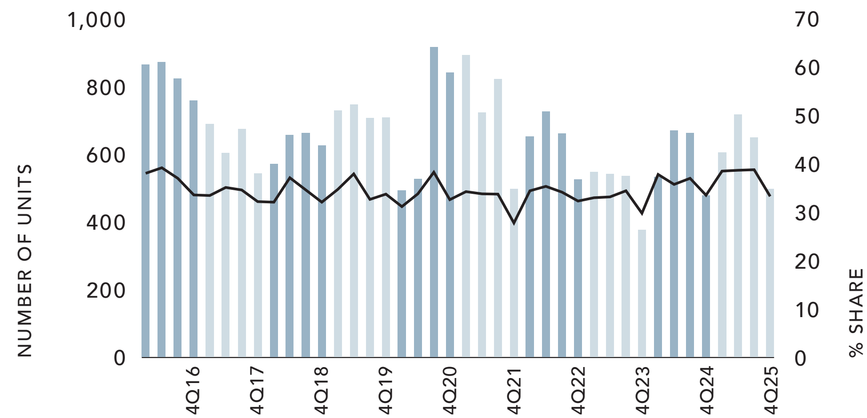
Resale co-op inventory increased 23% year-over-year to 614 listings, reaching a four-year fourth-quarter high. Despite slightly fewer listings in co-op heavy neighborhoods like Park Slope, additional co-op listings in neighborhoods farther south resulted in the overall increase. 71% of resale co-op listings were in South Brooklyn, compared to just 41% in Third Quarter 2025 and 64% a year ago.



Resale Condo Inventory

	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
INVENTORY	497	477	4%	649	-23%
MARKET SHARE	33%	33%	0%	39%	-5%

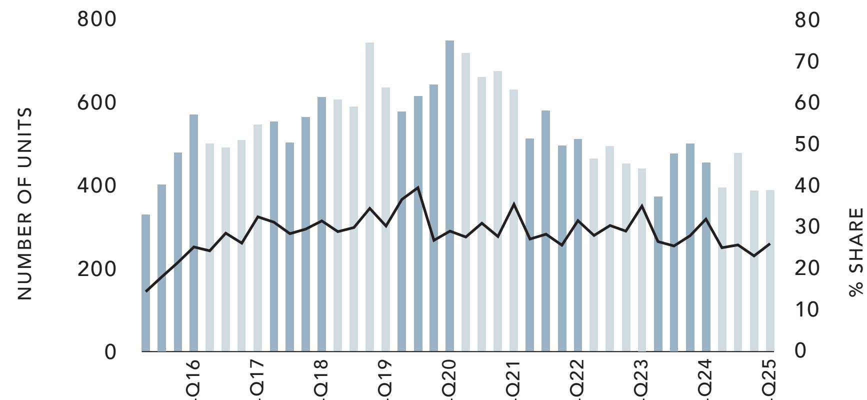
Resale condo listings increased 4% annually to 497 units, the second highest fourth quarter number in the last five years. However, it was 15% below the ten-year average. Active listings in Williamsburg/Greenpoint and Brooklyn Heights/Cobble Hill/Dumbo/Downtown Brooklyn made up one-third of the resale condo inventory in Brooklyn when it is typically closer to 25%.



New Development Inventory

	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
INVENTORY	385	451	-15%	384	0%
MARKET SHARE	26%	32%	-6%	23%	3%
NEW UNIT LAUNCHES	113	55	105%	135	-16%

New development inventory fell year-over-year in six of the eight submarkets and in all price segments. Active listings fell 15% to 385, another ten-year fourth-quarter low.



Prices

- Overall price metrics posted annual gains across-the-board. Average price increased most sharply—up 7% to $1.1M—driven in part by a slightly greater proportion of sales in new development compared to a year ago and a shrinking share of sales at the low-end. Only three other quarters on record have met or exceeded an average price of $1.1M.

- Median price increased annually among all three product types. Resale co-op jumped 10% due to fewer sales at the low end, while new development also increased 10% due to more sales at the high-end. Resale condo median price increased an almost-as-strong 8%. The overall median price increased less, by 5% year-over-year, as the larger combined data set was less influenced by market share shifts.

- Overall average price per square foot increased 5% to $1,138. Only two other quarters on record have exceeded that figure, one of which was Third Quarter 2025.

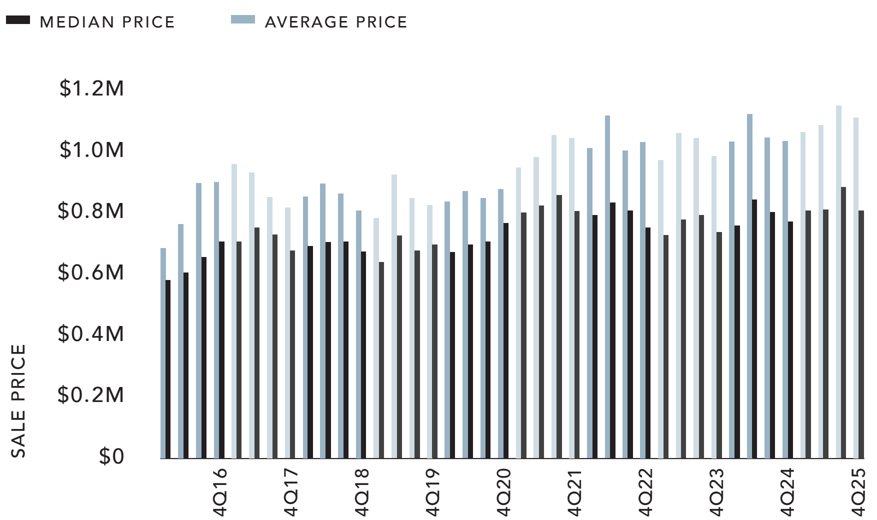
- Resale co-op median price increased to $475K due to a greater share of sales from $500K to $750K, particularly in South Brooklyn.

	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
MEDIAN PRICE	$800K	$764K	5%	$875K	-9%
AVERAGE PRICE	$1.100M	$1.024M	7%	$1.138M	-3%
MEDIAN PPSF	$1,035	$970	7%	$1,096	-6%
AVERAGE PPSF	$1,138	$1,086	5%	$1,164	-2%

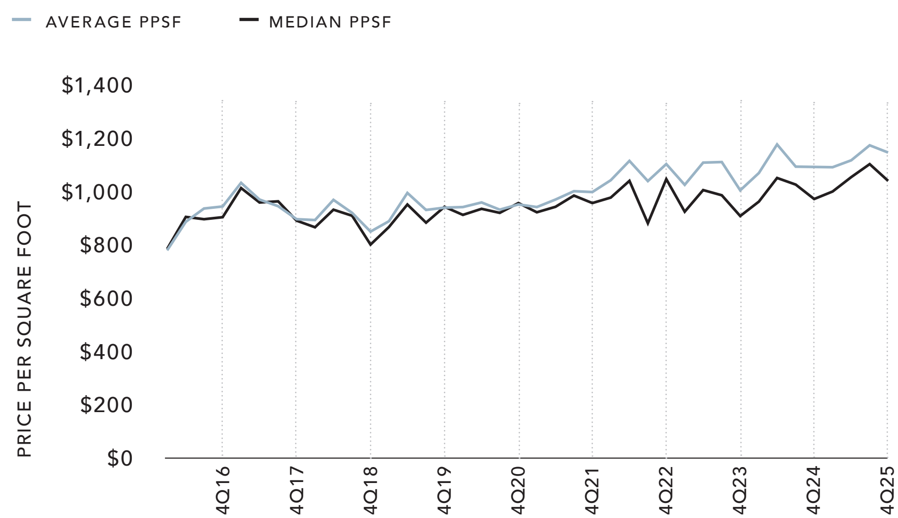
- Resale condo median price rose 8% year-over-year to $988K because of an increase in the share of sales over $1M, particularly in Williamsburg.

- New development reached its highest median price figure on record at $1.4M, fueled by strong sales over $2M in Williamsburg, DUMBO and Greenpoint. Average price per square foot declined 3% to $1,411, though it was still higher than six of the last eight quarters.

Median and Average Price

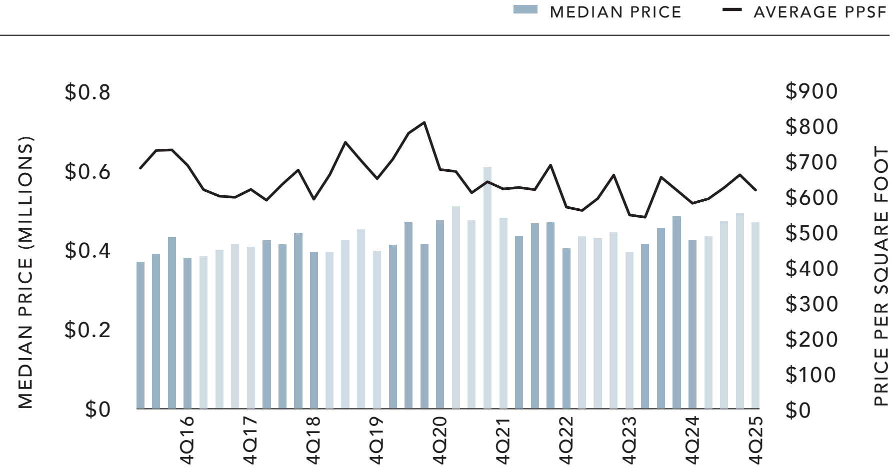


Price Per Square Foot



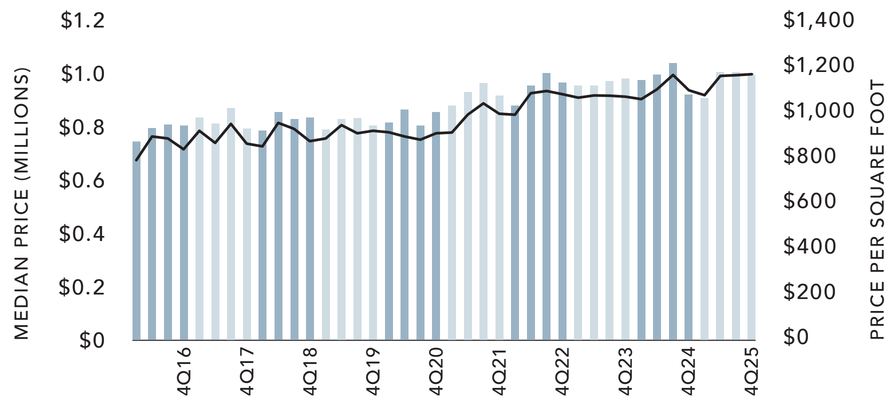
Resale Co-op Prices

PRICES	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
MEDIAN PRICE	$475K	$430K	10%	$500K	-5%
AVERAGE PRICE	$627K	$607K	3%	$717K	-13%
MEDIAN PPSF	$477	$464	3%	$520	-8%
AVERAGE PPSF	$628	$590	6%	$672	-7%
MEDIAN PRICE BY BEDROOM					
STUDIO	$320K	$310K	3%	$298K	7%
1 BEDROOM	$390K	$385K	1%	$400K	-3%
2 BEDROOM	$574K	$529K	9%	$730K	-21%
3+ BEDROOM	$1.340M	$1.265M	6%	$1.375M	-3%



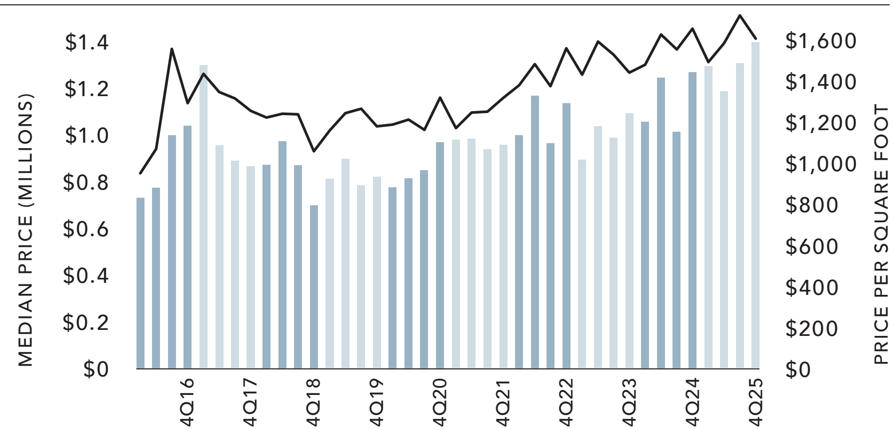
Resale Condo Prices

PRICES	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
MEDIAN PRICE	$988K	$915K	8%	$999K	-1%
AVERAGE PRICE	$1.198M	$1.138M	5%	$1.277M	-6%
MEDIAN PPSF	$1,130	$1,030	10%	$1,161	-3%
AVERAGE PPSF	$1,155	$1,086	6%	$1,150	0%
MEDIAN PRICE BY BEDROOM					
STUDIO	$630K	$572K	10%	$655K	-4%
1 BEDROOM	$773K	$799K	-3%	$818K	-6%
2 BEDROOM	$1.249M	$978K	28%	$1.155M	8%
3+ BEDROOM	$1.650M	$1.850M	-11%	$1.906M	-13%



New Development Prices

PRICES	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
MEDIAN PRICE	$1.400M	$1.271M	10%	$1.309M	7%
AVERAGE PRICE	$1.642M	$1.571M	5%	$1.566M	5%
MEDIAN PPSF	$1,287	$1,323	-3%	$1,493	-14%
AVERAGE PPSF	$1,411	$1,454	-3%	$1,510	-7%
MEDIAN PRICE BY BEDROOM					
STUDIO	$421K	$608K	-31%	$790K	-47%
1 BEDROOM	$634K	$805K	-21%	$1.120M	-43%
2 BEDROOM	$1.502M	$1.460M	3%	$1.561M	-4%
3+ BEDROOM	$2.332M	$2.495M	-7%	$2.240M	4%



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Neighborhoods

Williamsburg & Greenpoint pp. 11/12

SALES 147 +3% | MEDIAN PRICE $1.650M +20% | AVERAGE PPSF $1,504 -9%

Brooklyn Heights, Cobble Hill, Dumbo & Downtown pp. 13/14

SALES 146 -2% | MEDIAN PRICE $1.265M +12% | AVERAGE PPSF $1,538 +3%

Carroll Gardens, Boerum Hill & Red Hook pp. 15/16

SALES 76 -9% | MEDIAN PRICE $1.488M -1% | AVERAGE PPSF $1,435 +3%

Park Slope & Gowanus pp. 17/18

SALES 126 +60% | MEDIAN PRICE $1.350M +2% | AVERAGE PPSF $1,418 +6%

Fort Greene, Clinton Hill & Prospect Heights pp. 19/20

SALES 113 -5% | MEDIAN PRICE $1.150M +15% | AVERAGE PPSF $1,429 +13%

Bedford-Stuyvesant, Crown Heights, Lefferts Gardens & Bushwick pp. 21/22

SALES 103 -1% | MEDIAN PRICE $655K -13% | AVERAGE PPSF $897 -4%

Kensington, Windsor Terrace, Ditmas Park, Flatbush & Prospect Park South pp. 23/24

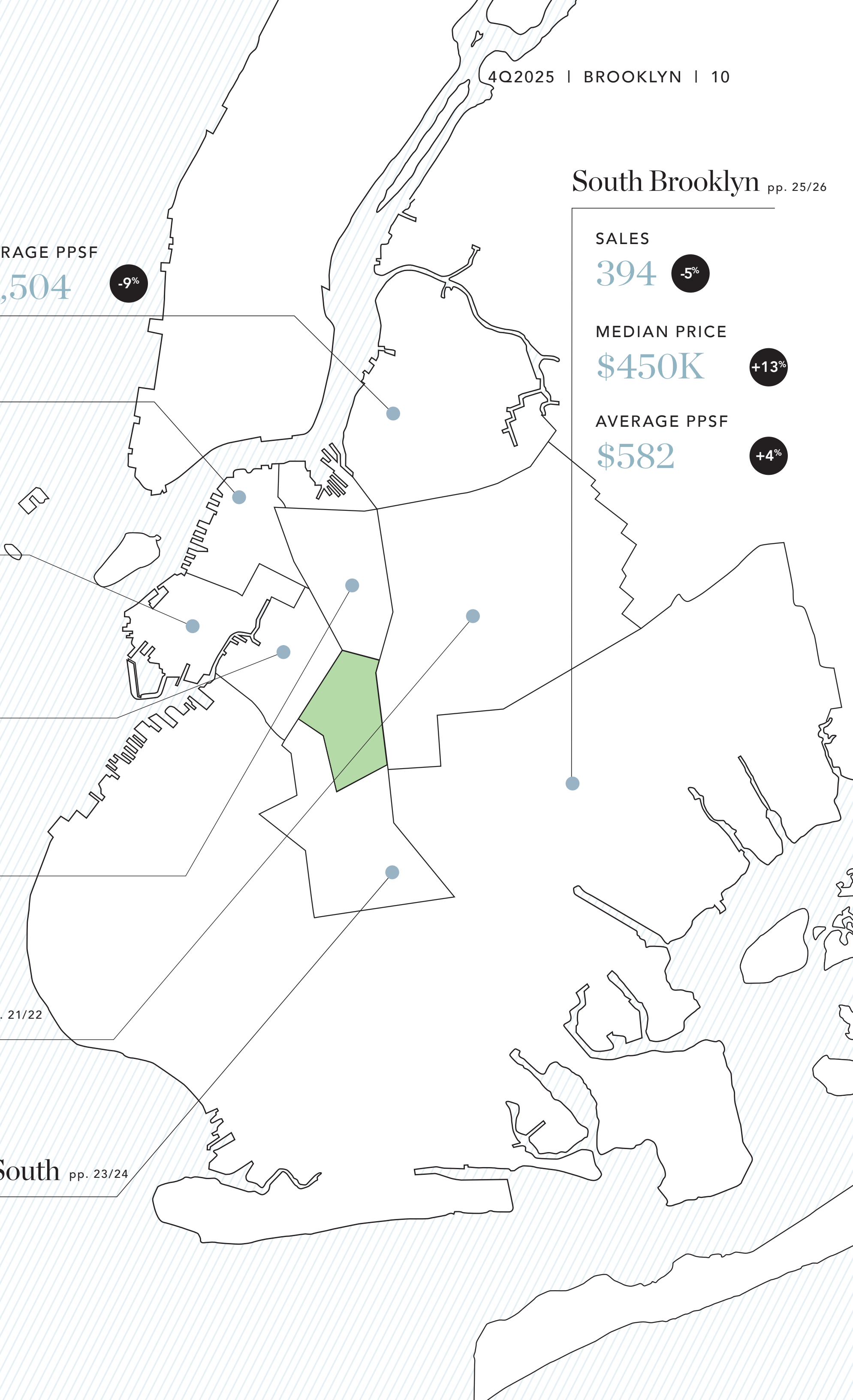
SALES 71 +7% | MEDIAN PRICE $570K -2% | AVERAGE PPSF $814 +22%

South Brooklyn pp. 25/26

SALES 394 -5%

MEDIAN PRICE $450K +13%

AVERAGE PPSF $582 +4%



% CHANGE (YEAR-OVER-YEAR)

Williamsburg & Greenpoint

- Closings rose 3% year-over-year to 147 sales, five more sales than a year ago.
- Inventory dropped 8% year-over-year to 148 listings because of dwindling new development supply. This was the lowest inventory figure for the submarket in nearly three years.
- Average days on market climbed 8% year-over-year to 88 days as limited inventory drove buyers to purchase lingering listings
- Median price jumped 20% annually to $1.65M, the highest figure in the submarket on record, due to strong new development activity and an expanded share of sales over $2M. After six consecutive quarters of annual gains, average price per square foot declined 9% compared to a year ago to $1,504, when the submarket reached a record high.

Sales
147
+3% YEAR OVER YEAR

Market Share of Sales
12%
0% YEAR OVER YEAR

Inventory
148
-8% YEAR OVER YEAR

Days on Market
88
+8% YEAR OVER YEAR

Median Price
$1.65M
+20% YEAR OVER YEAR

Average PPSF
$1,504
-9% YEAR OVER YEAR

Williamsburg & Greenpoint Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

	RESALE CO-OP 4Q25	%	RESALE CO-OP 4Q24	RESALE CONDO 4Q25	%	RESALE CONDO 4Q24	NEW DEVELOPMENT 4Q25	%	NEW DEVELOPMENT 4Q24
MEDIAN PRICE	$508K	+3%	$495K	$1.500M	+20%	$1.250M	$2.338M	+40%	$1.665M
AVERAGE PRICE	$763K	+30%	$585K	$1.605M	+7%	$1.494M	$2.339M	+11%	$2.099M
MEDIAN PPSF	$971	N/A	N/A	$1,469	+3%	$1,427	$1,659	-8%	$1,806
AVERAGE PPSF	$971	N/A	N/A	$1,495	+4%	$1,434	$1,517	-18%	$1,845

Williamsburg & Greenpoint Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

4Q25		%
STUDIO	$352K	N/A
1 BEDROOM	$595K	+20%
2 BEDROOM	$508K	+15%
3+ BEDROOM	$545K	N/A

4Q24	
STUDIO	N/A
1 BEDROOM	$495K
2 BEDROOM	$440K
3+ BEDROOM	N/A

RESALE CONDO

4Q25		%
STUDIO	$720K	-8%
1 BEDROOM	$1.090M	+8%
2 BEDROOM	$1.553M	-4%
3+ BEDROOM	$2.383M	-13%

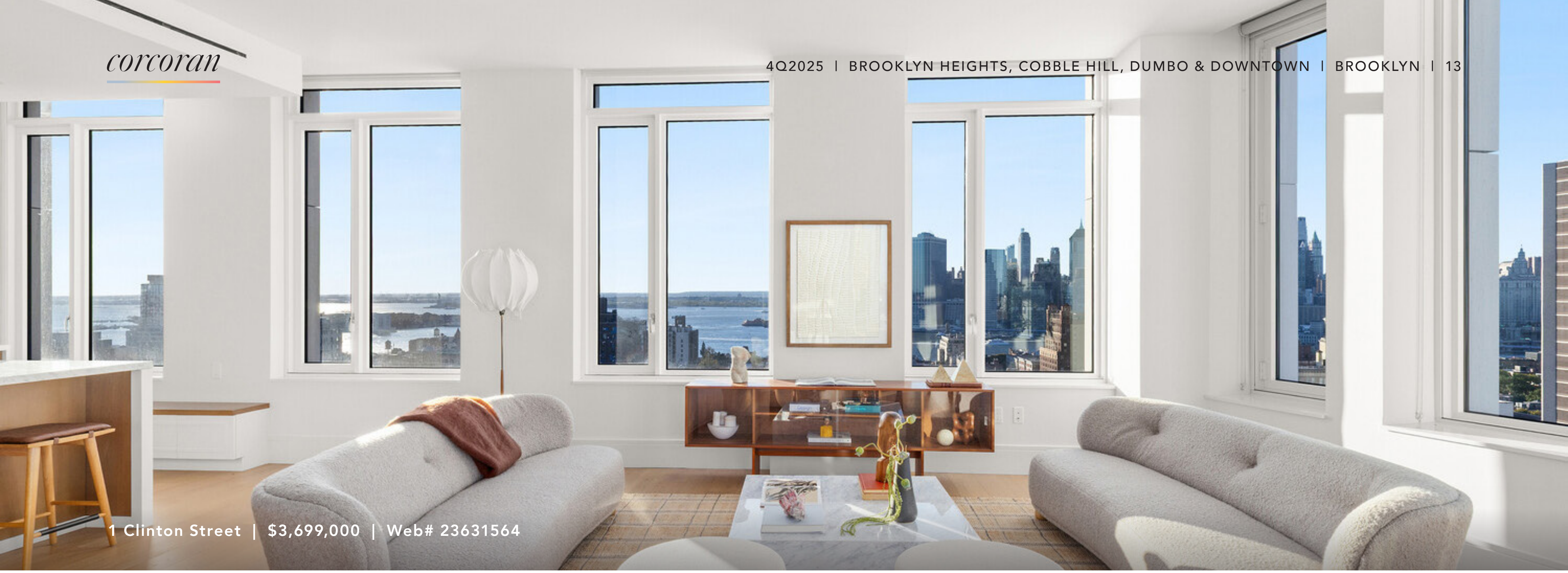
4Q24	
STUDIO	$785K
1 BEDROOM	$1.012M
2 BEDROOM	$1.625M
3+ BEDROOM	$2.725M

NEW DEVELOPMENT

4Q25		%
STUDIO	$885K	+2%
1 BEDROOM	$1.197M	+16%
2 BEDROOM	$2.365M	-12%
3+ BEDROOM	$2.465M	-24%

4Q24	
STUDIO	$865K
1 BEDROOM	$1.034M
2 BEDROOM	$2.685M
3+ BEDROOM	$3.260M

Note that there are a statistically insignificant number of co-op sales in this submarket.



1 Clinton Street | $3,699,000 | Web# 23631564

Brooklyn Heights, Cobble Hill, Dumbo & Downtown

- Sales fell by a slight 2% year-over-year.
- Inventory rose 5% year-over-year to 181 listings. However, this was still the second-lowest number of available listings since 2018.
- Marketing time fell 7% year-over-year to 89 days, remaining consistent with the borough-wide average.
- Median price rose 12% year-over-year, and average price per square foot rose 3% to $1,538, driven by an increased share of new development sales.

Sales
146
-2% YEAR OVER YEAR

Market Share of Sales
12%
0% YEAR OVER YEAR

Inventory
181
+5% YEAR OVER YEAR

Days on Market
89
-7% YEAR OVER YEAR

Median Price
$1.27M
+12% YEAR OVER YEAR

Average PPSF
$1,538
+3% YEAR OVER YEAR

Brooklyn Heights, Cobble Hill, Dumbo & Downtown Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

	RESALE CO-OP 4Q25	%	RESALE CO-OP 4Q24	RESALE CONDO 4Q25	%	RESALE CONDO 4Q24	NEW DEVELOPMENT 4Q25	%	NEW DEVELOPMENT 4Q24
MEDIAN PRICE	$755K	+11%	$680K	$1.280M	-3%	$1.326M	$2.141M	0%	$2.150M
AVERAGE PRICE	$1.040M	+11%	$934K	$1.571M	0%	$1.570M	$2.773M	+6%	$2.622M
MEDIAN PPSF	$1,091	+22%	$891	$1,395	+14%	$1,226	$1,779	-2%	$1,811
AVERAGE PPSF	$1,214	+9%	$1,113	$1,414	+7%	$1,318	$1,880	-2%	$1,914

Brooklyn Heights, Cobble Hill, Dumbo & Downtown Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

4Q25		%
STUDIO	$374K	-10%
1 BEDROOM	$650K	-1%
2 BEDROOM	$1.350M	+7%
3+ BEDROOM	$2.430M	-18%

4Q24	
STUDIO	$415K
1 BEDROOM	$658K
2 BEDROOM	$1.265M
3+ BEDROOM	$2.975M

RESALE CONDO

4Q25		%
STUDIO	$795K	+16%
1 BEDROOM	$1.018M	+6%
2 BEDROOM	$1.525M	+6%
3+ BEDROOM	$3.688M	+48%

4Q24	
STUDIO	$688K
1 BEDROOM	$960K
2 BEDROOM	$1.441M
3+ BEDROOM	$2.500M

NEW DEVELOPMENT

4Q25		%
STUDIO	N/A	N/A
1 BEDROOM	$1.288M	-6%
2 BEDROOM	$2.117M	-1%
3+ BEDROOM	$3.903M	-13%

4Q24	
STUDIO	$1.017M
1 BEDROOM	$1.373M
2 BEDROOM	$2.146M
3+ BEDROOM	$4.468M

28 Huntington Street | $3,495,000 | Web# 23413957

Carroll Gardens, Boerum Hill & Red Hook

- Sales dropped 9% year-over-year to 76 closings. The decline was due to a sharp decrease in new development sales.
- Inventory fell 25% annually to 73 active listings, marking a meaningful tightening of supply. This was the lowest number of listings in the submarket of any quarter in the last three years, and it was the steepest annual inventory drop in Brooklyn.
- Average days on market fell 9% year-over-year to 67 days, one week shorter than a year ago, due to the area's restricted supply.
- Median price held steady year-over-year at $1.49M. While new development pricing saw double-digit growth, fewer sales resulted in minimal influence on the overall median.

Sales

76

-9% YEAR OVER YEAR

Market Share of Sales

6%

-1% YEAR OVER YEAR

Inventory

73

-25% YEAR OVER YEAR

Days on Market

67

-9% YEAR OVER YEAR

Median Price

$1.49M

-1% YEAR OVER YEAR

Average PPSF

$1,435

+3% YEAR OVER YEAR

Carroll Gardens, Boerum Hill & Red Hook Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

	RESALE CO-OP 4Q25	%	RESALE CO-OP 4Q24	RESALE CONDO 4Q25	%	RESALE CONDO 4Q24	NEW DEVELOPMENT 4Q25	%	NEW DEVELOPMENT 4Q24
MEDIAN PRICE	$1.035M	0%	$1.038M	$1.650M	+10%	$1.505M	$2.550M	+26%	$2.023M
AVERAGE PRICE	$1.074M	0%	$1.079M	$1.686M	+2%	$1.649M	$2.258M	+15%	$1.966M
MEDIAN PPSF	$1,260	+2%	$1,235	$1,334	+2%	$1,306	$1,725	+8%	$1,603
AVERAGE PPSF	$1,224	+11%	$1,101	$1,375	+4%	$1,324	$1,614	+4%	$1,553

Carroll Gardens, Boerum Hill & Red Hook Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

	4Q25	%	4Q24
STUDIO	$518K	+3%	$505K
1 BEDROOM	$650K	-12%	$735K
2 BEDROOM	$1.200M	-22%	$1.540M
3+ BEDROOM	$1.575M	N/A	N/A

RESALE CONDO

	4Q25	%	4Q24
STUDIO	N/A	N/A	N/A
1 BEDROOM	$1.020M	-2%	$1.038M
2 BEDROOM	$1.368M	-7%	$1.465M
3+ BEDROOM	$2.310M	+3%	$2.248M

NEW DEVELOPMENT

	4Q25	%	4Q24
STUDIO	N/A	N/A	N/A
1 BEDROOM	$897K	+6%	$850K
2 BEDROOM	$1.963M	+61%	$1.220M
3+ BEDROOM	$3.016M	+33%	$2.268M

Park Slope & Gowanus

- Sales surged 60% year-over-year to 126 closings, driven by broad gains across product types and a more than twofold increase in new development transactions.
- Inventory fell 10% annually to 61 active listings, the second lowest figure in ten years.
- Average days on market increased to 63, a 7% annual change. Despite the increase, the submarket has the shortest average marketing time in the borough.
- Prices rose across all metrics: median price up 2% year-over-year to $1.35M, average price up 3% to $1.48M, and average price per square foot climbed 6% to $1,418.

Sales

126

+60% YEAR OVER YEAR

Market Share of Sales

11%

+4% YEAR OVER YEAR

Inventory

61

-10% YEAR OVER YEAR

Days on Market

63

+7% YEAR OVER YEAR

Median Price

$1.35M

+2% YEAR OVER YEAR

Average PPSF

$1,418

+6% YEAR OVER YEAR

Park Slope & Gowanus Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

	RESALE CO-OP 4Q25	%	RESALE CO-OP 4Q24	RESALE CONDO 4Q25	%	RESALE CONDO 4Q24	NEW DEVELOPMENT 4Q25	%	NEW DEVELOPMENT 4Q24
MEDIAN PRICE	$899K	-12%	$1.018M	$1.305M	+12%	$1.168M	$1.930M	+16%	$1.663M
AVERAGE PRICE	$1.052M	-14%	$1.229M	$1.393M	-1%	$1.401M	$1.910M	+6%	$1.809M
MEDIAN PPSF	$1,167	-5%	$1,231	$1,364	+7%	$1,278	$1,503	-1%	$1,520
AVERAGE PPSF	$1,265	+1%	$1,254	$1,380	+5%	$1,315	$1,462	+2%	$1,431

Park Slope & Gowanus Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

4Q25		%
STUDIO	$365K	-11%
1 BEDROOM	$695K	-16%
2 BEDROOM	$1.050M	-14%
3+ BEDROOM	$2.150M	+14%

4Q24	
STUDIO	$412K
1 BEDROOM	$823K
2 BEDROOM	$1.222M
3+ BEDROOM	$1.888M

RESALE CONDO

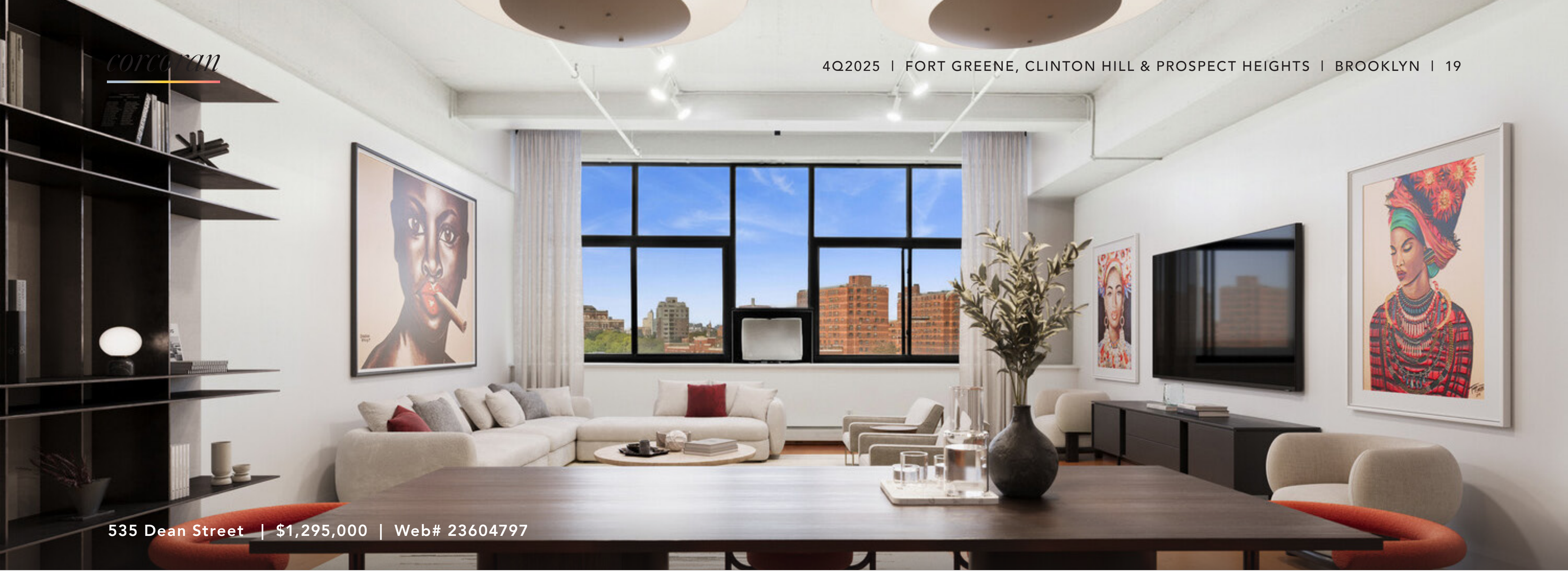
4Q25		%
STUDIO	N/A	N/A
1 BEDROOM	$850K	+3%
2 BEDROOM	$1.303M	+3%
3+ BEDROOM	$2.070M	-28%

4Q24	
STUDIO	N/A
1 BEDROOM	$827K
2 BEDROOM	$1.271M
3+ BEDROOM	$2.863M

NEW DEVELOPMENT

4Q25		%
STUDIO	N/A	N/A
1 BEDROOM	$960K	-40%
2 BEDROOM	$1.715M	+6%
3+ BEDROOM	$2.241M	-13%

4Q24	
STUDIO	$599K
1 BEDROOM	$1.595M
2 BEDROOM	$1.625M
3+ BEDROOM	$2.573M



Fort Greene, Clinton Hill & Prospect Heights

- Sales declined 5% year-over-year to 113 closings, as fewer resale co-op transactions offset gains in new development activity.
- Inventory rose 18% annually to 86 active listings. Resale condo inventory tightened, but several new developments entered the market, preventing an overall decline.
- Average days on market climbed 8% year-over-year to 66 days, which was skewed by a few resales that sat on the market for more than 100 days.
- Overall median price rose 15% year-over-year to $1.15M because of an increased share of sales over $2M, largely in new developments. Pricing among all product types either increased or saw no change in the submarket.

Sales
113
-5% YEAR OVER YEAR

Market Share of Sales
10%
-1% YEAR OVER YEAR

Inventory
86
+18% YEAR OVER YEAR

Days on Market
66
+8% YEAR OVER YEAR

Median Price
$1.15M
+15% YEAR OVER YEAR

Average PPSF
$1,429
+13% YEAR OVER YEAR

Fort Greene, Clinton Hill & Prospect Heights Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

	RESALE CO-OP 4Q25	%	RESALE CO-OP 4Q24	RESALE CONDO 4Q25	%	RESALE CONDO 4Q24	NEW DEVELOPMENT 4Q25	%	NEW DEVELOPMENT 4Q24
MEDIAN PRICE	$860K	+17%	$735K	$995K	0%	$1.000M	$1.665M	+6%	$1.576M
AVERAGE PRICE	$938K	0%	$942K	$1.352M	+4%	$1.301M	$1.927M	+24%	$1.559M
MEDIAN PPSF	$1,028	+1%	$1,019	$1,310	+10%	$1,193	$1,561	+17%	$1,333
AVERAGE PPSF	$1,046	+1%	$1,040	$1,313	+5%	$1,249	$1,617	+20%	$1,353

Fort Greene, Clinton Hill & Prospect Heights Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

4Q25		%
STUDIO	$365K	-3%
1 BEDROOM	$808K	+35%
2 BEDROOM	$1.035M	+4%
3+ BEDROOM	$2.270M	+36%

4Q24	
STUDIO	$378K
1 BEDROOM	$600K
2 BEDROOM	$999K
3+ BEDROOM	$1.665M

RESALE CONDO

4Q25		%
STUDIO	$700K	-33%
1 BEDROOM	$820K	-6%
2 BEDROOM	$1.325M	+12%
3+ BEDROOM	$2.825M	+20%

4Q24	
STUDIO	$1.050M
1 BEDROOM	$870K
2 BEDROOM	$1.180M
3+ BEDROOM	$2.350M

NEW DEVELOPMENT

4Q25		%
STUDIO	$1.281M	N/A
1 BEDROOM	$965K	+15%
2 BEDROOM	$1.588M	-5%
3+ BEDROOM	$2.845M	+32%

4Q24	
STUDIO	N/A
1 BEDROOM	$840K
2 BEDROOM	$1.680M
3+ BEDROOM	$2.150M

Bedford-Stuyvesant, Crown Heights, Lefferts Gardens & Bushwick

- New development activity slowed year-over-year, but the resale market grew, resulting in little annual change overall.
- Inventory climbed 3% year-over-year to 137 listings. Despite the annual increase, this was the second lowest number of active listings of any quarter since 2017.
- Average marketing time increased to 123 days, a 75% rise compared to last year's average of 71 days, which was exceptionally low for the submarket. This was the steepest increase borough-wide.
- Median price dropped 13% to its lowest figure in the last ten years at $655K, driven by a significantly lower share of sales above $1M. Average price per square foot fell to $897, the lowest level for this submarket in five quarters.

Sales
103

-1% YEAR OVER YEAR

Market Share of Sales
9%

0% YEAR OVER YEAR

Inventory
137

+3% YEAR OVER YEAR

Days on Market
123

+75% YEAR OVER YEAR

Median Price
$655K

-13% YEAR OVER YEAR

Average PPSF
$897

-4% YEAR OVER YEAR

Bedford-Stuyvesant, Crown Heights, Lefferts Gardens & Bushwick Prices by Property Type

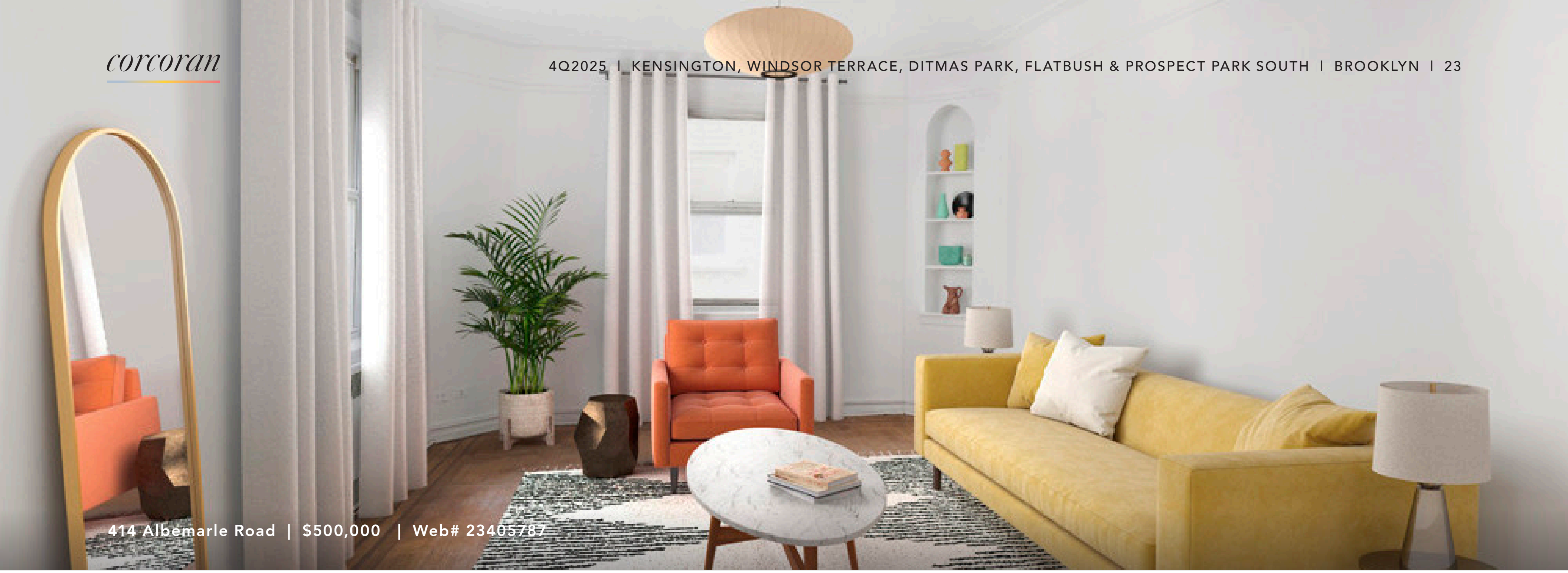
% CHANGE (YEAR-OVER-YEAR)

	RESALE CO-OP 4Q25	%	RESALE CO-OP 4Q24	RESALE CONDO 4Q25	%	RESALE CONDO 4Q24	NEW DEVELOPMENTS 4Q25	%	NEW DEVELOPMENTS 4Q24
MEDIAN PRICE	$390K	-7%	$420K	$745K	+5%	$708K	$642K	-25%	$853K
AVERAGE PRICE	$508K	+4%	$488K	$774K	+7%	$723K	$798K	-12%	$910K
MEDIAN PPSF	$590	-7%	$635	$912	-3%	$945	$1,034	+3%	$1,005
AVERAGE PPSF	$705	+13%	$623	$825	-7%	$884	$982	0%	$986

Bedford-Stuyvesant, Crown Heights, Lefferts Gardens & Bushwick Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

	RESALE CO-OP 4Q25	%	RESALE CO-OP 4Q24	RESALE CONDO 4Q25	%	RESALE CONDO 4Q24	NEW DEVELOPMENT 4Q25	%	NEW DEVELOPMENT 4Q24
STUDIO	$200K	-51%	$407K	$565K	+53%	$370K	N/A	N/A	$570K
1 BEDROOM	$390K	+40%	$279K	$655K	-4%	$680K	$600K	-8%	$649K
2 BEDROOM	$425K	-34%	$645K	$775K	-9%	$849K	$881K	-17%	$1.062M
3+ BEDROOM	$1.645M	N/A	N/A	$910K	+5%	$868K	$570K	-59%	$1.395M



414 Albemarle Road | $500,000 | Web# 23405787

Kensington, Windsor Terrace, Ditmas Park, Flatbush & Prospect Park South

- New development launches and expanded inventory spurred a 7% increase in closings.
- Active listings increased 14% to 104, the highest fourth quarter figure for the submarket since 2022.
- Average days on market declined 20% to 64 days, down more than two weeks from a year ago, marking the second shortest marketing time in Brooklyn.
- Pricing trends were mixed. Median price dipped 2% annually, yet average price per square foot jumped 22%. A surge in new development sales resulted in the overall increase in average price per square foot.

Sales
71
+7% YEAR OVER YEAR

Market Share of Sales
6%
0% YEAR OVER YEAR

Inventory
104
+14% YEAR OVER YEAR

Days on Market
64
-20% YEAR OVER YEAR

Median Price
$570K
-2% YEAR OVER YEAR

Average PPSF
$814
+22% YEAR OVER YEAR

Kensington, Windsor Terrace, Ditmas Park, Flatbush & Prospect Park South Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

	RESALE CO-OP 4Q25	%	RESALE CO-OP 4Q24	RESALE CONDO 4Q25	%	RESALE CONDO 4Q24	NEW DEVELOPMENTS 4Q25	%	NEW DEVELOPMENTS 4Q24
MEDIAN PRICE	$560K	+1%	$555K	$790K	+30%	$610K	$548K	-11%	$615K
AVERAGE PRICE	$596K	+2%	$587K	$851K	+41%	$602K	$607K	-20%	$758K
MEDIAN PPSF	$667	+13%	$590	$934	+25%	$750	$1,025	+26%	$812
AVERAGE PPSF	$670	+10%	$608	$858	+19%	$721	$1,047	+56%	$670

Kensington, Windsor Terrace, Ditmas Park, Flatbush & Prospect Park South Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

	4Q25	%	4Q24
STUDIO	$300K	0%	$300K
1 BEDROOM	$520K	+11%	$470K
2 BEDROOM	$695K	-5%	$729K
3+ BEDROOM	$900K	-7%	$964K

RESALE CONDO

	4Q25	%	4Q24
STUDIO	N/A	N/A	$399K
1 BEDROOM	$685K	+12%	$613K
2 BEDROOM	$939K	+58%	$596K
3+ BEDROOM	$725K	-22%	$935K

NEW DEVELOPMENT

	4Q25	%	4Q24
STUDIO	$390K	N/A	N/A
1 BEDROOM	$550K	+22%	$449K
2 BEDROOM	$898K	+46%	$615K
3+ BEDROOM	$1.357M	+12%	$1.210M

743 East 9th Street | $1,265,000 | Web# 23656493

South Brooklyn

- Closed sales declined 5% year-over-year, and market share slipped 2%. While there were more new development sales than a year ago, far fewer resale co-op closings occurred, driving overall sales lower.
- Slower sales caused inventory to accumulate, up 12% annually to 706 listings, the highest fourth quarter figure for the submarket since 2020.
- Average days on market increased 12 days to 110, the longest of all eight submarkets, as is typical.
- Average price per square foot rose 4% and median price increased 13% annually due to a greater share of sales in the $500K to $750K and $750 to $1M price segments.

Sales
394
-5% YEAR OVER YEAR

Market Share of Sales
34%
-2% YEAR OVER YEAR

Inventory
706
+12% YEAR OVER YEAR

Days on Market
110
+4% YEAR OVER YEAR

Median Price
$450K
+13% YEAR OVER YEAR

Average PPSF
$582
+4% YEAR OVER YEAR

South Brooklyn Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

	RESALE CO-OP 4Q25	%	RESALE CO-OP 4Q24	RESALE CONDO 4Q25	%	RESALE CONDO 4Q24	NEW DEVELOPMENT 4Q25	%	NEW DEVELOPMENT 4Q24
MEDIAN PRICE	$320K	-3%	$330K	$650K	+4%	$625K	$577K	0%	$575K
AVERAGE PRICE	$356K	+1%	$352K	$645K	-4%	$670K	$731K	+8%	$680K
MEDIAN PPSF	$399	-2%	$409	$690	+10%	$629	$836	-4%	$874
AVERAGE PPSF	$419	+1%	$416	$669	+2%	$659	$836	-3%	$860

South Brooklyn Median Price by Bedroom

% CHANGE (YEAR-OVER-YEAR)

RESALE CO-OP

	4Q25	%	4Q24
STUDIO	$222K	+1%	$220K
1 BEDROOM	$303K	-2%	$310K
2 BEDROOM	$436K	+12%	$390K
3+ BEDROOM	$450K	+20%	$375K

RESALE CONDO

	4Q25	%	4Q24
STUDIO	$315K	-14%	$365K
1 BEDROOM	$480K	+12%	$428K
2 BEDROOM	$690K	+10%	$630K
3+ BEDROOM	$755K	-9%	$830K

NEW DEVELOPMENT

	4Q25	%	4Q24
STUDIO	N/A	N/A	$536K
1 BEDROOM	$507K	-7%	$543K
2 BEDROOM	$621K	-25%	$826K
3+ BEDROOM	$944K	+10%	$860K

The Corcoran Report was Manhattan's very first market study of residential sale trends. For 40 years, we have pioneered making this information available to you and your customers in a straightforward and easy-to-understand way.

METRICS

PREVIOUS QUARTER statistics for sales and prices are revised in the subsequent report once data are available for the full quarter period.

CLOSED AND CONTRACTS SIGNED figures for the current quarter are based on reported transactions at the time the report is prepared and projected through the end of the quarter taking into account typical seasonality.

DAYS ON MARKET averages how long a unit takes to sell and is calculated from subtracting list date from contract date. Units on the market longer than three years and shorter than one day are considered outliers and removed from the data to prevent significant skewing. New developments are excluded because many available, unsold units are held off the market for long periods of time.

AVERAGE PRICE PER SQUARE FOOT is the average price divided by the average square footage. In prior Corcoran Reports this was calculated as an average of all prices per square foot, which gives a number less skewed by high price sales and more similar to a median price per square foot. The two metrics are now separated to give more insight to market dynamics.

MEDIAN PRICE AND PRICE PER SQUARE FOOT are the middle or midpoint price where half of sales fall below and half fall above this number.

INVENTORY is a count of all currently listed units and is measured two weeks before the end of the quarter. It does not include unlisted yet unsold units in new developments ("shadow" inventory).

SOURCE

Figures in this report are based on publicly reported closed sales information via the Automated City Register Information System (ACRIS) and the REBNY Listing System (RLS).

DISCLAIMER

FOR MORE INFORMATION

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