The Corcoran Report

MAY 2026 | BROOKLYN | CONDOS & CO-OPS

May 2026: High-End Demand Lifts Overall Market Activity

Signed contracts rose 2% year-over-year, reaching the highest number of any month in the past two years and marking a reversal after four consecutive months with a decline. The rebound was driven by the condo market, where contracts climbed 8%. Meanwhile, co-op activity weakened, with contracts falling 6% year-over-year, which was the fifth consecutive decline and the tenth decrease over the past twelve months. Demand was strongest at the top of the market: sales in the over $3M segment more than doubled versus last year and $2M to $3M increased 56%. Both price categories reached their highest May number in at least eight years. Average days on market increased 6% compared to a year ago, when marketing time had reached its shortest average timeframe since 2022. Despite the annual increase, marketing time fell to its lowest level in the past year, as is typical of market seasonality, with properties averaging 74 days on the market.

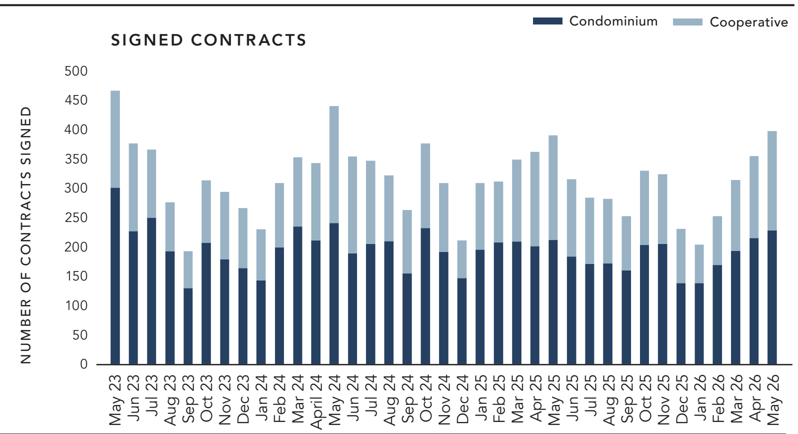
Contracts Signed[1]

395

+2% VS. MAY 2025

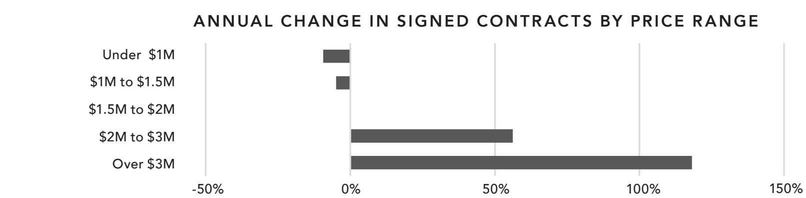
+12% VS. APRIL 2026

Condominiums	Cooperatives
227	168
▲ +8% YoY	▼ -6% YoY



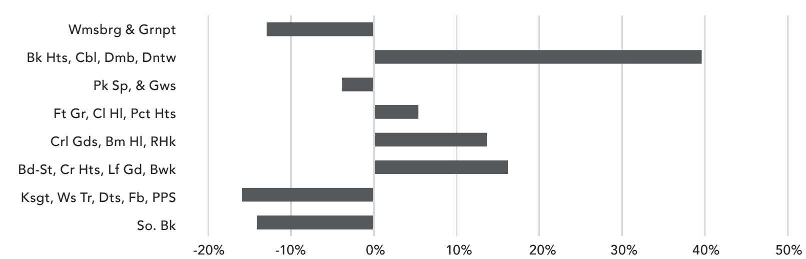
Contracts Signed by Price Range

Price Range	May 2026	May 2025	Y-O-Y
Under $1M	212	234	-9%
$1M to $1.5M	58	61	-5%
$1.5M to $2M	51	51	0%
$2M to $3M	50	32	56%
Over $3M	24	11	118%
Total	**395**	**389**	**2%**



Contracts Signed by Submarket

Submarket	May 2026	May 2025	Y-O-Y
Wmsbrg & Grnpt	47	54	-13%
Bk Hts, Cbl, Dmb, Dntw	81	58	40%
Pk Sp, & Gws	50	52	-4%
Ft Gr, Cl Hl, Pct Hts	39	37	5%
Crl Gds, Bm Hl, RHk	25	22	14%
Bd-St, Cr Hts, Lf Gd, Bwk	43	37	16%
Ksgt, Ws Tr, Dts, Fb, PPS	37	44	-16%
So. Bk	73	85	-14%
Total	**395**	**389**	**2%**



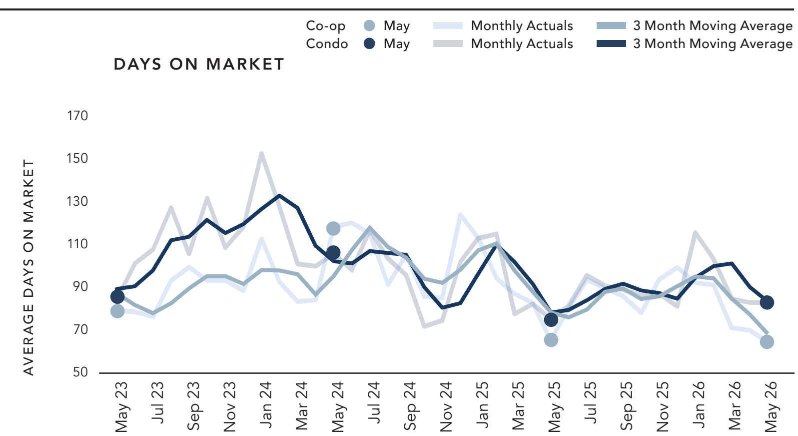
Days on Market[2]

74

+6% VS. MAY 2025

-4% VS. APRIL 2026

Condominiums	Cooperatives
83	64
▲ +10% YoY	▼ -1% YoY



1. Figure reflects contracts signed within the report month reported by any agency in Brooklyn. Source: REBNY Listing Service and Corcoran's contract data | 2. Only reflects units that were listed for more than one day prior to being marked as contract signed. Source: REBNY Listing Service and Corcoran's contract data | 3. Figure reflects units listed as active as of the last day of the reporting month. Starting in February 2026, inventory includes both Corcoran Reserve and Compass Private listing types, therefore year-over-year percentage changes may be overstated. | 4. Price figures based on a blend of actual sale prices for closed units and last asking prices for contracts reported signed. Figures based only on units with available square footages. Source: REBNY Listing Service and Corcoran's contract data | 5. Figure represents average percent discount off last ask and includes contracts that signed at and above ask. Source: Corcoran's contract data | Townhouse sales and listings are excluded.

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May 2026: Inventory Builds Across Brooklyn as Price Gains Persist

Brooklyn inventory rose 8% year-over-year to 2,015 listings, marking the eighth consecutive month of supply growth and the highest inventory figure of any month since June 2022. Condo listings were up 3% annually, while co-op inventory continued to build for the ninth straight month, increasing 16% year-over-year. Nevertheless, pricing momentum continued, with average price per square foot up 15% annually, its sixteenth increase in the past twenty months. Co-op price per square foot jumped 14%, driven by strong high-end activity in Brooklyn Heights and Park Slope. Condo pricing also gained momentum, rising 11% year-over-year, supported by new development sales exceeding $2,000 per square foot. Market competitiveness also strengthened: condo negotiability rose slightly to 0.3% below asking price. Meanwhile, co-op negotiability landed 3.9% above the asking price on average because of several bidding wars that resulted in sales 10% or more above ask.

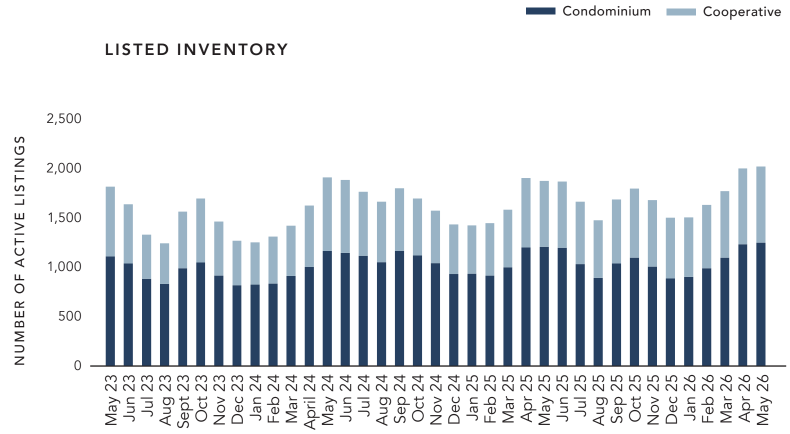
Active Listings[3]

2,015

+8% VS. MAY 2025

+1% VS. APRIL 2026

Condominiums	Cooperatives
1,244	771
+3% YoY	+16% YoY



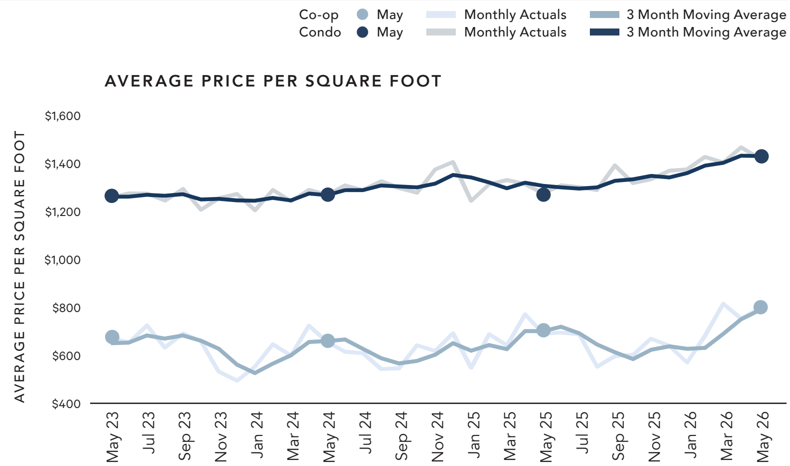
Average Price per Square Foot[4]

$1,287

+15% VS. MAY 2025

-2% VS. APRIL 2026

Condominiums	Cooperatives
$1,424	$804
+11% YoY	+14% YoY



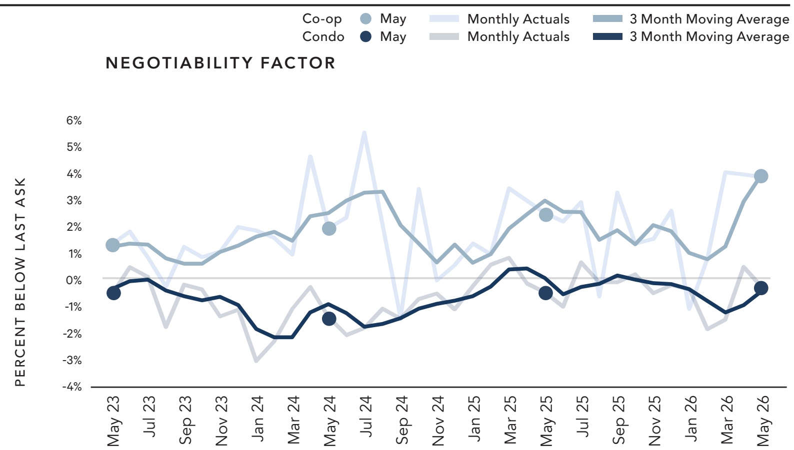
Negotiability Factor[5]

1.4%

+0.4% VS. MAY 2025

-0.5% VS. APRIL 2026

Condominiums	Cooperatives
–0.3%	3.9%
+0.2% YoY	+1.4% YoY



FOR MORE INFORMATION Research and Data Requests: Research@corcoran.com | Press Inquiries: PR@corcoran.com

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