The Corcoran Report

FEBRUARY 2026 | BROOKLYN | CONDOS & CO-OPS

February 2026: February Sees Fewer Sales but Less Days on Market

Sales fell 19% year-over-year, marking the ninth month in the past twelve with an annual decline. The number of contracts represented a 23% decline compared to the five-year February average. However, activity was up 24% from January 2026, when signed contracts hit their lowest level of any month in more than two years. The over $3M segment was the only price category with an annual increase, up four sales from a year ago. Most notably, the $2M to $3M segment had the largest percentage decline, down 31%. Nonetheless, listings sold faster in February, with days on market decreasing to 99 from 107 last year because half as many listings took over a year to sell.

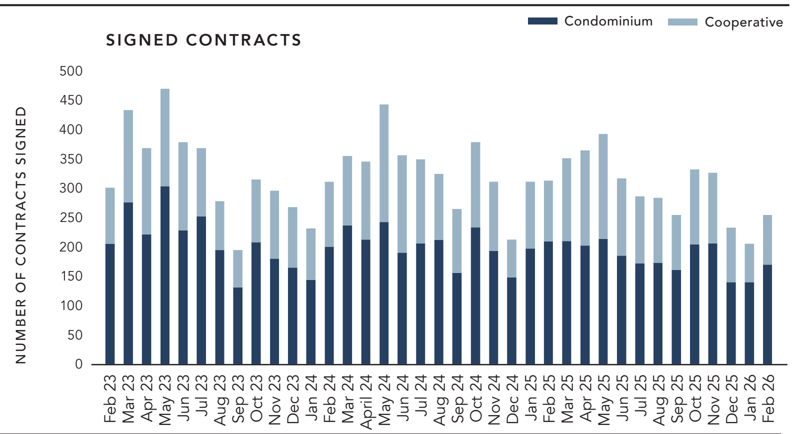
Contracts Signed[1]

252

▼ -19% VS. FEBRUARY 2025

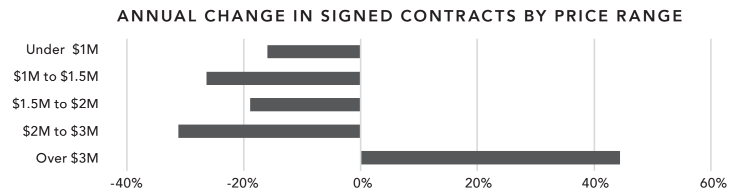
▲ +24% VS. JANUARY 2026

Condominiums	Cooperatives
168	84
▼ -19% YoY	▼ -189% YoY



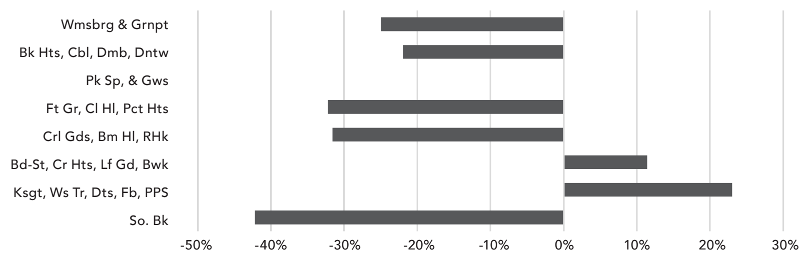
Contracts Signed by Price Range

Price Range	Feb 2026	Feb 2025	Y-O-Y
Under $1M	137	163	-16%
$1M to $1.5M	39	53	-26%
$1.5M to $2M	30	37	-19%
$2M to $3M	33	48	-31%
Over $3M	13	9	44%
Total	**252**	**310**	**-19%**



Contracts Signed by Submarket

Submarket	Feb 2026	Feb 2025	Y-O-Y
Wmsbrg & Grnpt	42	56	-25%
Bk Hts, Cbl, Dmb, Dntw	39	50	-22%
Pk Sp, & Gws	29	29	0%
Ft Gr, Cl Hl, Pct Hts	21	31	-32%
Crl Gds, Bm Hl, RHk	13	19	-32%
Bd-St, Cr Hts, Lf Gd, Bwk	39	35	11%
Ksgt, Ws Tr, Dts, Fb, PPS	32	26	23%
So. Bk	37	64	-42%
Total	**252**	**310**	**-19%**



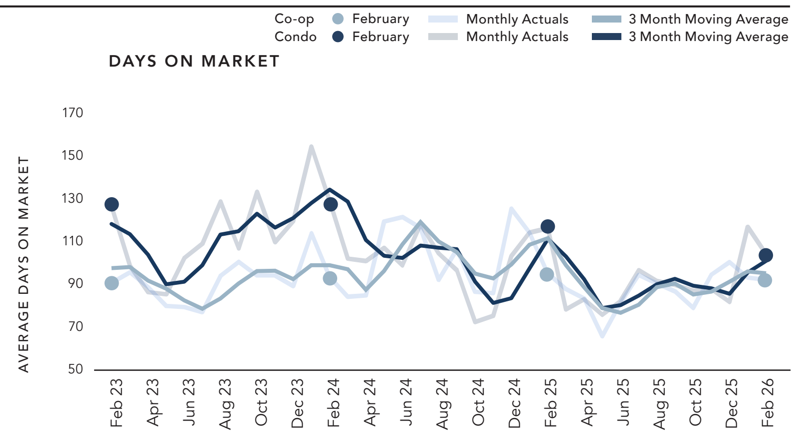
Days on Market[2]

99

▼ -8% VS. FEBRUARY 2025

▼ -8% VS. JANUARY 2026

Condominiums	Cooperatives
103	91
▼ -10% YoY	▼ -3% 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 actively listed as of the last day of the report month. Listings reflecting a combination opportunity are excluded if also listed separately. Source: REBNY Listing Service . | 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. All material herein is intended for information purposes only and has been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdrawal without notice. This is not intended to solicit property already listed. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker. Owned and operated by Compass International Holdings.

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February 2026: Brooklyn Sees Fifth Straight Month of Inventory Growth and Rising Pricing

Brooklyn inventory increased 13% year-over-year to 1,626 listings, marking the fifth consecutive month of growth. Condo listings increased 8% annually, the product type's first annual gain after seven consecutive months of year-over-year declines. Co-op listings increased 21% compared to last year's historical low. Average price per square foot climbed 10% annually, its thirteenth year-over-year increase in the past seventeen months. Condo pricing drove the gain and reached its highest point ever, helped by several new development contracts over $2,500 per square foot in Williamsburg.

Overall negotiability averaged 1.1% below ask as sellers responded to a slowdown in sales. Condo negotiability fell to 1.9% below ask, marking only the second time in the past twelve months that discounts averaged more than 1%, while co-op sales continued to transact above the asking price on average.

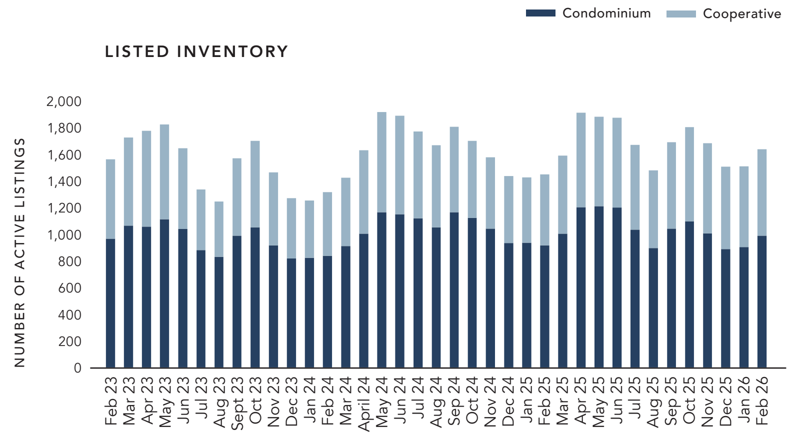
Active Listings[3]

1,626

+13% VS. FEBRUARY 2025

+8% VS. JANUARY 2026

Condominiums	Cooperatives
983	643
+8% YoY	+21% YoY



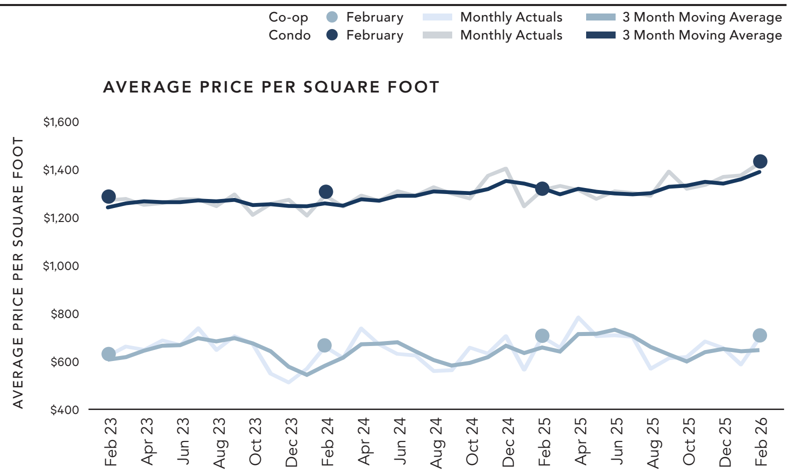
Average Price per Square Foot[4]

$1,316

+10% VS. FEBRUARY 2025

+5% VS. JANUARY 2026

Condominiums	Cooperatives
$1,428	$693
+9% YoY	-1% YoY



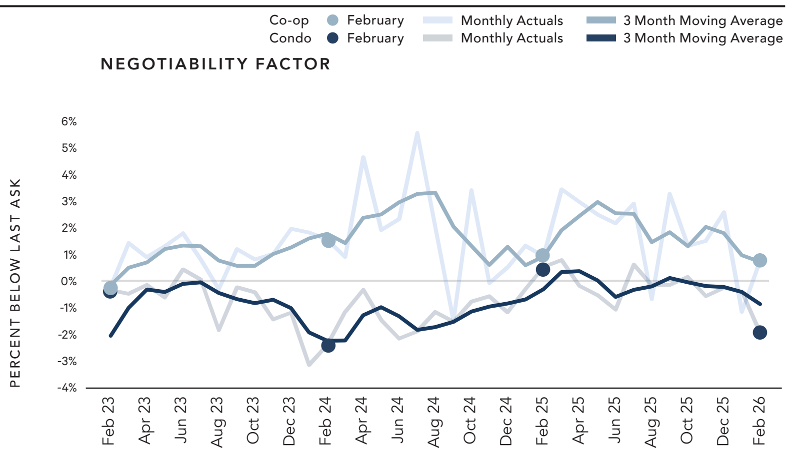
Negotiability Factor[5]

–1.1%

-1.8% VS. FEBRUARY 2025

-0.4% VS. JANUARY 2026

Condominiums	Cooperatives
–1.9%	+0.7%
-2.5% YoY	-0.2% YoY



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

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