

The Corcoran Report

JANUARY 2026 | BROOKLYN | CONDOS & CO-OPS

January 2026: Brooklyn Contract Activity Declines in Nearly All Price Segments

Sales fell 34% year-over-year, marking the eighth month in the past twelve with a decline. The decrease, however, was measured against the busiest January since 2022. The number of contracts represented a 20% decline compared to the five-year average. Co-op activity dropped 42% because of significantly fewer signed contracts in South Brooklyn, despite co-op listings being up year-over-year. Condo activity also declined significantly as condo inventory constraints continue to impact sales. The over \$3M segment was the only price category without an annual decline, remaining unchanged year-over-year. Most notably, contracts under \$1 million dropped 43%, a difference of 79 sales. Nevertheless, listings sold faster in January, with days on market decreasing to 107 from 113 last year.

Contracts Signed¹

203



-34% VS. JANUARY 2025

-12% VS. DECEMBER 2025

Condominiums

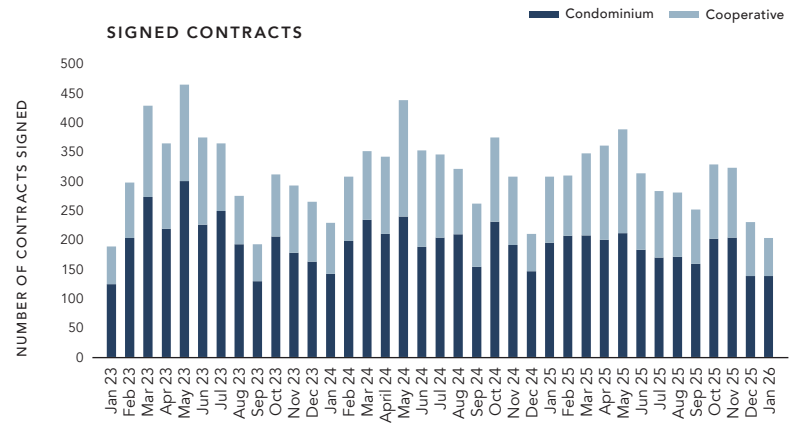
Cooperatives

138

▼ -29% YoY

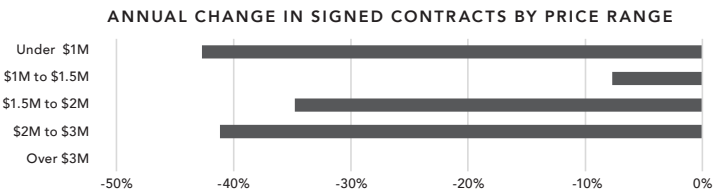
65

▼ -42% YoY



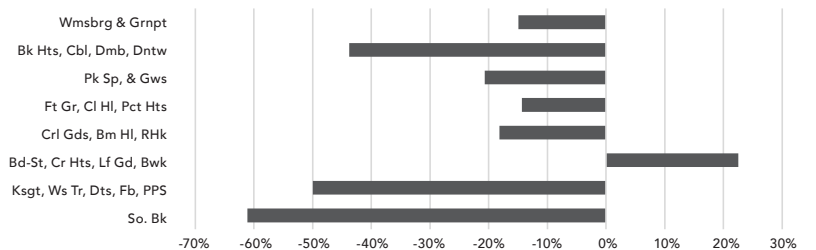
Contracts Signed by Price Range

Price Range	Jan 2026	Jan 2025	Y-O-Y
Under \$1M	106	185	-43%
\$1M to \$1.5M	48	52	-8%
\$1.5M to \$2M	15	23	-35%
\$2M to \$3M	20	34	-41%
Over \$3M	14	14	0%
Total	230	308	-34%



Contracts Signed by Submarket

Submarket	Jan 2026	Jan 2025	Y-O-Y
Wmsbrg & Grnpt	40	47	-15%
Bk Hts, Cbl, Dmb, Dntw	18	32	-44%
Pk Sp, & Gws	23	29	-21%
Ft Gr, Cl HI, Pct Hts	18	21	-14%
CrI Gds, Bm HI, RHk	9	11	-18%
Bd-St, Cr Hts, Lf Gd, Bwk	38	31	23%
Ksgt, Ws Tr, Dts, Fb, PPS	17	34	-50%
So. Bk	40	103	-61%
Total	203	308	-34%



Days on Market²

107



-5% VS. JANUARY 2025

+21% VS. DECEMBER 2025

Condominiums

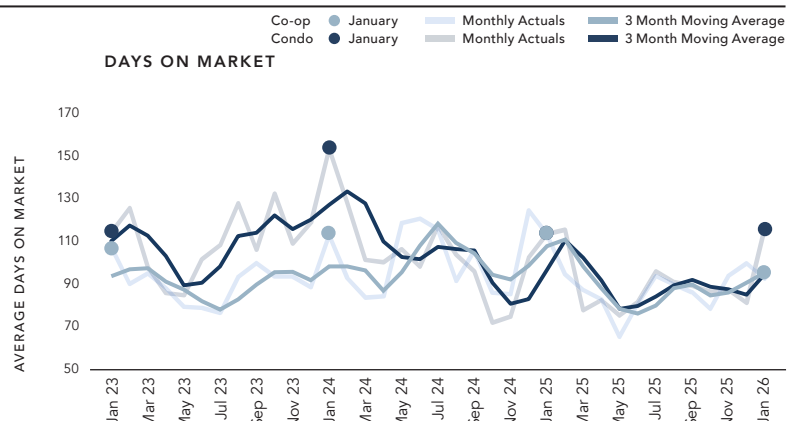
Cooperatives

115

▲ +2% YoY

92

▼ -18% 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 Anywhere Real Estate LLC.

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JANUARY 2026 | BROOKLYN | CONDOS & CO-OPS

January 2026: Brooklyn Inventory Expands While Pricing Moves Upward

Brooklyn inventory rose 6% year-over-year to 1,499 listings, marking the fourth consecutive month of growth. This expansion was driven entirely by a 23% increase in co-op listings, as condo inventory continued to decline for the seventh straight month. Average price per square foot climbed 15% annually, its eighth year-over-year increase in the past twelve months, with condo pricing leading the gain after reaching its third-highest point ever. A greater share of condo sales contributed to an overall rise that surpassed the annual increases reported for both individual product types.

The average list-to-sale-price ratio was 0.7% below ask, compared to 0.4% above ask a year ago. Condo negotiability was slightly below ask, as it has been for the past year, while co-op negotiations averaged 1.2% below. Notably, this was only the fourth time in the past two years that co-op negotiability dipped below ask. A single co-op traded 15% below ask, skewing the average. Co-op average negotiability would have remained at last ask without this sale.

Active Listings³

1,499 $\triangle$ +6% VS. JANUARY 2025
 $\equiv$ 0% VS. DECEMBER 2025

Condominiums

Cooperatives

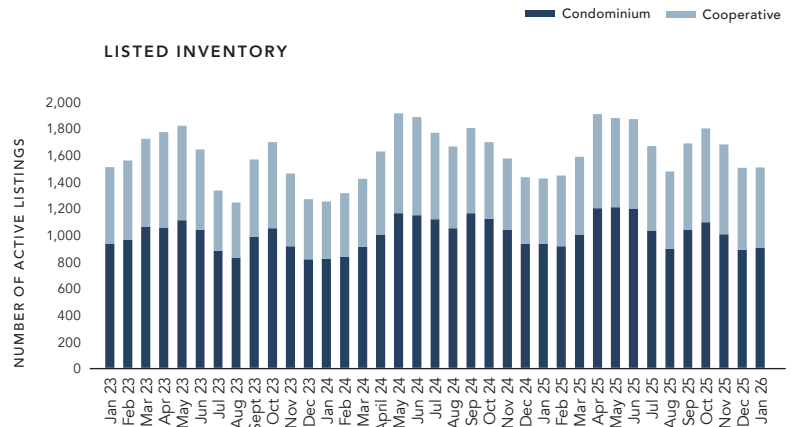
898

$\blacktriangledown$ -3% YoY

601

$\blacktriangle$ +23% YoY

LISTED INVENTORY



Average Price per Square Foot⁴

\$1,250 $\blacklozenge$ +15% VS. JANUARY 2025
 $\blacklozenge$ +4% VS. DECEMBER 2025

Condominiums

Cooperatives

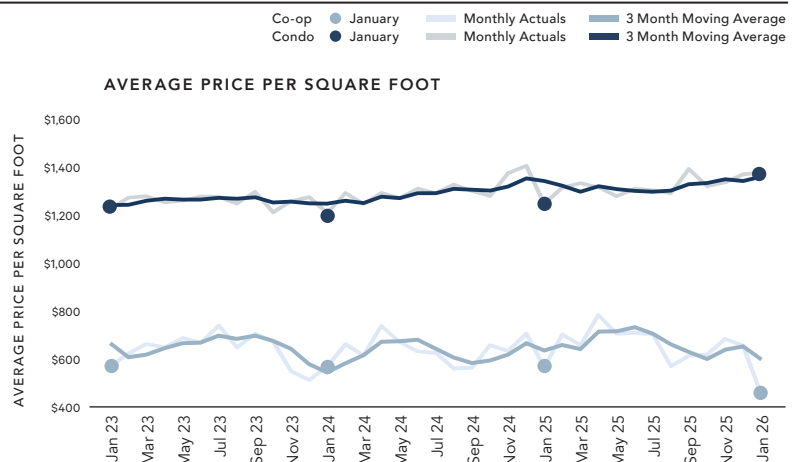
\$1,378

$\blacktriangle$ +10% YoY

\$584

$\blacktriangle$ +4% YoY

AVERAGE PRICE PER SQUARE FOOT



Negotiability Factor⁵

-0.7% $\blacktriangledown$ -1.2% VS. JANUARY 2025
 $\blacktriangledown$ -1.3% VS. DECEMBER 2025

Condominiums

Cooperatives

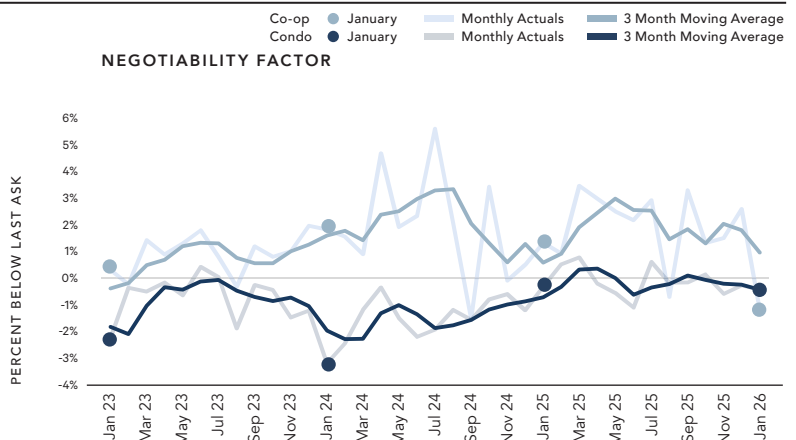
-0.4%

$\blacktriangledown$ -0.1% YoY

-1.2%

$\blacktriangledown$ -2.5% YoY

NEGOTIABILITY FACTOR



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

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