The Corcoran Report

APRIL 2026 | BROOKLYN | CONDOS & CO-OPS

April 2026: Condo Activity Drives Luxury Contract Gains

The number of signed contracts slipped 2% year-over-year, marking the tenth annual decline in the past twelve months, and was 10% below the five-year April average. However, the softness was entirely concentrated in the co-op market. Condos told a very different story, with signed contracts rising 7% year-over-year to a three-year April high. Demand was strongest at the top of the market: every price segment above $1.5M posted gains, driving a combined 14% annual increase. In fact, total signed contracts above $1.5M reached a four-year high, and with 20 contracts reported over $3M, it was the segment's best month since June 2022. Listings also moved faster in April as inventory increased and fresh listings sold quickly. As a result, it was the second-shortest average marketing time recorded over the past 18 months.

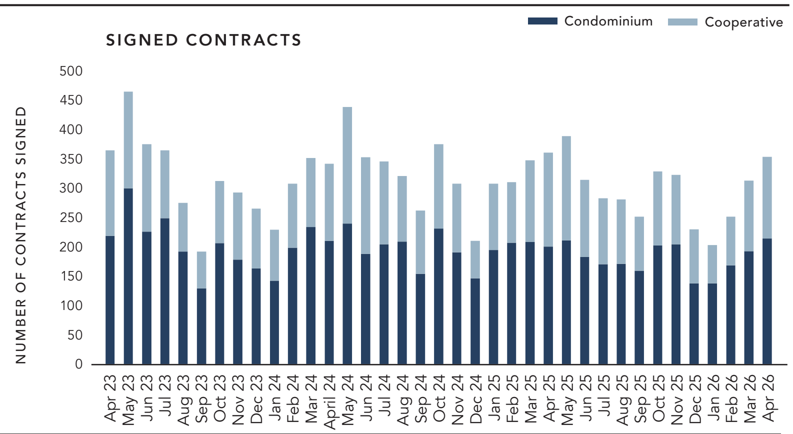
Contracts Signed[1]

354

-2% VS. APRIL 2025

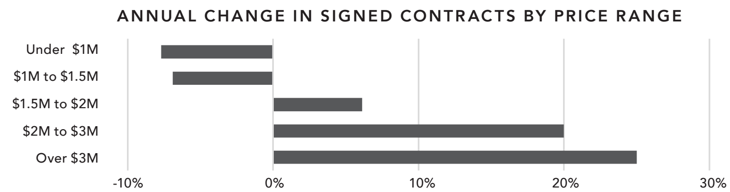
+13% VS. MARCH 2026

Condominiums	Cooperatives
214	140
+7% YoY	-13% YoY



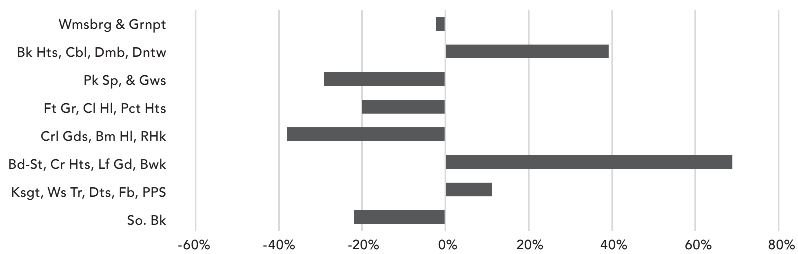
Contracts Signed by Price Range

Price Range	Apr 2026	Apr 2025	Y-O-Y
Under $1M	192	208	-8%
$1M to $1.5M	54	58	-7%
$1.5M to $2M	52	49	6%
$2M to $3M	36	30	20%
Over $3M	20	16	25%
Total	**354**	**361**	**-2%**



Contracts Signed by Submarket

Submarket	Apr 2026	Apr 2025	Y-O-Y
Wmsbrg & Grnpt	44	45	-2%
Bk Hts, Cbl, Dmb, Dntw	71	51	39%
Pk Sp, & Gws	34	48	-29%
Ft Gr, Cl Hl, Pct Hts	32	40	-20%
Crl Gds, Bm Hl, RHk	13	21	-38%
Bd-St, Cr Hts, Lf Gd, Bwk	49	29	69%
Ksgt, Ws Tr, Dts, Fb, PPS	40	36	11%
So. Bk	71	91	-22%
Total	**354**	**361**	**-2%**



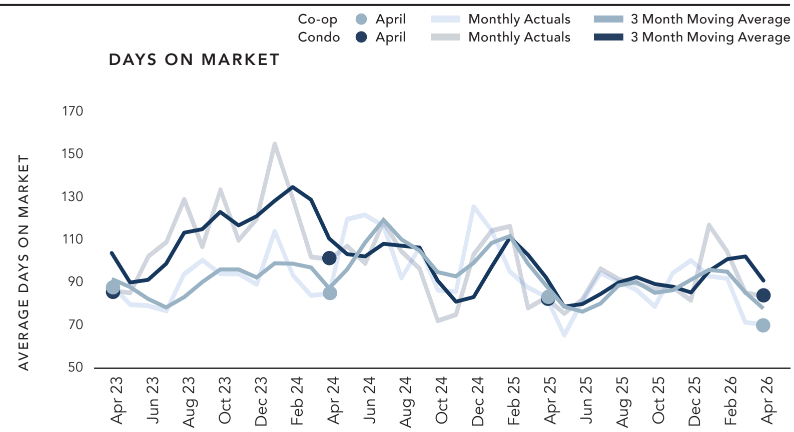
Days on Market[2]

77

-6% VS. APRIL 2025

-2% VS. MARCH 2026

Condominiums	Cooperatives
83	70
+1% YoY	-15% 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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April 2026: Pricing Power Persists Despite Rising Supply

Brooklyn inventory rose 5% year-over-year to 1,994 listings, marking the seventh 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 eighth straight month, increasing 9% year-over-year. Pricing momentum remained firm, with average price per square foot up 11% annually, its fifteenth increase in the past nineteen months. Condo price per square foot led the gains, jumping 11% year-over-year to a new record, driven in part by several new development contracts exceeding $2,500 per square foot. Market competitiveness also strengthened: condo negotiability rose to 0.4% above asking price, marking the first over-ask reading for condos in six months. Meanwhile, co-op negotiability landed 3.9% above the asking price on average because of several bidding wars that resulted in sales 20% or more above ask.

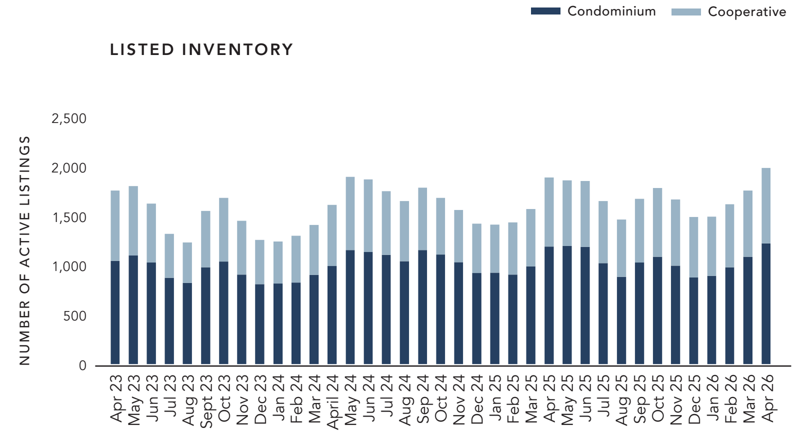
Active Listings[3]

1,994

+5% VS. APRIL 2025

+13% VS. MARCH 2026

Condominiums	Cooperatives
1,225	769
+3% YoY	+9% YoY



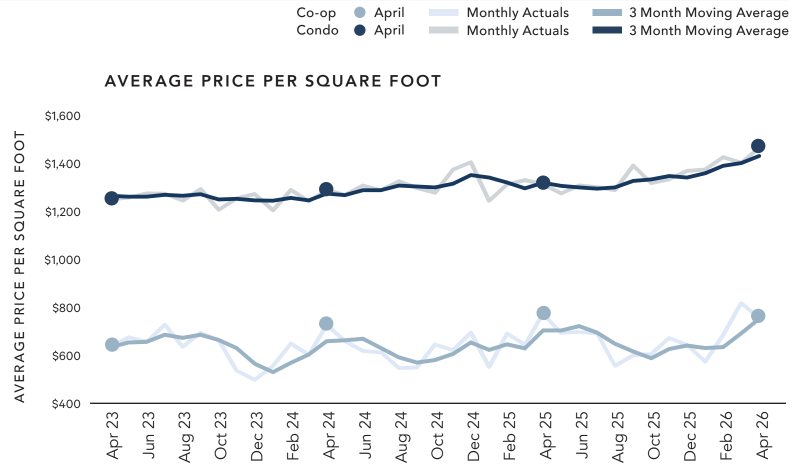
Average Price per Square Foot[4]

$1,309

+11% VS. APRIL 2025

+1% VS. MARCH 2026

Condominiums	Cooperatives
$1,467	$764
+11% YoY	-2% YoY



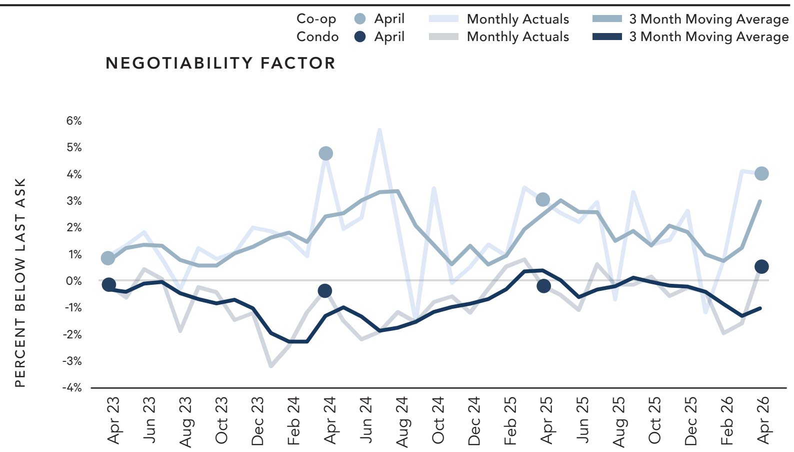
Negotiability Factor[5]

1.9%

+0.5% VS. APRIL 2025

+1.8% VS. MARCH 2026

Condominiums	Cooperatives
0.4%	3.9%
+0.6% YoY	+1.0% YoY



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

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