

The Corcoran Report

DECEMBER 2025 | BROOKLYN | CONDOS & CO-OPS

December 2025: Brooklyn Sales Rise Again After Six Months of Declines

Sales rose 10% year over year, marking a second month of gains after six months of declines. The increase, however, was compared to the slowest December in more than seven years. Co-op activity surged 44% from last year, fueled by greater supply and more attractive pricing in the co-op segment. In contrast, condo sales fell 5% as inventory hit a two-year low. Brooklyn's December rebound was driven by the lower end of the market. Most notably, contracts under \$1 million jumped 23%, reflecting the co-op rebound. Listings sold faster in December, with days on market decreasing to 89 from 109 last year, as buyers moved quickly on well-priced listings.

Contracts Signed¹

230 ▲ +10% VS. DECEMBER 2024
▼ -29% VS. NOVEMBER 2025

Condominiums

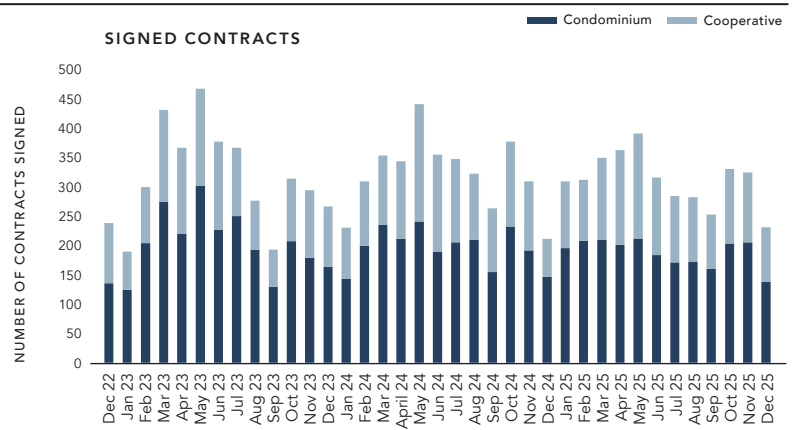
138

▼ -5% YoY

Cooperatives

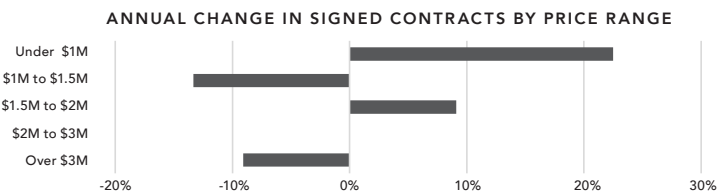
92

▲ +44% YoY



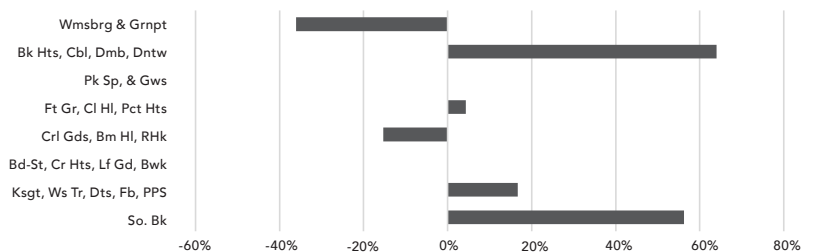
Contracts Signed by Price Range

Price Range	Dec 2025	Dec 2024	Y-O-Y
Under \$1M	136	111	23%
\$1M to \$1.5M	39	45	-13%
\$1.5M to \$2M	24	22	9%
\$2M to \$3M	21	21	0%
Over \$3M	10	11	-9%
Total	230	210	10%



Contracts Signed by Submarket

Submarket	Dec 2025	Dec 2024	Y-O-Y
Wmsbrg & Grnpt	30	47	-36%
Bk Hts, Cbl, Dmb, Dntw	41	25	64%
Pk Sp, & Gws	21	21	0%
Ft Gr, Cl HI, Pct Hts	24	23	4%
CrI Gds, Bm HI, RHk	11	13	-15%
Bd-St, Cr Hts, Lf Gd, Bwk	25	25	0%
Ksgt, Ws Tr, Dts, Fb, PPS	28	24	17%
So. Bk	50	32	56%
Total	230	210	10%



Days on Market²

89 ▼ +19% VS. DECEMBER 2024
▼ -1% VS. NOVEMBER 2025

Condominiums

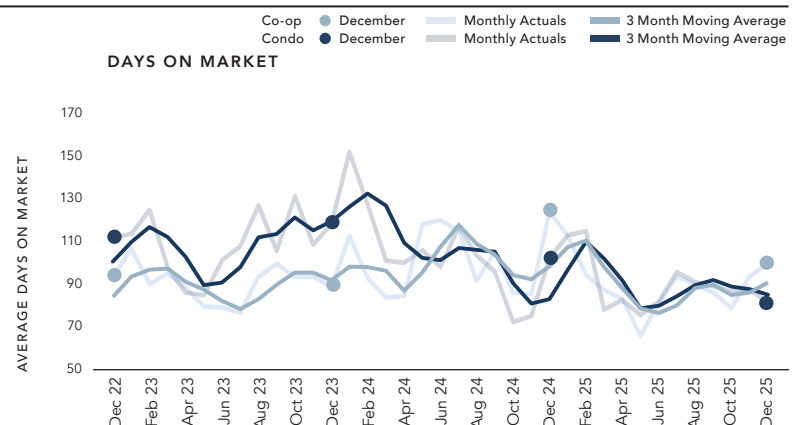
81

▼ -21% YoY

Cooperatives

99

▼ -20% 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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DECEMBER 2025 | BROOKLYN | CONDOS & CO-OPS

December 2025: Brooklyn Inventory Expands While Prices Ease

Brooklyn inventory expanded 5% year over year to 1,496 listings, marking the third consecutive month of growth. However, condo listings continued to decline for the sixth straight month. The overall increase was driven entirely by a 23% surge in co-op listings. Average price per square foot fell 9% annually, only the third decline in the past fifteen months. Prices dropped for both condos and co-ops, but the higher share of co-op sales pushed the marketwide figure even lower. Condo pricing remained relatively resilient at \$1,372 per square foot, down just 3% from the record high reached last year.

Based on Corcoran contracts reported during the month, the average list-to-sale-price ratio was 0.6% above ask, compared to 0.6% below ask a year ago. Condo negotiability was slightly below ask, while co-op negotiations averaged 2.6% above, the 11th month out of 12 that average co-op negotiability was above ask.

Active Listings³

1,496 ◆ +5% VS. DECEMBER 2024
◆ -11% VS. NOVEMBER 2025

Condominiums

882

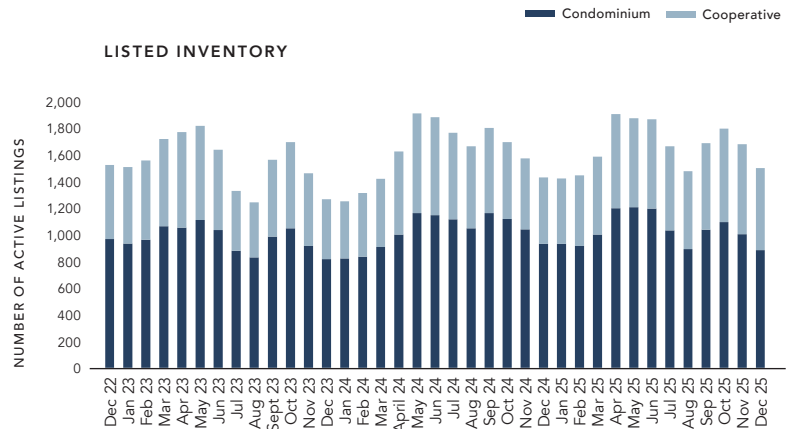
▼ -5% YoY

Cooperatives

614

▲ +23% YoY

LISTED INVENTORY



Average Price per Square Foot⁴

\$1,201 ▼ -9% VS. DECEMBER 2024
▼ -2% VS. NOVEMBER 2025

Condominiums

\$1,372

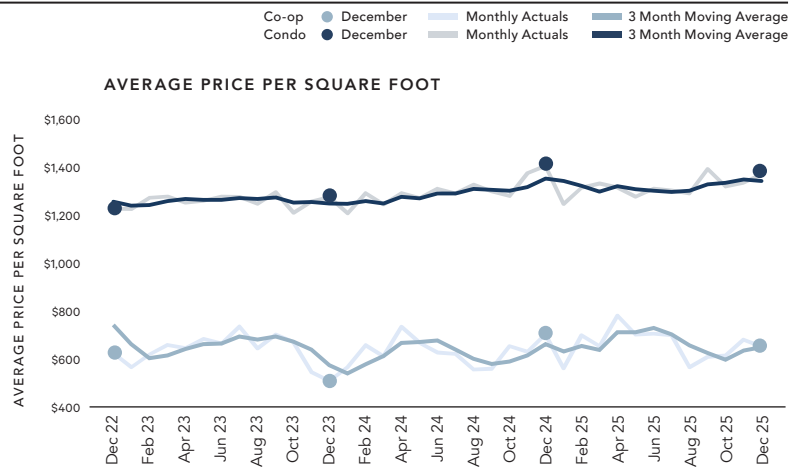
▼ -3% YoY

Cooperatives

\$653

▼ -7% YoY

AVERAGE PRICE PER SQUARE FOOT



Negotiability Factor⁵

0.6% ▲ +1.2% VS. DECEMBER 2024
▲ -0.4% VS. NOVEMBER 2025

Condominiums

-0.3%

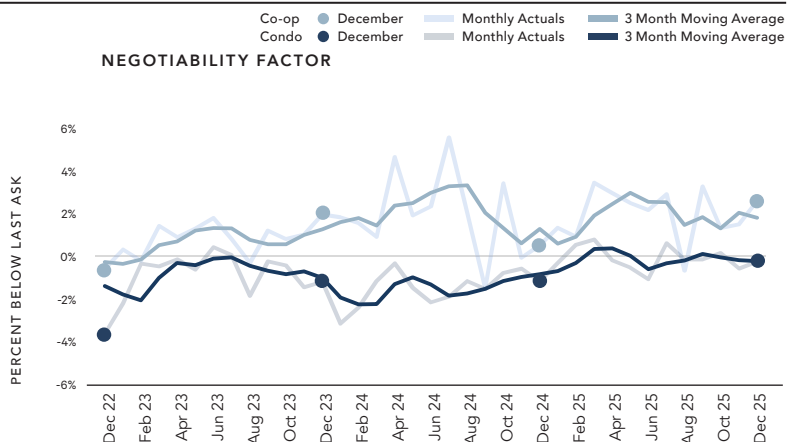
▲ +0.9% YoY

Cooperatives

2.6%

▲ +2.1% YoY

NEGOTIABILITY FACTOR



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

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