The Corcoran Report

JUNE 2026 | BROOKLYN | CONDOS & CO-OPS

June 2026: Sales Activity Improved and Marketing Times Shortened

Signed contracts climbed 11% year-over-year to 347, though this was compared to the lowest June figure since 2020. June 2026 signed contracts were 5% below the five-year June average of 363. Although both product types increased annually, the overall growth was driven largely by a 15% increase in condo contracts, while co-ops increased 4%. This marked a reversal after five consecutive months of year-over-year declines in co-op activity. Every price segment had an annual increase in signed contracts except for the $1M to $1.5M range. In particular, the over $3M segment grew to more than double last year's level due in part to stronger sales in Williamsburg. Average days on market dropped 8% compared to a year ago to the second-shortest timeframe in the last 13 months.

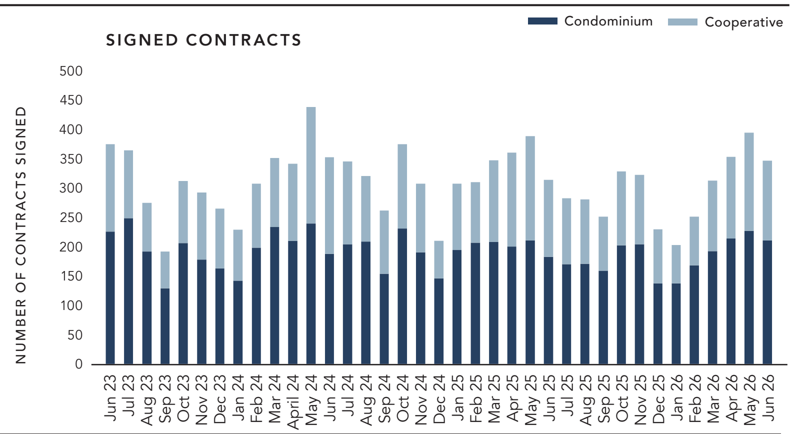
Contracts Signed[1]

347

+11% VS. JUNE 2025

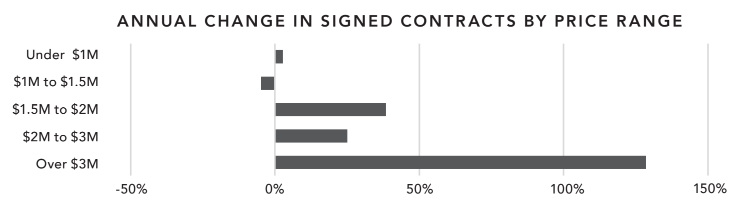
-12% VS. MAY 2026

Condominiums	Cooperatives
211	136
+15% YoY	+4% YoY



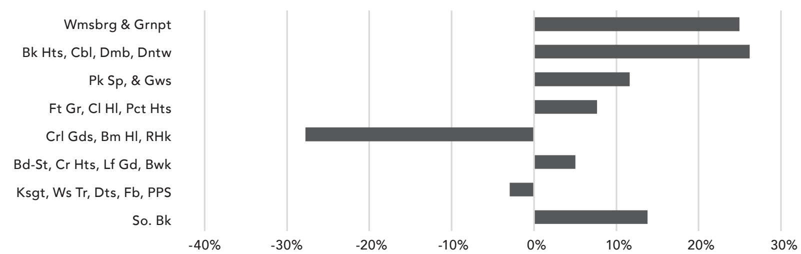
Contracts Signed by Price Range

Price Range	June 2026	June 2025	Y-O-Y
Under $1M	184	179	3%
$1M to $1.5M	58	61	-5%
$1.5M to $2M	54	39	38%
$2M to $3M	35	28	25%
Over $3M	16	7	129%
Total	**347**	**314**	**11%**



Contracts Signed by Submarket

Submarket	June 2026	June 2025	Y-O-Y
Wmsbrg & Grnpt	50	40	25%
Bk Hts, Cbl, Dmb, Dntw	53	42	26%
Pk Sp, & Gws	48	43	12%
Ft Gr, Cl Hl, Pct Hts	42	39	8%
Crl Gds, Bm Hl, RHk	13	18	-28%
Bd-St, Cr Hts, Lf Gd, Bwk	42	40	5%
Ksgt, Ws Tr, Dts, Fb, PPS	33	34	-3%
So. Bk	66	58	14%
Total	**347**	**314**	**11%**



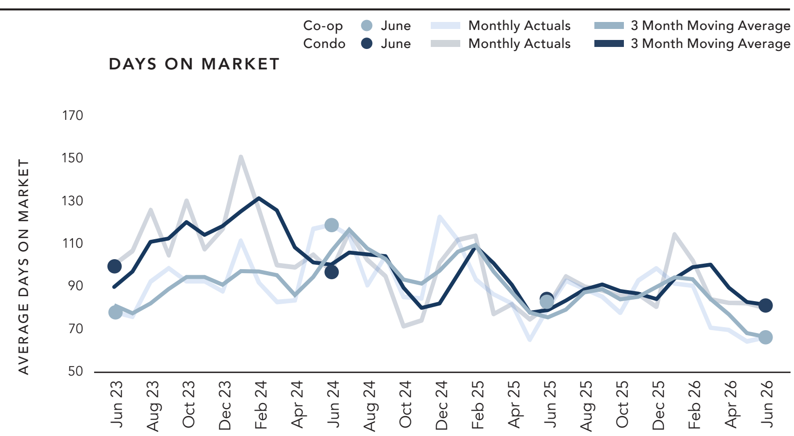
Days on Market[2]

75

-8% VS. JUNE 2025

0% VS. MAY 2026

Condominiums	Cooperatives
80	66
-1% YoY	-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 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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June 2026: Pricing Leveled Off While Inventory Continued to Rise

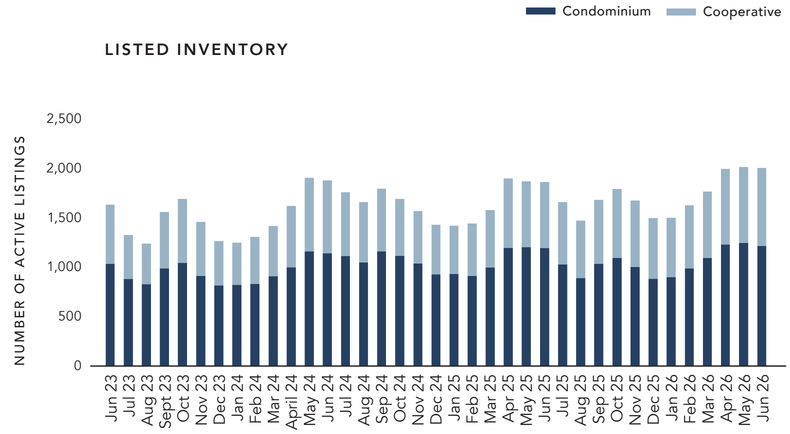
Brooklyn inventory rose 8% year-over-year to 2,003 listings, its ninth consecutive month of supply growth and the second-highest inventory figure since June 2022. The steady rise in supply has facilitated stronger sales activity. Condo listings were up 2% annually, while co-op inventory continued to build for the tenth straight month, increasing 17% year-over-year. Pricing overall rose, with average price per square foot up 2% annually, its seventeenth increase in the past twenty-one months. However, a greater share of sales were condos, causing the overall rise despite the flat condo average and decline in average co-op price per square foot. Negotiability tightened with condos averaging only 0.1% below asking price, while co-op negotiability was 4.5% above the asking price on average because of several bidding wars that landed 10% or more above ask.

Active Listings[3]

2,003

+8% VS. JUNE 2025
-1% VS. MAY 2026

Condominiums	Cooperatives
1,215	788
+2% YoY	+17% YoY

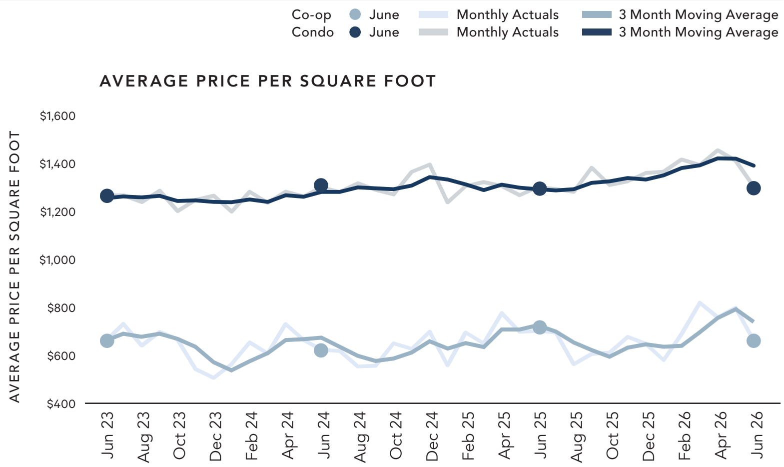


Average Price per Square Foot[4]

$1,203

+2% VS. JUNE 2025
-7% VS. MAY 2026

Condominiums	Cooperatives
$1,315	$666
0% YoY	-6% YoY

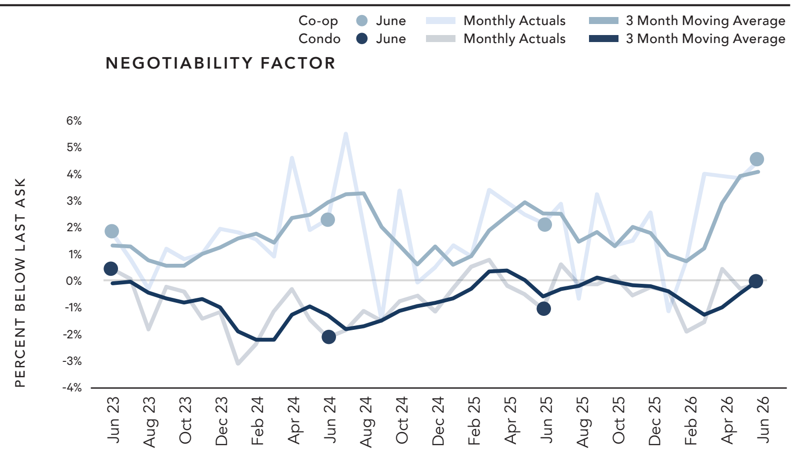


Negotiability Factor[5]

2.4%

+1.8% VS. JUNE 2025
+1.0% VS. MAY 2026

Condominiums	Cooperatives
–0.1%	4.5%
+1.0% YoY	+2.4% YoY



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

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