

The Corcoran Report

NOVEMBER 2025 | BROOKLYN | CONDOS & CO-OPS

November 2025: Brooklyn Sales Rebound After Six Months of Annual Declines

With 323 contracts signed, Brooklyn sales increased year-over-year for the first time after six consecutive months of annual declines, up 5% annually. Contract activity was down 2% compared to October 2025, a change that is typical of seasonality. Both condos and co-ops experienced annual increases in contract activity. An increase in supply and steady pricing prompted buyers to act.

The \$1M to \$1.5M segment posted the only annual decline, down 5%, while all other price ranges increased or saw no change. Fort Greene/Clinton Hill/Prospect Heights had the largest yearly increase in sales because of stronger co-op and new development activity. Alongside a slight uptick in active listings giving buyers more choices, days on market increased to 89 days on market from 79 days last year.

Contracts Signed¹

323



+5% VS. NOVEMBER 2024

-2% VS. OCTOBER 2025

Condominiums

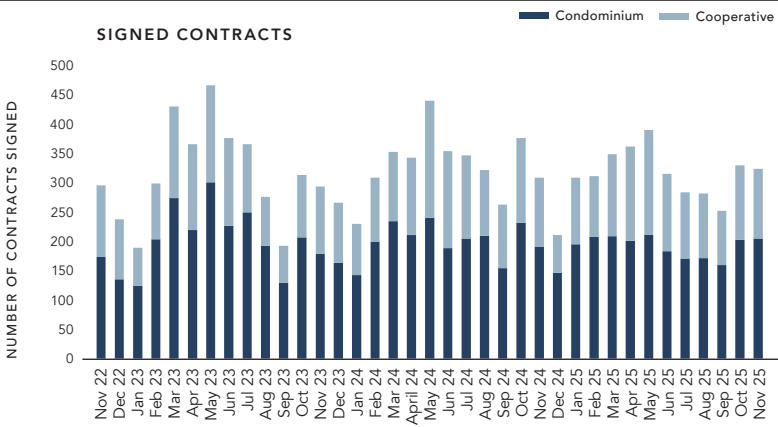
Cooperatives

204

▲ +7% YoY

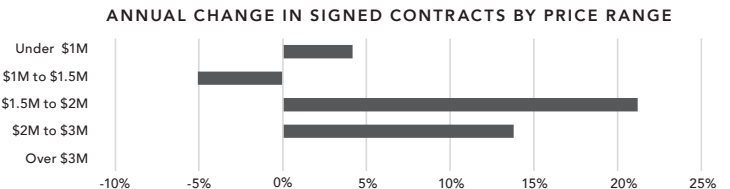
119

▲ +2% YoY



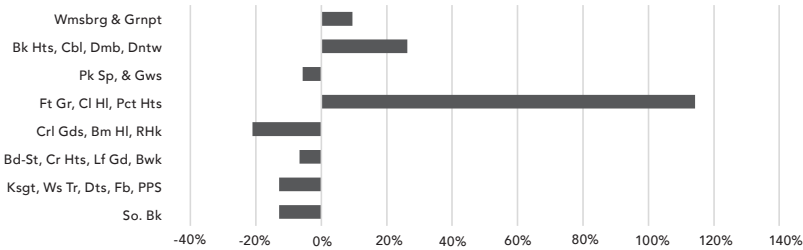
Contracts Signed by Price Range

Price Range	Nov 2025	Nov 2024	Y-O-Y
Under \$1M	175	168	4%
\$1M to \$1.5M	56	59	-5%
\$1.5M to \$2M	40	33	21%
\$2M to \$3M	33	29	14%
Over \$3M	19	19	0%
Total	323	308	5%



Contracts Signed by Submarket

Submarket	Nov 2025	Nov 2024	Y-O-Y
Wmsbrg & Grnpt	46	42	10%
Bk Hts, Cbl, Dmb, Dntw	48	38	26%
Pk Sp, & Gws	33	35	-6%
Ft Gr, Cl HI, Pct Hts	45	21	114%
CrI Gds, Bm HI, RHk	15	19	-21%
Bd-St, Cr Hts, Lf Gd, Bwk	42	45	-7%
Ksgt, Ws Tr, Dts, Fb, PPS	27	31	-13%
So. Bk	67	77	-13%
Total	323	308	5%



Days on Market²

89



+14% VS. NOVEMBER 2024

+8% VS. OCTOBER 2025

Condominiums

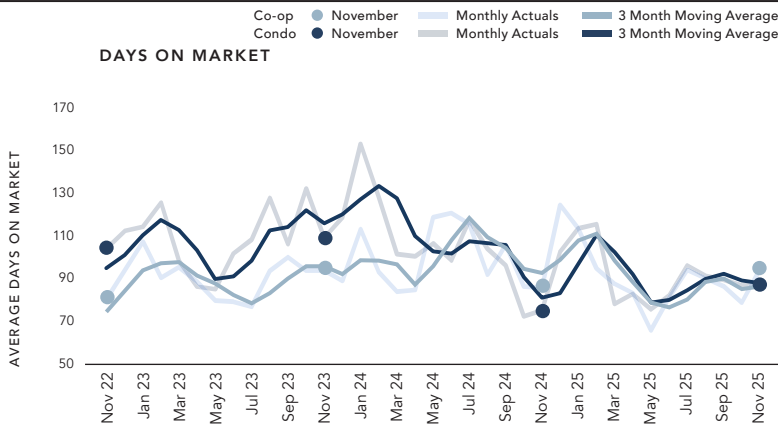
Cooperatives

87

▲ +17% YoY

93

▲ +10% 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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November 2025: Brooklyn Inventory Rises, Price Per Square Foot Holds

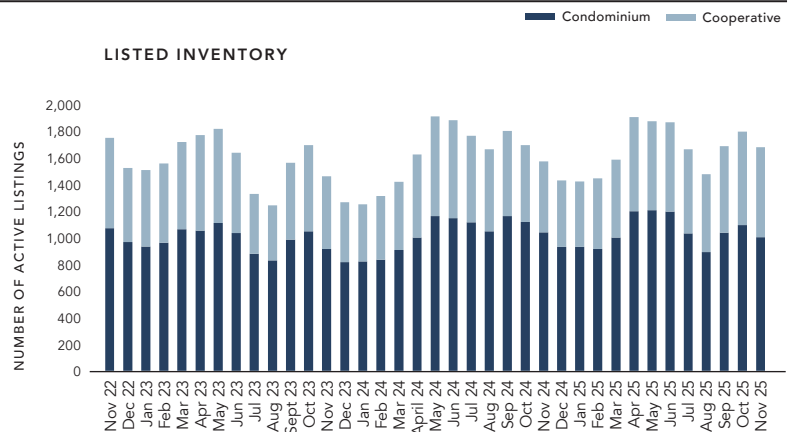
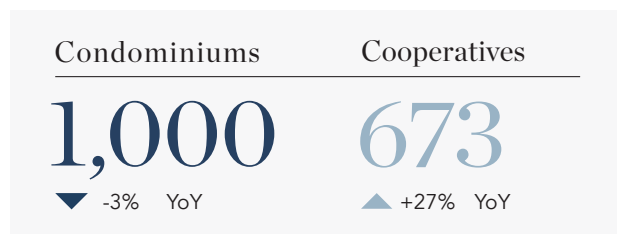
Inventory in Brooklyn expanded 7% year-over-year to 1,673 listings, the highest November total since 2022. The increase was due entirely to a 27% increase in co-op listings since condos were down 3% year-over-year.

Average price per square foot declined less than 0.5% from a year ago to \$1,220. Despite the decline, the figure was still one of the highest seen in the past two years. Versus November 2024, condo pricing decreased 3%, whereas co-op price per square foot climbed 8%, marking the tenth annual increase in the last 12 months. The overall dip occurred because there were many more condo sales outweighing the co-op increase.

Brooklyn negotiability contracted a bit in November. Based on Corcoran contracts reported during the month, the average list-to-sale-price ratio was 0.2% above ask this November, compared to 0.4% below ask a year ago. In all but one month this year (August), Brooklyn negotiability levels have averaged above last asking price.

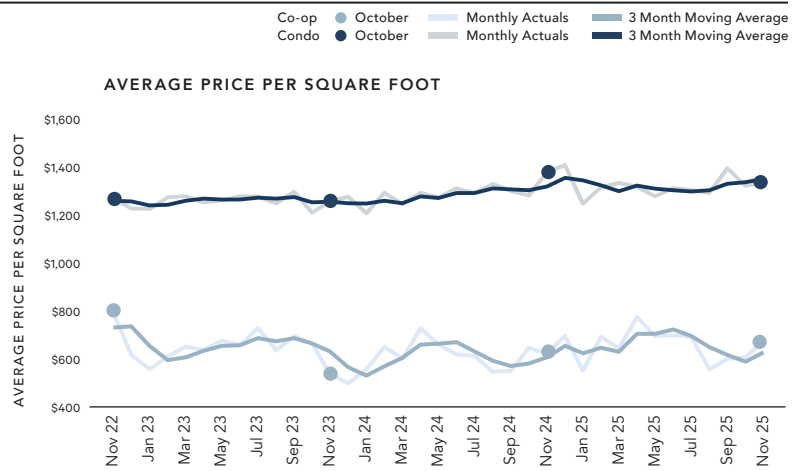
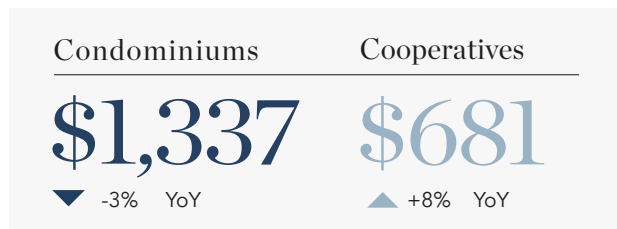
Active Listings³

1,673 ◆ +7% VS. NOVEMBER 2024
◆ -7% VS. OCTOBER 2025



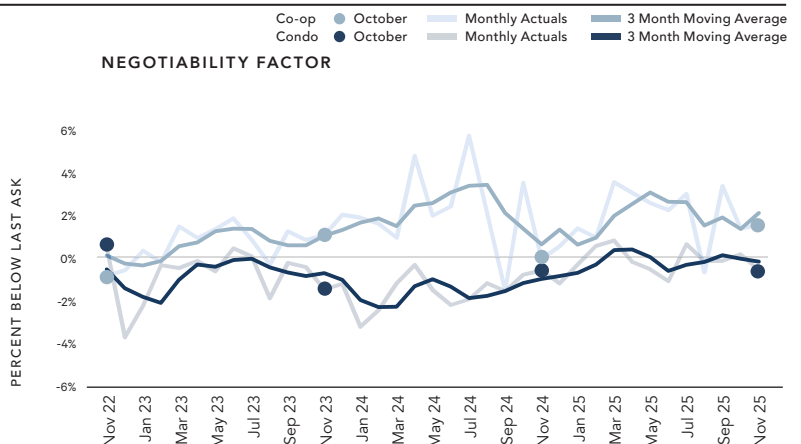
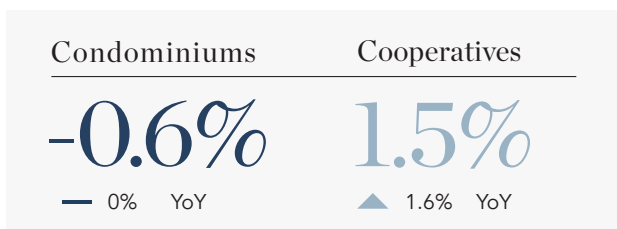
Average Price per Square Foot⁴

\$1,220 ▬ 0% VS. NOVEMBER 2024
▬ +2% VS. OCTOBER 2025



Negotiability Factor⁵

0.2% ◆ +0.5% VS. NOVEMBER 2024
◆ -0.6% VS. OCTOBER 2025



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

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