The Corcoran Report

AUGUST 2026 | BROOKLYN | CONDOS & CO-OPS

August 2026: Contract Activity Slows to a Ten-Year August Low

Brooklyn sales fell 3% annually to 272 contracts, the first year-over-year decline since April and the slowest August in at least ten years. The slowdown was due to a softening at the lower-end of the market, with contract activity below $2M falling by 6%. The higher end of the market, over $2M, surged 23% versus a three-year low last year. Robust $2M+ new development activity in Boerum Hill and Downtown Brooklyn helped drive the gains. At 90 days, average days on market were level with last year. This was the second month in 2026 where days on market did not decline on a year-over-year basis, as a slight decrease in the condo market was offset by a modest increase among co-ops.

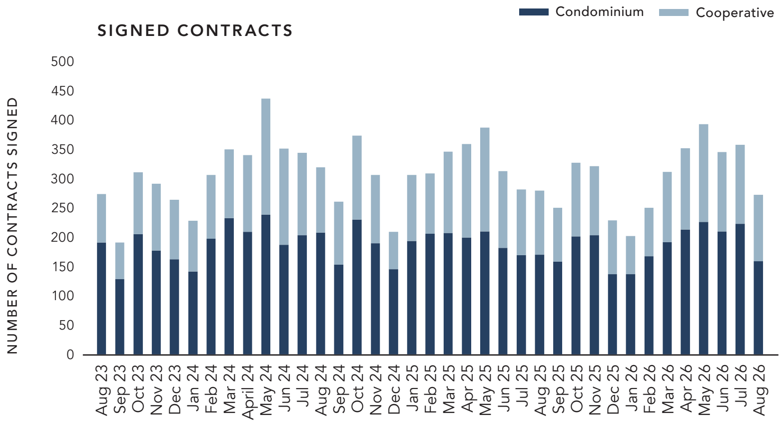
Contracts Signed[1]

272

-3% VS. AUGUST 2025

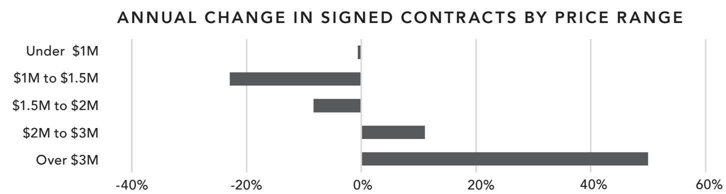
-24% VS. JULY 2026

Condominiums	Cooperatives
159	113
-7% YoY	+3% YoY



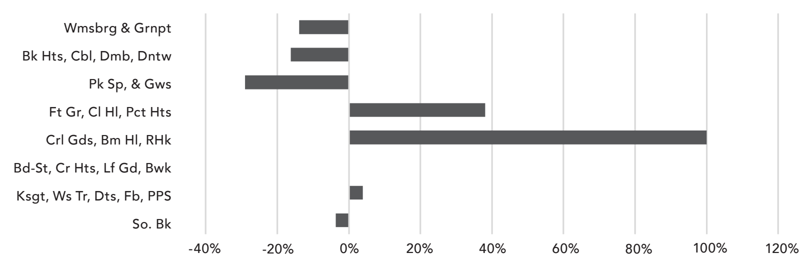
Contracts Signed by Price Range

Price Range	Aug 2026	Aug 2025	Y-O-Y
Under $1M	170	171	-1%
$1M to $1.5M	37	48	-23%
$1.5M to $2M	33	36	-8%
$2M to $3M	20	18	11%
Over $3M	12	8	50%
Total	**272**	**281**	**-3%**



Contracts Signed by Submarket

Submarket	Aug 2026	Aug 2025	Y-O-Y
Wmsbrg & Grnpt	31	36	-14%
Bk Hts, Cbl, Dmb, Dntw	36	43	-16%
Pk Sp, & Gws	22	31	-29%
Ft Gr, Cl Hl, Pct Hts	29	21	38%
Crl Gds, Bm Hl, RHk	12	6	100%
Bd-St, Cr Hts, Lf Gd, Bwk	36	36	0%
Ksgt, Ws Tr, Dts, Fb, PPS	27	26	4%
So. Bk	79	82	-4%
Total	**272**	**281**	**-3%**



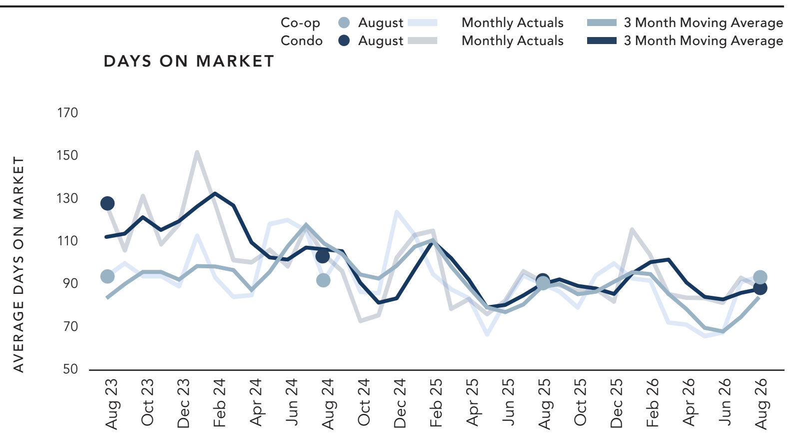
Days on Market[2]

90

0% VS. AUGUST 2025

-2% VS. JULY 2026

Condominiums	Cooperatives
88	93
-3% YoY	+4% 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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August 2026: Supply Climbs Amid Slowing Sales and Rising Prices

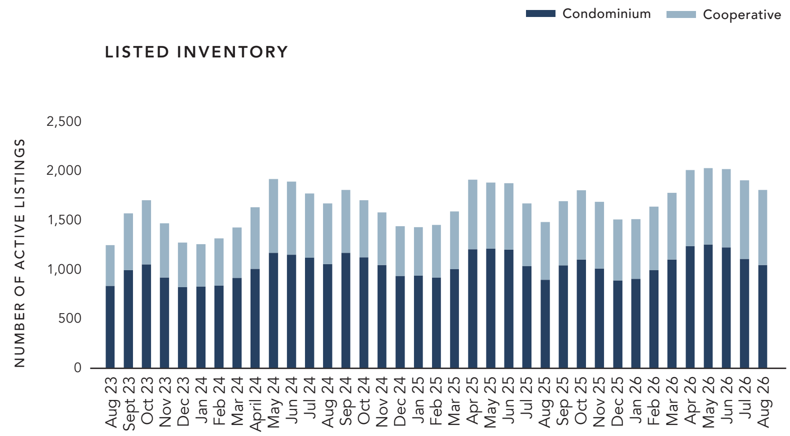
Inventory increased to 1,795 active listings, the highest August figure since 2021. The 22% annual gain was the largest percentage increase in two years and the eleventh consecutive month of inventory gains. Average price per square foot increased 3% year-over-year to $1,145, making this the eighth consecutive month of annual gains. Price statistics were likely skewed higher due to the shift in sales toward the higher end. Overall negotiability climbed to 1.8% above ask. Condos averaged essentially no negotiability. Co-op negotiability, which has been above ask almost every month for several years, ran especially high this month at 3.9%, the sixth-highest figure since 2017.

Active Listings[3]

1,795

+22% VS. AUGUST 2025
-5% VS. JULY 2026

Condominiums	Cooperatives
1,037	758
+17% YoY	+30% YoY

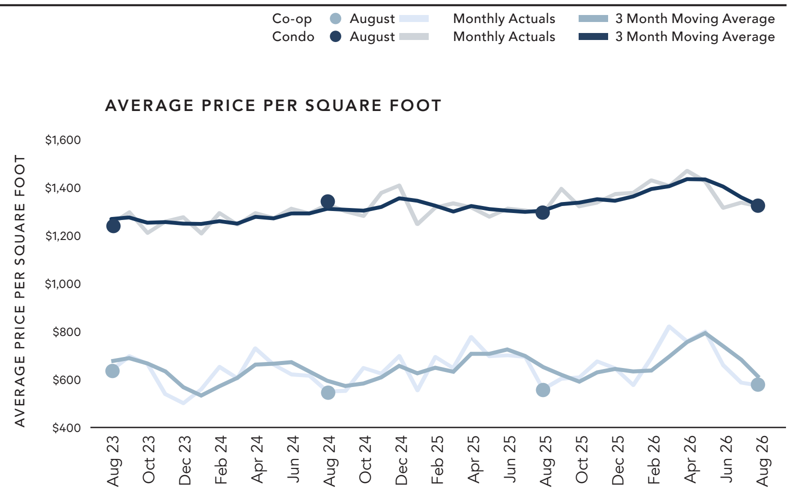


Average Price per Square Foot[4]

$1,145

+3% VS. AUGUST 2025
-3% VS. JULY 2026

Condominiums	Cooperatives
$1,321	$582
+2% YoY	+3% YoY

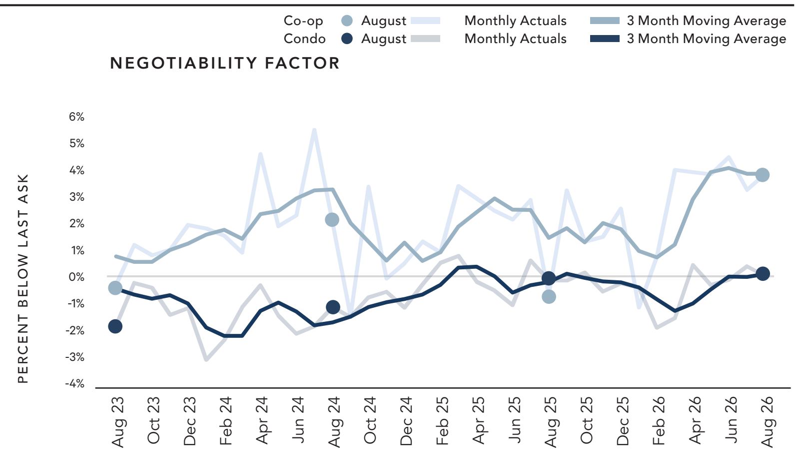


Negotiability Factor[5]

1.8%

+2.2% VS. AUGUST 2025
+0.1% VS. JULY 2026

Condominiums	Cooperatives
0.0%	3.9%
+0.2% YoY	+4.6% YoY



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

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