

The Corcoran Report

SEPTEMBER 2026 | BROOKLYN | CONDOS & CO-OPS

September 2026: Brooklyn Sales Soften Amid Mid-Market Slowdown

Though Brooklyn contract activity fell just 2% year-over-year, the 246 contracts signed marked the second-slowest September in nine years. The middle of the market, between \$1M and \$3M, saw contract activity decline, while the least expensive and most expensive segments experienced annual gains. Days on market stretched 22% year-over-year to 107 as growing inventory gave buyers more options and less urgency. Co-ops drove the increase, with the average climbing 36% to 117 days.

Contracts Signed¹

246 ▼ -2% VS. SEPTEMBER 2025
▼ -10% VS. AUGUST 2026

Condominiums

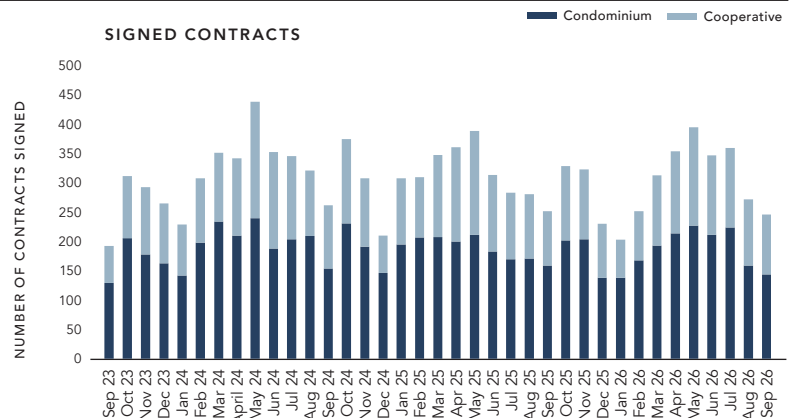
144

▼ -9% YoY

Cooperatives

102

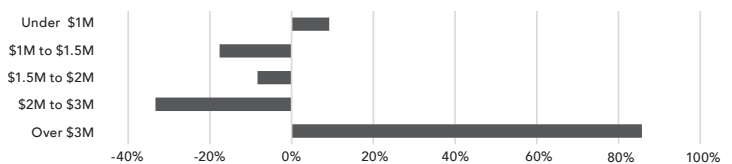
▲ +10% YoY



Contracts Signed by Price Range

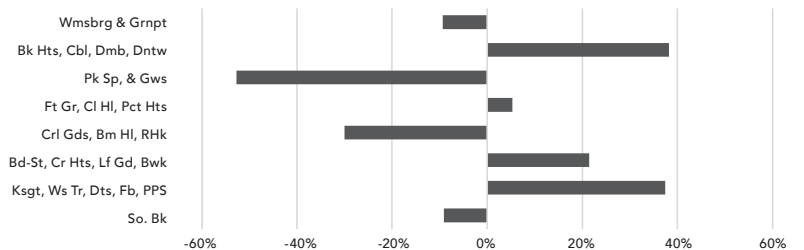
Price Range	Sep 2026	Sep 2025	Y-O-Y
Under \$1M	143	131	9%
\$1M to \$1.5M	42	51	-18%
\$1.5M to \$2M	22	24	-8%
\$2M to \$3M	26	39	-33%
Over \$3M	13	7	86%
Total	246	252	-2%

ANNUAL CHANGE IN SIGNED CONTRACTS BY PRICE RANGE



Contracts Signed by Submarket

Submarket	Sep 2026	Sep 2025	Y-O-Y
Wmsbrg & Grnpt	29	32	-9%
Bk Hts, Cbl, Dmb, Dntw	47	34	38%
Pk Sp, & Gws	17	36	-53%
Ft Gr, Cl HI, Pct Hts	20	19	5%
CrI Gds, Bm HI, RHk	7	10	-30%
Bd-St, Cr Hts, Lf Gd, Bwk	34	28	21%
Ksgt, Ws Tr, Dts, Fb, PPS	22	16	38%
So. Bk	70	77	-9%
Total	246	252	-2%



Days on Market²

107 ▲ +22% VS. SEPTEMBER 2025
▲ +19% VS. AUGUST 2026

Condominiums

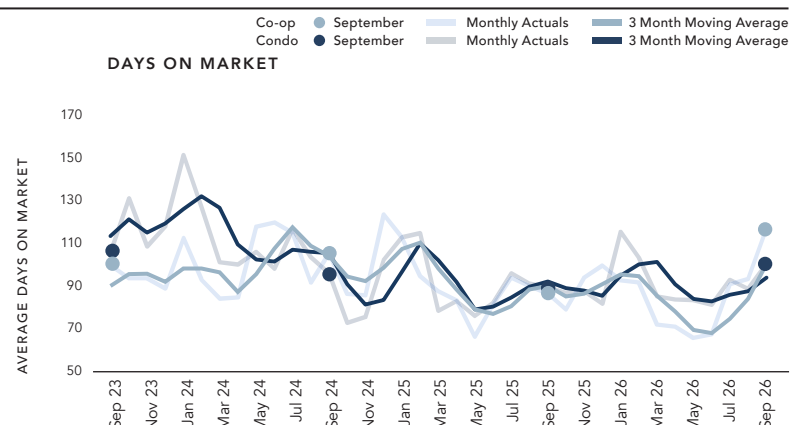
100

▲ +13% YoY

Cooperatives

117

▲ +36% 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. 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 Compass International Holdings.

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September 2026: Listings Surge While Pricing Cools

Inventory surged to 2,033 listings in September 2026, a 21% annual gain and the highest monthly total since June 2022. Average price per square foot fell 5% year-over-year to \$1,190, ending an eight-month streak of annual gains. A shift in the sales mix toward co-ops, which are generally less expensive, weighed on the overall average as condo contracts declined and co-op contracts rose. Overall negotiability averaged 0.3% below ask this past month, the first below-ask reading since February 2026. But the trend was divided by product type: the condo market saw negotiability tilt in the buyer's favor by 0.5% while co-op sellers were able to achieve an average of 2.8% above the last ask price.

Active Listings³

2,033 ▲ +21% VS. SEPTEMBER 2025
▲ +13% VS. AUGUST 2026

Condominiums

1,181

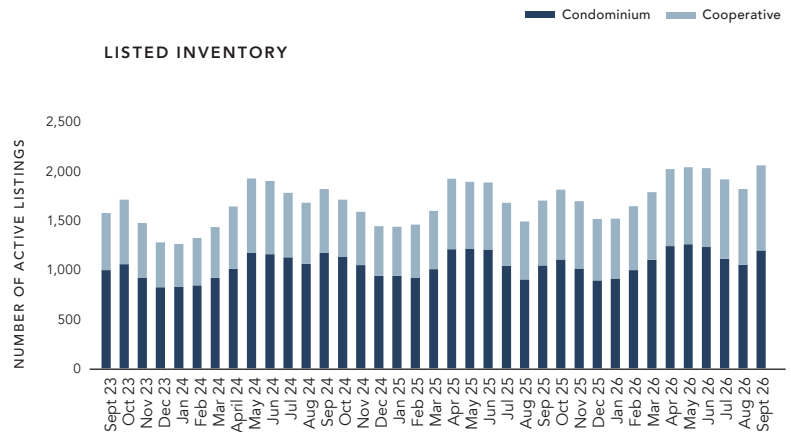
▲ +14% YoY

Cooperatives

852

▲ +31% YoY

LISTED INVENTORY



Average Price per Square Foot⁴

\$1,190 ▼ -5% VS. SEPTEMBER 2025
▲ +4% VS. AUGUST 2026

Condominiums

\$1,340

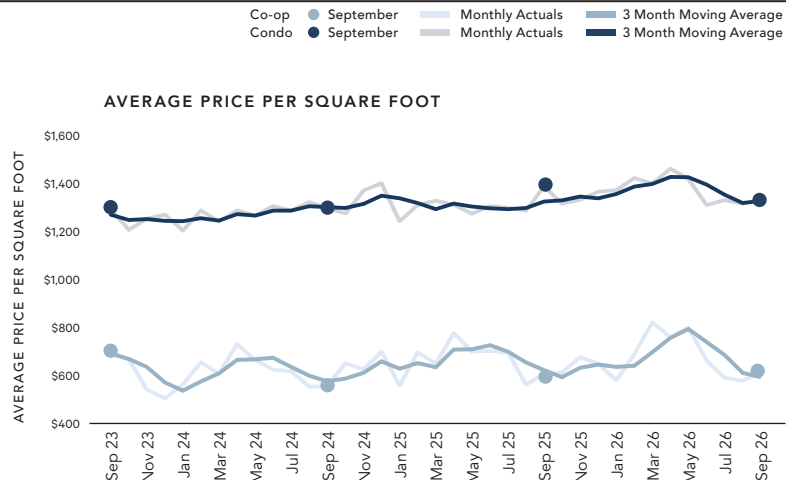
▼ -4% YoY

Cooperatives

\$615

▲ +1% YoY

AVERAGE PRICE PER SQUARE FOOT



Negotiability Factor⁵

-0.3% ▼ -1.8% VS. SEPTEMBER 2025
▼ -2.1% VS. AUGUST 2026

Condominiums

-0.5%

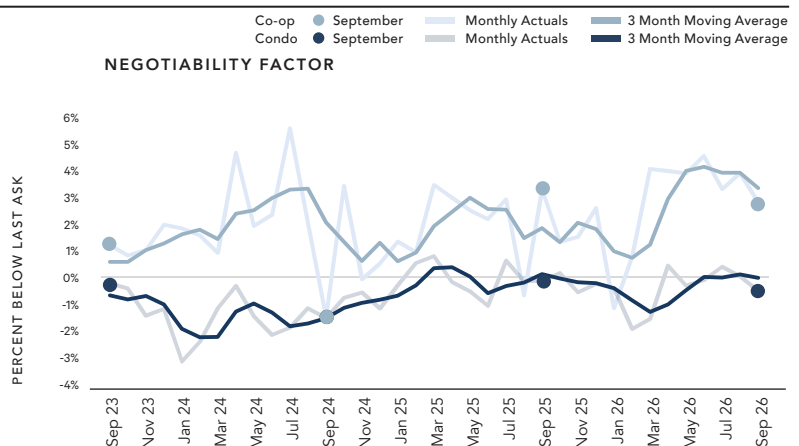
▼ -0.4% YoY

Cooperatives

2.8%

▼ -0.5% YoY

NEGOTIABILITY FACTOR



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

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