The Corcoran Report

OCTOBER 2026 | BROOKLYN | CONDOS & CO-OPS

October 2026: Brooklyn Reports One of Its Slowest Octobers in a Decade

Brooklyn contract activity fell 12% year-over-year to 291 sales, the second-slowest October in ten years and the third straight annual decline. Condos were responsible for the decline, falling by almost a third year-over-year to 142 contracts. Losses were concentrated below $3M; by submarket, Williamsburg & Greenpoint (-40%) and Bed-Stuy & Crown Heights (-48%) saw the steepest declines. On the other hand, co-op activity climbed 17% to 149 deals, as an increase in listings gave buyers more options in a more affordable segment of the market. Marketing times only increased 2% annually to an average of 84 days. Among condos, days on market fell 5% while the co-op market offset this decline by rising 10% year-over-year.

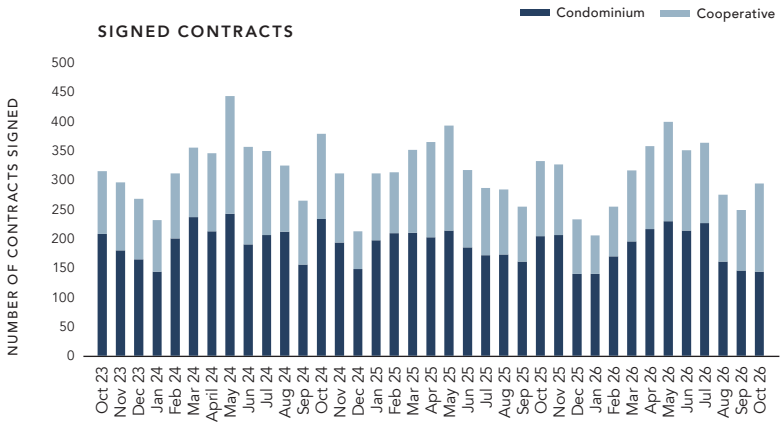
Contracts Signed[1]

291

▼ -12% VS. OCTOBER 2025

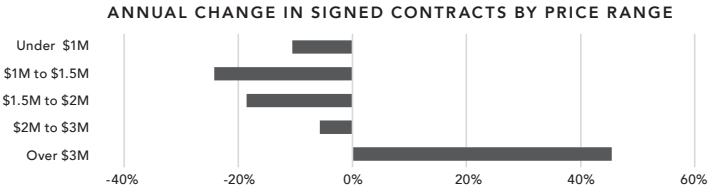
▲ +18% VS. SEPTEMBER 2026

Condominiums	Cooperatives
142	149
▼ -30% YoY	▲ +17% YoY



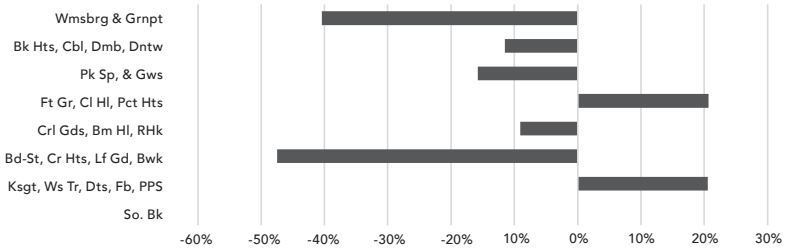
Contracts Signed by Price Range

Price Range	Oct 2026	Oct 2025	Y-O-Y
Under $1M	170	190	-11%
$1M to $1.5M	50	66	-24%
$1.5M to $2M	22	27	-19%
$2M to $3M	33	35	-6%
Over $3M	16	11	45%
Total	**291**	**329**	**-12%**



Contracts Signed by Submarket

Submarket	Oct 2026	Oct 2025	Y-O-Y
Wmsbrg & Grnpt	28	47	-40%
Bk Hts, Cbl, Dmb, Dntw	46	52	-12%
Pk Sp & Gws	32	38	-16%
Ft Gr, Cl Hl, Pct Hts	35	29	21%
Crl Gds, Bm Hl, RHk	10	11	-9%
Bd-St, Cr Hts, Lf Gd, Bwk	21	40	-48%
Ksgt, Ws Tr, Dts, Fb, PPS	41	34	21%
So. Bk	78	78	0%
Total	**291**	**329**	**-12%**



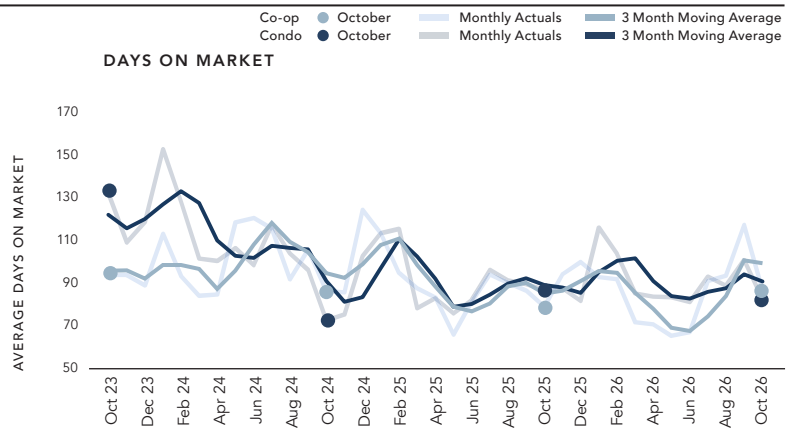
Days on Market[2]

84

▲ +2% VS. OCTOBER 2025

▼ -21% VS. SEPTEMBER 2026

Condominiums	Cooperatives
82	86
▼ -5% YoY	▲ +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 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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OCTOBER 2026 | BROOKLYN | CONDOS & CO-OPS

October 2026: Slower Sales Drives Inventory to a Five-Year High

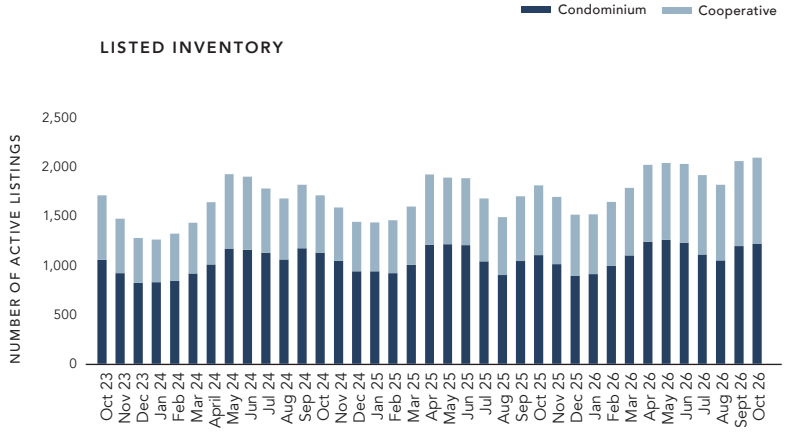
Inventory increased to 2,068 active listings in October 2026, a 15% jump year-over-year and a 2% increase compared to last month. This is the highest monthly total since October 2021 and the 13th straight month of annual gains. Both condos and co-ops contributed to the increase, growing by 11% and 23%, respectively. Average price per square foot was $1,154, 3% below last year. This change can be attributed to the increased share of co-op sales, which typically trade at a lower price per square foot. However, the average condo price per square foot increased because the product type had a greater share of sales in luxury waterfront buildings. Overall negotiability rebounded to 1.2% above ask after September's below-ask reading. Condos averaged 0.4% above ask, while co-ops reached 3.5%, lifted by two contracts that signed more than 30% over ask.

Active Listings[3]

2,068 ▲ +15% VS. OCTOBER 2025
▲ +2% VS. SEPTEMBER 2026

Condominiums	Cooperatives
1,206	862
▲ +11% YoY	▲ +23% YoY

LISTED INVENTORY

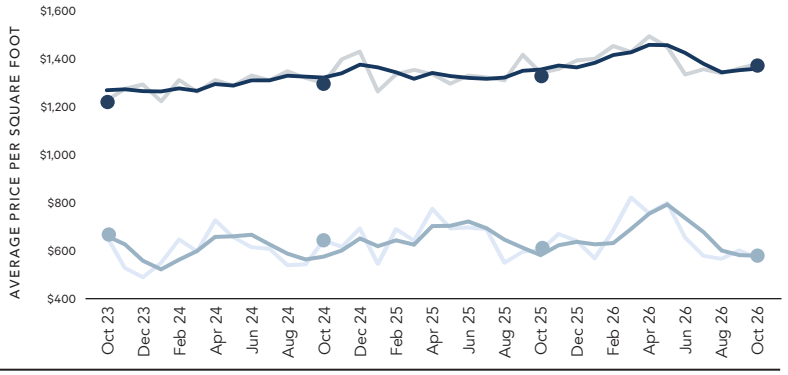


Average Price per Square Foot[4]

$1,154 ▼ -3% VS. OCTOBER 2025
▼ -3% VS. SEPTEMBER 2026

Condominiums	Cooperatives
$1,358	$585
▲ +3% YoY	▼ -5% YoY

AVERAGE PRICE PER SQUARE FOOT

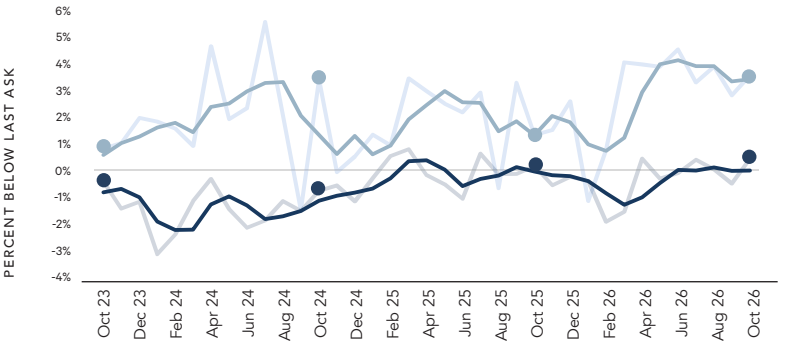


Negotiability Factor[5]

1.2% ▲ +0.5% VS. OCTOBER 2025
▲ +1.4% VS. SEPTEMBER 2026

Condominiums	Cooperatives
0.4%	3.5%
▲ +0.3% YoY	▲ +2.2% YoY

NEGOTIABILITY FACTOR



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

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