

The Corcoran Report

APRIL 2025 | BROOKLYN | CONDOS & CO-OPS

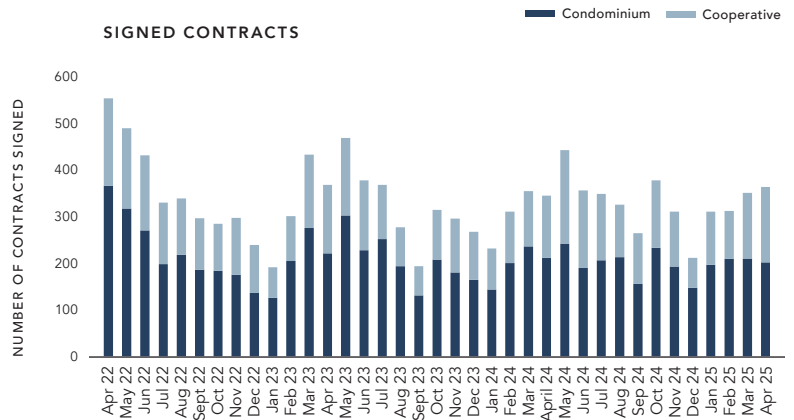
April 2025: Contract Activity Improved for the Third Month This Year

Sales in Brooklyn grew by 6% compared to last year's four-year April low. However, overall contract activity was bolstered by the co-op market, as condo sales declined for the second consecutive month. Value-driven buyers boosted sales activity under \$2M by 7% annually, while activity over \$2M fell slightly by 2% year-over-year. Notably, contracts signed in Park Slope/Gowanus reached a near two-year high, thanks to new developments. Days on market decreased by 12% year-over-year, as the trend of increased inventory energized buyers to transact.

Contracts Signed¹

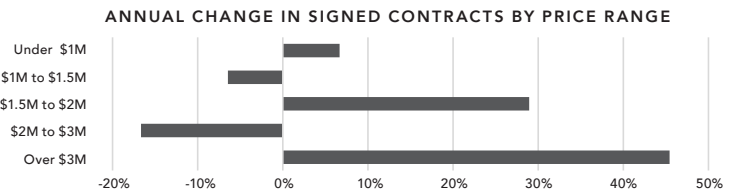
361 ▲ ▲
 +6% VS. APRIL 2024
 +4% VS. MARCH 2025

Condominiums	Cooperatives
200 ▼ -5% YoY	161 ▲ +22% YoY



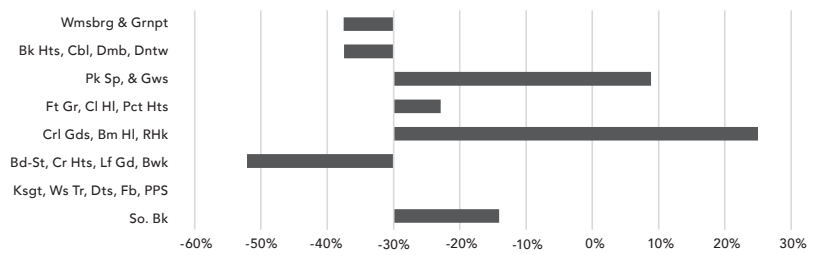
Contracts Signed by Price Range

Price Range	Apr 2025	Apr 2024	Y-O-Y
Under \$1M	208	195	7%
\$1M to \$1.5M	58	62	-6%
\$1.5M to \$2M	49	38	29%
\$2M to \$3M	30	36	-17%
Over \$3M	16	11	45%
Total	361	342	6%



Contracts Signed by Submarket

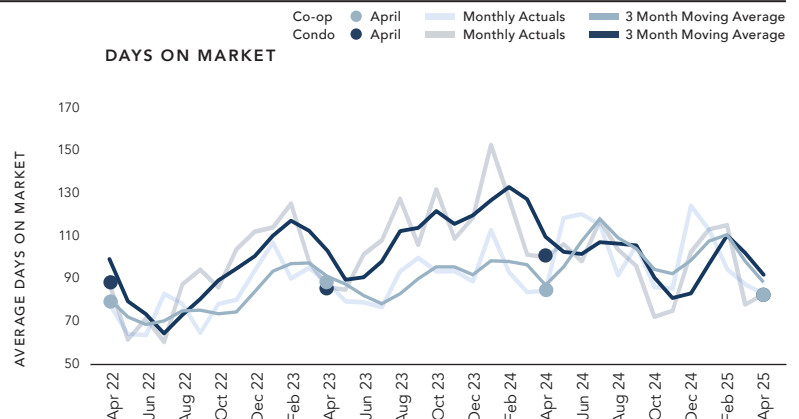
Submarket	Apr 2025	Apr 2024	Y-O-Y
Wmsbrg & Grnpt	45	53	-15%
Bk Hts, Cbl, Dmb, Dntw	51	60	-15%
Pk Sp, & Gws	48	27	78%
Ft Gr, Cl HI, Pct Hts	40	35	14%
CrI Gds, Bm HI, RHk	21	10	110%
Bd-St, Cr Hts, Lf Gd, Bwk	29	52	-44%
Ksgt, Ws Tr, Dts, Fb, PPS	36	36	0%
So. Bk	91	69	32%
Total	361	342	6%



Days on Market²

82 ▼ ▲
 -12% VS. APRIL 2024
 +1% VS. MARCH 2025

Condominiums	Cooperatives
82 ▼ -18% YoY	82 ▼ -2% 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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April 2025: Inventory Reaches Highest Point in Nearly a Year

Active listings increased by 17% year-over-year to 1,899 units, marking the highest April inventory level since 2021 and the 12th consecutive month without a decline in supply. Although both condo and co-op average price per square foot figures rose year-over-year, the overall average price per square foot decreased by 1% because a greater share was co-op sales and there was a slight shift towards lower price points. Several transactions occurred at more than 10% above the last asking price, pushing overall average negotiability above ask. This trend has continued for the fourth consecutive month, while co-op's above ask figure marked the tenth occurrence in the past twelve months.

Active Listings³

1,899 ▲ +17% VS. APRIL 2024
▲ +20% VS. MARCH 2025

Condominiums

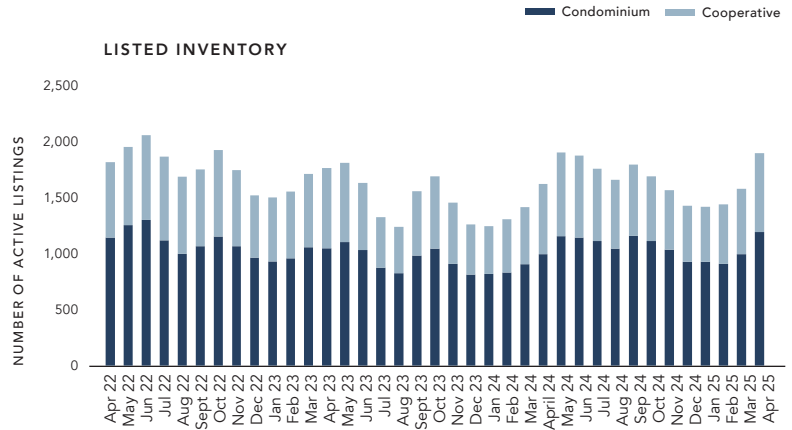
Cooperatives

1,195

704

▲ +20% YoY

▲ +13% YoY



Average Price per Square Foot⁴

\$1,176 ▼ -1% VS. APRIL 2024
= 0% VS. MARCH 2025

Condominiums

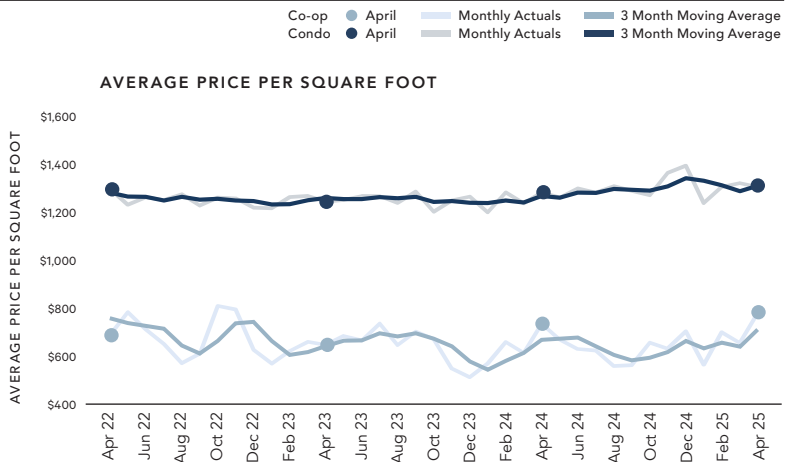
Cooperatives

\$1,317

\$782

▲ +2% YoY

▲ +6% YoY



Negotiability Factor⁵

1.4% ▼ = 0% VS. APRIL 2024
+ .4% VS. MARCH 2025

Condominiums

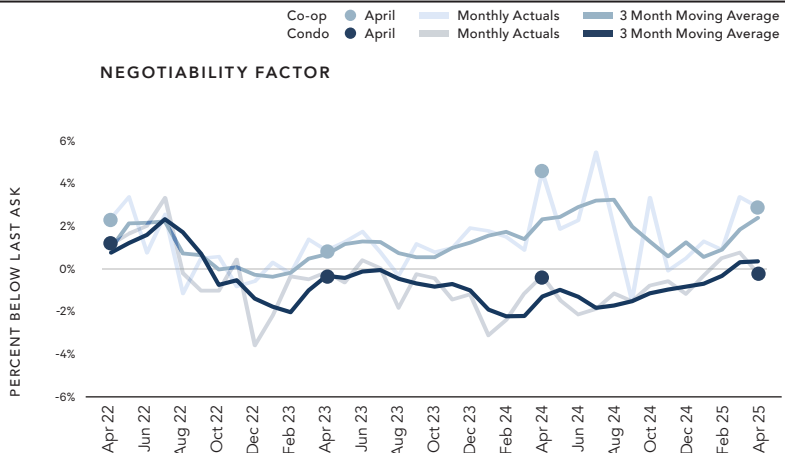
Cooperatives

-0.2%

2.9%

▲ +0.1% YoY

▼ -1.7% YoY



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