



Q3

2025
APARTMENT
MARKET
REPORT

NEW YORK

Brown Harris Stevens THE Craft OF Research

577 JEFFERSON AVENUE

Message from Bess Freedman

CEO of **Brown Harris Stevens**

A rising stock market combined with lower mortgage rates helped fuel an increase in both Brooklyn apartment sales and prices in the third quarter. After falling sharply in April following new tariff announcements, stock prices kept rising to record highs through the end of the third quarter. Mortgage rates began falling in June and reached an 11-month low in mid-September.

These conditions led to strong gains in both the average and median apartment prices compared to last year's third quarter. Part of these increases can be attributed to a pickup in high-end new development closings, which led to a 24% jump in the average new development price. Keep in mind that contracts to purchase new development units can be signed months or even years in advance of closing, so their prices are not always indicative of current market conditions.

The market was also more active than during 2024's third quarter, with a 6% increase in reported closings. We expect sales to remain strong in the fourth quarter, as mortgage rates are expected to trend lower due to a slowing labor market and tame inflation. The Fed cut short-term rates at their September meeting and are expected to cut twice more this year. This should help economic growth remain steady despite a notable slowdown in hiring over the past few months. Wall Street is having another very strong year, with bonuses expected to be above last year's record of \$47.5 billion.



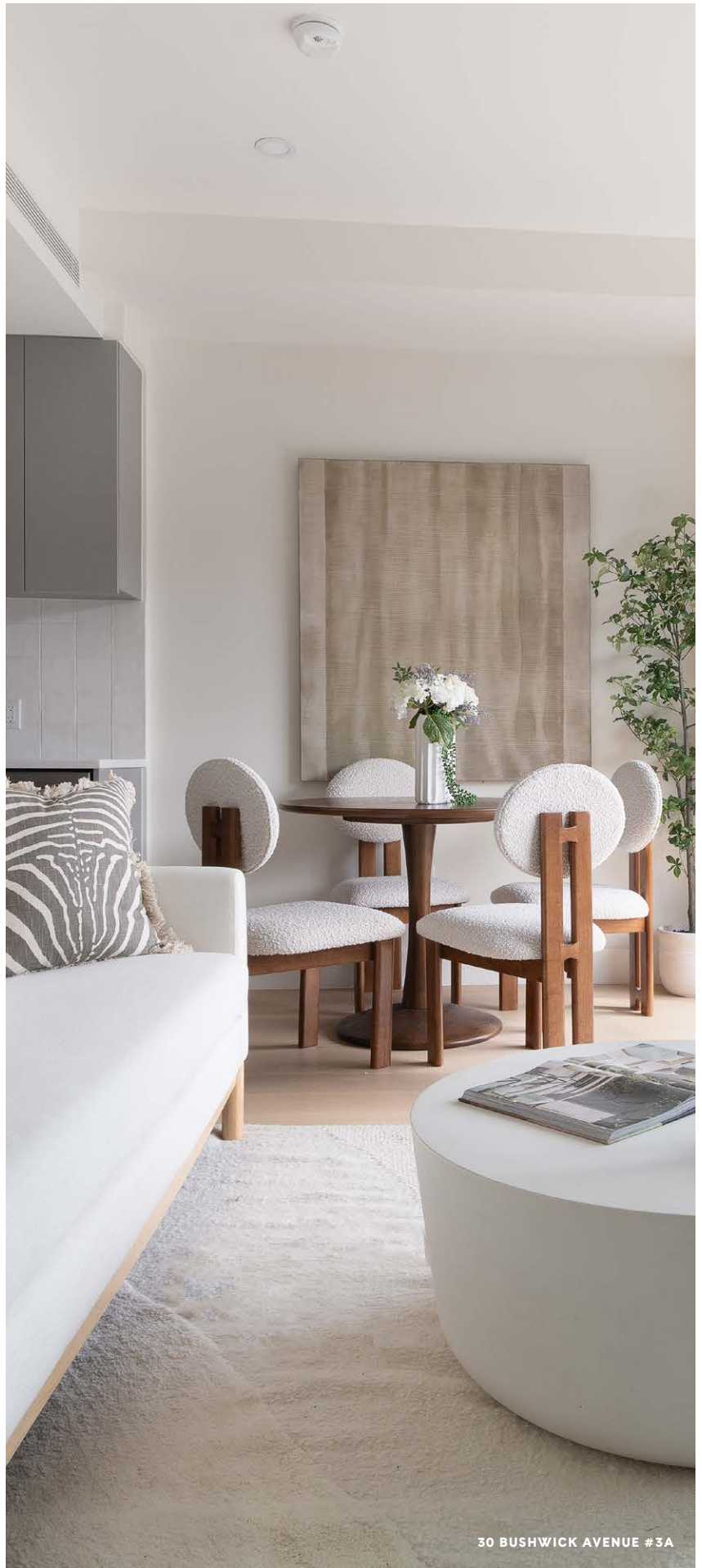
Q3

2025

ALL BROOKLYN

Helped by a pickup in high-end new development closings, the average apartment price was **12%** higher than a year ago.

The number of closings rose **6%** from 2024's third quarter.

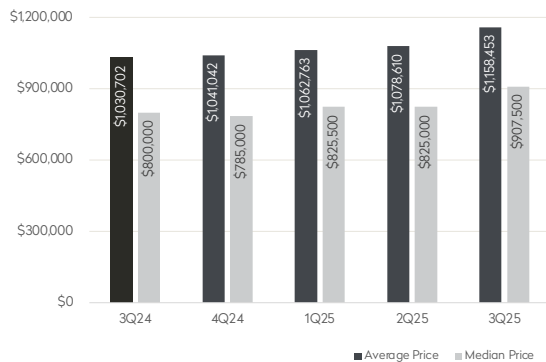


30 BUSHWICK AVENUE #3A

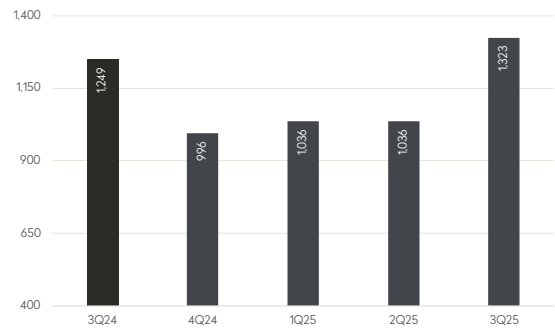


Cooperatives & Condominiums

Average and Median Sales Prices



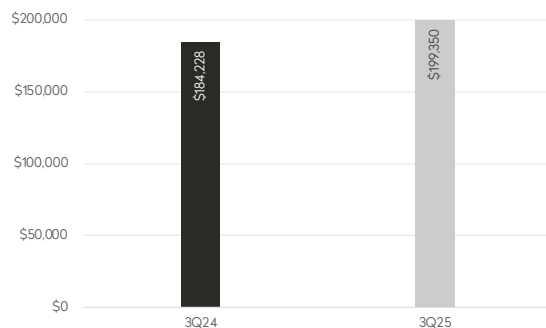
Number of Closings



To enable a fair comparison, only sales both closed and recorded during each quarter are included.

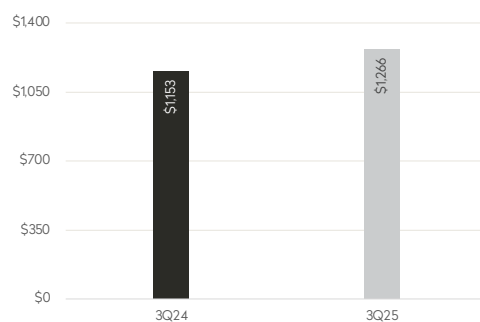
Cooperative

Average price per room



Condominium

Average price per square foot



* Includes new development and resale apartments. 3Q25 data is preliminary and subject to revision in future reports. Data from the prior four quarters has been revised to include sales recorded after our initial reports were released.

Q3 2025

BOERUM HILL
BROOKLYN HEIGHTS
CARROLL GARDENS
COBBLE HILL
DUMBO

At \$1,920,554, the average apartment price was **8%** above last year's level.

Condo prices averaged \$1,650 per square foot, a **9%** improvement from the third quarter of 2024.

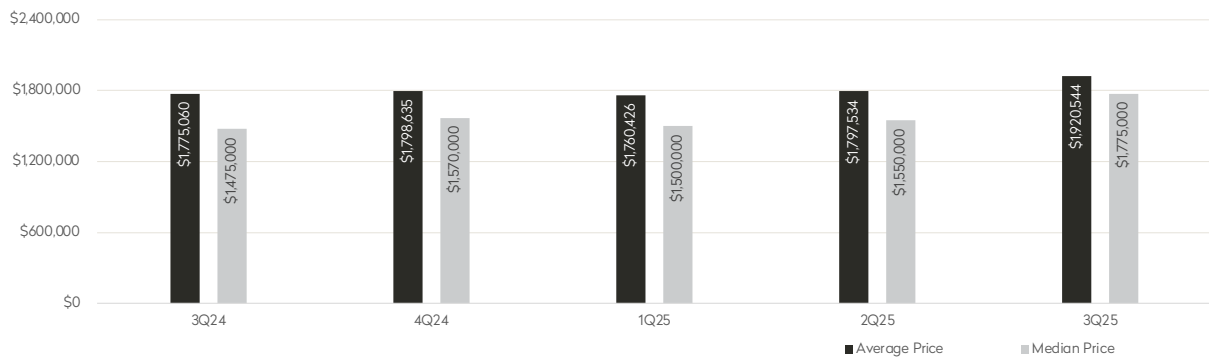


Boerum Hill, Brooklyn Heights, Carroll Gardens, Cobble Hill, & DUMBO



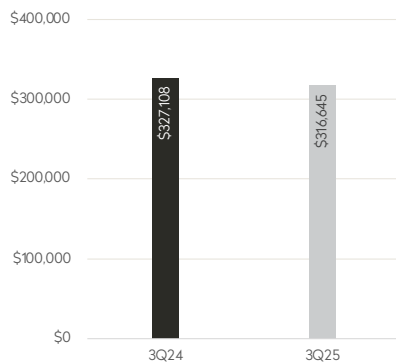
Cooperatives & Condominiums

Average and Median Sales Prices



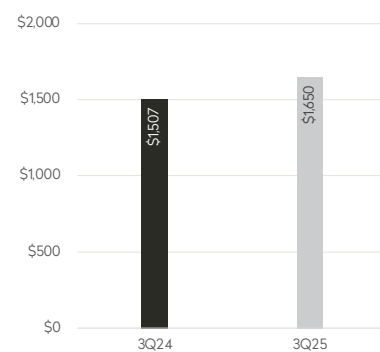
Cooperative

Average price per room



Condominium

Average price per square foot



Q3 2025

PARK SLOPE

SOUTH SLOPE

WINDSOR TERRACE

While the average price fell **3%** compared to a year ago, the median price—which measures the middle of the market—posted a **6%** increase.

The average co-op price per room rose **10%** over the past year to \$298,000.



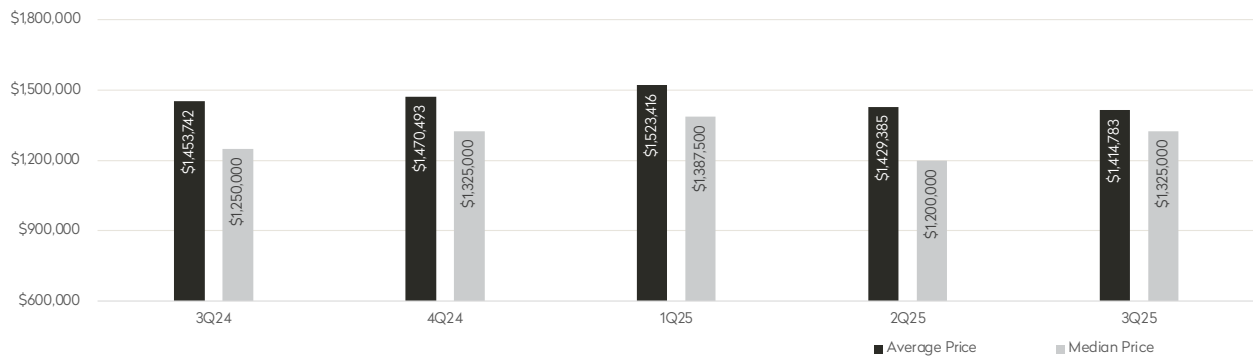
910 UNION STREET #1B

Park Slope, South Slope, & Windsor Terrace



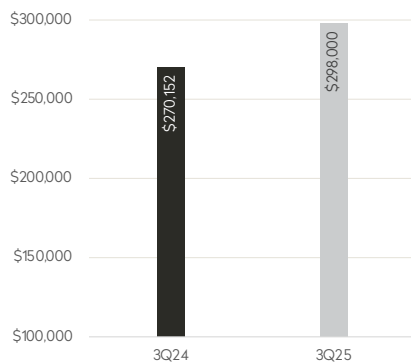
Cooperatives & Condominiums

Average and Median Sales Prices



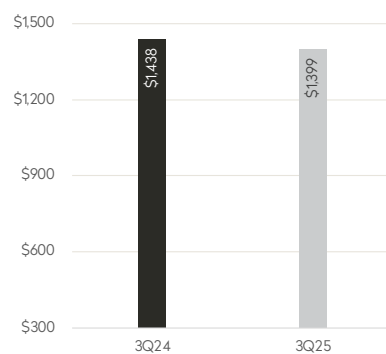
Cooperative

Average price per room



Condominium

Average price per square foot



Q3

2025

CLINTON HILL
FORT GREENE
BROOKLYN NAVY YARD
PROSPECT HEIGHTS
VINEGAR HILL

Strong **GAINS** were posted in the average and median compared to 2024's third quarter.

Co-op prices averaged \$260,649 per room, an **8%** improvement compared to a year ago.



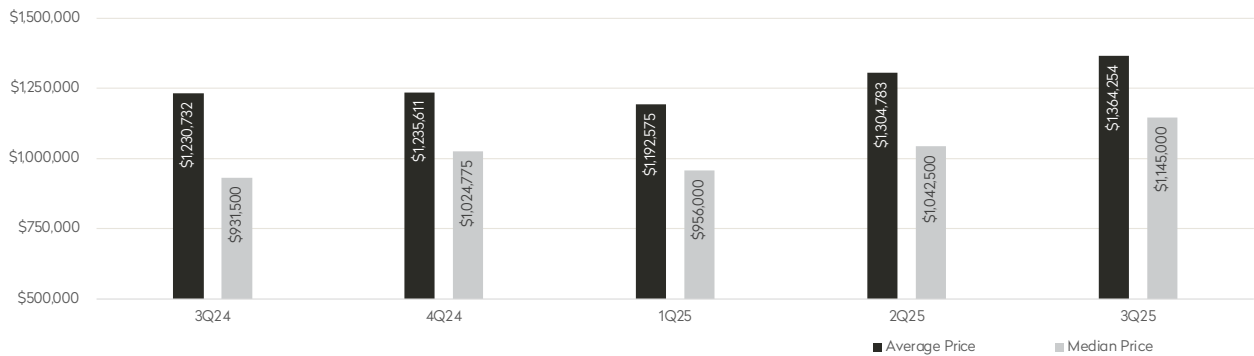
47 BRIDGE STREET #TWH5B

Clinton Hill, Fort Greene, Brooklyn Navy Yard, Prospect Heights, & Vinegar Hill



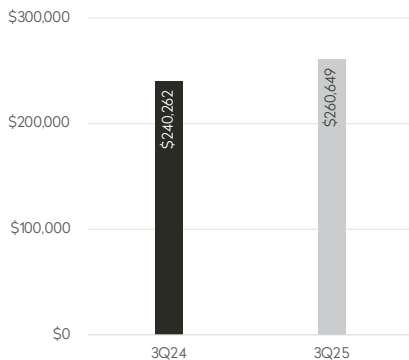
Cooperatives & Condominiums

Average and Median Sales Prices



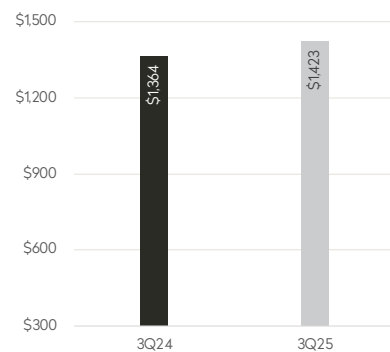
Cooperative

Average price per room



Condominium

Average price per square foot



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2025

BEDFORD-STUYVESANT

BUSHWICK

CROWN HEIGHTS

STUYVESANT HEIGHTS

WEEKSVILLE

At \$900,000, the median apartment price was **7%** above last year's level.

The average condo price per square foot **ROSE** to \$1,060.



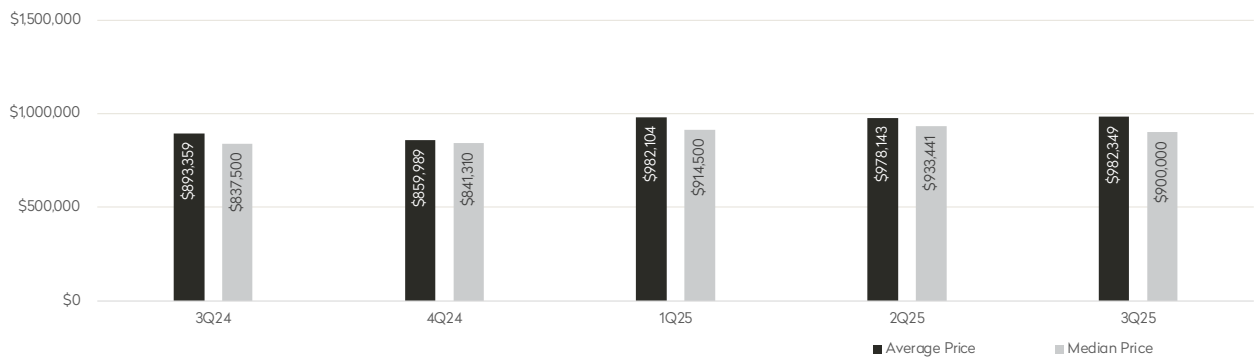
272 JEFFERSON AVENUE

Bedford-Stuyvesant, Bushwick, Crown Heights, Stuyvesant Heights, & Weeksville



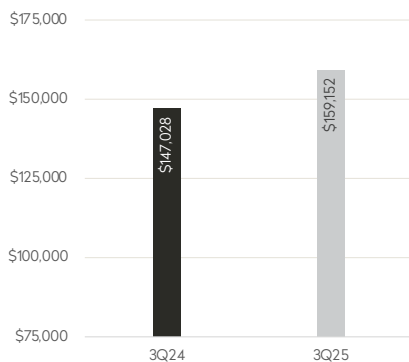
Cooperatives & Condominiums

Average and Median Sales Prices



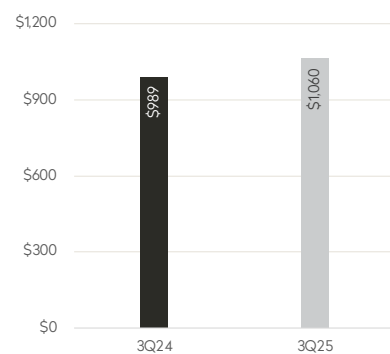
Cooperative

Average price per room



Condominium

Average price per square foot



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2025

EAST WILLIAMSBURG

GREENPOINT

WILLIAMSBURG NORTH SIDE

WILLIAMSBURG SOUTH SIDE

A sharp increase in new development closings helped bring the average price up **13%** from a year ago.

Condo prices averaged **10%** more per square foot than during 2024's third quarter.



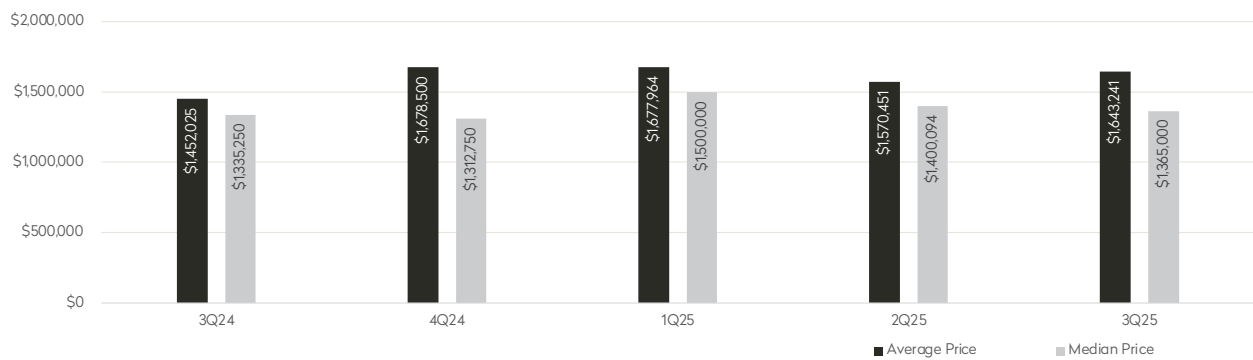
170 SOUTH 4TH STREET

East Williamsburg, Greenpoint, Williamsburg North Side, & Williamsburg South Side



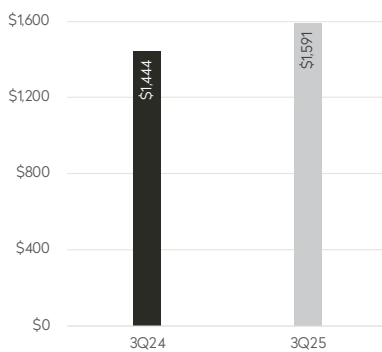
Cooperatives & Condominiums

Average and Median Sales Prices



Condominium

Average price per square foot



Q3

2025

DITMAS PARK

FARRAGUT

FISKE TERRACE

FLATBUSH

MIDWOOD

PROSPECT-LEFFERTS GARDENS

PROSPECT PARK SOUTH

WINGATE

Over the past year, the median apartment price ticked down to \$557,000.

The average co-op price per room of \$126,746 was **2%** lower than a year ago.



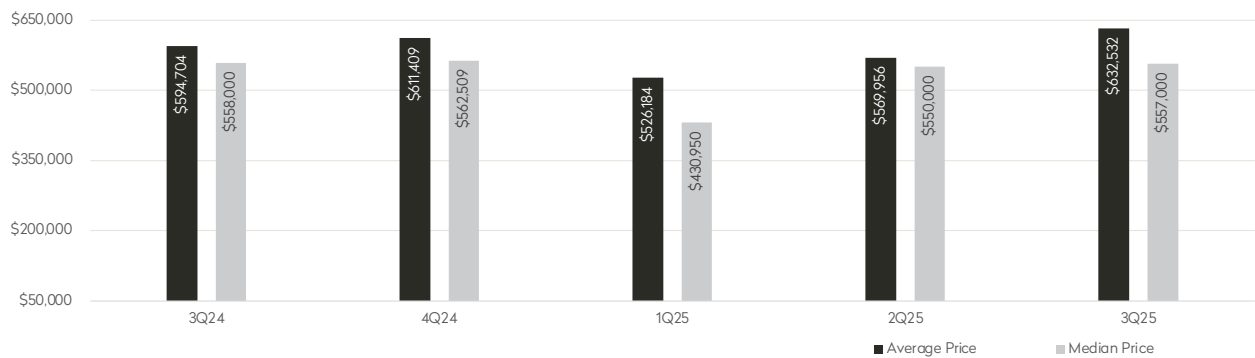
792 EAST 21ST STREET

Ditmas Park, Farragut, Fiske Terrace, Flatbush, Midwood,
Prospect-Lefferts Gardens, Prospect Park South, & Wingate



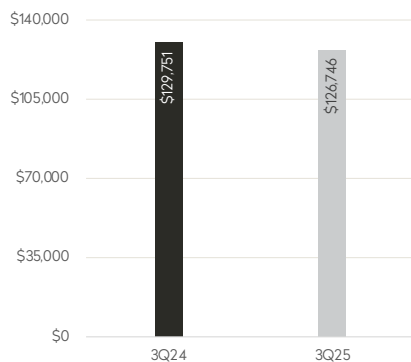
Cooperatives & Condominiums

Average and Median Sales Prices



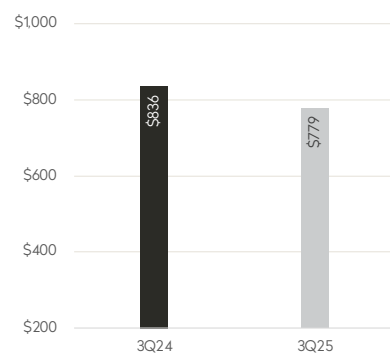
Cooperative

Average price per room



Condominium

Average price per square foot



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2025

DOWNTOWN BROOKLYN

Prices were mixed compared to a year ago, with a decline in the average co-op price per room and an **INCREASE** in the average condo price per square foot.

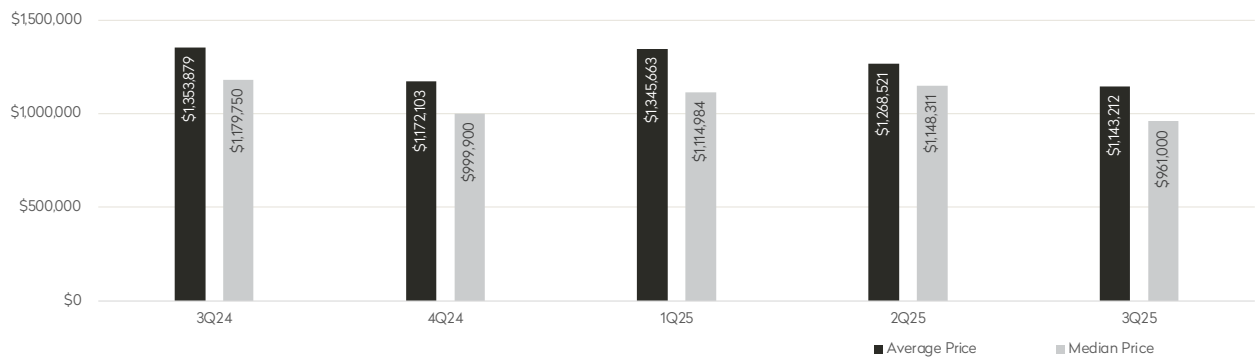


189 BRIDGE STREET #11B



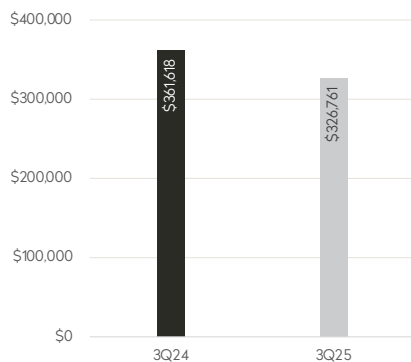
Cooperatives & Condominiums

Average and Median Sales Prices



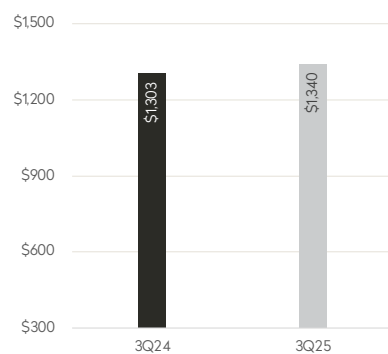
Cooperative

Average price per room



Condominium

Average price per square foot



Q3

2025

BENSONHURST
BOROUGH PARK
KENSINGTON
MAPLETON

Prices averaged **5%** more than in the third quarter of 2024.

While co-op prices were flat, the average condo price per square foot was **10%** higher than a year ago.

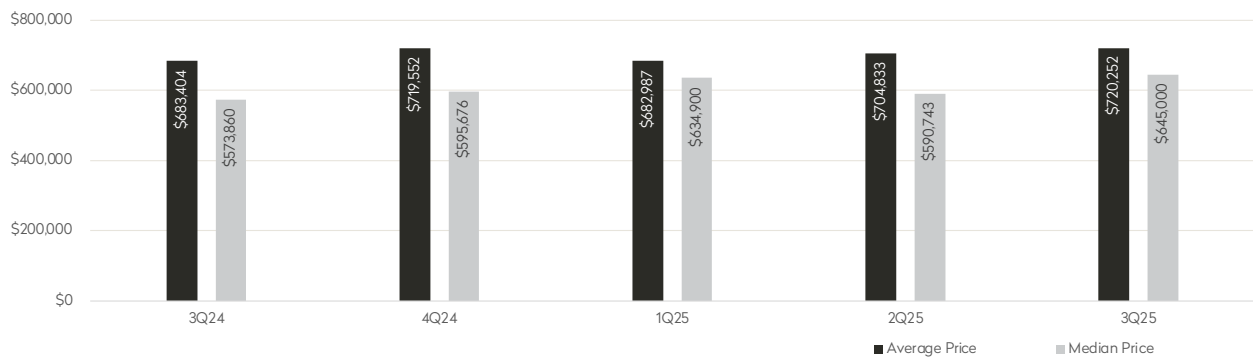


Bensonhurst, Borough Park, Kensington, & Mapleton



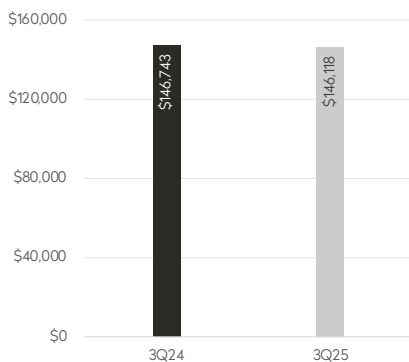
Cooperatives & Condominiums

Average and Median Sales Prices



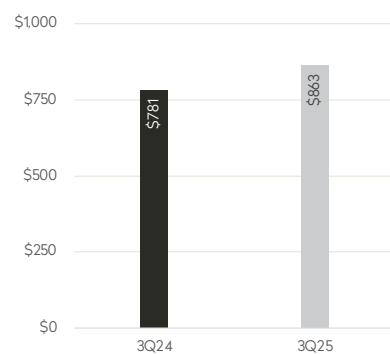
Cooperative

Average price per room



Condominium

Average price per square foot



Q3

2025

BAY RIDGE

DYKER HEIGHTS

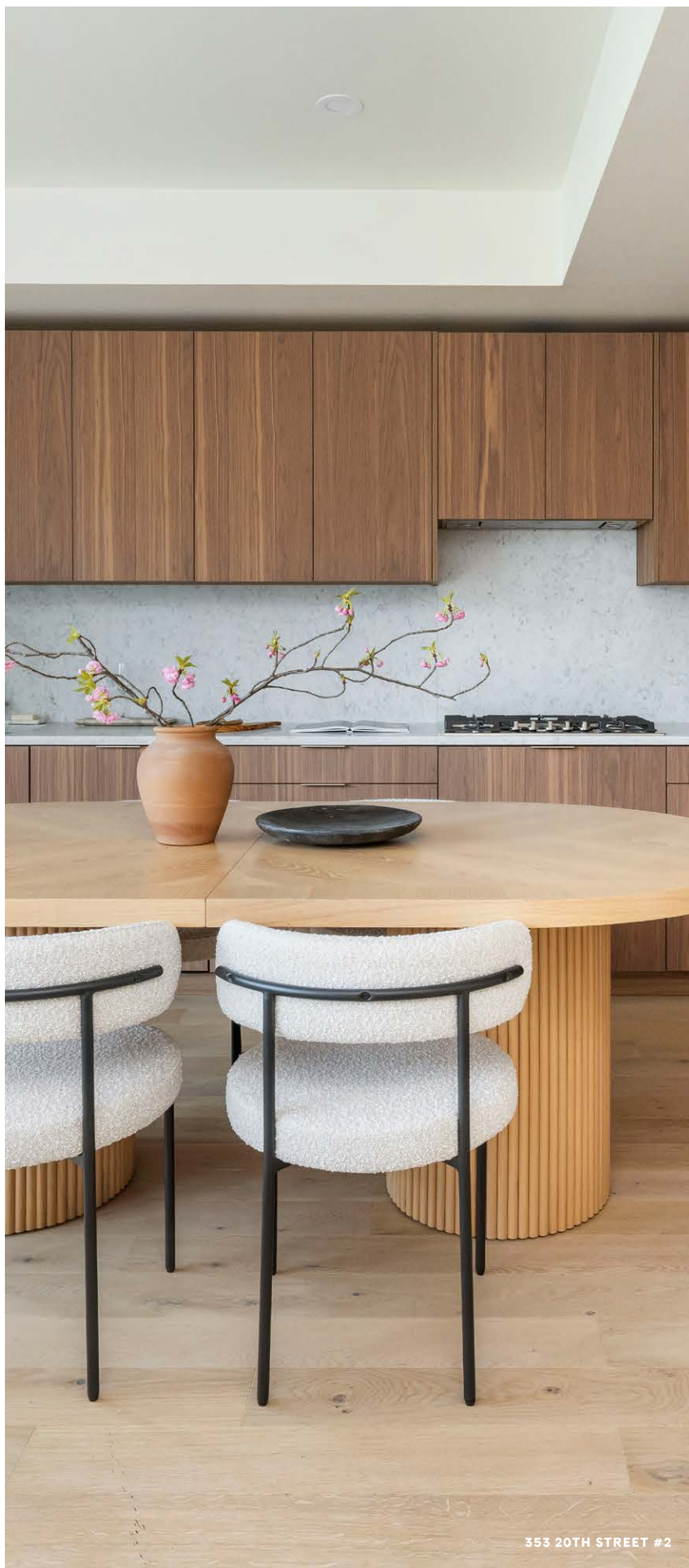
FORT HAMILTON

GREENWOOD HEIGHTS

SUNSET PARK

The average price rose **6%** from a year ago to \$584,906.

Pricing gains over the past year were led by condos, which posted a **6%** increase in their average price per square foot.



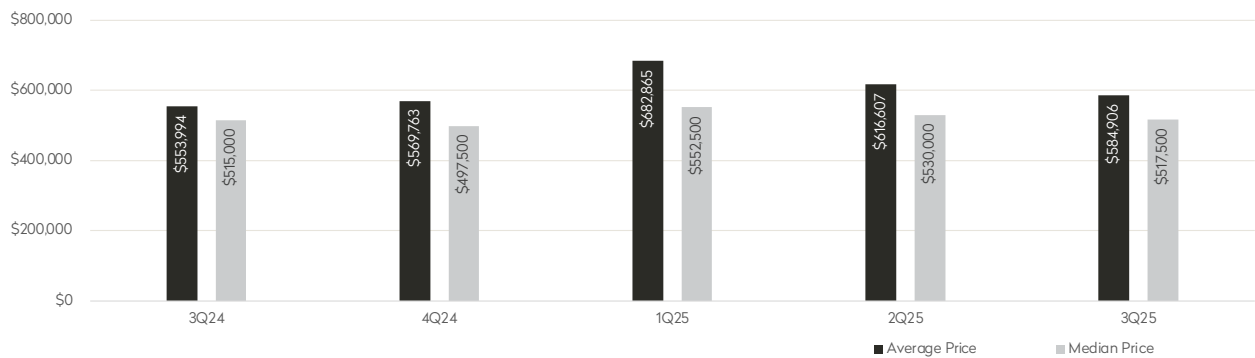
353 20TH STREET #2

Bay Ridge, Dyker Heights, Fort Hamilton, Greenwood Heights, & Sunset Park



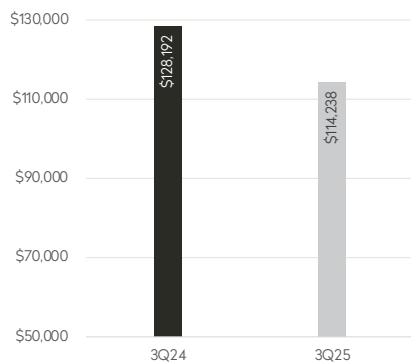
Cooperatives & Condominiums

Average and Median Sales Prices



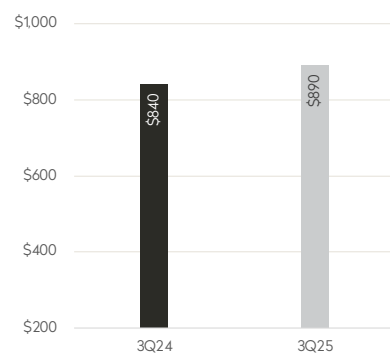
Cooperative

Average price per room



Condominium

Average price per square foot



Q3

2025

COLUMBIA STREET
WATERFRONT DISTRICT
GOWANUS
RED HOOK

Both the average and median
apartment prices were **11%** lower than
a year ago.

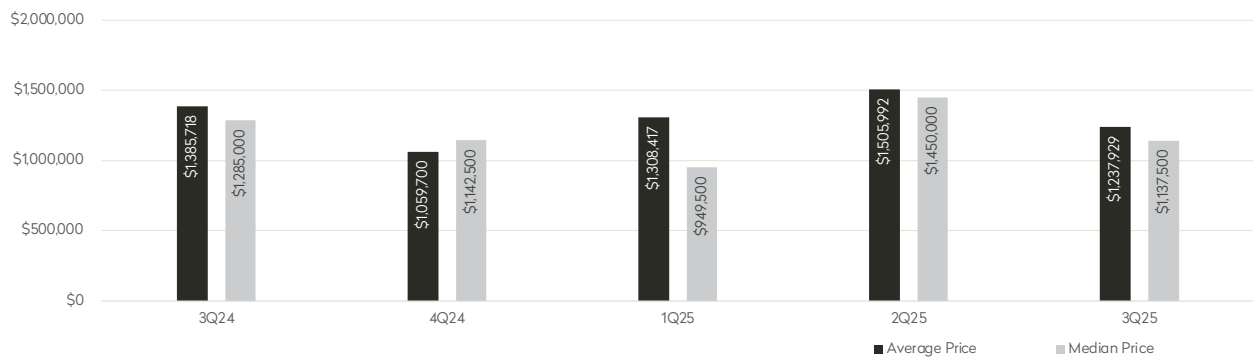


Columbia Street Waterfront District, Gowanus & Red Hook



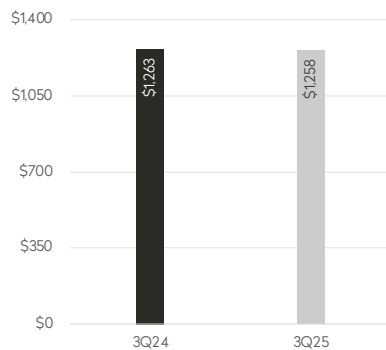
Cooperatives & Condominiums

Average and Median Sales Prices



Condominium

Average price per square foot



Q3

2025

BROWNSVILLE

CANARSIE

CITY LINE

EAST FLATBUSH

EAST NEW YORK

FLATLANDS

NEW LOTS

OCEAN HILL

STARRETT CITY

While the average and median prices **ROSE** sharply over the past year, this is a very small market that can show large fluctuations in data from quarter-to-quarter.



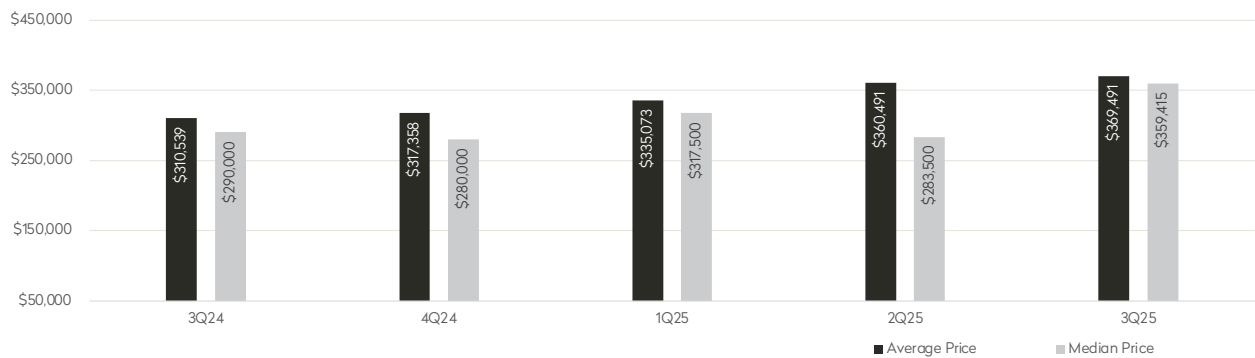
319 EAST 59TH STREET

Brownsville, Canarsie, City Line, East Flatbush, East New York,
Flatlands, New Lots, Ocean Hill & Starrett City



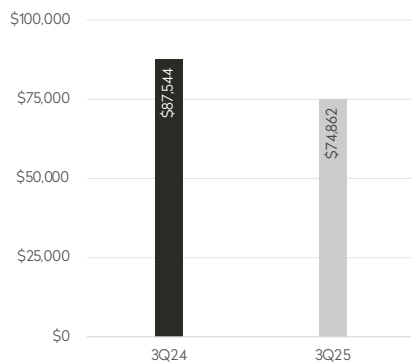
Cooperatives & Condominiums

Average and Median Sales Prices



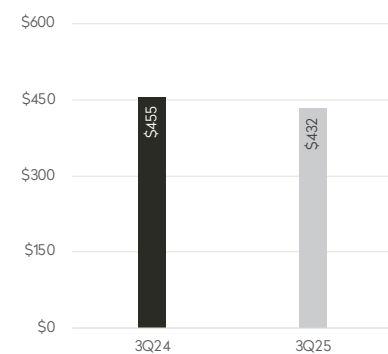
Cooperative

Average price per room



Condominium

Average price per square foot



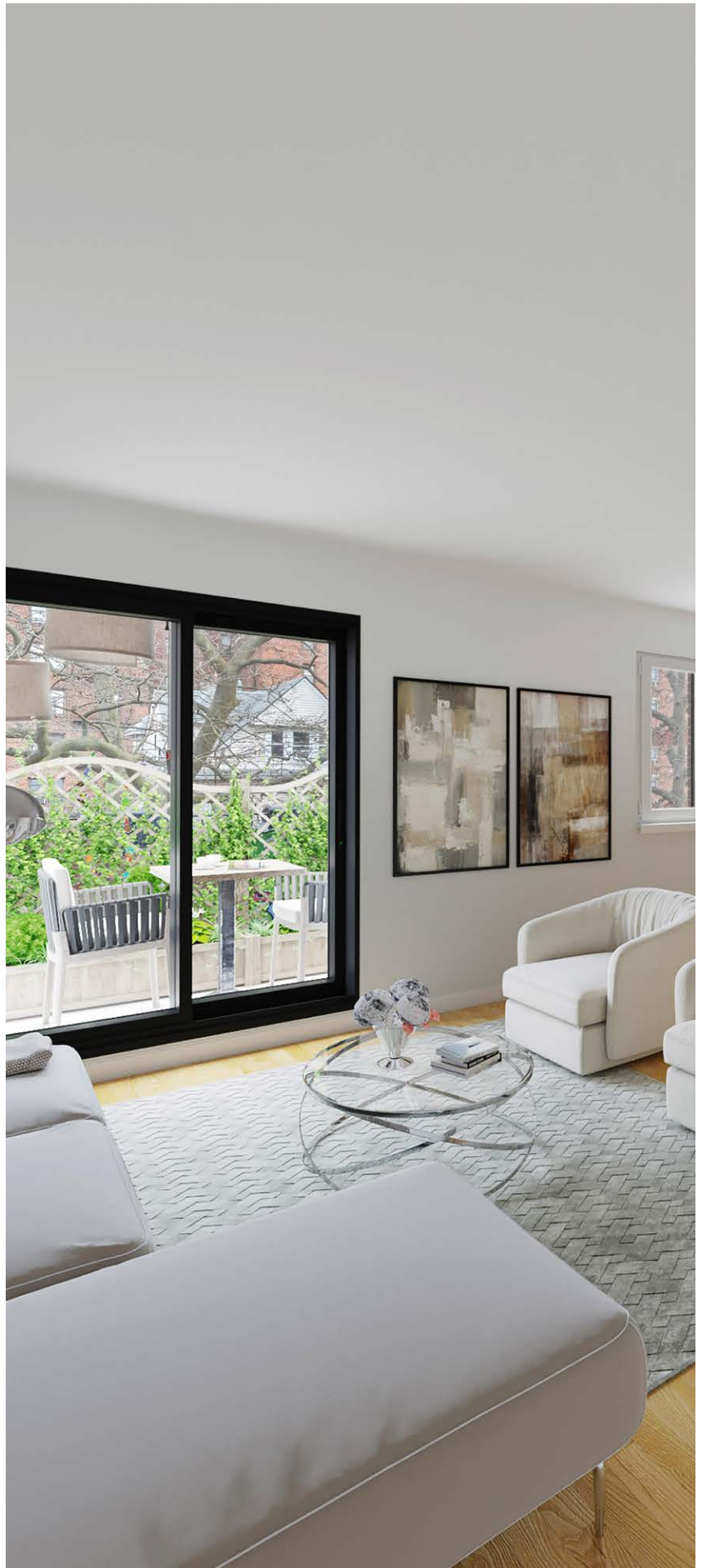
Q3

2025

BATH BEACH
BERGEN BEACH
BRIGHTON BEACH
CONEY ISLAND
GERRITSEN BEACH
GRAVESEND
HOMECREST
MADISON
MANHATTAN BEACH
MARINE PARK
OLD MILL BASIN
SEA GATE
SHEEPSHEAD BAY

The average apartment price ticked up **1%** over the past year to \$487,875.

Co-ops drove price increases, posting a **14%** gain in their average price per room from 3Q24.

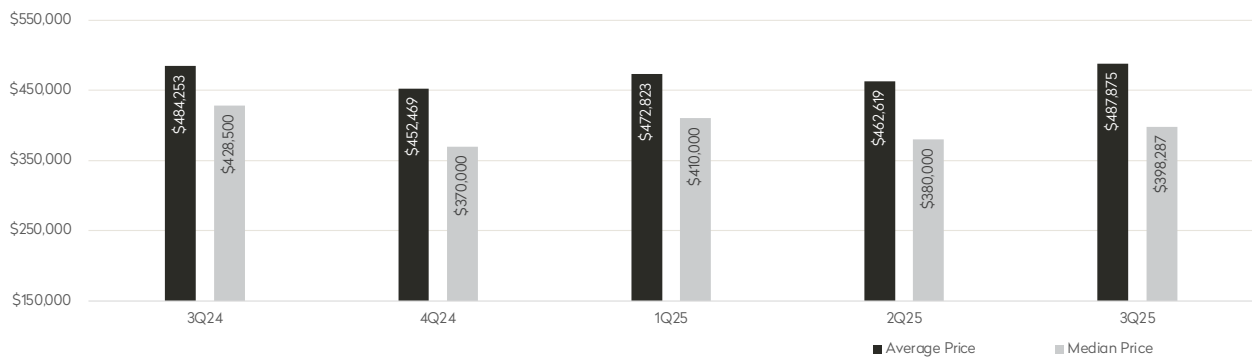


Bath Beach, Bergen Beach, Brighton Beach, Coney Island, Gerritsen Beach, Gravesend, Homecrest, Madison, Manhattan Beach, Marine Park, Old Mill Basin, Sea Gate, & Sheepshead Bay



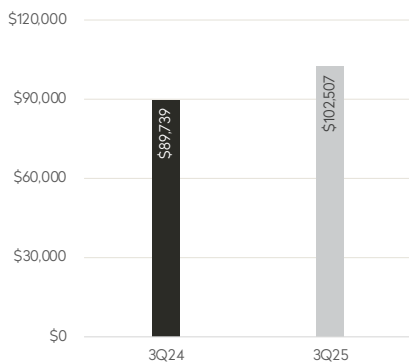
Cooperatives & Condominiums

Average and Median Sales Prices



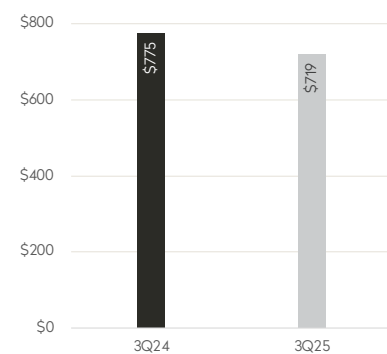
Cooperative

Average price per room



Condominium

Average price per square foot



Contact Us

THIRD QUARTER 2025

Apartment Market Report

Brooklyn Heights

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BHS THE Craft OF Research

Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens.

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