

Q4

2025 APARTMENT MARKET REPORT

BROOKLYN

Brown Harris Stevens THE Craft OF Research

577 JEFFERSON AVENUE

Message from Bess Freedman

CEO of **Brown Harris Stevens**

The Brooklyn apartment market ended 2025 on a strong note, with both sales and prices higher in the fourth quarter than a year ago. The average apartment price of \$1,081,581 was 4% above 2024's fourth quarter, while the median price rose 2% to \$800,000. Closings were 6% higher than a year ago, as demand remained strong.

Looking at all of 2025, Brooklyn posted record average and median apartment prices. At just under \$1.1 million the average price was 6% higher than during 2024. The median price also rose 6% from 2024, reaching \$840,056. While not a record, the number of closings rose to its highest level since 2022.

While there is still uncertainty hanging over the housing market, most notably a new mayor and a slowing labor market, there are reasons for optimism. Mortgage rates fell sharply in the second half of 2025 and are expected to continue their decline in 2026. While hiring has been weak recently, unemployment remains relatively low. New York City's economy has outperformed the nation's over the past two years and is expected to do so again in 2026.



Q4

2025

ALL BROOKLYN

At \$1,081,581, the average apartment price was **4%** higher than 2024's fourth quarter.

The number of closings was **6%** above last year's level.

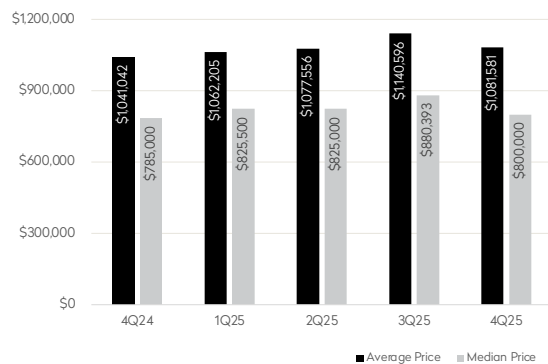


1 MAIN STREET #5H

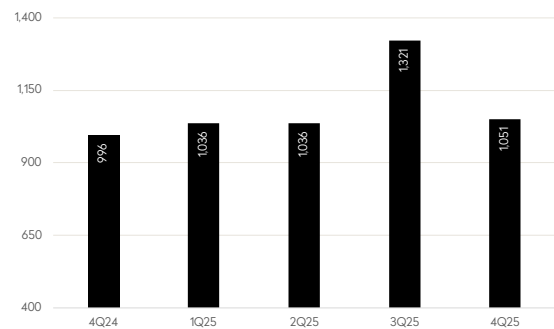


Cooperatives & Condominiums

Average and Median Sales Prices



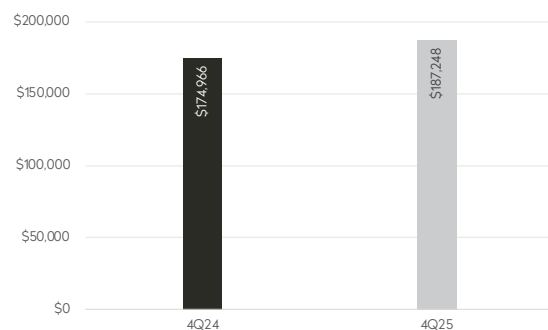
Number of Closings



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

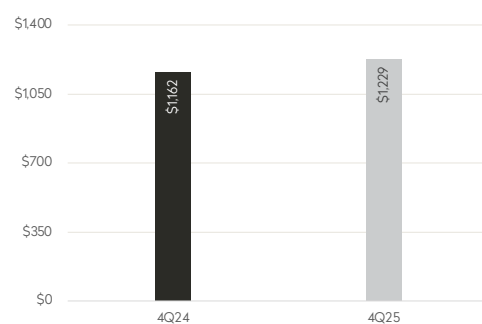
Cooperative

Average price per room



Condominium

Average price per square foot



* Includes new development and resale apartments. 4Q25 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.

Q4

2025

BOERUM HILL

BROOKLYN HEIGHTS

CARROLL GARDENS

COBBLE HILL

DUMBO

A dip in high-end sales brought the average price down **3%** compared to the fourth quarter of 2024.

The average co-op price per room was **11%** higher than a year ago.



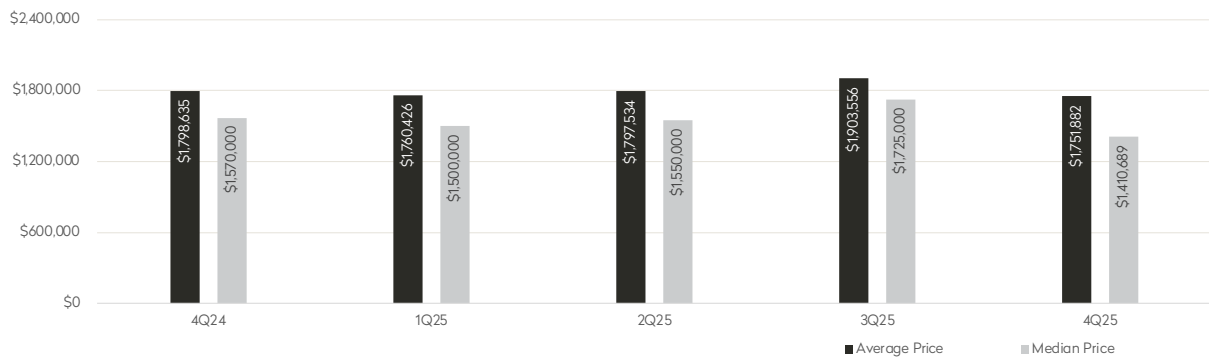
1 MAIN STREET #5H

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



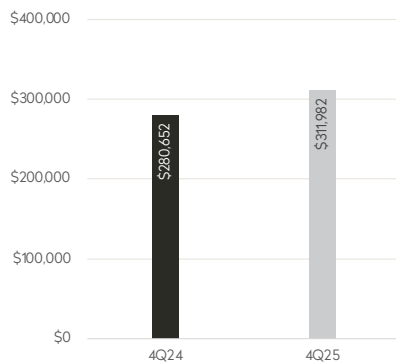
Cooperatives & Condominiums

Average and Median Sales Prices



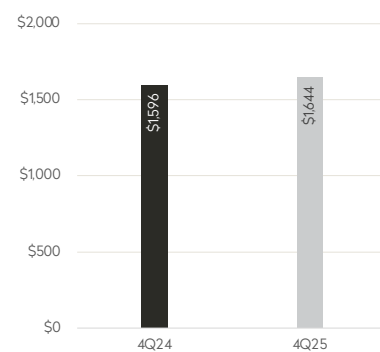
Cooperative

Average price per room



Condominium

Average price per square foot



Q4

2025

PARK SLOPE

SOUTH SLOPE

WINDSOR TERRACE

Both the average and median apartment prices were changed little from 2024's fourth quarter.

Condo prices averaged **7%** more per square foot than a year ago.

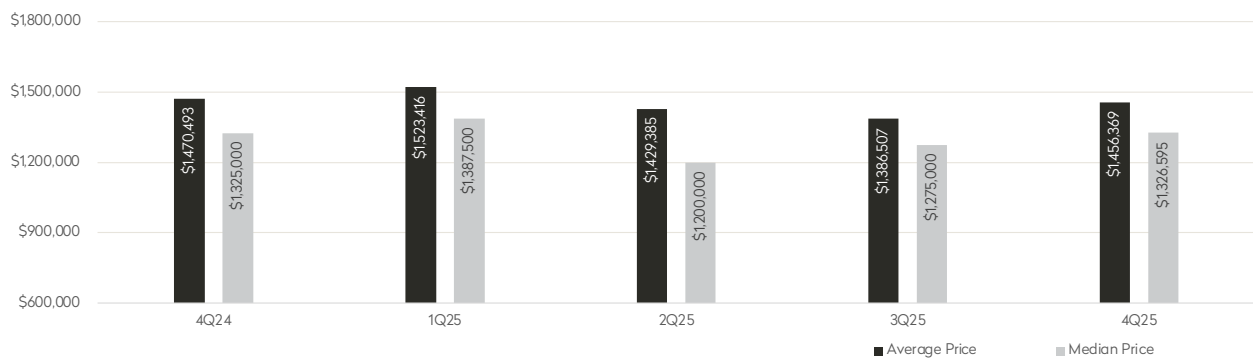


Park Slope, South Slope, & Windsor Terrace



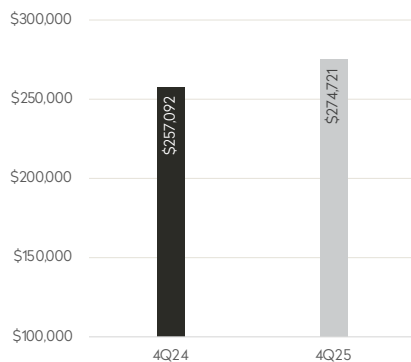
Cooperatives & Condominiums

Average and Median Sales Prices



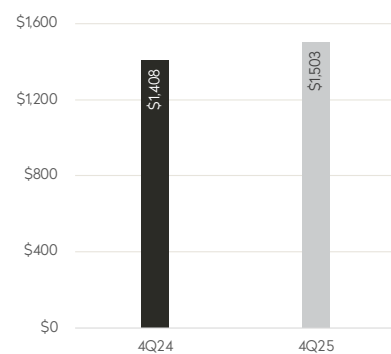
Cooperative

Average price per room



Condominium

Average price per square foot



Q4

2025

CLINTON HILL

FORT GREENE

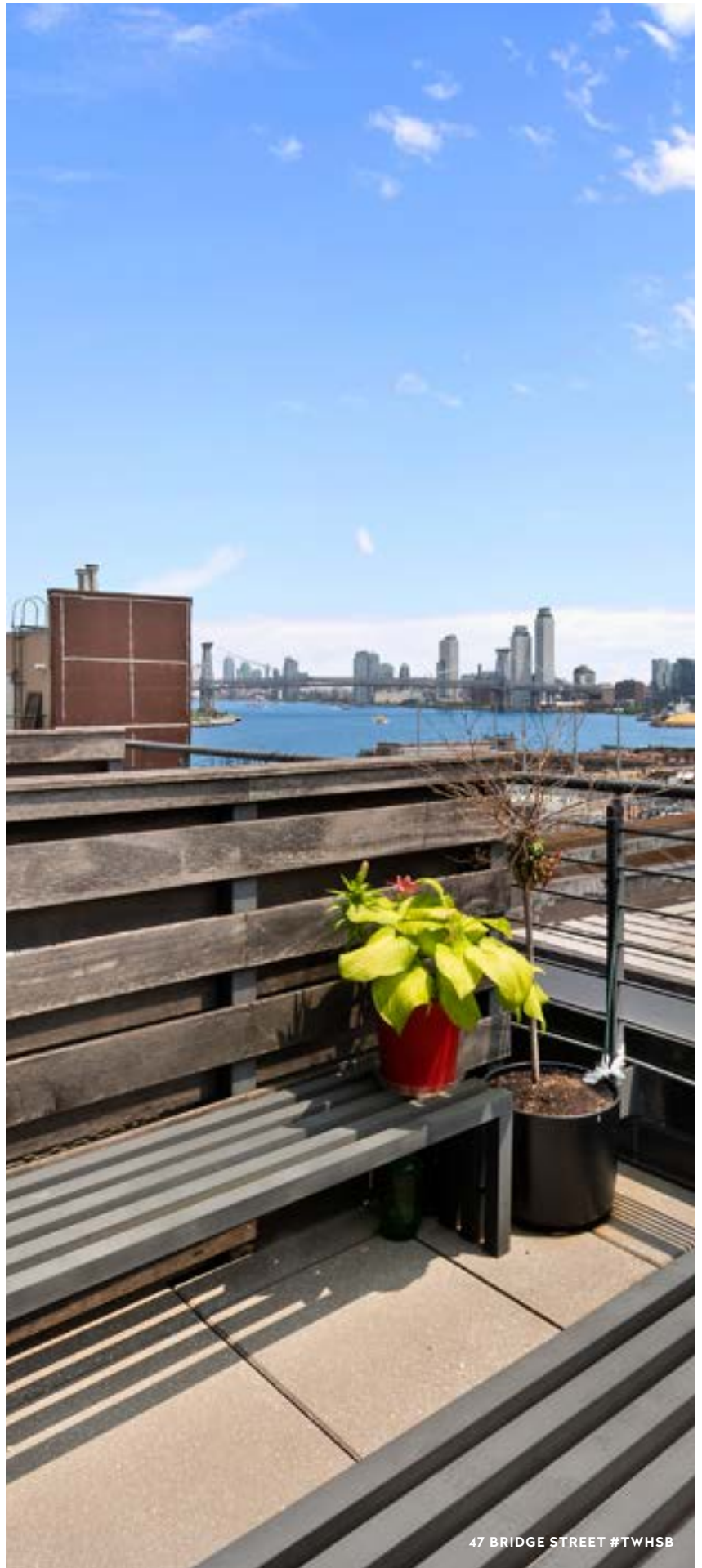
BROOKLYN NAVY YARD

PROSPECT HEIGHTS

VINEGAR HILL

A pickup in high-end new development closings helped bring both the average and median prices **UP** sharply from the prior year.

The average condo price per square foot of \$1,473 was **13%** above the fourth quarter of 2024.



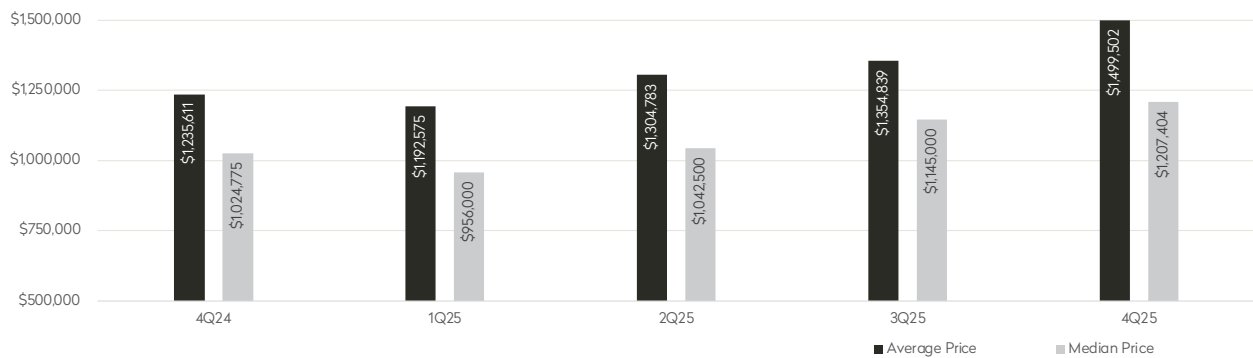
47 BRIDGE STREET #TWH5B

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



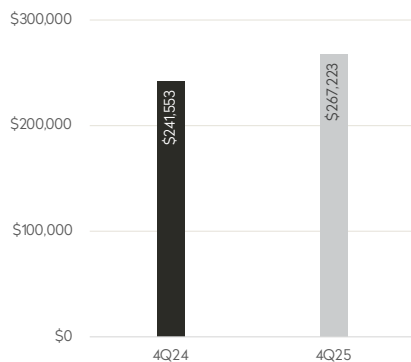
Cooperatives & Condominiums

Average and Median Sales Prices



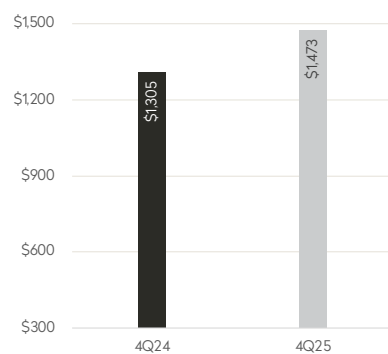
Cooperative

Average price per room



Condominium

Average price per square foot



Q4

2025

BEDFORD-STUYVESANT

BUSHWICK

CROWN HEIGHTS

STUYVESANT HEIGHTS

WEEKSVILLE

Apartment prices averaged
\$897,488, **4%** more than
a year ago.

The median price—which measures
the middle of the market—declined
4% from 2024's fourth quarter.



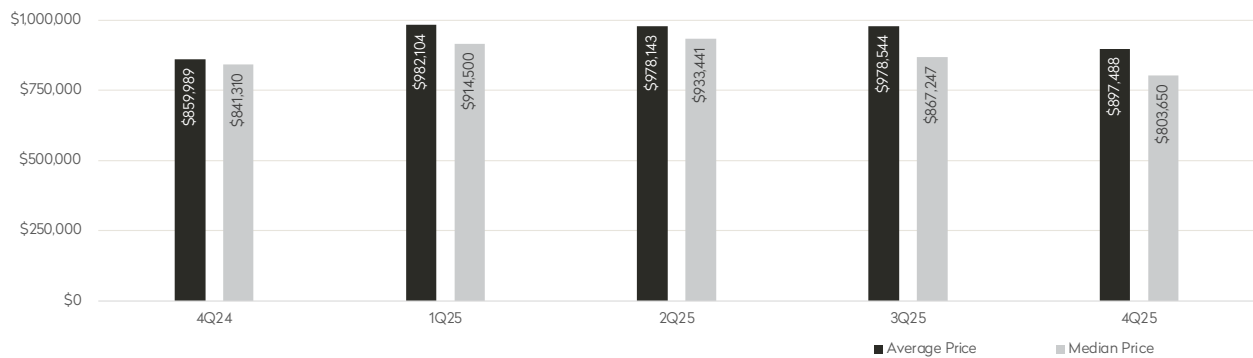
271 DECATUR STREET

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



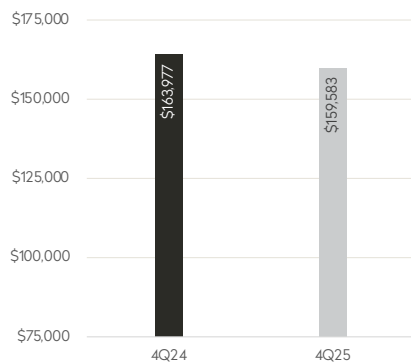
Cooperatives & Condominiums

Average and Median Sales Prices



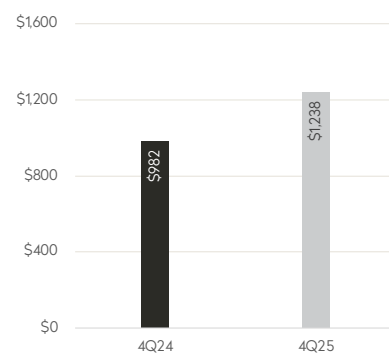
Cooperative

Average price per room



Condominium

Average price per square foot



Q4

2025

EAST WILLIAMSBURG

GREENPOINT

WILLIAMSBURG NORTH SIDE

WILLIAMSBURG SOUTH SIDE

A decline in new development closings helped bring down the overall average price and average condo price per square foot compared to a year ago.



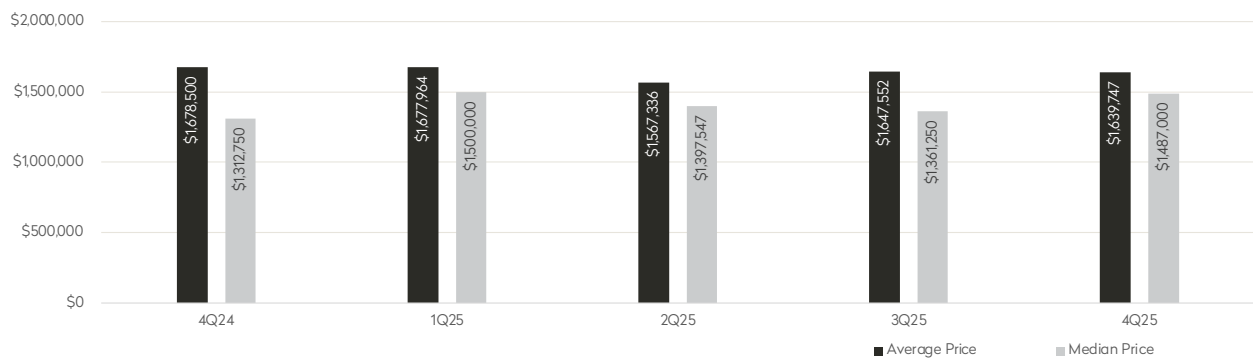
91 BERRY STREET

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



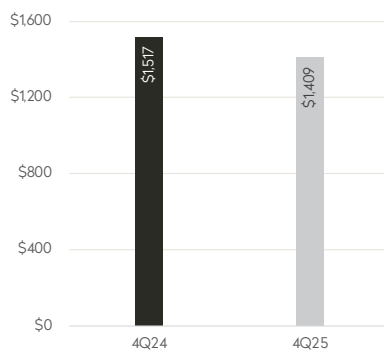
Cooperatives & Condominiums

Average and Median Sales Prices



Condominium

Average price per square foot



Q4

2025

DITMAS PARK

FARRAGUT

FISKE TERRACE

FLATBUSH

MIDWOOD

PROSPECT-LEFFERTS GARDENS

PROSPECT PARK SOUTH

WINGATE

A sharp decline in condo closings brought the overall average price down **11%** from a year ago, as condos typically sell at a higher price than co-ops.



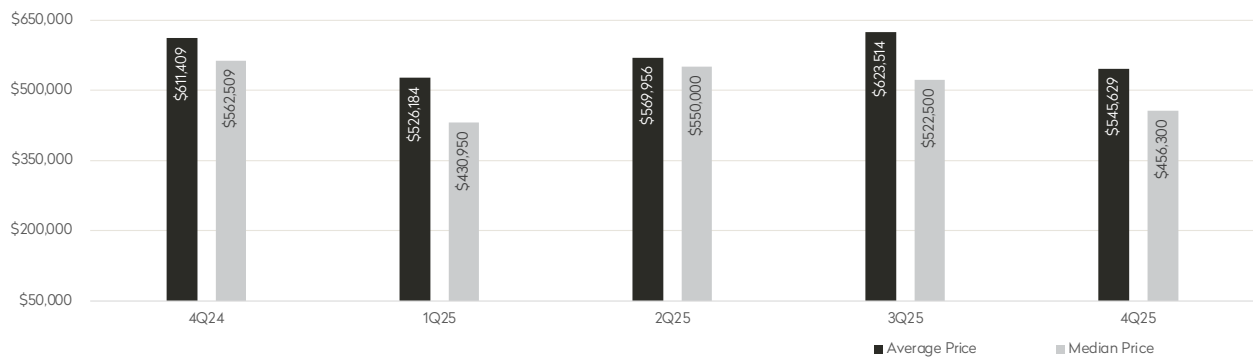
36 RUTLAND ROAD

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



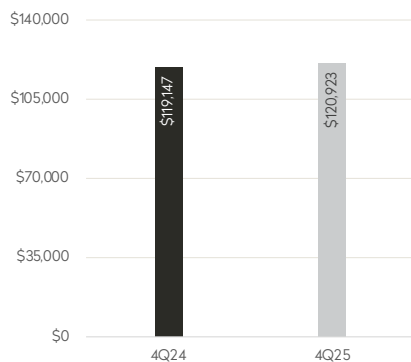
Cooperatives & Condominiums

Average and Median Sales Prices



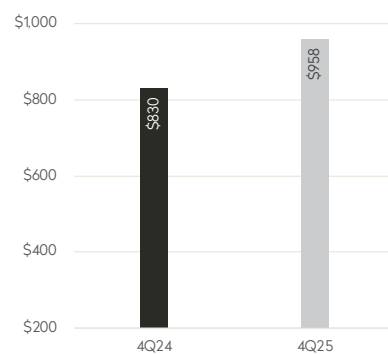
Cooperative

Average price per room



Condominium

Average price per square foot



Q4 2025

DOWNTOWN BROOKLYN

Downtown Brooklyn experienced pricing **GAINS** for both co-ops and condos over the past year.

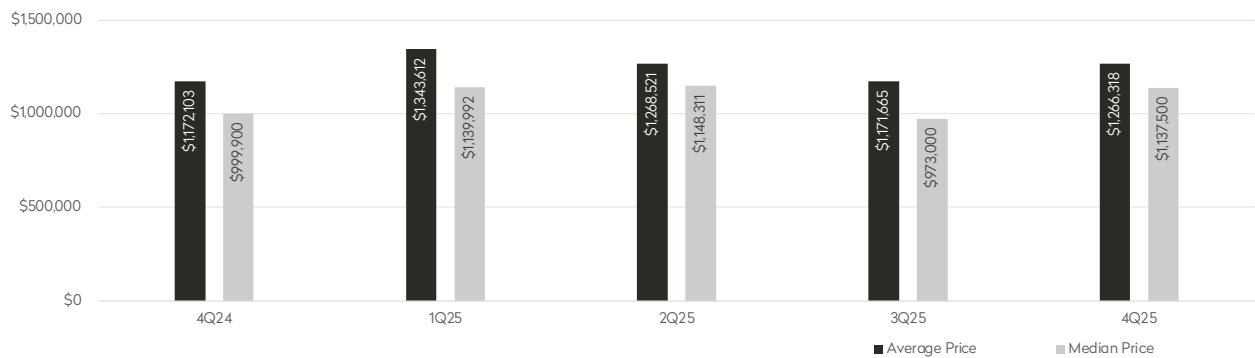


189 BRIDGE STREET #11B



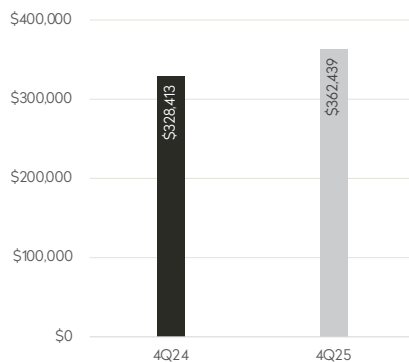
Cooperatives & Condominiums

Average and Median Sales Prices



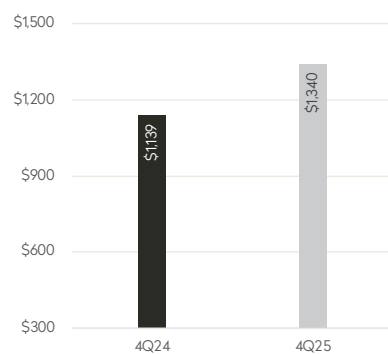
Cooperative

Average price per room



Condominium

Average price per square foot



Q4

2025

BENSONHURST
BOROUGH PARK
KENSINGTON
MAPLETON

Both the average and median prices posted solid **GAINS** from a year ago.

The average price per room for co-ops was **12%** higher than during 2024's fourth quarter.

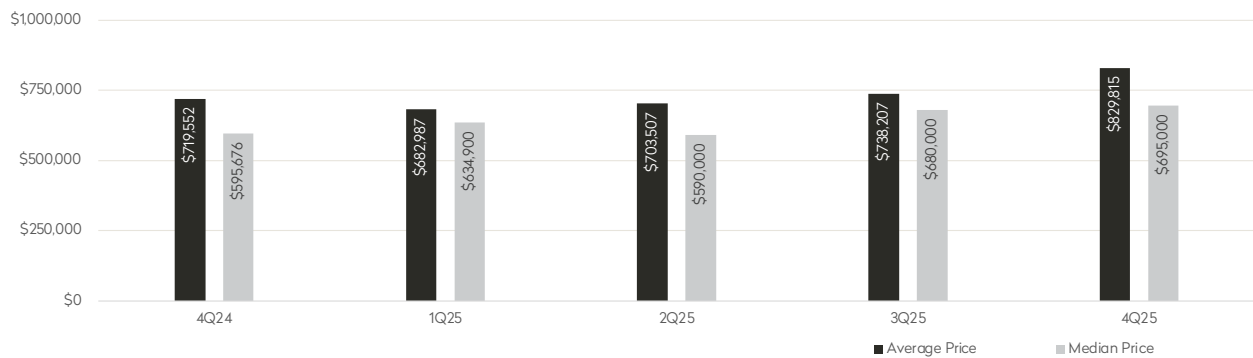


Bensonhurst, Borough Park, Kensington, & Mapleton



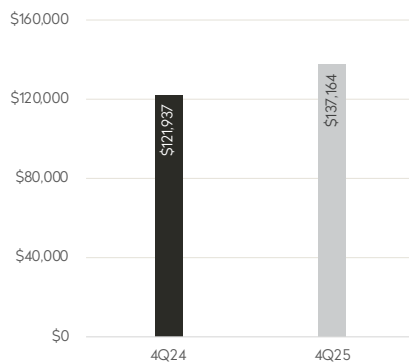
Cooperatives & Condominiums

Average and Median Sales Prices



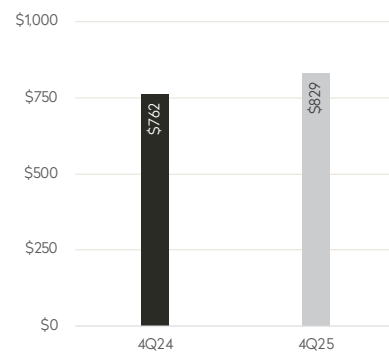
Cooperative

Average price per room



Condominium

Average price per square foot



Q4

2025

BAY RIDGE

DYKER HEIGHTS

FORT HAMILTON

GREENWOOD HEIGHTS

SUNSET PARK

At \$536,850, the median apartment price was **8%** above last year's level.



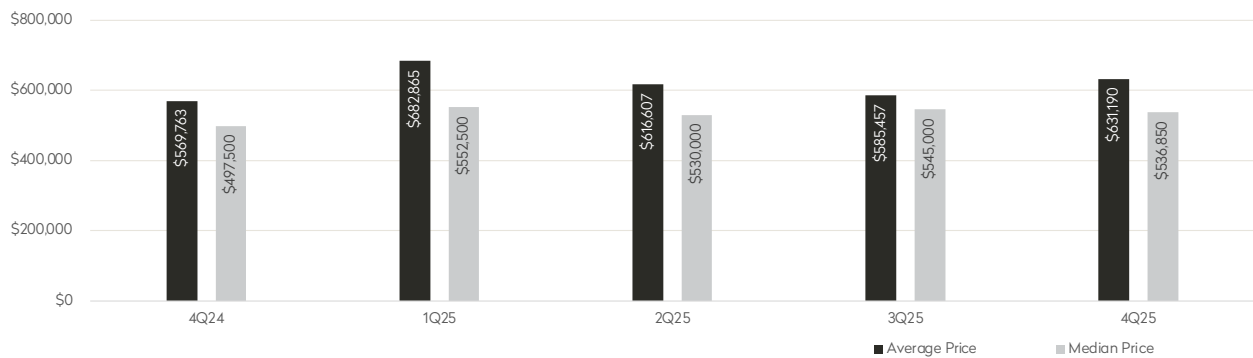
353 20TH STREET #PH

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



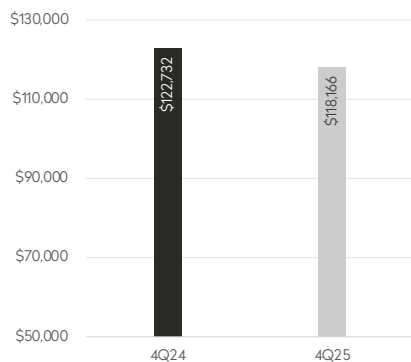
Cooperatives & Condominiums

Average and Median Sales Prices



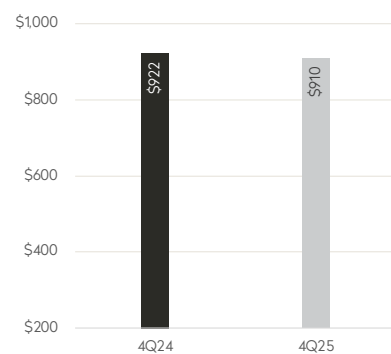
Cooperative

Average price per room



Condominium

Average price per square foot



Q4

2025

COLUMBIA STREET
WATERFRONT DISTRICT
GOWANUS
RED HOOK

The average condo price per square foot rose **8%** over the past year to \$1,240.

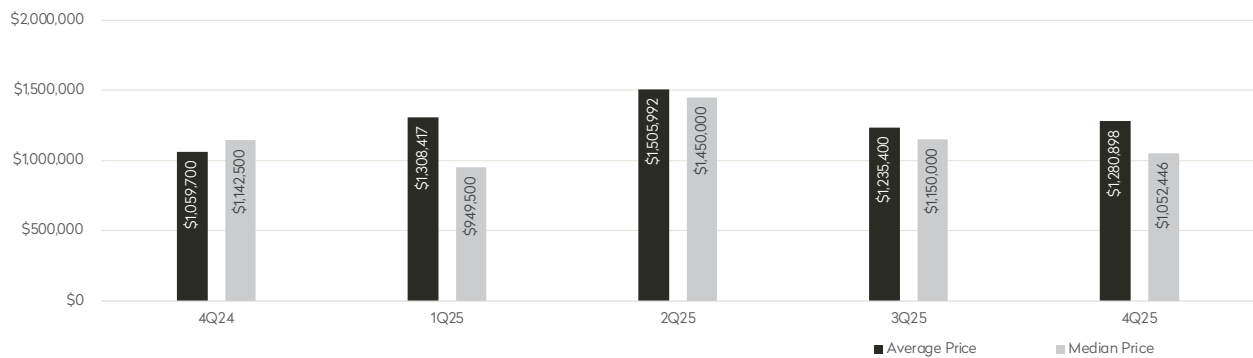


Columbia Street Waterfront District, Gowanus & Red Hook



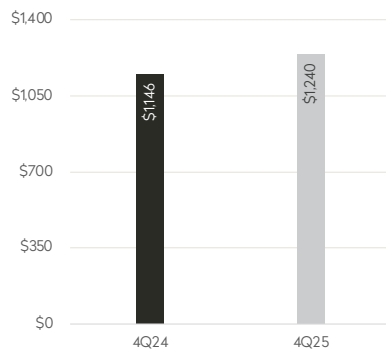
Cooperatives & Condominiums

Average and Median Sales Prices



Condominium

Average price per square foot



Q4

2025

BROWNSVILLE

CANARSIE

CITY LINE

EAST FLATBUSH

EAST NEW YORK

FLATLANDS

NEW LOTS

OCEAN HILL

STARRETT CITY

At \$300,000, the median price was **7%** higher than the fourth quarter of 2024.



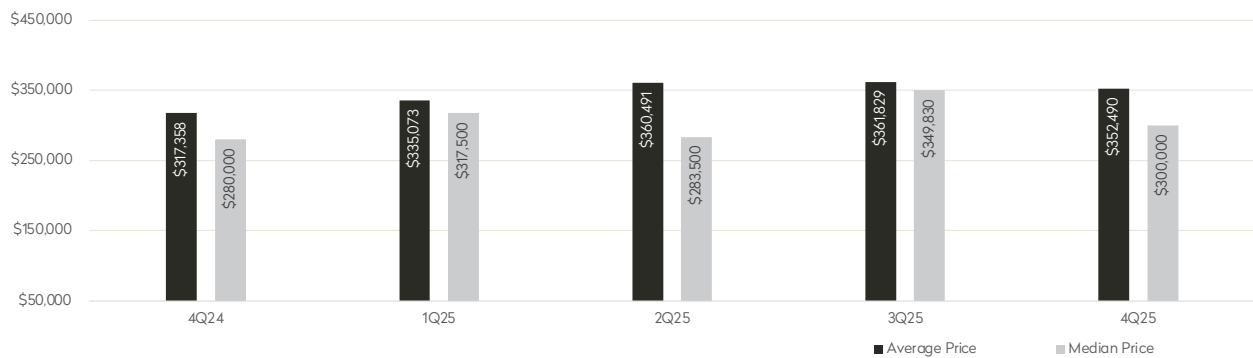
406 MIDWOOD STREET #1A

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



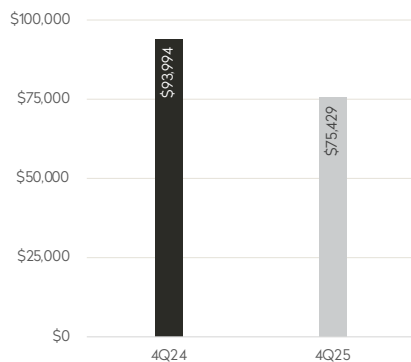
Cooperatives & Condominiums

Average and Median Sales Prices



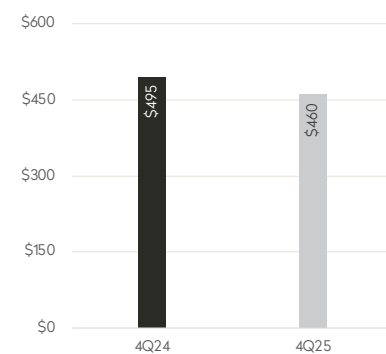
Cooperative

Average price per room



Condominium

Average price per square foot



Q4

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 price rose **2%** over the past year to \$461,880.

A **5%** gain from the fourth quarter of 2024 was posted for both the average co-op price per room, and the average condo price per square foot.

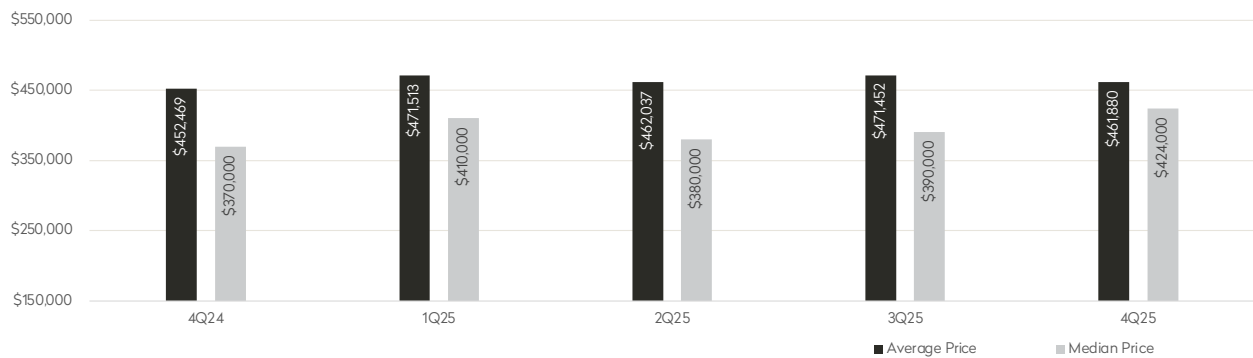


Bath Beach, Bergen Beach, Brighton Beach, Coney Island, Gerritsen Beach,
Gravesend, Homecrest, Madison, Manhattan Beach, Marine Park,
Old Mill Basin, Sea Gate, & Sheepshead Bay



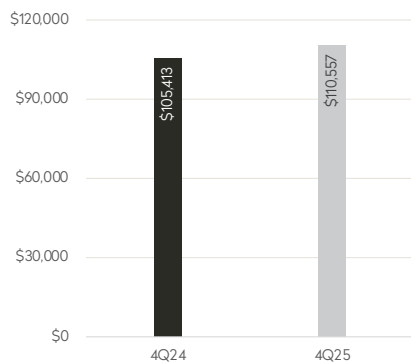
Cooperatives & Condominiums

Average and Median Sales Prices



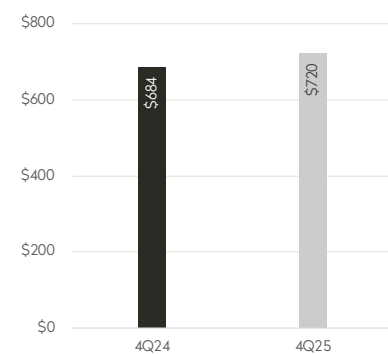
Cooperative

Average price per room



Condominium

Average price per square foot



Contact Us

FOURTH QUARTER 2025

Apartment Market Report

Brooklyn Heights

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BHS THE Craft OF Research

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