

# Q4

2025  
APARTMENT  
MARKET  
REPORT

# BROOKLYN



**Brown Harris Stevens** THE Craft OF Research

# 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.

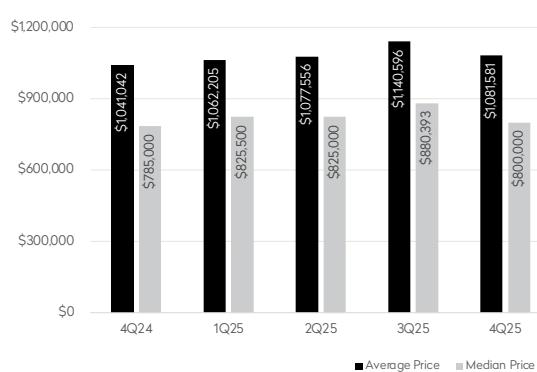


1 MAIN STREET #5H

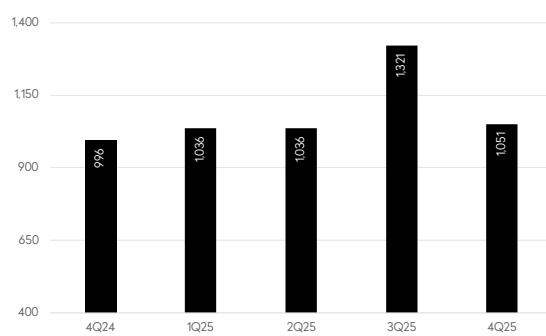


## Cooperatives & Condominiums

Average and Median Sales Prices

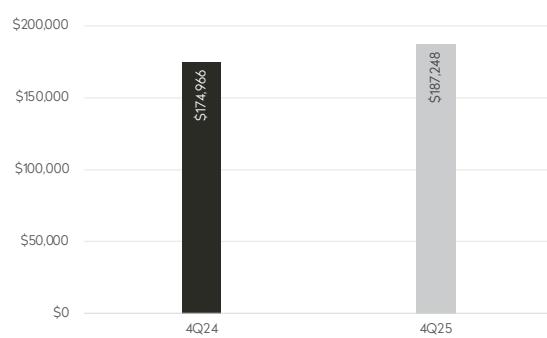


## Number of Closings



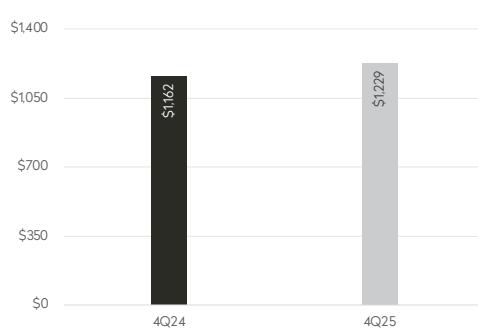
## Cooperative

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.



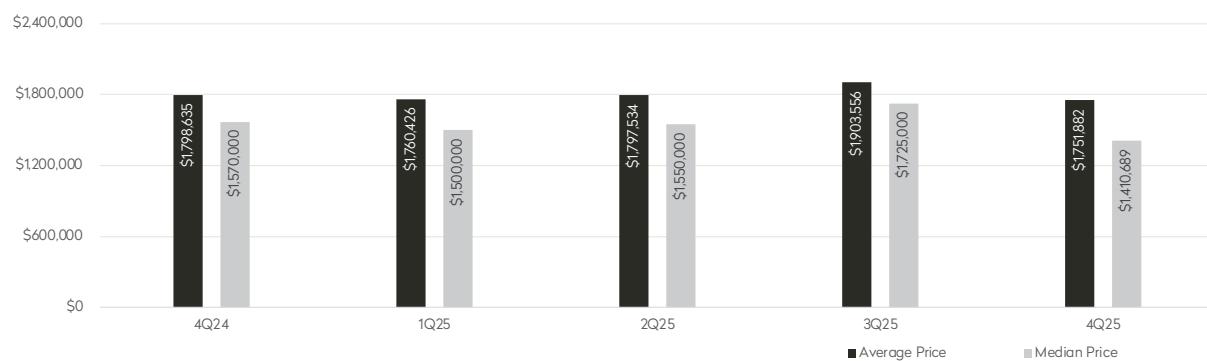
1 MAIN STREET #5H

## Boerum Hill, Brooklyn Heights, Carroll Gardens, Cobble Hill, &amp; DUMBO



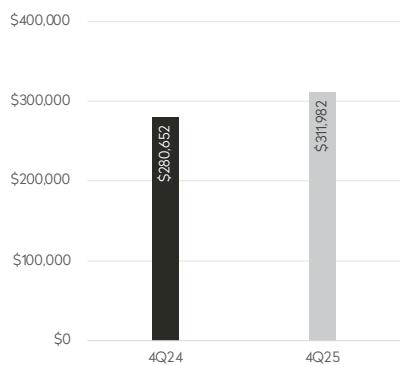
## Cooperatives &amp; Condominiums

Average and Median Sales Prices



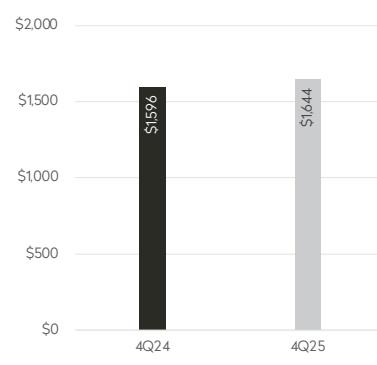
## Cooperative

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.



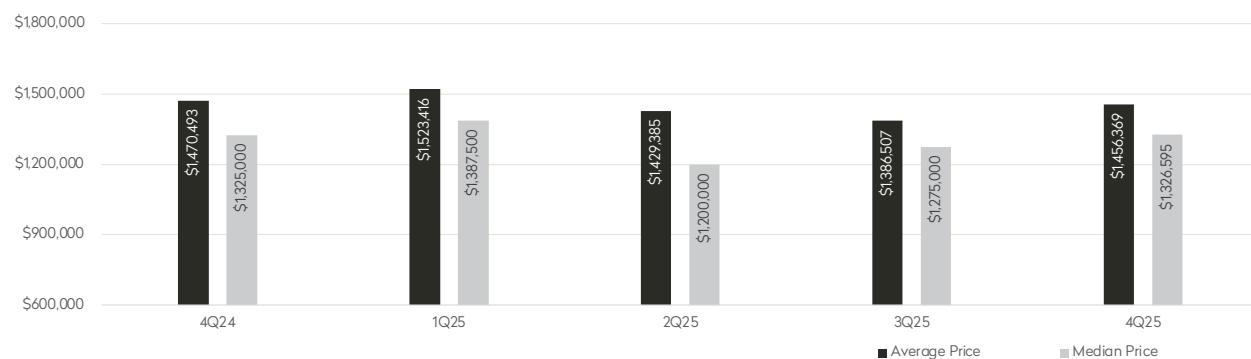
823 UNION STREET

## Park Slope, South Slope, &amp; Windsor Terrace



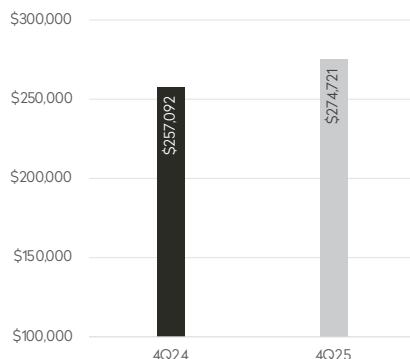
## Cooperatives &amp; Condominiums

Average and Median Sales Prices



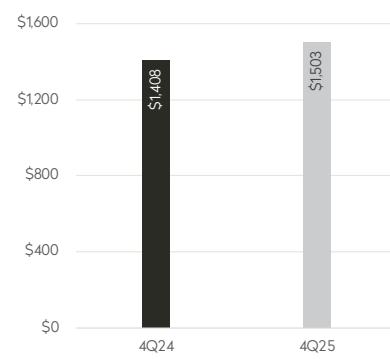
## Cooperative

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.

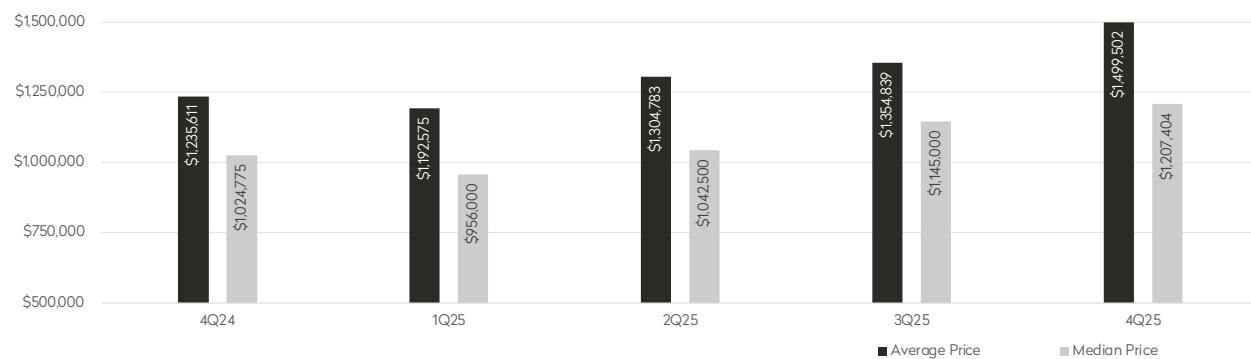


47 BRIDGE STREET #TWHSB

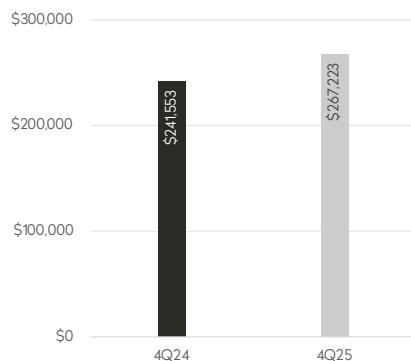
## Clinton Hill, Fort Greene, Brooklyn Navy Yard, Prospect Heights, &amp; Vinegar Hill

**Cooperatives & Condominiums**

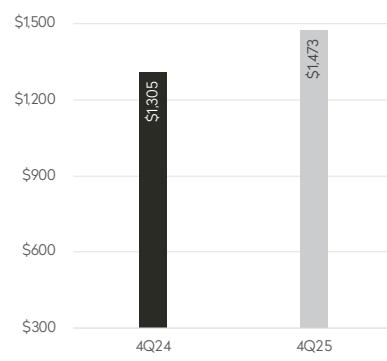
Average and Median Sales Prices

**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.

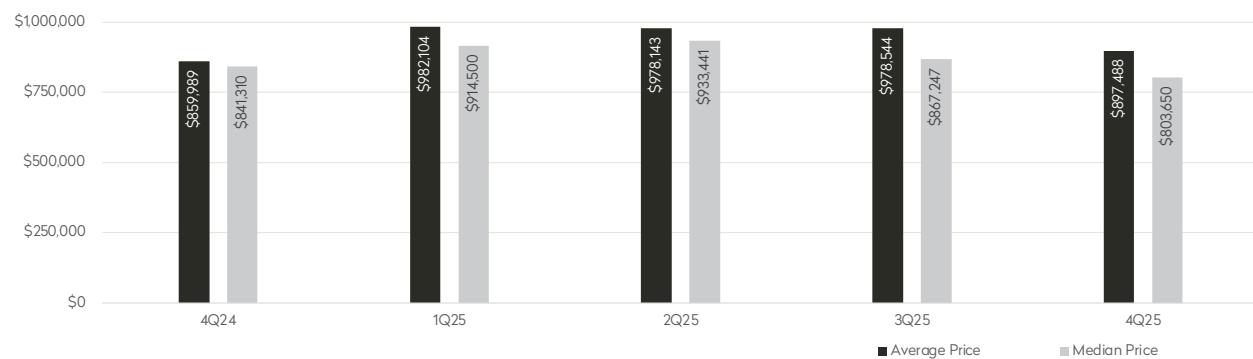


271 DECATUR STREET

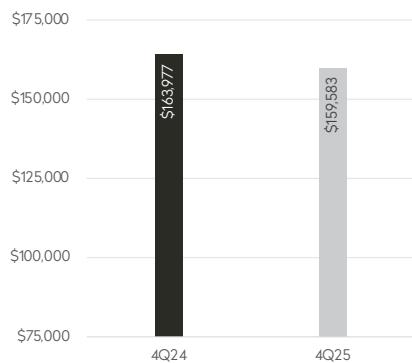
## Bedford-Stuyvesant, Bushwick, Crown Heights, Stuyvesant Heights, &amp; Weeksville

**Cooperatives & Condominiums**

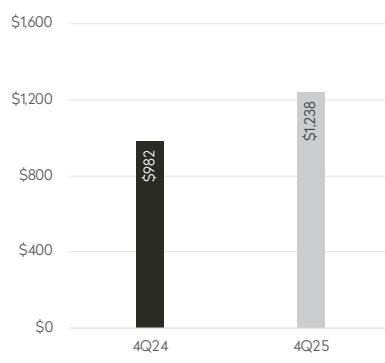
Average and Median Sales Prices

**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.



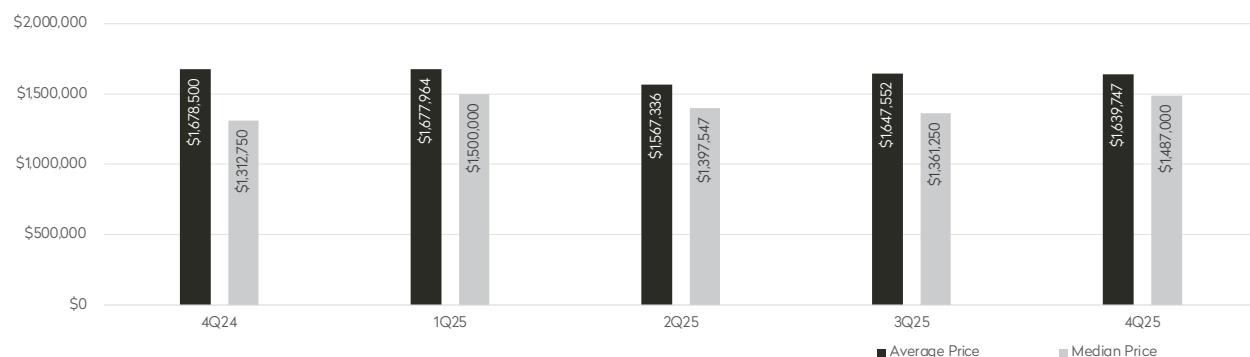
91 BERRY STREET

## East Williamsburg, Greenpoint, Williamsburg North Side, &amp; Williamsburg South Side



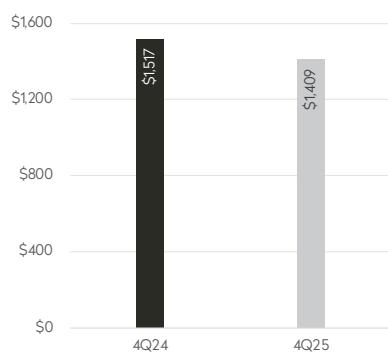
## Cooperatives &amp; Condominiums

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.



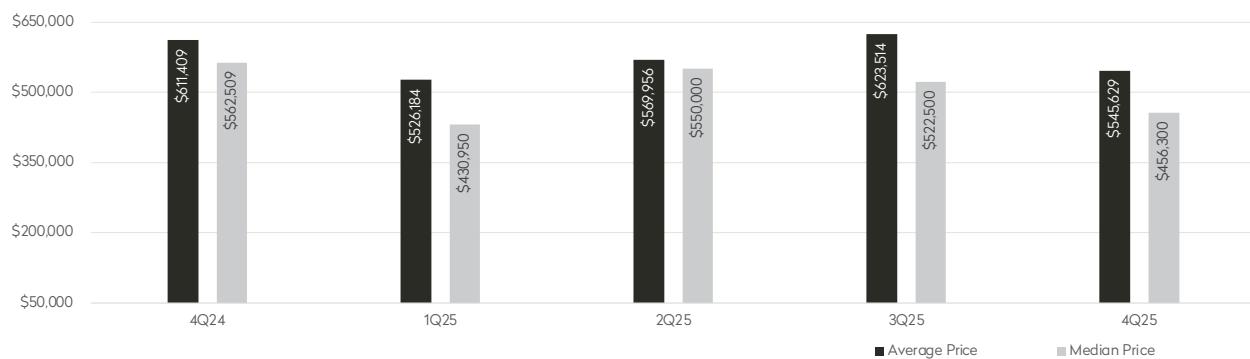
36 RUTLAND ROAD

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



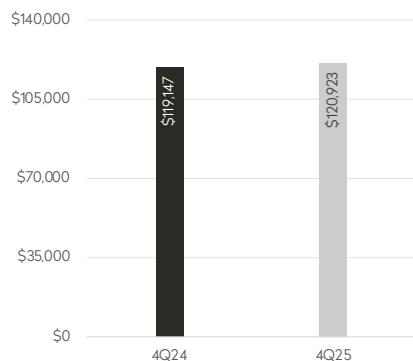
### Cooperatives & Condominiums

Average and Median Sales Prices



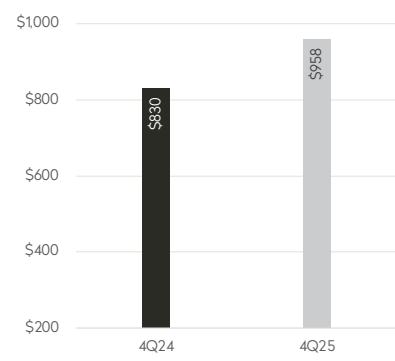
### Cooperative

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.

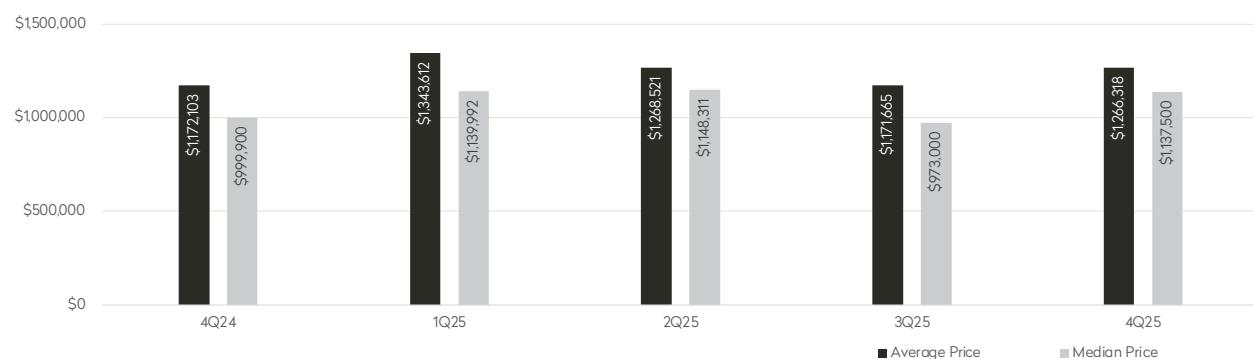


189 BRIDGE STREET #11B



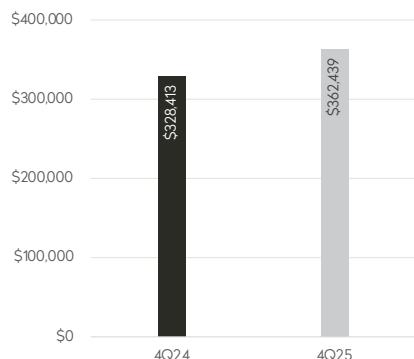
## Cooperatives & Condominiums

Average and Median Sales Prices



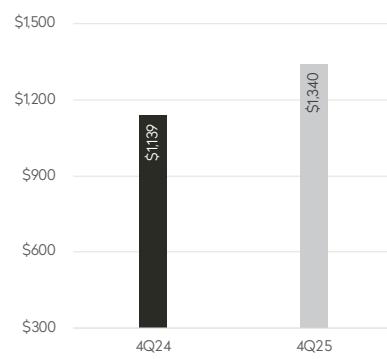
### Cooperative

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.

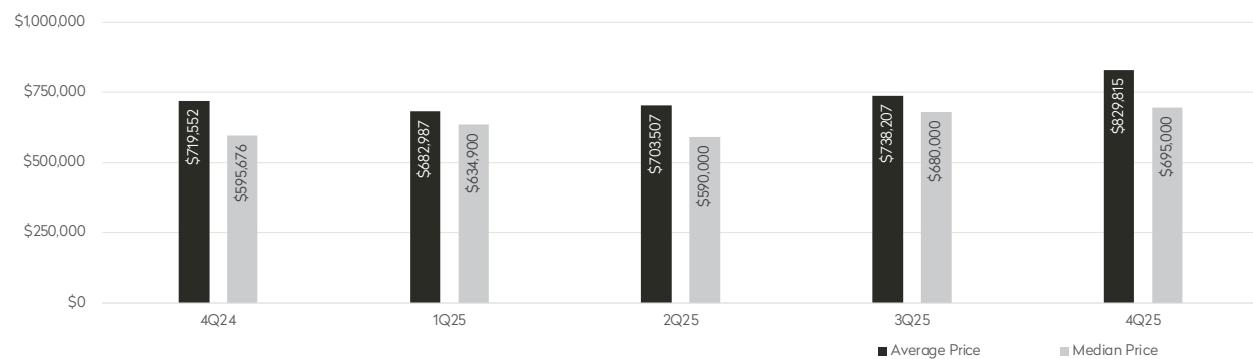
The average price per room for co-ops was **12%** higher than during 2024's fourth quarter.





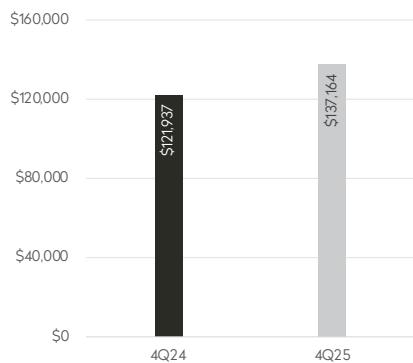
## Cooperatives & Condominiums

Average and Median Sales Prices



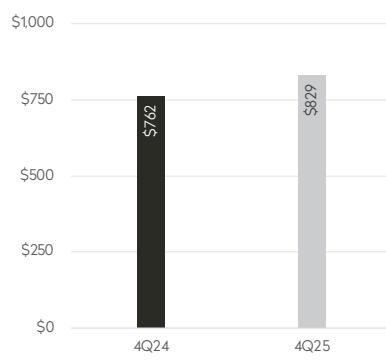
### Cooperative

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.

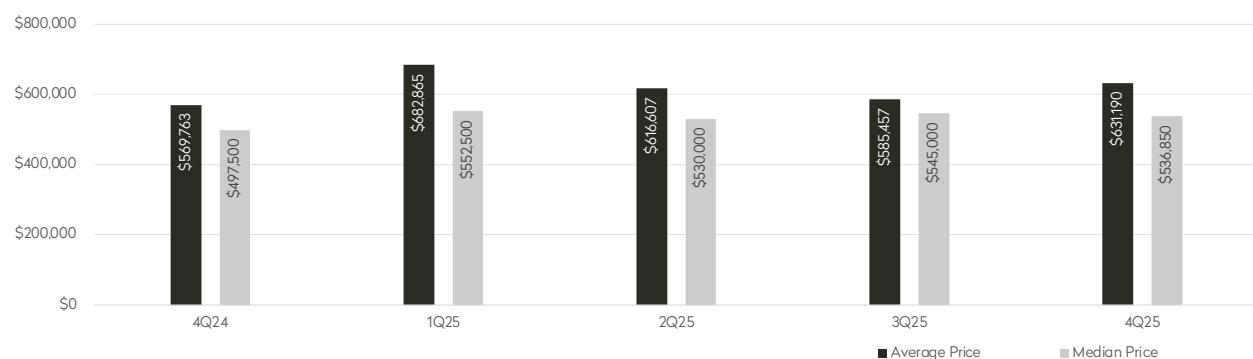


353 20TH STREET #PH

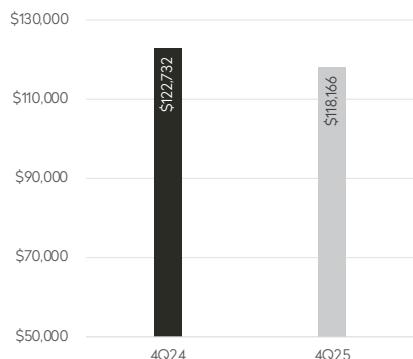
## Bay Ridge, Dyker Heights, Fort Hamilton, Greenwood Heights, &amp; Sunset Park

**Cooperatives & Condominiums**

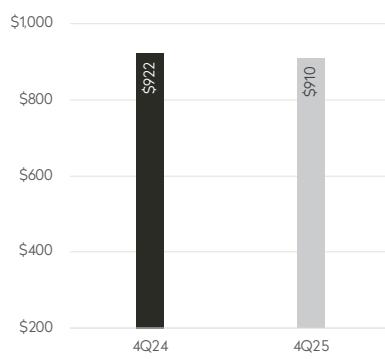
Average and Median Sales Prices

**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.

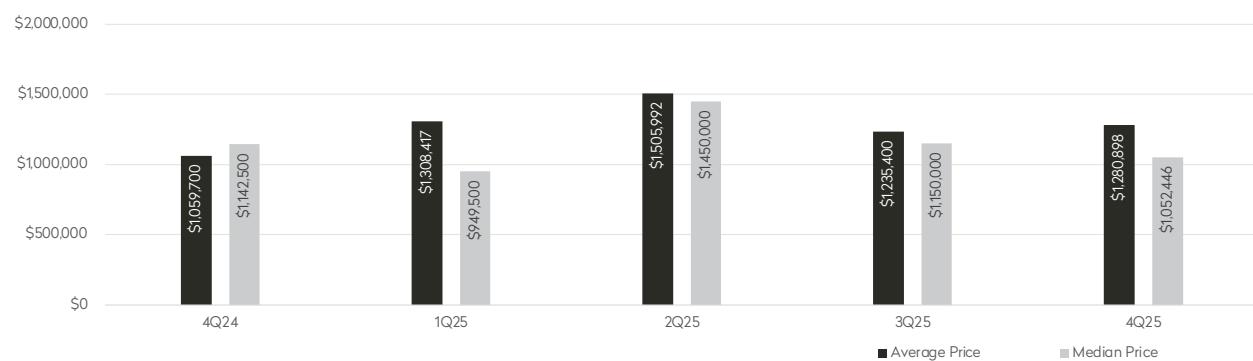


## Columbia Street Waterfront District, Gowanus &amp; Red Hook



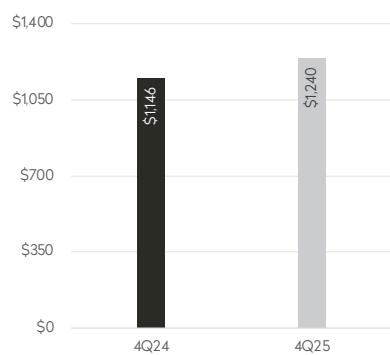
## Cooperatives & Condominiums

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

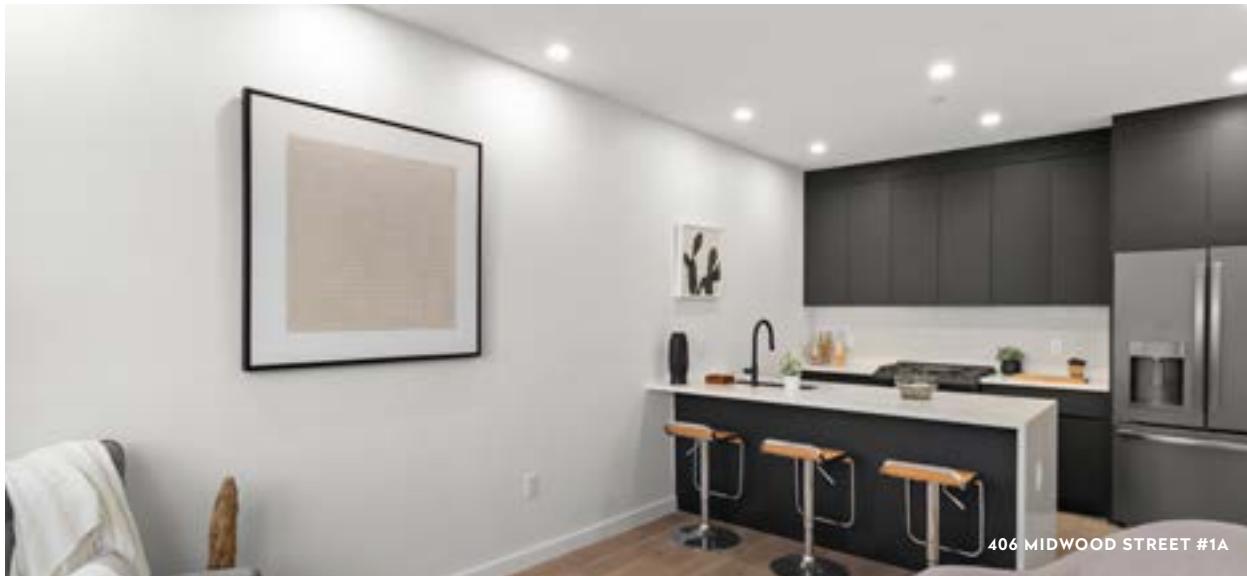


At \$300,000, the median price

was **7%** higher than the  
fourth quarter of 2024.

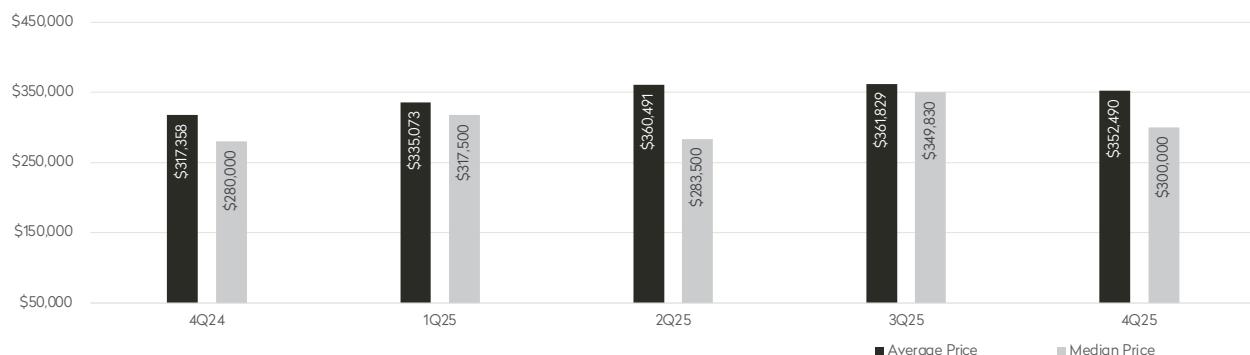
406 MIDWOOD STREET #1A

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



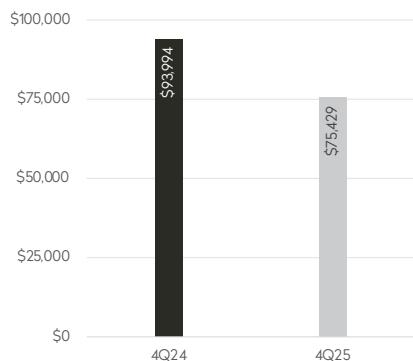
### Cooperatives & Condominiums

Average and Median Sales Prices



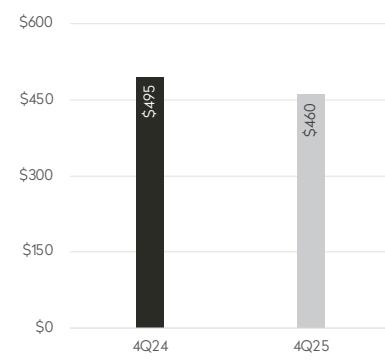
### Cooperative

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.



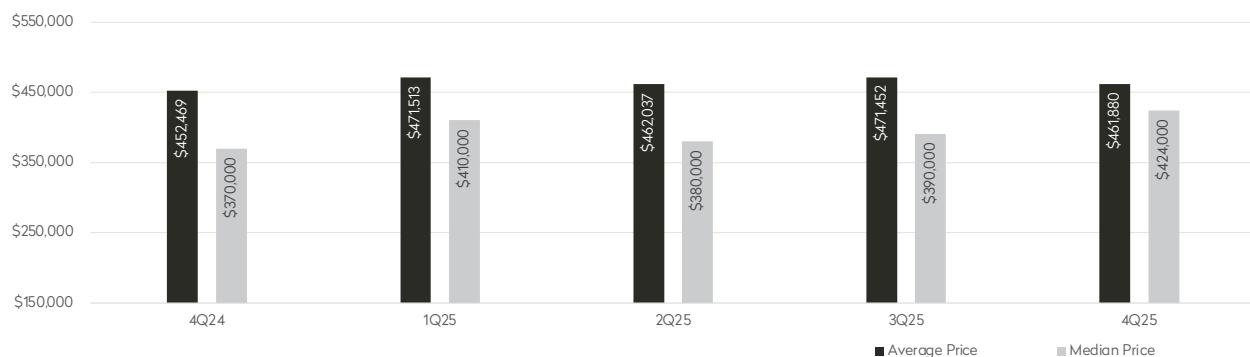
96 WEST END AVENUE

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



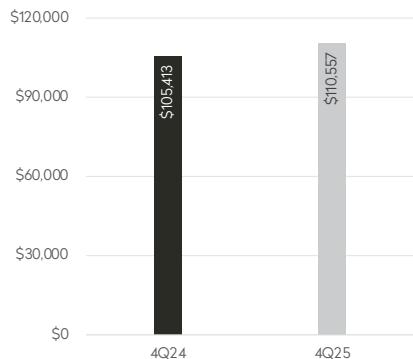
## Cooperatives & Condominiums

Average and Median Sales Prices



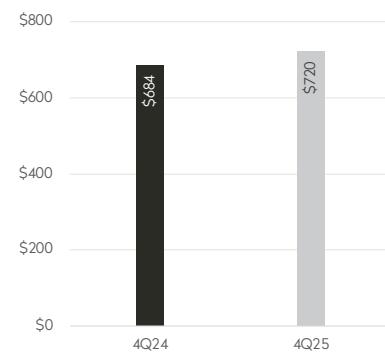
## Cooperative

Average price per room



## Condominium

Average price per square foot



# Contact Us

## FOURTH QUARTER 2025

### Apartment Market Report

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**BHS** THE Craft of Research

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

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